



REPORT TO COUNCIL

City of Sacramento

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

CONSENT
September 1, 2009

Honorable Mayor and
Members of the City Council

Title: On-Call Master Contractor Services List for Public Facilities – Amendment 5

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 one one-year renewal period, provided there are sufficient funds available in the budget for the applicable fiscal years, for hazardous materials abatement services with: a) Parc Specialty in an amount not to exceed \$75,000 per fiscal year; b) West Coast Environmental in an amount not to exceed \$75,000 per fiscal year; and c) JM Environmental in an amount not to exceed \$75,000 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 November 18, 2008 (Resolution 2008-746). Amending this on-call list to include the recommended services and contractors will support the mission of the Department of General Services to respond in a timely manner in delivering public facility maintenance, capital improvement projects, and 24 hour, seven day a week emergency response contracting services throughout the City in the event that City staff are unable to perform the scope of work or meet the demand.

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 Contractors Services List for Public Facilities is not a project as defined by the California Environmental Quality Act (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:

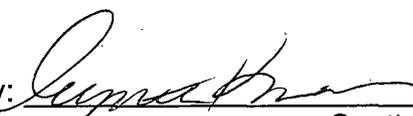
- On December 2, 2003, the City Council approved the Smith Culp Consultant Study recommendations (Resolution 2003-853) to improve the delivery of projects. One of the recommendations was to establish an on-call contractor list for cost effective and efficient delivery of contractor services; and
- The use of an on-call contractor services list will position the Department of General Services to:
 - Provide citywide 24 hour, seven day a week emergency response contracting services for all City facilities in situations that require immediate attention, in the event that City staff are unable to perform the scope of work or meet the demand.
 - 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.
 - Respond more quickly to unforeseeable conditions identified during the construction of projects
- The Department of General Services, with City Council approval, has previously established on-call master lists for consultants and other contractor services which have worked well in supporting the delivery of projects.
- On July 1, 2009, the Department of General Services issued Invitation for Bid (IFB) No. B1013001521001 for On-Call Hazardous Materials Abatement Contractor Services. Staff's estimate for the annual amount of services needed is \$75,000 per contractor based on past City use of this service. Six bids were

received. Parc Specialty, West Coast Environmental, and JM Environmental were determined to be the lowest responsive and responsible bidders. Detailed bid results are provided in Attachment 2. Two of the bidders were considered non-responsive to the bid for one or more of the following reasons:

- 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 FY2009/10 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 shall not exceed \$75,000, per contractor, per fiscal year.

Emerging Small Business Development (ESBD): The IFB required contractors to meet the City's 20% ESBD goal. All three firms selected to provide hazardous materials abatement services either met or exceeded this goal.

Respectfully Submitted by: 
Cynthia Kranc
Facilities Manager

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

Recommendation Approved:

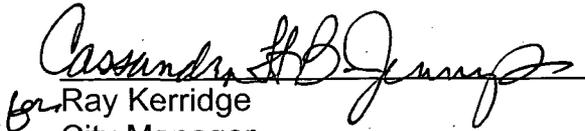

for Ray Kerridge
City Manager

Table of Contents:

	Report	Pg 1
Attachments		
1	Background Information	Pg 5
2	Bid Results	Pg 8
3	Resolution	Pg 9

Attachment 1

Background Information

- 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.
- 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.
- Three firms (Kane's Steel Designs, BR Acoustics, Dynaram) that were added to the On-Call Master Contractor Services List in previous amendments are being removed for one of the following reasons:
 - No longer in business
 - Contractor chose not to renew its contract
 - Contract expired and the service was rebid separately
- The On-Call Master Contractor Services List is provided on the following page. This list includes contractors already approved through Amendment 4, as well as those recommended in this report, and those being removed as noted above.

