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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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PROJECT DELIVERY
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October 16, 2002

City Council
Sacramento, California

CO 2002-170

APPROVED

OCT 22 2002

OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: APPROVAL OF PLANS AND SPECIFICATIONS, ACCEPTANCE OF BID, AUTHORIZE CITY MANAGER TO AWARD A CONSTRUCTION CONTRACT TO SIERRA SINGLE PLY INCORPORATED IN THE AMOUNT OF \$1,209,000 FOR THE SOUTHERN PACIFIC STATION RE-ROOF PROJECT; AND AUTHORIZE THE CITY MANAGER TO EXECUTE A FUNDING TRANSFER AGREEMENT WITH AMTRAK; TRANSFER \$78,094 FROM RICHARDS/ RAILYARD TRAFFIC ENGINEERING STUDIES (PN: TZ01) AND APPROPRIATE \$560,000 FROM RAILYARDS/RICHARDS DOWNTOWN TRANSPORTATION IMPACT FEE PROGRAM TO THE SOUTHERN PACIFIC STATION RE-ROOF PROJECT (PN: CF38)

LOCATION AND COUNCIL DISTRICT: Fifth and I Streets. Council District 1.

RECOMMENDATION:

This report recommends that the City Council:

- Approve plans and specifications;
- Accept the lowest responsive bid of Sierra Single Ply Incorporated in the amount of \$1,209,000;
- Authorize the City Manager to execute a contract for the Southern Pacific Station Re-Roof Project (PN: CF38);
- Authorize the City Manager to execute the funding transfer agreements with Amtrak for \$250,000;
- Transfer \$78,094 from Richards/ Railyard Traffic Engineering Studies (PN: TZ01) to the Southern Pacific Station Re-Roof project (PN: CF38); and
- Appropriate \$560,000 from the Railyard/ Richards Downtown Transportation Impact Fee Program to the Southern Pacific Station Re-Roof project (PN: CF38)

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For The Historic Southern Pacific Station (PN: CF38)
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CONTACT PERSON: Darlene Mathis, Project Manager, 264-5528

FOR COUNCIL MEETING OF: October 22, 2002

SUMMARY:

On June 26, 2001, Council established the Capital Improvement Project (CF36) to commence several near term projects at the Southern Pacific Station that included the Station Re-Roof Project. Council approved \$1 million of Tax Increment funds for this project. Council also accepted Amtrak funds of \$250,000 towards the Station Re-Roof Project (CF38).

This project will restore and replace the historical roof and strengthen the building parapet wall and roof diaphragm. After the structural studies were complete, the importance of including structural bracing that could negatively impact the new roof with future penetrations became important.

The purpose of the project is to arrest the majority of water intrusion to the station from roof leaks and to commence construction in a manner that will last. The partial structural retrofit will increase the current scope of the re-roof project and will save substantial throwaway costs by including the retrofit at this phase of construction.

COMMITTEE/COMMISSION ACTION: None

BACKGROUND INFORMATION:

On June 26, 2001, a Capital Improvement Project (PN: CF36) was established to commence the analysis and pre-construction aspects, design, preliminary appraisal studies, environmental assessments, and construction improvements of the Rail Depot Project. These activities were contingent upon Union Pacific approving Right of Access permits that stipulate that the value of the resulting improvements and related project activities will be credited toward the appraised value of the station and site. On October 16, 2001, Union Pacific granted Right of Access permits for the Near Term Projects with the City's right to claim credit for improvement projects and Union Pacific reserving the right to challenge the amount of credit allowed.

In December 2001, City Council authorized the structural retrofit analysis and due diligence survey for the Southern Pacific Station and Railway Express Agency (REA) building. The survey consisted of structural engineering analysis, building conservation and waterproofing strategies, geotechnical testing, cost estimates, and reports. In May 2002, the comprehensive structural studies and estimates were completed. The options were analyzed and approved by peer review and by representatives of the Building Department, Public Works, Design Review and Preservation, and Union Pacific. An alternate was added per committee request to strengthen the North terrace to accommodate a future roof top terrace overlooking the train platforms.

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After an option was selected, the roof structural bid documents were prepared. The drawings show the work being done in phases and include the structural retrofit for the parapet and alternatives. The first phase includes items that would directly affect the re-roof project. A second phase could occur during the façade restoration of the buildings.

Staff anticipated that project bids might exceed available funds as additional costs of the structural retrofit of the 6-foot parapet walls, greater amounts of tapered insulation, and added overflow drains were not included in the original budget. The engineers project estimate was 1.8 million, which exceeded the available budget. The project was bid with variables and bid alternates as a means to lower the cost. Bids were received on October 9, 2002 and are summarized below:

CONTRACTOR	BID	ESBE PARTICIPATION GOAL 20%
Sierra Single Ply	\$1,209,000	77.50%
Younger General	\$1,388,000	91.41%
Enterprise Roofing	\$1,455,947	27.30%
Western Roofing	\$1,520,593	39.25%
Hester Roofing	\$2,666,150	79.01%

Approval of the plans and specifications and award to Sierra Single Ply, Incorporated is recommended.

