

City of Sacramento

Legislation Text

File #: 2019-00752, **Version:** 1

Title:

Change Order No. 2: Sacramento Valley Station (SVS) Suite 110 Sourdough & Co. Tenant Improvements (C15000200)

File ID: 2019-00752

Location: 401 I Street, Suite 110, District 3

Recommendation:

Pass a Motion: 1) approving Change Order No. 2 to Contract No. 2019-0159 with Jones & Lamberti Builders, Inc. for Sourdough & Co. tenant improvements at Sacramento Valley Station Suite 110; 2) authorizing the City Manager or the City Manager's designee to execute Change Order No. 2 in an amount not to exceed \$76,308 with Jones & Lamberti Builders, Inc, for a new total not to exceed amount of \$340,847; 3) ratifying Change Order No. 1 to Contract No. 2019-0159 with Jones & Lamberti Builders, Inc. issued under City Manager authority in the amount of \$22,935; and 4) resetting the City Manager's authority to issue change orders.

Contact: Ezra Roati, Associate Architect, (916) 808-5877; Mark C. Brown, Supervising Engineer, (916) 808-7118, Department of Public Works

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Change Order No. 2

Description/Analysis

Issue Detail: The Department of Public Works, Facilities and Real Property Management Division entered into a contract with Jones & Lamberti Builders, Inc. in February 2019 in the amount of \$241,604 for construction of improvements for a future Sourdough & Co. restaurant at the City's Sacramento Valley Station (SVS) (Contract No. 2019-0159). Pursuant to City agreement 2018-1375, the City leases retail space to Sourdough & Co., who plan to operate a restaurant in the tenant space once initial improvements are completed. In April 2019, Change Order No. 1 was executed,

increasing the contract amount by \$22,935 to modify plumbing and repair a plaster crack. Facilities staff has now identified additional needed modifications and augmentation to the existing Suite 110 at SVS, mainly due to unforeseen conditions inside the shaft wall at the existing building. Staff is proposing Change Order No. 2 in an amount not to exceed of \$76,308 for additional plumbing modifications and items to address minor omissions in the drawings, with an expected completion of Summer 2019.

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

Economic Impacts: Change Order No. 2 is expected to create .31 jobs (0.18 direct jobs and 0.13 jobs through indirect and induced activities) and create \$47,115 in total economic output (\$29,697 of direct output and \$17,4178 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: This 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. "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: Jones & Lamberti Builders, Inc. began work at the SVS within Suite 110 in February 2019 with an expectation of completing the project by Summer 2019. Since the project is at an existing historic building, several items on this Change Order No. 2 address unforeseen conditions that added additional scope to fix minor errors or omissions in the drawings. This work will allow the City to deliver the leasable space as specified in the lease agreement with Sourdough & Co.

Financial Considerations: Sufficient funding is available (Innovation and Growth Fund, Fund 2031) in the SVS Tenant Improvements Project (C15000200) to execute Change Order No. 2 to Contract No. 2019-0159 with Jones & Lamberti Builders, Inc. in an amount not to exceed \$76,308, for a new total not to exceed amount of \$340,847, and to cover remaining construction management costs and the remaining SVS tenant improvement requirements.

Local Business Enterprise (LBE): Jones & Lamberti Builders, Inc. is not an LBE. Jones & Lamberti Builders, Inc. has partnered with six LBE's 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.