

City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2019-00752

June 4, 2019

Consent Item 07

Title: Change Order No. 2: Sacramento Valley Station (SVS) Suite 110 Sourdough & Co. Tenant Improvements (C15000200)

Location: 401 I Street, Suite 110, District 3

Recommendation: Pass a Motion: 1) approving Change Order No. 2 to Contract No. 2019-0159 with Jones & Lamberti Builders, Inc. for Sourdough & Co. tenant improvements at Sacramento Valley Station Suite 110; 2) authorizing the City Manager or the City Manager's designee to execute Change Order No. 2 in an amount not to exceed \$76,308 with Jones & Lamberti Builders, Inc, for a new total not to exceed amount of \$340,847; 3) ratifying Change Order No. 1 to Contract No. 2019-0159 with Jones & Lamberti Builders, Inc. issued under City Manager authority in the amount of \$22,935; and 4) resetting the City Manager's authority to issue change orders.

Contact: Ezra Roati, Associate Architect, (916) 808-5877; Mark C. Brown, Supervising Engineer, (916) 808-7118, Department of Public Works

Presenter: None

Attachments:

1-Description/Analysis

2-Change Order No. 2

Description/Analysis

Issue Detail: The Department of Public Works, Facilities and Real Property Management Division entered into a contract with Jones & Lamberti Builders, Inc. in February 2019 in the amount of \$241,604 for construction of improvements for a future Sourdough & Co. restaurant at the City's Sacramento Valley Station (SVS) (Contract No. 2019-0159). Pursuant to City agreement 2018-1375, the City leases retail space to Sourdough & Co., who plan to operate a restaurant in the tenant space once initial improvements are completed. In April 2019, Change Order No. 1 was executed, increasing the contract amount by \$22,935 to modify plumbing and repair a plaster crack. Facilities staff has now identified additional needed modifications and augmentation to the existing Suite 110 at SVS, mainly due to unforeseen conditions inside the shaft wall at the existing building. Staff is proposing Change Order No. 2 in an amount not to exceed of \$76,308 for additional plumbing modifications and items to address minor omissions in the drawings, with an expected completion of Summer 2019.

Policy Considerations: The recommendations in this report are in accordance with City Code Chapter 3.60.

Economic Impacts: Change Order No. 2 is expected to create .31 jobs (0.18 direct jobs and 0.13 jobs through indirect and induced activities) and create \$47,115 in total economic output (\$29,697 of direct output and \$17,4178 of output in indirect and induced activities).

The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

Environmental Considerations: The action is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301. The action involves the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The exemption covers interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety); restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public

health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.

The recommended project is covered by the above-mentioned exemption because the project involves minor alterations to the following interior components of an existing City building: ceiling suspension, floor elevation, wall insulation, utility service meter modifications, telecommunications improvements, plumbing outlets for utilities, connections to the existing HVAC system, and fire/life safety systems. Such alterations amount to no expansion of use beyond the existing use because no modifications will be made to the exterior of the building and the overall building footprint will remain exactly as it exists now. The building's use will remain as it is currently: transit station with associated administrative offices and retail spaces.

Sustainability: This project will allow a tenant to fill a currently vacant space within a City-owned building. As this suite becomes utilized, it matches the City's goal of sustainable building use. Under the General Plan, Climate Action Plan Policies and Programs, this qualifies under LU 2.6.5 Existing Structure Reuse. "City shall encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures' embodied energy, increase energy efficiency, make it more energy efficient, and limit the generation of waste."

Commission/Committee Action: None

Rationale for Recommendation: Jones & Lamberti Builders, Inc. began work at the SVS within Suite 110 in February 2019 with an expectation of completing the project by Summer 2019. Since the project is at an existing historic building, several items on this Change Order No. 2 address unforeseen conditions that added additional scope to fix minor errors or omissions in the drawings. This work will allow the City to deliver the leasable space as specified in the lease agreement with Sourdough & Co.

