



CITY OF SACRAMENTO

28

CITY MANAGER'S OFFICE
RECEIVED
JAN 21 1980

DEPARTMENT OF ENGINEERING
915 I STREET SACRAMENTO, CALIFORNIA 95814
CITY HALL ROOM 207 TELEPHONE (916) 449-5281

R. H. PARKER
CITY ENGINEER
J. F. VAROZZA
ASSISTANT CITY ENGINEER

City Council
Sacramento, California

January 18, 1980

FILED
By the City Council
Office of the City Clerk

Honorable Members in Session:

Cont 40
2-5-80

SUBJECT: R Street Between 29th and 30th Streets

JAN 29 1980

SUMMARY

R Street, between 29th and 30th Streets, is presently unimproved. For several years, employees of the County Welfare Department have been parking on the sidewalk area. Through a mutual agreement between the City and the State, R Street is about to be improved, which will reduce the number of parking spaces in the area.

BACKGROUND INFORMATION

For many years, the City has been requiring curb, gutter and sidewalk improvements along R Street as buildings have developed or redeveloped. At the present time, there are eight blocks that have curb, gutter and sidewalk improvements on one or both sides or are under contract for such improvements. The CALTRANS Right-of-Way Division has known of our desire for improvements on R Street and has taken steps to accomplish the improvements between 29th and 30th Streets. When they negotiated a lease with a private company to construct mini-storage facilities on the block between Q and R Streets, they arranged for that company to make the improvements on both sides of R Street. They reduced the lease payments by a considerable amount to reimburse the developer for his costs to make the R Street improvements.

Last September, a representative of the developers contacted this department and proposed that the whole R Street right-of-way be paved, including 20 feet of State-owned property on the north side. The proposal was to convert this portion of R Street into a parking lot to accommodate 74 parking spaces. They proposed to rent the spaces on the north side and suggested that we could rent the spaces on the south side. We seriously considered this proposal and discussed it with State representatives. We concluded that it would not be a good idea, because it would be inconsistent with the City's policy to establish curbs, gutters and sidewalks wherever possible on R Street. It would also cause us to lose the opportunity to have this improvement constructed at State expense. In addition, the angle parking might interfere with the proposed light-rail line that may be constructed on R Street. We told the developer that we would require standard curb, gutter and sidewalk improvements as they had previously worked out with the State.

The building located on the north side of R Street, between 28th and 29th Streets, which houses the County Department of Social Welfare, has had inadequate parking since it was first occupied. There are over 550 employees working in the building, and they only have 230 off-street parking spaces, 60 of which are for County cars. In addition, they have an average of 1,100 to 1,200 visitors to the building each day.

... @ S line

January 18, 1980

Several weeks ago, the contractor barricaded R Street, between 29th and 30th Streets, to begin work on the street improvements. Representatives of the Welfare Department employees immediately contacted several City officials and asked that the street be retained as a parking lot. They were told that we had already considered that option and had decided the standard improvements should be made.

We have been in contact with the CALTRANS Right-of-Way Division throughout the discussion of the matter. Their position is that they have bargained in good faith for improvements they feel obligated to provide. In fact, they have a bond requiring the work to be completed. They have also indicated that using their land on the north side of the street for a commercial parking lot is contrary to their agreement with the mini-storage developer and would require a change in the agreement.

The County has had the opportunity to obtain additional parking in the past under the freeway. However, one of the available blocks has now been leased for the construction of a mini-storage and the State has decided to develop all other blocks for State employees. We do not dispute that there is a serious parking problem in this area caused by the County Department of Social Welfare; however, we feel the City has no obligation to correct this problem, and we should not abandon the opportunity for a needed street improvement to save 60 employee parking spaces.

FINANCIAL DATA

The State negotiated \$35,000 in the lease to the mini-storage in exchange for their improvement of the south side of R Street. Therefore, the total estimate for the improvements is about \$70,000.

RECOMMENDATION

It is recommended that the street improvement should proceed.

Respectfully submitted,



R. H. PARKER
City Engineer

Recommendation Approved:



Walter J. Slipe, City Manager

RHP/LMF/lc

cc: Doris Whitlock

January 29, 1980
District No. 4

DEPARTMENT OF TRANSPORTATION

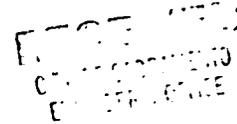
DISTRICT 3
P. O. BOX 911, MARYSVILLE 95901



Telephone (916) 674-4412

January 22, 1980

03-FLA 80-7



JAN 24 1980

Mr. Ron Parker
City Engineer
City of Sacramento
915 "I" Street
Sacramento, California 95814

Dear Mr. Parker:

Subject: Construction of "R" Street
between 29th & 30th Streets

An item on the Council Agenda for January 15 was the construction of "R" Street between 29th and 30th. Caltrans is concerned because we are the owner of the entire property on both sides of the proposed street construction.

