



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
August 24, 2010

Honorable Mayor and
Members of the City Council

**Title: Change Order: Historic Depot Building Electrical Re-Feed Project
(T15029005)**

Location/Council District: 401 I Street / Council District 1

Recommendation: Adopt a **Resolution:** 1) authorizing the City Manager or the City Manager's designee to execute Change Order No. 4 to City Contract 2010-0023 with Collins Electrical Company, Inc. in an amount not to exceed \$27,335 for a revised total contract amount not to exceed \$477,676 for the Historic Depot Building Electrical Re-Feed Project and; 2) ratifying all previous change orders issued for this project under the City Manager's signature authority.

Contacts: James Christensen, Senior Engineer, 808-5863; Yadi Kavakebi, Facilities Superintendent, 808-8432.

Presenters: Not applicable

Department: General Services

Division: Facilities and Real Property Management

Organization No: 13001541

Description/Analysis:

Issue: The Historic Depot Building Electrical Re-Feed Project will replace the existing main service, which is antiquated and in very poor condition, and provide power to the existing panels located throughout the Depot Building. The new electrical service will also contain multiple meters for the different tenants. A house meter (City) will provide power to the site and areas of the building occupied by the City. A meter for Amtrak will be provided. Space for additional meters will be provided for other future tenants. A second project, Phase II, will be required to add additional meters, replace the electrical sub panels and clean up the branch circuiting throughout the Depot Building.

The existing electrical system has been in service since 1926. During the past 84

years, the electrical system has been modified numerous times. Because of the age, condition, and lack of useful existing drawings, multiple code violations and unknown electrical loads have been discovered during construction.

Change Order No. 4 includes work required to fix more code violations that have been discovered during demolition and construction, and install new feeders for a water heater and unknown panel, a ground jumper across the main water line, and a new decorative wrought iron fence to enclose the new Sacramento Municipal Utility District (SMUD) transformer and water main backflow preventer area, providing a secure and screened utility area.

Policy Considerations: The recommendations in this report are consistent with City Code Chapter 3.60.210 regarding City Manager change order authority.

The recommendations in this report are also consistent with Resolution 2010-346 prohibiting the City from entering into any contract to purchase goods or services from any business or entity headquartered in Arizona.

Committee/Commission Action: None

Environmental Considerations:

California Environmental Quality Act (CEQA): This project is required to maintain electrical service to the Depot and is a component of Phase 1 of the Track Relocation project, which was subject to CEQA. On June 2, 2009, the City Council approved a Mitigated Negative Declaration under CEQA, and a Notice of Determination was filed on June 8, 2009.

Sustainability Considerations: Not applicable

Rationale for Recommendation: Approving Change Order No. 4 to City Contract C2010-0023 with Collins Electrical Company, Inc. is necessary to finish the project and keep it on schedule to be completed prior to the start of the Track Relocation Project.

Financial Considerations: Sufficient funding is available within the Track Relocation Project (T15029005) in Proposition 1B funds (Fund 2028) to approve Change Order No. 4 with Collins Electrical Company, Inc, in an amount not to exceed \$27,335.

Emerging Small Business Development (ESBD): The selection of the contractors for this project followed established City guidelines for inclusion of ESBD firms. With an SBE/EBE percentage total of 27.7%, Collins Electrical Company, Inc. and its subcontractors are above the City's required 20% ESBD rate.

Respectfully Submitted by:


Yadi Kavakebi
Facilities Superintendent

Approved by:


Reina J. Schwartz
Director, Department of General Services

Recommendation Approved:

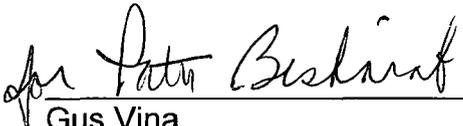

Gus Vina
Interim City Manager

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Attachment 1

BACKGROUND : In December 2006, the City purchased the Historic Depot Building and the surrounding parcel. The existing electrical service to the Historic Depot Building is antiquated and in very poor condition. Most of the equipment for the main service is original to the building and has been in service since approximately 1926. The equipment is past its useful life.

The Track Relocation Project, which will relocate the train tracks approximately 300 feet to the north requires that all of the utility poles located on the rail yards property be removed. The electrical service that feeds the Depot Building is routed through the rail yards on the utility poles. The service originates at the Bercuit Substation, and then routes overhead to the depot. Just north of the depot, the electrical service drops below ground and goes under the tracks and then enters the building in the north-east corner of the basement.

Because of the age, condition, and lack of useful existing drawings, multiple code violations and unknown electrical loads have been discovered during construction that required the following change orders:

Contract and Change Order History

Contract No. / Change Order No.	Amount	Scope of Work
Contract 2010-0023	\$380,175	City Council adopted Resolution No. 2010-004 approving construction plans and specifications and awarding the construction contract to Collins Electrical Company, Inc.
Change Order 1	\$38,804	City Council adopted Resolution No. 2010-210 for additional work required to fix code violations, provide power to previously unknown loads, and provide special training required by Amtrak for contractors working on or near the rail lines.
Change Order 2	\$23,119	Extending power to unknown loads located throughout the building including additional wall cores, conduit, wire, disconnects, etc. Also includes fixing multiple code violations.
Change Order 3	\$8,243	Extending the expiration date of the contract to December 7, 2010 and changing the scope to include railroad Insurance for the contractor (required for working on railroad property), additional grounding required for the step down transformers located in the basement, and credit for two transformer pads and modifications to a historic door, which were not required.

RESOLUTION NO. 2010-XXXX

Adopted by the Sacramento City Council

August 24, 2010

APPROVING CHANGE ORDER NO. 4 FOR THE CONSTRUCTION CONTRACT WITH COLLINS ELECTRICAL COMPANY, INC. IN AN AMOUNT NOT TO EXCEED \$27,335 FOR THE HISTORIC DEPOT BUILDING ELECTRICAL RE-FEED PROJECT (T15029005)

BACKGROUND

- A. In December 2006, the City purchased the Historic Depot Building and the surrounding parcel. The existing electrical service to the Historic Depot Building is antiquated and in very poor condition.
- B. Change Order No. 4 includes work required to fix more code violations that have been discovered during demolition and construction, and install new feeders for a water heater and unknown panel, a ground jumper across the main water line, and a new decorative wrought iron fence to enclose the new Sacramento Municipal Utility District (SMUD) transformer and water main backflow preventer area, providing a secure and screened utility area. This change order is necessary to finish the project and keep it on schedule to be completed prior to the start of the Track Relocation Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Manager or the City Manager's designee is authorized to execute Change Order No. 4 to Contract No. 2010-0023 with Collins Electrical Company, Inc. in an amount not to exceed \$27,335 for a revised total contract amount not to exceed \$477,676 for the Historic Depot Building Electrical Re-Feed Project.
- Section 2. All previous change orders issued for this project under the City Manager's signature authority are hereby ratified.