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REPORT TO COUNCIL
City of Sacramento

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

CONSENT
February 6, 2007

Honorable Mayor and
Members of the City Council

Title: Contract: Capitol Garage HVAC Replacement Project (VD51)

Location/Council District: 1015 L Street, Council District 1

Recommendation: Adopt a **Resolution:** 1) Approving the contract plans and specifications for the Capitol Garage HVAC Replacement Project (VD51); 2) transferring $730,326 from Parking Garage Structural Repair Project (VD26) to Capitol Garage HVAC Replacement Project (VD51); 3) awarding a construction contract to Purdy Builders, Inc. for the Capitol Garage HVAC Replacement Project (VD51) in an amount not to exceed $1.195 million; and 4) authorizing the City Manager or his designee to execute a contract with Purdy Builders, Inc. for the Capitol Garage HVAC Replacement Project (VD51) in an amount not to exceed $1.195 million.

Contacts: Brian Reilly, Interim Supervising Engineer, 808-8427; Cynthia Kranc, Facilities Manager, 808-2258

Presenters: Not Applicable

Department: General Services

Division: Facilities and Real Property Management

Organization No: 3283

Description/Analysis

Issues: The original Heating Ventilation Air Conditioning System (HVAC) at the City's Capitol Garage is an electric system with electric heating and is more than 35 years old. The air handling units are located above the ceiling within the tenant spaces, and as such, are difficult to maintain. The proposal is to replace the current system with a much more energy efficient system by adding a boiler for gas heating and replacing the air handling units. The system replacement project also provides an opportunity to locate the new air handlers outside the tenant spaces for ease of maintenance, as well as reducing the impact to tenant businesses when equipment is serviced.

Policy Considerations: Sacramento City Code Chapter 3.60 identifies the general guidelines for completing contracts for public projects and procedures for bidding and issuing contracts over $100,000.

Environmental Considerations: The Development Services Department, Environmental Planning Services Division has reviewed this project and determined that it is exempt from the provisions of California Environmental Quality Act (CEQA) under Class 1 and 2, Section 15302(c). Replacement or reconstruction of existing utility systems and/or facilities involves negligible or no expansion of capacity, per section 15302(c).

Rationale for Recommendation: Construction contracts in excess of $100,000 require City Council approval. The construction documents were prepared for the Capitol Garage HVAC Replacement Project, and were formally bid and processed in accordance with City Code 3.60 and Administrative Policy Instruction 48.

The project was posted on the City's bid website and the bids were opened on January 3, 2007. Staff received five bids and the results are listed below:

Contractor	Base Bid	Total Bid	ESBE %
Purdy Builders Inc.	$1,195,000	$1,195,000	43.1
Division 5-15	$1,480,000	$1,480,000	91.7
Hometown Construction	$1,693,000	$1,693,000	92.6
Bangar Contractors	$1,720,000	$1,720,000	17.4
BoBo Construction	$1,724,000	$1,724,000	17.9

Pursuant to City Code Section 3.60.020 it was determined that Purdy Builders, Inc. was the responsible low bidder with the base bid of $1,195 million.

Financial Considerations: Sufficient funding is available within the Parking Garage Structural Repair Project (VD26) to transfer $730,326 to the Capitol Garage HVAC Replacement Project (VD51). Upon completion of the transfer of funds from the Parking Garage Structural Repair Project (VD26) there will be sufficient funding available within the Capitol Garage HVAC Replacement Project (VD51) to award the construction contract to Purdy Builders, Inc. in an amount not to exceed $1.195 million.

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 43.1% Purdy Builders, Inc. and their subcontractors are above the City's required 20% ESBD rate.

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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RESOLUTION # 2007-XXXX

Adopted by the Sacramento City Council

February 6, 2007

APPROVE CONTRACT PLANS AND SPECIFICATIONS FOR THE CAPITOL GARAGE HVAC REPLACEMENT PROJECT (VD51); TRANSFER $730,326 FROM PARKING GARAGE STRUCTURAL REPAIR PROJECT (VD26) TO CAPITOL GARAGE HVAC REPLACEMENT PROJECT (VD51); AWARDING A CONSTRUCTION CONTRACT TO PURDY BUILDERS, INC. FOR THE CAPITOL GARAGE HVAC REPLACEMENT PROJECT (VD51) IN AN AMOUNT NOT TO EXCEED $1.195 MILLION; AND AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A CONTRACT WITH PURDY BUILDERS, INC. FOR THE CAPITOL GARAGE HVAC REPLACEMENT PROJECT (VD51) IN AN AMOUNT NOT TO EXCEED $1.195 MILLION

BACKGROUND

A. City Code Chapter 3.60 identifies the general guidelines for completing contracts for public projects and procedures for bidding and issuing contracts over $100,000.

B. The formal bid process for the Capitol Garage HVAC Replacement Project has been completed based on the qualifications set forth by the City.

C. Pursuant to City Code Section 3.60.020, it was determined that Purdy Builders, Inc was the responsible low bidder with a base bid of $1.195 million.

D. Sufficient funding is available with the Parking Garage Structural Repair Project (VD26) to approve the transfer of $730,326 to the Capitol Garage HVAC Replacement Project (VD51).

E. Upon completion of the transfer of funds from Parking Garage Structural Repair Project (VD26) there will be sufficient funding available within the Capitol Garage HVAC Replacement Project (VD51) to award the construction contract to Purdy Builders, Inc. in an amount not to exceed $1.195 million.

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

Section 1. The contract plans and specifications are approved for the Capitol Garage HVAC Replacement Project (VD51) for the base bid of $1.195 million.

Section 2. A transfer of $730,326 (Fund 412) from the Parking Garage Structural Repair Project (VD26) to the Capitol Garage HVAC Replacement Project (VD51) is approved.

Section 3. The construction contract for the Capitol Garage HVAC Replacement Project (VD51) is awarded to Purdy Builders, Inc. in an amount not to exceed $1.195 million.

Section 4. The City Manager or his designee to execute is authorized to execute a contract with Purdy Builders, Inc. for the Capitol Garage HVAC Replacement Project (VD51) in an amount not to exceed $1.195 million.