It was stated during the Council meeting that Caltrans approved a change in design from the standard City street section, including curbs and sidewalks to some other design which would allow angle parking on our property. No such commitment was made by our Department.

Caltrans has a contractual agreement from our Lessees of the block between "Q" and "R" (Messrs. Sasser and Redmond) for them to build a full standard street section. This agreement was made with our Lessees after the City told them that a full width street section would be required as a part of their construction of a mini-storage warehouse on the "Q" to "R" Street side. Caltrans discounted the rent and, in effect, paid for our half of the street construction. If the City requires us to abrogate this agreement we will have a serious contractual problem.

The State also has plans for using the "R" to "S" Street block as part of the Capitol Plan Development. This would require "R" Street to be used for bus loading and unloading.

Mr. Ron Parker
Page 2
January 22, 1980

Caltrans has attempted to fully comply with City Street standards and have made all our plans predicated on developing a full street. Any change from previously agreed upon standards will cause us significant problems.

Very truly yours,

LEO J. TROMBATORE
District Director of Transportation

By 
Wm. D. Bauer
Deputy District Director
Right of Way

WDB:ma

1-29-80
agenda
placering
with report
coming from
Emp.



COUNTY OF SACRAMENTO

DEPARTMENT OF SOCIAL WELFARE

700 H STREET
SACRAMENTO, CA 95814

PHONE (916) 440-7111

January 17 1980

WILLIAM REDMOND
director

FRED A. LINDNER
*deputy director
public assistance
& social services*

CARL H. SILSBEE
*deputy director
administration & finance*

SACRAMENTO CITY COUNCIL
915 I Street
Sacramento CA 95814

Members of the Council:

It is my understanding that Mr. Earl Sasser has constructed a "mini-Storage" facility under the freeway at 29th & R Streets, which will require that R Street between 29th and 30th be improved.

Many of our employees and the public have used this street for parking as it is adjacent to our main Welfare office. Improving the street will greatly reduce the number of spaces that are now available. Mr. Sasser has proposed including a number of paid parking spaces along R Street as part of his project. If he is allowed to do so, it will be of benefit to our employees and will help to reduce curbside parking needs in the immediate area.

Your consideration in this matter will be greatly appreciated.

Sincerely,

WILLIAM REDMOND

WR/cd

PETITION ON FILE IN THE
City Clerk's Office

January 24, 1980

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

JAN 24 3 48 PM '80

City Council
915 I Street
Sacramento, California

Re: R Street between 29th &
30th Streets

Gentlemen:

1- Attached please find petitions with 70 names to be added to the 324 I submitted to you on 1-15-80. This makes a total of 394 persons who are vitally concerned with the parking situation at this address.

2- Partial copy of Draft of long range planning for 3 main Welfare offices.

3. Letters from four (4) businesses in the area who are concerned

about our parking problems

1. Cook Plumbing
 2. TRW, Inc.
 3. Neal Love Accountancy Corp
 4. John Truscott, Inc.
4. Addendum

In addition you have a letter from Welfare Director William Redmond stating the County's position on this matter.

Yours truly,
Doris Whitlock
1536-42nd Street
Sacramento, California
95819

Daytime phone 440-5321

Addendum
(to City Council 1-24-80)

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO

JAN 24 3 48 PM '80

The City Engineer opposes the plan for diagonal parking on R Street stating that all of R Street is to be improved eventually with curbs, gutters and sidewalk.

Besides the fact that the Sacramento Bee closed off 22nd Street between R and Q streets - They are paved from the Bee building across the railroad tracks to the newly renovated brick building, off 21st Street and cars are parked daily at 90° to each of these buildings -

Horst Whitlock

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

JAN 24 3 48 PM '80

*partial copy of Draft of long-
range
planning
for 3 main
welfare offices*

S U M M A R Y

The aim of this study is to examine the feasibility and desirability of providing welfare services from two large offices. Comparisons between the current decentralized system of providing services and the proposed two-office concept were made. It is believed that both the county and the general public would be better served under the proposed concept.

