



DEPARTMENT OF  
PUBLIC WORKS

ARCHITECTURE &  
ENGINEERING DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

927 10TH STREET  
ROOM 100  
SACRAMENTO, CA  
95814-2702

PH 916-264-8300  
FAX 916-264-8281

August 21, 1996

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT:** APPROVAL OF PLANS AND SPECIFICATIONS, ACCEPTANCE OF BID  
AND CONTRACT AWARD FOR THE HAGGIN OAKS GOLF COURSE  
RESTROOM REPLACEMENT PROJECT (OB06)

**LOCATION AND COUNCIL DISTRICT:** 3645 Fulton Avenue; Council District 2

**RECOMMENDATION:**

This report recommends that the City Council:

- Approve the plans and specifications;
- Reject the bids of Point Sierra Construction and Kellogg Construction as non-responsive and award the contract to L.M. Combs Construction, Inc. in the amount of \$66,359.00;
- Authorize the City Manager to execute a contract for the Haggin Oaks Golf Course Restroom Replacement project; and
- Authorize the City Manager to negotiate minor cost savings to the contract.

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

**FOR COUNCIL MEETING OF:** September 10, 1996

**SUMMARY:**

This project will reconstruct the restroom facilities, destroyed by fire, at the 10th tee of the Haggin Oaks South 18-Hole Golf Course.

On July 2, 1996, the City Council directed staff to investigate cost saving alternatives for the project. The resulting investigation yielded potential cost savings, which are not recommended due to potential for increased maintenance costs. However, by modifying the roof and plumbing piping layout, minor cost savings can be achieved.



**COMMITTEE/COMMISSION ACTION:** None.

**BACKGROUND INFORMATION:**

- Cost savings concepts considered included re-designing the project with alternate wall and roof construction, including wood and metal; changing plumbing fixtures to plastic or vitreous china (porcelain); reducing the quantity of plumbing fixtures; and revising plumbing piping layouts.
- Concepts were evaluated by staff in terms of functional, operational and maintenance criteria. An independent contractor developed cost savings estimates for concepts that appeared to have realistic cost-savings potential (see Exhibit A).
- This project was authorized in the 1995-96 Capital Improvement Program.
- This project was advertised and 10 bids were received on June 12, 1996, and are summarized below:

Contractor	Bid Amount	MBE Participation Goal 10.57%	WBE Participation Goal 9.5%	Good Faith Effort
Point Sierra Const	\$ 54,500	49.32%	9.97%	No
Kellogg Const	62,750	0.0%	3.82%	No
L.M. Combs Const	66,359	10.4%	0.0%	Yes
Sequoia Pacific Bldr	66,730	16.0%	0.0%	*
Carter Kelly Inc.	68,379	22.6%	0.0%	*
K.O.O. Construction	71,785	30.0%	9.6%	*
BRCO Const	82,000	13.4%	0.0%	*
Richard McGee	85,000	0.0%	10.6%	*
BMK Tech Const	86,117	17.8%	0.0%	*
K. W. Construction	111,250	90.0%	10.0%	*

\* Not received/analyzed

- The construction estimate is \$80,000.
- Point Sierra Construction's bid is non-responsive for failing to acknowledge addendum #2 and has also requested that his bid be withdrawn due to an inadvertent clerical error.
- Kellogg Construction's bid is non-responsive for failing to document a Good Faith Effort.
- L.M. Combs Construction, Inc. documented a good faith effort.
- Approval of the plans and specifications and award to L.M. Combs Construction, Inc. is recommended.

**FINANCIAL CONSIDERATIONS:**

- The project budget for Haggin Oaks Golf Course Restroom Replacement is \$116,000.
- The unobligated fund balance as of August 19, 1996 is \$111,211, which is sufficient for award.

**ENVIRONMENTAL CONSIDERATIONS:**

City Council approved the California Environmental Quality Act (CEQA) exemption, under section 15302(a), (e)(2) of the CEQA guidelines, on March 12, 1996. A Notice of Determination was filed with the Sacramento County Clerk.

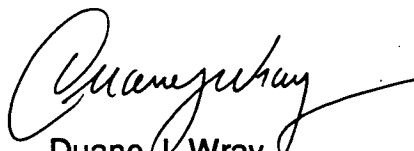
**POLICY CONSIDERATIONS:**

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

**MBE/WBE EFFORTS:**

To encourage minority participation, plans and specifications were sent to 9 plan rooms and construction services organization 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 Project Information Line which contains information on Public Works and Utility Department projects. Project notices were sent to 29 organizations involved in MBE/WBE recruitment. Bids were received from three MBE/WBE contractors. The lowest responsible bidder, L.M. Combs Construction, did not meet the MBE/WBE goals, but did perform an acceptable Good Faith Effort.

Respectfully submitted,



Duane J. Wray  
Architecture and Engineering Manager

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works, Technical Services

## EXHIBIT A

<u>Item</u>	<u>Estimated Cost Savings</u>	<u>Recommendation</u>
1. Delete roof gutters	\$768	Yes*
2. Delete roof overhangs	\$1,152	Yes*
3. Shorten waste line	\$900	Yes*
4. Change plumbing fixtures to commercial grade floor mount with commercial grade flush valves	\$2,200	No; higher maintenance costs
5. Change split face block to standard block	\$480	No; higher maintenance costs

\* These costs are estimated values only. A change order will be negotiated with contractor for actual cost savings.

