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DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

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TECHNICAL SERVICES  
DIVISION

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December 13, 1999

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: RESOLUTION SUSPENDING COMPETITIVE BIDDING FOR CONSTRUCTION OF SOUTH NATOMAS COMMUNITY CENTER, LIBRARY, AND PARK (LB06) AND AUTHORIZING THE CITY MANAGER TO SOLICIT PROPOSALS FOR A FAST-TRACK CONSTRUCTION CONTRACT**

**LOCATION AND COUNCIL DISTRICT:**

Corner of Truxel Road and Bannon Creek Drive, Council District 1

**RECOMMENDATION:**

This report recommends that the City Council approve the attached resolution:

- Suspending competitive bidding with a two-thirds vote; and
- Authorizing the City Manager to solicit proposals from general contractors to enter into a Fast-Track Construction Contract to construct the South Natomas Community Center, library, and park.

**CONTACT PERSON:** Jeff Blanton, Project Manager, 264-8423  
Craig Lymus, Contract Officer, 264-5524

**FOR COUNCIL MEETING OF:** January 4, 2000

City Council  
Resolution Suspending Competitive Bidding for  
Construction of South Natomas Community Center & Library  
December 13, 1999

**SUMMARY:**

This report requests Council to utilize a "Fast-Track" Construction Contract to meet the required project completion in the year 2001. Fast-Track Construction Contract will save time by having different tasks taking place concurrently compared to the City's typical delivery system. Therefore, it is in the best interest of the City to suspend competitive bidding and utilize a Fast-Track Construction Contract.

**BACKGROUND INFORMATION:**

- On October 1, 1998 City Council authorized the City Manager to execute an agreement for the purchase of real property at the corner of Truxel Road and Bannon Creek Drive and designated the subject site for the South Natomas Community Center, library, and park.
- A Citizen Advisory Committee was formed in December 1998 to define the program elements for the Master Plan of the 25 acre site including a community center, branch library, and park.
- On September 7, 1999 City Council authorized the City Manager to enter into a contract with BSA Architects for the Master Planning & Schematic Design phase.
- Two design charrette's with the Natomas community took place on October 6, 1999 and November 10, 1999.
- The Capital Improvement Project program approved the design and construction of the first phase of the project that included a 20,000 square foot community center and the 14,000 square foot library. The 10,000 square foot multi-purpose facility and the park will be constructed during Phase 2.

Project Description

The project consists of a new 20,000 square foot community center (first phase), 14,000 square foot library, parking (for the first phase), and initial park development (design).

Project Delivery

Staff has identified two project delivery processes:

1. Standard design, bid, and construction; and
2. A Fast-Track Construction Contract.

City Council  
Resolution Suspending Competitive Bidding for  
Construction of South Natomas Community Center & Library  
December 13, 1999

The Fast-Track construction Contract concept will have the following parameters:

- The contractor will work closely with City consultants so as to minimize the level of design drawings to only those needed to get competitive pricing.
- BSA Architects will produce drawings and specifications grouped into phases which will allow the contractor to commence construction on the underground, utilities, demolition, and site improvements well before the building drawings are ready to be bid.
- The contractor will bid the phased drawings directly to the subcontracting community following City bidding practices, including Small Business Utilization as well as community involvement.
- The contract will be limited to a guaranteed maximum price before a notice to proceed is issued for each phase.
- The general contractor's fee and general condition costs will be set before the fast-track contract is awarded.

Staff will return with a recommended contractor after the selection panel has made its recommendation.

**FINANCIAL CONSIDERATIONS:**

Initial design has been proceeding under an initial \$2,500,000 in general funds provided during the 1996-2001 Capital Improvement Program. Funding for the balance of the design and construction will be provided by the general fund, SNIF, and FBA Funds.

Detailed funding considerations will be brought back for Council consideration prior to commencing the construction phase of the project.

**ENVIRONMENTAL CONSIDERATIONS:**

Environmental concerns will be addressed upon completion of the Schematic Design Phase which is underway.

**POLICY CONSIDERATIONS:**

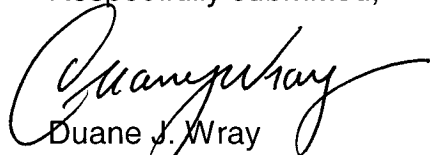
The suspension of competitive bidding, upon a two-thirds vote, and authorizing the City Manager to solicit proposals from general contractors to enter into a Fast-Track Construction Contract for the South Natomas Community Center and library is consistent with Sacramento City Code, Title 58.

City Council  
Resolution Suspending Competitive Bidding for  
Construction of South Natomas Community Center & Library  
December 13, 1999

**ESBD CONSIDERATIONS:**

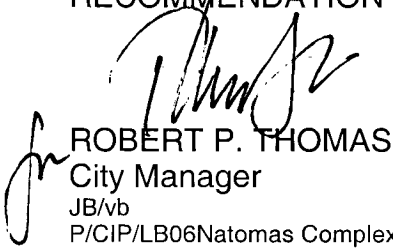
This proposal, selection, and negotiation process will utilize the Emerging and Small Business Enterprise program requirements as well as local and community involvement programs.

Respectfully submitted,



Duane J. Wray  
Technical Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager  
JB/vb  
P/CIP/LB06Natomas Complex/RFPSoNatomasCommCtr,Library,Park

APPROVED:



Michael Kashiwagi  
Director of Public Works

RESOLUTION NO. 2000-003

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_



RESOLUTION SUSPENDING COMPETITIVE BIDDING FOR CONSTRUCTION OF SOUTH NATOMAS COMMUNITY CENTER, LIBRARY, AND PARK (LB06) AND AUTHORIZING THE CITY MANAGER TO SOLICIT PROPOSALS FOR A FAST-TRACK CONSTRUCTION CONTRACT

THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:

- 1. Competitive bidding is suspended in the best interest of the City.
2. The City Manager is hereby authorized to solicit proposals from general contractors to enter into a Fast-Track Construction Contract to construct the South Natomas Community Center, Library, and Park.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_