



## REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT  
June 27, 2006

Honorable Mayor and  
Members of the City Council

**Subject:** Contract: Discovery Museum History Center, Americans with Disabilities Act (ADA) Phase One Improvements (C175)

**Location/Council District:** 101 I Street, (District 1)

**Recommendation:**

Adopt a Resolution: 1) Accepting the design and construction proposal of PNP Construction, Inc., in the amount not to exceed \$320,029 for Phase One ADA/Access Improvement work for the Discovery Museum History Center; and 2) authorizing the City Manager to execute a contract with PNP Construction, Inc., for the Discovery Museum History Center, Phase One ADA Improvements (C175).

**Contacts:** Michael Sweeney, Project Manager, 808-8429; Brian Reilly, Supervising Engineer, 808-8427

**Presenter:** Not Applicable

**Department:** General Services

**Division:** Facilities and Real Property Management

**Organization No:** 3282

**Summary:**

The Discovery Museum History Center ADA project will enable the City to continue the current ADA access upgrade program approved by the Mayor and City Council and as prioritized on the ADA Transition Work plan for the Discovery Museum History Center.

**Committee/Commission Action:** None.



**Background Information:**

In 2003, the City Council approved Resolution No. 2003-480 suspending competitive bidding, establishing a Master Contract List of Qualified Contractors, and authorizing the City Manager to negotiate and execute individual project contracts for various City buildings and facilities listed on the City's ADA Facility Priority List. Staff utilized a Request for Qualifications (RFQ) and established four design and construction teams: Corporate Construction Services, Inc. (CCCS), Harbison-Mahony-Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc.

Recently, the City performed a comprehensive ADA access compliance survey of the Discovery Museum History Center, independent spaces, and site access. A work plan was developed for the prioritization of ADA upgrades.

The Discovery Museum History Center is currently ranked within the top 30 facilities on the City's ADA Facility Priority List. The planned upgrades in the Center would comply with the ADA Accessibility Guidelines and federal regulations. Accessibility improvements would be consistent with the requirements for remedial action in existing facilities as specified in the Federal regulations; including California Code of Regulations (CCR- Title 24).

The proposed work in the contract packages will provide the necessary Phase One ADA/access compliance upgrades for the Discovery Museum History Center; including improved usability, critical operational needs upgrade that affects the accessibility of the overall facility and pertains to the adequacy of the number and location of restrooms and plumbing fixtures throughout the facilities.

Phase One work will be comprised of: ADA/access compliance upgrade into and within the main facility to include site arrival entrance paths of travel to the facility, accessibility signage program, accessible outdoor public space, accessible entryways and front doorways, counters/public counter and gift shop, elevator upgrades for ADA compliance, design and construction of a new fully code-compliant/accessible single occupant uni-sex restroom, including drinking fountains at the main level, upgrading existing restrooms. Funding for this work will come from both the Community Development Block Grant (CDBG) Funds Reallocation 2006 One-Year Action Plan and the City's ADA Remediation Capital Improvement Program project.

Staff recommends the acceptance of PNP Construction, Inc., design and construction proposal and requests authorization for the City Manager to execute a contract with PNP Construction, Inc., for the Discovery Museum History Center, ADA Phase One Improvements (C175).

## **Risks**

Staff believes that there may be uncertainties within the project and anticipates there could be a (3 to 8 percent) increase on final overall bid cost due to unknown conditions in the existing building that may be uncovered during the project.

## **Financial Considerations:**

As of June 9, 2006, the Discovery Museum History Center, ADA Phase One Improvements (C175) has an unobligated balance of \$415,948, which is sufficient to award a contract in the amount of \$320,029 to PNP Construction, Inc.

## **Environmental Considerations:**

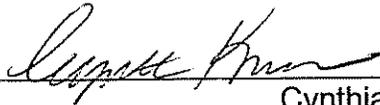
The Planning and Building Department, Environmental Planning Services Division has reviewed ADA modifications for the Discovery Museum History Center Project (C175) and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section 15301(d) and 15301(f), and Class 11, Section 15311(a) of the CEQA Guidelines. Projects exempted under Class 1, Section 15301(d) consist of the restoration or rehabilitation of deteriorated or damaged structures or facilities to meet current standards of public health and safety. Projects exempted under Class 1, Section 15301(f) consist of the addition of safety and health protection devices for use in conjunction with existing structures and Projects exempted under Class 11, Section 15311(a) consist of construction or replacement of minor structures, including but not limited to on-premise signs.

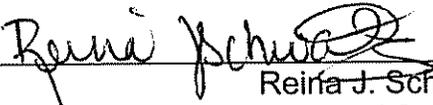
## **Policy Considerations:**

The proposed City Council actions are consistent with the City's Strategic Plan goal to achieve sustainability and livability. Also, the City's ADA Coordinator has reviewed the ADA work plan for the Center and these ADA improvements will be submitted to the Sacramento Disability Advisory Commission as an informational item.

## **Minority and Women Business Enterprise (M/WBE)**

This project is subject to the Minority/Woman Business Enterprise (M/WBE) requirements under the U.S Department of Housing and Urban Development, because the project is being funded with CDBG funds. Contractors are required to conduct outreach to M/WBE firms as required by Federal regulations 24 CFR 85.36 (e) and 24 CFR 84.44 (b). The contractor has demonstrated their efforts were reasonably designed to maximize the use of minority and women's business as outlined in the Sacramento Housing & Redevelopment Agency's guidelines found in Section 00840. The contractor has demonstrated Good Faith Efforts and qualifies under the guidelines set forth.

Respectfully Submitted by:   
Cynthia Kranc  
Facilities and Real Property Manager

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

Recommendation Approved:

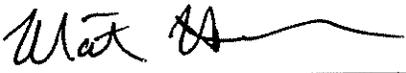
  
RAY KERRIDGE  
City Manager

Table of Contents:

Pg	1-4	Report
Pg	5	Resolution
Pg	6	Exhibit A Location Map

**RESOLUTION NO.**

Adopted by the Sacramento City Council

June 27, 2006

**CONTRACT AWARD FOR  
DISCOVERY MUSEUM HISTORY CENTER, AMERICANS WITH DISABILITIES ACT (ADA)  
PHASE ONE IMPROVEMENTS (C175)**

**BACKGROUND**

- A. Recently, the City performed a comprehensive ADA access compliance survey of the Discovery Museum History Center, independent spaces, and site access. A work plan was developed for the prioritization of ADA upgrades.
- B. The Discovery Museum History Center is currently ranked within the top 30 facilities on the City's ADA Facility Priority List. The planned upgrades in the Center would comply with the ADA Accessibility Guidelines and Federal regulations, which require facilities to be made ADA accessible. Accessibility improvements would be consistent with the requirements for remedial action in existing facilities as specified in the Federal regulations; including California Code of Regulations (CCR- Title 24).
- C. The proposed work in the contract packages will provide the necessary ADA/ access compliance upgrades for the Discovery Museum History Center; including improved usability, critical operational needs upgrade that affects the accessibility of the overall facility and pertains to the adequacy of the number and location of restrooms and plumbing fixtures throughout the facilities.

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

- Section 1. The construction proposal of PNP Construction, Inc., in the amount not to exceed \$320,029 for Discovery Museum History Center, ADA Phase One Improvements (C175) is accepted.
- Section 2. The City Manager is authorized to execute a contract with PNP Construction, Inc., for the Discovery Museum History Center, Phase One ADA Improvements (C175).

**Table of Contents:**

Exhibit A: Map of the Discovery Museum History Center - 6 Page

EXHIBIT A