On-Call Master Contractor Services List for Public Facilities (Includes Amendments 1- 5)			
Type of Service	Company Name	Contract Amount	ESBE %
Acoustical Ceiling Services	E.G. Acoustics, Inc.	\$40,000	100%
Domestic Pumping Services	Custom Pump and Power	\$100,000	100%
Door Hardware & Locks	Capitol Builders Hardware	\$30,000	100%
	Rex Lock & Safe	\$30,000	100%
Drywall & Finishing Services	TNT Construction	\$50,000	100%
	TDP Construction Services	\$50,000	100%
Electrical-General (-600 volts)	Elite Power	\$30,000	100%
	Leo Oricuoli Electric	\$30,000	100%
Fence Services – Chain Link	S & S Fence	\$75,000	100%
	Arrow Fence	\$75,000	100%
Fence Services – Wrought Iron	S & S Fence	\$30,000	100%
Fire Detection Systems	Sentinel Fire	\$50,000	100%
Fire Sprinkler Services	Marquee Fire Protection	\$35,000	100%
	Nor-Cal Fire Protection	\$35,000	100%
Flooring Services	A&P Flooring	\$75,000	100%
	Dynamic Commercial Flooring	\$75,000	33%
	Waldo Bowers Floor Covering	\$75,000	84%
Hazardous Materials Abatement Services	JM Environmental	\$75,000	100%
	Parc Specialty	\$75,000	100%
	West Coast Environmental	\$75,000	100%
HVAC – Large Tonnage	American Chiller Service, Inc.	\$95,000	100%
	Yamas Environmental	\$190,000	100%

On-Call Master Contractor Services List for Public Facilities (Continued) (Includes Amendments 1- 5)			
HVAC - Small Tonnage	Mielcasz & Associates	\$50,000	100%
	On Line Heating and Air	\$50,000	100%
Irrigation Services	California Landscape Assoc.	\$30,000	100%
Paint & Lead Abatement	E. Rozakis Restoration	\$75,000	100%
	River City Painting	\$75,000	100%
Plumbing Services	Riverside Plumbing	\$50,000	100%
Roofing Services	Hester Roofing	\$90,000	20%
	Madsen Roofing	\$90,000	100%
Trenchless Services	Express Plumbing	\$50,000	100%

Attachment 2

Bid Results for Bid No. B1013001521001			
Type of Service	Company Name	Contract Amount	ESBE %
On Call Hazardous Materials Abatement Services	Parc Specialty Contractors	\$48.80 per hr	100%
	Guardian Environmental (Non-Responsive)	\$58.00 per hr	100%
	West Coast Environmental	\$68.00 per hr	100%
	JM Environmental	\$75.00 per hr	100%
	Janus (Non-Responsive)	\$75.00 per hr	8%
	Sun Environmental	\$265.00 per hr	100%

RESOLUTION NO. 2009-XXXX

Adopted by the Sacramento City Council

September 1, 2009

AMEND THE ON-CALL MASTER CONTRACTOR SERVICES LIST FOR PUBLIC FACILITIES FOR HAZARDOUS MATERIALS ABATEMENT 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
- F. On November 18, 2008, City Council approved Amendment 4 to the On-Call Master Contractor Services List for Public Facilities (Resolution No. 2008-746) authorizing the City Manager or the City Manager's designee to execute contracts with four one-year renewal periods for plumbing, HVAC control, pumps, drywall, paint and wrought iron fencing services.

- G. 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.
- H. 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.
- I. 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. The City Manager or the City Manager's designee is authorized to execute a one-year contract with one one-year renewal period for On-Call Hazardous Materials Abatement services with Parc Specialty in an amount not to exceed \$75,000 provided there are sufficient funds available in the budget for the applicable fiscal years.
- Section 2. The City Manager or the City Manager's designee is authorized to execute a one-year contract with one one-year renewal period for On-Call Hazardous Materials Abatement services with West Coast Environmental in an amount not to exceed \$75,000 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 one-year contract with one one-year renewal period for On-Call Hazardous Materials Abatement services with JM Environmental in an amount not to exceed \$75,000 provided there are sufficient funds available in the budget for the applicable fiscal years.