

# REPORT TO COUNCIL

## City of Sacramento

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



CONSENT  
January 7, 2010

Honorable Mayor and  
Members of the City Council

**Title: Contract: Historic Depot Building Electrical Re-Feed Project (T15029005)**

**Location/Council District:** 401 I Street, Council District 1

**Recommendation:** Adopt a **Resolution:** 1) approving the construction plans and specifications and awarding a construction contract to Collins Electrical Company, Inc., the lowest responsive and responsible bidder, in an amount not to exceed \$380,175 for the Historic Depot Building Electrical Re-Feed Project; and 2) authorizing the City Manager or the City Manager's designee to execute the contract specified above.

**Contact:** James Christensen, Senior Engineer, 808-5863; Cynthia Kranc, Facilities Manager, 808-2258.

**Presenters:** Not applicable

**Department:** General Services

**Division:** Facilities and Real Property Management

**Organization No:** 13001541

### **Description/Analysis:**

**Issue:** The Historic Depot Building Electrical Re-Feed project is a component of the rail yards Track Relocation Project (T15029005) which requires that the overhead utility poles located throughout the rail yards site be removed before the track relocation can begin. These utility poles provide high voltage power to the Depot Building. The Historic Depot Building Electrical Re-Feed project is necessary to maintain electrical service to the Depot Building once the utility poles are removed.

The Historic Depot Building Electrical Re-Feed Project will replace the existing main service, which is antiquated and in very poor condition, and provide power to the existing panels located throughout the Depot Building. The new electrical service will also contain multiple meters for the different tenants. A house meter (City) will provide power to the site and areas of the building occupied by the

City. A meter for Amtrak will be provided. Space for additional meters will be provided for other future tenants. A second project, Phase II, will be required to add additional meters, replace the electrical sub panels and clean up the branch circuiting throughout the Depot Building.

The formal bid process was completed on December 2, 2009, and Collins Electrical Company, Inc. was selected as the lowest responsive and responsible bidder.

**Policy Considerations:** The recommendations in this report are consistent with the provisions of Sacramento City Code Chapter 3.60. This report is also consistent with the Preservation Element of the City's General Plan that seeks to protect and encourage the preservation of Sacramento's historic resources and ensure that the cultural heritage of Sacramento remains intact.

**Commission/Committee Action:** Not applicable

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** This project is a component of Phase 1 of the Track Relocation Project, which was subject to CEQA. On June 2, 2009, City Council adopted Resolution No. 2009-355, approving a Mitigated Negative Declaration under CEQA, and a Notice of Determination was filed on June 8, 2009.

**Sustainability Considerations:** Not applicable

**Rationale for Recommendation:** All overhead utility poles providing electrical service in the rail yards site must be removed before the Track Relocation Project can proceed. Currently, electrical service to the Depot Building is provided by overhead utility poles. The Historic Depot Building Electrical Re-Feed project is necessary to maintain electrical service to the Depot Building once the utility poles are removed.

On October 30, 2009, the Department of General Services issued Invitation for Bid (IFB) No. B1013001541007 for a construction contract for the Historic Depot Building Electrical Re-Feed Project. Four bids were received. Collins Electrical Company, Inc. was selected as the lowest responsive and responsible bidder. Staff's estimated construction cost was \$440,000. Work is anticipated to begin on site during January 2010 with completion in May 2010.

The results of IFB No. B1013001541007 are listed in the following table.

Contractor	Bid Amount	ESBE %
Koch Excavating, Inc.	\$304,777	98.4%
Collins Electrical Company, Inc.	\$380,175	27.7%
Gregory Electric	\$408,600	85.8%
Bosley Electric	\$675,540	89.6%

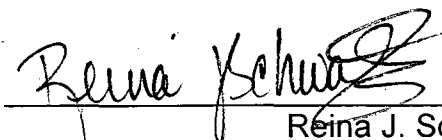
Koch Excavating, Inc. was deemed non-responsive. Reasons for a non-responsive bid include one or more of the following:

- Failed to submit and/or execute all required documents
- Failed to acknowledge addendum
- Failed to complete bid guarantee
- Failed Minimum Qualifications Questionnaire
- Failed to provide an active contractors license
- Failed to list required certified subcontractors
- Failed to attend mandatory pre-bid meeting
- Bidder added language that changed the terms of the bid

