



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

**CONSENT**  
**February 26, 2008**

**Honorable Mayor and  
Members of the City Council**

**Title: Contract: Design-Assist for Valley Hi - North Laguna Library and Cotton Lane (QA36, B13000800)**

**Location/Council District:** Corner of Bruceville Road and Cotton Lane, Council District 8

**Recommendation:** Adopt a **Resolution:** 1) awarding Sundt Construction Company a design-assist construction contract for the Valley Hi – North Laguna Library and Cotton Lane Construction project (QA36, B13000800) for the guaranteed maximum price (GMP) of \$10,043,212; and 2) authorizing the City Manager or the City Manager's designee to execute the contract specified above.

**Contacts:** Jeff Blanton, Associate Architect 808-8423; Cynthia Kranc, Facilities and Real Property Manager, 808-2258

**Presenter:** Not applicable

**Department:** General Services

**Division:** Facilities and Real Property Management

**Organization No:** 3281

**Description/Analysis:**

**Issue:** On March 20, 2007, City Council adopted Resolution No. 2007-166, suspending competitive bidding and approving the use of a design-assist approach for construction of the Valley Hi – North Laguna Library. Sundt Construction Company was selected to provide construction services.

On December 4, 2007, City Council adopted Resolution No. 2007-883 appropriating \$1.5 million to the project for construction of a signalized intersection at Bruceville Road and Cotton Lane, and a portion of Cotton Lane to provide access to the Valley Hi – North Laguna Library. The Cotton Lane construction work is included in the recommended design-assist construction contract.

**Policy Considerations:** This project was included in the 2006 Community Reinvestment Capital Improvement Program (CRCIP) approved by City Council on February 7, 2006. Award of the construction contract is consistent with the directives and guidelines of the CRCIP. The recommendations in this report are consistent with the provisions of Sacramento City Code Chapter 3.60.

**Committee/Commission Action:** None

**Environmental Considerations:** The Environmental Services Manager has determined the project, as proposed, will not have a significant impact on the environment; therefore, a Mitigated Negative Declaration has been prepared. In compliance with Section 15070 of the California Environmental Quality Act Guidelines, the applicant has incorporated mandatory mitigation measures into the project plans to avoid identified impacts or to mitigate such impacts to a point where clearly no significant impacts will occur. These mitigation measures address Biological Resources and Cultural Resources. The draft Mitigated Negative Declaration was circulated for a 30-day public review and comment period from August 1, 2007, through August 30, 2007. No comment letters were received during the public review and comment period. City Council approved the Environmental Documents along with the Master Plan for Shasta Community Park on October 9, 2007.

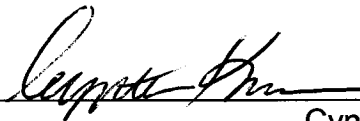
**Rationale for Recommendation:** The design-assist delivery approach provides the opportunity to maximize project scope within a limited budget. It is a faster delivery method than design-bid-build and is consistent with the alternative delivery approaches mentioned in the Smith Culp Report presented to City Council in February 2003.


On June 21, 2007, the Department of General Services issued Request For Proposal (RFP) No. P073282037 for a design-assist construction contract for the Valley Hi – North Laguna Library project. Three proposals were received and all three respondents were interviewed by a selection committee consisting of members from the North Laguna Library, Noll and Tam Architects, and the Department of General Services. The selection committee evaluated the RFPs based on experience, performance on similar projects, construction/GMP cost, etc. Based on the results of the interview process, the selection committee chose Sundt Construction Company.

**Financial Considerations:** On February 7, 2006, City Council approved the CRCIP, which included a \$16 million budget for the Valley Hi – North Laguna Library project. On December 4, 2007, City Council appropriated an additional \$1.5 million to the project. Sufficient funding is available to execute the design-assist construction contract with Sundt Construction Company for the GMP amount of \$10,043,212.

**Emerging Small Business Development (ESBD):** At this phase of a design-assist contract, contractors are typically unable to demonstrate meeting the City's ESBD goal

because the construction phase of the project is not fully developed. The RFP required a commitment letter from responding contractors stating that the City's 20% ESBD goal will be met for the construction phase of the project. Sundt Construction Company has committed to meet the City's ESBD goal.

Respectfully Submitted by:   
Cynthia Kranc  
Facilities Manager

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

Recommendation Approved:

*for*   
Ray Kerridge  
City Manager

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## **BACKGROUND INFORMATION**

- On October 11, 2005, City Council authorized the City Manager to identify projects for a 2006 Community Reinvestment Capital Improvement Program (CRCIP) bond issuance. This project was included in the approved 2006 CRCIP bond issuance and is funded with non-taxable bond dollars, which requires a completion by June 30, 2009.
- On January 23, 2007, City Council adopted Resolution No. 2007-047 awarding a professional services agreement to Noll and Tam Architects for architectural services in the amount of \$1.082 million.
- On March 20, 2007, City Council adopted Resolution No. 2007-166, suspending competitive bidding and authorizing the implementation of a qualification and selection process to hire a contractor for the Valley Hi – North Laguna Library.
- On December 4, 2007, City Council adopted Resolution No. 2007-883 appropriating \$1.5 million to the project for construction of a signalized intersection at Bruceville Road and Cotton Lane, and a portion of Cotton Lane to provide access to the Library.

**RESOLUTION NO. 2008-xxxx**

Adopted by the Sacramento City Council

**February 26, 2008**

**AWARDING AND EXECUTING A DESIGN-ASSIST CONSTRUCTION CONTRACT WITH SUNDT CONSTRUCTION COMPANY FOR THE VALLEY HI – NORTH LAGUNA LIBRARY AND COTTON LANE CONSTRUCTION PROJECT (QA36, B13000800) IN A TOTAL AMOUNT NOT TO EXCEED \$10,043,212**

**BACKGROUND**

- A. On March 20, 2007, City Council adopted Resolution No. 2007-166, suspending competitive bidding and authorizing the Department of General Services to implement a qualification and selection process to hire a contractor to complete construction of the Valley Hi – North Laguna Library.
- B. On July 20, 2007, the City of Sacramento received three proposals for design-assist construction contracting services. All three respondents were interviewed and the selection committee consisting of members from the North Laguna Library, Noll and Tam Architects, and the Department of General Services chose Sundt Construction Company.

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

- Section 1. The design-assist construction contract for the Valley Hi – North Laguna Library and Cotton Lane Construction project (QA36, B13000800) for the guaranteed maximum price of \$10,043,212 is awarded to Sundt Construction Company.
- Section 2. The City Manager or the City Manager’s designee is authorized to execute the contract specified above.