Implementation of this change in delivery systems will require:

1. Board of Supervisors approval to lease/purchase a building of approximately 60,000 square feet north of the American River;
2. The transfer of the Domestic Relations Division from the 28th & R Street facility to some other location;
3. The cancelation of leases in 1981 of the following sites:

Madison, Franklin, Rio Linda, North Sacramento, Gardenland, Howe Avenue, Lemon Hill, East Sacramento, Florin, and Del Paso Heights Annex

CURRENT CONCEPT: DECENTRALIZED SITE LOCATIONS

A. History of the 50-man Office Concept

During the period 1964 through 1968, the number of employees in the Welfare Department increased rapidly. At that time, the Department did not have eligibility workers. Social Workers determined eligibility for public assistance and also attempted to provide social services in line with federal requirements.

Because of the rapid growth, the department rapidly filled both the county owned building near the Medical Center on "X" Street, as well as the leased facility on "S" street. In order to acquire additional space quickly and to take services to the community, a decision was made by the Director, and approved by the Board of Supervisors, to solicit bids for small 50-man build-to-suit facilities throughout Sacramento County. These offices were built with private offices for each social worker, in line with the concept that the same worker would be providing family counseling, as well as determining eligibility and computing the continuing grant. Since then, public assistance and social service functions have been split. Eligibility workers handle public assistance functions exclusively, while a smaller social service staff services a specialized group of recipients.

B. Current Problems with Decentralization

Separation of the two classes of employees has posed severe problems regarding the location of programs. It is no longer possible to have social workers co-located with eligibility staff within the same bureau offices. Some of the specialized programs within social services are just too small to allow for total representation at every office. With the exception of AFDC, this is true also for the public assistance programs. General Assistance, for example, is located in only two offices, as are the Non-Assistance Food Stamps and Medical Assistance Programs. A recipient applying for aid in the Del Paso Office, for instance, may be ineligible for AFDC but still could be granted aid in one of the other programs. Conceivably, the client could end up with a Medical Assistance Worker at the 28th & R Office, a Non-Assistance Food Stamp worker at the North Sacramento Office, and a Social Service Worker from the Bradshaw, Howe Avenue or Lemon Hill Office.

In general, Welfare has been made quite complex over the years by the continual changing of federal and state regulations. In order to respond to mandated changes in a timely manner, the department has specialized its workers. By specializing caseloads, a higher degree of consistency in interpretation and application of regulations has been maintained. In fact, without this specialization, the department could not continue to have one of the lowest error rates within the State.

✓ Small decentralized offices do not lend themselves to an organizational structure based on specialized programs. Problems directly attributable to decentralization can be found in many areas:

Coverage problems: Normal worker absences such as sick leave and vacation create caseload management problems in the small offices. Because caseloads must not be left uncovered, the remaining workers must provide double coverage. With larger facilities, there are more workers present to carry this extra work load.

Scheduling Problems: Again, because of the small size of the facilities, efficient operation of public assistance functions is hampered. For example: there is room in a typical bureau office for only six or seven intake workers. When any of these six or seven workers are ill, in training, or absent when not anticipated, the scheduling for applicant interviews is disrupted, causing people to wait unduly or to be rescheduled to another day. In a larger facility, a larger group of intake workers can be organized and the possible adverse effects caused by one or two employees being absent can be offset.

Expansion problems: The welfare population has not grown uniformly across the county. Various areas have experienced more expansion than others. Until the last couple of years, welfare population shifts would result in the department readjusting its service boundaries among the local bureaus. This is becoming more difficult because of the limited size of the offices. Most of this department's small bureaus are at, or near capacity. There is simply too little space for staff expansion.

To assist in caseload management, the geographical service areas of these bureaus have been made to correspond to this county's postal zip code boundaries. The public's general familiarity with zip codes makes this type of service boundary demarcation ideal. Attachment 1 shows how difficult it is to accommodate a growing AFDC population by shifting zip codes among the current office locations. For example, clients residing in the downtown area are currently being serviced by the East Sacramento office even though the 28th & R office is closer for them. The limited office space at the East Sacramento location prevents the establishment of a more "logical" service boundary.

Whether the establishment of service areas is by zip code or some other method, there would be clients living near boundaries who would be closer to some office other than the one to which they are assigned. The greater the number of offices, the greater the number of service boundaries. These numerous boundaries create confusion for the clients as to where services are to be obtained. The small 50-man offices are simply too inflexible to respond adequately to this county's shifting and expanding welfare population.

Case Transfer Problems: A major drawback to having many small offices is the constant need to transfer cases when clients move. Each time a case is transferred to a new bureau, the new worker must review the case and in some instances contact the client. This is an important process. Without a good working knowledge of a client's case, the eligibility worker cannot be sure that the client is receiving the full range of available services. Between five- and seven-hundred AFDC cases are being transferred each month to other bureaus because of client moves. Clerical support staff also are affected by the transferring of cases. The clerk forwarding the case must complete a routing slip and update the control card; the mail clerk must deliver the case; the receiving clerk must assign it and make up a new control card. These may be small and uncomplicated steps but they would be totally unnecessary were it not for the large number of bureau offices.

