

REQUEST FOR COUNCIL ACTION CITY OF SAN DIEGO	CERTIFICATE NUMBER (FOR COMPTROLLER'S USE ONLY) pending
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TO: CITY COUNCIL	FROM (ORIGINATING DEPARTMENT): Public Works/Engineering-AEP	DATE: 09/28/2011
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SUBJECT: City Administration Building Fire Sprinkler System Retrofit Project Design Build Contract.

PRIMARY CONTACT (NAME, PHONE): Darren Greenhalgh,(619)533-6600 MS 908A	SECONDARY CONTACT (NAME, PHONE): Jihad Sleiman, (619)533-7532 MS 908A
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COMPLETE FOR ACCOUNTING PURPOSES

FUND	400000				
DEPT / FUNCTIONAL AREA	OTHR-00000000-GG				
ORG / COST CENTER	1613000001				
OBJECT / GENERAL LEDGER ACCT	512001				
JOB / WBS OR INTERNAL ORDER	S-00819.06.01.01				
C.I.P./CAPITAL PROJECT No.	S-00819				
AMOUNT	\$0.00	0.00	0.00	0.00	0.00

FUND					
DEPT / FUNCTIONAL AREA					
ORG / COST CENTER					
OBJECT / GENERAL LEDGER ACCT					
JOB / WBS OR INTERNAL ORDER					
C.I.P./CAPITAL PROJECT No.					
AMOUNT	0.00	0.00	0.00	0.00	0.00

COST SUMMARY (IF APPLICABLE): Phase I Phase II

Design/Construction related expenditures: \$940,700.00 \$220,768 \$719,932

Design-Build Contract: \$2,709,300.00 \$650,232 \$2,059,068

Contingency: \$550,000.00 \$129,000 \$421,000

Total: \$4,200,000.00 \$1,000,000 \$3,200,000

ROUTING AND APPROVALS

CONTRIBUTORS/REVIEWERS:	APPROVING AUTHORITY	APPROVAL SIGNATURE	DATE SIGNED
Environmental Analysis	ORIG DEPT.	Heinrichs, Tony	10/21/2011
	CFO		
	DEPUTY CHIEF		
	COO		
	CITY ATTORNEY		
	COUNCIL PRESIDENTS OFFICE		

PREPARATION OF: RESOLUTIONS ORDINANCE(S) AGREEMENT(S) DEED(S)

1. The Mayor or his designee is authorized to establish contract funding phases and award a phase funded contract to the lowest responsible and reliable bidder for the design and construction of City Administration Building Fire Sprinkler System Retrofit in an amount not to exceed \$4,200,000 and the Chief Financial Officer is authorized to expend funds under the established contract funding phases in an amount not to exceed \$1,000,000 for the first phase, and \$3,200,000 for all subsequent phases from CIP CIP S-00819, City Administration Building Fire Sprinkler System Retrofit, of which \$1,000,000 is from Fund 400624, Deferred Capital Bond Financing 1, and \$3,200,000 from Deferred Capital Bond Financing 2, contingent upon the issuance of the second Deferred Capital Bond, for the purpose of funding the construction contract and related project costs, and contingent upon the approval of the project appropriations, and contingent upon the City Comptroller furnishing one or more certificates certifying that the funds necessary for expenditure under the established contract funding phases are, or will be, on deposit with the City Treasurer.

STAFF RECOMMENDATIONS:

Adopt the Resolutions.

SPECIAL CONDITIONS (REFER TO A.R. 3.20 FOR INFORMATION ON COMPLETING THIS SECTION)

COUNCIL DISTRICT(S):	(2) Faulconer
COMMUNITY AREA(S):	(6) Center City
ENVIRONMENTAL IMPACT:	This activity is categorically exempt from CEQA guidelines, pursuant to CEQA guidelines 15301(A)(existing facilities)
CITY CLERK INSTRUCTIONS:	Upon Council approval, please forward (2) copies of the 1472 to Leita Ross, M.S. 908A, and one copy of the 1472 to Jihad Sleiman M.S. 908A.

**COUNCIL ACTION
EXECUTIVE SUMMARY SHEET
CITY OF SAN DIEGO**

DATE: 09/28/2011

ORIGINATING DEPARTMENT: Public Works/Engineering-AEP

SUBJECT: City Administration Building Fire Sprinkler System Retrofit Project Design Build Contract.

COUNCIL DISTRICT(S): (2) Faulconer

CONTACT/PHONE NUMBER: Darren Greenhalgh/(619)533-6600 MS 908A

DESCRIPTIVE SUMMARY OF ITEM:

Advertise and Award the phase funded City Administration Building Fire Sprinkler System Retrofit Project Design Build Contract.

STAFF RECOMMENDATION:

Adopt the Resolutions.

EXECUTIVE SUMMARY OF ITEM BACKGROUND:

On February 07, 2011, City Council extended the compliance deadline for the Fire Sprinkler system Ordinance until January 31, 2014.

Currently the City Administration Building has a fire sprinkler system in the basement and on the 10th, 11th, 13th, 14th, and 15th floors, which includes a backflow valve, pump, transfer switches, standpipe, alarm system, and sprinklers. This work was constructed at a cost of \$1,035,180.00. The remaining work is estimated to cost \$4,200,000.00 and includes an assessment study to scope the size of the new back up emergency generator to supply power to all new and existing fire life safety systems, emergency egress lighting, communication equipment, elevators, upgrades to the alarm system, and fire sprinklers in all the elevator lobbies and on the 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, and 12th floors.

