REPORT TO COUNCIL
City of Sacramento

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

CONSENT
May 23, 2006

Honorable Mayor and
Members of the City Council

Subject: Contract: Sierra 2 Community Center, Americans with Disabilities Act (ADA) Improvements and Restroom Upgrade (C192)

Location/Council District: 2791 24th Street (District 5)

Recommendation:

Adopt a Resolution: 1) accepting Corporate Construction Services, Inc. (CCCS), design and construction proposal for Phase One, ADA/Access Improvements work in an amount not to exceed $300,432; 2) accepting the C & C Construction, Inc. design and construction proposal for Phase Two and design proposal for Phase Three ADA/Access Improvements work for restroom upgrades of the Center's main building and design work for Curtis Hall in an amount not to exceed $574,628; and 3) authorizing the City Manager to execute contracts with both CCCS and C & C Construction for the Sierra 2 Community Center, ADA Improvements and Restroom Upgrades (C192).

Contacts: Obi Agha, Project Manager, (916) 808-8426; Cynthia Kranc, Facilities Manager, (916) 808-2258

Presenter: Not Applicable

Department: General Services

Division: Facilities and Real Property Management

Organization No: 3282

Summary:

The Sierra 2 Community Center 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 Sierra 2 Community Center.

Committee/Commission Action: None.

Background Information:

In 2003, the City Council approved Resolution No. 2003-480: suspending competitive bidding for three years with the option to add one additional year based on performance; 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) process and the following four design and construction teams are on the Master Contract List for ADA Modification work: CCCS, Inc., Harbison-Mahony-Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc.

Contractors are selected by rotation based on scores received during the RFQ selection process. In addition to the ranking of the contractors the dollar amount of awarded projects is used to maintain parity between contractors. The firms selected from the Master Contract List, CCCS, Inc. and C & C Construction, Inc., were awarded based on their ranking and the dollar amount of contracts awarded as to date.

Recently, the City performed a comprehensive ADA access compliance survey of the Sierra 2 Community Center's eight separate buildings, independent spaces, and parking lots, totaling approximately 43,000 square feet of usable space. A work plan was developed for the prioritization of ADA upgrades.

These contracts will provide the necessary ADA compliance upgrades for the main facility, including reconstruction of the main front exterior entry stairs, landings and ramp replacement. In addition, it covers the design and construction of a new code-compliant and accessible multi-accommodation public restroom and drinking fountains for the main facility; including improved usability, critical operational need upgrades 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.

Staff recommends the acceptance of CCCS, Inc., construction proposal; and acceptance of C & C Construction, Inc., design and construction proposal and requests authorization for the City Manager to execute two contracts for the work related to Sierra 2 Community Center and design work for Curtis Hall. The necessity to award two contracts is due to CCCS, Inc. inability to bond for the full amount of the project. They are bondable for the amount of Phase One. Therefore, the next contractor on the rotating list, C & C Construction, was brought in to complete the remaining two Phases of the project.

Phase One Construction - $300,432 (ADA/Access Improvement, with CCCS, Inc.): Phase One addresses ADA/Access compliance upgrades into and within the main facility and includes upgraded disabled parking, paths of travel, and accessibility signage program. It also addresses accessible entryways, doorways, reconstruction of

interior ramp and exterior front entry stairs, landing and ramp. The City's Historic Preservation Director's comments have been incorporated into the final version of the planned ADA improvements. Funding for this work will come from the 2006 Community Development Block Grant (CDBG) Funds Reallocation One-Year Action Plan and the Sierra 2 Capital Improvement Project (CIP)(C192).

Phase Two Design and Construction - $544,778 (Main Building: New/Expanded Restrooms and Incline Wheelchair Lifts with C & C construction, Inc.): Phase Two includes design and construction of a new fully code-compliant/accessible multi-accommodation public restroom, including drinking fountains at the main facility; restoration of the outside stair tiled treads and railings at the front of the 24th Street Theater; upgrade work to include mechanical/electrical systems associated with providing a booster pump for the new restroom and ADA wheelchair lifts. Funding for this work will come from the 2006 CDBG Funds Reallocation One-Year Action Plan and the Sierra 2 CIP (C192).

Phase Three Design Only - $29,850 (Design of Curtis Hall New/Expanded Restrooms with C & C Construction, Inc.): Phase Three improvements will provide a new fully code-compliant/accessible multi-accommodation public restroom, including drinking fountains at the Curtis Hall facility. The proposed contract with C&C Construction, Inc. will fund the design portion of Phase Three and 100 percent construction/bid documents. Funding for this work will come from the CDGB Funds Reallocation 2006 One-Year Action Plan.

Phase Three construction will follow the completion of Phase Two. The 2006 Community Reinvestment Capital Improvement Program (CRCIP) includes $775,000 for Sierra 2 improvements. The CRCIP funding as well as funding from the Sierra 2 CIP (C192) will be used for Phase Three construction. Staff will return to Council prior to issuance of construction contracts for this work.

