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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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TECHNICAL SERVICES
DIVISION

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November 1, 2000

City Council
Sacramento, California

AG 9200-180
AG 9200-181

APPROVED
NOV 14 2000
OFFICE OF THE
CITY CLERK

Honorable Members in Session:

SUBJECT: RESOLUTION TO:

1. ESTABLISH A CAPITAL IMPROVEMENT PROJECT (CIP) FOR REFURBISHMENT OF NEOCLASSICAL CITY HALL; UTILIZE AN ALTERNATIVE BID METHOD; SELECT DAVID TAYLOR INTERESTS, INC.; AUTHORIZE THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT FOR DESIGN / CONSTRUCTION SERVICES;
2. INCREASE THE PREFERRED CITY HALL PROJECT BUILDING SIZE; AND AUTHORIZE THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH DAVID TAYLOR INTERESTS, INC.

LOCATION AND COUNCIL DISTRICT: 915 I Street and 990 H Street, Council District 1

RECOMMENDATION:

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

1. Establish a CIP for the neoclassical style City Hall building that includes:
 - Upgrade of the building structural system.
 - Restoration of exterior terra cotta, masonry, sheet metal, windows and tower/dome.
 - Refurbishment of the building interior systems and associated heating-ventilating-air conditioning and plumbing systems due to affects of the structural upgrade and to accommodate planned use with the new City Hall Expansion Project.
 - Utilize an Alternative Bid Method, select David Taylor Interests, and authorize the City Manager to execute a supplemental agreement for a sum not to exceed \$7,899,813 with the stipulation that the City's total obligation to David Taylor Interests, Inc., prior to completion of the environmental review and of project financing for this agreement, is limited to \$486,063 for design work needed to define basic project concepts.

2. Establish appropriations for the project and identify supporting resources.
3. Increase the scope of the preferred new building addition size from 150,000 to 200,000 sq. ft. and authorize the City Manager to execute a supplemental agreement with David Taylor Interests, Inc. for a sum not to exceed \$8,429,167 for the increased scope for the City Hall Expansion with the stipulation that the City's increased obligation to David Taylor Interests, Inc., prior to completion of the environmental review and of project financing for this supplemental agreement, is limited to \$581,000 for design work needed to define basic project concepts.

CONTACT PERSON: Bob Williamson, Project Manager, 264-8430

FOR COUNCIL MEETING OF: November 14, 2000

SUMMARY:

This report:

- Provides a summary of the engineering investigations to determine the condition of the existing neoclassical City Hall and annex buildings and recommends actions.
- Provides a summary of the program for occupants of the City Hall Expansion (Administration Building) and an analysis of growth projections and options.
- Provides an update on the project progress and next steps.
- Reviews the financial considerations of the project.

COMMISSION/COMMITTEE ACTION:

None.

BACKGROUND INFORMATION:

In the 1999 – 2004 CIP Program, the City Council provided seed funds for a Civic Center Administration facility (BB81) that would consolidate office space and quantify the costs of building ownership. Recent actions include:

- On April 25, 2000, the City Council decided that moving the Mansion to the lots located on the northwest corner of 10th and H, constructing 380 vehicle parking spaces, and a 150,000 office building with new Council Chambers on the half block adjacent to City Hall was the preferred project. This decision was contingent upon environmental review.
- On July 17, 2000, the Notice of Preparation of a Draft Environmental Impact Report for the City Government Center Project (BB81) was issued for public comment.

City Council

Establish a CIP for Refurbishment of City Hall

November 1, 2000

- On August 29, 2000, the City Council awarded a design / development contract to David Taylor Interests, Inc. The Taylor team includes Fentress Bradburn Architects LTD., Gordon
- H. Chong & Partners (architects), and Hensel Phelps Construction Company for scheduling and estimating input. Actual construction work will be competitively bid to as many as 40 different subcontractors.
- On September 1, 2000, the Taylor Team began the first tasks associated with the preferred project. These tasks included evaluation and review of several recently completed reports:
 - A. "Sacramento City Hall Exterior Conditions Assessment" prepared by Architectural Resources Group, a historic Restoration Architectural firm (Exhibit A); and
 - B. "Seismic Analysis and Upgrade Study of the Sacramento City Hall and Annex Buildings" prepared by EQE International, a historic Structural Engineering firm (Exhibit B). Attachments A & B are located in the City Clerk's office.

