

# City of Sacramento

## Legislation Details (With Text)

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**File #:** 2018-01523    **Version:** 1    **Name:**  
**Type:** Consent Item    **Status:** Agenda Ready  
**File created:** 10/25/2018    **In control:** City Council - 5PM  
**On agenda:** 11/8/2018    **Final action:**  
**Title:** Change Order: Memorial Auditorium Improvement Project (M17100100)  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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**Title:**  
**Change Order: Memorial Auditorium Improvement Project (M17100100)**

File ID: 2018-01523

**Location:** 1515 J Street, District 4

**Recommendation:**

Pass a Motion: 1) authorizing the City Manager or the City Manager's designee to execute Change Order No. 4 to City Agreement No. 2017-0677 in an amount not to exceed \$35,852 with Kitchell CEM, Inc., for a new total not-to-exceed amount of \$11,010,542; 2) increasing Change Order Authority for the Construction Phase of the Memorial Auditorium Improvement Project; and 3) resetting the City Manager's authority to issue change orders for City Agreement No. 2017-0677.

**Contact:** Sabrina Tefft, Project Manager, (916) 808-3789, Ofelia Avalos, Senior Engineer, (916) 808-5054; Fran Halbakken, Assistant City Manager/Project Executive, (916) 808-7194; Office of the City Manager

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Change Order No. 4 to Agreement No. 2017-0677

## Description/Analysis

**Issue Detail:** Improvements to the Memorial Auditorium are needed to relocate Community Center Theater events to the Memorial Auditorium while the Theater is under construction.

On January 24, 2017, City Council approved an agreement with Kitchell CEM, Inc. to provide design-assist and pre-construction services for the improvements to Memorial Auditorium in the amount of \$177,804 with an option for a Guaranteed Maximum Price (GMP). On May 29, 2017 City Council approved the GMP and authorized Kitchell CEM, Inc. to proceed with construction through an amendment to Kitchell's contract in the amount of \$10,739,169 for the construction of the Memorial Auditorium upgrades and changed the contract from design-assist to a construction contract to initiate construction work.

Increasing the Change Order Authority for the project is needed to reflect the change from the design portion of the Design-Assist contract of \$177,804 to the revised project basis for Construction of \$10,739,169.

Change Order No. 1 in the amount of \$49,570 amended the scope of work to allow Kitchell CEM, Inc. to prepare a local hiring program with the building trades that will be used on the project.

Change Order No. 2 in the amount of \$10,739,169 was awarded to the contractor for construction of the Memorial Auditorium improvements.

Change Order No. 3 in the amount of \$8,147 compensated the contractor for repairing unforeseen conduits and relocating conduits in conflict.

Change Order No. 4 in the amount of \$35,852 with Kitchell CEM, Inc. will cover additional costs for replacing unexpected unsuitable material found in the roadway and loading dock area.

**Policy Considerations:** The improvements to the Memorial Auditorium support the following goals and policies of the City's General Plan:

- ERC 4.1.3 The City shall enhance the quality of existing City-owned arts and cultural resources and facilities through reinvestment, communications and marketing.
- HCR 2.1.9 City-Owned Resources. The City shall maintain all City-owned historic and cultural resources in a manner that is consistent with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

**Economic Impacts:** Not Applicable.

**Environmental Considerations:** The Memorial Auditorium improvement project is exempt from the California Environmental Quality Act (CEQA) under the following CEQA Guidelines sections: Section

15301 which exempts projects involving the repair, maintenance, and minor alteration of an existing facility, and involves negligible or no expansion of use; and Section 15302 which exempts projects involving reconstruction of existing structures and facilities, where the reconstruction will be located on the same site as the existing structure and will have substantially the same purpose and capacity.

**Sustainability:** The improvements, to the extent feasible, will be designed to reduce the carbon footprint contribution, therefore helping meet the City of Sacramento's sustainability goal.

**Commission/Committee Action:** Not Applicable.

**Rationale for Recommendation:** Approval of Change Order No. 4 is necessary to move forward with construction completion.

**Financial Considerations:** Sufficient funding will be available in the Convention Center Complex Renovation Project (M17100100) upon the issuance of bonds for this Project, authorized by City Council on xxxx, to execute Change Order No. 4 in the amount of \$35,852 with Kitchell CEM, Inc.

**Local Business Enterprise (LBE):** Kitchell CEM, Inc. is a local business enterprise.