

City of Sacramento

Legislation Details (With Text)

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Title: Contract: Sacramento Valley Station (SVS) Suite 110 Sourdough & Co. Tenant Improvements
Sponsors:
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Date	Ver.	Action By	Action	Result
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Title:

Contract: Sacramento Valley Station (SVS) Suite 110 Sourdough & Co. Tenant Improvements

File ID: 2019-00054

Location: 401 I Street, District 3

Recommendation:

Pass a Motion: 1) approving the scope and specifications for the Sourdough & Co. tenant improvements at Sacramento Valley Station (SVS) Suite 110; 2) awarding a construction contract to Jones and Lamberti Builders, Inc in an amount not to exceed \$241,604; and 3) authorizing the City Manager or the City Manager's designee to execute the contract specified above.

Contact: Ezra Roati, Associate Architect, (916) 808-5877; Mark Brown, Supervising Engineer, (916) 808-7118; James Christensen, Facilities Manager (916) 808-5863, Department of Public Works

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Contract

Description/Analysis

Issue Detail: The Sacramento Valley Station (SVS) was originally opened by Southern Pacific Railroad in 1926, and the historic depot station recently underwent a major structural renovation, which was completed in 2017. The anchor tenant is Amtrak which uses the building for station operations and administrative offices. In addition to Amtrak's leased space, approximately 25,000 square feet of additional office and retail suites have been renovated and repurposed for future leased tenant spaces.

The City Council approved a lease on September 4, 2018 under Motion Number 2018-0303 with K&D Enterprise, LLC (dba Sourdough & Co. and Railyard Coffee Co.), who will operate a restaurant serving food and beverages to the transit passengers. The space (Suite 110) will directly connect this tenant to the Amtrak waiting room. Pursuant to the lease with K&D, the City will perform certain initial shell improvements to the leased premises and then the tenant will perform certain improvements before opening the restaurant. Upon completion of the City's improvements, the tenant will have 180 days to complete its improvements.

The City's improvements include: suspended ceiling at a specified height, uniform floor elevation, insulated walls with finished surface, electrical service meter, telecommunications service point, one telecommunications room per floor, coil units and associated plumbing to connect to City's existing HVAC system, plumbing stub outlets for water supply and sewer, fire/life safety alarm system, and fire sprinkler.

Policy Considerations: The recommendations in this report are in accordance with City Code Chapter 3.60.

Economic Impacts: The recommended contract is expected to create 0.97 jobs (0.56 direct jobs and 0.41 jobs through indirect and induced activities) and create \$149,175 in total economic output (\$94,026 of direct output and another \$55,149 of output in indirect and induced activities).

The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

Environmental Considerations: The action is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301. The action involves the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The exemption covers interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; existing highways and streets, sidewalks, gutters, bicycle and pedestrian

trails, and similar facilities (this includes road grading for the purpose of public safety); restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards of public health and safety, unless it is determined that the damage was substantial and resulted from an environmental hazard such as earthquake, landslide, or flood.

The recommended project is covered by the above-mentioned exemption because the project involves minor alterations to the following interior components of an existing City building: ceiling suspension, floor elevation, wall insulation, utility service meter modifications, telecommunications improvements, plumbing outlets for utilities, connections to the existing HVAC system, and fire/life safety systems. Such alterations amount to no expansion of use beyond the existing use because no modifications will be made to the exterior of the building and the overall building footprint will remain exactly as it exists now. The building's use will remain as it is currently: transit station with associated administrative offices and retail spaces.

Sustainability: The project will allow a tenant to fill a currently vacant space within a City-owned building. As this suite becomes utilized, it matches the City's goal of sustainable building use. Under the General Plan, Climate Action Plan Policies and Programs, this qualifies under LU 2.6.5 Existing Structure Reuse. "The City shall encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures' embodied energy, increase energy efficiency, make it more energy efficient, and limit the generation of waste."

Commission/Committee Action: None

Rationale for Recommendation: On November 30, 2018, the Department of Public Works issued Invitation for Bid (IFB) No. B19014541007. Two bids were received, but only one was determined to be responsive in meeting the bid requirements. The bid submitted by GNS Builders Inc. was deemed non-responsive and rejected for the following reasons:

1. GNS did not submit the Bid Proposal form;
2. GNS did not sign the Subcontractor/LBE form; and
3. GNS did not submit the City's Bid Proposal Guarantee form.

The other bidder, Jones & Lamberti Builders, Inc, was determined to be the lowest responsive and responsible bidder. The results of IFB No. B19014541007 are listed in the table below:

Contractor	Bid Amount	LBE %
Jones & Lamberti Builders, Inc.	\$241,604	57%
GNS Builders, Inc. (Non-responsive, rejected)	\$178,711	100%

Work is anticipated to begin on site in February 2019 with completion by March 2019. It is recommended that the contract be awarded to the lowest responsive and responsible bidder, Jones & Lamberti Builders, Inc.

Financial Considerations: Sufficient funding is available (Innovation and Growth Fund, Fund 2031) in the SVS Tenant Improvements Project (C15000200) to award a construction contract to Jones & Lamberti Builders, Inc in an amount not to exceed \$241,604.

Local Business Enterprise (LBE): Jones & Lamberti Builders, Inc is not an LBE. Jones & Lamberti Builders, Inc has partnered with six LBEs for this project to exceed the minimum LBE participation requirement. Cal Acoustic Interiors, Inc. will provide acoustical ceilings, ALCAL Specialty Contractors Inc. will provide insulation, ACCO Engineered Systems will provide heating, ventilation, air conditioning and plumbing, Berg Electrical Corporation will provide electrical, Delta City Drywall, Inc. will provide framing and drywall, and BM Lynn Painting, Inc. will provide paint and staining services.