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DEPARTMENT OF
GENERAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

5730 - 24TH STREET
BUILDING FOUR
SACRAMENTO, CA
95822-3699

OFFICE OF THE DIRECTOR

916-449-5548

July 15, 1988

DIVISIONS:

Budget and Finance Committee
Sacramento, California

COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
PROCUREMENT SERVICES

Honorable Members In Session:

SUBJECT: CITY HALL COUNCIL CHAMBER REMODEL (CA71)

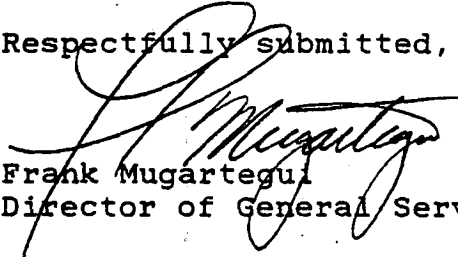
SUMMARY

The attached report recommends approval of the subject remodel to be accomplished with a combination of City forces and informal contracts and the appropriation of an additional \$150,000.00 to cover added project costs.

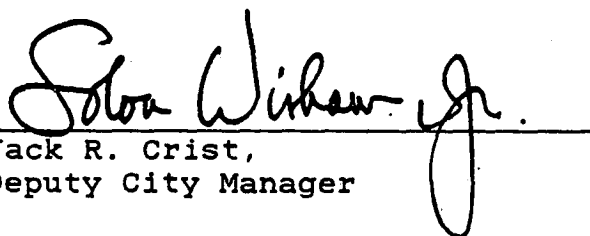
RECOMMENDATION

It is recommended that the Budget and Finance Committee review and recommend adoption by the full Council the attached report authorizing the subject project be accomplished with a combination of City work forces and the informal contracts and the appropriation of an additional \$150,000 from General Fund Contingency to cover additional unanticipated project costs.

Respectfully submitted,


Frank Mugartegui
Director of General Services

Recommendation Approved:


Jack R. Crist,
Deputy City Manager

July 26, 1988

Attachments



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July 15, 1988

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: CITY HALL COUNCIL CHAMBER REMODEL (CA71)

SUMMARY

This report requests authorization for utilizing a combination of City forces and informal contracts for completion of the subject project in a timely manner and the appropriation of an additional \$150,000 to project CA71 to cover additional unanticipated costs.

BACKGROUND

The FY 1987-88 CIP budget approved by the City Council includes Project CA71 in the amount of \$757,442 for remodeling of the City Clerk's Offices, the Mayor/Council Support Area, and the City Council Chamber. Only the Chamber remains to be awarded. A concern that areas yet to be remodeled contained asbestos contamination delayed bidding the Council Chamber remodel. The extent of the asbestos contamination could not be verified until the abatement project began.

Design and construction documents for remodeling the Council Chamber are now complete. The asbestos abatement project in the Chamber is underway. We are now ready for installation of the multi-media system in the Council Chamber which was authorized by the City Council on April 21, 1987 in the amount of \$300,000.

ANALYSIS

Construction schedules and cost estimates have been prepared by consultants and City staff. The following is a comparison of the various methods of dealing with the chambers remodeling:

	<u>City Staff Estimate</u>	<u>Consultant Estimate</u>	<u>Informal Bid of Contractor Remodeling 1st FL.</u>
Construction Cost	\$290,000	\$320,000	\$385,000
Construction Time Line	82 days	100 days	130 days
Council Chamber Reopening Date	10/18/88	12/13/88	12/20/88

ALTERNATIVES

Three (3) alternative methods are available for consideration to accomplish the subject remodeling project. They are as follows:

Altn #1- Utilization of City forces and private contractor by informal bid. Staff estimates that the costs would not exceed \$290,000.

- Pros:
1. Additional funding appropriation required is \$150,000.
 2. Shortest construction time.
 3. City Council would return to the Council Chamber earlier than other alternatives.

- Cons:
1. City Council must suspend formal competitive bidding and authorize remodeling to be accomplished through use of City Forces and private contractor by informal bid.

Altn #2- Call for formal bids

- Pros:
1. City Council avoids suspending the formal competitive bidding procedure, etc.

- Cons:
1. Additional funding in the amount of \$180,000 would have to be appropriated based on consultant's estimates.

2. Construction time longer than Altn #1

3. It is estimated that the Council would not return to Chamber until mid-December

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Altn #3- Suspend formal competitive bidding and award remodeling project to contractor currently working on 1st floor of City Hall.

- Pros:
1. The Contractor is on site and is familiar with City Hall.
 2. City knows contractor's capabilities and is satisfied with their current work performance.
- Cons:
1. Additional funding in the amount of \$245,000 would have to be appropriated based on the contractor's bid
 2. Construction time is the longest of all alternatives.
 3. It is estimated that the City Council would not return to Chamber until the later part of December.

FINANCIAL DATA

A significant change in scope has been the decision to install independent HVAC systems in the Chambers and each support area, i.e. adjoining Conference rooms, and Media Center Control room. This has been done to allow for heating and cooling of these areas separately from the rest of City Hall thus permitting operating cost savings. The additional \$150,000.00 in project appropriations requested here is related to this change. (see Exhibit I). The revised total budget for this portion of the City Hall remodeling project will now be \$740,000.00. The amount of \$150,000 will be transferred from the General Fund Contingency leaving \$750,000 for the remainder of FY 88-89.

