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APPROVED

JUL 18 2000

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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SACRAMENTO, CA
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TECHNICAL SERVICES
DIVISION

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July 3, 2000

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: RESOLUTION SUSPENDING BID PROCEDURE AND AUTHORIZING ALTERNATIVE COMPETITIVE PROCEDURE REQUESTING PROPOSALS FROM LICENSED CONTRACTORS FOR A DESIGN/ASSIST CONSTRUCTION CONTRACT FOR CONSTRUCTION OF SOUTHSIDE PARK CLUBHOUSE (PN:KC56)

LOCATION AND COUNCIL DISTRICT:

2115 6TH Street, Council District 4

RECOMMENDATION:

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

- Suspending the competitive bid procedure and authorizing an alternative competitive procedure with a two-thirds vote;
- Authorizing the City Manager to solicit proposals from licensed Contractors to enter into a Design/Assist Construction Contract to construct the Southside Park Clubhouse.

CONTACT PERSON:

Mike George, Project Manager, 264-8433
Craig Lymus, Contract Officer, 264-5524

City Council
Design/Assist Contract for Construction of
Southside Park Clubhouse (KC56)
July 3, 2000

FOR COUNCIL MEETING OF: July 18, 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/Build Construction Contract for this project.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

- The Capital Improvement Project program approved funding for the design and construction of a new Southside Park Clubhouse.
- From February through March 2000, an Advisory Committee, consisting of community representatives and City staff, selected an architect to develop the design of this facility. On April 19, 2000 an agreement was executed with Ekistics Design Studio.
- Ekistics Design Studio has met with the community and is completing the Schematic Design Documents, incorporating the Advisory Committee's program.

Project Description

The proposed project site is North of the existing Pool House in Southside Park. The size of the addition is approximately 2,000 square feet and will include the basic areas as outlined on the Preliminary Architectural Program, which was developed by the Advisory Committee. Included is a large multi-purpose meeting room, smaller meeting areas, entry lobby, catering kitchen, restrooms and storage areas. The Construction Budget is estimated at \$246,000.

Project Delivery

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

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

City Council
Design/Assist Contract for Construction of
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The Design/Assist Construction Contract concept was preferred by the Advisory Committee for the following reasons:

- It is faster than the standard design, bid, and construct process and provides contractor involvement during the design development, which assures better control of the construction budget as it is being developed.
- Design/Assist process allows better control of the design architect, as he was selected by the City and Advisory Committee and has developed the Schematic Design of the facility prior to bringing the Contractor into the process.
- The architect will complete the drawings and specifications with the involvement of the Contractor. City staff and the architect will assemble 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.
- The general contractor's fee and general condition costs will be set before the Design/Assist Construction contract is awarded.

FINANCIAL CONSIDERATIONS:

The 1999-2000 Capital Improvement Program provided \$400,000 in funding for this project. As of June 30, 2000, there is an unobligated fund balance of \$349,537, which is more than sufficient to award a construction contract for subject work. Detailed funding considerations will be brought back for Council prior to the award of a contract for construction of the project.

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:

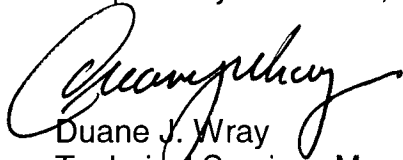
The suspension of competitive bidding and authorization for alternative competitive bidding procedure upon a two-thirds vote, the authorizing the City Manager to solicit proposals from general contractors to enter into a Design/Assist Construction Contract for the Southside Park Clubhouse is consistent with Sacramento City Code, Title 58.

City Council
Design/Assist Contract for Construction of
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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,



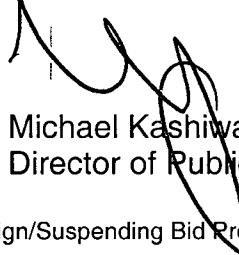
Duane J. Wray
Technical Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

APPROVED:



Michael Kashiwagi
Director of Public Works

P/Active/KC56Southside ParkCouncil/Suspending Bid for Design/Suspending Bid Procedure CC 7.18

APPROVED
JUL 18 2000
OFFICE OF THE
CITY CLERK

RESOLUTION NO. 2000-426

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION SUSPENDING BID PROCEDURE AND
AUTHORIZING ALTERNATIVE COMPETITIVE PROCEDURE
REQUESTING PROPOSALS FROM LICENSED CONTRACTORS
FOR A DESIGN/ASSIST CONSTRUCTION CONTRACT FOR
CONSTRUCTION OF SOUTHSIDE PARK CLUBHOUSE
(PN:KC56)**

THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:

1. In the best interests of the City, the bid procedure set forth in Chapter 58.03 of the Sacramento City Code is hereby suspended for the Southside Park Clubhouse contract (PN:KC56).
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 construct this project.
3. Upon completion of the review proposals from qualified sub-contractors solicited by City staff, staff shall submit to the City Council a recommended selection of the best qualified sub-contractors for performance of the contract.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. 2000-426

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF JUL 18 2000

**RESOLUTION SUSPENDING BID PROCEDURE AND
AUTHORIZING ALTERNATIVE COMPETITIVE PROCEDURE
REQUESTING PROPOSALS FROM LICENSED CONTRACTORS
FOR A DESIGN/ASSIST CONSTRUCTION CONTRACT FOR
CONSTRUCTION OF SOUTHSIDE PARK CLUBHOUSE
(PN:KC56)**

THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:

1. In the best interests of the City, the bid procedure set forth in Article III of Chapter 3.60 Chapter 58.03 of the Sacramento City Code is hereby suspended for the Southside Park Clubhouse contract (PN:KC56).
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 construct this project.

JIMMIE R. YEE

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

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RESOLUTION NO.: 2000-426

DATE ADOPTED: JUL 18 2000