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APPROVED
BY THE CITY COUNCIL

APR 29 1997

DEPARTMENT OF
PUBLIC WORKS

ARCHITECTURE &
ENGINEERING DIVISION

CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY CLERK
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April 10, 1997

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: AUTHORIZE CHANGE ORDER WITH HARBISON-MAHONY-HIGGINS
FOR POLICE ADMINISTRATIVE OFFICES (EB96)

LOCATION AND COUNCIL DISTRICT:

900 8th Street (8th & I Streets) - Council District #1

RECOMMENDATION:

This report recommends the City Council approve a change order to the design-build contract with Harbison-Mahony-Higgins(HMH) for an amount of \$242,072.23 for installation of energy saving improvements, computer system support, security system, fire alarm improvements and required construction.

CONTACT PERSON: David L. Morgan, Sr. Architect, 264-8425

FOR COUNCIL MEETING OF: April 29, 1997

SUMMARY:

This project consolidates police administration into a downtown location. Changes in the initial design were required to meet operational needs of the Police Department, complete maintenance repairs that were not visible during initial inspections, improve life safety protection for the building and complete lighting upgrades to reduce on-going operating costs.

BACKGROUND INFORMATION:

- On November 12, 1996, the City Council approved the lease with the County for the site located at 900 8th Street (formerly Bank of America) and a contract with HMH to complete construction activities.
- On December 3, 1996, a construction reimbursement agreement was negotiated with Sacramento County identifying cost obligations to be paid by the County.

City Council
SUSPEND COMPETITIVE BIDDING AND AWARD DESIGN-BUILD CONTRACT FOR
POLICE ADMINISTRATIVE OFFICES (EB96)
April 10, 1997

- On February 18, 1996, the City Council authorized the City Manager to execute the construction reimbursement agreement with Sacramento County, and the City Council approved Change Order #1 authorizing HMH to complete construction of items outlined in the construction reimbursement agreement.

COMMITTEE/COMMISSION ACTION: None.

FINANCIAL CONSIDERATIONS:

Sacramento County has agreed to pay for costs associated with maintenance issues and share the costs of life safety upgrades totaling \$28,991. SMUD has agreed to provide an energy conservation rebate of \$13,102 for completion of lighting upgrades. This change order totals \$242,072.23. After deducting additional compensation from Sacramento County and SMUD this change order will cost the City \$199,979.23. Sufficient funds remain in project contingency to cover this change order. The project currently has an unobligated fund balance of \$543,851.

ENVIRONMENTAL CONSIDERATIONS:

A Categorical Exemption for this project was filed with the Sacramento County Clerk on December 6, 1996.

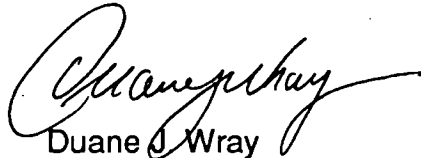
POLICY CONSIDERATIONS:

The action requested herein is consistent with Title 58 of the Sacramento City Code.

MBE/WBE EFFORTS:

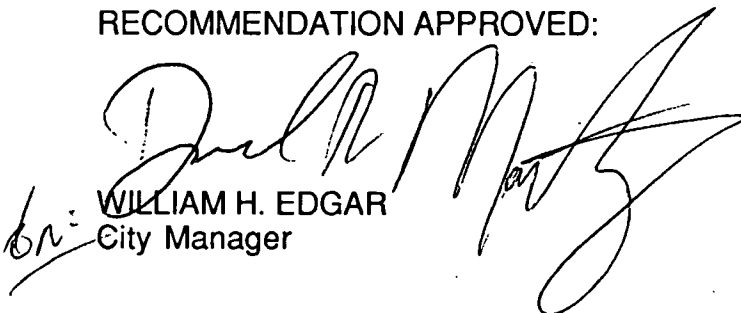
HMH previously has agreed to meet City MBE/WBE construction project goals.

Respectfully submitted,



Duane J. Wray
Architecture and Engineering Manager

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR
City Manager

Approved:



Michael Kashiwagi
Director of Public Works

City of Sacramento

CHANGE ORDER

COPY

Contract # & Date: 96-119 - 11/12/96

Budget # : 101-500-EB96-4820

Purchase Order # : 7EB9699905

Change Order No.: 2

Sacramento, California

APRIL 1, 1997

TO: HARBISON/MAHONY/HIGGINS, INC.

Contractor

CONTRACT FOR: POLICE ADMINISTRATIVE OFFICES

Upon Mutual acceptance of this document by the City of Sacramento, hereinafter referred to as "City", and your firm, hereinafter referred to as "Contractor", in accordance with the terms and conditions of the original contract documents, you are hereby directed to make the following change or changes for the consideration set forth below:

Description:

See attached Exhibit A.

