

RESOLUTION NO. 2006-478

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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- Exhibit A: Map of the Ethel MacLeod Hart Multipurpose Senior Center – Page 2
- Exhibit B: Hart Sr. Center Expansion Feasibility Study (June 17, 2003) – Page 8-11

Adopted by the City of Sacramento City Council on June 27, 2006 by the following vote:

Ayes: Councilmembers Cohn, Hammond, McCarty, Pannell, Sheedy, Waters,
and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: Fong, Tretheway.



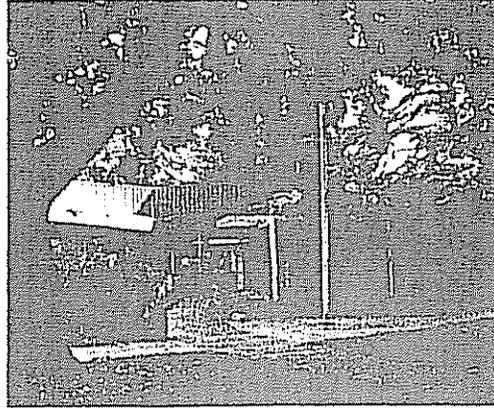
Mayor, Heather Fargo

Attest:



Shirley Concolino, City Clerk

Exhibit B



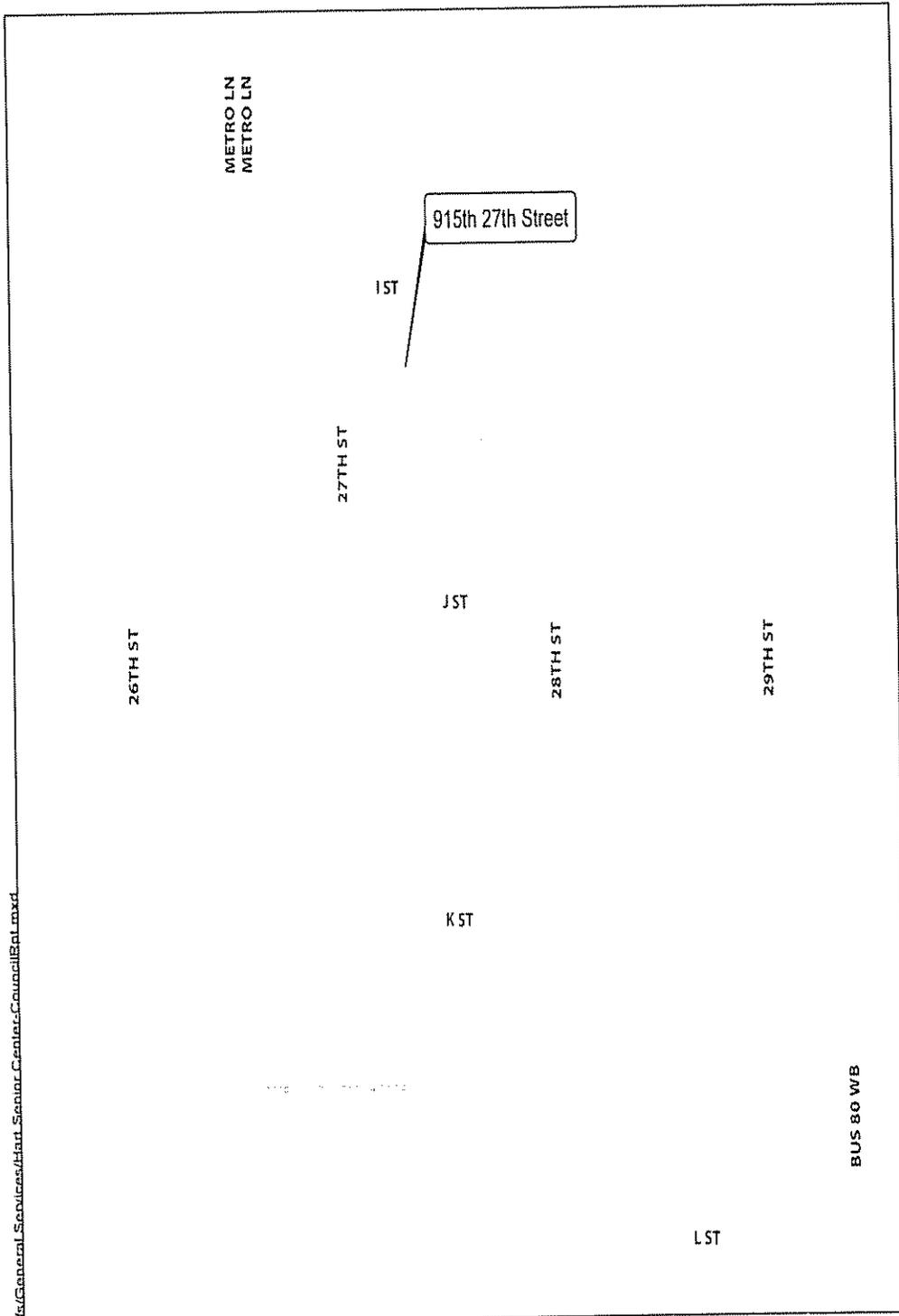
Ethel MacLeod Hart Multipurpose
Senior Center
Expansion Feasibility Study

City of Sacramento,
Department of Public Works



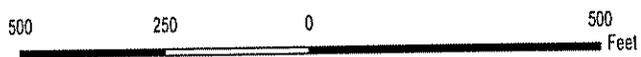
BETTY WOO, AIA
ARCHITECT

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



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City of Sacramento\IT\Central GIS Unit
Date: May 2006
D Wilcox



June 17, 2003
Hart Senior Center Expansion Feasibility Study

CITY OF SACRAMENTO

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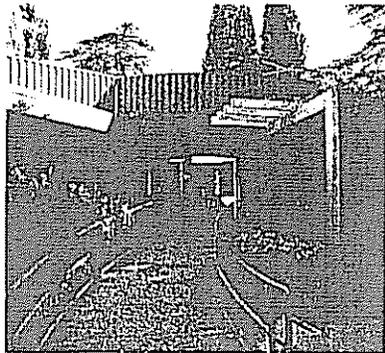
June 17, 2003
Hart Senior Center Expansion Feasibility Study

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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.

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.

