

City Council Report

915 I Street, 1st Floor
Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2018-00437

March 20, 2018

Consent Item 05

Title: Supplemental Agreement for Additional Services from Kitchell for Memorial Auditorium Improvement Project

Location: 1515 J Street, District 4

Recommendation: Pass a Motion authorizing the City Manager or City Manager's designee to execute a supplemental agreement with Kitchell CEM, Inc. for additional services related to local hiring in the construction of the Memorial Auditorium project for an amount not-to-exceed \$49,570, bringing the total agreement to a new not-to-exceed amount of \$227,374.

Contact: Desmond Parrington, Project Manager, (916) 808-5044; Fran Halbakken, Assistant City Manager/Project Executive, (916) 808-7194; Office of the City Manager

Presenter: None

Attachments:

- 1-Description/Analysis
- 2-Supplemental Agreement

Description/Analysis

Issue Detail: At its meeting on January 24, 2017 and again on May 30, 2017, City Council directed staff and the contractor to work with the building trades to develop a local hiring and apprenticeship program as part of the project. The extent of the program was not anticipated in the original scope of work for Kitchell. As a result, additional hours and expertise were necessary for Kitchell to prepare a local hiring program with the building trades that will be used on the project. This additional work will increase Kitchell's original contract by \$49,574 for total not to exceed \$227,374.

Policy Considerations: Local hiring and apprenticeship programs are consistent with the General Plan, which states:

- Goal 2.1 -Workforce: Link workforce training programs to Sacramento businesses and support new training initiatives that meet the local employment needs of businesses.

Economic Impacts: Not applicable.

Environmental Considerations: This is an administrative action that will not have an effect on the environment and is exempt under CEQA Guidelines section 15061(b)(3). The Memorial Auditorium improvement project itself is exempt from the California Environmental Quality Act (CEQA) under the following CEQA Guidelines sections: Section 15301 which exempts projects involving the repair, maintenance, and minor alteration of an existing facility, and involves negligible or no expansion of use; and Section 15302 which exempts projects involving reconstruction of existing structures and facilities, where the reconstruction will be located on the same site as the existing structure and will have substantially the same purpose and capacity.

Sustainability: Not applicable

Commission/Committee Action: Not applicable.

Rationale for Recommendation: Local hiring and apprenticeship programs support the General Plan and expand training and employment opportunities for Sacramento residents on City projects.

Financial Considerations: The supplemental agreement will increase the original amount by \$49,570, bring the total from \$177,804 to a new total amount of \$227,374. Staff recommends that the funding come from the Complex Renovation Program (M17100100). There is sufficient funding in M17100100 to fund the additional \$49,570.

Local Business Enterprise (LBE): Kitchell CEM, Inc. has an office in Sacramento and is considered a local firm.

SUPPLEMENTAL AGREEMENT

Project Title and Job Number: Memorial Aud. Renovation
Purchase Order #: 38357

Date: 3-12-2018

Supplemental Agreement No.: 1

The City of Sacramento ("City") and Kitchell CEM, Inc. ("Contractor"), as parties to that certain Professional Services Agreement designated as Agreement Number 2017-0677, including any and all prior supplemental agreements modifying the agreement (the agreement and supplemental agreements are hereafter collectively referred to as the "Agreement"), hereby supplement and modify the Agreement as follows:

1. The scope of Services specified in Exhibit A of the Agreement is amended as follows:

Due to the Memorial Auditorium project being subject to the Community Workforce Trade Agreement, the time of completion date for the pre-construction phase as stated in Section 4.A(1) is extended to be on or before April 30, 2018. The not-to-exceed amount provided in Section 5.B(1) is increased by \$49,570 for a new total not-to-exceed amount of \$227,374. The Fee Schedule for Pre-Construction Services in Exhibit B is replaced by Attachment 1 to this Supplemental Agreement, attached hereto and incorporated herein. All other Terms and Conditions shall remain the same.

