



DATE: November 1, 2006

TO: Honorable Mayor and City Councilmembers

FROM: Public Works Department

SUBJECT: **APPROVAL OF PLANS AND SPECIFICATIONS FOR THE EL CORAZON SENIOR CENTER**

**SYNOPSIS**

Staff recommends that the City Council approve the plans and specifications for the construction of building and site improvements for the El Corazon Senior Center and authorize the City Engineer to call for bids.

**BACKGROUND**

On May 21, 2003, the City Council approved a conceptual plan that arranges the individual buildings of the El Corazon Senior Center complex around a central courtyard. The selected building layout was preferred by the members of a citizens' steering committee and the general public over other alternatives that placed the buildings along a central axis or around a circular parking and drop-off area.

On October 15, 2003, the City Council approved conceptual exterior wall elevations for the El Corazon Senior Center in the style of Irving Gill. The architectural design of the El Corazon Senior Center by Roesling Nakamura Architects of San Diego matches the exterior architectural appearance of Oceanside's Civic Center.

On February 18, 2004, the City Council adopted a budget resolution in the amount of \$277,285 from the General Fund to fund the engineering and architectural services to complete the design of the El Corazon Senior Center site and its supporting infrastructure.

**ANALYSIS**

The first phase of the El Corazon Senior Center provides 11,750 square feet of building space for class rooms/meeting rooms, a dining room, kitchen space, administrative offices, a fitness room, lobby/reception area, and bath rooms. The site development plan accommodates a future 18,000-square-foot second phase expansion that may be built when funding becomes available.

The El Corazon Senior Center is located several hundred feet west of Rancho del Oro Drive and north of Oceanside Boulevard. To provide paved access from Rancho del Oro Drive, a half-street section of a yet-to-be-named "Senior Center Drive" is included as part the first-phase construction. Later, as other parcels develop, "Senior Center Drive" will be completed as a loop road between Rancho del Oro and Oceanside Boulevard consistent with the El Corazon Master Plan.

Within the last few weeks, the City finished hauling 230,000 cubic yards of soil from the El Corazon Senior Center site to the Mance Buchanan Park site. This preliminary construction lowers the El Corazon Senior Center site to the future building pad elevation and generates the soil necessary to raise the grade of the Mance Buchanan Park site to allow for proper drainage. The City is surveying the as-graded site to compare the rough-graded elevations to the precise building pad elevations in the El Corazon Senior Center design. The difference, including removal of hard shale-like soils, will be drawn onto a new grading plan and provided to the contractors who will be bidding on the El Corazon Senior Center project. Also, staff is working with the design team to include a traffic signal at the intersection of Rancho del Oro Drive and "Senior Center Drive" with the initial phase of the El Corazon Senior Center opening.

The estimated construction cost of the first-phase El Corazon Senior Center building is \$4 million. Design services and construction costs for the "Senior Center Drive" access, including streetlights, storm drains, utilities, and slope erosion protection total \$2.5 million. A traffic signal and building pad excavation will be additional cost items.

The project bidding period will be lengthened to allow the precise grading and traffic signal plans to be added to the balance of the project design as a bid addendum. Bids will be opened in February 2007 and construction will begin in spring 2007 with completion in summer 2008.

**FISCAL IMPACT**

The original funding plan for the El Corazon Senior Center adopted in the Capital Improvement Program budget on June 21, 2006, was to use \$3.5 million from a Section 108 United States Department of Housing and Urban Development (HUD) loan, along with \$2.5 million from the General Fund and \$1.3 million in Park fees and \$.7 million from Prop 40 funds. However, it was discovered that the Senior Center did not meet the criteria for the HUD funding, but the funding could be used for Fire Station 7 in place of General Fund money. On June 15, 2006, the City Council approved an application to HUD for a Section 108 loan guarantee of \$3.5 million for the construction of Fire Station 7. The City Council previously approved General Fund financing of \$8 million for Fire Station 7. The new loan guarantee allows the City of Oceanside to shift up to \$3.5 million in General Fund appropriations from Fire Station 7 to the El Corazon Senior Center.

Therefore, the current funding plan is to use \$1.3 million in Park Fees and \$6 million in General Fund Reserves for the El Corazon Senior Center project, along with the \$.7 million Prop 40 funds for a total of \$8 million. When the bid results are returned, staff will present the specific options and recommendations for the construction funding.

**INSURANCE REQUIREMENTS**

The City's standard insurance requirements will be provided.

**COMMISSION OR COMMITTEE REPORTS**

The City Council invited participation of citizen groups at various times during the project development process. The El Corazon Planning Committee and the Second Senior Center Steering Committee reviewed and approved the conceptual alternatives for the building's architectural appearance and floor space planning. Citizen participation is now provided from the El Corazon Oversight Committee, and they are supportive of the project.

**CITY ATTORNEY'S ANALYSIS**

The referenced documents have been reviewed by the City Attorney and approved as to form.

**RECOMMENDATION**

Staff recommends that the City Council approve the plans and specifications for the construction of building and site improvements for the El Corazon Senior Center and authorize the City Engineer to call for bids.

PREPARED BY:

  
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SUBMITTED BY:

  
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Barry E. Martin  
Interim City Manager

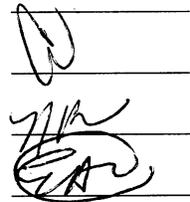
REVIEWED BY:

Michelle Skaggs-Lawrence, Assistant to the City Manager

Peter A. Weiss, Public Works Director

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