



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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CONSENT
June 27, 2006

Honorable Mayor and
Members of the City Council

Subject: Contract: Ethel MacLeod Hart Multipurpose Senior Center, Modifications and Expansion (CIP: C195)

Location/Council District: 915 27th Street (District 3)

Recommendation:

Adopt a resolution: 1) Authorizing the City Manager to enter into contract negotiations with PnP Construction, Inc. to complete facility modifications and expansion at Ethel MacLeod Hart Multipurpose Senior Center for an amount not to exceed \$292,741 and 2) authorizing the City Manager to execute a contract with PnP Construction, Inc. for completion of the necessary construction modifications and expansion within the available project funds.

Contact: David L. Morgan, Project Manager, (916) 808-8425; Brian Reilly, Supervising Engineer, (916) 808-8427

Presenters: Not Applicable

Department: General Services

Division: Facilities and Real Property Management

Organization No: 3282

Summary:

The Triple R program located at Ethel MacLeod Hart Multipurpose Senior Center has grown and expanded over the years to meet the needs of residents in the City. Modifications of the existing facilities are needed to meet existing Triple R program requirements and conform with the Americans With Disabilities Act (ADA) requirements for patrons involved in the program. Sacramento Housing and Redevelopment Agency (SHRA) is providing funding for the modifications through Community Development

Block Grant (CDGB) funds. The CDBG funding requires that all work be completed and invoiced by October 31st, 2006.

Design alternatives were developed under a previous contract with Betty Woo, AIA Architect. The additional funding provided by SHRA will complete a significant portion of the needed improvements. Modifications will include new ADA compliant restrooms, accessible food preparation areas, and a quiet room for participants in the Triple R program, plus supporting offices and remodeling to meet the needs of the center.

This report requests that the City Council approve the use of a contractor on the City's approved list of qualified ADA contractors. Funds previously committed by the Council for ADA improvements will not be used for completion of this work. Work completed by the contractor will include early completion of some ADA access items listed on the City's ADA Facility Priority List.

Committee/Commission Action: None.

Background Information:

In 2003, the Public Works Department secured the services of a local architectural firm to meet with community representatives, city staff and program directors to evaluate the operational needs of various programs and activities at Ethel MacLeod Hart Multipurpose Senior Center. The designer developed three different schemes to address immediate and long-term needs for the facility. Schemes A and B include minimal to minor improvements, expansion and remodeling while Scheme C includes the construction of a new wing to provide expanded Triple R services to the community. A summary report on the three schemes and associated cost estimates was issued on June 17, 2003 (Exhibit B).

Funding recently became available for completion of items listed in the June 17, 2003 report. SHRA approved \$400,000 in CDBG funding to complete a portion of the construction as described in Scheme A of the June 17, 2003 report.

CDBG funds approved for use on this project require all work be completed and paid on or before October 31, 2006. In order to achieve the funding deadline, this report requests Council to authorize the City Manager to enter into negotiations with PnP Construction, Inc., and upon completion of negotiations authorize award of the construction contract for cost not to exceed \$292,741.

PnP Construction, Inc. is one of the four contractors on the City's Master Contract List of Qualified Contractors to complete ADA related improvements approved by Council in Resolution 2003-480. The list of qualified contractors was established using a Request for Qualifications (RFQ) process.

The majority of the work to be completed by the contractor directly relates to access improvements related to the Triple R program plus relocation of existing rooms to achieve this goal. Portions of the improvements are necessary to maintain certification of the existing Triple R program.

Approval of this resolution will not impact the General Fund or delay completion of other ADA access projects in the City.

Risks

Staff believes that there may be uncertainties associated with this project, primarily due to concealed conditions within the 40 year old building. Staff will report back to Council if this occurs.

Financial Considerations:

As of June 20, 2006, the Ethel Hart Multipurpose Senior Center, Modifications and Expansion project (PN: C195) has an unobligated balance of \$400,000, which is sufficient to award the contract with PnP Construction, Inc. in the amount of \$292,741. The IPA has been executed and funding is available for immediate use in completion of the work.