2. In consideration of the additional and/or revised services described in section 1, above, the maximum not-to-exceed amount that is specified in Exhibit B of the Agreement for payment of Contractor's fees and expenses, is increased by \$49,570, and the Agreement's maximum not-to-exceed amount is amended as follows:

Agreement's original not-to-exceed amount:	\$177,804
Net change by previous supplemental agreements:	\$0
Not-to-exceed amount prior to this supplemental agreement:	\$177,804
Increase by this supplemental agreement:	\$49,570
New not-to exceed amount including all supplemental agreements:	\$227,374

3. Contractor agrees that the amount of increase or decrease in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for the additional and/or revised services specified in section 1, above, and shall fully compensate Contractor for any and all direct and indirect costs that may be incurred by Contractor in connection with such additional and/or revised services, including costs associated with any changes and/or delays in work schedules or in the performance of other services or work by Contractor.
4. Contractor warrants and represents that the person or persons executing this supplemental agreement on behalf of Contractor has or have been duly authorized by Contractor to sign this supplemental agreement and bind Contractor to the terms hereof.
5. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Contractor shall perform all of the services, duties, obligations, and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

Approval Recommended By:

Approved As To Form By:



Project Manager

City Attorney

Approved By:



Contractor

Attested To By:

Approved By:

City of Sacramento

City Clerk

**EXHIBIT B
FEE SCHEDULE FOR PRE-CONSTRUCTION SERVICES
MEMORIAL AUDITORIUM RENOVATION**

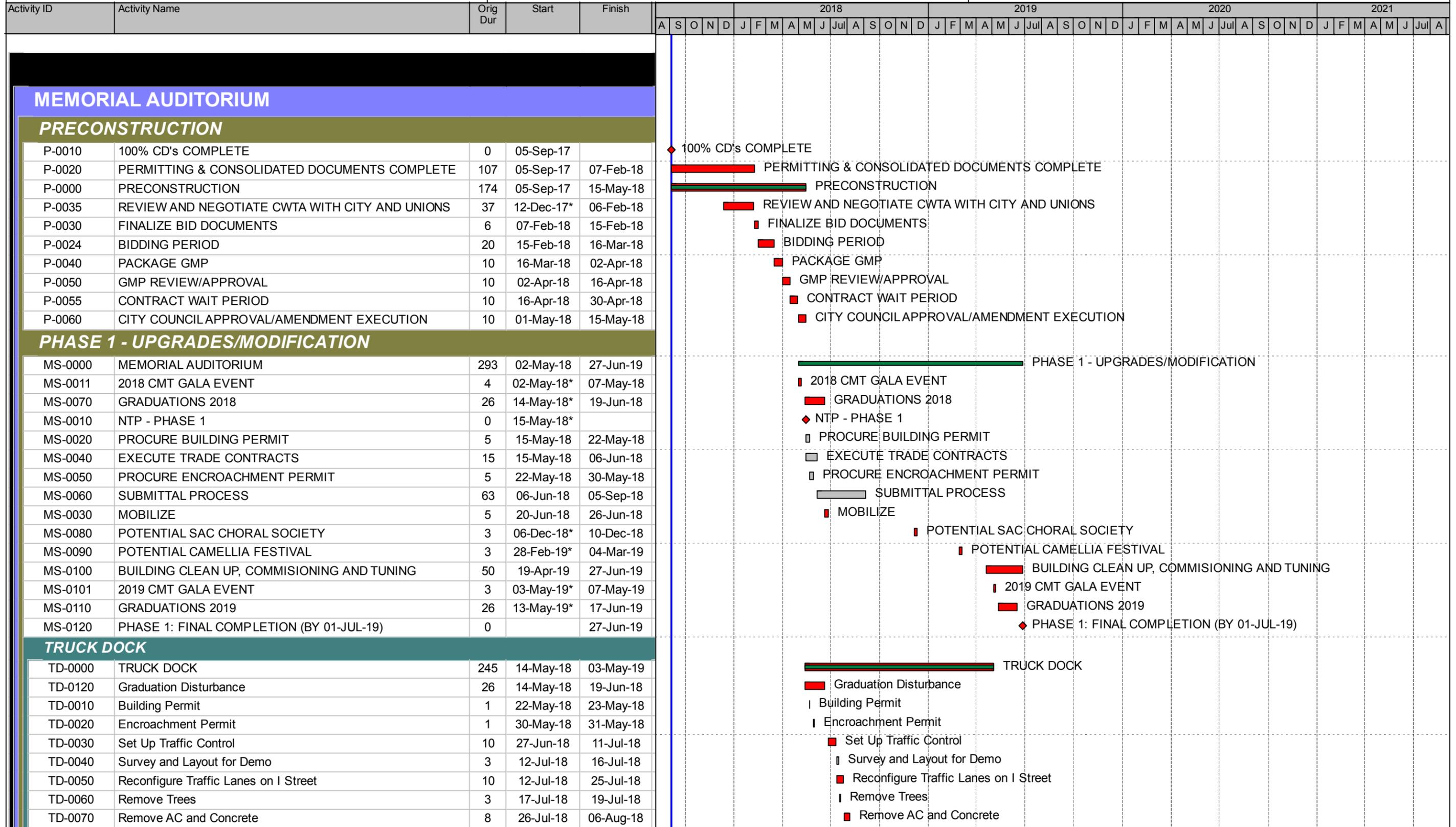
Position / Name	2018												Man-Hours	
	J	J	A	S	O	N	D	J	F	M	A			
