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DEPARTMENT OF  
PUBLIC WORKS

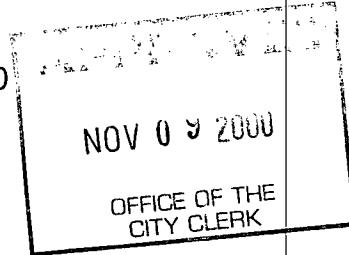
CITY OF SACRAMENTO  
CALIFORNIA

927 10TH STREET  
SACRAMENTO, CA  
95814-2702

TECHNICAL SERVICES  
DIVISION

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

October 16, 2000



City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: RESOLUTION SUSPENDING COMPETITIVE BIDDING PROCEDURE AND AUTHORIZING ALTERNATIVE COMPETITIVE PROCEDURE FOR A DESIGN/ASSIST CONSTRUCTION CONTRACT FOR CONSTRUCTION OF JOE MIMS, JR. HAGGINWOOD COMMUNITY CENTER (PN:CE31)**

**LOCATION AND COUNCIL DISTRICT:**

3271 Marysville Boulevard, Council District 2

**RECOMMENDATION:**

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

- Suspending the competitive bidding procedure and authorizing an alternative competitive bid procedure with a two-thirds vote; and
- Authorizing City staff to solicit proposals from licensed Contractors to enter into a Design/Assist Construction Contract to construct the Joe Mims, Jr. Hagginwood Community Center.

**CONTACT PERSON:** Obi Agha Project Manager, 264-8426  
Bob Williamson, 264-8430

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO



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City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: RESOLUTION SUSPENDING COMPETITIVE BIDDING PROCEDURE, AUTHORIZING ALTERNATIVE COMPETITIVE PROCEDURE, AND REQUESTING PROPOSALS FROM LICENSED CONTRACTORS FOR A DESIGN/ASSIST CONSTRUCTION CONTRACT FOR CONSTRUCTION OF JOE MIMS, JR. HAGGINWOOD COMMUNITY CENTER (PN:CE31)**

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

- Suspending the competitive bidding procedure and authorizing an alternative competitive bid procedure with a two-thirds vote; and
- Authorizing the City Manager to solicit proposals from licensed Contractors to enter into a Design/Assist Construction Contract to construct the Joe Mims, Jr. Hagginwood Community Center.

**CONTACT PERSON:**

Obi Agha Project Manager, 264-8426  
Bob Williamson, 264-8430

City Council  
Design/Assist Contract for Construction of  
Joe Mims Jr. Hagginwood Community Center Rehabilitation (CE31)  
October 16, 2000

**FOR COUNCIL MEETING OF:** November 9, 2000

**SUMMARY:**

This report requests Council to utilize a Design/Assist Construction Contract to meet the project budget and schedule. A Design/Assist Contract will save cost and time by shortening and overlapping design documentation, construction documentation preparation, and City Building Permit coordination phases in comparison to the City's typical delivery system. It is in the best interest of the City to suspend competitive bidding and to utilize a Design/Assist Construction Contract for this project.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

- The Capital Improvement Project program approved funding for the master planning /architectural programming of the building and the immediate site; and the design and construction of the first phase of Joe Mims, Jr. Hagginwood Community Center.
- In May 2000, the first of two Vision/Public Workshops was held at the Community Center.
- From June through July 2000, a Selection Committee, consisting of community representatives and City staff, selected an architect to develop the design of this facility. On August 31, 2000 an agreement was executed with Patricia Barnard Architect, Inc. of Sacramento.
- In September 2000, with the Architect on board, the Second Vision/Public Workshops was held at the Community Center.
- In October 2000, Patricia Barnard Architect, Inc has met with the community groups – Redevelopment Advisory Committee and is completing the Schematic Design Documents, incorporating the Committee's program.

Project Description

The renovation of Joe Mims Jr. Hagginwood Community Center was identified as a priority project during the funding discussions, partly due to its location at Hagginwood Park, within the redevelopment district and is also considered the gateway to Marysville Commercial Boulevard. The renovation of the facility is equally compelling in terms of supporting the revitalization of the boulevard. The address is 3271 Marysville Boulevard.

