



# REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www.CityofSacramento.org

**Continued from 5-23-06**

**CONSENT**  
May 23, 2006

Honorable Mayor and  
Members of the City Council

**Subject:** Contract: Sierra 2 Community Center, Americans with Disabilities Act (ADA) Improvements and Restroom Upgrade (C192)

**Location/Council District:** 2791 24<sup>th</sup> Street (District 5)

**Recommendation:**

Adopt a Resolution: 1) accepting Corporate Construction Services, Inc. (CCCS), design and construction proposal for Phase One, ADA/Access Improvements work in an amount not to exceed \$300,432; 2) accepting the C & C Construction, Inc. design and construction proposal for Phase Two and design proposal for Phase Three ADA/Access Improvements work for restroom upgrades of the Center's main building and design work for Curtis Hall in an amount not to exceed \$574,628; and 3) authorizing the City Manager to execute contracts with both CCCS and C & C Construction for the Sierra 2 Community Center, ADA Improvements and Restroom Upgrades (C192).

**Contacts:** Obi Agha, Project Manager, (916) 808-8426; Cynthia Kranc, Facilities Manager, (916) 808-2258

**Presenter:** Not Applicable

**Department:** General Services

**Division:** Facilities and Real Property Management

**Organization No:** 3282

**Summary:**

The Sierra 2 Community Center project will enable the City to continue the current ADA access upgrade program approved by the Mayor and City Council and as prioritized on the ADA Transition Work Plan for the Sierra 2 Community Center.

# Item No. 12

## Supplemental Material

For

### City of Sacramento

City Council

Housing Authority

Redevelopment Agency

Economic Development Commission

Sacramento City Financing Authority

## Agenda Packet

**Submitted:** May 26, 2006

**For the Meeting of:** May 30, 2006

Additional Material

Revised Material

**Subject:** Contracts: Sierra 2 Community Center, Americans with Disabilities Act (ADA) Improvements and Restroom Upgrade (C192) (Continued from 5-23-06)

**Contact Information:** Obi Agha, Project Manager, (916) 808-8426, Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

Please include this supplemental material in your agenda packet. This material will also be published to the City=s Intranet. For additional information, contact the City Clerk Department at Historic City Hall, 915 I Street, First Floor, Sacramento, CA 95814-2604 B (916) 808-7200.

**Background Information:**

In 2003, the City Council approved Resolution No. 2003-480: suspending competitive bidding for three years with the option to add one additional year based on performance; establishing a Master Contract List of Qualified Contractors; and authorizing the City Manager to negotiate and execute individual project contracts for various City buildings and facilities listed on the City's ADA Facility Priority List. Staff utilized a Request for Qualifications (RFQ) process and the following four design and construction teams are on the Master Contract List for ADA Modification work: CCCS, Inc., Harbison-Mahony-Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc.

Contractors are selected by rotation based on scores received during the RFQ selection process. In addition to the ranking of the contractors the dollar amount of awarded projects is used to maintain parity between contractors. The firm selected from the Master Contract List, C & C Construction, Inc., is recommended for award based on their ranking and the dollar amount of contracts awarded as to date.

Recently, the City performed a comprehensive ADA access compliance survey of the Sierra 2 Community Center's eight separate buildings, independent spaces, and parking lots, totaling approximately 43,000 square feet of usable space. A work plan was developed for the prioritization of ADA upgrades.

The contract will provide the necessary ADA compliance upgrades for the main facility, including reconstruction of the main front exterior entry stairs, landings and ramp replacement. In addition, it covers the design and construction of a new code-compliant and accessible multi-accommodation public restroom and drinking fountains for the main facility; including improved usability, critical operational need upgrades that affects the accessibility of the overall facility and pertains to the adequacy of the number and location of restrooms and plumbing fixtures throughout the facilities. The contract also includes design work related to ADA improvements at Curtis Hall.

Staff recommends the acceptance of C & C Construction, Inc., construction proposal for all three phases of the current Sierra 2 Community Center project. The recommendation to award one contract for all three Phases is due to the inability of CCCS, Inc. (original contractor) to bond for the full amount of the project and failure to comply with the M/WBE participation "Good Faith Effort" for the Phase One work. Therefore, the next contractor on the rotating list, C & C Construction, was brought in to complete the all three Phases of the project.

