



3

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SACRAMENTO, CA

ADMINISTRATION
ROOM 300
95814-2987
916-449-5571

April 21, 1989

ECONOMIC DEVELOPMENT
ROOM 300
95814-2987
916-449-1223

Budget and Finance Committee
Sacramento, California

NUISANCE ABATEMENT
ROOM 301
95814-3982
916-449-5948

Honorable Members in Session

SUBJECT: WELLS FARGO TOWER PLAN CHECK

SUMMARY

The City has recently received building plans for the Wells Fargo Tower. The expeditious review to these plans will require approximately \$120,000 in contracted plan check services. It is recommended that a Master Agreement be utilized to facilitate contract processing. This project will be funded from existing appropriations and the costs will be offset from Commercial Plan Check Fee revenue generated by the project.

BACKGROUND INFORMATION

The Inspections Division has recently received the building plans for the Wells Fargo Tower. The timely review of these plans will require approximately \$120,000 in contracted plan check services, as well as significant city staff time. Due to the size of this project, contracts with a number of engineering firms will be required. The expeditious processing of these contracts requires a City Council approved Master Agreement.

Requirements placed on structural engineering firms prohibit competitive bidding based solely on cost. As a result, the Department has established a list of approved engineering firms to provide plan checking services. Firms are selected on a rotating basis, based on their ability to effectively process the plans and the cost of their proposal. Cole, Yee and Schubert has been selected to review the structural plan for \$60,000, Carl Nelson has been selected to review ventilation and mechanical systems for \$28,500, and staff is negotiating with other firms to review precast concrete panels, elevator supports, stairway framings, and curtain walls for an approximated cost of \$18,000.

To facilitate reasonable processing times, staff will execute start-up City Manager Agreements with these firms prior to City Council action. These contracts will allow the firms to start the review process, without significant delays resulting from the processing of their Master Agreement contracts.

POLICY CONSIDERATIONS

This proposal conforms with existing policy of utilizing contracted plans check services to assist in processing large projects and Master Agreements for City Council approval of large projects utilizing multiple contracts.

MBE/WBE CONSIDERATIONS

The Department currently utilizes 23 engineering firms for plan review services. 3 of these firms are MBE/WBE. Neither Cole, Yee, Schubert and Associates or Carl Nelson are MBE/WBE firms. Staff is currently negotiating with a MBE/WBE firm to handle the outstanding work for approximately \$18,000.

FINANCIAL INFORMATION

The City Council recently increased the appropriation for Commercial Plan Check contracts to \$400,000 and there is a current unencumbered balance of \$189,000. This Master Agreement can be funded without increasing appropriations.

The breakdown of Master Agreement cost is:

Structural Review	\$ 60,000
Ventilation & Mechanical	28,500
Other Structural	18,000
Contingency	<u>13,500</u>
Total	\$120,000

This project will generate \$186,000 in Commercial Plan Check revenue with approximately \$66,000 being utilized to fund city staff review. The total cost of the plan review will be offset by this revenue.

RECOMMENDATION

It is recommended that the Budget and Finance Committee recommend that the City Council adopt the resolution for a Master Agreement for Wells Fargo Tower Plan Checking Service.

Respectfully submitted,

J. W. Kreft

JOHN W. KREFT
Administrative Services Officer

Recommendation Approved:

Approved:

Michael M. Davis
by J. W. Kreft

Jack Crist

JACK CRIST
Deputy City Manager

MICHAEL M. DAVIS, Director
Planning and Development

Contact Person to answer Questions:

John W. Kreft
Administrative Services Officer
449-5831, Ext. 56

May 2, 1989
District 1

RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION AUTHORIZING THE CITY MANAGER TO
EXECUTE A MASTER AGREEMENT TO PROVIDE PLAN
CHECKING SERVICES FOR THE WELLS FARGO TOWER.

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

The City Manager and City Clerk are hereby authorized and directed to execute on behalf of the City of Sacramento the attached Master Agreement to provide for the execution of consultants services agreements for plan checking services for the Wells Fargo Tower for an amount not-to-exceed \$120,000. The City Manager and City Clerk are authorized to execute individual agreements and any amendments thereto as provided for by the Master Agreement.

MAYOR

ATTEST:

CITY CLERK

CITY OF SACRAMENTO

MASTER AGREEMENT FOR
WELLS FARGO TOWER PLAN CHECKING

This MASTER AGREEMENT is made at Sacramento, California, as of May 9, 1989 for the purpose of authorizing individual Professional Services Agreements for the Wells Fargo Tower plan checking services authorized in City Council Resolution _____ This MASTER AGREEMENT limits individual agreements and amendment to the individual agreements as follows:

1. Service: The individual Professional Services Agreement executed under this MASTER AGREEMENT shall be limited to the review of the Wells Fargo Tower plans.
2. Payments: The total value of all agreements and amendments executed under this MASTER AGREEMENT shall not exceed \$120,000.
3. Insurance: The insurance requirements contained in all agreements and amendments executed under this MASTER AGREEMENT shall comply with the requirements of the City's Risk Management Division as defined in the Finance Department's Policy Instructions.
4. City Attorney Review: The City Attorney will approve each agreement and amendment executed under this MASTER AGREEMENT for form and general provisions.
5. Term: No individual Professional Services Agreement shall be executed under this MASTER AGREEMENT after September 30, 1989.

ATTEST:

CITY CLERK

CITY MANAGER

Approved as to form:

DEPUTY CITY ATTORNEY