



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2604
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CONSENT
November 18, 2008

Honorable Mayor and
Members of the City Council

Title: On-Call Master Contractor Services List for Public Facilities – Amendment 4

Location/Council District: Citywide

Recommendation: Adopt a **Resolution** amending the On-Call Master Contractor Services List for Public Facilities and authorizing the City Manager or the City Manager's designee to execute one-year contracts with four one-year renewal periods for: 1) plumbing services with: a) Riverside Plumbing in an amount not to exceed \$50,000 per fiscal year; 2) HVAC control services with: a) Yamas Environmental in an amount not to exceed \$190,000 per fiscal year; 3) domestic pumping services with: a) Custom Pump and Power in an amount not to exceed \$100,000 per fiscal year; 4) drywall and finishing services with: a) TNT Construction in an amount not to exceed \$50,000 per fiscal year; and b) TDP Construction Services in an amount not to exceed \$50,000 per fiscal year; 5) paint and lead abatement services with: a) E. Rozakis Restoration in an amount not to exceed \$75,000 per fiscal year; and b) River City Painting in an amount not to exceed \$75,000 per fiscal year; 6) chain link fence services with: a) S & S Fence in an amount not to exceed \$75,000 per fiscal year; and b) Arrow Fence in an amount not to exceed \$75,000 per fiscal year; and 7) wrought iron fence services with: a) Kane's Steel Designs in an amount not to exceed \$30,000 per fiscal year; and b) S & S Fence in an amount not to exceed \$30,000 per fiscal year.

Contacts: Tony Alexander, General Supervisor, 808-6360; Cynthia Kranc, Facilities Manager, 808-2258

Presenters: Not applicable

Department: General Services

Division: Facilities and Real Property Management

Organization No: 13001521

Description/Analysis:

Issue: The purpose of this report is to amend the On-Call Master Contractor Services List for Public Facilities approved by City Council on August 14, 2007 (Resolution 2007-589). Amending this on-call list to include the recommended contractors will support the mission of the Department of General Services to

respond in a timely manner in delivering public facility projects throughout the City. The following additional services will be provided:

- Plumbing services
- HVAC control services
- Domestic pumping services
- Drywall and finishing services
- Paint and lead abatement services
- Chain link fence services
- Wrought iron fence services

Policy Considerations: This action is consistent with Chapter 3.64 of the Sacramento City Code and complies with existing policies regarding contracts.

Committee/Commission Action: None

Environmental Considerations:

California Environmental Quality Act (CEQA): Approval of an On-Call Master Contractor Services List for Public Facilities is not a project as defined by CEQA guidelines, Section 15378. The recommended action involves no physical construction and has no potential to cause a significant impact to the environment.

Sustainability Considerations: Not applicable

Rationale for Recommendation: It is in the best interests of the City to amend the existing On-Call Master Contractor Services List for Public Facilities for the following reasons:

- On December 2, 2003, the City Council approved the Smith Culp Consultant Study recommendations (Resolution 2003-853) to improve the delivery of projects. One of the recommendations was to establish an on-call contractor list for cost effective and efficient delivery of contractor services; and
- Use of an on-call contractor services list will position the Department of General Services to deliver projects in a more cost-effective and efficient manner by expanding its capacity to meet critical project schedule requirements and by reducing the time needed to prepare, evaluate, and award contracts for each and every project. Additionally, unforeseeable conditions identified during the course of projects may be addressed immediately.

In September 2008, the Department of General Services issued Invitations for Bids (IFB) for the following services: plumbing, HVAC control, domestic pumping, drywall and finishing, paint and lead abatement, chain link fence, and wrought iron fence services. The bids specified that a maximum of two contracts

would be awarded for each service. Detailed information on the bids is included in Attachment 2.

The following services were also solicited through separate IFBs: cabinet and countertop, masonry, stucco and plastering, and waste and storm water pumping services. Either no bids were received or the bids that were received were rejected based on one or more of the reasons listed below. Staff does not intend to rebid these services as these services will be provided by in-house staff and also by project specific contracts. The waste and storm water pumping services will be performed by Facilities staff with the assistance of Department of Utilities staff.

