REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

CONSENT
July 15, 2008

Honorable Mayor and
Members of the City Council

Subject: Supplemental Agreement: North Natomas Library (QA33, B13000700)

Location/Council District: Southwest corner of Del Paso Road and Library Street, Council District 1

Recommendation: Adopt a **Resolution**: 1) authorizing the City Manager or the City Manager's designee to execute Supplemental Agreement No. 4 to Agreement No. 2005-0446 with Nacht and Lewis Architects in an amount not to exceed $57,417; and 2) restoring the City Manager's signature authority for this project.

Contacts: Terry Grayson, Construction Manager, 808-5879; Cynthia Kranc, Facilities Manager, 808-2258

Presenters: Not applicable

Department: Department of General Services

Division: Facilities and Real Property Management

Organization No: 3281

Description/Analysis

Issue: On June 2, 2005, Agreement No. 2005-0446 was executed with Nacht and Lewis Architects in the amount of $24,980 for architectural services.

On April 25, 2006, Supplemental Agreement No. 1 to Agreement No. 2005-0446 was executed with Nacht and Lewis Architects in the amount of $423,907 for completion of the remaining drawings and specifications for the 23,000 square foot library due to changes required by State Library Grant reviewers, program changes, construction administration during construction, and a contract time extension of 540 days. On April 13, 2007, Supplemental Agreement No. 2 was executed with Nacht and Lewis Architects in the amount of $7,200 for interior day lighting analysis and a contract time extension of 30 days. On August 8, 2007,

Supplemental Agreement No. 3 was executed with Nacht and Lewis Architects for a contract time extension from June 30, 2007 to June 30, 2009.

During the design of the project, new building code requirements were implemented and design changes were required by the State Architect. Supplemental Agreement No. 4, in a not-to-exceed amount of $57,417, is necessary for Nacht and Lewis Architects to address these required design changes.

Policy Considerations: The North Natomas Library project is consistent with the goal of the City Strategic Plan to enhance educational opportunities for the entire community. In addition, through its use as a joint public library and school library, the project is consistent with the City Strategic Plan goal to strengthen community and regional partnerships to enhance the quality of life, and the 1994 North Natomas Community Plan goal to encourage joint use facilities as a means of optimizing the benefit gained from public funding.

The recommendations in this report are consistent with: 1) City Code Section 3.64.040(A) requiring City Council approval for supplemental agreements in excess of $25,000 for agreements originally executed for a price of less than $250,000; and 2) City Code Section 3.64.040(G) restoring City Manager authority to issue additional supplemental agreements.

Environmental Considerations:

California Environmental Quality Act (CEQA): Approval of the supplemental agreement is not subject to any provisions of the California Environmental Quality Act.

Sustainability Considerations: Not applicable

Commission/Committee Action: Not applicable

Rationale for Recommendation: The North Natomas Library project supports the City's Strategic Plan goal to expand economic development throughout the City. Executing Supplemental Agreement No. 4 with Nacht and Lewis Architects in the amount of $57,417 will allow for completion of architectural and engineering drawings and specifications required for approval by the City of Sacramento and Division of the State Architect Office prior to construction.

Financial Considerations: Sufficient funding is available in the North Natomas Library Project (QA33, B13000700) to award Supplemental Agreement No. 4 in an amount not to exceed $57,417.

Emerging Small Business Development (ESBD): Nacht and Lewis Architects is not certified as an emerging/small business. As of May 31, 2008, the Department of General Services has achieved an ESBD percentage of 36.84% for FY2007/08.

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:

- On March 20, 2001, the City Council adopted the North Natomas Town Center and Regional Park Master Plan. The 120-acre Towne Center included a retail center and the Towne Center Education Complex as anchors on its respective west and east ends. The education complex will house the high school, a community college center and the public library. The library is intended to serve both the public library needs of the community and the school library needs of the high school and college.

- On February 12, 2002, the City Council established the North Natomas Library project (QA33) to initiate development of the project and to coordinate with the partners in the education complex. The partners are Sacramento Public Library Authority, the Natomas Unified School District and Los Rios Community College District. At the same time, a project budget was approved for preliminary work and design development, a sole source agreement with Nacht and Lewis, Inc. for architectural services was approved, and preparation and submittal of a State Library Proposition 14 grant application was authorized.

- On December 12, 2002, the Planning Commission ratified a Negative Declaration for the development of the Towne Center Education Complex, which includes the development of an education complex with a high school, community college center, and public library.

- In December 2003, preliminary plans were submitted to the State Library for the proposition 14 grant application. The project was not selected during the first cycle. Staff resubmitted and the grant was approved during the third cycle.

- On December 13, 2005, the City Council adopted Resolution No. 2005-909 accepting the State Library Grant for North Natomas Library in the amount of $7,013,889. The Natomas Unified School District applied for joint-use funding through the California State Office of Public School Construction in the amount of $2 million.

- On September 27, 2006, the State Allocation Board approved the Natomas Unified School District's appeal to fund the grant of $913,983 to help build the new North Natomas Library.

- The requested supplemental agreement to the contract is to complete the remaining five percent of the Construction Documents. This work is due to changes required by the State Library Grant reviewers, fire alarm redesign required by SB575 State Library changes, design changes in regard to Library Street redesign, interior design team assistance and bid addendum items. Based on the above approvals, the Architectural team shall meet Silver LEED

standards as well as Division of State Architects and City of Sacramento building permit approvals in order to go out to bid. City staff will be reporting back to Mayor and City Council on these issues.

- On August 28, 2007, the City Council adopted Resolution No. 2007-639 authorizing a transfer of $3.8 million from the North Natomas Community Improvement fund balance (Fund 780) to the North Natomas Library Project budget.

- On June 17, 2008, the City Council adopted Resolution No. 2008-402 approving the construction plans and specifications for the North Natomas Library Project and awarding the construction contract to McCarthy Construction in an amount of $6,998,000.

The following log summarizes the three prior Supplemental Agreements:

Supplemental Agreement Log

Supplemental Agreement No.	Amount	Scope of Work
1	$423,907	Completion of drawings and specifications due to changes required by State Library Grant reviewers, program changes, construction administration and a contract time extension of 540 days
2	$7,200	Interior day lighting analysis and a contract time extension of 30 days
3	0	Contract time extension from June 30, 2007 to June 30, 2009

RESOLUTION NO. 2008-xxxx

Adopted by the City of Sacramento City Council

July 15, 2008

AUTHORIZING SUPPLEMENTAL AGREEMENT NO. 4 FOR ARCHITECTURAL AND ENGINEERING DRAWINGS AND SPECIFICATIONS FOR THE NORTH NATOMAS LIBRARY (QA33, B13000700)

BACKGROUND

A. On February 12, 2002, the City Council established the North Natomas Library project to initiate development of the project and to coordinate with the partners in the Towne Center Education Complex. The partners are Sacramento Public Library Authority, the Natomas Unified School District and Los Rios Community College District. At the same time, a project budget was approved for preliminary work and design development, a sole source agreement with Nacht and Lewis, Inc. for architectural services was approved, and preparation and submittal of a State Library Proposition 14 grant application was authorized.

B. On December 13, 2005, the City Council approved a resolution accepting the State Library Grant for North Natomas Library in the amount of $7,013,889.

C. Since the original project budget of $13.5 million was established in December 2003, there have been significant cost increases in the construction industry due to inflation and the demand for construction materials. Staff has completed value engineering on the design of this project to minimize the impact of these increases in project costs.

D. State Library Commission request for changes, new engineering requirements, and the City's request to obtain Silver LEED certification require that the plan be revised.

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

Section 1. The City Manager or the City Manager's designee is authorized to execute Supplemental Agreement No. 4 to Agreement No. 2005-0446 with Nacht and Lewis Architects in an amount not to exceed $57,417 for completing architectural and engineering drawings and specifications.

Section 2. The City Manager's signature authority is restored for this project.