



3.15

DEPARTMENT OF
PUBLIC WORKS

PROJECT DELIVERY DIVISION

CITY OF SACRAMENTO
CALIFORNIA

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February 24, 2004

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: CITY OF SACRAMENTO PARKING STRUCTURE REPAIR AND MAINTENANCE
PROJECT (PN: VD26) – AWARD OF CONSTRUCTION CONTRACT**

LOCATION AND COUNCIL DISTRICT:

Parking Garages in Central Downtown Area - Council District 1 (Attachment A, location map).

RECOMMENDATION:

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

- Authorizing the City Manager to execute a contract with John Rohrer Contracting Company, Inc. in the amount of \$2,339,571 for general contracting services for the City of Sacramento Parking Structure Repair & Maintenance Project (PN: VD26).

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

FOR COUNCIL MEETING OF: March 23, 2004

SUMMARY:

This project was authorized in the 1998/1999 Capital Improvement Program. Walker Parking Consultants conducted a Structural Assessment of the City's seven parking facilities and

City Council
 Parking Structure Repair and Maintenance Project (PN: VD26)
 February 24, 2004

prepared bidding documents for construction for structural and code-related repairs. Bids were received on October 29, 2003. Award of the construction contract to John Rohrer Contracting Company, Inc. is recommended.

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 this report were corrected, but funding was not available to complete all of the work. Walker Parking Consultants completed a new Structural Assessment Study in June 2000 (see Attachment B) and an Executive Summary is included as Attachment C. This report identifies deficiencies in seven garages identified in the report as Lots G, H, I, K, P, R and U. In 2002, the City Council renamed the garages referencing associated landmarks as follows:

| New Name | Old 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 Walker Parking Consultants Structural Assessment Study, a CIP was developed to repair remaining deficiencies for these seven parking garages. In January 2002, Council approved an Agreement with Walker to complete the Pre-Design and Construction Documents for this project. Those Construction Documents were completed and the project went to bid in September 2003. The scope of work includes the following items, which are typical to all of the garages, with the quantity varying by garage:

- Part 1 Mobilization
- Part 2 Repairs to Concrete Floors and Ceilings
- Part 3 Structural Concrete Frame Repairs
- Part 4 Repairs to Cracks and Joints
- Part 5 Floor Surface Protection (sealants and toppings)
- Part 6 Repairs to Post Tensioned Structural Systems
- Part 7 Mechanical and Electrical Systems
- Part 8 Architectural Repairs (painting, doors and other items)

Bids were received on October 29, 2003. They are summarized as follows:

| Contractor | Bid Amount | ESBE Participation |
|---------------------------------------|-------------------|---------------------------|
| John Rohrer Contracting Company, Inc. | \$2,339,571 | Responsive |
| Kitson Specialty Contracting Inc. | \$3,025,670 | Not Responsive |
| Western Waterproofing | \$3,178,922 | Not Responsive |
| Allen L. Bender, Inc. | \$4,697,560 | Not Responsive |

The engineer's estimated construction cost was \$2,606,000. This report recommends that a construction contract be awarded to John Rohrer Contracting Company, Inc. in the amount of \$2,339,571. A bid protest concerning Roher's Contracting License was received and resolved. Construction is expected to commence in April 2004 with estimated completion in January 2006.

FINANCIAL CONSIDERATIONS:

As of March 1, 2004, the Parking Structure Repair & Maintenance Project (PN: VD26) has a budget of \$5,756,000 and an unobligated balance of \$5,258,931, which is sufficient to award a contract with the John Rohrer Contracting Company, Inc. in the amount of \$2,339,571.

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 (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 9 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,



Francesca Lee Halbakken
Project Delivery Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