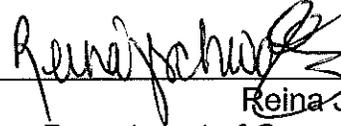
Reasons for a non-responsive bid determination include one or more of the following:

- Failed to meet ESBE goal
- Failed to submit and/or execute all required documents
- Failed to acknowledge addendum
- Failed to submit a complete bid guarantee
- Failed Minimum Qualifications Questionnaire
- Failed to provide an active contractor's license
- Failed to attend mandatory pre-bid meeting
- Bidder added language that changed the terms of the bid

Financial Considerations: Each contract will be executed as soon as possible for FY2008/09 for the full amount recommended in this report. However, purchase orders encumbering funds under these contracts will not be opened until projects are identified. Funding for each purchase order will be provided for in capital improvement project budgets or in department operating budgets as projects are identified. Contractors may have multiple assignments in a given fiscal year, however, the aggregate amount per contractor, per fiscal year shall not exceed: \$50,000 for plumbing services, \$190,000 for HVAC control services, \$100,000 for domestic pumping services, \$50,000 for drywall and finishing services, \$75,000 for paint and lead abatement, \$75,000 for chain link fence services, and \$30,000 for wrought iron fence services.

Emerging Small Business Development (ESBD): Each bid required contractors to meet the City's 20% ESBD goal. All eleven firms recommended in this report achieved an ESBD percentage of 100%.

Respectfully Submitted by: 
Cynthia Kranc
Facilities Manager

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

Recommendation Approved:

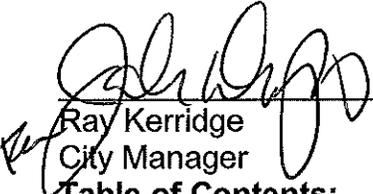

Ray Kerridge
City Manager

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Attachment 1**BACKGROUND INFORMATION**

- The On-Call Master Contractor Services List reflecting contractors already approved through Amendment 3 is provided on the following page.
- It is estimated that the use of an On-Call Master Contractor list will address 90% of the projects requiring these contractor services scheduled to be delivered by the Department of General Services.
- The use of an on-call contractor services list will position the Department of General Services to deliver projects in a more cost-effective and efficient manner by expanding its capacity to meet critical project schedule requirements and by reducing the time needed to prepare, evaluate, and award contracts for each and every project. Additionally, unforeseeable conditions identified during the course of projects may be addressed immediately.
- Staff anticipates adding additional services to this list over the course of the next several months.
- Specific "not to exceed" dollar amounts for each type of service were based on past City use of each type of service as well as average cost of past contracts.
- Once placed on the rotating on-call selection list, each contractor will submit a proposal for services based on specific project requests.
- Contracts for specific projects that exceed the dollar limits established for the On-Call Master Contractor Services List will be procured separately in compliance with the City Code and adopted policies.

On-Call Master Contractor Services List for Public Facilities (Includes Amendments 1, 2 and 3)			
Type of Service	Company Name	Contract Amount	ESBE %
HVAC - Small Tonnage	Mielcasz & Associates	\$50,000	100%
	On Line Heating and Air	\$50,000	100%
HVAC – Large Tonnage	American Chiller Service, Inc.	\$95,000	100%
Flooring Services	A&P Flooring	\$75,000	100%
	Dynamic Commercial Flooring	\$75,000	33%
	Waldo Bowers Floor Covering	\$75,000	84%
Fire Sprinkler Services	Marquee Fire Protection	\$35,000	100%
	Nor-Cal Fire Protection	\$35,000	100%
Fencing Services	Dynaram Construction	\$50,000	100%
Fire Detection Systems	Sentinel Fire	\$50,000	100%
Roofing Services	Hester Roofing	\$90,000	20%
	Madsen Roofing	\$90,000	100%
Acoustical Ceiling Services	B.R. Acoustical, Inc.	\$40,000	100%
	E.G. Acoustics, Inc.	\$40,000	100%
Electrical-General (-600 volts)	Elite Power	\$30,000	100%
	Leo Oricuoli Electric	\$30,000	100%
Door Hardware & Locks	Capitol Builders Hardware	\$30,000	100%
	Rex Lock & Safe	\$30,000	100%
Irrigation Services	California Landscape Assoc.	\$30,000	100%
Trenchless Services	Express Plumbing	\$50,000	100%

