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# CITY OF SACRAMENTO

APPROVED  
BY THE CITY COUNCIL

DEPARTMENT OF GENERAL SERVICES

NOV 19 1985

OFFICE OF THE  
CITY CLERK  
FACILITY MAINTENANCE DIVISION  
FLEET MANAGEMENT DIVISION  
RISK MANAGEMENT & INS. DIVISION  
SUPPORT SERVICES DIVISION

OFFICE OF THE DIRECTOR

November 5, 1985

City Council  
Sacramento, California

CITY MANAGER'S OFFICE  
**RECEIVED**  
NOV 6 1985

**FILED**  
NOV 12 1985  
Cont. to 11-19-85  
BY THE CITY COUNCIL  
OFFICE OF THE CITY CLERK

HONORABLE MEMBERS IN SESSION:

SUBJECT: APPROVAL OF PLANS AND SPECIFICATIONS FOR AN OFFICE BUILDING,  
DIVISION OF WATER AND SEWERS

SUMMARY:

The Facility Development Section has coordinated the preparation of plans and specifications for subject project. Copy of said plans and specifications has been forwarded to the City Clerk and approval is recommended.

BACKGROUND:

This project consists of the construction of 9000 square feet of office space adjacent to the existing Administration Building at the 35th Avenue Yard. The structure is to house and consolidate the Water and Sewer Administration and Engineering activities.

FINANCIAL:

The estimated cost of the project is \$923,000. The combination of CIP funds for four separate Water and Sewer projects, which are now consolidated, total \$715,000. This item was heard before the Budget and Finance Committee on October 29, 1985. The Committee agreed to forward the plans and specifications to the City Council for approval per the attached report. The appropriate fund transfers and appropriation of additional funds will be requested after receipt of bids.

RECOMMENDATION:

It is recommended that the plans and specifications be approved and that the bids be received December 10, 1985.

Recommendation Approved:

Respectfully submitted,

*Frank Mugarregui*  
Frank Mugarregui,  
Director-General Services

*Walter J. Slape*  
Walter J. Slape, City Manager

Enclosure

November 12, 1985  
All Districts

Approved 10/20/85



# CITY OF SACRAMENTO

## DEPARTMENT OF GENERAL SERVICES

OFFICE OF THE DIRECTOR

FACILITY MAINTENANCE DIVISION  
FLEET MANAGEMENT DIVISION  
RISK MANAGEMENT & INS. DIVISION  
SUPPORT SERVICES DIVISION

October 17, 1985  
FM:85138:DW:JB

Budget and Finance Committee  
Sacramento, California

Honorable Members in Session:

**SUBJECT: WATER AND SEWER ADMINISTRATION BUILDING**

**SUMMARY:**

Plans and specifications have been completed for the subject project. Funds currently budgeted for this project are insufficient due to a change in scope. However, it is recommended that the plans and specifications be forwarded to Council for approval and that appropriation of additional funds await receipt of bids.

**BACKGROUND:**

The 1984-85 Capital Improvement Program included \$45,000 for the design of a Water and Sewer Administration Building at the 35th Avenue Yard and the 1985-86 CIP included \$400,000 for its construction. The 1984-85 Capital Improvement budget also included \$140,000 and the 1985-86 Capital Improvement Program budget included \$130,000 for modifications to the Water and Sewer facilities at the 24th Street Corporation Yard. During the programming and schematic design phases of these projects, the following problems were found:

- 1) Conversion of shop space to office space was not cost effective.
- 2) Water and Sewer activities were divided between the 35th Avenue Yard and the 24th Street Yard; and

- 3) The proposed projects did not relieve overcrowding at the 24th Street Corporation Yard.

Facility Management is beginning work on a long-term project to identify future City Corporation Yard requirements. In the interim, shop space is urgently needed at the 24th Street Corporation Yard.

If Water and Sewer administration and engineering activities were consolidated at the 35th Avenue Yard, this could provide added interim space at the 24th Street Yard for General Services, Public Works, and Parks and Community Services. There is adequate space at the 35th Avenue Yard to consolidate Water and Sewer Division administration activities and shop functions. Therefore, Facility Management has designed a new 9,000 square foot Water and Sewer administration facility to be constructed at the 35th Avenue Corporation Yard. This building includes facilities that were planned for the 24th Street Corporation Yard.

FINANCIAL:

The estimated cost of the new facility is \$923,000. There is \$445,000 budgeted for this project. However, as previously mentioned there is \$270,000 budgeted for Water and Sewer building modification at the 24th Street Corporation Yard, that will no longer be needed. It is recommended that these funds be transferred to the administration building project. If additional funds are required, they can be appropriated from the Water and/or Sewer balance. However, it is recommended that no fund transfers be made until after bids have been received.

RECOMMENDATION:

It is recommended that the Committee forward the plans and specifications to the City Council for approval and that appropriation of additional funds await receipt of bids.

Respectfully Submitted:

Melvin H. Johnson  
Director of Public Works

Frank Mugartegui  
Director of General Services

RECOMMENDATION APPROVED:

Solon Wisham, Jr.  
Assistant City Manager

October 29, 1985

## ADDENDUM NO. 1

December 11, 1985

OFFICE BUILDING  
DIVISION OF WATER AND SEWER  
C.C. 4369

This addendum is applicable to the work designated herein and shall be a part of and be included in the contract. The Contractor shall acknowledge his acceptance of this Addendum by writing "Addendum Number 1" on the Proposal Form.

## Item 1. Sheet E-1, Building Plan

- A. Provide 3-2" MT conduits from the communication closet to the new telephone backboard in the existing building, in lieu of the one 2" MT conduit as shown on the plan.
- B. Pull-box shall be installed similar to pull box detail #2.

## Item 2. Sheet E3, Power &amp; Telephone Plan

- A. Install a ground fault duplex receptacle on the north wall, between the door and the east wall in Janitor Room. Tap the nearest receptacle circuit for power.

## Item 3. Sheet E4, Music /PA &amp; Fire Alarm Plan

- A. Locate amplifier in communication closet in lieu of Janitor Room as shown on plan.

## Item 4. Specification, Section 16721

- A. Thermal detector shall be Pyrotronic #DT-200R or equal.

## Item 5. Sheet M1 - add 3/4" CW to future fountain.

## Item 6. Sheet 12: Finish Schedule - Floor Material

- A. Room 109, 110, 111, to read "Carpet", delete ceramic tile.

OFFICE BUILDING  
DIVISION OF WATER AND SEWER  
C.C. 4369

ADDENDUM #1

Gentlemen:

SUBJECT: Office Building - Division of Water & Sewer C.C. 4369

Enclosed herewith is Addendum #1 to the Contract Documents for the above mentioned project.

Please attach this Addendum to your bid and acknowledge acceptance by writing "Addendum Number 1" on the Proposal form.

Very truly yours,

*Dma Gard for*  
Russell E. Billing  
Architect

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attachments