

CITY OF SANTA ROSA  
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL  
FROM: GRANT BAILEY, ASSOCIATE CIVIL ENGINEER  
TRANSPORTATION AND PUBLIC WORKS  
SUBJECT: CITY OF SANTA ROSA PARKING GARAGES #1, #3, #9 AND #12  
2020 REPAIRS SCOPE ADDITION APPROVAL AND  
CONTINGENCY ACTION

AGENDA ACTION: MOTION

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RECOMMENDATION

It is recommended by the Transportation and Public Works Department that Council, by motion, approve: 1) a project scope addition; and 2) additional construction contingency in the amount of \$270,000.00, increasing the total contract amount to \$1,168,898.00, with Truesdell Corporation of California, Inc. of Tempe, Arizona for Contract No. C02306, City of Santa Rosa Parking Garages #1 (521 7th Street), #3 (735 5th Street), #9 (97 D Street), and #12 (555 1st Street) 2020 Repairs.

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EXECUTIVE SUMMARY

The objective of this project is to perform maintenance repairs to City Parking Garages #1 (521 7th Street), #3 (735 5th Street), #9 (97 D Street), and #12 (555 1st Street). A construction contract to perform this work was awarded by Council in August of 2020 and work started in January 2021. In January 2020, a separate construction contract to modernize elevators in Parking Garage 12 (555 1st Street) was advertised but received no bids. The elevator modernization project included Americans with Disabilities Act (ADA) improvements which are not typically performed by elevator contractors, which likely explains why no bids were submitted. Truesdell Corporation of CA, Inc. (Truesdell) specializes in structure maintenance and upgrades, including ADA improvements, and is available to perform this work in Garage 12 (555 1st Street), allowing the elevator modernization project to be rebid to exclusively perform elevator improvements. Staff is requesting Council approve: 1) a project scope addition to improve concrete landings/ramps in Garage 12 (555 1st Street) to meet ADA compliance and 2) additional construction contingency to make landing/ramps improvements as part of the City's existing construction contract with Truesdell.

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BACKGROUND

On March 5, 2020, bids were due for City construction contract C02188 - Parking Garage 12 (555 1st Street) Elevator Modernization, however no bids were received. This contract was designed to modernize the elevators in Garage 12 (555 1st Street) and make ADA upgrades to the elevator concrete landing/ramp areas on each garage level, per building code requirements. After receiving no bids, City staff contacted potential bidders to request feedback regarding why a bid was not ultimately submitted for this contract. The common response received was elevator modernization and concrete improvement work require vastly different expertise and neither a prime contractor nor elevator contractor was willing/able to manage or perform both aspects of the project effectively. Staff also solicited bids from individual elevator companies but either received similar responses or their bid prices far exceeded the estimated cost.

In August 2020, Council awarded contract C02306 - City of Santa Rosa Garages #1 (521 7th Street), #3 (735 5th Street), #9 (97 D Street), and #12 (555 1st Street) 2020 Repairs, in the amount of \$898,898.00, to Truesdell to perform maintenance repairs to these four City parking garages. After project award, staff requested Truesdell submit pricing to perform elevator landing/ramp improvements on each level in Garage 12 (555 1st Street). Based on its review of this proposal, staff judges the cost is reasonable as it aligns with previously generated estimates to complete this scope of work. Accordingly, staff is requesting Council authorize additional contingency to make ADA upgrades to concrete landing/ramp areas on each of the seven levels of Garage 12 (555 1st Street) through existing City contract C02306.

If this action is approved, staff will redesign and advertise contract C02188 to exclusively modernize elevators in Garage 12 (555 1st Street), as ADA improvements necessary for building code compliance will be met through contract C02306.

PRIOR CITY COUNCIL REVIEW

On August 25, 2020, City Council, by motion, awarded contract C02306 for the repairs to parking garages #1 (521 7th Street), #3 (735 5th Street), #9 (97 D Street), and #12 (555 1st Street) to Truesdell for a total contract amount of \$898,898.00.

ANALYSIS

1. Staff is seeking a change of scope approval for Contract C02306 – City of Santa Rosa Garages #1 (521 7th Street), #3 (735 5th Street), #9 (97 D Street), and #12 (555 1st Street) 2020 Repairs construction contract with Truesdell.
2. The proposed new scope includes upgrading existing landing/ramp areas at elevators in Garage 12 to meet current ADA requirements.
3. Truesdell, under contract to complete the City of Santa Rosa Garages #1 (521

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7th Street), #3 (735 5th Street), #9 (97 D Street), and #12 (555 1st Street) 2020 Repairs project, has provided a cost proposal to upgrade Garage 12 elevator landings/ramps which aligns with staff estimates to complete the improvements.

4. The value of this contract exceeds the threshold value for major contracts established by City Code Section 3-44.110(C), and thus City Council is the contract award authority.
5. Award authority authorization of 1) a change of scope, and 2) additional contract contingency is needed to construct the proposed additional work.

FISCAL IMPACT

Funding to complete elevator landing/ramp ADA upgrades has been previously appropriated to Account No. 45207 as part of the Garage 12 Elevator Modernization project. Approval of this scope addition and contingency action has no impact on the General Fund. This scope of work is funded using Parking Enterprise Funds. Sufficient funds were established in the 2019/2020 Capital Improvement Program budget.

ENVIRONMENTAL IMPACT

Addition of the proposed work to Contract C02306 is Categorically Exempt pursuant to CEQA Guideline Section 15301, as the work will replace an existing facility with negligible expansion of existing use.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable.

NOTIFICATION

Not applicable.

ATTACHMENTS

- Attachment 1 - Location map

CONTACT

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