Risks

Staff believes that there may be uncertainties associated with this project, primarily due to concealed conditions within the 50 year old building. Staff may be reporting back to Council if this does occur.

Financial Considerations:

As of May 8, 2006, the Sierra 2 CIP (C192) currently has an unobiligated balance of $347,359. With a transfer of $381,138 from the City's ADA Facility Compliance Program (CC01) and reallocation of $615,000 in CDBG Funds (original $450,000 identified by the City Council during the CRCIP process, plus an additional $165,000 SHRA has agreed to fund), the Sierra 2 Community Center Project (C192) will have a total unobligated balance of $1,343,497, which is sufficient for the award of $300,432 to CCCS, Inc. for Phase One and $574,628 to C & C Construction, Inc. for Phase Two design/construction and Phase Three design. The Phase Three construction will be

funded from the 2006 CRCIP allocation and the remaining balance from the City's ADA Facility Compliance Program (CC01).

Environmental Considerations:

The Development Services Department, Environmental Services Division, has reviewed ADA modifications for the Sierra 2 Community Center 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. 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 Womens Business Enterprise (M/WBE)

This project is subject to the M/WBE requirements under the U.S Department of Housing and Urban Development, because a portion of 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). Both contractors are obligated to demonstrate that 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. Both contractors have demonstrated Good Faith Efforts and qualify under the guidelines set forth.

Respectfully Submitted by: _____

Cynthia Kranc
Facilities Manager

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

RECOMMENDATION APPROVIED:

_____
for RAY KERRIDGE
City Manager

Table of Contents:

Pg	1-5	Report
Pg	6-7	Resolution
Pg	8	Exhibit A: Location Map

RESOLUTION NO.

Adopted by the Sacramento City Council

May 23, 2006

CONTRACT AWARD FOR THE SIERRA 2 (ADA) IMPROVEMENTS AND RESTROOM UPGRADE (C192)

BACKGROUND

A. In 2003, the City Council approved Resolution No. 2003-480: suspending competitive bidding for three years with the option to add one additional year based on performance; 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) process and the following four design and construction teams are on the Master Contract List for ADA Modification work: Corporate Construction Services, Inc. (CCCS, Inc.), Harbison-Mahony-Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc.

B. Recently, the City performed a comprehensive ADA access compliance survey of the Sierra 2 Community Center's eight separate buildings, independent spaces, and parking lots, totaling approximately 43,000 square feet of usable space. A work plan was developed for the prioritization of ADA upgrades.

C. Contractors are selected by rotation based on scores received during the RFQ selection process. In addition to the ranking of the contractors the dollar amount of awarded projects is used to maintain parity between contractors. The firms selected from the Master Contract List, CCCS, Inc. and C & C Construction, Inc., were awarded based on their ranking and the dollar amount of contracts awarded as to date.

D. The proposed contracts with CCCS, Inc. and C & C Construction, Inc. will provide the necessary ADA compliance upgrades for the main facility as summarized below:

E.

Phase	Description	Award	Cost
One	ADA/Access Compliance Upgrades • upgraded disabled parking, paths of travel & accessibility signage • accessible entryways and doorways; • reconstruction of interior ramps, exterior front entry stairs , landing and ramp	CCCS, Inc.	$300,432

Two	Main Building Construction • design & construction of a new fully code-compliant /accessible public restroom; • restoration of outside stair tiled treads & railings in front of 24th Street Theater; • construction of ADA wheelchair lifts; and • upgraded mechanical/ electrical systems	C & C Construction, Inc.	$544,778
Three	Curtis Hall New/Expanded Restrooms • design contract only • 100 percent construction/bid documents for a new ADA compliant public restroom including drinking fountains	C & C Construction, Inc.	$29,850
		Total Contract Award for Sierra 2 Improvements:	**$875,060**

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

Section 1. The design and construction proposal of CCCS, Inc., in the amount of and not to exceed $300,432 is accepted.

Section 2. The design and construction proposal of C & C Construction, Inc., for Phase Two and the design proposal for Phase Three ADA/Access Improvements work, and Restroom Upgrades of the Sierra 2 Community Center's main building and that of Curtis Hall, in the amount not to exceed $574,628 is accepted.

Section 3. The City Manager is authorized to execute contracts with both CCCS, Inc.; and C & C Construction, Inc., for the Sierra 2 Community Center, Americans with Disabilities Act (ADA) Improvement and Restroom Upgrade Project (C192).

