REPORT TO COUNCIL
City of Sacramento

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

Consent
October 11, 2005

Honorable Mayor and
Members of the City Council

Subject: Change Order and Contract: Robertson Community Center Americans with Disabilities Act (ADA) Modifications (C193)

Location/Council District: 3225 Norwood Avenue, Sacramento (District 2).

Recommendation:

Adopt a Resolution: 1) Approving Change Order No. 2 in the amount of $17,015 for Phase II, 2) accepting the design-build proposal of Harbison Mahony Higgins Builders, Inc., for the not to exceed amount of $300,000, and 3) authorizing the City Manager to execute a contract for Phase IIA of the Robertson Community Center, ADA Modifications.

Contact: Obi Agha, Project Manager, (916) 808-8426;
Bob Williamson, Supervising Architect, (916) 808-8430

Presenters: Not Applicable

Department: Department of General Services

Division: Facility and Real Property Management

Organization No: 3282

Summary:

The Phase II construction contract with Harbison Mahony Higgins Builders, Inc. (HMH) for the Robertson Community Center ADA modification was awarded on November 5, 2004 in the amount of $49,395. Phase II ADA upgraded the public restrooms, drinking fountain, administrative office entrance, and public counter.

Change Order No. 1, dated July 2005 did not require Council action, covered deferred maintenance work. Change Order No. 2, in the amount of $17,015 will cover the cost of

installing the automatic door opening devices on the entrances of the restrooms and the main office, upgrading toilet accessories, and modifying the main public counter, in compliance with California Code of Regulation (CCR Title 24). Phase II was completed in July 2005.

Phase IIA would concentrate on site barriers including: entry ramp/walkway; accessible parking spaces in the north main parking lot; and entrance and door upgrades to public rooms. A complete signage program would also be established to improve overall access to the Center.

Committee/Commission Action: None.

Background Information:

The City Council approved use of design-build project teams to complete all ADA access modifications 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. (CCS), Harbison-Mahony-Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc.

In late 2002, the City completed a cursory ADA investigation of Robertson Community Center in response to a lack of ADA access to the Center. It was found that the walkway from the north parking lot (off Norwood Avenue) leading into the center exceeds the code maximum 8.33% slope, is not easily accessible to individuals with physical disabilities, and is potentially a hazard. In order to facilitate access to the Center and assure accessibility as quickly as possible, it was determined that an alternative, readily achievable and accessible route to the center be investigated.

A prioritized and phased ADA/Access Compliance Survey Audit and Work plan of the Center was developed. In June 2003 the City completed with HMH Builders, Inc., the Phase I ADA upgrades. This phase added signage / way finding to the North (main) parking; disabled parking spaces and curb ramp at the South parking lot. Phase II upgraded the public restroom, the main office entrance and public counter was completed in July 2005.

Phase IIA addresses a citizen complaint regarding accessibility to the Center. A switch back type entry ramp/walkway would be constructed to allow ADA access into the Center from both the main entry/north parking lot and pedestrian access off Norwood. Disabled parking, entrances and doors to public rooms will be upgraded. A complete signage program (tactile exit, directional, identification and way finding) would be established to improve the overall public access to the Center. Staff recommends the acceptance of HMH's design-build proposal and the authorization for the City Manager to execute the contract for the phase IIA modification.

Financial Considerations:

The General Fund ADA Program total budget is $1.1 million. As of July 26, 2005, the ADA program (101-500-CC01) has an unobligated balance of $775,840, which is sufficient to cover Change Order No. 2 in the amount of $17,015 and the completion of Robertson Community Center Phase IIA compliance improvements for the not to exceed amount of $300,000.

Environmental Considerations:

The Development Services Department, Environmental Planning Services Division has reviewed ADA modifications for the Robertson Community Center and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section Number 15301(d) and 15301(f), and Class 11, Section Number 15311(a) of the CEQA Guidelines. Projects exempted under Class 1, Section Number 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 Number 15301(f) consist of the addition of safety and health protection devices for use in conjunction with existing structures. Projects exempted under Class 11, Section Number 15311(a) consist of Construction or replacement of minor structures, including but not limited to on-premise signs.

Policy Considerations:

The proposed City Council action and staff recommendations 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 Robertson Community Center and these ADA improvements will be submitted to the Sacramento Disability Advisory Commission as an informational item.

Emerging Small Business Development (ESBD):

Pursuant to City code Section 3.60.270, the contractor is required to meet a minimum 20% participation level for ESBE on this contract. The ESBE participation on this project is 41%, which exceeds the minimum requirement.

Respectfully Submitted by: _____
Cynthia Kranc
Facilities Manager

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

Recommendation Approved:

Cassandra H. B. Jennings
ROBERT P. THOMAS
City Manager

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RESOLUTION NO. 2005-

Adopted by the Sacramento City Council

September 6, 2005

APPROVING CHANGE ORDER NO. 2 AND CONTRACT AWARD FOR THE ROBERTSON COMMUNITY CENTER AMERICANS WITH DISABILITIES (ADA) UPGRADE PROJECT (C193)

BACKGROUND

A. In late 2002, the City completed a cursory ADA investigation of Robertson Community Center in response to a lack of ADA access to the Center. A prioritized and phased ADA/Access Compliance Survey Audit and Work plan of the Center was developed.

B. In June 2003 the City completed with HMH Builders, Inc., the Phase I ADA upgrades which added signage / way finding to the North (main) parking; disabled parking spaces and curb ramp at the South parking lot. Phase II, approved November 2004 upgraded the public restroom, the main office entrance and public counter was completed in July 2005.

C. Change Order No. 1 covered deferred maintenance work. Change Order No. 2, in the amount of $17,015 will cover the cost of installing the automatic door opening devices on the entrances of the restrooms and the main office, upgrading toilet accessories, and modifying the main public counter, in compliance with California Code of Regulation (CCR Title 24).

D. Phase IIA addresses a citizen complaint regarding accessibility. A switch back type entry ramp/walkway will be constructed to allow ADA access into the Center from both the main entry/north parking lot and pedestrian access off Norwood. Disabled parking, entrances and doors to public rooms will be upgraded. A complete signage program (tactile exit, directional, identification and way finding) would be established to improve the overall public access to the Center.

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

Section 1. The City Manager is authorized to sign Change Order No. 2 for $17,015 with Harbison Mahony Higgins Builders, Inc. for Phase II work.

Section 2. The design-build proposal of Harbison Mahony Higgins Builders, Inc., in a not to exceed amount of $300,000 is accepted for Phase IIA work.

Section 3. The City Manager is authorized to execute a contract for the Robertson Community Center Phase IIA, ADA Modification (PN: C193)

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Exhibit A: Map of the Robertson Community Center -1 Page

Exhibit -A
Robertson
Community Center
N
W
E
S
SOUTH AVE
SOUTH AVE
VERN
ROBERTSON PARK
NORWOOD AVE
HAYES AVE
SILVER EAGLE RD
NUEVO PARK
Robertson
Community Center
3525 Norwood Ave
FORD RD
GRAVES AVE
BOZEMAN ST
NAREB ST
WAY
SEO NUEVO ST
Fairbanks
City of Sacramento
IT/Central GIS Unit
D W, Aug 2005
Feet
0
140
280
560
RFS/General Services/07-28-05Obl AghaRobertson.mxd