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**DEPARTMENT OF
PUBLIC WORKS**

OFFICE OF THE DIRECTOR
ADMINISTRATION

**CITY OF SACRAMENTO
CALIFORNIA**

April 8, 1994

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City Council
Sacramento, California

C094.026

Honorable Members In Session:

SUBJECT: AWARD OF CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$3,675,000 TO DINWIDDIE CONSTRUCTION COMPANY FOR THE MEADOWVIEW COMMUNITY CENTER CONSTRUCTION PROJECT (CB21)

LOCATION AND COUNCIL DISTRICT:

2450 Meadowview Road, Sacramento- Council District # 8

RECOMMENDATION:

This report recommends that the City Council accept the bid and authorize the City Manager to execute a contract with Dinwiddie Construction Company in the not-to-exceed amount of \$3,675,000 for the Meadowview Community Center Construction Project.

CONTACT PERSON: Yadi Kavakebi, Project Manager, 433-6221

FOR COUNCIL MEETING OF: May 3, 1994

SUMMARY:

Dinwiddie Construction Company submitted the only proposal for construction of the Meadowview Community Center. The evaluation committee has reviewed the proposal, finds it acceptable, and recommends award of the contract. If approved, Dinwiddie Construction company will begin the project in late May or early June.



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BACKGROUND INFORMATION:

On September 7, 1993, Council approved the plans and specifications and authorized the Pre-Qualification of contractors for bidding the project. On January 12, 1994, five (5) bids for the project were received. All bids exceeded the available budget. On February 22, 1994, Council rejected all bids, waived competitive bidding and authorized staff to solicit value engineered proposals to reduce the contract cost within the project budget.

Dinwiddie was the only pre-qualified contractor to submit a proposal. The other four contractors stated that the difference between their respective bids and the City's budget was too large to overcome. All commended the process utilized by the City and requested to be included in future projects.

Dinwiddie has complied with all aspects of the Request for Proposals. Dinwiddie's proposal has been reviewed by the selection committee. The evaluation committee consisted of representatives from the Meadowview Community Center Advisory Committee, Neighborhood Services Department, Mayor's Task Force on Minority and Women Business Enterprises, Council member Pannell's Office and Facility Management. The committee recommends award to Dinwiddie and the augmenting of the fixtures, furniture and equipment budget within the project to purchase selected items.

Attachment A describes the proposed changes to the project. Some proposed value engineering items have been deleted or less expensive alternatives found, others have been moved from the construction contract into a separate furnishings and equipment budget, some have been moved out of the construction contract at this time but may be added later if construction contingency funds are available, and some have been rejected as not cost effective. The exact contract amount must be confirmed after revisions to the contract documents have been completed. Attachment A forms the basis for these revisions through verbally/written discussions. The not-to-exceed amount of \$3,675,000 also reflects these discussions.

Awarding the contract to Dinwiddie and making the necessary changes to the design documents and permits will allow the project to commence in late May or early June. One of the contractor's value engineering items was to reduce the construction schedule to complete the project in nine months, or March-April, 1995.

FINANCIAL CONSIDERATIONS:

The unobligated fund balance for CB21 as of April 5, 1994 is \$4,379,419 which is sufficient to cover the not-to-exceed cost of \$3,675,000 for construction of the Meadowview Community Center.

City Council

RE: AWARD OF CONTRACT IN THE AMOUNT (OF \$3,675,000) DINWIDDIE FOR THE MEADOWVIEW
COMMUNITY CENTER CONSTRUCTION PROJECT(CB21)

Date April 7, 1994

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POLICY CONSIDERATIONS:

The award of this contract to Dinwiddie Construction Company is consistent with Sacramento City Code, Title 58 and Council priorities of economic development, neighborhood revitalization and enhancement and positive youth alternatives.

MBE/WBE EFFORTS:

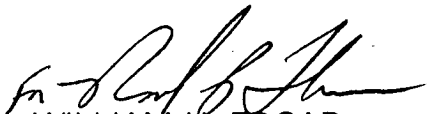
Dinwiddie has achieved MBE / WBE participation of approximately 55%, or \$2,000,000 of the total award of \$3,675,000.

Respectfully submitted,



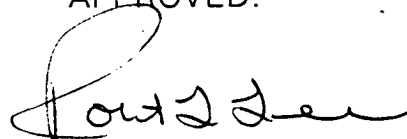
Duane Wray
Facility Manager

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR
City Manager

APPROVED:



Robert L. Lee
Deputy Director Public Works

Meadowview Cost Proposal Budget Analysis

4/19/94

Description of Change

Recommendation

Number	Description of Change	Revise Bid for Project	Keep In Project	Fixtures Budget	Future (If avail)	Community Ctr. Standard	Reason for Keeping In Project
1000	General Conditions						
	Reduce construction time to 9 months	\$30,000				Exceeds	
2000	Site Related						
	• Replace brick pavers with concrete walk-Alt#3	\$44,410				Meets	
	• Replace exterior athletic surface w/asphalt	\$8,000			\$8,000	Meets	
	• Replace brass sprinklers w/plastic		\$1,000			Meets	Durability
	• Replace 6" wire sleeves w/ 2"	\$1,000				Meets	
	• Reposition 6 trees. Remove grates and curb	\$11,400				Meets	
	• Replace conc planters and conc walls at Amphitheater with sloped grass	\$77,000				Meets	
	• Replace asphalt ballfield parking w/gravel	\$12,150			\$12,150	Less	
	• Relocate Center sign on building	\$2,500			\$2,500	Less	
	• Replace excess walks with landscape	\$13,000				Meets	
	• Reduce temporary site fence	\$2,000				Meets	
3000	Concrete Related						
	• Remove Chiller pad		\$2,000			Meets	Significant \$ savings-Maintenance
	• Remove Chiller wall foundation	\$2,200				Meets	
	• Replace curb @ B-Ball Ct. with redwood	\$4,850			\$4,850	Meets	
	• Remove sand under slab	\$3,800				Meets	
	• Revise conc strength to 2500psi	\$1,200				Meets	
	• Revise footing along South property line	\$100				Meets	
4000	Masonry						
	• Revise masonry wall along South property line	\$625				Meets	
	• Remove block wall at chiller	\$12,680				Meets	
5000	Misc Metals						
	• Remove Chiller enclosure channels	\$8,000				Meets	
	• Revise inclined ladder material	\$6,500				Meets	
6000	Rough Carpentry (Wood)						
	• Replace kiln dried #1 with normal #2	\$30,000				Meets	
6200	Finish Carpentry						
	• Move cabinets to FFE Budget - Alt#4	\$3,180		\$3,180		Meets	
	• Move Display Case to FFE Budget	\$2,438		\$2,438		Meets	
	• Revise counters w/Formica	\$3,200				Meets	
7000	Roofing & Waterproofing						
	• Revise roofing specs - include more options	\$4,388				Meets	
	• At removed planters - remove waterproofing	\$8,500				Meets	
	• Change EIFS to lath and plaster	\$6,353				Meets	

	• Revise motorized louver ar skylight	\$1,200			Meets	
8000	Doors and Windows					
	• Remove coil grille @ Vending Machines	\$3,688			Meets	
	• Remove coil grille @ office	\$1,814			Meets	
	• Eliminate decorative window mullions and revise window sizes and glass coatngs	\$38,500			Meets	
	• Revise interior door sizes and hardware	\$1,500			Meets	
9000	Finish Materlals					
	• Move acoustical wall panels to FFE Budget	\$17,790		\$17,790	Meets	
	• Revise & replace carpet & lobby flooring manuf.		\$5,867		Meets	Durability/Appearance
	• Revise ceramic tile sizes from 3" to 4" & 2"	\$9,000			Meets	
	• Revise wall covering manufacturer	\$3,000			Meets	
	• Move antigraffiti coating (ext) to Future Budget	\$14,000		\$14,000	Meets	
	• Revise kitchen floor & wall material manuf.	\$8,900			Meets	
	• Replace alum. joints with galv. joints @ plaster	\$640			Meets	
	• Remove 1/16" skim coat of interior walls	\$2,000			Meets	
	• Replace molded brick corners with field cut		\$1,200		Meets	Durability/Appearance
	• Revise protective wall covering in Gym	\$12,000			Meets	
10000	Specialties					
	• Move bulletin board to FFE Budget	\$1,310		\$1,310	Meets	
	• Move folding wall to Future budget	\$4,000		\$4,000	Meets	
	• Remove condom dispenser		\$200		Meets	Insufficient savings
	• Remove feminine napkin dispenser		\$200		Meets	Insufficient savings
	• Move lockers to FFE Budget	\$550		\$550	Meets	
11000	Equipment					
	• Revise specs for alt kitchen equip manf.	\$11,490			Meets	
	• Move bleachers to FFE Budget	\$21,500		\$21,500	Exceeds	
	• Move projector screens to Future Budget	\$5,133		\$5,133	Meets	
	• Move wall crash pads to FFE Budget	\$1,500		\$1,500	Meets	
	• Move cook's table/shelf (#12) to FFE Budget	\$3,000		\$3,000	Meets	
	• Move coffee maker (#13) to FFE Budget	\$400		\$400	Meets	
	• Move food warming unit (#11) to FFE Budget	\$1,000		\$1,000	Meets	
	• Move one freezer (#6) to FFE Budget	\$2,000		\$2,000	Meets	
12000	Furnishings					
	• Move floor mats to FFE Budget	\$2,130		\$2,130	Meets	
	• Move window coverings to FFE Budget	\$6,200		\$6,200	Meets	
15000	HVAC/Plumbing					
	• Replace chiller central plant with roof top single zone package units		\$155,000		Meets	On-going Energy and Maintenance \$ Savings
	• Move outside drink fount. to Future Budget	\$5,000		\$5,000	Less	
	• Move sinks in Mtg Room to Future Budget	\$3,000		\$3,000	Meets	
	• Revise plumbing specs to allow alt manf.		\$2,442		Meets	Long Term Maintenance
	• Revise duct work to gym storage rooms	\$2,629			Meets	
	• Revise controller to pump and tank	\$359			Meets	
	• Combine smoke detectors at controller	\$89			Meets	
	• Revise shroud at central plant	\$890			Meets	

• Substitute paint finish on boiler	\$400				Meets
• Revise transformer & auto valve for make-up air	\$1,630				Meets
• Revise fly fan	\$568				Meets
• Revise single controller for supply & return	\$212				Meets
• Remove digital printer	\$340				Meets
• Combine air returns for room 137 & 138	\$1,850				Meets
16000 Electrical					
• Revise light fixture specs to allow alt manf.	\$75,800				Meets
• Revise 3/4" conduit to 1/2" conduit undrgd	\$14,000				Meets
• Revise 8 outside light fixtures	\$4,700				Meets
• Revise dimming system at gym	\$11,400				Meets
Subtotal of Changes	\$596,586	\$167,909	\$62,998	\$58,633	

Dinwiddie Construction Base Bid	\$4,256,000	
Alternate #1 cleaned water leach field	\$76,124	funded from CB23
Alternate #2 cleaned water leach field	\$28,381	funded from CB23
Misc. toxic related items in base bid	\$60,000	funded from CB23

Dinwiddie Contract Amount **\$3,659,414 (\$4,256,000 - \$596,586)**

