



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

CONSENT  
December 12, 2006

Honorable Mayor and  
Members of the City Council

**Title: George Sim Community Center - Authorization to Use Design-Build  
Delivery Approach (Two-Thirds Vote Required)**

**Location/Council District:** Council District 6

**Recommendation:** Adopt a **Resolution** suspending competitive bidding and authorizing the Department of General Services to implement a two step qualification and selection process to hire a Design-Build team to complete remodel and expansion of the George Sim Community Center.

**Contacts:** David L. Morgan, Associate Architect 808-8425; Cynthia Kranc, Facilities Manager, 808-2258

**Presenter:** Not Applicable

**Department:** Department of General Services Department

**Division:** Facilities and Real Property Management

**Organization No:** 3282

### Description/Analysis

**Issue:** In 2003, the Army Depot Redevelopment Advisory Committee (RAC) funded an initial project scope and master plan for the expansion of the George Sim Community Center. In early 2006, the preliminary master plan was submitted as part of the City Council's Community Reinvestment Capital Improvement Program (CRCIP) process for funding. Through that process the City Council appropriated \$6.5 million towards the expansion project. Staff is recommending that the City Council approve a Design-Build approach for delivery of the project.

The Design-Build approach establishes a two stage selection process that would begin with a Design-Build professional services agreement for design work that would eventually proceed into a separate Guaranteed Maximum Price (GMP) proposal which will be brought forward to the City Council for approval. With City Council support, staff will solicit proposals from design-build firms to complete the project design and submit a GMP to expand and remodel the existing George Sim Community Center and adjacent park facilities.



**Policy Considerations:** This action is in conformance with City Code Title 3, Chapter 3.60.170(D) by providing the City Council an option to suspend competitive bidding with a two-thirds vote when award is in the best interest of the City. The selection process has been designed to allow three to four pre-qualified design and construction teams an opportunity to develop proposals describing how each proposal will provide the City with the most project for the available funds. The selected team will be awarded a contract to complete the project design and provide a guaranteed maximum fee. The fee will be based on a series of life-cycle cost and validated with separate independent cost estimates.

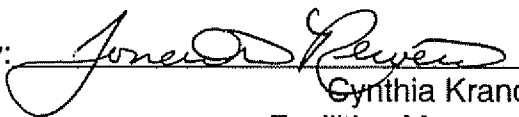
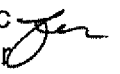
This project is consistent with the City's Strategic Plan goal to achieve sustainability and livability but improve and expanding services to the local community.

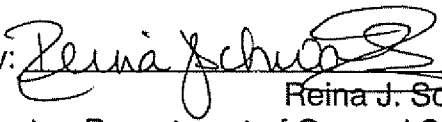
**Environmental Considerations:** Supporting a Design-Build approach does not constitute a "project" and is therefore exempt from the California Environmental Quality Act (CEQA) according to Section 15601(b)(3) of the CEQA guidelines. Environmental review will be completed, prior to award of any construction contracts related to this project.

**Rationale for Recommendation:** The community and the Army Depot Redevelopment Advisory Committee are interested in working with a development team to identify cost savings opportunities and life-cycle costs to complete as much of the overall project development as possible with the available funding. The Design-Build delivery approach provides the opportunity to maximize project scope within a limited budget and is consistent with the alternative delivery approaches mentioned in the Smith Culp Report completed in February 2003.


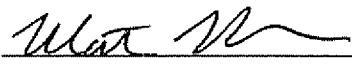
**Financial Considerations:** In 2006, the City Council set aside \$6.5 million as part of the CRCIP for this project. Each firm selected as part of the proposed Design-Build approach will complete a formal proposal and will receive a small stipend, not to exceed \$5,000 per firm, to offset their direct expenses and maximize the quality and level of detail in each proposal. Staff is anticipating that a total of three firms will be selected for the RFP portion of the process totaling \$15,000, which is within the existing budget for the project.

**Minority and Womens Business Enterprise (M/WBE):** This project is subject to the Minority/Woman Business Enterprise (M/WBE) requirements under the U.S Department of Housing and Urban Development, because the project is being funded with CDBG funds. Contractors are required to conduct outreach to M/WBE firms as required by federal regulations 24 CFR 85.36 (e) and 24 CFR 84.44 (b). The contractor has demonstrated their efforts were reasonably designed to maximize the use of minority and women's business as outlined in the Sacramento Housing & Redevelopment Agency's guidelines found in Section 00840. The contractor has demonstrated Good Faith Efforts and qualifies under the guidelines set forth.

