

**CITY OF ALBANY
CITY COUNCIL AGENDA
STAFF REPORT**

Agenda Date: June 20, 2011
Reviewed by: BP

SUBJECT: Senior Center Repair & Improvements Project

FROM: Penelope Leach, Recreation and Community Service Director
Isabelle Leduc, Senior Services Supervisor

STAFF RECOMMENDATION

That Council approve the Senior Center repairs and improvements per the attached list and in accordance with the adopted project budget of \$98,035.

BACKGROUND

The Alameda County Housing and Community Development Department is the lead agency in administering federal Community Development Block Grant (CDBG) funds. The City of Albany is eligible to use these funds within census tracts that meet specified income levels and for specific projects that will benefit low and moderate-income households.

The use of 2011-2012 CDBG funding for Senior Center repairs and improvements was approved by the Council on February 7, 2011 in the amount of \$34,263. Also approved by the Council was the reallocation of \$63,772 from the Senior Center Expansion project, previously approved in 2010, to the Senior Center Repair Project. This was part of last year's CDBG allocation. Staff contacted the Alameda County staff to confirm that the repair project was eligible for use of CDBG funds, and that funds could be reallocated. County staff confirmed this.

DISCUSSION

The total amount approved by the Council for the Senior Center Repair Project is \$98,035. Funding will be used to repair and improve the Senior Center according to the concept design plans for the expansion approved by the Parks and Recreation Commission and the Council in 2010.

Improvements made to the south side of the building which includes the small classroom, lobby and reception area will follow the original concept design plans for the expansion of the building, and will not have to be re-done if the building is expanded. The new customer service front desk will be designed to fit within the new expanded building; all improvements made to the small classroom and lobby area will remain the same with the new facility, new floor covering will not have to be replaced, and solatubes and skylights are energy efficiency items that will enhance operations of the center now, and can be reused in the new building. (Please see the first page of the attachment for further explanation.)

Since the interior south side of the building will need to be painted, to provide a uniform and professional appearance throughout the facility, it is proposed that the entire interior of the building be painted. Outside, the exterior trim is the only part of the building to be painted.

Other than painting the interior, the multi-purpose room, kitchen, and offices will remain unchanged.

SUSTAINABILITY IMPACT

Repairs include energy saving lighting as well as the installation of solatubes, a shading device for roof top AC equipment, painting the roof white, zero VOC paint, and low VOC adhesives.

FISCAL IMPACT

CDBG grant funds in the amount of \$98,035, approved by Council for Senior Center improvements in February 2011.

Attachment

List of improvements