



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



12

May 13, 1987

Budget & Finance Committee of
the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Approval of Contract Amendment and Change Order - Old
Sacramento Riverfront Moorage Facility and Accessways
Amending the Project Budget and Transferring Funds

SUMMARY

The attached report is submitted to you for review and
recommendation prior to consideration by the Redevelopment Agency
of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution
approving the amendment, change order and funding.

Respectfully submitted,

WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COMMITTEE:

JACK R. CRIST
Deputy City Manager

Attachment



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



May 13, 1987

Redevelopment Agency of
the City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Approval of Contract Amendment No. 2 and Change Order No. 2 for the Construction of the Old Sacramento Riverfront Moorage Facility and Accessways Amending the Project Budget and Transferring of Funds

SUMMARY

Adoption of the attached resolution will authorize the Executive Director to execute a contract amendment and a change order for an additional \$258,500 related to the Old Sacramento Riverfront Moorage and Accessways Project and will approve the transfer of funds and amend the total project budget from \$888,244 to \$1,146,744.

BACKGROUND

The Agency has taken three (3) previous actions specifically related to the construction of the Old Sacramento Riverfront Moorage Facility and Accessways:

1. On January 14, 1986, the Agency adopted Resolution No. 86-001 related to revisions to the riverfront project budget and financing and authorized the Executive Director to take all action needed for the construction and installation of moorage and access facilities for the Delta King and other riverfront elements.
2. On May 27, 1986, Resolution No. 86-025 was adopted authorizing construction of various moorage and access systems to the Delta King and other vessels on the riverfront. Consistent with the intent of Resolution No. 86-001, two (2) contracts for the construction and installation of the moorage facility and accessways were executed. The first contract was with Coyne and Company, Inc. and Sierra National Construction Company for the purchase of the project components; and the second contract was with Sierra National Construction Company for the installation of the components and finish work.

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3. On November 18, 1986, Resolution No. 070 was adopted approving an amendment to the purchase agreement and change order no. 1 increasing the contract amounts.

The following recommended changes and additions to the contracts and proposed necessary action are required for the completion of the Old Sacramento Riverfront Moorage Facility and Accessways:

I. City Requested Life Safety 'Upgrades'

During the course of the design for the moorage facility, the Fire Department required the construction of a large emergency egress and emergency response staging area adjacent to the Delta King. This facility has been incorporated into the project. However, upon further review of the design as contracted for construction the Fire Department and the City Facility Management Division have recommended that the typical handrail per the contract not be employed around the perimeter of the landing facility or upon the primary exit stairs, ramps and bridges. It is recommended that a handrail constructed of panels of wire mesh like that upon the Delta King be installed for reasons of life safety concerns in case of an emergency evacuation from the Delta King in order to prevent the possibility of persons accidentally being forced through openings in the railings.

Additionally, as another matter of concern for life safety and general maintenance, City Facility Management Division has recommended that an additional protective coating be applied to exposed areas of the floatation material under the accessways and ramp and bridge supports to further protect the material from damage from or during flood stages of the river.

The Facility Management Division because of concerns for public safety and maintenance costs also has recommended an increase in the lighting level and a change in fixture type from that originally designed and as contracted for as being in keeping with the era of the Delta King.

The scope of the component purchase agreement would be amended to incorporate an upgrade of the railings, protective coating of the floatation system and the lighting level and fixtures plus associated cost for increases to bonds and insurance; and project contingency.

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II. MOORAGE FACILITY UTILITIES

When executed the scope of the contracts did not include the construction of necessary utilities as the requirements for service to the reconstructed historic Storeship Globe and tour boats were unknown. Subsequent to the commencement of work under the contracts, a tour boat operator has been selected and service requirements for the other vessels have been determined.

Consistent with Resolution Nos. 86-001 and 86-025 authorizing the Executive Director to take necessary action including entering into "Design/Build" agreements, an agreement in the amount of \$7,000 for the design of the required utility systems was entered into on April 6, 1987 with Sierra National Construction Company. Sierra National Construction has designed and competitively bid the utility systems.

The scope of the installation contract would be expanded by change order to include the construction of the necessary electrical, telephone and communication systems; and water, sewer and fire protection system for an area approximately one block long and a half block wide to be constructed over water. The change order would also include associated cost for increase to bonds and insurance; inspections and testing; and project contingency.

III. SCHEDULE

The additional upgraded items are due to City requirements but will not impact the project schedule.

As the utility requirements of a tour boat operator were not determinable at the time of the original contract, the utility work was not included in the original contract. Based upon the City's Tour Boat Request for Proposals original submittal date of November 12, 1986 it was anticipated that ample time was available for the design and construction of a tour boat operator's required utilities. However, the City Council did not take final action selecting the Matthew McKinley until March 31, 1987. Engineering for utilities commenced immediately upon final Council action. The length of time taken by the City to select the tour boat operator has impacted the project schedule.