Program Integrity Problems: Each bureau office has a tendency to develop its own particular mode of operation due to its physical isolation from the rest of the Department. This reduction of program integrity creates a danger of unequal client treatment which management must continually work against. Energies expended in maintaining consistent application of program procedures and policies among these offices could be directed elsewhere were it not for the physical separation of so much of the department.

Communication Flow Problems:

Obstacles to good communication flow can occur in any organization. However, as the following examples illustrate, by physically separating functions that are closely interrelated, it is assured that communication breakdown will occur.

--Budget Processing is an integral part of the day-to-day functioning of the eligibility worker. Unfortunately, because of physical separation, communication between the two groups does break down. For instance, all worker input documents are reviewed by Budget Processing prior to being keypunched into the computer. When errors are discovered in the input document, the worker submitting it must either personally make the correction or authorize some other eligibility worker to do so. The reviewing clerk is not allowed to alter documents personally. Physical separation prevents the worker from seeing the error immediately and being able to make the necessary correction. The problem, instead, must be explained over the telephone, and the document is then mailed back to the worker for alteration. This creates delay and frustration for the worker.

✓ --The small welfare offices do not issue warrants. When a client goes to a local office to obtain aid on an emergency basis, he also will have to travel to the 28th & R Office to obtain the warrant from the Auditor Controller. Again, communication problems may develop which could be avoided if the Auditor/Controller had an operation at each public assistance facility. Unfortunately, this is too costly, considering the present number of facilities.

Budget Processing and the Auditor/Controller are centralized operations. Centralization is needed to maintain strong fiscal control and to provide for a highly-efficient operation. Placing these functions out among the small 50-man offices would be impractical and fiscally unsound. An alternative approach to reducing communication breakdown would be to eliminate the physical separation by centralizing staff wherever possible.

Security Problems: Experience has shown that the small bureau offices are subject to more burglaries than the larger facilities. There have been eight reported burglaries since June of 1978, none of which have occurred at the large 23th & R Street building. The accumulated cost of these burglaries is in excess of \$3600. These figures do not take into account the personal property losses of the employees.

Personal security is also a problem in the smaller offices. Eligibility staff are occasionally confronted by a belligerent client. The presence of a security guard at the 28th & R Office provides a deterrent, but in the smaller offices the placement of metal grills between the clerical staff and the reception areas is all that realistically can be done.

Staff Transfer Problems: The existence of many bureau locations creates a built-in delay in the transferring of workers to fill vacancies or balance workloads. Every bureau location is viewed differently by workers as to its desirability as a work location. Factors such as bureau location and co-worker friendships play as large a role in a worker's preference for a work assignment as does the difficulty of a particular program. Delays in filling vacancies are caused by this reluctance of workers to change job locations and friendships. People just do not readily give up a work relationship that they enjoy for an unknown situation.

With respect to transferring workers, only the concerns about program difficulty and supervisorial compatibility would exist if there were not as many job sites. Changing programs would not mean changing job locations or friends. Worker morale would be higher, which in turn would tend to increase worker productivity.

Selective Certification Problems: The Welfare Department has gone to great lengths to develop and make a system of selective certification work. This has been done in an effort to overcome cultural barriers that sometimes exist between the recipient and this department's workers. The number of trained workers in the Selective Certification Program is determined by the number of requests made by clients for particular languages or cultural skills.

Difficulties are encountered when selectively-certified workers are stationed at the various small offices. Some cultures have too few clients to justify more than several selectively-certified workers. As a result, clients who ask for a particular type of worker will often have to travel to a different bureau to obtain these services. Also, when a vacancy occurs, there are times when no one with that particular skill is available to manage the uncovered cases. As with the small social service programs, there are too few workers and too many locations to provide full coverage.

- The concept of decentralization was intended to provide better service to the community. It was anticipated that a recipient could walk into his local office and receive the full range of services as they might apply to him.

Because of federal regulations regarding the separation of public assistance from social services, and the considerable growth in program complexities that have required specialization, the full-service community office concept has collapsed. What remains is a fragmented system of delivering services, which falls short of providing maximum service to the client.

PROPOSAL - REGIONALIZATION

A. Concept

Department goals are set forth in the Welfare & Institutions Code.¹ One of these goals is the prompt and humane administration of aid in such a manner as to encourage self-respect and self-reliance within the client. To meet this goal, the department took its programs to the public by establishing many full-service offices. As previously discussed, changes in federal regulations have eliminated the full service capabilities of these offices.