Remaining somewhat unknown at this time is the full impact of the costs of asbestos removal. As the work progresses in the Chambers there is a potential for discovery of additional asbestos and removal may require yet another budget augmentation.

CONCLUSION

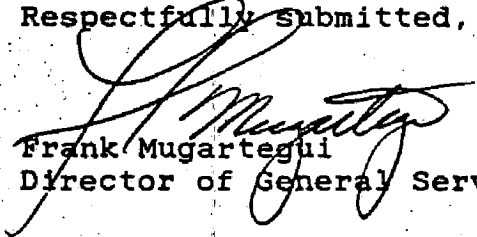
It is in the best interest of the City both financially and for the length of time it will take to reopen the City Council Chamber that the subject remodeling project be undertaken utilizing a combination of City forces and informal contracts.

RECOMMENDATION

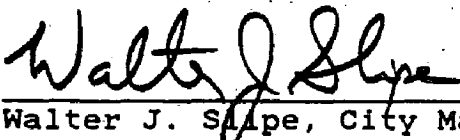
It is recommended that the City Council adopt the attached resolution authorizing:

1. The suspension of formal competitive bidding.
2. Utilizing a combination of City forces and informal contracts for the surface remodeling project.
3. Appropriation of an additional \$150,000 from the General Fund Contingency to cover the additional unanticipated costs for project CA71.

Respectfully submitted,


Frank Mugartegui
Director of General Services

Recommendation Approved:


Walter J. Slape, City Manager

Attachments

July 26, 1988
District I

EXHIBIT I

**CITY OF SACRAMENTO
CIP PROJECT CA71
COUNCIL CHAMBERS ESTIMATE**

Original Estimate Costs:

Construction	\$290,000	
Multi Media System	\$300,000	
		\$590,000

Additional Requirements:

Mechanical	\$ 45,000.00	
Ceiling Removal and Replacement	\$ 63,000.00	
Consultant Costs	\$ 10,000.00	

Architectural	\$ 3,500.00	
Acoustical design	\$ 2,000.00	
Cost Estimating	\$ 2,500.00	
Asbestos Abatement	\$ 2,000.00	

Staff Time	\$ 16,000.00	
Arts in Public Places	\$ 2,000.00	
10% Contingency	\$ 14,000.00	

Total Additional Required	\$150,000.00	<u>\$150,000</u>
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Total Projected Remodeling Costs		<u>\$740,000</u>
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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION AUTHORIZING SUSPENDING OF FORMAL COMPETITIVE BIDDING FOR THE CITY HALL COUNCIL CHAMBER REMODELING PROJECT AND AMENDING THE CIP BUDGET WITH AN AUGMENTATION OF \$150,000 TO PROJECT CA71

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO, TWO-THIRDS (2/3) OF ALL MEMBERS VOTING IN FAVOR THEREOF:

1. That pursuant to Section 58.401(d) of the Sacramento City Code, it is hereby determined to be in the best interest of the City to suspend formal competitive bidding for the City Hall Council Chamber Remodel Project. The City Manager is hereby authorized to execute necessary contracts to complete this work with a combination of Facility Management crews and informal contracts, in an amount not to exceed \$290,000.00 for the construction work; and
2. That, the amount of \$150,000.00 be transferred from the General Fund Contingency (101-710-7012-4999) to the Capital Improvement Project Budget to cover the additional construction cost of the City Council Chambers as follows:

101-500-CA71-4802	\$ 2,000.00
101-500-CA71-4820	\$108,000.00
101-500-CA71-4821	\$ 8,000.00
101-500-CA71-4880	\$ 9,600.00
101-500-CA71-4881	\$ 6,400.00
101-500-CA71-4860	\$ 2,000.00
101-500-CA71-4826	\$ 14,000.00

MAYOR

ATTESTS:

CITY CLERK

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

**RESOLUTION TO TRANSFER \$32,000.00 TO
CAMP SACRAMENTO BRIDGE REPLACEMENT AND
AWARDING BID TO SAWYER/McCOLLUM CONSTRUCTION, INC.
IN THE AMOUNT OF \$136,975**

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

The following transfers are hereby approved in order to effect the replacement of Camp Sacramento Bridge.

- | 1. | From: | Amount | To: |
|----|-------------------|-------------|-------------------|
| | 424-500-JA01-4820 | \$17,700.00 | 424-500-JA11-4820 |
| | 101-500-LB31-5001 | \$14,300.00 | 101-500-JA11-4820 |
2. Accept the bid of Sawyer/McCollum Construction, Inc. in the amount of \$136,975.00 for the Camp Sacramento Entrance Bridge Replacement and award the contract.

MAYOR

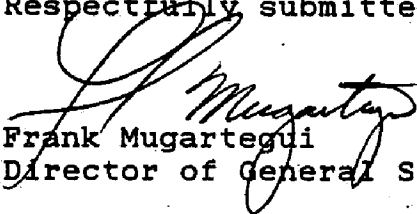
ATTESTS:

CITY CLERK

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2. The bid of Sawyer/McCollum Construction, Inc. in the amount of \$136,975.00 for the Camp Sacramento Entrance Bridge Replacement be accepted and a contract awarded.

Respectfully submitted,


Frank Mugartegui
Director of General Services

Recommendation Approved:


Jack R. Crist,
Deputy City Manager

July 26, 1988
All Districts