The component purchase portion of the project is on schedule. The installation construction portion of the project is approximately two (2) weeks behind schedule. In order for the newly contracted tour boat, the Matthew McKinley, to operate from the moorage facility and for the accessways to be open to the general public, the necessary utilities and life safety upgrades

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must be installed and substantially completed by June 17, 1987. The agreements will be amended to address the utility work and the new substantial completion date. Adoption of the attached resolution will ensure that the work will be done to a sufficient level by June 17th to accommodate the Matthew McKinley and the opening of the riverfront to the public.

FINANCIAL DATA

By adoption of Resolution Nos. 86-001 and 86-025 the Executive Director was authorized to enter into agreements for the purchase of project components and their installation and take other necessary action not exceeding \$790,794. Two (2) agreements, one for the purchase of components in the amount of \$583,688, and one for their installation in the amount of \$126,500 were executed. Subsequently, by adoption of Resolution No. 86-070 these contracts respectfully were increased from \$583,688 to \$635,890 and from \$126,500 to \$171,748 for a combined amount of \$807,638 and the project budget was increased to \$888,244.

The recommended changes in the scope of the contracts will result in an increase of \$76,000 to the component purchase agreement. The purchase agreement will be increased from \$635,890 to \$711,890.

The recommended addition of the necessary utility work will increase the installation contract by \$182,500 from \$171,748 to \$354,248. This amount includes contractor's related increased cost for bonds and insurance; inspections and testing; and a ten percent (10%) contingency.

The recommended changes will result in a combined increase in the contracts of \$258,500. The project cost will be increased to \$1,066,138 and the project budget will be increased to \$1,146,744.

In order to cover the increased cost it is recommended that \$68,500 be transferred from cost center A00497, Old Sacramento Construction fund and that \$190,000 be transferred from cost center A00457, the Docks project fund, to cost center A00491 Historic Ships and Moorage Facility Construction fund.

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<u>CONTRACTOR</u>	<u>EXISTING CONTRACT</u>	<u>PROPOSED AMENDMENT</u>	<u>PROPOSED NEW CONTRACT AMOUNT</u>
Coyne and Company and Sierra National Construction Co.	\$635,890	\$ 76,000	\$ 711,890
Sierra National Construction Co.	<u>\$171,748</u>	<u>\$182,500</u>	<u>\$ 354,248</u>
	\$807,638	\$258,500	\$1,066,138

ENVIRONMENTAL REVIEW

Environmental review is not required for actions requested in this staff report. The proposed work under the subject agreement is consistent with previous environmental clearances for the Old Sacramento Riverfront Project.

POLICY IMPLICATION

The actions proposed in the staff report are consistent with the intent of previously adopted resolutions and approved policy and there are no policy changes being recommended.

VOTE AND RECOMMENDATION OF COMMISSION

It is anticipated that at its meeting of May 18, 1987, the Sacramento Housing and Redevelopment Commission will adopt a motion recommending that you take the above mentioned action. In the event they fail to do so, you will be advised prior to your May 19, 1987 meeting.

RECOMMENDATION

Staff recommends the adoption of the attached resolution which authorizes the Executive Director to execute contract amendment No. 2 and change order No. 2 to the Old Sacramento Riverfront Moorage Facility and Accessways project increasing the project budget by \$258,500 and augmenting project funding by transferring \$68,500 from the Old Sacramento General Construction fund cost center 0497 and \$190,000 from the Docks project fund cost center 0457. Amending the project component purchase agreement with Coyne and Company, Inc. and Sierra National Construction Company by \$76,000 increasing the agreement from \$635,890 to \$711,890 and increasing the Installation Contract with Sierra National

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Construction Company by a change order in the amount of \$182,500 increasing the contract from \$171,748 to \$354,248 for the inclusion of utility systems and City requested life safety upgrades.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Executive Director

WHE/TRL/kld

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

0710M

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

APPROVAL OF CONTRACT AMENDMENT AND CHANGE ORDER
FOR THE PURCHASE AND CONSTRUCTION OF THE OLD SACRAMENTO
RIVERFRONT MOORAGE FACILITY AND ACCESSWAYS
AND AMENDING PROJECT BUDGET AND TRANSFERRING FUNDS

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Section 1: In accordance with the staff report for this resolution, the Executive Director is authorized to execute a contract amendment and a change order to the contracts with Coyne and Company and Sierra National Construction Company relating to the purchase and installation of the Old Sacramento riverfront moorage and accessway components.

Section 2: The Executive Director is authorized to increase the project budget by \$258,500.

Section 3: The Executive Director is authorized to augment project funding by transferring \$68,500 from the Old Sacramento General Construction fund cost center 0497 and \$190,000 from the Docks project fund cost center 0457 to the historic ships and moorage facility construction cost center 0491.

CHAIR

ATTEST:

SECRETARY

WPP59(L)
154WPP1

protective coating

TOUR BOAT

DELTA KING

TOUR BOAT

C.S.N.C. WAREHOUSE

C.P.R.R. FREIGHT DEPOT

utility systems

C.S.N.C. FREIGHT DEPOT

FRONT

86

85

71 R

70 R

69 R

68 R

67 R

66 R

65

64

63

62

61

60

55

40

39

38

40

39

38