The remaining work will be phased. The first phase will include the installation of all major infrastructure equipment including the new generator, connection of generator to the fire pump, connection of emergency power to all egress lighting on common area (stairs, corridors, elevators, etc), installation of fire alarm riser in the stairs and electrical closets. (From Basement to 15th floor), installation of complete fire sprinklers and fire alarm system on the top floors (start from the roof/penthouse and continue down to the 9th floor) and the asbestos removal of top floors (asbestos abatement to match sprinkler/fire alarm installation). The second phase will include all of the remaining work.

FISCAL CONSIDERATIONS:

The total estimated cost of this project is \$4,200,000.00 contingent upon the availability of funds. The City Comptroller will issue a Comptroller's Certificate prior to contract award. The \$4,200,000.00 will be expended from 400624, Deferred Maintenance Revenue. Of the \$4,200,000, \$1,000,000 is being reallocated to S-00819 City Administration Building Fire Sprinkler Retrofit project from appropriations among Capital Improvements Program Projects within fund 400624 Deferred Maintenance Revenue. The \$3.2 million will come from the second issuance of the Deferred Capital Bonds in 2012.

EQUAL OPPORTUNITY CONTRACTING INFORMATION (IF APPLICABLE):

This agreement is subject to the City's Equal Opportunity Contracting (San Diego Ordinance No. 18173, Section 22.2701 through 22.2708) and Non-Discrimination in Contracting Ordinance (San Diego Municipal Code Sections 22.3501 through 22.3517).

The City has determined a 10% mandatory SLBE-ELBE subcontracting participation. The City has also determined a voluntary subcontractor participation of 10%, equating to 20% in total, to enhance competition and maximize subcontracting opportunities. Percentages are based on the Contract Price.

PREVIOUS COUNCIL and/or COMMITTEE ACTION (describe any changes made to the item from what was presented at committee):

- 1986, the Mayor and City Council passed Ordinance Number O-17172, requiring fire sprinkler retrofitting for high rise buildings.
- 1991, the Mayor and City Council extended the deadline for compliance from 1996 to 1999.
- 2001, Ordinance Number O-18946, was adopted extending the deadline for compliance with the Fire Sprinkler Retrofit Ordinance until January 1, 2004.
- 2004, Ordinance Number O-19254, was adopted extending the deadline for compliance with the Fire Sprinkler Retrofitting Ordinance until January 1, 2008.
- 2008, Ordinance Number O-19696, was adopted extending the deadline for compliance with the Fire Sprinkler Retrofitting Ordinance until January 1, 2009.
- On December 2, 2008, an ordinance to extend the compliance deadline for the Fire Sprinkler Retrofitting Ordinance was heard, but not approved by the City Council.
- On February 24, 2009, City Council extended the compliance deadline for the Fire Sprinkler Retrofitting Ordinance until January 2010.
- On June 10, 2009, the City Administration Building Fire Sprinkler System Retrofit project was presented before PS&NS Committee and staff recommendations were approved.
- On December 8, 2009, City Council approved Staff recommendation not to move forward with the completion of the CAB Fire Sprinkler Retrofit Project until a decision is made on the proposed Civic Center Redevelopment Project.
- On February 23, 2010, City Council extended the compliance deadline for the Fire Sprinkler Retrofitting Ordinance until January 31, 2011.
- On February 07, 2011, City Council Extended the compliance deadline for the Fire Sprinkler system Ordinance until January 31, 2014.

COMMUNITY PARTICIPATION AND PUBLIC OUTREACH EFFORTS:

None

KEY STAKEHOLDERS AND PROJECTED IMPACTS:

City Administration Building visitors and tenants.

Heinrichs, Tony

Originating Department

Deputy Chief/Chief Operating Officer

NOTICE OF EXEMPTION

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

PROJECT NO.: WBS # S-00819

PROJECT TITLE: City Administration Building Fire Sprinkler Retrofit

PROJECT LOCATION-SPECIFIC: The project is located at 202 C Street, within the City Concourse in the Centre City Community Planning Area.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: The project would provide for installation of an automatic fire sprinkler system and a fire alarm protection system for the City Administration Building (CAB). Installation will require modification of the existing fire alarm system to meet current applicable codes and standards. The current fire sprinkler system includes a backflow valve, pump, transfer switches, standpipe, alarm system, and sprinklers in the basement and on the 10th, 11th, 13th, 14th, and 15th floors. This project will involve installation of an emergency backup generator, additional upgrades to the alarm system, and fire sprinklers in all the elevator lobbies and on the 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, 9th, and 12th floors. All improvements will be contained within the existing structure and will not impact the exterior of the building.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: City of San Diego, E&CP Dept/Jihad Sleiman
600 B Street, Suite 800 (MS 908A)
San Diego, CA 92101
619 533-7532

EXEMPT STATUS: (CHECK ONE)

- () MINISTERIAL (SEC. 21080(b)(1); 15268);
() DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
() EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
(X) CATEGORICAL EXEMPTION: 15301(A) (EXISTING FACILITIES)
() STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: This project qualifies for State CEQA Guideline § 15301, "Existing Facilities" and does not trigger any of the exceptions to categorical exemptions found in State CEQA Guideline § 15300.2. All work associated with this project will be performed consistent with the Secretary of the Interior Standards for Treatment of Historic Structures.

LEAD AGENCY CONTACT PERSON: JEAN CAMERON

TELEPHONE: (619) 446-5379

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
() YES () NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Jean Cameron signature
JEAN CAMERON/SENIOR PLANNER

Aug 11, 2011
DATE

CHECK ONE:

(X) SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR: