



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



Agency Kpt.
39

July 7, 1986

CITY MANAGER'S OFFICE
RECEIVED
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Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Budget Allocation to the Oak Park Commercial Strip
Improvement Project

SUMMARY

This staff report recommends reallocation of Oak Park tax increment funds to cover the lowest responsive bid price for the Oak Park Commercial Strip Improvement Project. The low bid received exceeded the current budget by \$371,500. Staff recommends adoption of the attached resolution authorizing the transfer of \$371,500 from funds allocated for Oak Park Development Assistance (cost center 0730) to the Commercial Strip Improvement Project (cost center 4309).

BACKGROUND

The Oak Park Commercial Strip Improvement Project which includes road, curb, gutter and sidewalk repair and reconstruction, street lighting, landscaping, and irrigation is scheduled to begin construction later this summer. A map of the areas included in the project is attached as Exhibit I.

APPROVED
JUL 15 1986
SACRAMENTO REDEVELOPMENT AGENCY
CITY OF SACRAMENTO

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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The Oak Park Commercial Strip Improvement Project bid was advertised for bid May 1, 1986 and the bid opening was June 10, 1986. A report by City staff summarizing the bids submitted and recommending bid award to CSV Construction, the lowest responsive bidder, will be presented to Council concurrent with this report.

CSV Construction bid the cost to complete the Oak Park Commercial Strip Improvement Project at \$2,438,306. This bid results in a total project cost exceeding the funds available for the project by \$371,500.

FINANCIAL DATA

Total funds currently budgeted for the Oak Park Commercial Strip Improvement Project equal \$2,536,000. Of this total, \$305,000 are City funds and the remainder are Oak Park tax increment funds and CDBG funds.

CSV Construction's bid at \$2,438,306 plus necessary funds for contingencies, materials testing, and staking and inspection result in a total project cost exceeding of the funds available for the project by \$371,500. See the CIP Project Bid Analysis Form attached as Exhibit II. Staff recommends that this amount be reallocated from Oak Park Developer Assistance (cost center 0730). The Budget Summary attached as Exhibit III shows the effect of the proposed reallocation.

ENVIRONMENTAL REVIEW

A determination of impact has been completed in accordance with the California Environmental Quality Act (CEQA) and National Environmental Protection Act (NEPA).

POLICY IMPLICATIONS

The requested action is consistent with the Oak Park Redevelopment Plan and Implementation Strategy. Adequate funds are available within the Tax Increment Developer Assistance fund to cover the budget amendment.

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VOTE AND RECOMMENDATION OF PROJECT AREA COMMITTEE

At its regular meeting of July 2, 1986, the Oak Park PAC considered the attached resolution. The Commission and City Council will be informed of the PAC's recommendation at the time this report is considered.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of July 7, 1986, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES: Glud, Moose, Pettit, Sanchez, Wooley, Amundson

NOES: None

ABSENT: Lopez

RECOMMENDATION

The staff recommends adoption of the attached resolution authorizing the allocation of \$371,500 to the Oak Park Commercial Strip Improvement Project.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slupe

WALTER J. SLUPE
City Manager

Contact Person: TRISH DAVEY, 440-1315

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RESOLUTION NO. 86-038

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

July 15, 1986

TRANSFER OF FUNDS FOR THE OAK PARK COMMERCIAL STRIP IMPROVEMENT PROJECT

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Section 1: The Executive Director is hereby
authorized to transfer \$371,500 from Oak Park Developer
Assistance (Cost Center 0730) to Oak Park Commercial Public
Improvements (Cost Center 4309).

Section 2: This resolution shall take effect
immediately.