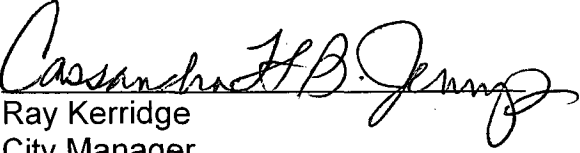
**Financial Considerations:** Sufficient funding is available within the Track Relocation Project (T15029005) in Proposition 1B funds (Fund 2028) to award the construction contract to Collins Electrical Company, Inc. in an amount not to exceed \$380,175.

**Emerging Small Business Development (ESBD):** The selection of the contractors for this project followed City established guidelines for inclusion of ESBD firms. With an SBE/EBE percentage total of 27.7%, Collins Electrical Company, Inc. and their subcontractors are above the City Council's adopted goal of 20%.

Respectfully Submitted by:   
 Cynthia Kranc  
 Facilities Manager

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

Recommendation Approved:

*for*   
Ray Kerridge  
City Manager

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**Attachment 1**

**BACKGROUND INFORMATION:**

In December 2006, the City of Sacramento purchased the Historic Depot Building and the surrounding parcel. The existing electrical service to the Historic Depot Building is antiquated and in very poor condition. Most of the equipment for the main service is original to the building and has been in service since approximately 1926. The equipment is past its useful life.

On April 2, 2008, the Sacramento Valley Station Historic Assessment Report to the City of Sacramento Preservation Commission stated that the Depot facilities maintenance prioritized work plan includes repairs to sections of the roof, balustrades, canopies, public exterior doors, windows, and building electrical service. This work plan may include phasing portions of the work, ranging from minor work (such as removing plywood) to partial rehabilitation or full replacement, and will proceed based on available funds.

The electrical service that feeds the Depot Building is routed through the rail yards on the utility poles. The service originates at the Bercut Substation, and then routes overhead to the depot. Just north of the depot, the electrical service drops below ground and goes under the tracks and then enters the building in the north-east corner of the basement.

The Track Relocation Project (T15029005), which will relocate the train tracks approximately 300 feet to the north, requires that all of the utility poles located on the rail yards property be removed.

This project is a component of Phase I of the Track Relocation Project, and will replace the existing main service, and provide power to the existing panels located throughout the Depot Building. The new electrical service will also contain multiple meters for the different tenants. A house meter (City) will provide power to the site and areas of the building occupied by the City. A meter for Amtrak will be provided. Space for additional meters will be provided for other future tenants. A second project, Phase II, will be required to add additional meters, replace the electrical sub panels and clean up the branch circuiting throughout the Depot Building.

## **RESOLUTION NO. 2010-XXXX**

Adopted by the Sacramento City Council

**January 7, 2010**

### **AWARD CONSTRUCTION CONTRACT FOR THE HISTORIC DEPOT BUILDING ELECTRICAL RE-FEED PROJECT (T15029005)**

#### **BACKGROUND**

- A. The Historic Depot Building Electrical Re-Feed project is a component of the rail yards Track Relocation Project (T15029005), which requires that the overhead utility poles located throughout the rail yards site be removed before the track relocation can begin. These utility poles provide high voltage power to the Depot Building. The Historic Depot Building Electrical Re-Feed project is necessary to maintain electrical service to the Depot Building once the utility poles are removed.
- B. This project is a component of Phase I of the Track Relocation Project (T15029005), which will replace the existing main service, and provide power to the existing panels located throughout the Depot Building. The new electrical service will also contain multiple meters for the different tenants.
- C. The formal bid process for the Historic Depot Building Electrical Re-Feed Project was completed on December 2, 2009. Pursuant to City Code Section 3.60.020, it was determined that Collins Electrical Company, Inc. was the lowest responsive and responsible bidder.

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

- Section 1. The construction plans and specifications for the Historic Depot Building Electrical Re-Feed Project are approved and the construction contract is awarded to Collins Electrical Company, Inc., the lowest responsive and responsible bidder, in an amount not to exceed \$380,175.
- Section 2. The City Manager or the City Manager's designee is authorized to execute the contract specified above.