

# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www. CityofSacramento.org

**CONSENT**  
**November 27, 2007**

**Honorable Mayor and  
Members of the City Council**

**Title: Change Order No. 1: Animal Shelter Cattery Building (GA13)**

**Location/Council District:** 2127 Front Street, District 4

**Recommendation:** Adopt a **Resolution:** 1) accepting the City Manager's report regarding Change Order No. 1 in the amount not to exceed \$83,698 to Contract No. 2007-195 with Advantage Building Contractors acknowledging City Manager change order authority pursuant to City Code Section 3.60.210(F)(1); and 2) resetting the City Manager's signature authority for this project pursuant to City Code Section 3.60.210(G).

**Contacts:** Bonnie Slavin, Construction Program Manager, 808-8460; Cynthia Kranc, Facilities Manager, 808-2258

**Presenters:** Not applicable

**Department:** General Services

**Division:** Facilities and Real Property Management

**Organization No:** 3281

**Description/Analysis:**

**Issue:** On August 28, 2007, City Council adopted Resolution No. 2007-629, approving the contract plans and specifications for the Animal Shelter Cattery Building and awarding a construction contract for the project to Advantage Building Contractors in an amount not to exceed \$740,000. In preparation for construction, the contractor encountered what appeared to be unsuitable soils in the building pad area. After examination by the materials testing and inspection firm, the recommendation was to over-excavate to a depth of five feet below finish grade and install filter fabric, crushed rock, and engineered fill to provide a suitable building pad for the new cattery building. Change Order No. 1 was issued for this additional site work necessary to prevent interruption of work which would result in a substantial increase in cost to the City.

**Policy Considerations:** This recommendation is consistent with the directives and guidelines of the 2006 Community Reinvestment Capital Improvement Program (CRCIP) approved by City Council on February 7, 2006, and is in

conformance with City Code Section 3.60.210(F)(1) which provides the City Manager change order authority in circumstances in which it is necessary in the discretion of the City Manager to issue change orders in order to prevent interruption of work which would result in a substantial increase in cost to the City.

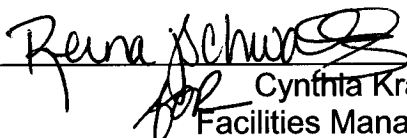
**Committee/Commission Action:** Not applicable

**Environmental Considerations:** The Animal Shelter Cattery Building has been determined to be exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303, Class 3 of the CEQA Guidelines. Projects exempted under Section 15303, Class 3 consist of the construction or remodeling of small structures in urban areas not exceeding 10,000 square feet. The Animal Shelter Cattery Building is 2,900 square feet and well within the guideline requirements.

**Rationale for Recommendation:** Change Order No. 1 was issued pursuant to City Code Section 3.60.210(F)(1) to complete the necessary site work before rainy weather commences, and prevent the interruption of work which would result in a substantial increase in cost to the City. Per City Code Section 3.60.210(F)(1), the City Manager shall report to City Council in the event that any change order issued pursuant to this section exceeds the authority otherwise granted the City Manager.

**Financial Considerations:** On February 7, 2006, City Council approved the CRCIP, which included a \$1.5 million budget for the Animal Shelter Cattery Building project. Sufficient funding is available within the project from tax exempt bond funds (Fund 713) to execute Change Order No. 1 with Advantage Building Contractors in an amount not to exceed \$83,698.

**Emerging Small Business Development (ESBD):** Advantage Building Contractors has an emerging/small business enterprise percentage total of 22% for the Animal Shelter Cattery Building project.

Respectfully Submitted by:   
Cynthia Kranc  
Facilities Manager

Approved by: Reina J. Schwartz  
Reina J. Schwartz  
Director, Department of General Services

Recommendation Approved:

*bon* Ray Kerridge  
Ray Kerridge  
City Manager

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### **Background Information**

On August 28, 2007, City Council adopted Resolution No. 2007-629 approving the plans and specifications, and construction contract in the amount of \$740,000 for the Animal Shelter Cattery Building with Advantage Building Contractors.

The original buildings at the Animal Shelter were designed and constructed in the early 1990's. Available site and project information did not indicate the condition of the soils at this location. In preparation for construction, the contractor encountered what appeared to be unsuitable soils in the building pad area. After examination by the materials testing and inspection firm, the recommendation was to over-excavate to a depth of five feet below finish grade and install filter fabric, crushed rock, and engineered fill to provide a suitable building pad for the new cattery building. It was critical to direct the contractor to proceed with the work immediately before rainy weather commences to prevent the interruption of work which would result in a substantial increase in cost to the City.

Completion of the Animal Shelter Cattery Building is estimated by May 2008.

**RESOLUTION NO. 2007-XXX**

Adopted by the City of Sacramento City Council

**November 27, 2007**

**ACCEPTING THE CITY MANAGER'S REPORT REGARDING CHANGE ORDER NO. 1 IN THE AMOUNT NOT TO EXCEED \$83,698 TO CONTRACT NO. 2007-195 WITH ADVANTAGE BUILDING CONTRACTORS ACKNOWLEDGING CITY MANAGER CHANGE ORDER AUTHORITY PURSUANT TO CITY CODE SECTION 3.60.210(F)(1)**

**BACKGROUND**

- A. The City's Blue Ribbon Committee and the Humane Society of the United States report from March 9, 2001, included a recommendation to construct a cattery building to address growing feline populations at the animal shelter located at 2127 Front Street.
- B. On February 7, 2006, City Council approved the Animal Shelter Cattery Building as part of the Community Reinvestment Capital Improvement Program (CRCIP). Construction of the cattery building is consistent with the objectives of the CRCIP.
- C. On August 28, 2007, Council approved Resolution No. 2007-629, approving the contract plans and specifications for the Animal Shelter Cattery Building and awarding a construction contract for the project to Advantage Building Contractors in an amount not to exceed \$740,000.

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

- Section 1. The City Manager's report regarding Change Order No. 1 in the amount not to exceed \$83,698 to Contract No. 2007-195 with Advantage Building Contractors acknowledging City Manager change order authority pursuant to City Code Section 3.60.210(F)(1) is hereby accepted;
- Section 2. The City Manager's signature authority is hereby reset for this project pursuant to City Code Section 3.60.210(G).