



# 2.16

DEPARTMENT OF  
GENERAL SERVICES

FACILITY AND REAL PROPERTY  
MANAGEMENT

CITY OF SACRAMENTO  
CALIFORNIA

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SACRAMENTO, CA  
95814-2700

FAX (916) 264-8281

June 15, 2005

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: CITY HALL EXPANSION PROJECT (PN: BB84) – AUTHORIZE THE CITY MANAGER TO EXECUTE SUPPLEMENTAL AGREEMENT NO. 8 WITH TREMAINE & ASSOCIATES INC.**

**LOCATION AND COUNCIL DISTRICT:**

City Hall, 915 I Street - Council District 1. (See Location Map – Attachment A).

**RECOMMENDATION:**

This report recommends that the Mayor and City Council adopt the attached resolution:

- Authorizing the City Manager to execute Supplemental Agreement No. 8 in the amount of \$229,000 with Tremaine & Associates Inc., and
- Resetting the City Manager's Supplemental Agreement authority.

**CONTACT PERSONS: Bob Williamson, Supervising Architect, 808-8430  
E.C. Looi, Senior Engineer, 808-5533**

**FOR COUNCIL MEETING OF:** June 21, 2005

**SUMMARY:**

This report recommends approval of Supplemental Agreement No. 8 with Tremaine & Associates Inc. (Tremaine) in the amount of \$229,000. This cost covers final compromise and settlement of all claims agreed to between the City of Sacramento and Tremaine.

**COMMITTEE/COMMISSION ACTION:** None.



**BACKGROUND INFORMATION:**

In February 2003, the City entered into a Consultant Services Agreement with Tremaine for on-site archeological investigations and monitoring. Upon discovery of prehistoric artifacts, Tremaine agreed to work 10-hour days and to maintain an on-site archeology team of 25-35 persons. Six to eight Native American monitors would also be present. On September 14, 2004, City Council authorized the City Manager to execute Supplemental Agreement No. 7, in the amount of \$62,150, for additional earthwork and soil spreading activities at an off-site location. In recent discussions, Tremaine has claimed that the extensive on-site prehistoric and cultural findings resulted in expenses and costs beyond the scope of the original contract and seven supplemental agreements. This report recommends execution of Supplemental Agreement No. 8 in the amount of \$229,000 to settle all outstanding claims and disputed contract costs demanded by Tremaine. Settlement of these claims will facilitate the dedication of the Native American monument plaque and reburial of remains to be scheduled with the Native American tribe, and the arrangement for replicas of some of the artifacts to be displayed at the City Hall facility.

| <u>Tremaine Supplemental Agreements (SA's)</u> | <u>Dollar Amount</u> |
|--|----------------------|
| Prior SA's No.1 through No.7                   | \$2,311,780          |
| SA No. 8 Contract Dispute Claim Settlement     | \$229,000            |
| <hr/>  |                      |
| <b>Total Agreed Amount:</b>                    | <b>\$2,540,780</b>   |

**Completion of Archaeological Mitigation**

Since the approval of Supplemental Agreement No. 7 on September 14, 2004 for Supplemental Agreement No. 7, the majority of the lab analysis and documentation work has been completed. The City's archaeologist, Tremaine, has finalized the documenting and cataloging of the artifacts discovered.

**FINANCIAL CONSIDERATIONS:**

As of June 8, 2005, the City Hall Expansion Project Contingency (PN: BB84) has an unobligated balance of \$964,140, which is sufficient to award Supplemental Agreement No. 8 with Tremaine & Associates Inc. in the amount of \$229,000 (Fund 711).

**ENVIRONMENTAL CONSIDERATIONS:**

The Environmental Impact Report (EIR) for the City Hall Expansion Project is complete. The Notice of Determination was filed with the County of Sacramento on September 21, 2001.

City Council  
City Hall Expansion Project (PN: BB84)  
June 15, 2005

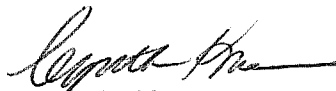
**POLICY CONSIDERATIONS:**

The actions requested herein are consistent with Sacramento City Code, Title 3, and with the City of Sacramento's Strategic Plan goal to expand economic development throughout the City.

**ESBD CONSIDERATIONS:**

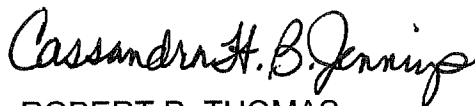
Tremaine & Associates Inc. is an SBE firm. Construction services were procured in accordance with established City ESBD procedures. Plans and specifications for all subcontracts were sent to ESBE firms. Projected ESBE participation is 23%. Staff actively recruited available ESBE firms to participate in the bid process. The project was also announced on the Project Information Line and on the City's Internet site at [www.cityofsacramento.org/bids](http://www.cityofsacramento.org/bids). David Taylor Interests, Inc. is committed to meeting the City's ESBE goals through the project execution.

