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C094-063

**DEPARTMENT OF
PUBLIC WORKS**

OFFICE OF THE DIRECTOR
ADMINISTRATION

CITY OF SACRAMENTO
CALIFORNIA

August 12, 1994

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City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: REJECT THE BID FROM BRCO AS NON-RESPONSIVE, AWARD OF CONTRACT IN THE AMOUNT OF \$143,780 TO L.M. COMBS FOR LAND PARK CLUBHOUSE REMODEL (OA77) AND ADOPT RESOLUTION TRANSFERRING \$80,000 FROM GOLF CONTINGENCY FUNDS

LOCATION AND COUNCIL DISTRICT:

1501 Sutterville Road, Sacramento- Council District # 3

RECOMMENDATION:

This report recommends that the City Council

- Reject the bid from BRCO as non-responsive for failing to meet MBE / WBE goals and failing to document a good faith effort;
- Accept the lowest responsive bid and authorize the City Manager to execute a contract with L.M. Combs Construction Inc. in the amount of \$143,780 for the Land Park Clubhouse Remodel (OA77); and,
- Approve the attached resolution transferring \$80,000 from the Golf Contingency Funds contingency to the CIP project.

CONTACT PERSON: Hinda Chandler, Project Manager, 433-6221

FOR COUNCIL MEETING OF: September 6, 1994



SUMMARY:

The Land Park Clubhouse Remodel Project (OA77) involves the remodeling and expansion of the existing facility, which was constructed in the late 1950's to serve the 9 hole golf course situated in William Land Park. Over the years, the facility has served the popular course well, but has become too small for the level of activities occurring there. In addition to expansion, the replacement of old equipment and materials and changes to meet accessibility requirements also need to be undertaken.

This report requests that Council authorize a contract with L.M. Combs Construction Inc., the lowest responsive bidder of the nine bids received, in the amount of \$143,780 for the project. Additional funding was planned for the project but was not included in the CIP until bids were received. A transfer of \$80,000 is now needed for award. Award of this contract promotes Council's priorities of economic development.

BACKGROUND INFORMATION:

On June, 14, 1994, Council authorized bidding for this project which involves expansion of the pro shop into the existing breezeway, expansion and remodeling of the snack bar, needed kitchen improvements, modifications for accessibility, replacement of aged mechanical equipment, energy-saving measures and site paving. The project is scheduled to start construction in early fall 1994, which will coordinate with the slower golf season.

Bid Results

On August 3, 1994, the 9 bids listed below were received. The bidding involved the base project and two alternates. Alternate 1 was provision of a sunscreen, while Alternate 2 consisted of painting the existing wood trim on the building.

<u>Bidder</u> <u>Attained</u>	<u>Base Bid</u>	<u>Alternate</u> <u>1 & 2</u>		<u>MBE/WBE%</u> <u>Participation</u>	<u>Good Faith</u> <u>Effort</u>
BRCO	\$130,800	\$10,900	\$ 600	10.82% / 8.02%	No
Combs	\$131,171	\$11,109	\$ 1,500	26.08% / 6.18%	Yes
Wilson	\$132,400	\$ 6,560	\$ 400	27.67% / 0.49%	No
Sarox	\$143,400	\$ 4,700	\$ 750	15.23% / 5.67%	No submittal
Clearview	\$145,000	\$13,000	\$ 600	10.83% / 3.66%	No submittal
Sloat	\$146,700	\$ 6,700	\$ 565	26.17% / 0.87%	No submittal
Geronimo	\$148,729	\$ 8,187	\$ 560	17.93% / 0.00%	No submittal
Zenith	\$157,930	\$10,700	\$1,500	25.58% / 0.00%	No submittal
Allenco	\$164,094	\$10,900	\$ 800	35.04% / 0.00%	No submittal

BRCO Constructors, Inc. bid is deemed non-responsive due to failure to meet MBE / WBE goals and failure to document a good faith effort. Specifically, BRCO failed step 5, follow-up communication with prospective MBE / WBE subcontractors. L.M. Combs submitted the lowest responsible bidder for the base bid and alternates, and is recommended for award.

FINANCIAL CONSIDERATIONS:

The estimated total project cost including planning, design and construction costs, is \$223,600. The current unobligated budget is \$48,000, which was approved in the Capital Improvement Program from the Golf Fund # 418.

The construction cost for the base construction and alternates for the clubhouse, is \$143,780. From the sources noted below, there is sufficient funding available to award the contract in the amount of \$143,780, but an additional \$80,000 is required to complete the construction and close-out phase.

<u>Project Name</u>	<u>CIP #</u>	<u>Balance</u>
Wm. Land Clubhouse	OA77	\$ 48,000
ADA Modifications (Golf Funds)	CC01	\$ 62,600
Maintenance Funds	CB31	\$ 33,000
Golf Contingency Fund		<u>\$ 80,000</u>
		\$223,600

The attached resolution provides for transfer of the Golf Contingency funds in the amount of \$80,000 to the project.

POLICY CONSIDERATIONS::

The actions requested in this report are consistent with Title 58 of the Sacramento City Code. These actions will also foster City Council policy considerations of economic development and fiscal viability.

MBE / WBE EFFORTS:

To encourage minority participation, plans and specifications were sent to 7 plan rooms and construction services organizations for publication. Four are directly involved with MBE/WBE construction firms. Staff actively recruited available MBE/WBE firms to participate in the bid process. The project was announced on the Architecture and Engineering Project Information Line which contains information on Public Works and Utility Department projects. Project notices were sent to 11 organizations involved in MBE/WBE recruitment.

City Council

RE: AWARD OF CONTRACT IN THE AMOUNT OF \$143,780 TO L.M. COMBS INC. FOR
LAND PARK CLUBHOUSE REMODEL (OA77)

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L.M. Combs has achieved MBE / WBE participation of approximately 26.08% / 6.18% respectively and submitted satisfactory Good Faith Effort documentation. None of the 9 bidders were certified MBE / WBE.

Respectfully submitted,


DUANE WRAY
Manager, Architecture and Engineering

RECOMMENDATION APPROVED:


WILLIAM H. EDGAR
City Manager

APPROVED:


MICHAEL KASHIWAGI
Deputy Director Public Works

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING THE CITY MANAGER TO
TRANSFER FUNDS FROM THE 94/95 GOLF FUND CONTINGENCY
BUDGET IN THE AMOUNT OF \$80,000 TO LAND PARK CLUBHOUSE
REMODEL PROJECT (OA77)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

The City Manager is hereby authorized to transfer funds from the Golf Fund Contingency Budget in the amount of \$80,000 to Land Park Clubhouse Remodel Project (OA77) as follows:

Golf Fund Contingency Budget

418-710-7012-4999 (\$80,000)

Land Park Clubhouse Remodel Project

418-500-OA77-4820 \$80,000

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____