



DEPARTMENT OF
GENERAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

5730 - 24TH STREET
BUILDING FOUR
SACRAMENTO, CA
95822-3699

OFFICE OF THE DIRECTOR

January 18, 1990

916-449-5548

DIVISIONS:

COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
PROCUREMENT SERVICES

Joint Transportation & Community Development/
Budget and Finance Committee
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF AN ARCHITECTURAL/ENGINEERING
CONSULTANT SERVICES AGREEMENT FOR EXPANSION OF
THE SACRAMENTO COMMUNITY CONVENTION CENTER (PA11) AND
THE REIMBURSEMENT OF \$5.9 MILLION ADVANCEMENT
BY THE PARKING FUND
1100 - 14TH STREET, SACRAMENTO


SUMMARY

The attached report recommends authorization of an architectural/
engineering agreement with Vitiello + Associates, Inc. for a fixed
maximum fee with authorization limited to completion of services
through the Schematic Design Phase.


RECOMMENDATION

It is recommended that the Joint Transportation and Community Develop-
ment Budget and Finance Committee review and recommend acceptance of
the attached report and adoption of the Resolution by the full Council.

Respectfully submitted,


Frank Mugartegui
Director of General Services

Recommendation Approved:


Solon Wisham, Jr.,
Assistant City Manager

January 23, 1990
District #1

Note: Questions regarding this report should be referred to David
Morgan, Project Manager, Facility Management Division, 449-5977.



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SACRAMENTO COMMUNITY CONVENTION CENTER (PA11) AND
THE REIMBURSEMENT OF \$5.9 MILLION ADVANCEMENT
BY THE PARKING FUND

SUMMARY

This report requests City Council authorization to enter into an agreement with Vitiello + Associates, Inc. for architectural design and engineering services for the proposed expansion of the Sacramento Community Convention Center located at 1100 14th Street, and for the reimbursement of the \$5.9 million transferred to the Parking Fund from the Community Convention Center Expansion project (PA11).

BACKGROUND

On April 23, 1989, the Department of General Services issued a public notice requesting firms interested in providing architectural/engineering services for the Sacramento Community Convention Center Expansion to submit proposals by June 2, 1990.

One Hundred Fifty-One (151) firms expressed interest in the project and received a copy of the City's Request For Qualifications (RFQ).

On June 2, 1989, eleven firms submitted formal responses to the City's RFQ. From the eleven responses three firms were shortlisted for further investigation and formal interviews.

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A technical Staff Committee, consisting of five individuals representing the City Council, City Manager, Community Convention Center, Budget and Finance Department and the Department of General Services reviewed the qualifications of each shortlisted firm on September 6, 1989, and following further research and investigation of each firm, selected Vitiello + Associates, Inc. as the successful finalist.

Negotiations were initiated in November 1989 and resulted in the attached formal agreement.

This contract represents a basic professional services agreement for architectural design and engineering services consistent with prevailing rates associated with similar projects.

Also included is additional compensation for the following special tasks:

1. Civil engineering and street improvements.
2. Life-cycle cost analysis necessary to evaluate alternative heating and air conditioning system designs.

FINANCIAL DATA

The architectural/engineering agreement is divided into the following seven phases:

Phase I	-	Conceptual Design	\$ 569,131
Phase II	-	Schematic Design	\$ 464,365
Phase III	-	Design Development	\$ 847,924
Phase IV	-	Construction Documents	\$1,263,454
Phase V	-	Bidding Negotiations	\$ 171,305
Phase VI	-	Construction	\$ 600,370
Phase VII	-	Post Construction	\$ <u>53,190</u>

Total \$3,969,739

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The consultant's agreement is divided into several discrete phases allowing the City an opportunity to evaluate work completed by the architects and determine if the project should proceed further. Information necessary to evaluate the project will be available upon completion of Schematic Design Phase. Authorization for the architects to proceed through completion of the Schematic Design Phase will require encumbering \$1,033,496.

