



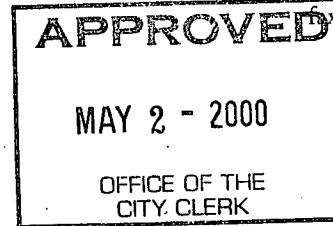
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Department of Utilities  
Engineering Services Division

CITY OF SACRAMENTO  
CALIFORNIA

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Sacramento, CA 95822-2911  
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April 20, 2000



City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: FIELD SERVICES ADMINISTRATION BUILDING PROJECT (PN:ZH21)-  
AUTHORIZATION TO SUSPEND FORMALIZED COMPETITIVE BIDDING AND TO  
SOLICIT PROPOSALS FOR A FAST-TRACK CONSTRUCTION CONTRACT.**

**LOCATION AND COUNCIL DISTRICT:**

The project is located in the City of Sacramento Corporation Yard in District 8 (see enclosed map).

**RECOMMENDATION:**

Staff recommends that the City Council approve the attached resolution:

- Suspending formalized competitive bidding; and
- Authorizing the Department of Utilities to solicit proposals from general contractors to enter into a Fast-Track Construction Contract to construct the Field Services Administration Building.

**CONTACT PERSON:**

Gary Reents, Engineering Services Manager, 264-1433  
Andy Hunt, Senior Engineer, 264-1408

**FOR COUNCIL MEETING OF:** May 2, 2000

**SUMMARY**

Staff requests that City Council approve a 'Fast-Track' Construction Contract to meet the desired project completion of spring 2000. 'Fast Track' Construction will save time and money by having different tasks take place concurrently compared to the City's typical delivery system.



CITY OF SACRAMENTO  
DEPARTMENT  
OF UTILITIES

*Making a Difference in Your Neighborhood*

City Council  
April 20, 2000  
Field Services Administration Building - Fast-Track Construction Contract  
(PN: ZH21)

## **COMMITTEE/COMMISSION ACTION**

None.

## **BACKGROUND INFORMATION**

- On June 1, 1999 City Council approved the Field Services Administration Building Project (PN:ZH21).
- On January 4, 2000 the City Council approved a Consultant Services Agreement with the architectural firm of Lex Coffroth and Associates, Inc., for the design of the Field Services Administration Building.

### Project Description

The project consists of a two story 29,000 square foot Field Services Administration Building to be constructed on the south side of the City of Sacramento Corporation Yard off 24<sup>th</sup> Street. The building will replace an existing shed between buildings No. 20 and 21.

### Project Delivery

Staff has identified two project delivery processes:

- Standard design, bid and construction; and
- Fast-Track Construction.

The Fast-Track Construction Contract concept will have the following parameters:

- The Contractor will work closely with the Architect and City staff so as to minimize the level of design drawings needed to get competitive pricing.
- Contractor input during design will greatly increase efficiency during construction.
- Lex Coffroth will produce drawings in at least two phases which will allow the Contractor to begin construction on the underground, utilities, demolition and site improvements while building plans are being finalized for bidding.
- The Contractor will bid the phased drawing directly to the subcontracting community following City competitive bidding practices including Emerging Small Business Utilization.
- The contract will be limited to a guaranteed maximum price before a notice to proceed is issued for each phase.
- The General Contractor's fee and general condition will be set before the Fast-Track contract is awarded.

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Staff will return with a recommended contractor after the selection panel has made its selection.

### FINANCIAL CONSIDERATIONS

The total estimated cost of this project is \$2,500,000. At present there is \$750,000 in the project fund (413-500-ZH21-4820). The balance of the funding will be included in the 2000/2001 budget.

Detailed funding considerations will be included for City Council consideration when staff returns with a request for approval of the Fast-Track Construction Contract.

### ENVIRONMENTAL CONSIDERATIONS

An Environmental Review in accordance with the provisions of the California Environmental Quality Act (CEQA) will be performed as part of the project. The review will be completed before construction begins. The anticipated assessment for this project is a Negative Declaration.

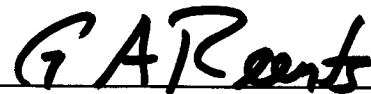
### POLICY CONSIDERATIONS

The action requested herein is consistent with Sacramento City Code 58.401 regarding the suspension of competitive bidding.

### ESBD CONSIDERATIONS

This proposal and selection process will utilize the Emerging and Small Business Enterprise Program.

