

STAFF REPORT

DATE: December 11, 2023
TO: Sacramento Regional Transit Board of Directors
FROM: Laura Ham, VP, Planning and Engineering
SUBJ: DECLARING ELECTRICAL AND PLUMBING/CHILLER DAMAGE AT THE 1400 29TH STREET, MAIN ADMINISTRATIVE BUILDING AN EMERGENCY AND AUTHORIZING THE SUSPENSION OF COMPETITIVE BIDDING

RECOMMENDATION

Adopt the Attached Resolution.

RESULT OF RECOMMENDED ACTION

The proposed Resolution will declare electrical and plumbing/chiller damage at the 1400 29th Street, Main Admin Building an emergency, authorize a suspension of competitive bidding, and delegate authority to the General Manger/CEO to use SacRT's existing on-call contracts or enter into a non-competitive contract or contracts to install conduit and run new wire to and from the existing panels and fix any plumbing/chiller valves, pipes, or equipment found to be leaking.

FISCAL IMPACT

SacRT estimates the cost of the repairs to be over \$5,000 but less than \$75,000; however, the exact cost will not be known until further investigatory work is done on the plumbing and chiller system. Sufficient capacity exists in the approved FY 2024 Operating Budget to cover a \$75,000 expenditure. As needed, the Finance Department will determine whether funding is available before the General Manager/CEO exercises the authority provided by the Resolution.

DISCUSSION

On December 1, 2023, SacRT discovered water in the basement of the Main Admin Building, which had submerged some electrical wiring and conduit. Based on Staff's evaluation and consultation with the Sacramento Municipal Utility District (SMUD), the electrical panel for the building was shut down, SMUD depowered the transformer, and the building was evacuated for safety.

Because the building has been evacuated and the power has been shut down, there is no imminent threat to life or property as a result of the water leak and electrical damage.

The SacRT building at 1400 29th Street houses approximately 40 full-time staff members and dispatches approximately 380 bus drivers. This includes dispatching and control for bus service operations, other key personnel, and equipment. This building is critical to safely operate Bus Operations and dispatch (radio control) calls. Moreover, it houses SacRT's day-to-day operations and enables SacRT to provide service to the public and run Bus Operations safely.

While the dispatch function has been temporarily relocated, this relocation compromises SacRT's ability to provide essential public transit services.

Additionally, SacRT is currently operating Bus Operations on a backup generator that provides SacRT just enough electrical power to maintain radio control and the Information Technology main server room. The failure of this back-up generator could preclude SacRT from being able to provide critical bus services and halt operations. Therefore, SacRT must restore power to the building in a safe manner at the earliest possible opportunity to avoid service disruptions.

Under the National Electric Code (NEC), "all electrical equipment must be used for its listed purpose." If the wire has been submerged in water and the wire is not listed for submersion in water, then the wire has been compromised and is no longer appropriate for use. To restore power to the building, due to water in the in-floor electrical conduit, SacRT must reroute the electrical conduit pipes in the ceiling and pull new wire. In addition, SacRT must determine the root cause of the water intrusion, both of which may cost in excess of \$5,000.

Under Public Contract Code section 20321, contracts for the construction of SacRT transit works or facilities, including repairs, over \$5,000 must be publicly advertised for a period of at least 10 days and awarded to the lowest responsive and responsible bidder except in an emergency declared by a 4/5ths vote of the Board.

On August 31, 2022, after a competitive solicitation process, SacRT awarded a Contract for On-Call Lighting and Electrical Services to Next Stage Construction for repair work. Consistent with the Public Contract Code requirements, this Contract generally excludes repairs over \$5,000. If the Board authorizes the suspension of bidding, Staff intends to use Next Stage for this work, based on the competitively bid hourly rates and specified parts mark up, to expedite repairs.

In addition, to determine the root cause and possible plumbing issue(s), SacRT must restore power to bring the chiller system back online, pressurize the system, and perform troubleshooting to determine where the water leak is coming from. Staff anticipates that repairs will be needed to the water piping system and chiller system.

The basement sump pumps may need to be replaced and SacRT must replace or repair the sump pump drain line as it has a small hole in it. Facilities Staff also inspected all main water lines and found corrosion in multiple lines. They found valves that are showing that they are leaking. A pressure relief valve could be the source of the water leak and

the reason the basement flooded. Other components may need to be replaced in the plumbing/chiller system, separate from the electrical repairs, for SacRT to re-occupy the building

SacRT has two competitively solicited contracts with ACCO Engineered Systems, Inc. that would encompass this work (Contract for On-Call Plumbing Services and a Contract for Trane Chiller and Water Treatment Equipment Preventive Maintenance and On-Call Repair Services). As with the electrical contract with Next Stage Construction, these contracts generally limit allowable repairs to \$5,000 or less. Suspending competitive bidding would allow for repairs over \$5,000 to be completed using these existing contracts.

It is anticipated that any repairs to either the plumbing system or chiller that are identified through the troubleshooting process will be undertaken using the rates and methodology set out in these competitively-bid contracts.

While this specific work has not been bid out competitively, SacRT will still undertake the work using competitively bid repair rates to the extent possible.

RESOLUTION NO. 2023-12-128

Adopted by the Board of Directors of the Sacramento Regional Transit District on this date:

December 11, 2023

DECLARING ELECTRICAL AND PLUMBING/CHILLER DAMAGE AT THE 1400 29TH STREET, MAIN ADMINISTRATIVE BUILDING AN EMERGENCY AND AUTHORIZING THE SUSPENSION OF COMPETITIVE BIDDING

WHEREAS, on Friday December 1, 2023, SacRT staff identified water intrusion in the basement of the building at 1400 29th Street that compromised the electrical wiring and required a power system shutdown and building evacuation; and

WHEREAS, this building houses approximately 40 full-time staff members and dispatches approximately 380 bus drivers and includes dispatching and control for bus service operations, other key personnel, and equipment. This building is critical to safely operate Bus Operations and dispatch (radio control) calls. Moreover, it houses SacRTs day-to-day operations and enables SacRT to be able to provide service to the public and run Bus Operations safely; and

WHEREAS, SacRT's radio dispatch functions are currently being performed on a backup generator, the failure of which could compromise SacRT's ability to provide essential public services.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE SACRAMENTO REGIONAL TRANSIT DISTRICT AS FOLLOWS:

THAT, pursuant to Public Contract Code section 20321, the Board declares that an emergency condition exists at the 1400 29th Street, Main Admin Building that could result in impairment of essential public services, which justifies the suspension of competitive bidding to complete the electrical and plumbing repairs required to mitigate the emergency and permit reoccupation of the building for SacRT's critical Bus Operations functions.

THAT, notwithstanding the monetary limits in the Procurement Ordinance (2022-12-001) the General Manager/CEO is authorized to use SacRT's existing on-call contracts, including amending those contracts if necessary, or enter into a non-competitive contract or contracts to install conduit and run new wire to and from the existing panels and fix any plumbing/chiller valves, pipes, or equipment found to be leaking to the extent necessary to mitigate the emergency and permit reoccupation of the

building, subject to a determination by that the cost for the work is fair and reasonable and a determination by the Finance Department that funding is available for work.

AYES/YES:

NOES:

ABSTAIN:

ABSENT:

PATRICK KENNEDY, Chair

A T T E S T:

HENRY LI, Secretary

By: _____
Tabetha Smith, Assistant Secretary