The Taylor team also initiated interviews to verify programmatic requirements for the design of the preferred project.

Condition of City Hall Exterior

The exterior of the neoclassical City Hall building was the focus of the exterior condition assessment. This building represents a significant historic asset and many of the parts of the building exterior are in need of repair, and in some cases, historic replication. Architectural Resources group identified four building wide areas that need immediate attention.

1. The terra cotta decoration that adorns the upper third floor, the parapet, and the tower, is cracked, becoming loose, and water is penetrating the walls and rusting the anchorage. The building face brick grout is deteriorated and needs repainting.
2. The decorative sheetmetal that protects some of the terra cotta and creates lightweight decorative features is rusting and leaking and needs replacement or repair.
3. The building windows are in various stages of disrepair and disintegration and needs repair and, in some cases, replication.
4. The tower copper dome is leaking and the wood understructure is deteriorating and needs immediate action to forestall further damage.

The painted concrete annex buildings have wood casement windows that are in various stages of disrepair and problems related to air leakage. There are minor roofing related leaks.

Condition of City Hall Structure

The neoclassical City Hall building was constructed in 1909 and the annex buildings attached at the north side were added in the 1930s. Since construction, none of the buildings have been structurally upgraded.

- The seismic report evaluated the City Hall buildings. The evaluation analyzed the likelihood of an earthquake event and projected the severity based on NEHRP Guidelines for Seismic Rehabilitation of Structures (also known as FEMA 273), the latest federal seismic hazard maps, and ground motion coefficients determined by soil investigations for the Cal/EPA project.
- The report also made recommendations about the corrective construction that could be undertaken to the City Hall buildings.

EQE engineers presented their finding to a peer review group composed of two professional structural engineers familiar with the evaluation methods, the City's Structural plancheck engineer, the City's Building Official, and members of the Taylor team.

- The Peer group agreed with the findings that the City Hall buildings would sustain significant damage from an earthquake event.
- The report offered two alternative solutions for the structural upgrade.
 1. Construction of shear walls within the building would add concrete reinforced walls in the middle of the building from the basement to the roof in four of the structural bays (from one column to another) and by reinforcing the clock tower and the walls that support that tower.
 2. The second method, known as "base isolation," involves jacking the building up a small distance so that new foundations and Teflon slip pads can be constructed. This base isolation method would make the lowest floor of the City Hall unusable except for storage space and is 3 times the cost of shear walls. **The peer review group deemed the base isolation method structurally excessive.**
- The peer review group agreed that the level of proposed improvement to the FEMA "life safety" level provided a significant improvement and safety margin given the likely of earthquake events. The shear walls can achieve the "life safety" level. These methods have been used in conjunction with other structural techniques in Oakland and San Francisco.
- The annex buildings also require the addition of significant numbers of shear walls particularly at the first floor where a "soft story" effect currently exists due to numerous large structural openings.

Impact of Structural Upgrades to City Hall Interior

The structural upgrade will cause interior areas within City Hall to be dismantled and removed in at least four large and separate locations on all floors. This means that the reconstruction will be spread out into areas beyond the immediate work area since new walls, ceilings, flooring and electrical / mechanical systems will be required in some areas and matching what is currently existing will be difficult and may prove impossible (carpet and ceiling tile are most easily understood examples). Coordinating this reconstruction means that the location of the structural upgrade shear walls can be planned with new building exits and the intended long-term space plan use of neoclassical City Hall.

Impact of City Hall Expansion Project on Annex Buildings

The design team is evaluating the historic implications of removing the annex buildings. It is clear that the annex buildings block pedestrian access and visual access to the north side of neoclassical City Hall that was originally constructed to be visible and accessible. The structural report recommends that the annex buildings be reinforced at the first floor by a series of shear walls and to a lesser extent at the second floor and some roof areas. This would permanently block the north side of City Hall and this report recommends that no action be taken to structurally upgrade the annex buildings and that repairs to windows and roofing be limited to temporary fixes. In the next several months, design recommendations will be presented for discussion and if approved designs retain some of the annex buildings, the issues of structural upgrades and exterior repairs to those buildings will be re-addressed.

Actions Concerning City Hall

Each of the reports clearly defines specific areas of construction work inside and all around the exterior of the building.

