



1.5

APPROVED  
BY THE CITY COUNCIL

FEB 7 1995

DEPARTMENT OF  
PUBLIC WORKS

ARCHITECTURE &  
ENGINEERING DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

January 18, 1995

OFFICE OF THE  
CITY CLERK

927 TENTH STREET  
SACRAMENTO, CA  
95814-2702

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

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT:** RESOLUTION ADOPTING THE SUSPENDING OF COMPETITIVE BIDDING AND AUTHORIZATION TO PURCHASE A PREFABRICATED GOLF PAVILION FROM VIXEN HILL MANUFACTURING CO. IN THE AMOUNT OF \$70,021.34 FOR THE BARTLEY CAVANAUGH GOLF COURSE (OA46)

**LOCATION AND DISTRICT:** Freeport, California; All Districts

**RECOMMENDATION:**

This report recommends that the City Council adopt the attached resolution suspending competitive bidding and authorizing purchase of a prefabricated golf pavilion from Vixen Hill Manufacturing in the amount of \$70,021.34 for the Bartley W. Cavanaugh Golf Course project (OA46).

**CONTACT PERSON:** Jim Faber, Associate Architect, 264-5529

**FOR COUNCIL MEETING OF:** February 7, 1994

**SUMMARY:**

This report requests that Council suspend competitive bidding and authorize the purchase of a prefabricated pavilion kit, including sales tax, shipping and on-site supervision of erection work from Vixen Hill Manufacturing Co. in the amount of \$70,021.34. The golf pavilion will be erected on a foundation and floor slab constructed under a separate contract, which also includes adding lighting for nighttime use and security. The anticipated use of the pavilion will be for golf tournaments, weekend evening dining, meetings and receptions.

**BACKGROUND INFORMATION:**

The Bartley Cavanaugh Golf Course Project (OA46) consists of: construction of the 18-hole golf course; a course maintenance facility; the clubhouse; an on-course snack bar /

restroom building; the drilling and development of irrigation and drinking water wells; and the renovation of the Hack House for Golf Division offices.

Construction of the golf course has been completed, the contractor is completing final punchlist items, and the golf course is now in the "grow-in" phase for the start of play in the late spring of 1995. Construction of the maintenance building and snack bar is complete; and final installation of the drinking water well equipment is nearing completion. Construction of the clubhouse is well underway, with completion scheduled prior to opening the golf course for play.

The golf pavilion is planned for an area roughly between the 9th and 18th greens, and adjacent to the parking lot, to provide a permanent "tournament tent" to be used as a control point for the organizers of individual tournaments during tournament play, and as a convenient, semi-private reception and dining facility. The Clubhouse food service concessionaire has plans to consistently utilize the pavilion facility on warm-weather, weekend evenings for BBQ buffets open to the public, and for receptions and meetings. In addition, the City will have the opportunity to offer use of the pavilion will comfortably accommodate 100 people for dining, and will easily accommodate up to 130 seated guests for meetings, lectures or weddings. With its location overlooking the lake and the greens of the finishing holes, the gazebo is expected to become a well-used destination point for the entire golf course.

The food service concessionaire has calculated that when complete, the pavilion will increase the tournament catering and weekend dining gross revenues by \$90,000 per year. In addition, the gross revenues for tournament bookings, pro shop rentals and golf merchandise sales should be significantly increased because of the ability to provide a full-service package for golf tournaments. Since the City's revenues from contracts with the golf pro and food service concessionaire will have a corresponding increase, staff has estimated that the costs of the golf pavilion kit, foundation work, erection and nighttime lighting should be amortized in under 10 years.

City staff has researched the use of a prefabricated pavilion versus on-site construction, and has determined that a prefabrication is more cost-effective. In addition, the general design quality of the factory-built details is much higher than can be economically constructed in the field, while the consistent quality of materials and construction reduces future maintenance requirements.

