

**CITY MANAGER'S/STAFF'S REPORT
COUNCIL MEETING DATE:**

January 16, 2024

ITEM NO: 4.

SUBJECT: Salazar Center and Senior Center Facilities Update

BACKGROUND: Council made a request for an update on the progress of the Salazar Center and the Senior Center on December 4, 2023.

DISCUSSION:

Salazar Center:

In February of 2023, the Boys and Girls Club was relocated to the Senior Center due to safety concerns surrounding the inspections completed by the Community Services Director, the Public Works Director and the Fire Marshall. During these inspections it was found that the facility had experienced significant deterioration due to substantial deferred maintenance over the years.

Some of the items that were notated in the reports include, but are not limited to:

1. Roof in need of full replacement.
2. Exterior fascia of the facility and wooden beams on top of the facility found to be rotting.
3. Facility does not meet ADA requirements in restrooms, entry to building and curbs.
4. Interior lighting broken and improper lighting being utilized by Boys and Girls Club.
5. Ceiling panels missing and or/broken.
6. Insufficient plumbing in restrooms. Floor drainage in boy's restroom was not connected to the plumbing system and instead being directed under the facility.
7. Damaged rain gutters in need of replacement.
8. Electrical concerns including lack of emergency lighting, improper use of electrical outlets and inability to access breaker box.
9. Kitchen hood automatic fire-extinguishing system had not been serviced/inspected in an undetermined amount of time.
10. Grease dripping from the kitchen hood system and in need of immediate cleaning and service.

To date, the Public Works Department has been working to repair the minor issues that were found during inspections but the remaining repairs will need to be outsourced by license contractors. Currently, the project scope of work is being reviewed and finalized for the RFP that is expected to be released on or around January 22, 2024.

Anticipated Project Timeline:

January 2024: RFP for project finalized and bid opening

February 2024: Bid closing and review stage

March 2024: Council awards project and construction begins (2-3 months construction)

June 2024: Construction completion and grand reopening

Programing for the Boys and Girls Club was moved to the Weed N Seed building after the damage to the Senior Center and they are expected to move back into the Salazar upon completion of the facility in the summer.

Senior Center:

The Senior Center is currently undergoing significant repairs due to the tree that fell on the roof during last spring's storms. Currently, the project is in the building plan phase with the structural engineer and the building plans are anticipated to be submitted to the City of Selma's building plan checker by time of print. The Community Development Department has already opened the project in OpenGov and upon the building inspector's approval, will continue to work with the structural engineer in finalizing the scope of work and bid proposal dates.

Staff has worked in conjunction with the City's insurance carrier as well as FEMA to secure the necessary funding for the project to prevent any impacts to the General Fund.

Anticipated Project Timeline:

January 2024: Final building plans submitted and approved by City of Selma staff

February 2024: RFP bid opening and close

March 2024: Council awards project and construction begins (3-5 months construction)

August 2024: Construction completion and grand reopening

FISCAL IMPACT:

Salazar Center: Staff will recommend budget amendments to the CIP once scope of work and RFP have been finalized.

Senior Center: Insurance and FEMA to cover the costs of the project. No impacts to the General Fund are anticipated at this time.

RECOMMENDATION: This is an information and discussion item only.

_____/s/_____
Amy Smart
Community Services Director

_____/01/11/2024_____
Date

_____/s/_____
Fernando Santillan
City Manager

_____/01/11/2024_____
Date