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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA
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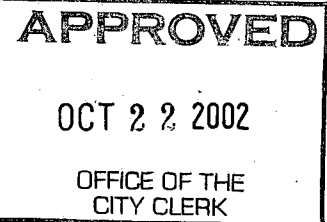
PROJECT DELIVERY DIVISION

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October 8, 2002

City Council
Sacramento, California

AG 2002-191



Honorable Members in Session:

SUBJECT: CITY HALL INTERIM OFFICES PROJECT/MOVE TO BANK OF AMERICA BUILDING (PN: CF31) –CHANGE ORDER #1 TO HARBISON-MAHONY-HIGGINS BUILDERS, INC. (HMH) AND AUTHORIZE CITY MANAGER EXECUTION OF AGREEMENT WITH MILES TREASTER & ASSOCIATES (MTA).

LOCATION AND COUNCIL DISTRICT: 900 8th Street, Council District 1 (see Map – Attachment A).

RECOMMENDATION:

This report recommends that the City Council approve the attached resolution and authorize the City Manager:

1. To execute Change Order #1 to delete the systems furniture work from Harbison-Mahony-Higgins Builders, Inc.'s (HMH) scope and decrease their contract in the amount of \$286,679; and
2. Authorize the City Manager to execute a furniture contract for \$286,679 with Miles Treaster & Associates (MTA).

CONTACT PERSON: E. C. Looi, Project Manager, 264-5533

FOR COUNCIL MEETING OF: October 22, 2002

SUMMARY:

This report requests approval to delete the systems furniture installation scope of work from Harbison-Mahony-Higgins Builders, Inc.'s (HMH) contract by deductive change order in the

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amount of \$286,679. This is recommended to ensure better coordination of all aspects of construction and to ensure successful completion of construction of the project. This report also requests authority for the City Manager to enter into a contract with Miles Treaster & Associates (MTA) to provide the systems furniture installation work, in the amount of \$286,679. This action does not increase project cost nor change the Project Budget as approved by the City Council on October 9, 2001.

COMMISSION/COMMITTEE ACTION:

None.

BACKGROUND INFORMATION:

The City is currently proceeding with the new City Hall Expansion Project (PN: BB81), which was approved by the City Council on August 29, 2000. In order for construction of the new City Hall Expansion to commence in early 2003, occupants at the existing City Hall and its Annex must be temporarily relocated to the Police Administration Building (B of A Building), located at 8th and I Streets, for a period of approximately two years while the Expansion Project is under construction. Police staff began vacating the B of A Building in late August 2002 and are moving to the new Public Safety Administration Building at Freeport Square. The move out will be completed by mid-October 2002. Tenant improvement construction work has commenced at the B of A Building, by HMH Builders, Inc.

On February 20, 2001, the Council:

- Approved the City Hall Interim Offices Project/Move to B of A Building (PN: CF31);
- Authorized execution of a design-build agreement with Harbison-Mahony-Higgins Builders, Inc. (HMH); and
- Authorized appropriation of funding for the design/pre-construction services portion of HMH's design-build contract.

On July 31, 2001, the Council:

- Approved the floor plans for the City Hall interim offices;
- Authorized the City Manager to exercise existing lease option to extend the lease at the Bank of America Building by one year; and
- Received an update on the construction budget estimate.

On October 9, 2001, the Project Budget and HMH's Construction Guaranteed Maximum Price contract were approved by the City Council.

This report requests approval to delete the systems furniture installation scope of work from HMH's contract by deductive change order in the amount of \$286,679. This is recommended to ensure better coordination of all aspects of construction and to ensure successful completion of construction of the project. This report also requests authority for the City Manager to enter into a contract with Miles Treaster & Associates (MTA) to provide the systems furniture installation work in the amount of \$286,679. This action does not increase project cost nor change the Project

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Budget already approved by the City Council. MTA is required by contract to pay prevailing wage for work on City projects.

FINANCIAL CONSIDERATIONS:

Approval of deductive Change Order #1 to the HMH contract will increase the unobligated funds for the project (PN CF31) to \$683,929. This amount is sufficient to cover the MTA contract amount of \$286,679.

ENVIRONMENTAL CONSIDERATIONS:

This project is covered by the Environmental Impact Report for the new City Hall Expansion project (PN: BB81).

POLICY CONSIDERATIONS:

This report is consistent with the City's Strategic Plan goal for promoting and supporting economic activity.

The project will:

- Maintain and strengthen downtown's role as a major regional office, retail, commercial, governmental, and cultural/entertainment center;
- Maintain and strengthen downtown's role as a center for City office activity;
- Support, maintain, and strengthen viable shopping districts throughout the city; and
- Support the public investment in the transit system by developing intense office uses within close proximity to light rail stations and transit corridors.

ESBD CONSIDERATIONS:

HMH Builders, Inc. has committed to meeting the City's ESBD program goal of 20% through the project execution.