Staff has recommended the suspension of competitive and procurement of the pavilion from Vixen Hill Manufacturing Co. as they are the only firm manufacturing prefabricated pavilions of the size (1400 square feet) and design required for this project. While a pavilion of this size is a relatively new offering by Vixen Hill, they have provided many pavilions and gazebos for local projects and throughout northern California. One Vixen Hill gazebo is located at Strauss Island in Sacramento County's Elk Grove Park. The County Landscape Architect has confirmed that the Strauss Island gazebo has been in use for over 3 years, and that he is very satisfied with the construction quality and the low maintenance requirements. The design, detailing and visual scale of the Vixen Hill golf

City Council

RE: RESOLUTION ADOPTING THE SUSPENDING OF COMPETITIVE BIDDING AND AUTHORIZATION TO PURCHASE A PREFABRICATED GOLF PAVILION FROM VIXEN HILL MANUFACTURING CO. IN THE AMOUNT OF \$70,021.34 FOR THE BARTLEY CAVANAUGH GOLF COURSE (OA46)

Date January 18, 1995

Page 3

pavilion will fit well with the "updated Victorian" design of the Clubhouse.

Council's authorization to purchase the golf pavilion from Vixen Hill Manufacturing Co. at this time will allow adequate time for the delivery, erection and completion of follow-on landscaping work before the scheduled opening of the golf course.

**FINANCIAL CONSIDERATIONS:**

Total funding for the Bartley W. Cavanaugh Golf Course project (OA46) is \$9,727,000, with a current unobligated funds balance as of January 8, 1995 of \$517,046.

As the Bartley Cavanaugh Golf Course project nears completion, and with most of the major project components completed, there are sufficient funds remaining within the budget for award of this contract to Vixen Hill Manufacturing Company in the amount of \$71,021.34.

**ENVIRONMENTAL CONSIDERATIONS:**

On October 19, 1993, City Council ratified a Negative Declaration for this project.

**POLICY CONSIDERATIONS:**

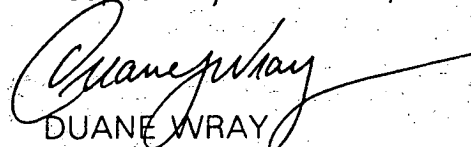
The suspension of competitive bidding upon 2/3 vote of the City Council is consistent with Title 58 of the Sacramento City Code.

**MBE/WBE:**

As this pavilion is only manufactured by one company, who is not an MBE/WBE, there is no opportunity for MBE/WBE participation.

Overall MBE/WBE participation on Cavanaugh Golf Course (OA46) is 17.85% (\$1,047,821) MBE and 9.66% (\$567,142) WBE, including this contract.

Respectfully submitted,



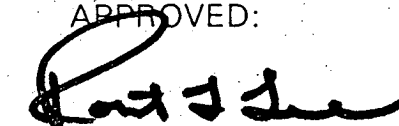
DUANE WRAY  
Manager, Architecture and Engineering  
Division

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR  
City Manager

APPROVED:



MICHAEL KASHIWAGI  
Deputy Director of Public Works

APPROVED  
BY THE CITY COUNCIL

FEB 7 1995

OFFICE OF THE  
CITY CLERK

RESOLUTION NO. 95-045

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

RESOLUTION ADOPTING THE SUSPENDING OF COMPETITIVE  
BIDDING AND AUTHORIZATION TO PURCHASE A PREFABRICATED  
GOLF PAVILION FROM VIXEN HILL MANUFACTURING CO. I  
N THE AMOUNT OF \$70,021.34 FOR  
THE BARTLEY CAVANAUGH GOLF COURSE (0A46)

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

1. Pursuant to Section 58.04.401 (d) of the Sacramento City Code, it is in the best interest of the City to suspend competitive bidding for this project because suspension of competitive bidding will allow the completion of work in the most expeditious and cost-effective manner.

\_\_\_\_\_  
MAYOR

ATTEST:

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

FOR CITY CLERK USE ONLY

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

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