- The usual approach to these types of repairs is to divide the work into many small projects completed over a 7 to 10 year time span. This is what has been on-going at the Post Office building on "I" Street.
- The work will be very disruptive, especially if done over many years, and will escalate in cost.
- Instead of the usual approach, this report recommends that the City take advantage of a unique opportunity to move out of City Hall and temporarily occupy the soon to be vacated Police Headquarters building.
- The City leases the Police Headquarters building from Sacramento County. In November 2001, the Police will move to their Headquarters building. The lease for the current location can be extended until April 2004. This means that the City will have ready access to a large lease space at the same time that construction activities are underway for the expansion.

City Council
 Establish a CIP for Refurbishment of City Hall
 November 1, 2000

- The City is also negotiating an agreement with Cal/EPA for use of their large auditorium.

This report recommends that a Capital Improvement Project for the Refurbishment of neoclassic City Hall be established for:

Capital Item	Est. Cost
City Hall - Exterior Rehab	\$2,775,000
City Hall - Structural Upgrade	\$1,900,000
City Hall - Interior Refurbishment	\$2,760,000
City Hall - Design Expense	\$500,000
City Hall - Contingency	\$500,000
Management / Permitting / Inspection	\$180,000
Subtotal	\$8,615,000

Operation Item	Est. Cost
Design Temp City Hall Quarters	\$180,000
Construct PD. Hdqtrs. (BofA) Interiors	\$450,000
Rent for City Hall Staff in BofA Bldg	\$1,400,000
BofA Operating Costs	\$650,000
Subtotal	\$2,680,000

Total **\$11,295,000**

This report also recommends that David Taylor Interests, Inc. be selected as the sole-source Design / Development team to provide the services needed for the City Hall Refurbishment because:

- Hensel Phelps (general contractor) will competitively bid the subcontract work.
- The Taylor team will already be on-site to construct the addition (resulting in lower overhead expenses. Two different design teams and contractors working to join new and historic together could lead to claims and fingerpointing about responsibility and liability.
- Combining these efforts will result in a more integrated design effort.

David Taylor Interests has agreed to provide the services for a not-to-exceed amount of \$7,899,813 with the stipulation that the City's total obligation to David Taylor Interests, Inc., prior to completion of the environmental review for this change order, is limited to \$486,063 for design work needed to define basic project concepts.

City Hall Expansion Size

When the administration building preferred project was first proposed, information about the number of City FTE and their location was set as accurately as possible with the knowledge that the design team would undertake a project program for the tenants of the building.

- The project size was set at 150,000 sq. ft. addition + City Hall (34,000 sq. ft.) for a total of 184,000 sq. ft. It was assumed that 680 FTE would work in the new and historic buildings.
- The programming effort identified staff of 713 FTE approved in the 2000-01 budget and recognized that several large spaces would be needed for specific functions. All of the program needs could not fit into 184,000 sq. ft.
- This program has been reviewed and scrubbed downward to reflect reasonably sized spaces, common use facilities. The tenant team is also looking at alternative officing ideas to determine how new technologies might be applied to the functional use of floor area and floor area has been set for visiting City staff and for part-time interns and students.
- This effort indicates that, at move-in, the occupancy will be 731 people. This population plus the other function needs will fit within a 200,000 sq. ft. addition + City Hall.
- There will be 270 usf. per person which is a reasonable benchmark given the several large public spaces, such as the City Council Chamber, new lobby, and City University.
- If the building addition size is kept at 150,000 sq. ft., several groups would not fit into the building and other facilities would have to be arranged.
- Long-term growth **cannot** be accommodated in 150,000 sq. ft. since the 731 occupants are expected to grow to 793 by 2010 and 890 by 2020.
- These estimates are projections but are based on staff growing as a reflection of the City's population at a rate calculated over a long series of years (1.16% / per year) and reflects a 20 year build out of north and south Natomas.
- As staff increases, designated groups can be relocated to facilities built on City owned land. These groups might include Public Works, Parks and Recreation and Neighborhood Department.
- By 2020 many work related activities / functions may also see dramatic changes. The changes in customer service banking over the last 20 years provide a comparison.

In the short term, the correct size for the City Hall expansion is a function of who moves in. In the long term, however, the 150,000 sq. ft. addition will feel too small especially if City Charter changes cause a spike in the growth patterns for City Hall staff.

City Council
Establish a CIP for Refurbishment of City Hall
November 1, 2000

- This report recommends that the size of the expansion building be set at 200,000 sq. ft.
- This represents an increase in size of 33%.
- The project cost increase however is slightly less than 20% (Exhibit C).

