

DEPARTMENT OF
PUBLIC WORKS

PROJECT DELIVERY DIVISION

CITY OF SACRAMENTO
CALIFORNIA

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June 24, 2003

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: ADA MODIFICATIONS FOR VARIOUS CITY BUILDINGS (PN: CC01) –
RE-ESTABLISH A MASTER CONTRACT LIST WITH PRE-QUALIFIED
DESIGN-BUILD CONTRACTORS**

LOCATION AND COUNCIL DISTRICT: All Council Districts

RECOMMENDATION:

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

- Suspending competitive bidding and approving the establishment of a Master Contract List of Qualified Contractors to perform American with Disabilities Act (ADA) building access modifications for various City buildings. Pre-qualified contractors on the Master Contract List are: Corporate Construction Services, Inc., Harbison Mahony Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc.
- Authorizing the City Manager to negotiate individual project contracts for building access modifications of various City buildings and facilities with Corporate Construction Services, Inc., Harbison Mahony Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc. on an on-call rotating basis.

CONTACT PERSONS:

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

FOR COUNCIL MEETING OF: July 17, 2003

SUMMARY:

In May 1999, the City Council approved a process to establish a list of contractors to perform ADA modifications of City buildings and facilities. Staff is now recommending that Council

continue this successful process. To re-establish the process, staff utilized a Request for Qualifications (RFQ) process and the following four design and construction teams were top-ranked: Corporate Construction Services, Inc., Harbison Mahony Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc. The term of the Master Contract List is three years, with an additional option year if services are being satisfactorily provided.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

In an effort to expedite completion of access upgrades throughout the City, staff developed and Council approved a process that has worked successfully for the last four years by allowing the use of design-build project teams to complete all access modifications, permits and documents required for City projects. This approach has resulted in lower design costs and reduced construction time. Coordination with operations of the continuously occupied facilities has worked well. This report recommends re-establishment of this process. An RFQ was advertised outlining the required qualifications:

- 1) Evaluating site and buildings for compliance with ADA and California Building Code Regulations;
- 2) Coordinating and developing project scopes, construction schedules, and budgets;
- 3) Securing all required permits and reviews;
- 4) Participating in all public hearings; and
- 5) Constructing various City of Sacramento building alterations to meet current building access requirements.

Five firms submitted formal responses. A staff panel reviewed and evaluated the responses based on experience, qualifications, demonstrated ability to perform similar size projects, and ESBE utilization. Four design and construction firms were top-ranked: Corporate Construction Services, Inc., Harbison Mahony Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc. Staff recommends Council establish a master list consisting of these four firms.

Staff will also use Independent Cost Estimators as needed to review the cost proposals submitted by the contractors. The City also employs the services of Independent Access Compliance experts to verify that the California Code of Regulations and Americans with Disabilities Act Accessibility Guidelines are being met.

FINANCIAL CONSIDERATIONS:

The current total project budget is \$1,882,415. As of June 24, 2003, the unobligated balance of the ADA Modifications Capital Improvement Program project (PN: CC01) is \$1,347,311. There is no financial impact from this report.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Manager has determined that the approval of a Master Contract List of Qualified Contractors is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) of the CEQA Guidelines. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Future discretionary actions for specific ADA modifications will be subject to CEQA review where appropriate.

POLICY CONSIDERATIONS:

The action requested herein is consistent with Sacramento City Code, Title 3. This recommendation is consistent with the City's Strategic Plan goal to enhance and preserve the neighborhoods.

ESBD CONSIDERATIONS:

To enhance contracting and procurement opportunities for small businesses and to achieve the City's annual Emerging and Small Business Enterprise (ESBE) participation goal, the City may award some contracts to ESBE firms under the Sheltered Market Program. Two of the four firms on the master list are certified small businesses and a third firm is completing the ESBE requirements. Prior to the commencement of any project, the contractors will be required to comply with the City's goal of 20% participation by ESBE.

Respectfully submitted,


Francesca Lee Halbakken
Project Delivery Manager

RECOMMENDATION APPROVED:

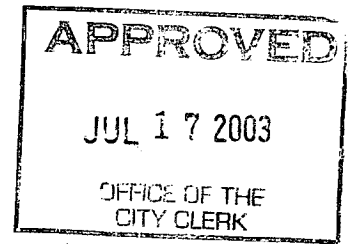

ROBERT R. THOMAS
City Manager

APPROVED:


Thomas V. Lee
Deputy City Manager

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RESOLUTION NO. 2003-480

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION TO RE-ESTABLISH A MASTER CONTRACT LIST WITH PRE-QUALIFIED DESIGN-BUILD CONTRACTORS TO PROVIDE ADA MODIFICATIONS FOR VARIOUS CITY BUILDINGS (CIP: CC01)

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

- Competitive bidding be suspended and a Master Contract List of Qualified Contractors be established with the companies of: Corporate Construction Services, Inc., Harbison Mahony Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc.
- The City Manager is authorized to negotiate and execute individual project contracts for building access modifications of various City buildings and facilities with Corporate Construction Services, Inc., Harbison Mahony Higgins Builders, Inc., PNP Construction, Inc., and C & C Construction, Inc. on an on call rotating basis.

MAYOR

ATTEST

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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