Financial Considerations: Sufficient funding is available (Innovation and Growth Fund, Fund 2031) in the SVS Tenant Improvements Project (C15000200) to execute Change Order No. 2 to Contract No. 2019-0159 with Jones & Lamberti Builders, Inc. in an amount not to exceed \$76,308, for a new total not to exceed amount of \$340,847, and to cover remaining construction management costs and the remaining SVS tenant improvement requirements.

Local Business Enterprise (LBE): Jones & Lamberti Builders, Inc. is not an LBE. Jones & Lamberti Builders, Inc. has partnered with six LBE's for this project to exceed the minimum LBE participation requirement. Cal Acoustic Interiors, Inc. will provide acoustical ceilings, ALCAL Specialty Contractors Inc. will provide insulation, ACCO Engineered Systems will provide heating, ventilation, air conditioning and plumbing, Berg Electrical Corporation will

provide electrical, Delta City Drywall, Inc. will provide framing and drywall, and BM Lynn Painting, Inc. will provide paint and staining services.

CONTRACT ROUTING SHEET

Contract Cover/Routing Form: Must Accompany ALL Contracts; however, it is NOT part of the contract.

General Information (Required)

Original Contract # (supplements only): 2019-0159 Supplement/Addendum #: 2
Assessor's Parcel Number(s): _____
Contract Effective Date: 02/06/2019 Contract Expiration Date (if applicable): _____
\$ Amount (Not to Exceed): \$ 340,846.32 Adjusted \$ Amount (+/-): \$ 76,307.32
Other Party: Jones and Lamberti Builders, Inc.
Project Title: SVS Sourdough Shell at Sacramento Valley Station
Project #: C15000220 Bid/RFQ/RFP #: B19014541007
City Council Approval: YES if YES, Council File ID#: 2019-00752

Contract Processing Contacts

Department: Public Works Project Manager: Ezra Roati
Contract Coordinator: Kirsten Wise Email: kwise@cityofsacramento.org

Department Review and Routing

Accounting:	_____	_____
	(Signature)	(Date)
Supervisor:	_____	_____
	(Signature)	(Date)
Division Manager:	_____	_____
	(Signature)	(Date)
Other:	_____	_____
	(Signature)	(Date)

Special Instruction/Comments (i.e. recording requested, other agency signatures required, etc.)

Recording Requested **Other Party Signature Required**

Maila Hansen

-----FOR CLERK & IT DEPARTMENTS ONLY – DO NOT WRITE BELOW THIS LINE-----

City of Sacramento
CHANGE ORDER

Contract #: C-2019-0159
Purchase Order #: 48779

DATE: 02/06/2019

Budget #: C15000220-2031
Change Order #: 2
Today's Date: 05.02.2019

TO: Jones and Lamberti Builders, Inc.
Contract For: SVS Sourdough Shell

Upon mutual acceptance of this document the City of Sacramento, hereinafter referred to as "City" and your firm, hereinafter referred to a "Contractor", in accordance with the terms and conditions of the original contract documents, you are hereby directed to make the following change or changes for the consideration set forth below:

Description:
Additional Work: *SEE ATTACHED EXHIBIT A*


The original contract sum was	\$ 241,604.00
Net change by previous Change Orders	\$ <u>22,935.00</u>
The contract sum prior to this Change Order was	\$ 264,539.00
The contract sum will be increased by this Change Order	\$ <u>76,307.32</u>
New contract sum including all Change Orders	\$ 340,846.32

Contractor agrees that the amount of increase or decrease in the contract sum specified in this Change Order shall constitute full compensation for the work required by this Change Order, including but not limited to all compensation for the additional costs, if any, which may accrue to the Contractor by reason of any change in work schedules, other contract or cost of the project in any way made necessary by this Change Order. The time for performance of the contract will be extended by 10 working days to complete the project by reason of the performance of the work required by this Change Order. Except as herein above expressly provided, Contractor further agrees that the performance of the work specified in this Change Order or the rescheduling of the other project work made necessary by this Change Order, shall not constitute a delay which will extend the time limit for completion of the work as said term is used in the contract between the City and Contractor for the project.