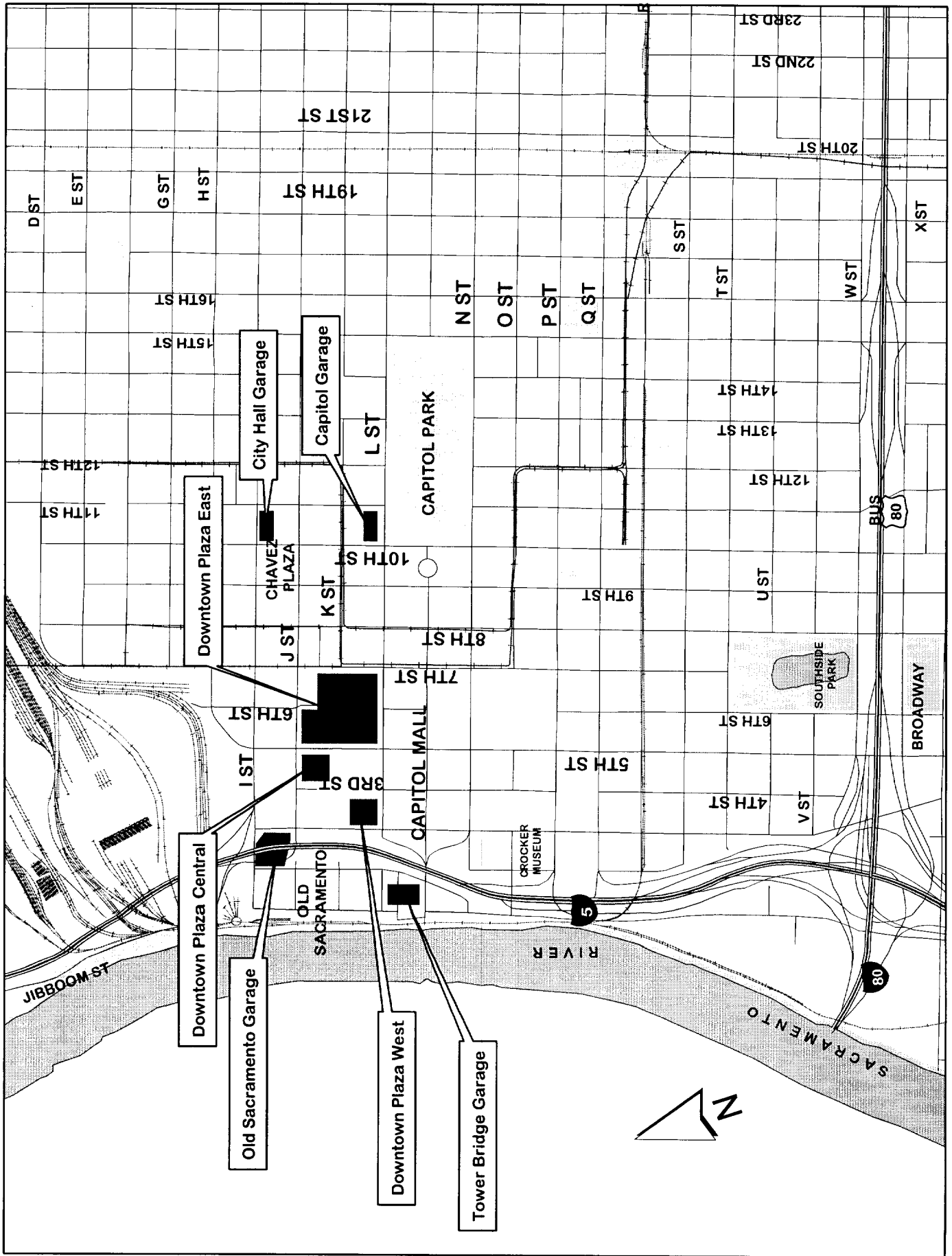
Thomas V. Lee
Deputy City Manager/
Interim Public Works Director

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Location Map for

PARKING STRUCTURE REPAIR AND MAINTENANCE (PN: VD26)



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CITY OF SACRAMENTO, CALIFORNIA
STRUCTURAL ASSESSMENT STUDY FOR PARKING FACILITIES



WALKER
PARKING CONSULTANTS

PROJECT NUMBER 33-1212.00

JUNE, 2000

TABLE I - PROJECT COST SUMMARY

| | Parking Facility | Recommended Base Repairs Subtotal | Enhancements | Facility Total |
|----------------------|------------------|-----------------------------------|--------------|--------------------|
| 1 | G | \$251,000 | \$0 | \$251,000 |
| 2 | H | \$654,000 | \$190,000 | \$844,000 |
| 3 | I | \$106,000 | \$15,000 | \$121,000 |
| 4 | K1* | \$262,000 | \$114,000 | \$376,000 |
| 5 | K2* | \$136,000 | \$45,000 | \$181,000 |
| 6 | K3* | \$78,000 | \$35,000 | \$113,000 |
| 7 | P | \$522,000 | \$265,000 | \$787,000 |
| 8 | R | \$236,000 | \$100,000 | \$336,000 |
| 9 | U | \$186,000 | \$0 | \$186,000 |
| Project Subtotal | | \$2,431,000 | \$764,000 | |
| Project Total | | | | \$3,195,000 |

Notes: 1. All costs are in 2000 prices.
2* Plaza repairs are not included in these cost estimates.