**Phase One Construction - \$ 361,577 (ADA/Access Improvement):**

Phase One addresses ADA/Access compliance upgrades into and within the main facility and includes upgraded disabled parking, paths of travel, and accessibility signage program. It also addresses accessible entryways, doorways, reconstruction of interior ramp and exterior front entry stairs, landing and ramp. The City's Historic Preservation Director's comments have been incorporated into the final version of the

planned ADA improvements. Funding for this work will come from the 2006 Community Development Block Grant (CDBG) Funds Reallocation One-Year Action Plan and the Sierra 2 Capital Improvement Project (CIP)(C192).

**Phase Two Design and Construction - \$544,778 (Main Building: New/Expanded Restrooms and Incline Wheelchair Lifts):**

Phase Two includes design and construction of a new fully code-compliant/accessible multi-accommodation public restroom, including drinking fountains at the main facility; restoration of the outside stair tiled treads and railings at the front of the 24<sup>th</sup> Street Theater; upgrade work to include mechanical/electrical systems associated with providing a booster pump for the new restroom and ADA wheelchair lifts. Funding for this work will come from the 2006 CDBG Funds Reallocation One-Year Action Plan and the Sierra 2 CIP (C192).

**Phase Three Design Only - \$29,850 (Design of Curtis Hall New/Expanded Restrooms):**

Phase Three improvements will provide a new fully code-compliant/accessible multi-accommodation public restroom, including drinking fountains at the Curtis Hall facility. The proposed contract with C&C Construction, Inc. will fund the design portion of Phase Three and 100 percent construction/bid documents. Funding for this work will come from the CDGB Funds Reallocation 2006 One-Year Action Plan.

Phase Three construction will follow the completion of Phase Two. The 2006 Community Reinvestment Capital Improvement Program (CRCIP) includes \$775,000 for Sierra 2 improvements. The CRCIP funding as well as funding from the Sierra 2 CIP (C192) will be used for Phase Three construction. Staff will return to Council prior to issuance of construction contracts for this work.

**Risks**

Staff believes that there may be uncertainties associated with this project, primarily due to concealed conditions within the 50-year-old building. Staff will be report back to Council if this does occur.

**Financial Considerations:**

As of May 8, 2006, the Sierra 2 CIP (C192) currently has an unobligated balance of \$347,359. With a transfer of \$381,138 from the City's ADA Facility Compliance Program (CC01) and reallocation of \$615,000 in CDBG Funds (original \$450,000 identified by the City Council during the CRCIP process, plus an additional \$165,000 SHRA has agreed to fund), the Sierra 2 Community Center Project (C192) will have a total unobligated balance of \$1,343,497, which is sufficient for the award of a contract total of \$936,205 covering all three Phases recommended. The Phase Three construction will be funded from the 2006 CRCIP allocation and the remaining balance from the City's ADA Facility Compliance Program (CC01).

**Environmental Considerations:**

The Development Services Department, Environmental Services Division, has reviewed ADA modifications for the Sierra 2 Community Center and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section 15301(d) and 15301(f), and Class 11, Section 15311(a) of the CEQA guidelines. Projects exempted under Class 1, Section 15301(d) consist of the restoration or rehabilitation of deteriorated or damaged structures or facilities to meet current standards of public health and safety. Projects exempted under Class 1, Section 15301(f) consist of the addition of safety and health protection devices for use in conjunction with existing structures. Projects exempted under Class 3, Section number 15303(c) consist of replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity. Projects exempted under Class 11, Section 15311(a) consist of construction or replacement of minor structures, including but not limited to on-premise signs.

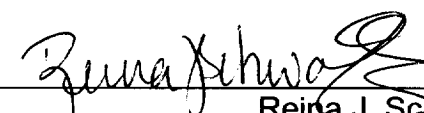
**Policy Considerations:**

The proposed City Council actions are consistent with the City's Strategic Plan goal to achieve sustainability and livability. Also, the City's ADA Coordinator has reviewed the ADA work plan for the Center and these ADA improvements will be submitted to the Sacramento Disability Advisory Commission as an informational item.