Environmental Considerations:

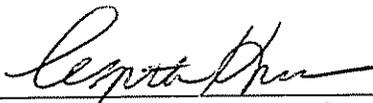
The Planning and Building Department, Environmental Planning Services Division has reviewed modifications for the Ethel MacLeod Hart Multipurpose Senior Center and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section Number 15301(d) and 15301(f) of the CEQA Guidelines. Projects exempted under Class 1, Section Number 15301(d) consist of the restoration or rehabilitation of deteriorated or damaged structures or facilities to meet current standards of public health and safety. Projects exempted under Class 1, Section Number 15301(f) consist of the addition of safety and health protection devices for use in conjunction with existing structures.

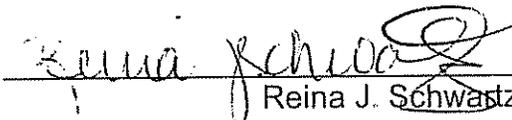
Policy Considerations:

The proposed City Council action and staff recommendations are consistent with the City's Strategic Plan goal to achieve sustainability and livability.

Minority and Womens Business Enterprise (M/WBE)

This project is subject to the Minority/Woman Business Enterprise (M/WBE) requirements under the U.S Department of Housing and Urban Development, because the project is being funded with CDBG funds. Contractors are required to conduct outreach to M/WBE firms as required by federal regulations 24 CFR 85.36 (e) and 24 CFR 84.44 (b). The contractor has demonstrated their efforts were reasonably designed to maximize the use of minority and women's business as outlined in the Sacramento Housing & Redevelopment Agency's guidelines found in Section 00840. The contractor has demonstrated Good Faith Efforts and qualifies under the guidelines set forth.

Respectfully Submitted by: 
Cynthia Kranc
Facilities and Real Property Manager

Approved by: 
Reina J. Schwartz
Director, Department of General Services

Recommendation Approved:


RAY KERRIDGE
City Manager

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RESOLUTION NO.

Adopted by the Sacramento City Council

June 27, 2006

**NEGOTIATION AND CONTRACT AWARD FOR THE ETHEL MACLEOD HART
MULTIPURPOSE SENIOR CENTER (CIP: KC50)**

BACKGROUND

- A. The City recently received \$400,000 in additional CDBG grant funding from SHRA to complete modifications and a small expansion of the Ethel MacLeod Hart Senior Center
- B. Modifications will include construction of ADA compliant restrooms plus support spaces to meet the needs of the Triple R program plus enhancements to existing services provided to seniors in the community.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

- Section 1. The City Manager is authorized to enter into contract negotiations with PnP Construction, Inc. to complete facility modifications and expansion at the Ethel MacLeod Hart Multipurpose Senior Center for an amount not to exceed \$292,741.
- Section 2. The City Manager is authorized to execute a contract with PnP Construction, Inc. for completion of the necessary modification and expansion within the available funds.

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Location Map for
**ETHEL MACLEOD HART
MULTIPURPOSE SENIOR CENTER**