Table of Contents:

Exhibit A: Map of Sierra 2 Community Center – 8 Page

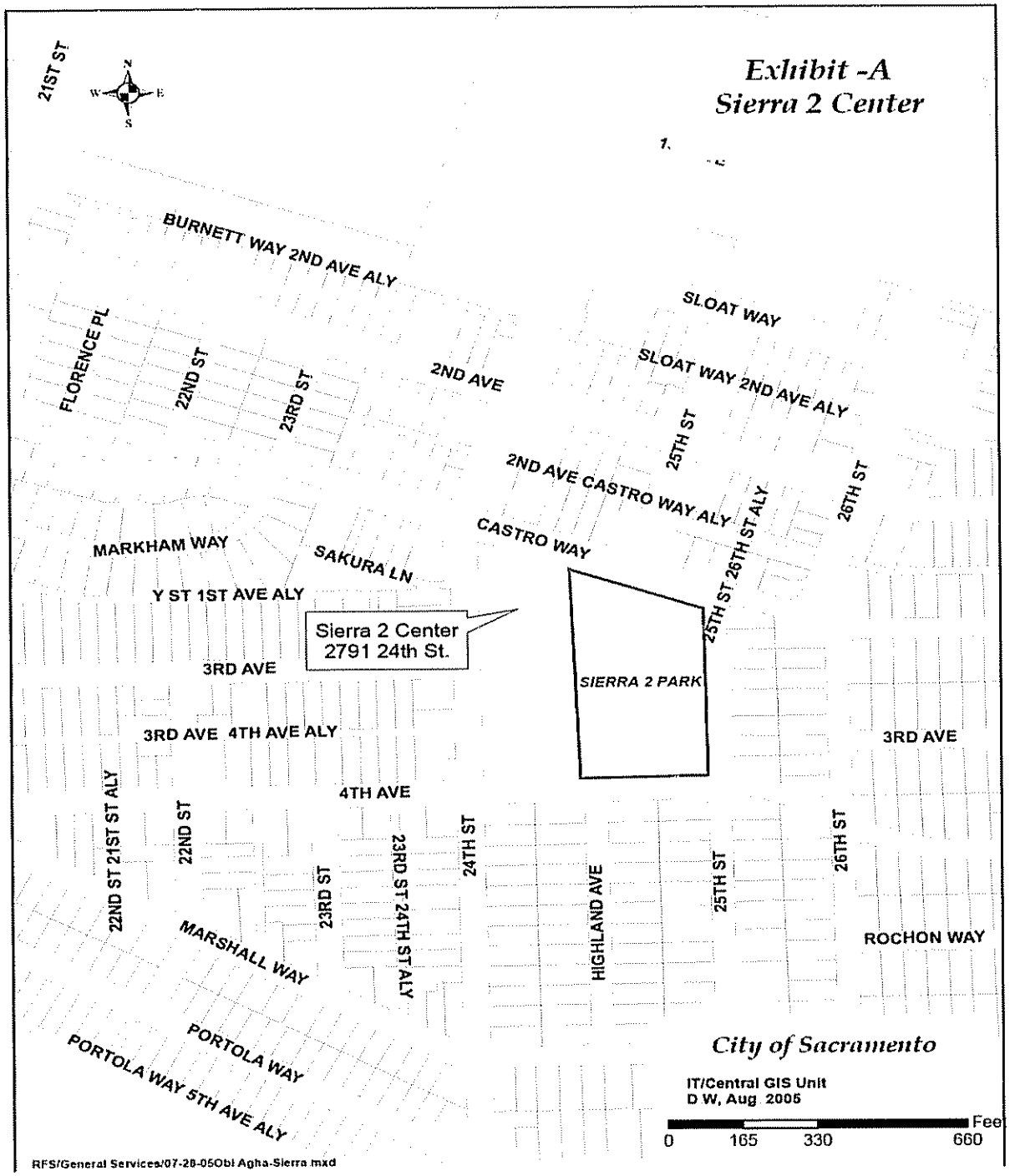
Exhibit -A
Sierra 2 Center
21ST ST
BURNETT WAY 2ND AVE ALY
SLOAT WAY
SLOAT WAY 2ND AVE ALY
FLORENCE PL
22ND ST
23RD ST
2ND AVE
25TH ST
2ND AVE CASTRO WAY ALY
25TH ST 26TH ST ALY
26TH ST
CASTRO WAY
MARKHAM WAY
SAKURA LN
Y ST 1ST AVE ALY
Sierra 2 Center
2791 24th St.
3RD AVE
SIERRA 2 PARK
3RD AVE 4TH AVE ALY
3RD AVE
4TH AVE
22ND ST 21ST ST ALY
22ND ST
23RD ST
23RD ST 24TH ST ALY
24TH ST
HIGHLAND AVE
25TH ST
26TH ST
ROCHON WAY
MARSHALL WAY
PORTOLA WAY
PORTOLA WAY 5TH AVE ALY
City of Sacramento
IT/Central GIS Unit
D W, Aug 2005
Feet
0 165 330 660
RFS/General Services/07-28-05Obl Agha-Sierra mxd