Approval Recommended By:
 05/02/2019
Ezra Roati, Project Manager Date

Approved By:

Hector Barron
Director, Public Works

Approved By:
 5/2/19
Contractor *Colman Jones* Date

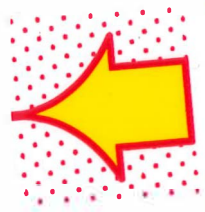
Approved By:

City Clerk

Approved By:


Attorney Date

Rev 10/22/96



HERE

EXHIBIT A

Sacramento Valley Station (SVS) Sourdough & Co. Shell

05/12/2019

DESCRIPTION

AMOUNT

Contract No. 2019-0959 - Change Order #2

All changes to the scope are noted below and described further in the corresponding Proposed Change Order ("PCO").

PCO 8005- Relocation of concrete polish for back-of-house area **\$-3,045.00 CR**

Reduction in concrete polish based on tenant's desire to tile in back-of-house. This is a credit from the GC.

PCO 8006- Plumbing Revision 2- Investigation work at floor penetrations & 2" copper pipe extension. **\$16,020.15**

This PCO compensates the contractor for multiple investigation attempts to find viable plumbing penetrations at the floor. Also includes a 2" copper pipe extension in the basement to tie into existing water supply lines.

PCO 8007- Access doors and hard-lid at transom near elevator. **\$5,456.95**

This PCO compensates the contractor for access doors to work on the new HVAC equipment. The drawings did not allow proper access to the equipment through the grid ceiling.

PCO 8008- Added timeline of 10 additional working days. **\$10,887.50**

This PCO compensates the contractor for additional 10 days of work on site, for oversight and management of the project. These are direct costs associated with this added work under this Change Order.

PCO 8009- FRP Repair at mop sink **\$2,707.99**

This PCO compensates the contractor for a location where fiber reinforcing was damaged during core drilling at the mop sink. This is to repair structural fiber.

PCO 8010- Tenant's Scope in Shaft **\$7,498.05**

This PCO compensates the contractor for furnishing and installing plumbing work to close up the shaft and allow the tenant to continue their work.

PCO 8011- Venting Through Roof **\$15,693.55**
 This PCO compensates the contractor for providing vents up through the roof. In design an assumption was made that ample vents were available. When we opened the shaft up, it was clear there were no vents available. This is to provide vents up through the roof.

PCO 8012- Revise soffit per RFI #006 **\$1,584.45**
 This PCO compensates the contractor for installing a revised soffit at an existing window. This was a minor error in the drawings and resolved in the most cost-effective manner possible.

PCO 8013- Add insulation/framing to soffit above doorway, per RFI #007. **\$1,893.68**
 This PCO compensates the contractor for furnishing and installing insulation in the soffit above the doorway and finishing with gyp. board and metal studs to match the wall. This was a minor error in the drawings, which was addressed in the field.

SUBTOTAL OF THESE 9 PCO'S **\$58,697.32**

ALLOWANCE- Structural slab repairs at Floor sinks/ floor drain **\$17,610.00**
 This Allowance will compensate the contractor for furnishing and installing structural modifications in case reinforcing bar (rebar) is damaged during coring of two floor sinks and a floor drain. The original concrete slab contains irregular rebar spacing and was scanned to provide best possible locations of plumbing penetrations. This allowance and any remainder not used will be credited back to the CIP following coring of plumbing items.

10 Items	Total additional for Contract # C2019-0959	\$76,307.32
Total by Reason	Changed/Unforeseen Conditions	\$52,789.12
	Changes to Bid Documents	\$16,020.15
	Client Initiated Changes	\$7,498.05