



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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CONSENT
February 28, 2006

Honorable Mayor and
Members of the City Council

Subject: Change Order: Robertson Community Center Americans with Disabilities Act (ADA) Modifications (C193)

Location/Council District: 3225 Norwood Avenue, Sacramento (District 2).

Recommendation:

Adopt a resolution: 1) approving Change Order No. 2 in the amount of \$17,015 for Phase II, with Harbison Mahony Higgins Builders, Inc., and 2) resetting the City Manager's signature authority for the project.

Contacts: Obi Agha, Project Manager, (916) 808-8426
Bob Williamson, Supervising Architect, (916) 808-8430

Presenters: Not Applicable

Department: Department of General Services

Division: Facility and Real Property Management

Organization No: 3282

Summary:

The Phase II construction contract with Harbison Mahony Higgins Builders, Inc. (HMH) for the Robertson Community Center ADA modification was awarded on November 5, 2004 in the amount of \$49,395. Change Order No. 2, in the amount of \$17,015 will cover the cost of work performed on Phase II ADA, which upgraded the public restrooms, drinking fountain, administrative office entrance, and public counter.

Committee/Commission Action: None.

Background Information:

In 2003, the City Council approved Resolution No. 2003-480 suspending competitive bidding, establishing a Master Contract List of Qualified Contractors, and authorizing the City Manager to negotiate and execute individual project contracts for various City buildings and facilities listed on the City's ADA Facility Priority List. Staff utilized a Request for Qualifications (RFQ) and established four Design and Construction teams: Corporate Construction Services, Inc. (CCS), Harbison-Mahony-Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc.

Subsequently, the City completed a cursory ADA investigation of Robertson Community Center in response to a lack of ADA access to the Center. A prioritized and phased ADA/Access Compliance Survey Audit and Work plan of the center was developed. Phase I ADA completed by HMM added signage and way finding to the North (main) parking area, and upgraded the disabled parking spaces including the curb ramp at the South parking lot. In July 2005, Phase II was completed which improved access to the public restrooms, the main office entrance and public counter.

Change Order No. 1, in the amount of \$21,053 executed in August of 2005, did not require Council action, and covered deferred maintenance work. Change Order No. 2, in the amount of \$17,015 will cover the costs incurred of installing the automatic door opening devices on the entrances of the restrooms and the main office, upgrading toilet accessories, and modifying the main public counter in compliance with California Code of Regulation (CCR Title 24), and the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Financial Considerations:

There is sufficient funding in the Robertson Community Center Americans with Disabilities Act Modifications project (PN: C193) to approve Change Order #2 in the amount of \$17,015 with HMM.

Environmental Considerations:

The Development Services Department, Environmental Planning Services Division has reviewed ADA modifications for the Robertson Community Center and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section Number 15301(d) and 15301(f), and Class 11, Section Number 15311(a) of the CEQA Guidelines. Projects exempted under Class 1, Section Number 15301(d) consist of the restoration or rehabilitation of deteriorated or damaged structures or facilities to meet current standards of public health and safety. Projects exempted under Class 1, Section Number 15301(f) consist of the addition of safety and health protection devices for use in conjunction with existing structures. Projects

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exempted under Class 11, Section Number 15311(a) consist of construction or replacement of minor structures, including but not limited to on-premise signs.


Policy Considerations:

The proposed City Council action and staff recommendations are consistent with the City's Strategic Plan goal to achieve sustainability and livability. Also, the City's ADA Coordinator has reviewed the ADA work plan for the Robertson Community Center and these ADA improvements will be submitted to the Sacramento Disability Advisory Commission as an informational item.

Emerging Small Business Development (ESBD):

Pursuant to City code section 3.60.270, the contractor is required to meet a minimum 20% participation level for ESBE on this contract. The ESBE participation on this project is 46%, which exceeds the minimum requirement.

Respectfully Submitted by: 
Cynthia Kranc
Facilities Manager

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

Recommendation Approved:


RAY KERRIDGE
Interim City Manager

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RESOLUTION NO. 2006-

Adopted by the Sacramento City Council

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**APPROVING CHANGE ORDER NO. 2 FOR THE ROBERTSON COMMUNITY CENTER
AMERICANS WITH DISABILITIES (ADA) UPGRADE PROJECT (C193)**

BACKGROUND

- A. In late 2002, the City completed a cursory ADA investigation of Robertson Community Center in response to a lack of ADA access to the Center. A prioritized and phased ADA/Access Compliance Survey Audit and Work plan of the center was developed.
- B. In 2003, the City completed with HMH Builders, Inc., Phase I ADA upgrades which added signage and way finding to the North (main) parking area, disabled parking spaces and curb ramp at the South parking lot. Work completed in Phase II improved access to the public restrooms, the main office entrance and public counter.
- C. Change Order No. 1 covered deferred maintenance work. Change Order No. 2, in the amount of \$17,015 will cover the costs incurred of installing the automatic door opening devices on the entrances of the public restrooms and the main office, upgrading the toilet accessories, and modifying the main public counter in compliance with California Code of Regulation (CCR Title 24) and the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

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

- Section 1. Change Order No. 2 in the amount of \$17,015 with Harbison Mahony Higgins Builders, Inc. for Phase II upgrades is approved.
- Section 2. The City Manager's signature authority is reset for the project.

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