Respectfully Submitted by:   
Cynthia Kranc  
Facilities Manager 

Approved by:   
Reina J. Schwartz  
Director, Department of General Services

Recommendation Approved:

   
Ray Kerridge  
City Manager

**Table of Contents:**

Report	Pg	1-3
<b>Attachments</b>		
1 Background	Pg	4
2 Attachment 1 Location Map	Pg	5
3 Resolution	Pg	6

## **BACKGROUND INFORMATION**

The Army Depot Redevelopment Advisory Committee (RAC) funding the completion of an initial project scope and master plan for expansion of the George Sim Community Center in 2003. The process resulted in the identification of program space needs and development of preliminary site plans for the proposed expansion project which included a three phase project including: expansion of the existing community center, renovation and construction of a new gymnasium.

In early 2006, the expansion project was submitted as part of the City Council's Community Reinvestment Capital Improvement Program (CRCIP) process for funding. Through that process the City Council appropriated \$6.5 million towards the expansion project.

It is the desire of the community and the RAC to maximize the project scope and a willingness to modify the program requirements to provide as much facility as possible to the community within the current project budget.

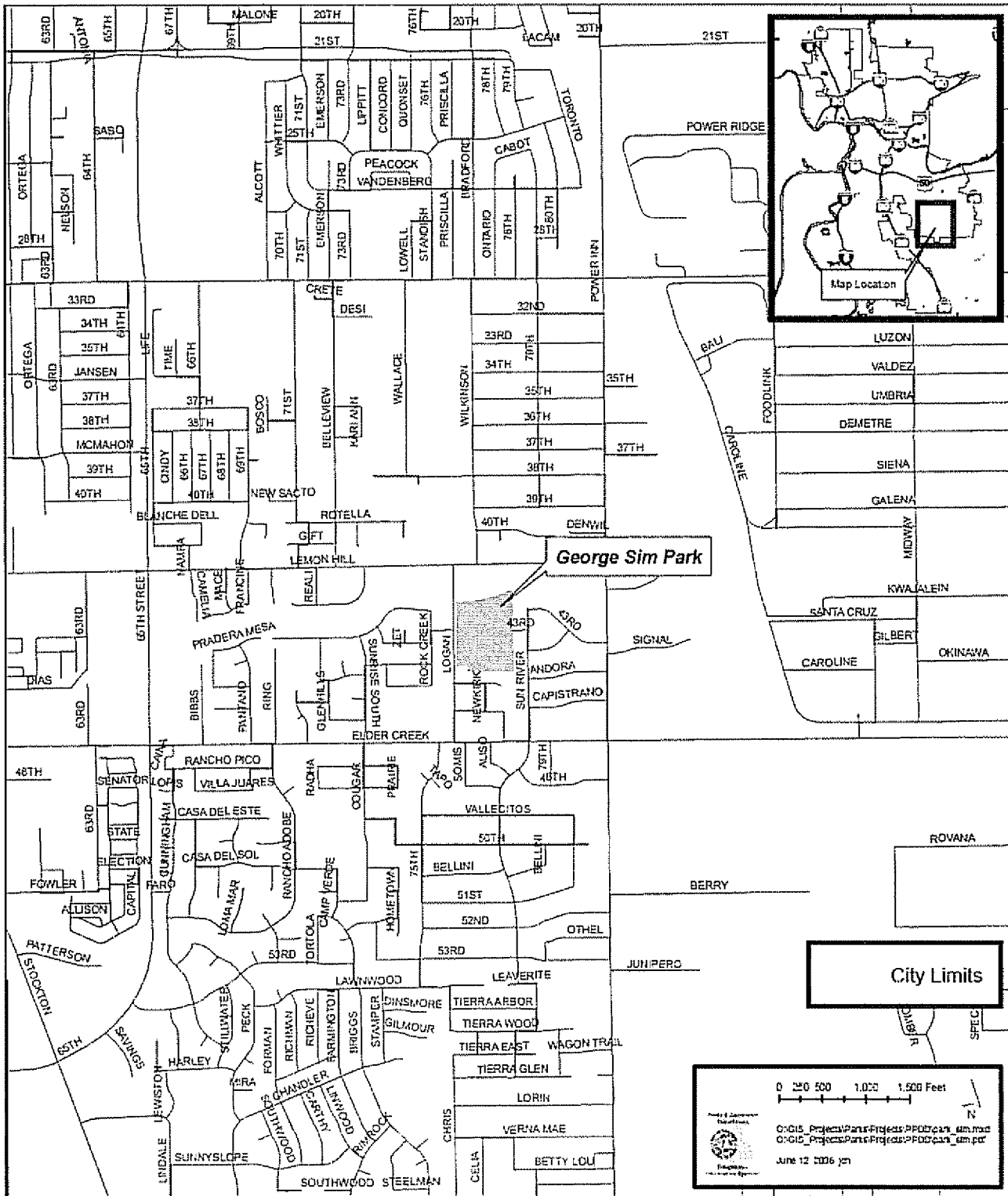
Staff is therefore recommending a Design-Build approach for development of the project. Staff would use a two stage process for the selection of a Design-Build team. Phase I will allow teams of design professionals and contractors to submit qualifications, experience, previous design-build projects, funding capacity, public building experience, claims history and additional significant information as part of the pre-qualification selection process. Submittals will be evaluated by an independent selection committee and a limited number of firms will be selected to submit formal proposals detailing their approach, design scope and documenting how their design would provide the community with maximum project completion while address compliance with LEED Silver and long-term maintainability for the City.

