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Bid Date  
Estimate

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DEPARTMENT OF  
GENERAL SERVICES  
OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO  
CALIFORNIA

5730 - 24TH STREET  
BUILDING FOUR  
SACRAMENTO, CA  
95822-3699

PH 916-449-5548  
FAX 916-399-0263

DIVISIONS:

COMMUNICATIONS  
FACILITY MANAGEMENT  
FLEET MANAGEMENT  
PROCUREMENT SERVICES

April 2, 1992

City Council  
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF PLANS AND SPECIFICATIONS FOR CITY HALL  
FIRE PROTECTION SYSTEM (CB36)

LOCATION AND COUNCIL DISTRICT

Council District # 1 - 915 I Street, Sacramento, California

SUMMARY

This report requests City Council approval of plans and specifications for installation of underground service piping for fire protection and domestic water, and installation of a fire pump system in City Hall.

BACKGROUND INFORMATION

When City Hall restoration and remodeling was begun in the mid-1980's, a phased plan was developed and coordinated with the Fire Department and Building Inspection to improve fire safety and exiting. Five phases were planned:

<u>Phase</u>	<u>Description</u>
I	Repair and test fire hose cabinets.
II	Install one-hour fire-rated doors and walls in hallways.



- III Provide new water service from City main and new fire pump for sprinkler system.
- IV Connect existing sprinklers to new service and add sprinklers throughout City Hall.
- V Add sprinklers to annex building.

Phases I and II are complete and the project for Phase III is designed and ready for bidding. While designing the new fire service, engineers found that repairs to the domestic system were needed. Piping for the domestic water system within City Hall is showing signs of its advanced age. Corrosion within the pipes, combined with relatively low pressure at the mains, is reaching the point where insufficient flow will become a problem. Both fire and domestic services require the addition of backflow prevention devices.

Dividing the work of providing adequate fire protection and domestic water systems into phases allows flexibility in managing the costs over time. Phasing also divides the project into parts that are more economically constructed by specialized contractors or by City forces. Phase III will be constructed by specialized fire protection system contractor using a fixed price contract. Future work inside City Hall to install piping will involve removal and replacement of architectural finishes, and in order to minimize disruption and cost, City employees will perform Phase IV. Phase V awaits future funding

Completion of all phases will result in a fire protection system which fulfills commitments made to bring the system to compliance with current standards, as well as lowering fire insurance premiums. Combining this work with domestic water system replacement will save on future repair costs.

#### STAFF RECOMMENDATION

It is recommended that the plans and specifications be approved, that a \$15.00 non-refundable plan and specification charge be approved, and that the City Clerk be authorized to receive bids.

#### BACKGROUND INFORMATION

This project is the first phase of a three phase project to install fire sprinklers throughout City Hall. The work of this phase includes routing the fire protection water line from the alley water main to the City Hall mechanical room, installing a fire pump in the mechanical room. Fire insurance premium costs will decrease and City Hall occupants will be better protected with the addition of these safety improvements. Currently, City Hall is protected with fire hose cabinets at each floor level and a fire department hose connection at the roof.

FINANCIAL DATA

The project budget for CB36 is \$227,000. The unobligated fund balance as of this date is \$193,466.00, which is sufficient to cover the construction cost estimate for Phase III work of \$70,000.

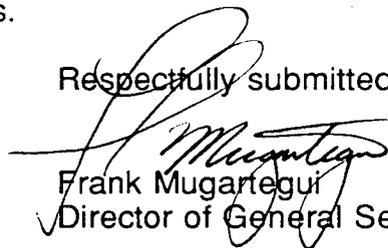
POLICY CONSIDERATIONS

The approval of plans and specifications is consistent with Sacramento City Code, Chapter 58, Article III, Section 58.303.

WBE/MBE EFFORTS

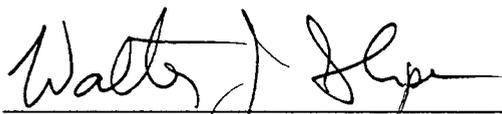
To encourage minority participation, plans and specifications will be sent to 18 plan rooms and construction service organizations for publication. There are three organizations that are directly involved with MBE/WBE construction firms.

Respectfully submitted,



Frank Mugartegui  
Director of General Services

RECOMMENDATION APPROVED:



WALTER J. SLIFE, CITY MANAGER

April 14, 1992

CONTACT FOR MORE INFORMATION:

Richard Lavallee, Senior Engineer  
433-6220