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DEPARTMENT OF GENERAL SERVICES
FACILITY AND REAL PROPERTY
MANAGEMENT/FACILITY DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

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March 15, 2005

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: PARKING STRUCTURE REPAIR AND MAINTENANCE PROJECT (PN: VD26) - APPROVAL OF CHANGE ORDER NO. 7 WITH JOHN ROHRER CONTRACTING, INC.

LOCATION AND COUNCIL DISTRICT:

Parking Garages in Central Downtown Area - Council District 1 (See Location Map, Attachment A).

RECOMMENDATION:

This report recommends City Council adopt the attached resolution:

- Approving Change Order No. 7 in the amount of \$101,291 with John Rohrer Contracting Company, Inc., and
- Resetting the City Manager's Change Order authority.

**CONTACT PERSONS: Mike George, Project Manager, 808-8433
Howard Chan, Parking Division Manager, 264-7610**

FOR COUNCIL MEETING OF: April 19, 2005

SUMMARY:

This report recommends the approval of Change Order No. 7 with John Rohrer Contracting Company, Inc for adjustment to the quantities of curbs, cover plates and additional epoxy coatings at Capitol Garage due to unforeseen conditions discovered during the construction work at a cost of \$13,559. The contractor discovered that the original concrete slab in Downtown Plaza West Parking Garage was installed too thin at the ramps from the top floor to the level below it, so additional concrete overlay was added at a cost of \$35,778. Also, the design engineer originally estimated 130 square feet of "Shallow Depth Repairs" in this garage, and an additional 1,237 square feet needed to be repaired at a cost of \$42 per square foot for a cost of \$51,954. The total additional cost for these three items is \$101,291.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

In 1986, Walker Parking Consultants conducted a structural assessment of the City's parking facilities. Several of the deficiencies identified in that report were corrected, but funding was not available to complete all of the work. The consultant completed a new structural assessment study in June 2000 which identified deficiencies in the following seven garages:

New Name	Previous Name	Location
Downtown Plaza West	Lot G	Corner of 3 rd and L Streets
Downtown Plaza East	Lot K, (K1, 2, and 3)	Under Downtown Plaza Mall
Downtown Plaza Central	Lot U	5 th and J Streets
Capitol Garage	Lot H	10 th and 11 th at L Street
City Hall Garage	Lot I	10 th and 11 th at I Street
Old Sacramento Garage	Lot P	2 nd at I & J Streets (Under I-5)
Tower Bridge Garage	Lot R	Front Street at Neasham Circle

Based on the second assessment study, a CIP was developed to repair remaining deficiencies for these seven garages. In January 2002, Council approved an agreement with Walker Parking Consultants to complete the pre-design and construction documents for this project, which went to bid in September 2003.

The estimated construction cost was \$2,606,000. Bids were received in October 2003 and the contract was awarded to John Rohrer Contracting Company, Inc. for the amount of \$2,339,571. From June 2004, through March 2005, Change Order Nos. 1 through 6 were issued for an additional cost of \$178,479, mostly for work that was discovered during the course of the demolition and construction in the seven garages.

Change Order No. 7 covers additional work that was either uncovered during the course of the construction, or included at the direction of the Parking Division for recommended repair work in these garages which will maximize the life of these garages.

FINANCIAL CONSIDERATIONS:

As of March 24, 2005, the Parking Structure Repair & Maintenance Project (PN: VD26) has a budget of \$6,256,000 and an unobligated balance of \$2,808,836, which is sufficient to cover the cost of Change Order No. 7 in the amount of \$101,291.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Division has reviewed the proposed project and has determined that the project is exempt from the provisions of the California Environmental Quality Act

City Council
Parking Structural Repair & Maintenance Project (PN: VD26)
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(CEQA) Guidelines under Class 1 Section 15301. Projects exempted under Class 1 consist of repair and maintenance or minor alteration of existing public and private structures involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The current project is to facilitate the repair of existing parking facilities and does not expand the use beyond that which was originally approved.

POLICY CONSIDERATIONS:

This action is consistent with the City's Strategic Plan goals for enhancing and preserving the neighborhood and improving the transportation system. The living wage ordinance does not apply to this contract. The action requested herein is consistent with Sacramento City Code, Title 3.

ESBD CONSIDERATIONS:

To encourage small and emerging business participation, plans and specifications were sent to nine plan rooms and construction service organizations for publication. All are directly involved with ESBE construction firms. The project was announced on the Project Information Line and on the City's Internet site www.cityofsacramento.org/bids. John Rohrer Contracting Company, Inc. met the City of Sacramento's 20% ESBE goal for this project.