TABLE 2 - PROJECT COST SUMMARY (PHASED)

| | Parking Facility | Base Repairs & Enhancements | YEAR 1 | YEAR 2 | YEAR 3 | YEAR 4 |
|---------------------------|------------------|-----------------------------|--------------------|------------------|------------------|------------------|
| 1 | G | \$198,000 | \$0 | \$0 | \$198,000 | \$0 |
| 2 | H | \$667,000 | \$667,000 | \$0 | \$0 | \$0 |
| 3 | I | \$95,000 | \$0 | \$95,000 | \$0 | \$0 |
| 4 | K1 | \$297,000 | \$0 | \$0 | \$0 | \$297,000 |
| 5 | K2 | \$143,000 | \$0 | \$0 | \$143,000 | \$0 |
| 6 | K3 | \$89,000 | \$0 | \$0 | \$0 | \$89,000 |
| 7 | P | \$622,000 | \$622,000 | \$0 | \$0 | \$0 |
| 8 | R | \$265,000 | \$0 | \$265,000 | \$0 | \$0 |
| 9 | U | \$147,000 | \$147,000 | \$0 | \$0 | \$0 |
| Project Subtotal | | \$2,523,000 | \$1,436,000 | \$360,000 | \$341,000 | \$386,000 |
| Contingency | | \$254,000 | \$145,000 | \$36,000 | \$34,000 | \$39,000 |
| Total | | \$2,777,000 | \$1,581,000 | \$396,000 | \$375,000 | \$425,000 |
| Engineering/testing (15%) | | \$418,000 | \$238,000 | \$60,000 | \$56,000 | \$64,000 |
| Project Total | | \$3,195,000 | \$1,819,000 | \$456,000 | \$431,000 | \$489,000 |

CITY OF SACRAMENTO, CALIFORNIA
STRUCTURAL ASSESSMENT STUDY FOR PARKING FACILITIES



PROJECT NUMBER 33-1212.00

A condition appraisal of selected City of Sacramento parking facilities was performed in accordance with the contract between the city of Sacramento and Walker Parking Consultants. The parking facilities evaluated are G, H, K-1, K-2, K-3, I, P, R and U. The location of these structures is shown on page 2. The investigation objectives were to determine the physical conditions of the structures and recommend appropriate repairs to restore the facilities and extend the service life of the structures. Not addressed in the appraisal were specific repair methods. The work effort for the condition appraisal included a floor delamination survey, ceiling survey, crack survey, beam and column survey, including sounding as required, and laboratory testing of concrete. Results of the visual observations and materials testing are summarized in a report for each facility. The reports include restoration cost estimates for planning purposes. Following is a summary discussion of each of the facilities.

In general, there is no significant structural damage that is considered detrimental to the service life of the facility provided base repairs and recommended alternatives are made within five years. The previous repairs of the facilities G, H, K-1, K-2, K-3, P and R have been effective in slowing deterioration of these facilities. This accounts for the relatively low estimated cost of repairs. The base repairs recommended in this report are the repairs necessary to restore deteriorated systems or parts of the structure. The enhancements are repairs necessary to enhance functionality, aesthetics or the safety of the facility. The alternatives in this report are the protective systems serving to prevent future deterioration by protecting the structure from exposure to harsh environmental elements.

Table 1 on page 3 summarizes the estimate of probable cost of the repairs for all the facilities.

Table 2 on page 3 addresses only base repairs and enhancements. The base repairs consist of repairing deteriorated members, renewals of protective coatings, and replacement of joints and sealants to extend the service life of the structure. These repairs are spread over four years. The repairs of any particular structure will be phased to keep it operational without closing the structure down.

EXECUTIVE SUMMARY

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**CITY OF SACRAMENTO PARKING STRUCTURE REPAIR & MAINTENANCE PROJECT
(PN: VD26) - AWARD OF CONSTRUCTION CONTRACT**

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

- The City Manager is authorized and directed to execute a contract in the amount of \$2,339,571 with the John Rohrer Contracting Company, Inc. for general contracting services for the Parking Structure Repair and Maintenance Project (PN: VD26).

MAYOR

ATTEST

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____