



REPORT TO HOUSING AUTHORITY
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

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Consent
January 27, 2015

Chair and Members of the Housing Authority Board

Title: Approval of Contract and Budget Amendment for Installation of new Vehicle Gate at Riverview Plaza

Location/Council District: Riverview Plaza (600 I Street), Council District 4

Recommendation: Adopt a **Housing Authority Resolution** a) authorizing the Executive Director, or designee, to amend the budget to expend up to \$92,000 of the Riverview Plaza 600 I Street commercial income to pay for costs associated with the replacement of the existing parking garage gate with a new sliding vehicle gate, b) authorizing the Executive Director, or designee, to award and execute the construction contract for this activity with Star Construction, who is the lowest responsive, responsible bidder for this project, c) authorizing the Executive Director, or designee, to execute such additional documents and to take such additional actions as are reasonably necessary to implement this resolution, and d) make related findings.

Contact: MaryLiz Paulson, Assistant Director, 916-440-1334

Presenters: N/A

Department: Sacramento Housing and Redevelopment Agency (SHRA)

Description/Analysis

Background: Riverview Plaza is a mixed-use development located at 600 I Street in downtown Sacramento. SHRA staff occupies an office of approximately 1,000 square feet while retail tenants occupy the balance of the approximately 16,718 square feet on the first two floors. Retail tenants include a day-care center, hair salon, deli market and vacant retail space. The residential portion of the building (floors 3-16) consists of 123 affordable one-bedroom senior apartments, a two-bedroom manager's apartment, and common areas including a large commercial kitchen, dining area, and swimming pool. The commercial and residential tenants share an underground garage with parking for 50 cars. The residential portion is owned by Riverview Plaza Associates, L.P., and is managed by the Housing Authority of the City. The Housing Authority owns and manages the building's commercial portion providing valuable and needed retail

stores and services to support and enhance the livability for residents in this mixed-use building.

Issue: The existing overhead vehicle gate has reached its useful life and is in need of replacement. After careful study, it was determined that a new sliding vehicle gate will be compliant with newer building codes and much safer than an overhead door. The Fire Department enforces the Underwriters Laboratories' UL325 guidelines, which were not in effect when the existing gate was installed. Overhead gates by design are typically not able to meet UL325. Also, in the case of a power outage, a gate of this size would be extremely difficult (if at all) to manually operate, whereas a sliding gate may be opened manually when required. The sliding gate design necessitates the creation of a wrought iron "pocket" to receive the gate as it opens (for safety purposes), and a pedestrian gate to provide access to some of the building's service panels located in the area cordoned off by the new gate assembly.

This report recommends authorizing the Housing Authority to award and execute a contract for the construction of this new gate assembly to Star Construction, who was the lowest responsive, responsible bidder on a solicitation completed in October 2014. The contract amount is \$79,108.

Currently, there is a balance of \$383,418 in the commercial account for 600 I Street, which is income received from commercial tenants. This amount is adjusted monthly based on rent incomes and costs. Of this amount, \$123,895 was previously authorized to be used for tenant improvements for the building's vacant commercial lease space, leaving \$259,523 to be allocated on other building maintenance needs. This staff report proposes that the Executive Director, or designee, have the authority to expend up to \$92,000 (base amount plus contingency) for this vehicle gate project.

Policy Considerations: Public Housing Authorities are required to comply with applicable federal laws and regulations, including the Quality Housing and Work Responsibility Act of 1998 (QHWRA). No new policies are recommended in this report.

Economic Impacts: Not applicable

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action to use commercial income for tenant improvements does not include any expansion of use and will continue a similar use in an existing facility. Therefore this action is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301.

National Environmental Policy Act (NEPA): There is no federal funding or other federal action associated with this project; therefore, the National Environmental Policy Act (NEPA) does not apply.

Sustainability Considerations: N/A

Other: None.

Commission Action: *Sacramento Housing and Redevelopment Commission:* At its meeting of January 21, 2015, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Alcalay, Chan, Creswell, Griffin, Macedo, Morgan, Morton, Raab

NOES: none

ABSTAIN: none

ABSENT: Johnson

Rationale for Recommendation: Amending the budget to expend up to \$92,000 will enable the Housing Authority to use commercial income to replace the existing overhead vehicle gate with a new sliding wrought iron gate and associated equipment and accessories.

Financial Considerations: This project will be financed using the commercial income from Riverview Apartments. These funds will be used to complete the vehicle gate removal and replacement.

M/WBE, Section 3, and First Source Program Considerations: The activities recommended in this staff report do not involve federal funding; therefore, there are no M/WBE or Section 3 requirements. Staff will require SHRA procured contractors to use the First Source Program for employment opportunities.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

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Approved as to form:


Agency Counsel

RESOLUTION NO. 2015 -

Adopted by the Housing Authority of the City of Sacramento

on date of

AUTHORIZATION FOR THE USE OF RIVERVIEW PLAZA COMMERCIAL INCOME FOR VEHICLE GATE REPLACEMENT

BACKGROUND

- A. Riverview Plaza is a 16-story mixed use, commercial and age-restricted residential development located at 600 I Street in downtown Sacramento. The residential portion is owned by a tax credit limited partnership, Riverview Plaza Associates, L.P., and is managed by the Housing Authority of the City. The commercial portion is owned and managed by the Housing Authority.
- B. Sacramento Housing and Redevelopment Agency (SHRA) offices and retail tenants comprise the commercial portion, which occupies the first two floors. Floors 3 through 14 comprise the residential portion, housing 123 residents. The basement garage serves both the commercial and residential occupants of the building.
- C. The existing overhead garage door for the basement has reached its useful life and is in need of replacement. After careful study, it was determined that a new sliding vehicle gate is code compliant and would be safer than an overhead door.
- D. The proposed action to use commercial income for the gate replacement does not include any expansion of use and will continue a similar use in an existing facility. Therefore this action is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301. There is no federal funding or other federal action associated with this project. Therefore, the National Environmental Policy Act (NEPA) does not apply.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE HOUSING AUTHORITY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1. After due consideration of the facts presented and the environmental findings regarding this action, as stated above, have been found to be true and correct and are approved.
- Section 2. The Executive Director, or designee, is authorized to amend the budget to expend up to \$92,000 of the 600 I Street commercial income to pay for all costs associated with removing the existing garage door and replacing it with a new automatic sliding vehicle gate.

Section 3. The Executive Director, or designee, is authorized to award and execute a construction contract for this activity with Star Construction, who is the lowest responsive, responsible bidder.

Section 4. The Executive Director, or designee, is authorized to execute such additional documents, as approved as to form by agency counsel, and to take such additional actions as are reasonably necessary to implement this Resolution.