✓ To provide the community with the convenience and advantages of a full service facility will require the consolidation of much of this department's staff. Theoretically, a single building housing the entire welfare department would achieve the goal of providing a full service facility. There are, however, many reasons which make this approach undesirable. Foremost would be the cost of constructing a new building that would house over 1200 workers. Other significant problems such as greater travel distances for clients, problems of locating a large enough building site with adequate parking, impact on traffic patterns, unexpired leases, etc. work against this approach.

Total consolidation is also unneeded to maximize service to clients. There are some specialized social services which are more closely related to the Juvenile Court System than to welfare. Programs such as Voluntary and Dependent Placement, Dependent Supervision, and Adoptions all have a closer relationship with the court system than with public assistance. These social services are more properly located at the Bradshaw complex in close proximity to the Juvenile Center.

There are several other social service programs which do not need to be co-located for the convenience of the client. The Employment and In-Home Supportive Services Programs are two such programs. Because neither program requires office visits, the actual location of the bureau offices becomes less critical.

✓ Co-location of the remaining social service programs with the public assistance programs would fully serve the community. There are enough workers and supporting staff in these programs to allow for two full service facilities. These two facilities (one north of the American River and one South) would permit the department to maximize the benefits and efficiencies that are inherent with total centralization while still maintaining to a great extent a geographical proximity to the communities being served.

Approximately 70% of all public assistance recipients live within five miles of their nearest welfare office. With regionalization, this percentage will

¹Division 9, Part 1, Chapter 1

decrease only by about ten percent. The greater travel distances do not adversely affect welfare recipients as much as it would first appear. For example, only 10% of the 20,000 AFDC recipients find it necessary to visit their AFDC worker more than three times a year. Over 50% make only a single trip each year.

More than two facilities would result in the loss of full service capabilities. As the number of locations increase, there are fewer and fewer staff within each of the various programs and support functions to provide services. The same problems associated with the current decentralized system are introduced as the number of facilities are expanded beyond the two full-service locations.

B. Advantages

There are many advantages that result from creating full-service welfare offices, which should outweigh the single disadvantage of additional travel time for a portion of the AFDC population.

--Client Needs Met At One Location. Regionalization eliminates the need for the community to guess the location of the office providing the desired services. No longer will recipients need to make a second trip to another office to obtain cash grants. With regionalization, it will be possible for recipients to see both their eligibility worker and social worker on the same day and visit.

With social services being co-located with eligibility staff, there should be a closer inter-relationship between the two. Because of this closer relationship, there will be a greater likelihood that a recipient's needed services will not be overlooked. To a major extent, regionalization eliminates the need to transfer cases when a client relocates, as the two regional offices would cover a greater geographical area than the current facilities. The frustration of applying for aid in one local office, only to be sent to another bureau site to complete the application process should be eliminated by regionalization.

--Better Program Consistency. Bringing the various AFDC bureaus together into the regional offices will promote better program consistency. It will be more difficult for the individual bureaus to develop their own methods of operation. Gaps in the dissemination of information will be less likely to occur with the larger pool of workers and supervisors working in the same building.

Variances in information presented to staff at bureau meetings can be eliminated by expanding meetings to cover several bureaus at a time. Meetings with supervisors from more than one bureau also can be held more frequently without the coordination and travel problems currently encountered. Greater numbers of workers will mean a larger pool of expertise to draw upon when difficult issues arise. Recipients can only benefit from this situation in that workers will be able to respond more quickly to these difficult case problems.

--Better Access to Training Sessions

Training of staff can be more effectively accomplished at the larger regionalized sites than the smaller community bureaus. Training is now done off-site from the employees' work stations. Besides time lost in travel, there are the normal problems of attempting to transfer classroom knowledge over to practical casework. Separating the training site from the work location makes it impossible for trainers to determine if the trainees are using their schooling or whether they are following the work practices of the local bureau office. Larger facilities are capable of providing more rooms of greater size for training and other conferences than the smaller community bureaus. Problems of obtaining county cars, lost travel time, and problems of arranging for coverage are reduced when meetings are held within the same facility as the employees' work site.

--More Flexible Utilization of Program Staff

By reducing the number of AFDC offices from eight to three (northsite, southsite, and Delta site), larger groups of workers will be created. This arrangement will provide management with far more flexibility in organizing its staff. Improvements in the intake and screening processes should occur automatically due to the fact that coverage problems will be lessened. Clients should experience a decrease in interview waiting time because of this better coverage.

Workload specialization also may be possible with regionalization.