	6	7	8	9	10	11	12	13	14	15	16			
	50% CD Est & Dwg Rvw					100% CD		Permitting Phase / CWTA Negotiation	CWTA Approval / Bid / GMP Review and Approval					
Programming and Preconstruction														
Project Director	2%	2%	2%	2%	2%	2%	2%	2%	2%				0.2	31
Director of Construction Operations	10%	20%	10%	10%	10%	10%	15%	20%	25%	15%	5%		1.5	260
Sr. Project Manager	10%	25%	10%	10%	10%	10%	15%	25%	15%	15%	5%		1.5	260
Project Manager	10%	20%	10%	10%	10%	10%	15%	20%	15%	20%	5%		1.5	251
General Construction Superintendent							10%	10%		5%	5%		0.3	52
Engineering Arch Services Director		2%											0.0	3
Registered Architect Design Manager		8%	2%										0.1	17
Civil Design Manager		8%	2%										0.1	17
Structural Design Manager		8%	2%										0.1	17
Mechanical Plumbing - LEED Design Manager		8%	2%										0.1	17
Electrical Design Manager		8%	2%										0.1	17
Estimating Manager													0.0	-
Estimator		8%	2%										0.1	17
Estimator		45%	5%										0.5	87
Schedule Analyst		4%	1%										0.1	9
QA/QC Manager		4%	1%										0.1	9
Preconstruction Total (FTE's / Month)	0.3	1.7	0.5	0.3	0.3	0.3	0.6	0.8	0.6	0.6	0.2	6.2		
Total Hours per Month	55	295	88	55	55	55	99	133	99	95	35			
Total Supervision Billed Lump Sum per Month	\$ 12,638	\$ 50,932	\$ 17,624	\$ 12,638	\$ 12,638	\$ 12,638	\$ 21,313	\$ 28,415	\$ 21,695	\$ 20,618	\$ 8,225			

Orig Hours **875**
Revised Hours **1066**

Additional Hours **191**



Original Preconstruction Fee	\$ 177,804
Revised Preconstruction Fee	\$ 219,374
Kitchell's Preconstruction Fees Requested	\$ 41,570
Allowance for Legal Fees	\$ 8,000
Total Additional Fees Requested	\$ 49,570
Total Update Not Exceed Amount	\$ 227,374



PRELIM SCHEDULE
FEBRUARY 06, 2018

	Actual Work		Critical ...
	Remaining Work		Milestone
	Critical Remaining Work		WBS Label
	Actual Level of Effort		WBS Su...
	Remaining Level of Effort		

MEMORIAL AUDITORIUM RENOVATION PROJECT



