



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www.CityofSacramento.org

CONSENT  
July 31, 2007

Honorable Mayor and  
Members of the City Council

**Title: Contract: Design-Build Contract for George Sim Community Center  
Expansion Project (BC41)**

**Location/Council District:** 6207 Logan Street, District 6

**Recommendation:** Adopt a **Resolution:** 1) Authorizing the City Manager or the City Manager's designee to execute a design-build contract with Brown Construction for the George Sim Community Center Expansion project (BC41) in the amount of \$941,000 for design services associated with the project; and 2) directing staff to return to City Council upon completion of design services for authorization to proceed with the construction activities of the design-build contract.

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

**Presenters:** Not Applicable

**Department:** General Services

**Division:** Facilities and Real Property Management

**Organization No:** 3282

**Description/Analysis:**

**Issue:** On January 10, 2006, City Council held a financial planning workshop and developed a Community Reinvestment Capital Improvement Program (CRCIP) project list that included the George Sim Community Center Expansion project. At that time, the City Council considered three phases of work for this project and ultimately decided to move forward with Phases 1 and 2. On February 7, 2006 City Council approved the CRCIP project list, which included a \$6.5 million budget for Phases 1 and 2.

The George Sim Community Center Expansion project phases include the following work:

Phase 1: Expansion of the existing facility through construction of additional community services spaces

Phase 2: Remodeling of the existing community center facility

Phase 3: Construction of a gymnasium and community stage facility. Although City Council did not include Phase 3 in the initial project, staff recommends completing the design work for Phase 3 at this time in order to develop a comprehensive project master plan. Completing Phase 3 design at this time will eliminate the potential need to replace buried utilities installed during Phases 1 and 2. This will reduce the overall project cost and better position Phase 3 of the project to move forward quickly when funding is available in the future.

The recommended design services cover all three project phases. Brown Construction will determine a proposed guaranteed maximum price (GMP) for construction of each of the three phases after completion of the design services. Staff will return to City Council for review and authorization prior to commencement of any construction activities. Work authorized by the City Council will become a change order to this contract with Brown Construction.

**Policy Considerations:** This project is consistent with the City's Strategic Plan goal to achieve sustainability and livability by improving and expanding services to the local community.

**Environmental Considerations:** Design work developed by Brown Construction will be presented to various review and evaluation committees established by the City Council including the Parks Review Commission, Parks Planning and Design Development, the Design Review Board and local residents. Comments from these presentations will be incorporated into the Park Master Plan for George Sim Park and included in the California Environmental Quality Act review process before returning to City Council with the GMP proposals later this year.

On September 21, 2004 the City Council approved Resolution No. 2004-751 authorizing the City of Sacramento to design facilities to achieve Leadership in Energy and Environmental Design (LEED) rating with a goal of LEED Silver. The GMP proposals prepared by Brown Construction for this project will include LEED Silver compliance for each phase of the work.


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


**Financial Considerations:** On February 7, 2006, City Council approved the CRCIP, which included a \$6.5 million budget for Phases 1 and 2 of the George Sim Community Center Expansion project. Sufficient funding is available to execute the design-build contract with Brown Construction in an amount not to exceed \$941,000 for design services associated with the project.

Although no work on Phase 3 was originally contemplated in the \$6.5 million CRCIP budget for this project, including the design costs for Phase 3 will not negatively impact the ability to construct Phases 1 and 2 as originally approved.


Staff will return to City Council following completion of the design work with an update on the project status and GMP for each phase, and for authorization to proceed with construction activities. Construction work authorized by the City Council will become a change order to this contract with Brown Construction.

**Emerging Small Business Development (ESBD):** At this phase of a design-build 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 Request for Qualifications (RFQ) 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. Brown Construction 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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**ATTACHMENT 1**

**BACKGROUND INFORMATION**

On February 7, 2006, City Council approved the Community Reinvestment Capital Improvement Program (CRCIP), which included a \$6.5 million budget for Phases 1 and 2 of the George Sim Community Center Expansion project.

On December 12, 2006, City Council approved the design-build approach for the George Sim Community Center Project and authorized the Department of General Services to proceed with the selection process.