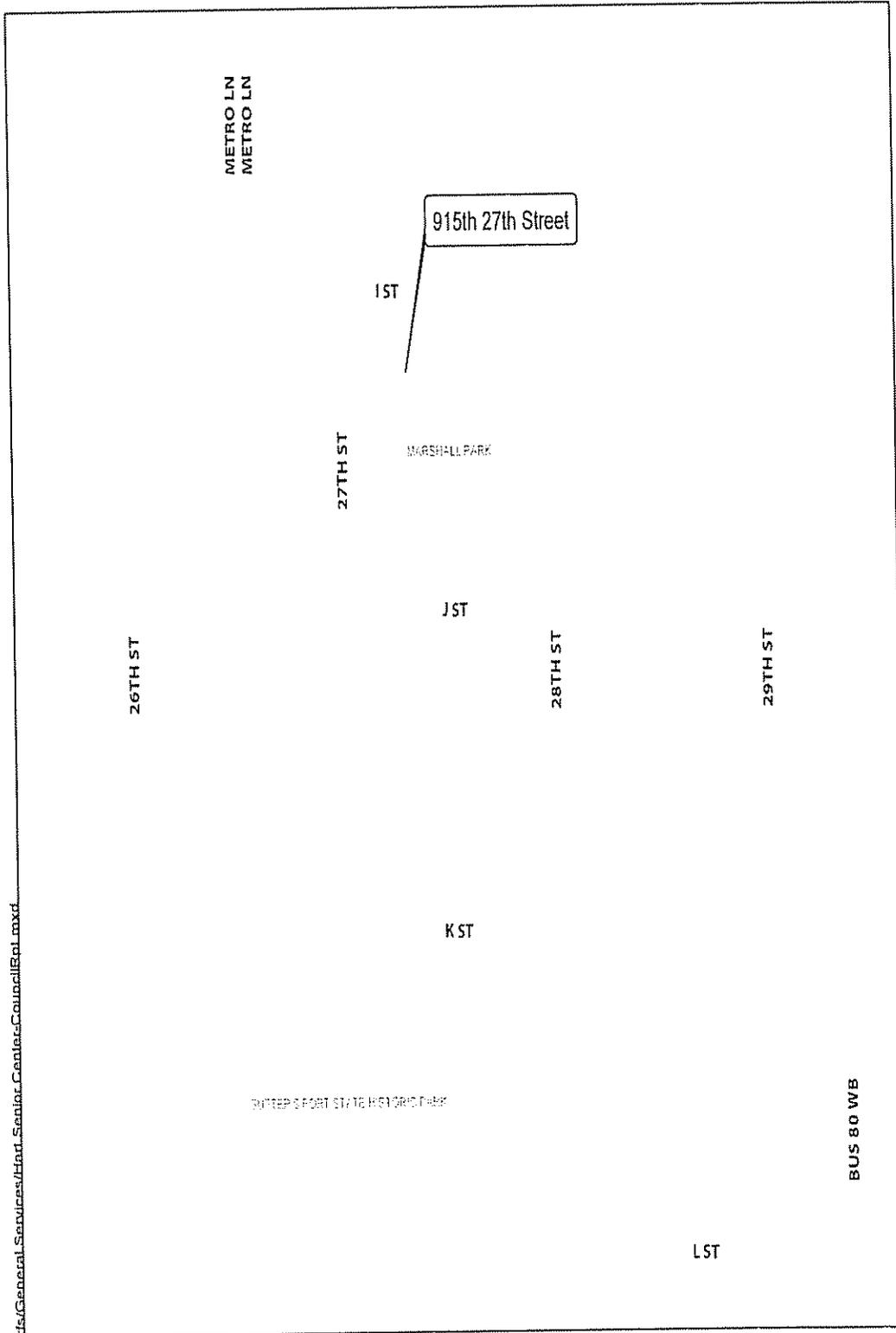
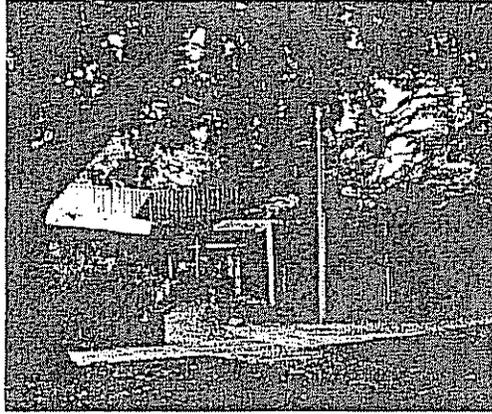


Exhibit B



**Ethel MacLeod Hart Multipurpose
Senior Center
Expansion Feasibility Study**

City of Sacramento,
Department of Public Works



BETTY WOO, AIA
ARCHITECT

June 17, 2003
Hart Senior Center Expansion Feasibility Study

CITY OF SACRAMENTO

DEPARTMENT OF PARKS AND RECREATION
Alan Boyd, Recreation Superintendent
Rosanne Bernardy, Senior Supervisor Older Adult Services
Linda Hoschler, Supervisor Ethel MacLeod Hart Senior Center
Merry Geil, Supervisor Ethel MacLeod Hart Senior Center, Retired
Stephanie Wilson, Director Triple R Adult Day Center