The larger pool of cases with similar problems could make it possible for several workers to carry specialized caseloads. This ability to specialize applies also to the selective certification program. Workloads among the selectively-certified workers could be balanced more easily than at present. The elimination of these workload differences will make it easier for a client to obtain services through this special skills program.

--Reduction of Duplicate Support Activities

Each bureau office operates independently from the other department bureaus. Because of this, efficiencies in providing clerical support are limited. Clerical categories that are duplicated in each bureau include:

1. Reception
2. Telephone coverage
3. Case controls
4. Typing
5. Supply
6. Car pool

By consolidating community offices, the need for separate car pools, supply and reception activities is eliminated. Clerical support options such as typing pools, telephone switchboards, and computer assisted controls could

be made more available with regionalization. Based on the use of these options, there could be a savings of about ten typist clerks and four clerical supervisors with consolidation. To what extent these savings can be achieved depends on the success of implementing any of the mentioned options (attachment #2).

--Advantages to Other Agencies

Community identification with outside organizations will be enhanced with consolidation. Difficulties encountered by these agencies in properly referring applicants to the department will be much fewer since the number of possible service locations will be reduced. Space problems should no longer obstruct temporary projects requiring colocation of outside personnel with the department. For example, the Child Health & Disability Prevention program initiated by the State Department of Health required more staff to conduct the project than would have been necessary if this department were not decentralized. Hardships were created when CHDP staff were outstationed at the bureaus due to the lack of readily available office space.

The large number of community offices makes it unrealistic to contemplate locating food stamp outlets at each site. Regionalization opens up this possibility. Between eight and ten percent of the clients receiving food stamps personally pick up their ATPs at the Welfare Offices. These persons are issued them either because they did not receive them in the mail or because they need them immediately and are unable to wait. For these clients, food stamp distribution centers located at or near the regional offices would be a real convenience.

✓-County Cars

With the elimination of the small 50-man offices, there will be no need to have county cars taken home in the evening. This is currently done as a safety precaution to prevent vandalism. The cost of this preventive program is approximately \$13,000 per year (attachment 3).

C. Program Distribution

The long-range space planning committee is in agreement with the following organizational distribution of programs and support activities with the exception of CPS and Child Ed workers. Full consensus could not be obtained as to whether clients would be better served by locating these workers at the north and south sites or whether the Bradshaw complex location would be more beneficial for clients. The attached comments present both positions (attachment 4).

It should be noted that the decision to adopt the concept of regionalized services does not hinge on where CPS is located. The question is, "Which location would best serve the client?"

F. Cost Analysis

It is expected that the square footage costs of the regional offices will exceed the current costs for the small 50-man offices. There are 82,534 square feet of space at the 28th & R facility. Under the concept of regionalization, this facility is to provide space for 550 staff. This equates to 150 square feet per worker. The North site is to be large enough for 400 people. Using the 28th & R facility as a model would suggest that the North site would need to be 60,000 square feet (400 x 150 square feet). At a projected cost of 65 cents per square foot, the yearly cost would be \$400,000. This is about \$284,000 more than would be spent on those leases that would be canceled at the time of moving into the north site facility (attachment 7). Part of this additional cost represents 5000 square feet of expansion (attachment 8). At the 28th & R Street rate of 43 cents per square foot, this amounts to \$27,000.

Excluding the square footage that represents expansion, the additional lease charges under the concept of regionalization would approach \$257,000. This cost is offset to some extent by a reduction of \$122,000 in overhead costs (attachment 9).