The size of the existing facility is approximately 10,000 square feet, which consists of a multipurpose/recreation room and stage, auxiliary rooms, kitchen, restrooms, storage, offices and entry porch.

The project consists of developing the master plan, and architectural programming of the facility, including development of a phased plan/design. The scope of work has been formulated

City Council  
Design/Assist Contract for Construction of  
Joe Mims Jr. Hagginwood Community Center Rehabilitation (CE31)  
October 16, 2000

through meeting with the City and representatives from the community (Public Workshops) to include:

- Master Planning (Bldg. + Site)
- Architectural programming
- Complete facade upgrade
- Entry/lobby/public space addition
- Community spaces, including neighborhood room
- Restroom upgrade
- Kitchen renovation
- Activity spaces to accommodate recreation and senior programs
- Landscape/fountain upgrade
- Restoring the existing multi-purpose room to its original high volume space
- General health, safety and operation improvements
- Expandability

#### Project Delivery

Staff had identified three project delivery processes to the Selection Committee:

1. Standard design, bid, and construction;
2. Design/Build Construction Contract; and
3. Design/Assist Construction Contract.

The Request for Qualification (RFQ) on Architectural Design Services solicitation and subsequent contract with Project Architect was based on Design/Assist Construction Contract.

On September 29, 2000 the Architect submitted the 45% complete of the master planning and schematic design document. Once the schematic design is completed and the first phase of work has been identified and approved by the community, the General Contractor (with the participation of the Architect) will be selected. The architect will complete the drawings and specifications with the involvement of the General Contractor. The sub-contractor bid packages, which will be competitively bid. The architect will remain responsible for the coordination of the required construction documents with the City's Building Permit plan check processes, including construction and construction administration phase.

The Selection Committee, Project Architect, and Staff have concluded that it is in the best interest of the City to suspend competitive bidding and to utilize the Design/Assist Construction Contract concept for the following reasons:

- Design/assist method of project delivery is favored because of its team-like approach to project completion and it's rational means of staying within budget.

City Council  
Design/Assist Contract for Construction of  
Joe Mims Jr. Hagginwood Community Center Rehabilitation (CE31)  
October 16, 2000

- When budget is as tight as JM JH Community Center for the first phase of this renovation, making the general contractor a part of the design team makes sense. The design /assist concept combines the strength of two distinct disciplines (architecture & general contractor). Architects with innovative ideas, spatial planning, and document production vs general contractors ability to estimate, daily dealing with suppliers, manufacturers, and subcontractors. With early assistance from general contractor, through an on-going dialogue during design stages, this project will be assured of remaining within budget.
- In addition to remaining within budget, the design/assist garners the best value for the limited number of dollar available. This approach allows for true value engineering by designing cost conscious quality, instead of change-ordering in price slashing merely to get back into budget.
- Scheduling is shortened on design/assist. When the construction documents are done and permitted, the contractor is ready to go. This eliminates advertising, bid period, legal and labor review of the bids, and gear-up time for the awarded contractor, etc, that are associated with design, bid, and construct process.
- The general contractor's fee, general condition, and guaranteed maximum costs will be set before the design/assist construction contract is returned to council for award.

#### **FINANCIAL CONSIDERATIONS:**

The 1999-2000 Capital Improvement Program provided \$500,000 in funding for this project. The project is being designed to fit within this funding.

#### **ENVIRONMENTAL CONSIDERATIONS:**

The Planning Services Division, Environmental Section, will review the project once the design is completed. The Notice of Determination will be completed and ready to be filed with the Sacramento County Clerk when the Construction contract is brought back for Council consideration and award.

#### **POLICY CONSIDERATIONS:**

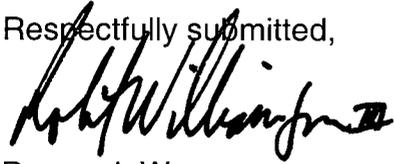
Suspending of competitive bidding and authorizing an alternative competitive bidding procedure upon a two-thirds vote and the authorizing of the City Manager to solicit proposals from general contractors to enter into a Design/Assist Construction Contract for the Joe Mims Jr. Hagginwood Community Center is consistent with Sacramento City Code, Title 3.