Each firm selected to complete a formal proposal would receive a small stipend, not to exceed \$5,000 per firm, to offset their direct expenses and maximize the quality and level of detail in each proposal. The selection committee would review and select one design build team for completion of the project.

The City would negotiate a professional services design-build agreement with the selected team to complete the basic project design in sufficient detail to outline the project scope, materials, systems, quality and schedule and submit a proposal for a Guaranteed Maximum Price (GMP) to complete part or all of the project as funding is available. The proposal would be evaluated by independent construction professionals and the City would have the opportunity to accept the GMP or elect to complete the drawings and bid the project or continue with the design-build team and complete the project.

This approach provides the City with maximum flexibility and is consistent with recommendations in the Smith-Culp report and recommendations in the internal audit report submitted to the City Council in April 2006.

### ATTACHMENT 1: GEORGE SIM PARK - LOCATION MAP



## **RESOLUTION NO.**

Adopted by the Sacramento City Council

**December 12, 2006**

### **SUSPENDING COMPETITIVE BIDDING AND AUTHORIZING THE DEPARTMENT OF GENERAL SERVICES TO IMPLEMENT A TWO STEP QUALIFICATION AND SELECTION PROCESS TO HIRE A DESIGN-BUILD TEAM TO COMPLETE REMODEL AND EXPANSION OF THE GEORGE SIM COMMUNITY CENTER (TWO-THIRDS VOTE REQUIRED)**

#### **BACKGROUND**

- A. The Army Depot Redevelopment Advisory Committee (RAC) funding the completion of an initial project scope and master plan for expansion of the George Sim Community Center in 2003.
- B. In early 2006, the expansion project was submitted as part of the City Council's Community Reinvestment Capital Improvement Program (CRCIP) process for funding. Through that process the City Council appropriated \$6.5 million towards the expansion project.
- C. It is the desire of the community and the RAC to maximize the project scope and a willingness to modify the program requirements to provide as much facility as possible to the community within the current project budget.
- D. Chapter 3.60.170 of the City Code requires the City Council approve suspension of competitive bidding by a two-thirds vote.
- E. The Department of General services is requesting permission to begin solicitation of Design-Build services that ultimately could evolve into a Guaranteed Maximum Price proposal that would require waiver of competitive bidding. Prior to release of any solicitation for design build services the Department of General Services is requesting Council Approval to proceed with a design-build delivery approach.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. It is in the best interest of the City to suspend competitive bidding requirements for the expansion and remodeling of the George Sim Community Center and adjacent park facilities.
- Section 2. The City Council authorizes the Department of General Services to proceed forward with the selection process for Design-Build Service.