Respectfully submitted,



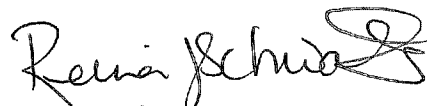
Cynthia Kranc  
Facilities Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:



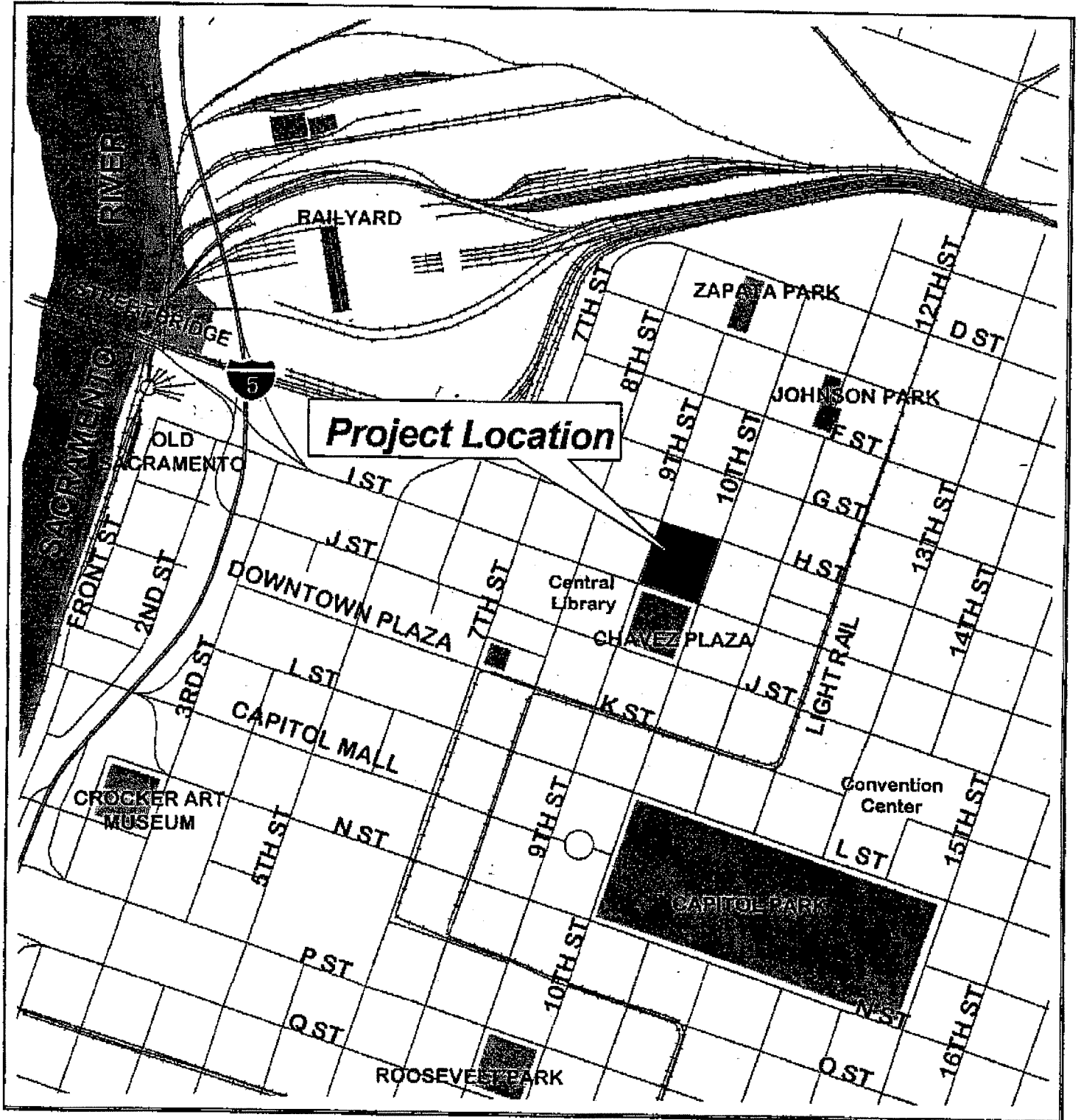
Reina J. Schwartz  
Director, Department of General Services

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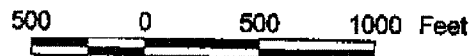
- 1) Attachment A, Location Map, page 4
- 2) Resolution, page 5

Location Map for

# CITY HALL EXPANSION PROJECT (PN:BB81)



Map Contact: S. Tobin  
Map Date: April, 2004



**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE SUPPLEMENTAL AGREEMENT NO. 8 WITH TREMAINE & ASSOCIATES INC. FOR THE CITY HALL EXPANSION (PN: BB84) PROJECT**

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

- The City Manager is authorized to execute Supplemental Agreement No. 8 with Tremaine & Associates Inc. in the amount of \$229,000 (Fund 711).
- The City Manager's Supplemental Agreement authority is reset.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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**FOR CITY CLERK USE ONLY**

RESOLUTION NO: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_