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GENERAL SERVICES DEPARTMENT  
FACILITIES & PROPERTY MANAGEMENT

CITY OF SACRAMENTO  
CALIFORNIA

STREET  
SACRAMENTO, CA  
95814-2700

PH (916) 808-8300  
FAX (916) 264-8337

May 5, 2004

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: SOUTHERN PACIFIC DEPOT STRUCTURAL ROOF RETROFIT & REPLACEMENT (PN: CF38) – APPROPRIATE FUNDS AND APPROVE CHANGE ORDER NO. 2**

**LOCATION AND COUNCIL DISTRICT:**

401 I Street -Council District 1. (See location map Attachment A).

**RECOMMENDATION:**

This report recommends that the City Council adopt the attached resolution:

- Appropriating \$55,500 (Fund 248) from the Richards Pre-Development CIP (KC66-Fund 206) to the Southern Pacific Depot Structural Roof Retrofit & Replacement project (PN: CF38); and
- Authorizing and directing the City Manager to execute Change Order No. 2 in the amount of \$57,689 with Sierra Single Ply Inc.

**CONTACT PERSONS:** Darlene Mathis, Assistant Architect, 808-5528  
Bob Williamson, Supervising Architect, 808-8430

**FOR COUNCIL MEETING OF:** June 8, 2004

**SUMMARY:**

The construction contract with Sierra Single Ply Inc. was awarded on October 16, 2002, in the amount of \$1,209,000 for the construction of the Southern Pacific Depot Re-Roof and Structural Retrofit (PN: CF38). Change Order No. 2, in the amount of \$57,689, is the final change order for miscellaneous construction items to complete the project.

City Council  
Southern Pacific Depot Structural Roof Retrofit and Replacement (PN: CF38)  
May 5, 2004

**COMMITTEE/COMMISSION ACTION:** None.

**BACKGROUND INFORMATION:**

Sierra Single Ply Inc. was hired to restore and replace the historical roof and strengthen the parapet walls and roof diaphragm.

Change Order No. 1 in the amount of \$64,970 was awarded on March 11, 2003 to cover the additional cost of differing site conditions and additional structural regulatory agency requirements. Unforeseen or differing conditions are very common problems encountered during renovation, reinforcement, and reconstruction of older buildings.

The construction of this project is now complete. Approval of Change Order No. 2, in the amount of \$57,689, will compensate the contractor for a range of miscellaneous items that were caused by additional unforeseen and differing site conditions above the base bid units.

**FINANCIAL CONSIDERATIONS:**

As of May 17, 2004, the Southern Pacific Depot Structural Roof Retrofit and Replacement project (PN: CF38) has an unobligated balance of \$5,864. The approval of additional funding in the amount of \$55,500 (Fund 248) from the Richards Pre-Development CIP (PN: KC66 – Fund 206) will increase the unobligated balance to \$61,364. This is sufficient to cover Change Order No. 2 in the amount of \$57,689.

Funds in the amount of \$55,500 will be utilized from the Richards Pre-Development CIP (PN: KC66 – Fund 206) to reimburse expenses incurred by the Southern Pacific Depot Structural Roof Retrofit and Replacement project (PN: CF38) (See Attachment B).

**ENVIRONMENTAL CONSIDERATIONS:**

The Development Services Department, Environmental Planning Services, has reviewed the project and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 2, Section 15302 of the CEQA guidelines. Projects exempted under Class 2 consist of the replacement or reconstruction of existing structures on the same site as the structure replaced and that will have substantially the same purpose and capacity as the structure replaced.

**POLICY CONSIDERATIONS:**

This action is consistent with Title 3 of the Sacramento City Code. The project is consistent with the City's Strategic Plan Goals for enhancing and preserving the neighborhood, preserving and expanding parks and recreational opportunities, and enhancing educational opportunities for the community.

City Council  
Southern Pacific Depot Structural Roof Retrofit and Replacement (PN: CF38)  
May 5, 2004

**ESBD CONSIDERATIONS:**

ESBE project participation requirements were met for the originally approved contract with Sierra Single Ply Inc.

Respectfully submitted,



Gene Moore  
Facility and Property Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

Approved:



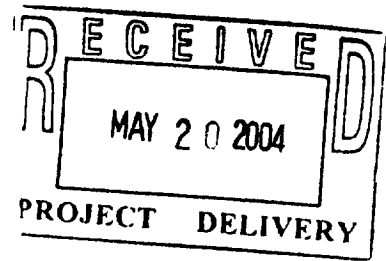
Thomas V. Lee  
Deputy City Manager/Interim General  
Services Director

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P/Active/CF38 SOUTHERNN PACIFIC Depot Structural Roof Retrofit & Replacement/Council/CO 2





## MEMORANDUM

**TO:** Robert Williamson, Supervising Architect  
Darlene Mathis, Assistant Architect

**FROM:** Wendy Saunders, Manager Downtown Redevelopment *WS*  
Paul Blumberg, Senior Management Analyst

**SUBJECT:** Inter-Department Funding Agreement for the Southern Pacific Depot Structural Roof Retrofit and Replacement (PN: CF38)

**DATE:** May 12, 2004

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Funding in the amount of \$55,500 will be provided from the Richards Pre-Development CIP (PN: KC66 – Fund 206) for use on the Southern Pacific Depot Structural Roof Retrofit and Replacement (PN: CF38).

Southern Pacific Depot Structural Roof Retrofit and Replacement (PN: CF38) project costs will be incurred (in an amount not to exceed \$55,500) in Fund 248, and will be reimbursed by Richards Pre-Development CIP (PN: KC66 – Fund 206) via a quarterly invoice submitted to the Development Services Department, Economic Development Division.

Expenditures to Southern Pacific Depot Structural Roof Retrofit and Replacement (PN: CF38) will include project costs, including consultant costs, staff time (labor, benefits), and direct expenses. Indirect charges will not be charged to this funding source, as they are not eligible expenditures for Fund 206 – Tax Increment/Redevelopment funds.

The General Services Department will monitor and provide required expenditure documentation relating to the expenditures to the Development Services Department, Economic Development Division for use with fund reimbursement requests to the Sacramento Housing and Redevelopment Agency for Fund 206 (Tax Increment) funds.

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**SOUTHERN PACIFIC DEPOT STRUCTURAL ROOF RETROFIT & REPLACEMENT PROJECT (PN: CF38) – APPROPRIATE FUNDS, APPROVE CHANGE ORDER NO. 2**

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

- The FY03/04 Capital Improvement Program budget is amended by appropriating \$55,500 (Fund 248) from the Richards Pre-Development CIP (PN: KC66 – Fund 206) to the Southern Pacific Depot Structural Roof Retrofit & Replacement project (PN: CF 38); and
- The City Manager is authorized and directed to execute Change Order No. 2, in the amount of \$57,689 with Sierra Single Ply Inc.

\_\_\_\_\_  
MAYOR

ATTEST

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_