



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE

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OCT 16 1980

DEPARTMENT OF COMMUNITY SERVICES

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(916) 449-5200

SACRAMENTO, CA 95817

SOLON WISHAM, JR.  
DIRECTOR

- CROCKER ART MUSEUM DIVISION
- GOLF DIVISION
- METROPOLITAN ARTS DIVISION
- MUSEUM AND HISTORY DIVISION
- RECREATION DIVISION
- PARKS DIVISION
- ZOO DIVISION

October 1, 1980

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Freeport Manor Request for Structures in Argonaut School Park

SUMMARY

This report identifies three alternatives in providing new indoor recreational space for the Freeport Manor Neighborhood in Argonaut School Park. A recommendation is made for Alternate 2, which consists of new construction of a modular unit facility and the rehabilitation of the existing portable classroom used for teenage and youth activities.

BACKGROUND INFORMATION

On July 28, 1980, the Freeport Manor recreational survey report dated July 17, 1980 was reviewed at a joint meeting of the Budget and Finance and Planning and Community Development Committee. The joint Committee accepted the survey and reviewed three alternatives to obtain additional indoor activity space as follows:

- A. Negotiate with the Sacramento City Unified School District for a use permit for a portion of the Argonaut School structures.
- B. Negotiate with the Sacramento County Regional Sanitation District for an early City use of the office and laboratory structure at the City Main Wastewater Treatment Plant located on Land Park Drive.
- C. Include the Freeport Manor Area in the development of a community sized recreational structure to serve the South Sacramento area.

APPROVED  
BY THE CITY COUNCIL

OCT 21 1980

OFFICE OF THE  
CITY CLERK

Representatives of the Freeport Manor Neighborhood Council objected to the three alternatives identified by the staff and recommended the joint Committee approve a new construction on the Argonaut School site not to exceed \$75,000. The City staff responded that it was not feasible to construct a facility that would meet City Code requirements within the amount of funds available.

The joint Committee instructed the staff to return to the Budget and Finance Committee with a full review of the new alternative offered by the Neighborhood Council and the development of other alternatives which would meet the needs expressed by the Neighborhood Council. A brief description of three alternatives is provided herein and a more complete description is attached to this report.

#### A DISCUSSION OF THE ALTERNATIVES

1. ALTERNATE 1 - This alternative utilizes the criteria submitted by the Freeport Manor Neighborhood Council. The cost of Alternate 1 is estimated at approximately \$118,000. It is feasible with the additional engineering fees; however, this alternative would require a great deal of time to implement since an architect would be required to complete a new design for the City.
2. ALTERNATE 2 - This alternative utilizes the spatial requirements provided by the Neighborhood Council and identifies the cost of constructing a factory constructed modular unit consisting of 1,920 square feet, which meets specifications by the State Department of Education for classrooms. This alternative is feasible and can be accomplished within a short time period since the plans and specifications are available and several modular construction companies are capable of bidding on a competitive basis. The cost of Alternate 2 is \$108,500.
3. ALTERNATE 3 - This alternative utilizes two portable buildings, subject to availability, furnished by the Sacramento City Unified School District. The joining of two of these structures would result in 1,920 square feet which, like Alternate 2, is more than 400 square feet larger than the specifications provided by the Neighborhood Council. The cost of Alternate 3 is approximately \$76,000, the least expensive of the three. The two additional units, subject to availability, have been informally offered by the City Unified School District. This alternative is feasible; however, the units would need extensive rehabilitation.

#### FINANCIAL DATA

The City has designated \$75,000 in Community Development Block Grant funds for the purpose of providing additional indoor recreational space for the Freeport Manor Neighborhood. Each of the alternates identified in this report requires an additional appropriation for construction, rehabilitation, and

City Council  
October 1, 1980  
Page Three

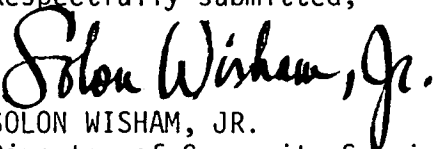
equipment ranging from \$1,000 to \$43,000. An additional appropriation for construction is necessary. The annual increase in maintenance and operating expense to the City for all three alternatives is approximately \$12,400.

RECOMMENDATION

The Budget and Finance Committee recommends that the City Council approve the following:

1. Approval of Alternate 2, which includes the construction of a factory built modular unit and the rehabilitation of the existing teen building and restrooms.
2. Approve Community Development Block Grant funding of \$108,500 for the new construction and rehabilitation required by Alternate 2.
3. Instruct the staff to include additional maintenance and operation funds estimated at \$12,400 in the Recreation Division budget for FY 81-82.