The original contract sum was	\$	<u>1,436,281.00</u>
Net change by previous Change Orders	\$	<u>105,234.00</u>
The contract sum prior to this Change Order was	\$	<u>1,541,515.00</u>
The contract sum will be increased by this Change Order	\$	<u>242,072.23</u>
New contract sum including all Change Orders	\$	<u>1,783,587.23</u>

Contractor agrees that the amount of increase or decrease in the contract sum specified in this change Order shall constitute full compensation for the work required by this Change Order, including but not limited to all compensation for the additional and/or revised work specified herein, and shall fully compensate Contractor for any and all direct and indirect costs that may be incurred by Contractor in connection with such additional and/or revised work, including any changes disruptions or delays in work schedules or in the performance of other work by Contractor. The time for the performance of the contract is unchanged by 0 calendar days by reason of the performance of the work required by this Change Order. Except as herein above expressly provided, Contractor further agrees that the performance of the work specified in this Change Order or the rescheduling of other project work made necessary by this Change Order, shall not constitute a delay which will extend the time limit for completion of the work as said term is used in the contract between the City and the Contractor for the project.


Approval Recommended by:


Project Manager

Approved as to Form By:

City Attorney

Approved By:


Contractor

Approved By:

City of Sacramento

Attested to By:

City Clerk

EXHIBIT A
POLICE ADMINISTRATIVE OFFICES

EB96

4/1/97

Description	Amount
Change Order # 2	
PCO# 3.0 • Upgrade existing fire alarm system to include additional pull stations, strobe lights, alarm horns, smoke detectors and similar equipment identified by the County.	23,160.00
PCO# 4.0 • Install three steel bollards at 7th Street gate controlled entrance.	530.00
PCO# 5.0 • Replace ceiling in basement surrounding escalator and install additional lighting to meet required lighting levels.	5,116.00
PCO# 6.0 • Install new copper water line to provide good electrical ground.	1,420.00
PCO# 7.0 • Provide isolated grounding and power isolation for media services room.	2,507.00
PCO# 12.0 • Convert existing lights to T-8 lamps with electronic ballast, retrofit lights on first floor with recessed troffer lights using T-8 lamps and electronic ballasts, convert incandescent lights in lobby on three floors to compact fluorescent downlights.	61,791.00
PCO# 14.0 • Provide special ventilated cabinet work in Media Services Center for studio operations. Install overhead cabletray for wiring, add overhead grid and electrical outlets for placement of lights.	21,161.00
PCO# 15.0 • Add wall chase with access panels, conduit and fire safing between building service in the basement and all three floors to the roof.	9,081.00
PCO# 16.0 • Provide additional outlets and power requirements for computer room, including wiring for installation of UPS system in the future.	27,799.00
PCO# 17.0 • Install conduit and wiring for an additional 23 CardKey reader positions.	7,512.00
PCO# 18.0 • Eliminate installation of unnecessary exit signs in stairways.	-2,415.00
PCO# 19.0 • Seal granite panels on exterior of building where caulking has broken down and panels have moved out of alignment.	2,103.00
PCO# 20.0 • Replace existing storefront doors with handicap compliant doors, closers and locksets.	-2,549.00
PCO# 22.0 • Spray on fireproofing at plaster ceiling above T-bar on 3rd floor offices.	8,270.00
PCO# 30.0 • Repair sewer injector pump in basement. Primary check valve is damaged.	1,100.00
PCO# 31.0 • Install two new roll-up doors with high use springs, safety loops and push button controls to match controls on main gate off 7th Street.	13,163.00
PCO# 32.0 • Addition of cable tray for communication wiring in the basement and access to workstations on the first floor.	10,816.00
PCO# 33.0 • Repair existing mosaic tile on South face of building that is falling off panels.	1,934.00
PCO# 35.0 • Install backflow in basement to resolve HVAC water treatment.	5,961.00
PCO# 36.0 • Add gate controls and Cardkey pedestal at both ends of drive-up lane. Includes all conduit and safety loop installation.	18,194.00
PCO# 37.0 • Sandblast parking stall stripping in the basement.	2,576.00
PCO# 39.0 • Continue wall from T-bar to roof around training room on the 3rd floor.	3,000.00
PCO# 41.0 • Patch holes left in granite panels when Bank of America removed their exterior signs.	840.00
PCO# 44.0 • Additional painting to fix existing mis-matched wallpaper, door/frame damage, general office clean-up, etc.	15,000.00
PCO# 45.0 • Repair roof leaks at mechanical louvers on South face of penthouse.	4,002.23
25 Items	Total Change Order # 2
	\$242,072.23

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