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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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MAINTENANCE SERVICES
DIVISION

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April 3, 2000

City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: APPROVAL OF SUPPLEMENTAL AGREEMENT #1 TO 3D /INTERNATIONAL FOR ADDITIONAL REQUIREMENTS TO THE FACILITY MAINTENANCE SURVEY (CE21)

LOCATION AND COUNCIL DISTRICT: Citywide All Districts

RECOMMENDATION:

This report recommends that the City Council authorize the City Manager to execute Supplemental Agreement No. 1 to the existing agreement with 3D/ International in the amount of \$147,693.00 for approximately 800,000 square feet of additional structures / facilities, miller park marina, and pools, which City Council requested to be added to the study during the 9/16/99 meeting.

CONTRACT PERSON: Jim Johnston, General Supervisor, 433-2288
Gene Moore, Maintenance Services Manager, 433-6319

FOR COUNCIL MEETING OF: April 18, 2000

SUMMARY:

Increase the amount of the current agreement with 3D/ International in the amount of \$147,693.00 to perform the facilities assessment requirements of phase 2. The increased requirements represent twenty (20) additional structures / facilities for an increase of approximately 800,000 square feet, which includes the Convention Center and all associated center facilities including the Memorial Auditorium, Old Sacramento riverfront facilities, dock and barge structures; as well as the Miller Park Marina and the complete docks structures. Additionally, to ensure the neighborhood pools and pool facilities are maintained in a safe and

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healthy condition, we are including these structures to the survey and extend the expiration date of the agreement by sixty (60) additional calendar days.

As with phase one, the primary objective is to identify and quantify physical deficiencies in each facility along with recommended correction to return the facilities to reliable operating conditions. During phase one, the consultant, 3D/International, was required to examine the specific condition of facility systems and components to establish a level of funding necessary to make repairs or replacement to bring the facility to a state of good repair and eliminate the back log of deferred maintenance of the approximately 1.3 million square feet of city facilities maintained by Public Works Maintenance Services.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

- On September 16, 1999, the City Council authorized the City Manager to execute an agreement with 3D/ International in the amount of \$198,597 for the Facility Maintenance Assessment Survey. At this meeting, Council directed staff to add several facilities and to consider certain areas to be added. This Supplemental Agreement complies with that request by adding the facilities to the comprehensive audit currently in process. The funding for this assessment is from the \$1.167 million in savings generated by Public Works internally in the FY 98/99.
- 3D/ International conducted the phase one (1) assessment with teams of architects and engineers who surveyed on-site, reviewed records, and consulted with City staff knowledgeable on the structures. The City assigned a city employee to work with the consultant team to learn the assessment system in a hands-on manner and integrate the system into the City maintenance procedures.
- The Facilities Assessment program is to provide objective and technical analysis of the physical condition of City buildings and support structures, to identify the cost to bring the buildings to standard, addressing both the building deficiencies and the improvements related to City and industry standards. It will also develop and maintain a complete space inventory for each building that includes an area analysis and develop an implementation strategy for improving and upgrading each building based on a priority of equipment and occupant needs using an updateable and workable database. These will enable the designated funds to be used more effectively and to better anticipate future maintenance and facility needs.
- Based on an analysis of the 1.3 million SF of facilities assessed by 3D/ International during phase one, the Consultant has identified a maintenance backlog (deferred maintenance) estimated in excess of \$16 million. This value is determined by the identified deficiencies, which include a detailed description, location and classification. Each deficiency is classified by its respective physical or operational function in the facility, Safety, Site, External Shell, Internal Shell, Heating, Cooling/vent, plumbing, electrical, etc. The deficiencies have a recommended

correction, estimated pricing and a prioritization.

- Negotiations with the consultant to include the additional structures/facilities was conducted using the methodology consistent with the original contract negotiations.

FINANCIAL CONSIDERATIONS:

The current balance in CIP CE21 is \$1,775,000, which is adequate to fund the proposed agreement amount of \$147,693.

ENVIRONMENTAL CONSIDERATIONS:

The approval of the agreement is not considered a project as defined by Section 15378 of the California Environmental Quality Act (CEQA) guidelines. The study involves no physical construction and has no potential to cause a significant impact on the environment.

POLICY CONSIDERATIONS:

The action requested herein is consistent with the Sacramento City Code, Title 59.

ESBD CONSIDERATIONS:

No change from the initial report.

Respectfully submitted,



Gene Moore
Maintenance Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashiwagi
Director of Public Works