Attachment 2

BID RESULTS

Bid Results for Bid No. B0913001521010

Type of Service	Company Name	Contract Amount	ESBE %
Plumbing Services	Riverside Plumbing	\$83.25 per hr	100%
	Armstrong Plumbing (Non-Responsive)	N/A	100%

Bid Results for Bid No. B0913001521007

Type of Service	Company Name	Contract Amount	ESBE %
HVAC Control Services	Yamas Environmental	\$82.00 per hr	100%
	Direct Digital Controls (Non-Responsive)	N/A	100%
	Indoor Environmental Systems (Non-Responsive)	N/A	0%

Bid Results for Bid No. B0913001521011

Type of Service	Company Name	Contract Amount	ESBE %
Domestic Pumping Services	Custom Pump & Power	\$104.00 per hr	100%

Bid Results for Bid No. B0913001521013

Type of Service	Company Name	Contract Amount	ESBE %
Drywall and Finishing Services	TNT Construction	\$50.00 per hr	100%
	TDP Construction Services	\$87.50 per hr	100%

Bid Results for Bid No. B0913001521009

Type of Service	Company Name	Contract Amount	ESBE %
Paint & Lead Abatement Services	River City Painting	\$38.98 per hr	100%
	E. Rozakis Restoration	\$62.30 per hr	100%
	Birdwell Brothers Painting (Non-Responsive)	N/A	0%

Bid Results for Bid No. B0913001521005

Type of Service	Company Name	Contract Amount	ESBE %
Chain Link Fence Services	S & S Fence	\$61.00 per hr	100%
	Arrow Fence	\$92.00 per hr	100%
	All Steel Fence (Responsive, but staff is only awarding two contracts)	\$248.00 per hr	100%
	Clark-Cadman (Non-Responsive)	N/A	100%
	Dynaram Construction (Non-Responsive)	N/A	0%
	FenceCorp (Non-Responsive)	N/A	0%

Bid Results for Bid No. B0913001521006

Type of Service	Company Name	Contract Amount	ESBE %
Wrought Iron Fence Services	Kane's Steel Designs	\$45.00 per hr	100%
	S & S Fence	\$61.00 per hr	100%
	All Steel Fence (Responsive, but staff is only awarding two contracts)	\$248.00 per hr	100%
	Arrow Fence (Responsive, but staff is only awarding two contracts)	\$92.00 per hr	100%
	Clark-Cadman (Non-Responsive)	N/A	100%
	Dynaram Construction (Non-Responsive)	N/A	100%
	FenceCorp (Non-Responsive)	N/A	0%

RESOLUTION NO. 2008-XXXX

Adopted by the Sacramento City Council

November 18, 2008

AMEND THE ON-CALL MASTER CONTRACTOR SERVICES LIST FOR PUBLIC FACILITIES FOR PLUMBING, HVAC CONTROL, DOMESTIC PUMPING, DRYWALL AND FINISHING, PAINT AND LEAD ABATEMENT, CHAIN LINK FENCE, AND WROUGHT IRON FENCE SERVICES