City Council  
Design/Assist Contract for Construction of  
Joe Mims Jr. Hagginwood Community Center Rehabilitation (CE31)  
October 16, 2000

**ESBD CONSIDERATIONS:**

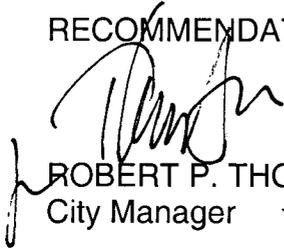
This proposal, selection, and negotiation process will utilize the Emerging and Small Business Enterprise program requirements as well as local and community involvement programs.

Respectfully submitted,



*For* Duane J. Wray  
Technical Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

APPROVED:



Michael Kashiwagi  
Director of Public Works

P/Active/Hagginwood Rehabilitation/927 10<sup>th</sup> Street/Council Report/Construction Contract CC10-31-00

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**RESOLUTION SUSPENDING COMPETITIVE BIDDING PROCEDURES AND  
AUTHORIZING ALTERNATIVE COMPETITIVE BID PROCEDURE  
FOR A DESIGN/ASSIST CONSTRUCTION CONTRACT FOR  
CONSTRUCTION OF JOE MIMS JR HAGGINWOOD COMMUNITY CENTER  
(PN:CE31)**

**THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:**

1. It is in the best interest of the City to suspend the bid procedure set forth in Article III of Chapter 3.60 of the Sacramento City Code for the Joe Mims Jr. Hagginwood Community Center (PN:CE31) in order to utilize a Request for Proposal process to select the best qualified licensed contractor to assist the City.

This process will enable the project to be completed faster and more efficiently than would be possible using design, bid, and construction process; and selecting a general contractor as part of the team during design stages would better assure completion of the project on schedule and within available budget.

2. Competitive bidding is hereby suspended, and city staff is authorized to engage in an alternative competitive procedure utilizing a request for proposals from qualified contractors to assist with the design and construction of this project. Upon completion of the review of proposals from qualified contractors selected by City staff, staff shall submit to the City Council a recommended selection of the best qualified proposal for performance of the contract. The sub-contractor bid packages would be competitively bid.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

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

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

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**RESOLUTION SUSPENDING COMPETITIVE BIDDING PROCEDURES,  
AUTHORIZING ALTERNATIVE COMPETITIVE BID PROCEDURE, AND  
REQUESTING PROPOSALS FROM LICENSED CONTRACTORS  
FOR A DESIGN/ASSIST CONSTRUCTION CONTRACT FOR  
CONSTRUCTION OF JOE MIMS JR HAGGINWOOD COMMUNITY CENTER  
(PN:CE31)**

**THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:**

1. It is in the best interest of the City to suspend the bid procedure set forth in Article IV of Chapter 3.60 Section 3.60.170 of the Sacramento City Code for the Joe Mims Jr. Hagginwood Community Center (PN:CE31) in order to utilize a Request for Proposal process to select the best qualified licensed contractor to assist the City. Upon completion of the review of proposals from qualified contractors elected by City staff, staff shall submit to the City Council a recommended selection of the best qualified proposal for performance of the contract. The contractor would work with the architect and the City through an on-going dialogue and value engineering during design stages to complete the construction bid document. The sub-contractor bid packages would be competitively bid.

This process will enable the project to be completed faster and move efficiently than would be possible using design, bid, and construction process; and selecting a general contractor as part of the team during design stages would better assure completion of the project on schedule and within available budget.

