



APPROVED
BY THE CITY COUNCIL

JUN 20 1989

39
AG 88267

DEPARTMENT OF
FINANCE

BUDGET DIVISION

CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY CLERK

CITY HALL
ROOM 14
915 I STREET
SACRAMENTO, CA
95814-2696

CITY MANAGER'S OFFICE

RECEIVED

JUN 9 1989

916-449-5845

June 8, 1989

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: AUTHORIZATION TO AMEND AGREEMENT NO. 88103 RELATING TO IMPROVEMENTS AT 551-555 SEQUOIA PACIFIC BOULEVARD

SUMMARY

This report recommends that the City Council approve an amendment to Agreement No. 88103 for improvements at 551-555 Sequoia Pacific Boulevard. This amendment authorizes Massie and Company to expand the scope of work covered by the original agreement. The value of the additional work is \$225,824.

BACKGROUND

On November 15, 1988, the City Council adopted resolution 88-982 and Agreement 88103 which approved the Sequoia Pacific Warehouse Project. This project provides for permanent space for the Police Department's Property Management Section and the Identification Unit and for the Parks and Community Services Department's Museum and History Division administration, archives and collections storage. The total project budget is \$4,020,000.

The Agreement between the City and the building owner, Clara Massie, specified the purchase of the building and the construction of certain improvements totaling \$2,530,000. During the course of construction additional items have been identified which the contractor has been asked to provide. These items do not increase the scope of the entire project, only the scope of work covered by the original agreement. The attached letter to the contractor offers a description and cost for each change.

The project will be completed within the original budget. The transition to the new site began on June 14 and both functions should be at least partially operational by mid-July. This is about three months later than anticipated in the November report

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to Council. The later completion date is a result of additional time required for completion and review of plans by both the contractor and the City and an overly aggressive timetable.

FINANCIAL INFORMATION

This report authorizes an increase of \$225,824 in Agreement 88103. Funds were appropriated within the project to cover these items. No additional funds are required.

POLICY CONSIDERATIONS

None. The action requested here represents a change order to this project and is not unusual for a project of this size and complexity.

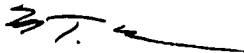
MBE/WBE EFFORTS

The contractor is not a MBE/WBE firm. However, several MBE consultant firms have been used during this project.

RECOMMENDATION

It is recommended that the City Council, by resolution, authorize the City Manager to execute Amendment No. 1 to Agreement 88103 in an amount not to exceed \$225,824. It also recommended that the City Council authorize the City Manager to execute Amendment No. 2, should additional changes become necessary, not to exceed \$20,000.

Respectively submitted,



KEITH T. KRAMER
Senior Management Analyst

Recommendation Approved:



WALTER J. LIPE, City Manager

District 1
June 20, 1989

Contact Person: Keith T. Kramer, Senior Management Analyst
449-5845

RESOLUTION NO. 89-484

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF **APPROVED**
BY THE CITY COUNCIL

JUN 20 1989

OFFICE OF THE
CITY CLERK

A RESOLUTION AUTHORIZING AMENDMENT NO. 1 TO AGREEMENT NO. 88103 RELATING TO THE PURCHASE AND IMPROVEMENTS AT 551-555 SEQUOIA PACIFIC BOULEVARD

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

1. The City Manager is hereby authorized to execute Amendment No. 1 to Agreement No. 88103 relating to additional improvements at 551-555 Sequoia Pacific Boulevard as described in the attached exhibit.
2. The value of Amendment No. 1 is not to exceed \$225,824.
3. The City Manager is further authorized to execute Amendment No. 2, should additional changes become necessary, provided that funds are available within the project budget and that such changes do not exceed \$20,000.

MAYOR

ATTEST:

CITY CLERK

AMENDMENT NO. 1 TO CITY AGREEMENT NO. 88103

CITY OF SACRAMENTO

AGREEMENT NO. 88103

AGREEMENT TO PURCHASE REAL ESTATE

The parties to this Agreement are the CITY OF SACRAMENTO ("City") and CLARA K. MASSIE ("Seller"), who agree as follows:

1. Background. Seller is the owner of real property located at and known as 551 Sequoia Pacific Boulevard (hereinafter "Property") in the City of Sacramento, currently vacant and more particularly described in exhibit A, attached hereto and incorporated herein.

2. Purchase. City hereby agrees to purchase and Seller agrees to sell the Property for the sum of Two Million Five Hundred Thirty Thousand Dollars (\$2,530,000) payable in cash, lawful money of the United States, upon close of escrow.