This report also recommends that a supplemental agreement be issued to David Taylor Interests, Inc. in the amount of \$8,429,167 to provide for the increased design, construction and supervision cost associated with the larger building with the stipulation that the City's increased obligation to David Taylor Interests, Inc. prior to completion of the environmental review for this change order is limited to \$581,000 for design work needed to define basic project concepts.

Actions that will be coming before City Council in the coming months

1. Design of the City Hall expansion:

- During the week of October 16, 2000, the Taylor design team met with the Downtown Neighborhood Area Group, the Downtown Partnership, and the City Design and Preservation Review board to begin discussion about the historical assets of City Hall and the urban design features associated with the project. The team received very useful feedback.
- The team will be going back to these groups, as well as specific neighborhood groups, during the month of November to discuss more concept design issues and take feedback. On November 29, 2000 the design team will hold a public meeting at the Central Library to exchange information and discuss design issues.
- The design team will bring forward what they have heard to discuss design alternatives at the December 5, 2000 City Council Meeting and take council feedback.
- Further refinements and developments in the design and space planning will be brought to additional Council meetings in January and February.

2. American Youth Hostel Agreements:

- Agreements about moving the hostel, purchase of the land, construction documents for the move, and compensation for lost business and rejuvenation of move damages will be presented consistent with the environmental review of the project.

3. Final Approval of the project, Certification of the EIR and authorization to sell bonds:

- The hearing of the environmental report and approval of design will follow all of these design-input reviews and meetings and is planned for late May or early June.
- Shortly thereafter, with a Guaranteed Maximum Cost provided by the Taylor team, the City Treasurer would request authorization to sell bonds for construction of the project.

FINANCIAL CONSIDERATIONS:

This report recommends the creation of a City Hall Refurbishment capital improvement project that will obligate the City to expend funds for pre-construction services for this project in the amount of \$486,063. Staff recommends that \$700,000 be transferred from the City Hall Expansion project as the pre-construction appropriation.

This report also recommends that the City Hall Expansion capital improvement project be increased from \$150,000 to 200,000 square feet. This increase will obligate the City to expend funds for pre-construction service in the amount of \$581,000.

Current appropriations for City Hall Expansion project are \$4,800,000 and are sufficient to cover these pre-construction costs. The attached Resolution transfers appropriations from the existing City Hall project (PN:BB81) to a new project for City Hall Refurbishment (PN:CE86).

The construction portion of the City Hall Refurbishment City Hall Expansion projects and associated contract obligations are contingent upon environmental review and are subject to additional financing that may include the sale of bonds issued close to construction commencement. Specific funding alternatives will be discussed at the Mid-Year financial review and will be finalized as part of the project approval process in May/June 2001.

ENVIRONMENTAL CONSIDERATIONS:

In accordance with the State of California guidelines for implementation of the California Environmental Quality Act (CEQA) of 1970, the Planning Services Division, Office of Environmental Affairs, has determined that an EIR must be prepared for this project and the process is underway. Expenses authorized by the contract are limited to those needed for preliminary investigations and design of the project. The balance of the contract is entirely contingent on the outcome of the environmental review and approval process. The contract does not commit the city to do the project.

POLICY CONSIDERATIONS:

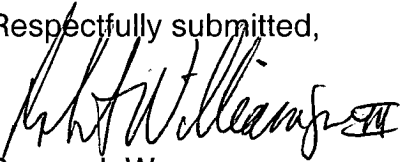
The suspension of competitive bidding, upon a two-thirds vote, and authorizing the City Manager to execute supplemental agreements with David S. Taylor Interests Inc. is in the best interest of the City and consistent with the Sacramento City Code, Title 3.

City Council
Establish a CIP for Refurbishment of City Hall
November 1, 2000

ESBD CONSIDERATIONS:

The project was announced on the Project Information Line and on the City's Internet site at www.cityofsacramento.org/bids. David Taylor Interests, Inc. is committed to meeting the City's ESBD goals through the project execution. Most of the engineering consultants for the pre-construction activities are ESBD certified.

