

# City of Sacramento

## Legislation Text

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**File #:** 2019-01676, **Version:** 1

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**Title:**

**Plans and Specifications, Contract Award, and Budgetary Adjustments for the Fire Station 14 Project (F13000800) [Published for 10-Day Review 11/27/2019]**

File ID: 2019-01676

**Location:** 1400 North B Street, District 3

**Recommendation:**

Adopt a Resolution: 1) approving the Plans and Specifications for the Fire Station 14 project; 2) authorizing the City Manager or the City Manager's designee to appropriate available General Fund Intergovernmental Transfer (IGT) fund balance in the amount of \$1,500,000 to the Fire Station Replacement Program (F13000800); 3) awarding a construction contract to D.L. Falk Construction, Inc. in an amount not to exceed \$9,472,790 for the Fire Station 14 Project; and 4) authorizing the City Manager or the City Manager's designee to execute the contract specified above.

**Contact:** Amy Smith, Senior Architect (916) 808-2262; Mark C. 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
- 3-Resolution

**Description/Analysis**

**Issue Detail:** Fire Station 14 is located at 1341 North C Street in Sacramento. The current Fire Station 14 is the second oldest operating firehouse in the City and has exceeded its useful life. Fire Station 14 is also undersized for the Fire Department's needs. Accordingly, City staff is proposing construction of a new fire station at 1400 North B Street. The proposed location for the new station consists of approximately 1.7 acres of vacant land. The new station would include new on-site and off-site improvements and a new 10,374 square foot fire station with three apparatus bays and accommodations for 10 fire personnel.

Plans and Specifications for the new Fire Station 14 are substantially complete. This construction contract will provide for the construction of a new Fire Station 14 to replace the existing Fire Station 14. The scope includes both on-site and off-site improvements. It is anticipated that the new Fire Station 14 would be completed by February 2021. Staff is recommending that City Council authorize execution of a construction contract with D.L. Falk Construction, Inc. ("D.L. Falk") in an amount not to exceed \$9,472,790 for construction of the Fire Station 14 project.

**Policy Considerations:** City Code Section 3.60.170(D) permits suspension of competitive bidding when the City Council determines, upon a two-thirds vote, that it is in the best interest of the City to do so. On July 30, 2019, City Council authorized rejection of the bid received for Fire Station 14 and suspension of competitive bidding to allow for negotiations with the sole responsive, responsible bidder, D.L. Falk (see Motion No. 2019-0242). Staff then negotiated with D.L. Falk to incorporate value engineering savings and cost-cutting measures that reduced the overall cost of the project.

City Code Section 4.04.020(C) requires that, unless waived by a two-thirds vote of the City Council, all agreements greater than \$1,000,000 must be posted on the City's website and made available to the public at least 10 days prior to City Council action. This item was published for 10-day review on November 27, 2019 as required,

**Economic Impacts:** The recommended contract is expected to create 37.89 jobs (21.79 direct jobs and 16.10 jobs through indirect or induced activities) and create \$5,848,832 in total economic output (\$3,686,563 of direct output and another \$2,162,269 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 Fire Station 14 project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15332, which provides an exemption from CEQA review for qualified infill projects. The Fire Station 14 project is covered by the above-mentioned exemption because the project consists of an in-fill development on an existing vacant lot. The project is consistent with all applicable general plan and zoning designations, regulations and policies. The project is located within City limits on a site of less than five acres and is substantially surrounded by urban uses. The site has no value as habitat for

endangered, rare, or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project site can be adequately served by all required utilities and public services. A Notice of Exemption was filed on January 15, 2019.

**Sustainability:** Not applicable

**Commission/Committee Action:** None

**Rationale for Recommendation:** In February 2019, the City issued Invitation for Bid No. B1901451009 for the construction of a new Fire Station 14. The City's engineer estimate for the project was \$7,495,000. A single timely bid was received from D.L. Falk, and it exceeded the engineer's estimate by 33%. Because only one bid was received and it was 33% over budget, staff recommended that City Council reject the bid, suspend competitive bidding, and authorize staff to enter into negotiations with the responsive and responsible bidder, D.L. Falk. On July 30, 2019, the City Council approved such staff recommendations. Staff has since negotiated \$501,210 in value engineering savings for the construction of Fire Station 14, reducing D.L. Falk's construction bid from \$9,974,000 to \$9,472,790.

**Financial Considerations:** Upon approval of the appropriation of \$1,500,000 (Fund 1001) from the available fund balance in the General Fund Intergovernmental Transfer (IGT), the Fire Station Replacement Program (F13000800) will have sufficient funding to execute a construction contract with D.L. Falk in an amount not to exceed \$9,472,790, cover construction management of Fire Station 14, and complete the remaining program requirements.

There are sufficient resources available in the General Fund IGT available fund balance to complete the appropriation of funds in the amount of \$1,500,000 (Fund 1001) to the Fire Station Replacement Program (F13000800).

**Local Business Enterprise (LBE):** D.L. Falk is not an LBE, but has subcontracted with Townsend & Schmidt Masonry, Top Notch Mechanical, Inc. and Alcal Specialty Contracting, Inc. to exceed the minimum LBE participation. Townsend & Schmidt Masonry will provide masonry services. Top Notch Mechanical, Inc. will provide heating, ventilation and air conditioning services. Alcal Specialty Contracting, Inc. will provide insulation services.