3. Indemnity. Seller hereby warrants that it is the owner of the Property and can and will convey, subject to the terms of this Agreement, good and marketable title to City by grant deed prior to close of escrow. Seller further warrants that it will indemnify, defend and save solely City harmless from any and all claims by any person or entities arising solely from any activity by Seller, or its agents, prior to close of escrow. Seller warrants and represents to City that it has no knowledge of any unrecorded agreements, covenants or other rights in third parties which affect the Property or its title in any manner, other than those which are set out in exhibit B attached hereto and referenced in paragraph 4(a) below.

City Agreement No. 83103

5. Close of Escrow. Escrow shall close, if at all, by February 15, 1989. If escrow has not closed by said date, this Agreement shall be voidable at the option of Seller.

"City"

City of Sacramento

Dated: 11-2-88

By Walter J. Sipe
Title CITY MANAGER

"Seller"

Dated: 10/25/88

By Clara K. Massie
Clara K. Massie

ATTEST:

Jimmie Deaton
ACTING ASSISTANT CITY CLERK



DEPARTMENT OF
FINANCE

BUEKERT DIVISION

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 111
914 I STREET
SACRAMENTO, CA
95814-2000

916-439-9814

August 5, 1988

Mr. Keith Tochterman
Sylva - Kirk and Company
8455 Jackson Road, Suite 100
Sacramento, CA 95825

RE: PURCHASE PRICE AND IMPROVEMENTS FOR 555 SEQUOIA PACIFIC
BOULEVARD

Dear Keith:

Your letter of June 24, 1988, indicating the purchase price for 555 Sequoia Pacific has been received and reviewed by City staff. On July 11, 1988, we met and discussed various elements of your proposal with Mr. Massie and yourself. Additional discussions have occurred by telephone over the past several weeks.

Based upon our understanding of your intended work (floor plans and specifications dated June 17, 1988, and included as Exhibit A to your letter cited above, and the "Building Standard Work Office Area" specification sheet provided by you on July 11, 1988), the City has retained the services of a MAI appraiser, Howard Pearson, to assess the value of the land and improvements. The City cannot agree upon a price until such a time as staff has received and reviewed the appraisal. However, staff is recommending that the price will include the following additional items:

1. HVAC System - Museum & History storage area:
 - The proposed precision environmental air conditioning unit is acceptable if the optional hot water heating coil is installed. This will require a separate boiler or water heater to serve the coils.
(It would be less expensive to purchase, run and to maintain a single chiller instead of 2 DX machines)
 - Normally a precision environmental unit will sit on a computer room floor with no attached duct work. The size of the Museum & History storage area necessitates duct work. The unit can only provide up to .5 inches of fan pressure. The duct system will have to be designed very carefully to not exceed the available pressure.



17. Roof mounted 120 volt electrical receptacles shall be located within 25 feet of all equipment.
18. Recessed fire extinguisher cabinets shall be provided at office areas.
19. A janitor's closet with mop sink needs to be provided in the Museum & History side adjacent to room #112.
20. Light fixtures shall be with parabolic lenses throughout the building, excluding the restrooms therein.
21. Provide telephone intercom conduit throughout building between storage area and offices.
22. Provide the following parking lot repairs:
 - a. Remove and replace three areas in a water trench on the south side of the building (marked in white paint). Two of the areas have sunken water valves that must be raised to grade. Also, bring to grade low areas that have sunken along the trench line.
 - b. On the west side, remove and replace sidewalk 20' by 4.5', concrete planter curb 17' in length, and curb and gutter 20' in length (all marked in white), due to damage.
 - c. Re-stripe the parking spaces. The current handicapped spaces are too narrow (9 feet) and need to be widened to code (18' deep by 12' wide, stenciled and signed).
23. All materials, weeds, debris, containers, equipment, etc., must be removed from the rear of the building.
24. All landscaped areas should be weeded and maintained.
25. The existing "Biggers" sign at the south-west parking lot entrance must be removed and replaced with an unpainted concrete monument sign with raised or recessed letters indicating "City of Sacramento" and the address. The sign must conform with City of Sacramento Sign Ordinance. *
26. All equipment manuals, documentation and guarantees shall be delivered to the City upon taking possession of the building.
27. The City shall reserve the right to review and approve the construction documents, including cut sheets on all the equipment, roll-up doors, hardware and finishes.

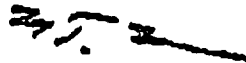
Seller shall reimburse Buyer up to an amount of \$3,500 for Buyer's costs incurred as to this item number 25.