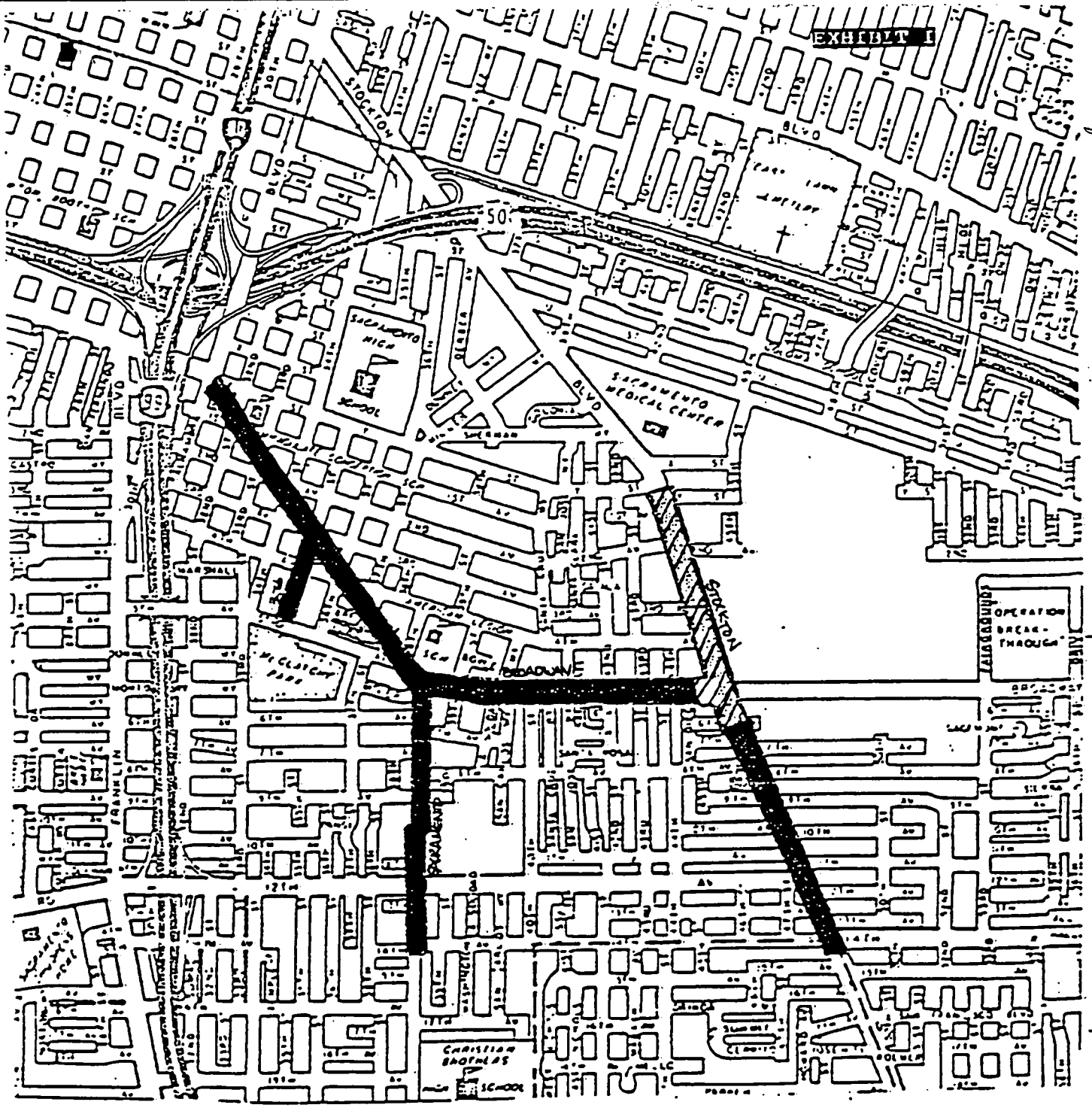
CHAIR

ATTEST:

CLERK



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OAK PARK COMMERCIAL STRIP
REDEVELOPMENT



CONSTRUCTION POSSIBLE WITH CURRENT LEVEL OF FUNDING



AREA TO BE COVERED WITH ADDITIONAL FUNDS

CIP PROJECT BID ANALYSIS FORM

Pre-Bid

Post-Bid

Date: 6/23/86

Prepared by: Galt

Project Name: Oak Park Commercial Strip Improvements

C.C. or Project No.: 9691 Project Engineer: Andy Hunt

Construction Contract: Estimate X Bid 2,438,305.59 (Please check one)

*Contingencies (5% minimum) 7% 174,000
*Materials Testing (2%) 3% 73,000
*Staking and Inspection (5% to 10%) 5% 122,000
SUBTOTAL 2,807,500

**Plus Current Project Expenditures and Encumbrances (Does not include overhead and indirect costs.) 100,000

**Plus Current Indirect and Overhead Costs

***Plus Remaining Unencumbered Non-Construction Costs

TOTAL ESTIMATED PROJECT COST 2,907,500

**Less Total Budgeted Project Funds 2,536,000

Additional Funds Required (if any) 371,500

****Proposed Fund Source for Additional Funds

*Percentages Based on Contract Bid Price
**Figures to be Furnished by Public Works Project Accounting Section
***Figure to be Furnished by Project Engineer and Right of Way Section
****To be Furnished by Supervising Engineer

NDL:lw BidAnalysis

RECOMMENDED REPROGRAMMING ACTIONS
OAK PARK CAPITAL IMPROVEMENT PROJECTS/(TAX INCREMENT & CDBG FUNDS)

Cost Center	Project	Current Allocation	Recommended Allocation	Net Change	Comments	Current Balance as of 5/30/86
0704	Oak Park 35th St./4th Avenue - Site Development	\$ 32,266	\$ 32,266	-0-	Develop 35th St./4th Avenue site.	\$ 32,266
0705	Oak Park Child Care Facility	301,030	301,030	-0-	Design and construction of facility serving 75 children. Additional funds may be necessary.	296,436
0730	Oak Park Development Assistance	2,562,769	2,191,269	- 371,500	Potential projects include Donner School Business Incubator, PJW & Springer acquisition & development; development incentives for Stockton & Broadway intersection and developer assistance.	2,533,117
0731	Oak Park Commercial Rehab Assistance	231,784	231,784	-0-	Agency commercial loan and facade rebate program.	225,229
0735	Oak Park Economic Development, Broadway	496,179	476,679	-0-	Broadway Coordinator Contract plus additional funds for Agency commercial loan and facade rebate programs.	465,754
0736	Oak Park Development Projects	578,819	578,819	-0-	Supplemental funding for Donner School Business Incubator & Springer & PJW acquisition and development.	576,636

RECOMMENDED REPROGRAMMING ACTIONS

EXHIBIT III
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OAK PARK CAPITAL IMPROVEMENT PROJECTS/(TAX INCREMENT & CDBG FUNDS)

Cost Center	Project	Current Allocation	Recommended Allocation	Net Change	Comments	Current Balance as of 5/30/86
0737	Oak Park Paint/Beautification	150,371	150,371	-0-	Rehab assistance for low and moderate income households. State law requires funds used for housing.	150,371
1007	Oak Park Housing Development	1,281,464	1,281,464	-0-	Development of housing opportunities for low and moderate income households. State law requires these funds be set aside for housing.	1,281,409
1031	Oak Park Site Acquisition	63,176	63,176	-0-	Acquisition & maintenance of Fire Station and Donner School parcels.	63,152
4308	Oak Park Residential Street Improvements	964,602	964,602	-0-	Upgrade curbs, sidewalks, and gutters; construct handicap ramps.	964,602
4309	Oak Park Commercial Strip Improvement Project	2,180,284	2,551,784	371,500	Design and construct extensive improvements including landscaping within public right of way in Oak Park Commercial Strip.	2,158,220