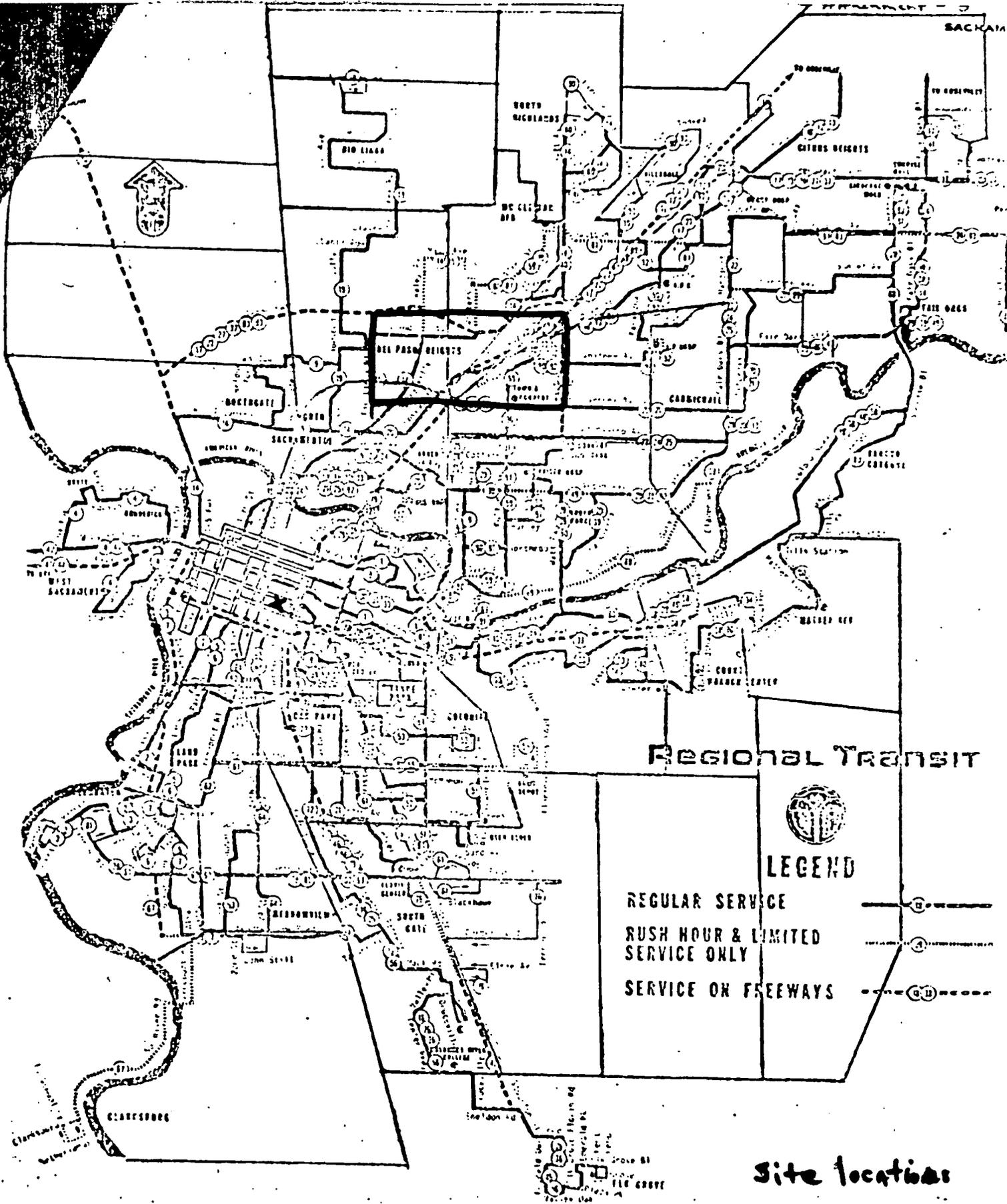
The remaining \$135,000 of additional costs should be absorbed in the anticipated savings to be found in the cancellation of the policy of limited retention of cars (\$13,000) and the anticipated reduction of clerical staff (\$230,000).

G. Key Action Events

Proposal to Board of Supervisors Follow-up discussion	August 1979
Bid notice to prospective builders Finalization of floor plans	January 1980
Contract Awarded Construction	July 1980
Move into facility	July 1981

The Department's current leases are shown below with a listing of the earliest time that they may be canceled.

<u>LOCATION</u>	<u>T E R M</u>	<u>EARLY OUT</u>
MADISON	1-31-83	1-31-81
FRANKLIN	1- 1-84	1- 1-81
RIO LINDA	8-31-84	8-31-81
NORTH SACRAMENTO	4-21-82	4-21-82
GARDENLAND	4- 4-84	4- 4-81
HOWE AVENUE	3-18-80	3-18-80
LEMON HILL	8-15-80	8-15-80



Regional Transit



LEGEND

- REGULAR SERVICE ————
- RUSH HOUR & LIMITED SERVICE ONLY - - - - -
- SERVICE ON FREEWAYS - - - - - () - - - - -

Site locations

For more information see the RT Bus Book, available wherever magazines are sold. Bus Books and individual Wallet Timetables are also available at the RT Kiosk, 9th & K Streets in Downtown Sacramento, and at the RT main office, 1400 29th Street.

TRW

RECEIVED
CITY COUNCIL CLERK'S OFFICE
CITY OF SACRAMENTO

JAN 24 3 47 PM '80

CC:

DATE: 1-23-80

FROM: R. BUIKEMA JR.

DIVISION:

PLANT:

SUBJECT: PARKING PROBLEM BETWEEN 28th & 30th at R.

DEPT:

PHONE EXT:

We reside at 28th and R. This is directly across from the District Attorney's office and the Department of Welfare.

Since I have been here, the parking has been one of my most serious problems. Our driveway is constantly being blocked by parked cars involved with District Attorney's office or the Welfare office.

