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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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TECHNICAL SERVICES
DIVISION

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March 24, 2000

APPROVED

APR 13 2000

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members In Session:

**SUBJECT: ACCEPTANCE OF DESIGN-BUILD PROPOSAL AND CONTRACT AWARD
FOR BELLE COOLEGE COMMUNITY CENTER ADA MODIFICATIONS
(C125)**

LOCATION AND COUNCIL DISTRICT: 5699 South Land Park Drive, Sacramento-
Council District 4.

RECOMMENDATION:

This report recommends that the City Council:

- Accept the design-build proposal of Harbison Mahony Higgins, Inc. in the amount of \$176,548; and
- Authorize the City Manager to execute a contract for the Belle Coolege Community Center American Disabilities Act (ADA) Modifications (C125).

CONTACT PERSON: Thomas Morris, Project Manager, 264-8460

FOR COUNCIL MEETING OF: April 13, 2000

SUMMARY:

- This project will enable the City to continue the current ADA access upgrade program approved by City Council.

City Council

Acceptance of Design Build Proposal and Contract Award
For Belle Coolegge Community Center ADA Modifications (C125)

April 13, 2000

- Belle Coolegge Community Center is an initial accessibility project identified in previous staff reports, and the scope of work is consistent with priorities set forth in the list of ADA Access Report approved by the City Council on January 25, 1994 and updated on May 27, 1997.
- Harbison Mahony Higgins, Inc. is one of four design-build project teams approved by City Council on May 11, 1999 to perform complete access upgrades throughout the City. Harbison Mahony Higgins, Inc. has developed a scope and construction cost proposal for access upgrades at Belle Coolegge Community Center.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

- In an effort to expedite completion of access upgrades throughout the City, Public Works staff developed a process that will allow the use of Design-Build project teams to complete all access modifications and provide all required permits and as-built documentation required for City projects. By using this approach, it will be possible to minimize design costs and reduce construction time. In order to ensure that qualified project teams were selected to provide this service, an RFQ was advertised outlining the qualifications in coordinating the development of project scopes, construction schedules and budgets, secure all required permits and reviews, participate in all public hearings, and provide construction of various City of Sacramento building alterations to meet current building access requirements.
- Four design and construction teams responded, and City Council approved by a 2/3 vote to suspend competitive bidding in the best interest of the City and negotiate contracts with C & C Construction, Harbison Mahony Higgins, Inc., Turner Construction Company and Unger Construction, on May 11, 1999.
- Harbison Mahony Higgins, Inc. has coordinated the development of project scope and construction costs for Belle Coolegge Community Center ADA modifications. The proposed scope includes remediation work on exterior site elements, door hardware, restrooms, counters, and miscellaneous building components. The cost proposal was verified by an independent cost estimating consultant.
- This project was authorized in the 1996 - 2001 Capital Improvement Program.
- The construction estimate is \$176,548.
- Award to Harbison Mahony Higgins, Inc. is recommended.

City Council
Acceptance of Design Build Proposal and Contract Award
For Belle Coolegge Community Center ADA Modifications (C125)
April 13, 2000

FINANCIAL CONSIDERATIONS:

- The funding for this project is being provided by Capital Improvement Project C125, Fund 101.
- The unobligated fund balance as of March 24, 2000 is \$276,906, which is sufficient for award.

ENVIRONMENTAL CONSIDERATIONS:

The Planning Services Division, Office of Environmental Affairs, has reviewed the project and has determined that this project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines. Section 15301 exempts minor alteration of existing public or private structures and facilities.

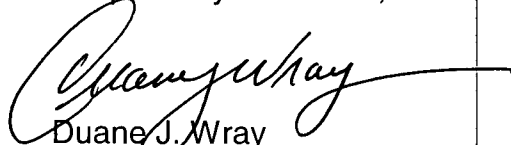
POLICY CONSIDERATIONS:

The action requested herein is consistent with Sacramento City Code, Title 58.

ESBD CONSIDERATIONS:

Emerging and Small Business Development Enterprise participation on this project is \$40,010 or 22.6%.

Respectfully submitted,



Duane J. Wray
Technical Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:



Michael Kashwagi
Director of Public Works

RESOLUTION 2000-144

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF _____



**A RESOLUTION AWARDING A DESIGN-BUILD CONTRACT
FOR BELLE COOLEGE COMMUNITY CENTER
A.D.A. MODIFICATIONS**

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

1. Accept the design-build proposal of Harbison Mahony Higgins, Inc. in the amount of \$176,548;
2. Authorize the City Manager to execute a contract for the Belle Coolege Community Center Americans with Disabilities Act (ADA) Modifications (C125).

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____