Initials _____

As you are aware, any agreement with the City of Sacramento to purchase this property must first be approved by the City Council, and that the City is not obligated in any way until formal action is taken by the City Council to approve an agreement and to appropriate funds. This letter does not constitute an offer to purchase the subject property.

If you have any questions or need additional information please call me.

Sincerely,



Keith T. Kramer
Senior Management Analyst

cc: Solon Wisham, Jr., Assistant City Manager
John Kearns, Chief of Police
Robert Thomas, Director of Parks and Community Services
Irv Moraes, Real Property and Assessments Supervisor

Initials _____



DEPARTMENT OF
FINANCE

BUDGET DIVISION

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 14
915 I STREET
SACRAMENTO, CA
95814-2696

October 20, 1988

916-449-5845

Mr. Keith Tochterman
Sylva - Kirk and Company
8455 Jackson Road, Suite 100
Sacramento, CA 95825

RE: REVIEW OF PRELIMINARY PLANS BY McGLADE AND ASSOCIATES

Dear Keith:

Our staff has completed their initial review of the preliminary plans which you had prepared by McGlade and Associates. It is our mutual understanding that these plans should fully reflect the City's latest plans dated September 6, 1988, and my letter of August 5, 1988 (with exceptions mutually agreed upon and noted).

On this date we met along with Rick Massie and Yadi Kavakebi and agreed to the following changes in McGlade's plans:

1. Provide dimensions to include exterior wall insulation and furred wall. Inside of exterior walls will be insulated per Title 24.
2. Utilities, sprinkler risers and outside equipment are to be on plans. Location of some of this equipment may change the floor plan or require them to be enclosed.
3. All existing overhead doors are 12 x 14, the new overhead doors will match the existing unless the City requests otherwise. The exception may be in room 117 where the overhead height may not be sufficient.
4. Exterior openings will be closed with reinforced concrete block or concrete and should match the existing conditions.

EXHIBIT

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5. The glass wall and door in room 207, open office, was noted as "partition by tenant", it will be provided by owner.
6. The crane columns will be removed and the new column locations shown, with engineering calculations.
7. All gypsum board used throughout the building shall be 5/8" thick.
8. The folding partition in room 111 requires structural connections and shall be provided by owner.
9. The location of the fire extinguisher cabinets were not shown and will be included.
10. The storage area in room 223 will be modified per the mark-up drawings.
11. The perimeter walls to the ID Lab area shall be floor to ceiling.
12. Provide a door into room 217 from the storage area per original floor plan.
13. The outside ship ladder shall lead to the main roof.
14. Show the counter with roll-up door at room 221.
15. Room 201 roll-up doors at both counters were not indicated and will be included.
16. Provide 4'-0" x 7'-0" doors at the storage and powder lab (three doors).
17. The toilet fixtures in rooms 227 and 228 will be wall hung; the fixtures in room 118 will be floor mounted.
18. Mop sinks will be added in the janitor rooms.
19. The 3'-0" door in room 203 will be removed.
20. Revise the concrete block wall layout and verify with existing site condition to achieve cleaner detail (refer to comments on drawings).
21. On the south side of the building where overhead doors will be eliminated, the asphalt ramps leading up to the doors will be removed.

With the above noted changes, both parties agree that the McGlade plans fairly represent the scope of project identified by the City in the drawings of September 6, 1988, and the addendum letter of August 5, 1988.

This review addresses on the scope and general floor plans for the project only; a review of structural, mechanical, etc., considerations will occur subsequently.

