

City of Sacramento

Legislation Text

File #: 2020-00309, **Version:** 1

Title:

Contract: Hart Senior Center Remodel and Facility Improvement (L19800200)

File ID: 2020-00309

Location: 915 27th Street, 95816, District 4

Recommendation:

Pass a Motion: 1) approving the construction plans and specifications for the Hart Senior Center Remodel and Facility Improvement Project (L19800200); 2) awarding the construction contract to one of the City's on-call general contractors, CCCS, Inc., for an amount not to exceed \$320,821; 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 C. Brown, Supervising Engineer, (916) 808-7118, Department of Public Works

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Contract

Description/Analysis

Issue Detail: The Ethel Macleod Hart Senior Center (Hart Senior Center) was originally constructed in 1961 as the Sacramento Senior Center by the City of Sacramento to serve older adults. In 1991, the building was remodeled and expanded to include a large multi-purpose room. In 1995, it was renamed after Ethel Macleod Hart. In 2006, a small office expansion was constructed on the south end of the facility. The facility is now in need of additional renovations to allow for improved use and functioning of the Hart Senior Center.

The project proposed in this staff report would remodel the existing space in two phases to maximize the use of the facility. Phase one will include demolition of existing finishes, investigation of settling concrete flooring including waterproofing/stabilization, and replacement of flooring and wall finishes.

Phase two includes demolition of the front counter and replacement of the public counter and finishes. All finishes tested came back from the material testing lab with “non-detect” for lead and asbestos, so there is no abatement work as part of this project, but all demolition materials will be tested per local and state requirements.

A significant portion of the scope of work for this project is to provide accessibility upgrades to the facility to comply with Chapter 11-B of the California Building Code (CBC) and the Americans with Disabilities Act (ADA). This project is an ongoing effort to bring this facility up to current code standards and to improve the aesthetics and functional use of the building into the future.

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

Economic Impacts: The recommended contract of \$320,821 is expected to create 1.28 jobs (0.74 direct jobs and 0.54 jobs through indirect and induced activities) and create \$198,086 in total economic output (\$124,855 of direct output and another \$73,231 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:

California Environmental Quality Act (CEQA): The action is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301. Section 15301 exempts projects involving 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 the following minor alterations to an existing City building: demolition of existing finishes, investigation of settling concrete flooring including waterproofing/stabilization, replacement of flooring and wall finishes, demolition of the front counter, and replacement of the public counter and finishes. Such alterations do not expand the existing use of the building because the overall building footprint will remain exactly as it exists now.

Sustainability: As this City-owned facility continues to be 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. (RDR)".

Commission/Committee Action: None

Rationale for Recommendation: On January 18, 2019, the City issued a Request for Proposal (RFP) for On-Call General Contracting Services (P19014541003). On May 14, 2019, the City Council approved suspension of competitive bidding and authorized use an RFP process to establish an On-Call General Contracting list of qualified contractors. City Council also approved the On-Call General Contracting Services List, which contained CCCS, Inc.

Establishment of this list of qualified On Call General Contractors was created to provide timely services during times of peak workload; when specialized work is required; or when operations of essential facilities are being interrupted.

Due to the nature of the facility and the type of work that needs to be completed at the Hart Senior Center, staff determined it was in the best interest of the City to contact contractors from the City's list of pre-qualified On-Call General Contractors. CCCS, Inc. was determined to be the most responsive to complete the scope of work in the time required for this project.

Staff recommends that the City enter into a contract with CCCS, Inc. for an amount not to exceed \$320,821 to complete this Hart Senior Center project. Work is anticipated to begin in April of 2020 with completion by July 2020.

Financial Considerations: Sufficient funding exists in the Recreation Facility Improvements Program (L19800200) to award a construction contract to CCCS, Inc. in an amount not to exceed \$320,821, and cover all other associated project costs including project management, construction management and inspections of the Hart Senior Center Remodel and Facility Improvement Project.

Local Business Enterprise (LBE): CCCS, Inc. is an LBE.