



APPROVED

APR 30 2002

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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

927 10th STREET, STE. 100
SACRAMENTO, CA
95814-2700

PROJECT DELIVERY DIVISION

PH. (916) 264-8300
FAX (916) 264-8281

April 24, 2002

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: AUTHORIZE THE CITY MANAGER TO EXECUTE SUPPLEMENTAL AGREEMENTS NO. 4, 5 AND 6 FOR THE PUBLIC SAFETY ADMINISTRATION BUILDING (PN:EC31), AND APPROPRIATION AND USE OF FUNDS TO INCREASE THE PROJECT BUDGET

LOCATION AND COUNCIL DISTRICT: 5770 Freeport Boulevard - Council District 4.

RECOMMENDATION:

This report recommends settling all claims, and establishing a final budget to complete the Public Safety Administration Building. It is recommended that the City Council adopt the attached Resolution to:

- Approve supplemental agreement #4 with All-Star Investments in the amount of \$293,963.
- Approve supplemental agreement #5 with All-Star Investments in the amount of \$422,345.
- Approve supplemental agreement #6 with All-Star Investments in the amount of \$700,000.
- Appropriate \$1,168,704 from the Public Works FY2000-01 Department Carryover.
- Authorize the utilization of \$700,000 from the FY2000-01 COPS Grant for contract expenses.

CONTACT PERSON: Thomas Lee, Deputy City Manager – 264-8888

FOR COUNCIL MEETING OF: April 30, 2002

SUMMARY:

Completion of the Public Safety Administration Building within the project budget has been impacted by discovery and remediation of unanticipated site conditions requiring completion of additional work that was not identifiable at the time the project budget was amended by the City Council on April 5, 2001. This report recommends the City Council authorize the expenditure of additional funds necessary to complete the project.

COMMITTEE/COMMISSION:

None.

BACKGROUND INFORMATION:

In April of 2001, the City Council increased the scope of the project and increased the project budget to \$18,967,100. Since that time, the project has experienced additional impacts. Construction continued to uncover substandard and poorly maintained conditions, and work has significantly slowed so that additional information concerning the site conditions could be gathered and recommended options and alternatives necessary to complete the project could be developed. In order to complete the project, it will be necessary to perform additional construction activities beyond the scope of work originally anticipated.

The City employed Gobbell Hays-Skyline to evaluate new dirt and mold conditions and Kleinfelder Engineers to evaluate the moisture conditions at the site. These reports recommended that the building and ductwork be cleaned and that the identified water intrusion locations be sealed and/or corrected. This is consistent with the City commitment to a clean and safe environment for employees, future tenants and visitors.

Only about 15% of the construction remains incomplete. The ductwork cleaning has begun, and the general building cleaning will follow. Completion of the project requires execution of several supplemental agreements that cover necessary remedial work, and claims for additional work. These agreements settle all outstanding claims and disagreements, require that the moisture intrusion recommendations be implemented, and that the building be completely cleaned. All Star Investments has agreed to the settlement and execution of these agreements is recommended.

The supplemental agreements will increase the design and construction cost to \$14,523,519. This means that the final design and construction cost of the project is \$121 per square foot. This cost is significantly below the cost of similar construction for Public Safety Administration Buildings as follows:

<u>Name of Facility</u>	<u>Proj. Cost</u>	<u>Total Area</u>	<u>Const \$/Sq.Ft.</u>
Simi Valley Police Facility - Completed 1997	\$17,992,800	56,000	\$189
Roseville Police Facility - Completed 1997	\$22,276,800	84,000	\$156
Santa Ana Police Facility - Completed 1995	\$81,844,800	236,000	\$204
Alhambra Police Facility - Completed 1993	\$29,462,700	109,000	\$159
Folsom Police Facility - Completed 1991	\$11,067,000	35,000	\$186

Completion of the project continues to facilitate retention of existing commercial tenants serving the adjacent community, and revitalization of the surrounding commercial area.

FINANCIAL CONSIDERATIONS:

This report recommends increasing the project budget by \$1,868,704 so that the total project budget will increase to \$20,835,804. This funding increase will be accomplished by the following actions:

- Appropriating to the project \$1,168,704 from Public Works FY2000-01 Department Carryover.
- Authorizing the utilization of \$700,000 from the FY2000-01 COPS Grant. Project costs will be charged directly to the grant.

The attached Resolution implements the necessary actions.

ENVIRONMENTAL CONSIDERATIONS:

On April 4, 2000, the City Council ratified a Negative Declaration for the purchase of property located at 5760 & 5770 Freeport Boulevard to accommodate the relocation of administrative support activities for the City's Police and Fire Departments.

ESBD CONSIDERATIONS:

The RFQ for Design/Development Services was announced on the Project Information Line, which contains information on Public Works and Utility Department projects, and the City's Internet site. The project teams was required to comply with the City's goal of 20% participation by Emerging and Small Business Development Enterprises.


Respectfully submitted,

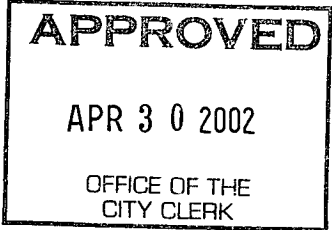

Francesca Lee Halbakken
Project Delivery Manager

RECOMMENDATION APPROVED:


Robert P. Thomas
City Manager

APPROVED:


Michael Kashiwagi
Director of Public Works



RESOLUTION NO. 2002-236

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING SUPPLEMENTAL AGREEMENTS NO. 4, NO. 5 and NO. 6 WITH ALL STAR INVESTMENTS; APPROPRIATION OF \$1,168,704 FROM PUBLIC WORKS FY2001-02 CARRYOVER RESERVE; AND UTILIZATION OF FY2000-01 COPS GRANT E237

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

1. The City Council hereby approves Supplemental Agreements #4, #5 and #6 with All-Star Investments.
2. The City Council hereby appropriates \$1,168,704 from Public Works FY2000-01 Department Carryover as follows:

Fund	Agency	Org	Object	Current Budget	Revised Budget	Increase (Decrease)
101	500	EC31	4820	\$3,665,100	\$4,833,804	\$1,168,704

3. The City Council hereby directs the use of \$700,000 from the FY2000-01 COPS Grant, number 255-EFP-E237-4820 for contract expenses.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO: _____

DATE ADOPTED: _____