Risks

Although the project is based on a complete set of construction documents, the work is taking place on a historical building that has not been adequately maintained. The project includes a 10% construction contingency, which may not be sufficient if significant concealed damage is discovered.

Because the Notice of Possession of the station has not been filed prior to the project commencing, the project runs the risk of not being able to receive the actual credited amount of resulting improvements and activities toward the appraised value. Staff is in the process of extending the Right of Entry permit deadlines for the near term improvements to include the warranty periods and to protect the right to claim credit for improvements as previously agreed to between the City and Union Pacific. The contract will have an expressed contingency incorporating the addendums to the Right of Entry Permits.

FINANCIAL CONSIDERATIONS:

The Southern Pacific Station Re-Roof project has a current budget of \$831,906. The unobligated balance is \$764,374. The approval of the additional funding listed below will increase the total budget to \$1,470,000 and the unobligated balance to \$1,402,468, which is sufficient to award the contract in the amount of \$1,209,000.

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- \$78,094 from the Railyards/Richards Traffic Engineering Studies (PN: TZ01).
- \$560,000 from the Railyards/Richards Downtown Transportation Impact Fee Program.

The \$78,094 transferred from the Railyards/Richards Traffic Engineering Studies (PN: TZ01) will be repaid. Staff will come back to Council with funds to repay this project in the next few months.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Manager has determined that the recommended action relating to the station's building roof repairs is determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) under section 15331, relating to projects which repair, maintain, and stabilize historical resources. The project documents were reviewed by the City of Sacramento Design and Preservation Section and were determined to be consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.


POLICY CONSIDERATIONS:

The actions recommended in this report support the City Strategic Plan goals to enhance and preserve the neighborhoods and improve and diversify the transportation system.


ESBD CONSIDERATION:

To encourage small business participation, plans and specifications were sent to 9 plan rooms and construction services organizations for publication. All are directly involved with ESBE construction firms. Staff actively recruited available ESBE firms to participate in the bid process. Project notices were sent to 30 organizations involved in ESBE recruitment. The project was also announced on the Project Information Line and on the City's Internet site at www.cityofsacramento.org/bids.

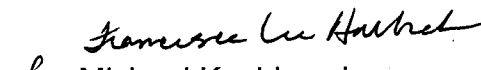
Respectfully submitted,


Francesca Lee Halbakken
Project Delivery Manager

RECOMMENDATION APPROVED:


ROBERT P. THOMAS
City Manager

Approved:


for Michael Kashiwagi
Director of Public Works

APPROVED

OCT 22 2002

OFFICE OF THE
CITY CLERK

RESOLUTION NO. *2002-701*

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING PLANS AND SPECIFICATIONS FOR THE SOUTHERN PACIFIC STATION RE-ROOF PROJECT, ACCEPTING THE LOW BID OF \$1,209,000, AUTHORIZING THE CITY MANAGER TO SIGN AND EXECUTE A CONTRACT WITH SIERRA SINGLE PLY INCORPORATED FOR AN AMOUNT NOT TO EXCEED \$1,209,000, AUTHORIZING THE CITY MANAGER TO EXECUTE A FUND TRANSFER AGREEMENT WITH AMTRAK, TRANSFERRING \$78,094 FROM RICHARDS/ RAILYARD TRAFFIC ENGINEERING STUDIES (PN: TZ01); AND APPROPRIATING \$560,000 FROM THE RAILYARDS/RICHARDS DOWNTOWN TRANSPORTATION IMPACT FEE PROGRAM TO THE SOUTHERN PACIFIC STATION RE-ROOF PROJECT (PN: CF38)

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

1. The plans and specifications for the Southern Pacific Station Re-roof Project (CF38) are hereby approved.
2. The low bid of \$1,209,000 is accepted and the City Manager is authorized to sign and execute the contract with Sierra Single Ply Incorporated in the amount not to exceed \$1,209,000.
3. The Station Re-Roof Project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15331, relating to projects, which repair, maintain, and stabilize historical resources. The project will be consistent with the Secretary of Interiors Standards for the Treatment of Historic Properties.
4. The City Manager is authorized to sign and complete the funding transfer agreement with Amtrak in the amount of \$250,000.
5. The FY02/03 Capital Improvement Program is amended by transferring \$78,094 from the Richards/ Railyard Traffic Engineering Studies (PN: TZ01) to the Southern Pacific Station Re-Roof project (PN: CF38)

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DATE ADOPTED: _____

6. The FY02/03 Capital Improvement Program is amended by appropriating \$560,000 from the Railyards/Richards Downtown Transportation Impact Fee Program to the Southern Pacific Station Re-Roof project (PN: CF38)

7. The budgets be adjusted to reflect the above as follows:

				CURRENT	REVISED	INCREASE	ACCOUNTING
FUND	AGENCY	ORG	OBJECT	BUDGET	BUDGET	(DECREASE)	REFERENCE
782	710	7012	4999	\$561,000	\$1,000	(\$560,000)	A
782	500	TZ01	4802	\$300,000	\$221,906	(\$78,094)	B
782	500	CF38	4820	\$0	\$638,094	\$638,094	B
			EB TOTAL	\$861,000	\$861,000	\$0	

MAYOR

ATTEST:

CITY CLERK

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