Respectfully submitted,



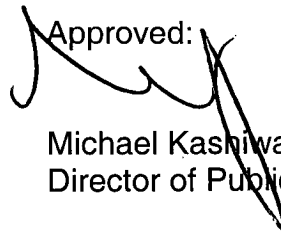
Francesca Lee Halbakken
Project Delivery Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

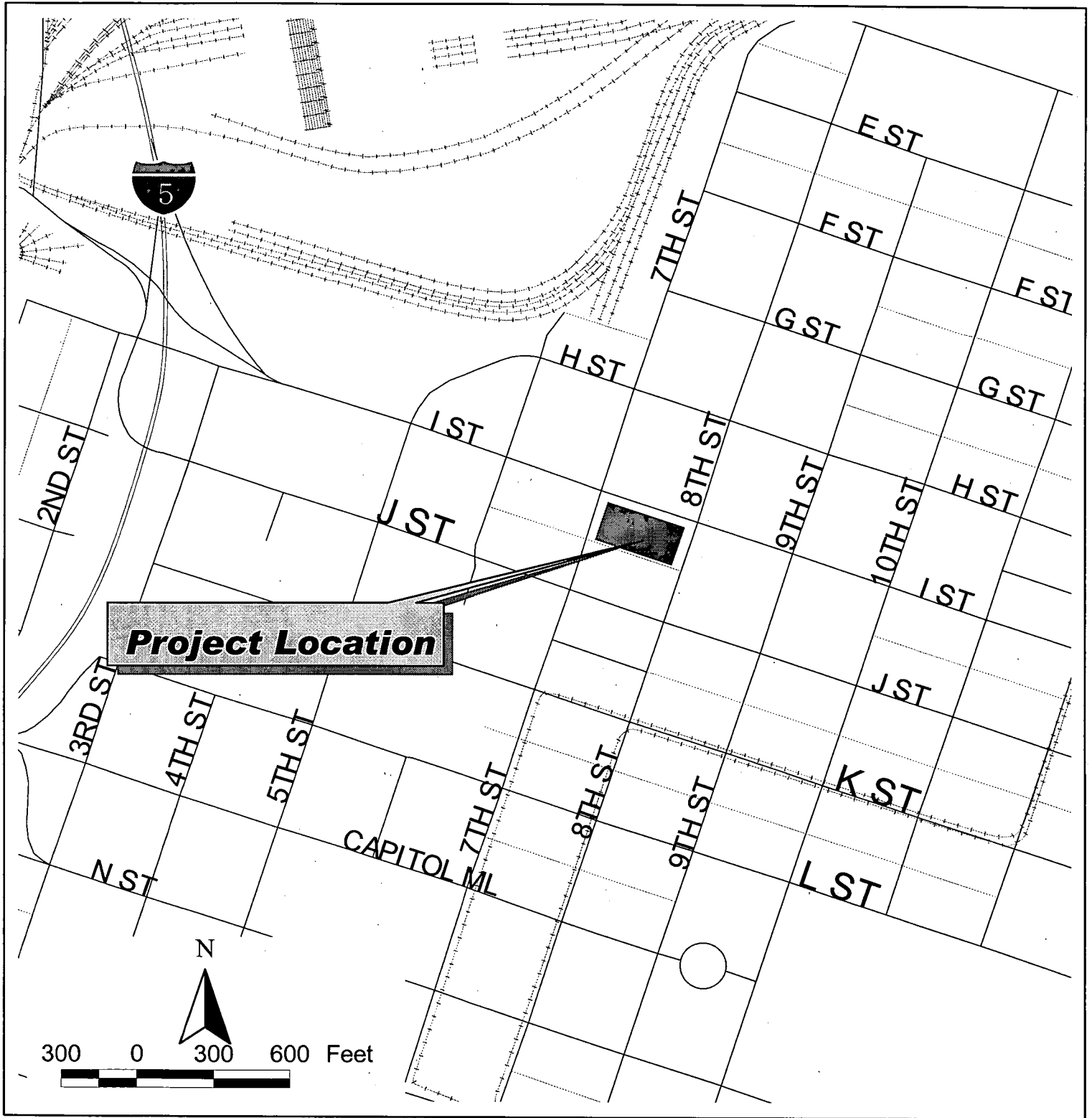
Approved:



Michael Kashiwagi
Director of Public Works

CITY HALL INTERIM OFFICES PROJECT/ MOVE TO BANK OF AMERICA (PN: CF31)

LOCATION MAP



APPROVED
OCT 22 2002
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2002-698

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION TO APPROVE CHANGE ORDER #1 WITH HARBISON-MAHONY-HIGGINS BUILDERS, INC. AND AUTHORIZE THE CITY MANAGER TO EXECUTE A CONTRACT WITH MILES TREASTER & ASSOCIATES IN THE AMOUNT OF \$286,679 FOR THE CITY HALL INTERIM OFFICES PROJECT/MOVE TO BANK OF AMERICA BUILDING (PN: CF31)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The City Council hereby approves the Deductive Change Order for -\$286,679 by deleting the systems furniture installation work from Harbison-Mahony-Higgins Builders, Inc.'s (HMH) contract.
2. The City Council hereby authorizes the City Manager to execute a Furniture Installation contract for \$286,679 with Miles Treaster & Associates (MTA).

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____