DEPARTMENT OF PUBLIC WORKS
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David Grimes

June 17, 2003
Hart Senior Center Expansion Feasibility Study

Total Solutions
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June 17, 2003
Hart Senior Center Expansion Feasibility Study

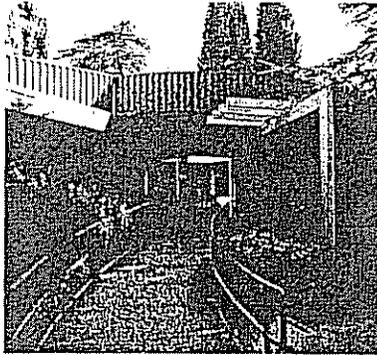
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Hart Senior Center Expansion Feasibility Study

EXECUTIVE SUMMARY



The Sacramento Senior Center was built 1961. For its first 30 years, the facility served as a social club and a recreational gathering spot for a relatively fixed group of seniors. After 1991, the City of Sacramento brought many changes to the facility, modernizing and expanding it to double its former size. The City Department of Parks and Recreation introduced new activities and programs that soon attracted thousands of seniors from throughout the city.

The success of the programs and the center's growing popularity resulted in a heavily used facility with very little space for program expansion.

Therefore, the City completed a study in April of 2002 that examined whether the Center appropriately responds to the needs of the older adult population. The study specifically addressed the Triple R Program, which provides daycare for older adults with frailty and memory loss.

The April 2002 Study reviewed the Programming Guidelines used for programming the Center. It provided an overview of the current usage, participation growth rates and usage trends. After analyzing concerns about the presence of Triple R and reviewing the benefits of the program, staff concluded that the Center's current program offerings in the entirety were consistent with the Programming Guidelines. While the City Council approved report affirmed the appropriateness of all current programs at the Hart Senior Center, it also recognized that its presence at the Center gives rise to several issues. The Staff Report identified many of those issues and recommended several Action Steps to mitigate them.

Initiating the Action Steps in the fall of 2002, the City of Sacramento issued a Request for Qualifications for a consultant to provide a Feasibility Study to analyze at least three possible alternative solutions to meet the identified needs. This Feasibility Study is a direct result of the April 2002 Study's recommendation.

The new Feasibility Study consists of three parts. First is an architectural program, which lists existing space uses, as well as desired spaces. The architectural program forms the basis of the criteria used to evaluate the proposed schemes. The Second part presents three alternative schemes designed to meet the needs identified in the architectural program. Thirdly, the analysis measures the three alternatives against the criteria to evaluate how successfully they meet the criteria. A "ballpark" cost estimate accompanies each evaluation.

June 17, 2003

Hart Senior Center Expansion Feasibility Study

The Request for Qualifications identified the basic program as the "Minimum New Space Needs" consisting of:

- Men's restroom with at least one regular and one accessible stall
- Women's restroom with at least one regular and one accessible stall
- Quiet Area
- Storage 100 sf with shelving and 150 sf for tables and chairs
- Computer classroom with a minimum of 7 computer terminals
- Offices: 1 private office for coordinator and 2 for staff

Beyond these basic program needs, the architectural program identifies additional criteria such as, but not limited to, additional program space, functional improvements to the Senior Center and minimizing impact on the adjacent residential neighbors.

Scheme A, a minimal addition, solves the most pressing issues of storage and toilet facilities, but does not add any program space. Scheme B builds on the improvements of the first scheme by providing desired functional improvements, separating the administration area for security and allowing the receptionist visual access to the Redwood Room entry. Scheme B also includes no added program space. The third option, Scheme C includes functional improvements to the existing building and creates additional program space in a new building on the southeast side of the park. The new building, sited on the commercially dominated corner of the site furthest from residential areas, frees up space in the existing building to provide for expanding programs.

In summary, all three alternatives meet the basic program listed above, but only Scheme C creates new program space.

