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DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
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TECHNICAL SERVICES  
DIVISION

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February 10, 2000

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: AWARD OF FAST TRACK CONSTRUCTION CONTRACT TO KOO/UNGER CONSTRUCTION COMPANY FOR MEADOWVIEW RECREATIONAL POOL-PHASE 3 (CE11) IN THE NOT TO EXCEED AMOUNT OF \$3,300,000**

**LOCATION AND COUNCIL DISTRICT:**

2450 Meadowview Road, Council District #8

**RECOMMENDATION:**

This report recommends that:

- The City Council award the Meadowview Recreational Pool – Phase 3 Fast Track Constuction Contract to KOO/Unger Construction Company for Guaranteed Maximum Price (GMP), in the not to exceed amount of \$3,300,000

**CONTACT PERSON:**

Yadi Kavakebi, Project Manager, 264-8432

**FOR COUNCIL MEETING OF:**

February 29, 2000

**SUMMARY:**

The joint venture team of contractors, KOO/Unger Construction Company, along with one other contractor, John F. Otto, responded to the Request For Proposal (RFP) for Meadowview Recreational Pool - Phase 3 on January 12, 2000.

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The Meadowview Selection Committee, consisting of three members from the Meadowview Community and two City staff members from affected City departments, ranked the proposal as follows:

1. KOO/Unger Construction Company
2. John F. Otto

Staff has completed the negotiation with KOO/Unger Construction Company. Total negotiated Fast Track Contract, after defining a list of value engineering items, for Guaranteed Maximum Price (GMP) is in the not to exceed amount of \$3,300,000

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

- On October 27, 1992, the City Council approved the Meadowview Project Master Plan.
- On December 15, 1992, the City Council approved the Implementation of Meadowview Community Center in three phases.
- Phase 3 of Meadowview Master Plan was to consist of a childcare center and a recreational pool. At the original inception of the project, SHRA allocated \$300,000 of Community Development Block Grant (CDBG) funds toward the childcare center portion of the Phase 3 project.
- In January of 1998, the Meadowview Advisory Committee unanimously approved to delete the childcare center from Meadowview Phase 3 and reallocate the CDBG fund of \$300,000 toward the design of Meadowview Recreational Pool-Phase 3.
- On October 26, 1999, the City Council approved \$3,850,000 in General Fund funding, adopting the related Resolution on November 9, 1999.
- On November 23, 1999, the City Council approved Resolution No. 99-670, suspending the competitive bidding for construction of Meadowview Recreational Pool – Phase 3 and authorizing the City Manager to solicit proposals for a fast track construction contract.

Project Description

The project consists of a new 8-lane competition pool, zero entry pool with waterplay structures, and slide pool with water slide. Building structure includes lobby area, guard's room, staff office, first aid room, meeting room, large concession/kitchen, bathroom/locker facilities, equipment, and mechanical room. The estimated project budget for design and construction of the Meadowview Recreational Pool - Phase 3 is estimated at \$4,300,000.

Award of Fast Track Design-assist Construction Contract will allow for completion of the project by last quarter of year 2000.

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**FINANCIAL CONSIDERATIONS:**

The estimated project cost for design and construction of the Meadowview Recreational Pool - Phase 3 is \$4,300,000. Of this amount, \$3,850,000 is allocated from the General fund. The remaining is provided through the CDBG funding in two parts. The first part was a \$300,000 design grant approved in 1998. The second piece, for \$150,000, is scheduled for Council February 22 as of this writing. The unobligated fund amount for CIP CE11 is 3,961,595, which is adequate to proceed with the construction contract.

**ENVIRONMENTAL CONSIDERATIONS:**

In January 1991, the Environmental Services Division prepared a Negative Declaration for the Meadowview Community Center Project. The City Council ratified the Negative Declaration on April 9, 1991. The environmental review was conducted for the master plan for the community center project. The proposed project will carry out the final phase of the overall master planning for Meadowview project as addressed in the Negative Declaration. No additional environmental review is required.

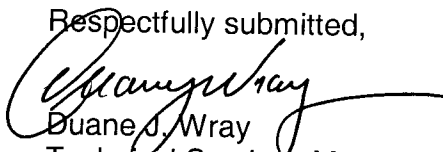
**POLICY CONSIDERATIONS:**

Award of the Fast Track Construction Contract for the Meadowview Recreational Pool - Phase 3 to KOO/Unger Construction Company is consistent with Sacramento City Code, Title 58.

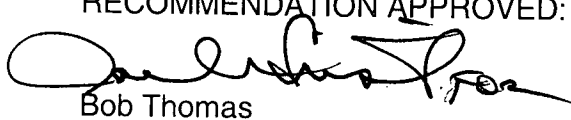
**ESBD CONSIDERATIONS:**

KOO Construction, an Emerging Business Enterprise (EBE) and joint venture partner, and Western Water Features Inc., a Small Business Enterprise (SBE), total 41% ESBE participation at this time. The contract includes, as a requirement, the City's requirements for ESBE goals for sub-bids. KOO/Unger Construction has stated that they will actively solicit to increase the ESBE participation rate. Staff will also involve the Office of Small Business Development to encourage ESBE participation.

Respectfully submitted,

  
Duane J. Wray  
Technical Services Manager

RECOMMENDATION APPROVED:



Bob Thomas  
City Manager

P/Active/CE11 Meadowview Pool/Council/Award Contract Koo/Unger

APPROVED:

  
Michael Kashiwagi  
Director of Public Works