Respectfully submitted,


For Duane J. Wray
Technical Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

P/Active/BB81City Government Center/Council/11-14-00/City Hall Council Report

APPROVED:

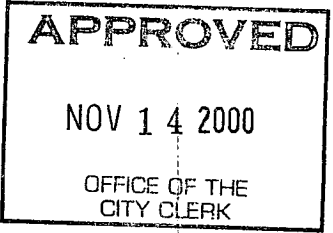


Michael Kashiwagi
Director of Public Works

Exhibit C

10/24/2000	4/25/00	11/14/00
Basis for numbers	Preferred Project 150K Building Option Approved by Council	Proposed Project 200K Building Option Estimate
BUILDING & SITE CONSTRUCTION		
Project Construction Cost:	\$29,977,673	\$38,120,728
Materials Testing:	\$149,888	\$190,604
Code & Quality Inspections:	\$273,600	\$328,320
Special Inspections:	\$45,000	\$55,000
Construction Management / Owners Rep:	\$284,160	\$284,160
Construction / Labor / ESBDD Compliance:	\$71,040	\$71,040
Reproduction Expenses:	\$45,000	\$55,000
Environmental Impact Processing:	\$120,000	\$135,000
Plan Check / County Sewer Fees:	\$700,000	\$820,000
Utility Connection Fees:	\$125,000	\$150,000
Land Acquisition / Toxic Abatement:	\$3,125,000	\$2,425,000
Art in Public Spaces:	\$684,048	\$861,520
Moving Expenses:	\$150,000	\$150,000
Furniture, Fixtures & Equipment:	\$2,686,943	\$2,727,810
Security Equipment Expenses:	\$250,000	\$250,000
Telephone:	\$630,000	\$750,000
Computer Connections:	\$550,000	\$577,500
Maintenance Start-up:	\$120,000	\$120,000
Project Contingency:	\$2,855,017	\$3,630,546
Subtotal	\$42,842,369	\$51,702,227
DESIGN & PROJECT MANAGEMENT		
Pre-design Studies:	\$135,000	\$135,000
Design Programming:	\$274,082	\$299,520
Civil Engineering:	\$59,955	\$76,241
Soil & Foundation Engineering:	\$29,978	\$34,309
Design:	\$2,284,013	\$2,722,909
Interior Design:	\$275,000	\$325,000
Cost Estimating Consultant:	\$50,000	\$60,000
Special Consultant(s)/ Report(s):	\$150,000	\$170,000
Design Contingency:	\$427,292	\$502,358
Labor / ESBDD/Contracts:	\$26,640	\$29,600
Project Management / Owner Representative:	\$239,760	\$266,400
Subtotal	\$3,951,719	\$4,621,338
ESTIMATED MANSION MOVE EXPENSE		
Demo of Existing Site, Prep at new site, Move and rehab. New sitework and parking. Architect/Engineering fees and commitments to satisfy AYH.	\$2,075,000	\$2,075,000
Total	\$48,869,088	\$58,398,565

Cost Increase (58M/48M) 19.50%
 Area Increase (200K/150K) 33.33%



RESOLUTION NO. 2000-656

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

ESTABLISH A CAPITAL IMPROVEMENT PROJECT (CIP) FOR REFURBISHMENT OF NEOCLASSICAL CITY HALL; UTILIZE AN ALTERNATIVE BID METHOD; SELECT DAVID TAYLOR INTERESTS, INC.; AUTHORIZE THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT; INCREASE THE PREFERRED CITY HALL PROJECT BUILDING SIZE; AND AUTHORIZE THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH DAVID TAYLOR INTERESTS, INC.

WHEREAS, it is in the best interest of the City to retain the Historic Asset of the Neoclassical City Hall for future generations and continued use by the public and City employees, this resolution establishes a CIP for the refurbishment of the neoclassical City Hall building that includes:

- Upgrade of the building structural system;
- Restoration of exterior terra cotta, masonry, sheet metal, windows and tower / dome;
- Refurbishment of the building interior systems and associated heating-ventilating-air conditioning and plumbing systems due to affects of the structural upgrade and to accommodate planned use with the new City Hall Expansion Project.

WHEREAS, It is in the best interest of the City to utilize an Alternative Bid Method in order to coordinate the activities at the City Hall site, integrate the design efforts, and maximize the benefits of lower overhead expenses due to combining the City Hall refurbishment work with the City Hall expansion work and selecting one firm to be responsible for both design and construction will better assure completion of the project on schedule and within the available budget.