This problem slows our business when customers can't get in or trucks bringing shipments can't get to our loading dock. We also have to deal with threats and abuse when either asking people to move, or towing the cars away.

I would strongly urge that the improvements on R street between 29th and 30th include more parking.

This would not only help the Welfare building, but it would greatly diminish our parking problem and help our business. We do need immediate help on this matter, and I hope something can be done soon.

THANK YOU

RICHARD BUIKEMA JR
MGR. SACRAMENTO BRANCH
TRW INC.

NEAL LOVE
ACCOUNTANCY CORPORATION
1800 28th Street, Suite A
Sacramento, California 95816
Telephone 454-2805

RECEIVED
CITY CLERK'S OFFICE
CITY OF SACRAMENTO

JAN 24 3 47 PM '80

January 17, 1980

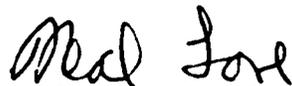
City Council
Sacramento, CA

Members of the Council:

I am attempting to run an accounting practice at the corner of 28th and R. The parking situation is deplorable with the closing of various spaces for the Welfare Department. Our customers cannot find a place to park. "R" Street also looks like a pig-pen.

I believe in Sacramento and the development of the central area, but the current situation is impossible. A customer is entitled to a place to park and currently, none exists.

Please help.


Neal Love, C.P.A.

JOHN J. TRUSCOTT, INC.
Bookkeeping Services

PHONE:
(916) 454-2914

January 20, 1980

RECEIVED
CITY CLERKS OFFICE
CITY OF SACRAMENTO
JAN 24 3 47 PM '80
1800 28TH STREET
SUITE A
SACRAMENTO, CA 95816

Sacramento City Council
915 I Street
Sacramento, CA 95814

Gentlemen:

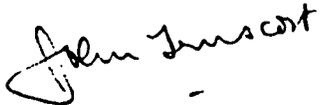
I am writing to bring to your attention the lack of adequate parking facilities in this area. There is unwarranted congestion in my office parking spaces, since the people who visit the welfare office are constantly using my space, claiming that there is nowhere else to park.

Even those who work in the welfare office seem to have difficulty in finding parking, especially since portion of R Street has been closed.

The situation is presently most unsatisfactory, and I feel that my customers are entitled to a place to park especially in our own private lot.

I do not wish to start towing welfare recipient's vehicles away, but we will have no alternative if suitable arrangements are not made by your members.

Sincerely,



John J. Truscott

TED J. COOK

PAINTING & DECORATING

CALIFORNIA LICENSE NO. 80048

1816 29TH STREET
SACRAMENTO, CALIF. 95816

PHONE (916) 456-2970

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CITY OF SACRAMENTO

JAN 24 3 47 PM '80

January 24, 1980

Sacto. City Council, Redevelopment Agency of
the City of Sacto., Housing Authority of the City
of Sacramento and the Parking Authority of the City
of Sacramento:

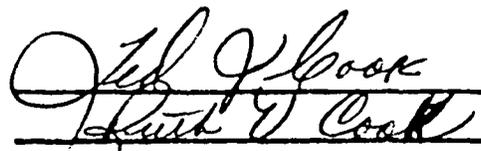
SUBJECT: Variance to street improvement to R. St. Between 29th & 30th St.

We, Ted J. Cook and Ruth V. Cook, the Owners of Office Building on the N.W. corner of 29th & S. Street wish to request that you consider the Alternate plan to provide pavement up to the "Mini Storage" location on "R" St. between 29th & 30th St., thereby providing 90 parking spaces (parked on 90), in lieu of the present plan of gutters, sidewalks & curbs which eliminates many parking spaces. When the Welfare Bldg. was built, the parking lot was supposed to be adequate for employees of that building only. Since then another division of the Welfare Dept., namely, the "Domestic Relations Dept. of the District Attorney's Office has been added to this building, there by congesting the parking lot even more so.

Parking in this area is so bad--with the original number of recipients, coming & going, plus all of the new ones of the Dist. Atty. offices, plus the original employees, plus the new ones that we had to request 2 hour zoning signs in front of (East Side) and side (South Side) of our building so that our tenants customers can park to conduct their business.

The Alley between the Welfare Parking lot and our Bldg. is almost always full of cars double parked because there is not enough parking spaces. If there ever was a fire the equipment could not even get through.

WE NEED MORE PARKING ~~AREX~~ IN THIS AREA---AGAIN---WE REQUEST THIS ALTERNATE TO GIVE US MORE PARKING SPACES.


Ted J. Cook
Ruth V. Cook