Respectfully submitted,

  
SOLON WISHAM, JR.  
Director of Community Services

Recommendation Approved:

  
WALTER J. SLIPE  
City Manager

SW:js

Attachments: 6  
Resolution

October 21, 1980  
District 7

New Facility - Construction on Site

Freeport Manor Neighborhood Council supplied building criteria:

A single room large enough for all play equipment with restroom facilities included. The projected floor space would be approximately 1,500 square feet. The building should be so designed for future addition. Maximum cost: \$75,000.

The following builders, Mr. Jessie Brown and Mr. Willie Whiteside, were referred to us by Mrs. Evelyn Moore, Freeport Manor Neighborhood Council member, and have indicated that they could build a structure to meet this criteria.

Mr. Whiteside indicated, however, that he would not quote a price without reviewing a set of plans first.

Mr. Brown and Mr. Whiteside are not licensed with the State of California as "Contractors."

A. New Construction/Rehabilitation

1. New Facility (1,500 square feet)	\$ 75,000
2. Refurbish Existing Facility (Exhibit A)	10,450
3. Refurbish Existing Restrooms (Exhibit A)	2,630
4. Engineering Fees (15% of #1)	11,250
5. Miscellaneous Contingency (10% of #1, 2 & 3)	8,808
6. Furnishings (Exhibit B)	9,683
A. Total:	<u>\$117,821</u>

B. Maintenance and Operation

1. Personnel - .70 F.T.E.	\$ 7,100
2. Miscellaneous Repairs - Building Maintenance	1,200
3. Utilities	3,500
4. Janitorial Supplies	400
5. Recreation Supplies	200
B. Total:	<u>\$ 12,400</u>

Grand Total: \$130,221

Modular Unit Facility (New)

The modular unit facility is currently being used by schools for portable classrooms. The combining of two units will provide a structure 40 x 48 feet totaling 1,920 square feet, which will meet the space criteria requested. The structure would be air conditioned, heated, carpeted, and have a counter and sink.

Plans, specifications and photographs are available for review.

A. New Construction/Rehabilitation

1. Modular Unit Facility (Including kitchen and restrooms)	\$68,500
2. Refurbish Existing Facility (Exhibit A)	10,450
3. Refurbish Existing Restrooms (Exhibit A)	2,630
4. Engineering Fees	10,000
5. Miscellaneous Contingency	7,237
6. Furnishings (Exhibit B)	9,683
A. Total:	<u>\$108,500</u>

B. Maintenance and Operation

1. Personnel - .70 F.T.E.	\$ 7,100
2. Miscellaneous Repairs - Building Maintenance	1,200
3. Utilities	3,500
4. Janitorial Supplies	400
5. Recreation Supplies	200
B. Total:	<u>\$ 12,400</u>

Grand Total: \$120,900

Modular Unit Facility (Furnished by City Schools)

The City Unified School District has agreed to provide the City with two portable buildings\* for use at Argonaut School Park. By joining these two buildings into one, it could measure 30 x 64 feet or 32 x 60 feet and provide 1,920 square feet of floor space.

The building would need to be completely refurbished to meet all City standards including air conditioning, heating, carpeting, new light fixtures, counter and sink, etc.

A. Rehabilitated Modular Units

1. Two Unit Facility	\$	N/C
2. Building(s) Relocation (Exhibit C)		16,000
3. Refurbish Unit Facility		31,200
4. Refurbish Existing Facility (Exhibit A)		10,450
5. Refurbish Existing Restroom (Exhibit A)		2,630
6. Miscellaneous Contingency (10% of #2, 3, 4 & 5)		6,028
7. Furnishings (Exhibit B)		9,683
A.. Total:	\$	75,991

B. Maintenance and Operation

1. Personnel - .70 F.T.E.	\$	7,100
2. Miscellaneous Repairs - Building Maintenance		1,200
3. Utilities		3,500
4. Janitorial Supplies		400
5. Recreation Supplies		200
B. Total:	\$	12,400

Grand Total: \$ 88,391

\*Subject to availability

September 22, 1980

TO: Lou Edgar  
Recreation Superintendent

FROM: Derrold Lee  
Ass't. Superintendent Bldg. Maintenance

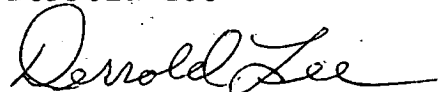
SUBJECT: Proposed work at Argonaut teen center.