WHEREAS, it is in the best interest of the City to assure that the City Hall expansion is sufficiently sized to provide for the future of Sacramento

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

1. A new CIP is authorized with appropriations for the City Hall Refurbishment as follows:

<u>Fund</u>	<u>Agency</u>	<u>Org</u>	<u>Object</u>	<u>Current Budget</u>	<u>Revised Budget</u>	<u>Increase (Decrease)</u>	<u>Accounting Reference</u>
781	500	BB81	4376	\$4,800,000	\$4,100,000	(\$700,000)	A
781	500	CE86	4376	0	\$700,000	\$700,000	B
EB Total:				\$4,800,000	\$4,800,000	0	

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

2. The City Manager is hereby authorized and directed to execute a supplemental agreement with David S. Taylor Interests Inc. in the amount of \$7,899,813 for design and construction of the Neoclassical City Hall Refurbishment Pre-construction activities are limited to \$486,063 for design work that needs to define basic project concepts. The remainder of the contract is pending the successful completion of the environmental review (CEQA) and sale of bonds.
3. The project scope for the preferred new building addition size is increased to 200,000 sq. ft.
4. The City Manager is hereby authorized and directed to execute a supplemental agreement with David S. Taylor Interests Inc. in the amount of \$8,429,167 for design and construction of the increased City Hall addition. Pre-construction activities are limited to \$581,000 for design work needs to define basic project concepts. The remainder of the contract is pending the successful completion of the environmental review (CEQA) and sale of bonds.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**ESTABLISH A CAPITAL IMPROVEMENT PROJECT (CIP) FOR REFURBISHMENT OF NEOCLASSICAL CITY HALL; UTILIZE AN ALTERNATIVE BID METHOD; SELECT DAVID TAYLOR INTERESTS, INC.; AUTHORIZE THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT;
INCREASE THE PREFERRED CITY HALL PROJECT BUILDING SIZE; AND AUTHORIZE THE CITY MANAGER TO EXECUTE A SUPPLEMENTAL AGREEMENT WITH DAVID TAYLOR INTERESTS, INC.**

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

WHEREAS, it is in the interest of the City to retain the Historic Asset of the Neoclassical City Hall for future generations and continued use by the public and City employees, this resolution establishes a CIP for the refurbishment of the neoclassical City Hall building that includes:

- Upgrade of the building structural system;
- Restoration of exterior terra cotta, masonry, sheet metal, windows and tower / dome;
- Refurbishment of the building interior systems and associated heating-ventilating-air conditioning and plumbing systems due to affects of the structural upgrade and to accommodate planned use with the new City Hall Expansion Project.

Appropriations for this project be established as follows:

<u>Fund</u>	<u>Agency</u>	<u>Org</u>	<u>Object</u>	<u>Current Budget</u>	<u>Revised Budget</u>	<u>Increase (Decrease)</u>	<u>Accounting Reference</u>
781	500	BB81	4376	\$4,800,000	\$4,100,000	(\$700,000)	A
781	500	CE86	4376	0	\$700,000	\$700,000	B
EB Total:				\$4,800,000	\$4,800,000	0	

WHEREAS, It is in the best interest of the City to utilize an Alternative Bid Method in order to coordinate the activities at the City Hall site, integrate the design efforts, and maximize the benefits of lower overhead expenses due to combining the City Hall refurbishment work with the City Hall expansion work and selecting one firm to be responsible for both design and construction will better assure completion of the project on schedule and within the available budget.

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RESOLUTION NO.: _____

DATE ADOPTED: _____

Utilize an Alternative Bid Method and the City Manager is hereby authorized and directed to execute a supplemental agreement with David S. Taylor Interests Inc. in the amount of \$7,899,813 for design and construction of the Neoclassical City Hall Refurbishment Pre-construction activities that are limited to \$486,063 for design work that needs to define basic project concepts. The remainder of the contract is pending the successful completion of the environmental review (CEQA) and sale of bonds.

WHEREAS, it is in the interest of the City to assure that the City Hall expansion is sufficiently sized to provide for the future of Sacramento, this resolution increases the scope of the preferred new building addition size to 200,000 sq. ft. and the City Manager is hereby authorized and directed to execute a supplemental agreement with David S. Taylor Interests Inc. in the amount of \$8,429,167 for design and construction of the Neoclassical City Hall Refurbishment Pre-construction activities are limited to \$581,000 for design work needs to define basic project concepts. The remainder of the contract is pending the successful completion of the environmental review (CEQA) and sale of bonds.

MAYOR

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