2. City staff is authorized to engage in an alternative competitive procedure utilizing a request for proposals from qualified contractors to assist with the design and construction of this project.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

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

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



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October 16, 2000

City Council  
Sacramento, California

**CONTINUED**  
FROM 10-31-00  
TO 11-9-00

Honorable Members In Session:

**SUBJECT: RESOLUTION AUTHORIZING AN ALTERNATIVE COMPETITIVE BID PROCEDURE AND REQUESTING PROPOSALS FROM LICENSED CONTRACTORS FOR A DESIGN/ASSIST CONSTRUCTION CONTRACT FOR CONSTRUCTION OF JOE MIMS, JR. HAGGINWOOD COMMUNITY CENTER (PN:CE31)**

**LOCATION AND COUNCIL DISTRICT:**

3271 Marysville Boulevard, Council District 2

**RECOMMENDATION:**

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

- Authorizing an alternative competitive bid procedure with a two-thirds vote; and
- Authorizing the City Manager to solicit proposals from licensed Contractors to enter into a Design/Assist Construction Contract to construct the Joe Mims, Jr. Hagginwood Community Center.

**CONTACT PERSON:**

Obi Agha Project Manager, 264-8426  
Bob Williamson, 264-8430

City Council  
Design/Assist Contract for Construction of  
Joe Mims Jr. Hagginwood Community Center Rehabilitation (CE31)  
October 16, 2000

**FOR COUNCIL MEETING OF:** October 31, 2000

**SUMMARY:**

This report requests Council to utilize a Design/Assist Construction Contract to meet the project budget and schedule. A Design/Assist Contract will save cost and time by shortening and overlapping design documentation, construction documentation preparation, and City Building Permit coordination phases in comparison to the City's typical delivery system. It is in the best interest of the City to utilize a Design/Assist Construction Contract for this project.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

- The Capital Improvement Project program approved funding for the master planning /architectural programming of the building and the immediate site; and the design and construction of the first phase of Joe Mims, Jr. Hagginwood Community Center.
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October 16, 2000

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The Selection Committee, Project Architect, and Staff for the following reasons preferred the Design/Assist Construction Contract concept:

- Design/assist method of project delivery is favored because of its team-like approach to project completion and it's rational means of staying within budget.

City Council  
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October 16, 2000

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#### **POLICY CONSIDERATIONS:**

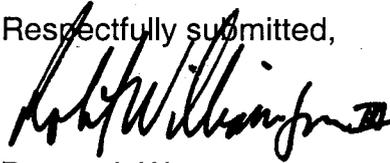
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October 16, 2000

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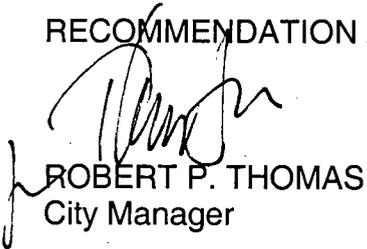
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Respectfully submitted,



*For* Duane J. Wray  
Technical Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

APPROVED:



Michael Kashiwagi  
Director of Public Works

P/Active/Hagginwood Rehabilitation/927 10<sup>th</sup> Street/Council Report/Construction Contract CC10-31-00

**RESOLUTION NO.** 2000-643

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**APPROVED**  
NOV 09 2000  
OFFICE OF THE  
CITY CLERK

**RESOLUTION AUTHORIZING AN ALTERNATIVE COMPETITIVE BID PROCEDURE AND  
REQUESTING PROPOSALS FROM LICENSED CONTRACTORS  
FOR A DESIGN/ASSIST CONSTRUCTION CONTRACT FOR  
CONSTRUCTION OF JOE MIMS JR HAGGINWOOD COMMUNITY CENTER  
(PN:CE31)**

**THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:**

1. In the best interests of the City, the bid procedure set forth in Article IV of Chapter 3.60 Section 3.60.170 of the Sacramento City Code is hereby suspended for the Joe Mims Jr. Hagginwood Community Center (PN:CE31).
2. City staff is authorized to engage in an alternative competitive procedure utilizing a request for proposals from qualified contractors to assist with the design and construction of this project.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

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

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

**RESOLUTION NO.**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**RESOLUTION AUTHORIZING AN ALTERNATIVE COMPETITIVE BID PROCEDURE AND  
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MAYOR

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ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**RESOLUTION AUTHORIZING AN ALTERNATIVE COMPETITIVE BID PROCEDURE AND  
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