Sincerely,



Keith T. Kramer
Senior Management Analyst

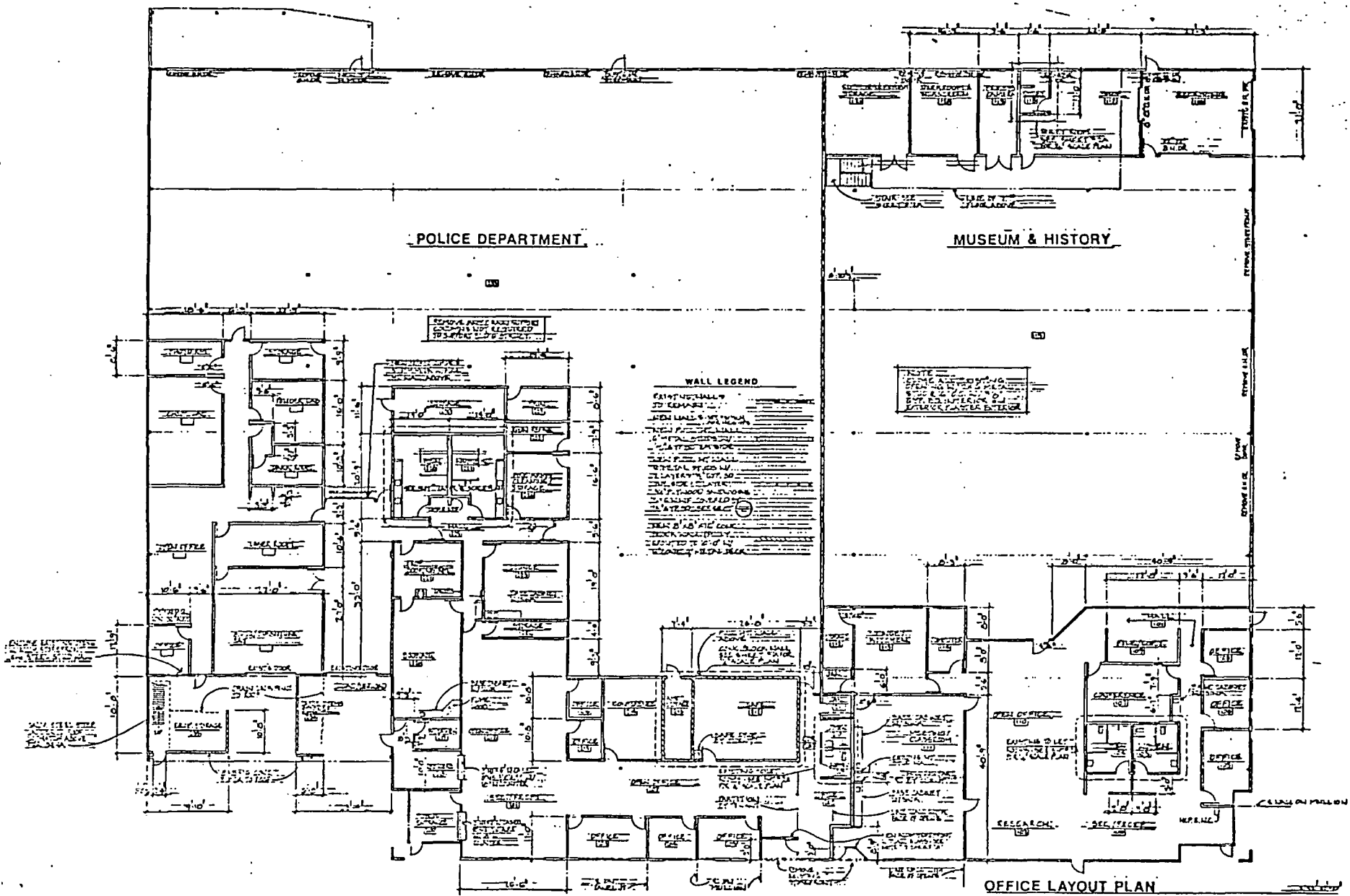
APPROVED:



Clara Massie

POLICE DEPARTMENT

MUSEUM & HISTORY



REMOVE AND REBUILD TO CORRECTLY LOCATED TO THE WEST STREET

NOTE: SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES FOR POLICE DEPARTMENT

WALL LEGEND

[Symbol]	CONCRETE WALL
[Symbol]	CMU WALL
[Symbol]	EXTERIOR WALL
[Symbol]	INTERIOR WALL
[Symbol]	GLASS WALL
[Symbol]	ACROUSTIC WALL
[Symbol]	WOOD WALL
[Symbol]	PLASTER WALL
[Symbol]	CEILING
[Symbol]	FLOOR
[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	STAIR
[Symbol]	ELEVATOR
[Symbol]	MECHANICAL
[Symbol]	ELECTRICAL

OFFICE LAYOUT PLAN

TEENANT IMPROVEMENT FOR
CITY OF SACRAMENTO - POLICE DEPARTMENT AND
MUSEUM AND HISTORY DEPARTMENT

M
Leo McClellan & Associates, Inc.

June 23, 1989

Mr. Rick Massie
Massie and Company
8372 Carbide Court, Suite 2
Sacramento CA 95828

On June 20, 1989, the Sacramento City Council adopted Resolution No. 89-484 authorizing the execution of Agreement No. 88267 regarding Amendment No. 1 to Ag 88103 to expand the scope of work for 551-555 Sequoia Pacific Blvd., in an amount not to exceed \$225,824.00.

Enclosed, for your records, is one fully certified copy of said agreement and authorizing resolution.

Sincerely,

Janice Beaman
Acting Assistant City Clerk

mls/39

Enclosures

cc: Finance
Risk Management