On January 31, 1989, the City Council approved the transfer of \$5,855,358 from the 1987 COP Category II funds to the Parking Fund as interim financing for the Civic Center Plaza Parking Garage (VA66). Included with the issuance of the 1989 COP on November 14, 1989, was full funding for the garage project; therefore, the Parking Fund may now reimburse those funds transferred from the 1987 COP to the Community Center Expansion project (PA11).

Sufficient funding for activities through completion of Schematic Design Phase will be available through PA11, Fund 419, once funds are transferred from the Parking Fund.

POLICY CONSIDERATIONS

The agreement is structured in a manner whereby the City and consultant agree to a fixed contract limit for the total project. Funding for activities beyond the Schematic Design Phase will be developed and authorized by the City Council as the project progresses. This arrangement is a departure from the previous practice of identifying funding for the total agreement before work begins. Informational reports and requests for authorization will be provided to the City Council at critical stages of the project.

MBE/WBE EFFORTS

The Request For Qualifications issued during the consultant selection process encouraged participation of MBE/WBE in the project and stipulated the City's commitment to substantially increase the utilization of MBE/WBE firms in all City projects. Out of eleven firms that submitted formal responses to the City's RFQ, one firm claimed MBE/WBE status and two firms indicated they would include

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MBE/WBE consultants on their teams, but failed to provide any anticipated percentage of distribution. After review of all qualifications, the Technical Staff Committee determined that three firms substantially illustrated the unique ability necessary to design and engineer the project. However, none of the shortlisted firms claimed MBE/WBE status.

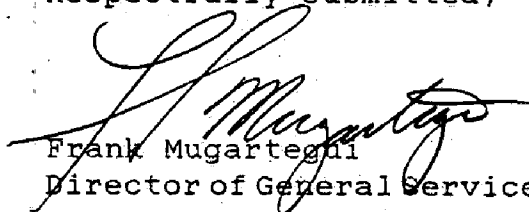
RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution authorizing:

1. The City Manager execute an agreement with Vitiello + Associates, Inc. to provide architectural, design and engineering services for expansion of the Sacramento Community Convention Center for an amount not to exceed \$3,969,739;
2. Funding for the consultant to provide architectural, design and engineering services through completion of Phase II Schematic Design, for a sum not to exceed \$1,033,496; and
3. The amendment of the following Capital Improvement Projects by transferring funds as follows:

415-500-VA66-4XXX	<\$5,855,358>
419-500-PA11-4XXX	\$5,855,358

Respectfully submitted,


Frank Mugartegui
Director of General Services

Recommendation Approved:

Walter J. Slipe, City Manager

January 23, 1990
District #1

Note: Questions regarding this report should be referred to David Morgan, Project Manager, Facility Management Division, 449-5977.

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF January 23, 1990.

RESOLUTION AUTHORIZING THE CITY MANAGER TO
EXECUTE AN AGREEMENT WITH
VITIELLO + ASSOCIATES, INC. TO PROVIDE
ARCHITECTURAL/ENGINEERING CONSULTANT SERVICES FOR
EXPANSION OF THE SACRAMENTO COMMUNITY CONVENTION CENTER (PA11)
AND AUTHORIZE THE REIMBURSEMENT OF \$5.9 MILLION
ADVANCEMENT BY THE PARKING FUND

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. The City Manager is hereby authorized and directed to execute an agreement with Vitiello + Associates, Inc. to provide architectural/engineering consultant services for expansion of the Sacramento Community Convention Center for an amount not to exceed \$3,969,739.;
2. The consultant is hereby authorized to provide services through completion of Phase II Schematic Design for a fee not to exceed \$1,033,496.; and
3. The Capital Improvement Programs are hereby amended by transferring funds as follows:

415-500-VA66-4XXX <\$5,855,358>

419-500-PA11-4XXX \$5,855,358

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____