BACKGROUND

- A. On December 2, 2003, the City Council approved the Smith Culp Consultant Study recommendations (Resolution No. 2003-853) to improve the delivery of projects. One of the recommendations was to establish an on-call contractor list for cost effective and efficient delivery of contractor services.
- B. On May 29, 2007, City Council approved an On-Call Master Contractor Services List for Public Facilities (Resolution No. 2007-322), and authorized the City Manager or the City Manager's designee to execute contracts with three one-year renewal periods for heating, ventilation and air conditioning (HVAC) – small tonnage services, HVAC – large tonnage services, flooring services, and fire sprinkler services.
- C. On June 26, 2007, City Council approved Amendment 1 to the On-Call Contractor Services List for Public Facilities (Resolution No. 2007-459) authorizing the City Manager or the City Manager's designee to execute contracts with three one-year renewal periods for fire detection services, fencing services, and roofing services.
- D. On August 14, 2007, City Council approved Amendment 2 to the On-Call Contractor Services List for Public Facilities (Resolution No. 2007-589) authorizing the City Manager or the City Manager's designee to execute contracts with three one-year renewal periods for acoustical ceiling services, electrical services, and door hardware and lock services.
- E. On October 9, 2007, City Council approved Amendment 3 to the On-Call Master Contractor Services List for Public Facilities (Resolution No. 2007-733) authorizing the City Manager or the City Manager's designee to execute contracts with three one-year renewal periods for irrigation and trenchless services.
- F. The Department of General Services maintains the City's On-Call Master Contractor Services List. As additional needs for on-call services are identified

and approved by the City Council, the On-Call Master Contractor Services List will be amended.

- G. Contracts for specific projects that exceed the dollar limits established for the On-Call Master Contractor Services List will be procured separately in compliance with the City Code and adopted policies.
- H. Purchase orders encumbering funds under these contracts will not be opened until projects are identified and the City's budget for the applicable fiscal year has been approved.

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

- Section 1. Riverside Plumbing, Yamas Environmental, Custom Pump and Power, TNT Construction, TDP Construction Services, E. Rozakis Restoration, River City Painting, S & S Fence, Arrow Fence, and Kane's Steel Designs are added, for the services listed below, to the On-Call Master Contractor Services List for Public Facilities as approved by the City Council and maintained by the Department of General Services.
- Section 2. The City Manager or the City Manager's designee is authorized to execute one-year contracts for FY2008/09 with four one-year renewal periods with the entities identified in Section 1 and in the not-to-exceed amounts specified below provided there are sufficient funds available in the budget for the applicable fiscal years.
- Section 3. The City Manager or the City Manager's designee is authorized to execute a contract for plumbing services with Riverside Plumbing in an amount not to exceed \$50,000 for FY2008/09.
- Section 4. The City Manager or the City Manager's designee is authorized to execute a contract for HVAC control services with Yamas Environmental in an amount not to exceed \$190,000 for FY2008/09.
- Section 5. The City Manager or the City Manager's designee is authorized to execute a contract for domestic pumping services with Custom Pump and Power in an amount not to exceed \$100,000 for FY2008/09.
- Section 6. The City Manager or the City Manager's designee is authorized to execute a contract for drywall and finishing services with TNT Construction in an amount not to exceed \$50,000 for FY2008/09.
- Section 7. The City Manager or the City Manager's designee is authorized to execute a contract for drywall and finishing services with TDP Construction Services in an amount not to exceed \$50,000 for FY2008/09.

- Section 8. The City Manager or the City Manager's designee is authorized to execute a contract for paint and lead abatement services with E. Rozakis Restoration in an amount not to exceed \$75,000 for FY2008/09.
- Section 9. The City Manager or the City Manager's designee is authorized to execute a contract for paint and lead abatement services with River City Painting in an amount not to exceed \$75,000 for FY2008/09.
- Section 10. The City Manager or the City Manager's designee is authorized to execute a contract for chain link fence services with S & S Fence in an amount not to exceed \$75,000 for FY2008/09.
- Section 11. The City Manager or the City Manager's designee is authorized to execute a contract for chain link fence services with Arrow Fence in an amount not to exceed \$75,000 for FY2008/09.
- Section 12. The City Manager or the City Manager's designee is authorized to execute a contract for wrought iron fence services with Kane's Steel Designs in an amount not to exceed \$30,000 for FY2008/09.
- Section 13. The City Manager or the City Manager's designee is authorized to execute a contract for wrought iron fence services with S & S Fence in an amount not to exceed \$30,000 for FY2008/09.