

# REPORT TO COUNCIL

## City of Sacramento

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

CONSENT  
April 27, 2010

Honorable Mayor and  
Members of the City Council

**Title: Change Order: Historic Depot Building Electrical Re-Feed Project  
(T15029005)**

**Location/Council District:** 401 I Street, Council District 1

**Recommendation:** Adopt a **Resolution:** 1) authorizing the City Manager or the City Manager's designee to execute Change Order No. 1 to Contract No. 2010-0023 with Collins Electrical Company, Inc. in an amount not to exceed \$38,804 for a revised total contract amount not to exceed \$418,979; and 2) resetting the City Manager's signature authority.

**Contact:** James Christensen, Senior Engineer, 808-5863; Yadi Kavakebi, Facilities Superintendent, 808-8432.

**Presenters:** Not applicable

**Department:** General Services

**Division:** Facilities and Real Property Management

**Organization No:** 13001541

**Description/Analysis:**

**Issue:** On January 7, 2010, City Council adopted Resolution No. 2010-004, approving the plans and specifications for the Historic Depot Building Electrical Re-Feed Project and awarding a construction contract to Collins Electrical Company, Inc. in an amount not to exceed \$380,175.

The existing electrical system has been in service since 1926. During the last 84 years the electrical system has been modified numerous times. Because of the age, condition and lack of useful existing drawings, multiple code violations and unknown electrical loads have been discovered during construction. Change Order No. 1 includes the additional work required to fix the code violations, and provide power to previously unknown loads. It also includes special training required by Amtrak for contractors working on or near the rail lines.

**Policy Considerations:** The recommendations in this report are consistent with: 1) Sacramento City Code Chapter 3.60.210(B) requiring City Council approval for change orders in excess of ten percent of the contract price for contracts originally awarded for a price of \$250,000.00, but less than \$1 million; and 2) City Code Section 3.60.210(G) restoring City Manager authority to issue additional change orders.

**Committee/Commission Action:** None

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** This project is required to maintain electrical service to the Depot and is a component of Phase 1 of the Track Relocation project, which was subject to CEQA. On June 2, 2009, the City Council approved a Mitigated Negative Declaration under CEQA, and a Notice of Determination was filed on June 8, 2009.

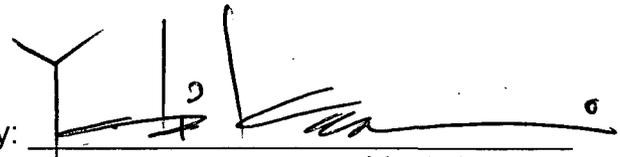
**Sustainability Considerations:** Not applicable

**Rationale for Recommendation:** Approving Change Order No. 1 to City Contract C2010-0023 with Collins Electrical Company, Inc. in an amount not to exceed \$38,804 for the Historic Depot Building Electrical Re-Feed Project is necessary to finish the project and keep it on schedule to be completed prior to the start of the Track Relocation Project.

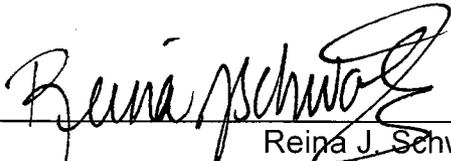
**Financial Considerations:** Sufficient funding is available within the Track Relocation Project (T15029005) in Proposition 1B – Local Street and Road funds (Fund 2028) to approve Change Order No. 1 with Collins Electrical Company, Inc, in an amount not to exceed \$38,804.

**Emerging Small Business Development (ESBD):** The selection of the contractors for this project followed City established guidelines for inclusion of ESBD firms. With an SBE/EBE percentage total of 27.7%, Collins Electrical Company, Inc. and their subcontractors are above the City's required 20% ESBD rate.

Respectfully Submitted by:



Yadi Kavekebi  
Facilities Superintendent

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

Recommendation Approved:

  
for Gus Vina  
Interim City Manager

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**Attachment 1**

**BACKGROUND INFORMATION:**

In December of 2006, the City of Sacramento purchased the Historic Depot Building and the surrounding parcel. The existing electrical service to the Historic Depot Building is antiquated and in very poor condition. Most of the equipment for the main service is original to the building and has been in service since approximately 1926. The equipment is past its useful life.

The Track Relocation Project, which will relocate the train tracks approximately 300 feet to the north, requires that all of the utility poles located on the rail yards property be removed.

The electrical service that feeds the Depot Building is routed through the rail yards on the utility poles. The service originates at the Bercut Substation, and then routes overhead to the depot. Just north of the depot, the electrical service drops below ground and goes under the tracks and then enters the building in the north-east corner of the basement.

This project is Phase I, which will replace the existing main service and provide power to the existing panels located throughout the Depot Building. The new electrical service will also contain multiple meters for the different tenants. A house meter (City) will provide power to the site and areas of the building occupied by the City. A meter for Amtrak will be provided. Space for additional meters will be provided for other future tenants. A second project, Phase II, will be required to add the additional meters and replace the electrical sub panels and clean up the branch circuiting throughout the Depot Building.

**RESOLUTION NO. 2010-XXXX**

Adopted by the Sacramento City Council

**April 27, 2010**

**APPROVING CHANGE ORDER NO. 1 FOR THE CONSTRUCTION CONTRACT WITH COLLINS ELECTRICAL COMPANY, INC. IN AN AMOUNT NOT TO EXCEED \$38,804 FOR THE HISTORIC DEPOT BUILDING ELECTRICAL RE-FEED PROJECT (T15029005)**

**BACKGROUND**

- A. In December 2006, the City of Sacramento purchased the Historic Depot Building and the surrounding parcel. The existing electrical service to the Historic Depot Building is antiquated and in very poor condition.
- B. On January 7, 2010, City Council adopted Resolution No. 2010-004, approving the plans and specifications for the Historic Depot Building Electrical Re-Feed Project and awarding a construction contract to Collins Electrical Company, Inc. in an amount not to exceed \$380,175.
- C. Because of the age, condition, and lack of useful existing drawings, multiple code violations and unknown electrical loads have been discovered during construction. Change Order No. 1 includes the additional work required to fix the code violations, and provide power to previously unknown loads. It also includes special training required by Amtrak for contractors working on or near the rail lines.

**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 Change Order No. 1 to Contract No. 2010-0023 with Collins Electrical Company, Inc. in an amount not to exceed \$38,804.
- Section 2. The City Manager's signature authority is hereby reset for this project pursuant to City Code Section 3.60.210(G).