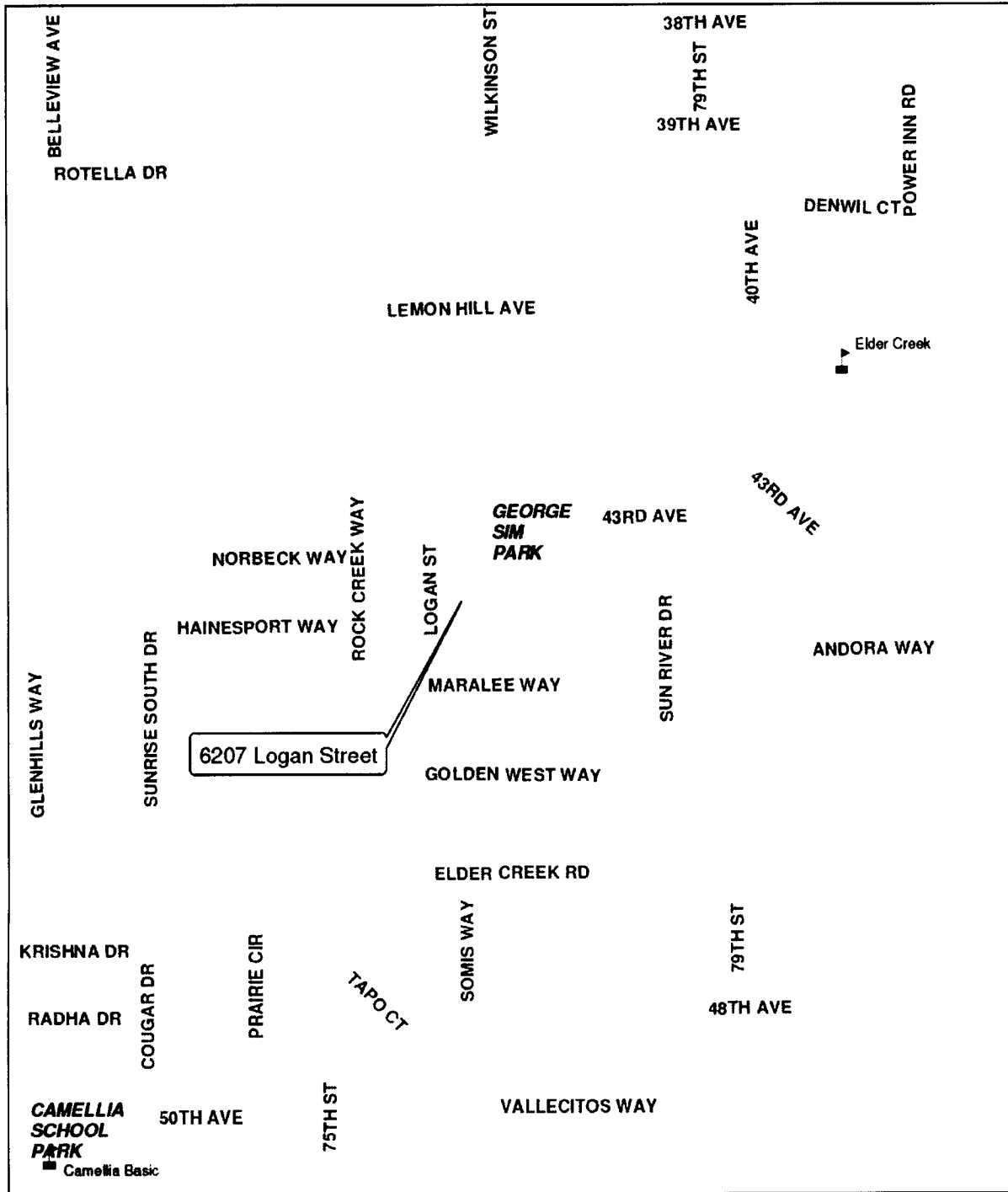
On March 13, 2007, the Department of General Services posted a Request for Qualifications (RFQ) for design-build services on the City's internet site. Four submittals were received and deemed responsive.

The selection committee evaluated the statements of qualifications based on previous experience with design of community centers, experience with the design-build approach on similar size projects and experience of the proposed team working together on previous design-build projects as well as the firms' commitment to completing the project within the time line given.

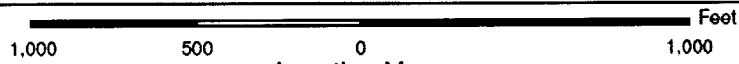
The selection committee identified the three most qualified teams to submit proposals for completing the project. On May 8, 2007, the selection committee chose Brown Construction as the most qualified design-build team to complete the work.

ATTACHMENT 2

GIS MAP



City of Sacramento  
IT/Central GIS Unit



Location Map

**Design - Build Contract for George Sim  
Community Center Expansion (BC41)**



Date: July 2007

**RESOLUTION NO. 2007-XXXX**

**Adopted by the Sacramento City Council**

**July 31, 2007**

**AUTHORIZE THE CITY MANAGER OR THE CITY MANAGER'S DESIGNEE TO EXECUTE A DESIGN-BUILD CONTRACT WITH BROWN CONSTRUCTION FOR THE GEORGE SIM COMMUNITY CENTER EXPANSION PROJECT (BC41)**

**BACKGROUND**

- A. On February 7, 2006, City Council approved the Community Reinvestment Capital Improvement Program (CRCIP), which included a \$6.5 million budget for Phases 1 and 2 of the George Sim Community Center Expansion project.
- B. On December 12, 2006, City Council approved the design-build approach for the delivery of the George Sim Community Center Expansion Project and authorized the Department of General Services to solicit Requests for Qualifications (RFQ) for related design-build services.
- C. On March 13, 2007, the Department of General Services posted a RFQ for design-build services for the George Sim Community Center Expansion project on the City's internet site. Four proposals were received and deemed responsive. The selection committee identified the three most qualified teams to submit proposals for completing the project.
- D. On May 8, 2007 the selection committee selected Brown Construction as the most qualified design-build team to complete the project.

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

- Section 1. The City Manager or the City Manager's designee is authorized to execute a design-build contract with Brown Construction for the George Sim Community Center Expansion Project in the amount of \$941,000 for design services associated with the project
- Section 2. Staff is directed to return to City Council upon completion of design services for authorization to proceed with the construction activities of the design-build contract.