1. Install new roof	1,500.
2. Install new ceiling	1,200.
3. Install floor covering	1,200.
4. Install light fixtures	1,000.
5. Cover inside of windows	300.
6. Replace sink counter top	200.
7. Install air conditioner	800.
8. Paint inside	450.
9. Replace two doors	500.
10. Resheet outside of building & paint outside	1,900.
11. Remove porch & pour concrete slab	450.
12. Install new steps & landing at front & rear door	450.
13. Misc. items	<u>500.</u>
TOTAL	10,450.

## Proposed work at Argonaut restroom building

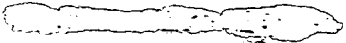

1. Replace 6 plumbing fixtures	1,200.
2. Clean & paint interior & exterior	450.
3. Patch roof	100.
4. Install plastic domes (2) over light shafts	400.
5. Install light fixtures	<u>480.</u>
TOTAL	2,630.

Derrold Lee



Ass't. Supt. Bldg. Maintenance

FURNISHINGS - ARGONAUT COMMUNITY CENTER

1. Samsonite 34' Square Folding Table \$173509KMT	6 ea	\$ 130.
2. Magazine Rack - Library style Gaylord No. 641 #100	1 ea	240.
3. Folding Table Heavy Duty Virco Model 6207 30" x 72" #7110-089-6792-8	12 ea	490.
4. Tripod Easel with Pod Stand	1 ea	95.
5. Bulletin Board 4 x 8 Cork with Top	1 ea	60.
6. Padded Folding Chairs - Steel Frame Independent Folding Seat - Nylon Fabric	100 ea	3,250
7. Zigzag Sewing Machine with Built-in Button Holer.	2 ea	400.
8. Portable PA System, Amp Speaker 12", 1 Mike	1 ea	455.
9. 16mm Slot Load Singer Movie Projector & Reel	1 ea	710.
10. Projector Screen Portable Heavy Duty 96" x 96"	1 ea	200.
11. Sand Urns Mod-urn Valco Brown	3 ea	50.
12. Clark Carpetmaster Vacuum Cleaner - Model #576	1 ea	330.
13. Refuse Containers WH 13 HT	6 ea	170.
14. AM/FM Stereo Receiver/Speakers	1/2 ea	350.
15. Refurbish Pool Tables (Existing)	2 ea	300.
16. Dormax Ping Pong Table	1 ea	200.
17. Desk Flat Top 60 x 30	1 ea	300.
18. Chair Desk 	1 ea	70.
19. Clocks	2 ea	80.
20. TV - RCA XL-100 - 19 inch	1 ea	<u>425.</u>
		\$8,305.
	Sales Tax	<u>498.</u>
		\$8,803.
	 10% Contingency	<u>880.</u>
	Grand Total:	\$9,683.



September 22, 1980

To: Lou Edgar, Recreation Superintendent  
From: Derrold Lee, Asst. Superintendent Bldg. Maint.  
Subject: Proposed Work for Joining and Refurbishing Two  
Building Units into One - Argonaut School Park

1.	Install new Roof	\$ 3,000.
2.	Install new Ceiling	2,400.
3.	Install Floor Covering	2,800.
4.	Install Light Fixtures	2,000.
5.	Cover Inside of Windows	600.
6.	Replace Sink Countertop	400.
7.	Install Air/Heat Conditioner	4,000.
8.	Paint Inside	900.
9.	Replace Two Doors	1,000.
10.	Resheet and Paint Building Outside	3,800.
11.	Pour Concrete Frontage Pad	900.
12.	Install New Steps and Landings	900.
13.	Install Folding Room Divider	4,500.
14.	Jointment of Two Building Units	3,000.
15.	Outdoor Lighting	600.
16.	Misc. Items	<u>400.</u>
	Total:	\$31,200.

DERROLD LEE

Ass't. Supt. Bldg. Maintenance

# RESOLUTION NO. 80-696

Adopted by The Sacramento City Council on date of

## RESOLUTION AMENDING THE CITY BUDGET FOR FY 1980-81 FOR THE DEPARTMENT OF COMMUNITY SERVICES ARGONAUT SCHOOL PARK BUILDINGS

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. To improve the existing buildings and construct an additional building for the purpose of providing additional indoor recreational space for the Freeport Manor Neighborhood requires an appropriation increase of \$108,500 for the budget of the Department of Community Services.
2. The City budget for FY 1980-81 is hereby amended:  

By adding thereto the sum of \$108,500 to  
budget number 1-01-2240-2230-4820.
3. The above appropriation increase is supported by Community Development Block Grant funds.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**APPROVED**  
BY THE CITY COUNCIL

OCT 21 1981

OFFICE OF THE  
CITY CLERK