**Minority and Womens Business Enterprise (M/WBE)**

This project is subject to the M/WBE requirements under the U.S Department of Housing and Urban Development, because a portion of the project is being funded with CDBG funds. Contractors are required to conduct outreach to M/WBE firms as required by federal regulations 24 CFR 85.36 (e) and 24 CFR 84.44 (b). This contractor is obligated to demonstrate that their efforts were reasonably designed to maximize the use of minority and women's business as outlined in the Sacramento Housing & Redevelopment Agency's guidelines found in Section 00840. The contractor has demonstrated Good Faith Efforts and qualifies under the guidelines set forth.

Respectfully Submitted by:   
Cynthia Kranc  
Facilities and Real Property Manager

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

Recommendation Approved:


  
for \_\_\_\_\_  
RAY KERRIDGE  
City Manager

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**RESOLUTION NO.**

Adopted by the Sacramento City Council

May 30, 2006

**CONTRACT AWARD FOR THE SIERRA 2 (ADA) IMPROVEMENTS  
AND RESTROOM UPGRADE (C192)****BACKGROUND**

- A. In 2003, the City Council approved Resolution No. 2003-480: suspending competitive bidding for three years with the option to add one additional year based on performance; establishing a Master Contract List of Qualified Contractors; and authorizing the City Manager to negotiate and execute individual project contracts for various City buildings and facilities listed on the City's ADA Facility Priority List. Staff utilized a Request for Qualifications (RFQ) process and the following four design and construction teams are on the Master Contract List for ADA Modification work: Corporate Construction Services, Inc. (CCCS, Inc.), Harbison-Mahony-Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc.
- B. Recently, the City performed a comprehensive ADA access compliance survey of the Sierra 2 Community Center's eight separate buildings, independent spaces, and parking lots, totaling approximately 43,000 square feet of usable space. A work plan was developed for the prioritization of ADA upgrades.
- C. Contractors are selected by rotation based on scores received during the RFQ selection process. In addition to the ranking of the contractors the dollar amount of awarded projects is used to maintain parity between contractors. The firms selected from the Master Contract List, CCCS, Inc. and C & C Construction, Inc., were awarded based on their ranking and the dollar amount of contracts awarded as to date.
- D. The proposed contracts with C & C Construction, Inc. will provide the necessary ADA compliance upgrades for the main facility as summarized below:

<b>Phase</b>	<b>Description</b>	<b>Award</b>	<b>Cost</b>
One	ADA/Access Compliance Upgrades <ul style="list-style-type: none"> <li>• upgraded disabled parking, paths of travel &amp; accessibility signage</li> <li>• accessible entryways and doorways;</li> <li>• reconstruction of interior ramps, exterior front entry stairs, landing and ramp</li> </ul>	C & C Construction, Inc.	\$361,577

Two	<b>Main Building Construction</b> <ul style="list-style-type: none"> <li>• design &amp; construction of a new fully code-compliant /accessible public restroom;</li> <li>• restoration of outside stair tiled treads &amp; railings in front of 24th Street Theater;</li> <li>• construction of ADA wheelchair lifts; and</li> <li>• upgraded mechanical/ electrical systems</li> </ul>	C & C Construction, Inc.	\$544,778
Three	<b>Curtis Hall New/Expanded Restrooms</b> <ul style="list-style-type: none"> <li>• design contract only</li> <li>• 100 percent construction/bid documents for a new ADA compliant public restroom including drinking fountains</li> </ul>	C & C Construction, Inc.	\$29,850
<b>Total Contract Award for Sierra 2 Improvements:</b>			<b>\$936,205</b>

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

Section 1. The design and construction proposal for Phases One, Two and Three of the ADA/Access Improvement and Restroom Upgrade work at Sierra 2 Community Center in the amount of \$936,205 is accepted.

Section 2. The City Manager is authorized to execute one contract with C & C Construction, Inc.; for the Sierra 2 Community Center, Americans with Disabilities Act (ADA) Improvement and Restroom Upgrade Project (C192).

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Exhibit A: Map of Sierra 2 Community Center – 8 Page