Respectfully submitted,



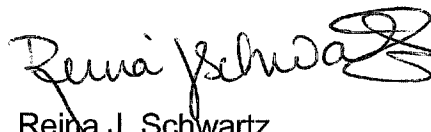
Cynthia Kranc
Facilities Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



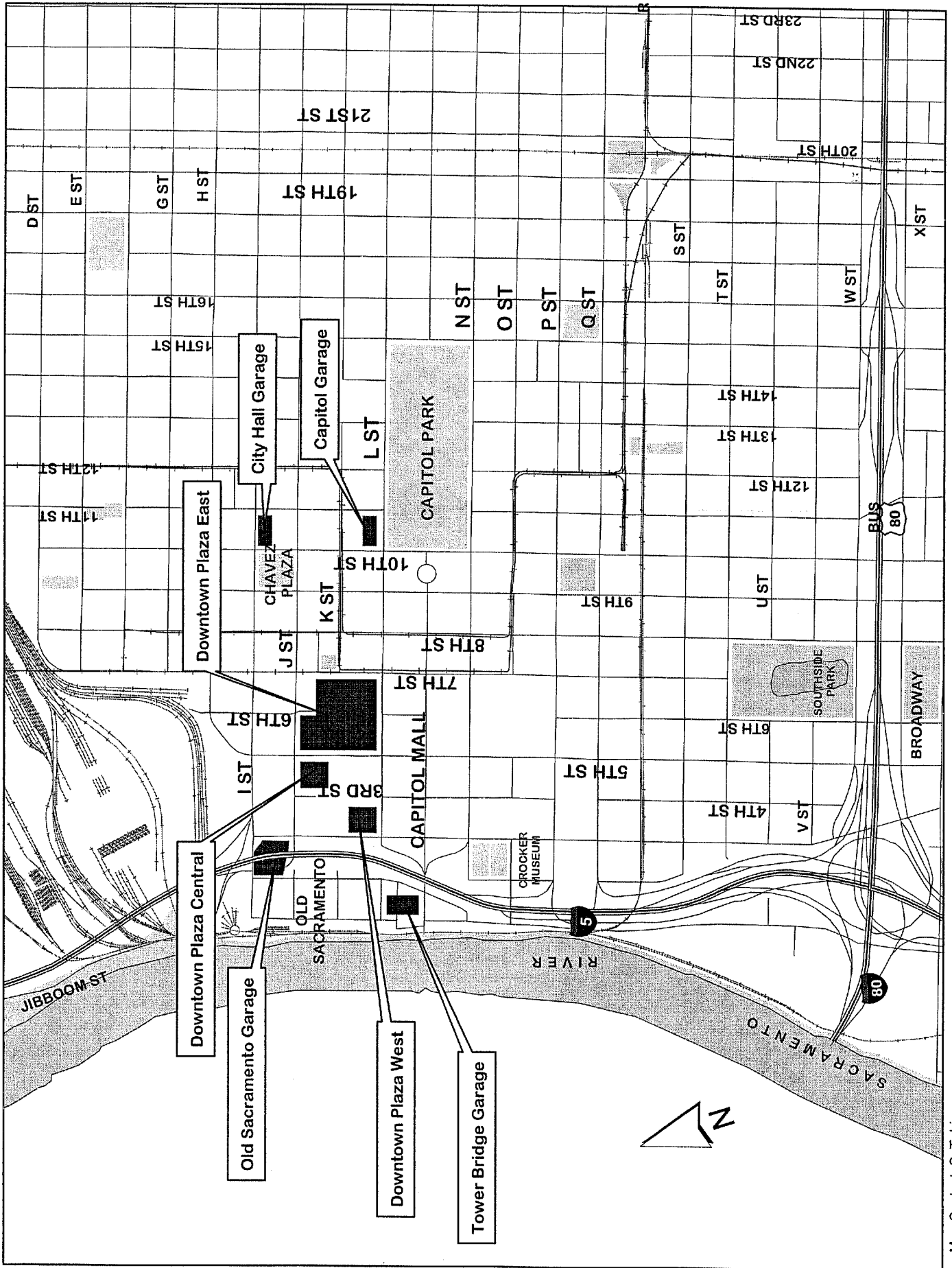
Reina J. Schwartz
Director, Department of General Services

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Location Map for

PARKING STRUCTURE REPAIR AND MAINTENANCE (PN: VD26)



RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE CHANGE ORDER NO. 7 WITH JOHN ROHRER CONTRACTING COMPANY, INC. FOR THE PARKING STRUCTURE REPAIR AND MAINTENANCE PROJECT (PN: VD26)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- Change Order No. 7 in the amount of \$101,291 with John Rohrer Contracting Company, Inc. is approved, and
- The City Manager's Change Order authority is reset.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____