Respectfully submitted,



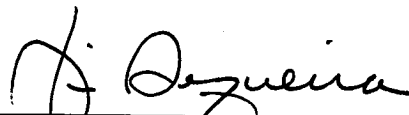
Gary A. Reents  
Engineering Services Manager

RECOMMENDATION APPROVED:

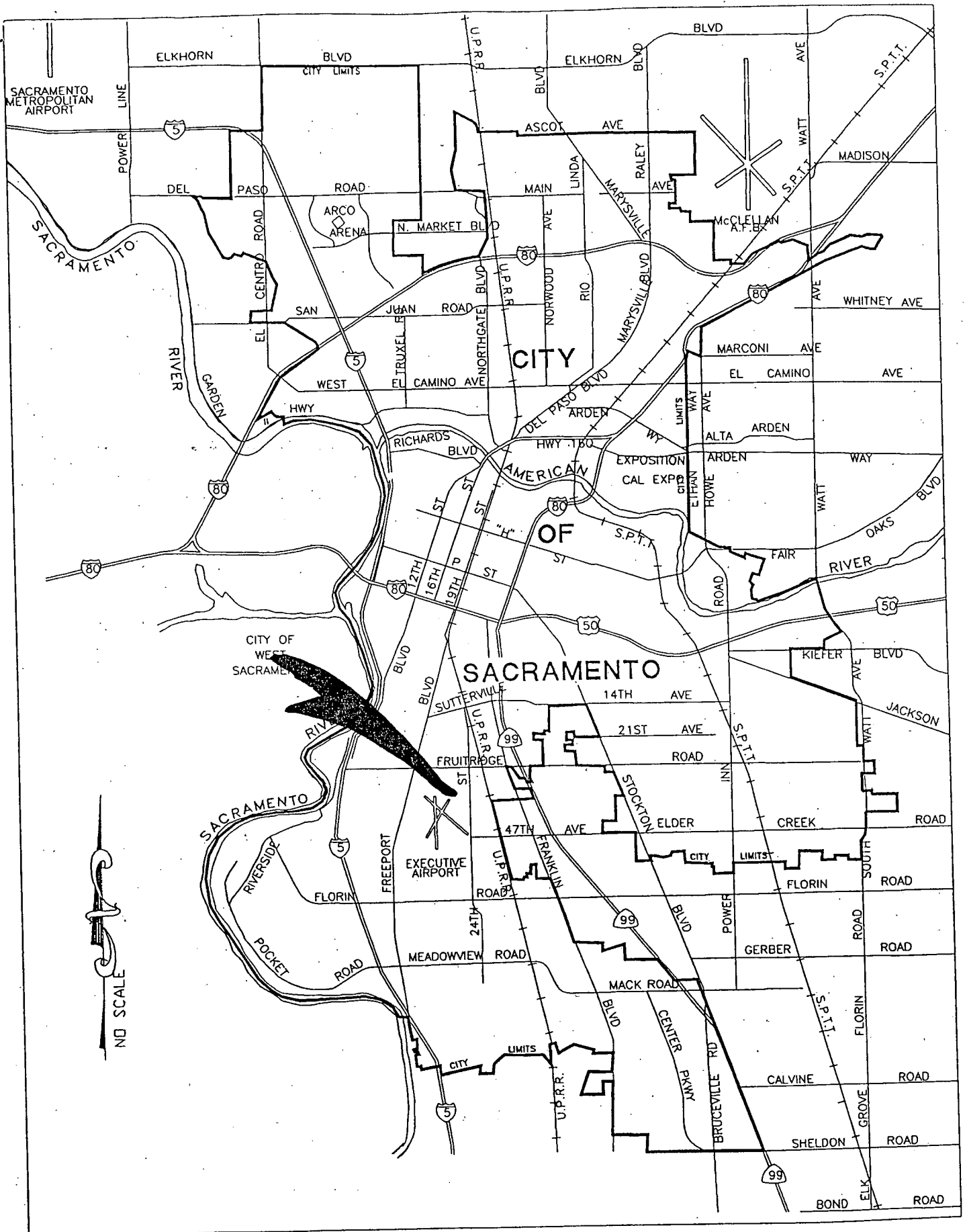


ROBERT P. THOMAS  
City Manager

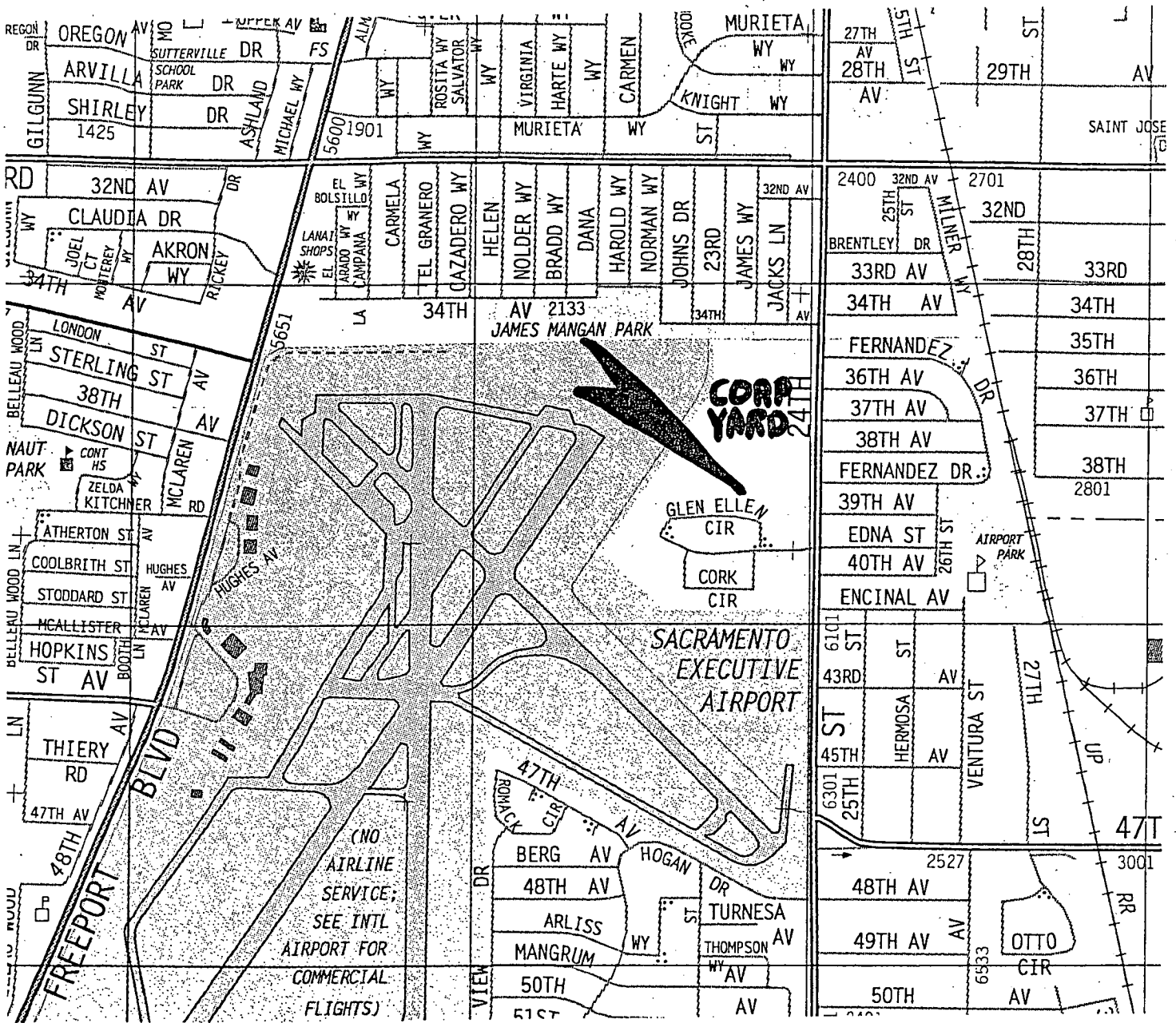
APPROVED:



JAMES G. SEQUEIRA  
Director of Utilities



VICINITY MAP



## **Field Services Building Project (PN:ZH21)**

NO SCALE

**RESOLUTION NO. 2000-189**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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



**RESOLUTION AUTHORIZING THE DEPARTMENT OF UTILITIES TO SUSPEND FORMALIZED COMPETITIVE BIDDING FOR THE FIELD SERVICES ADMINISTRATION BUILDING AND TO SOLICIT PROPOSALS FOR A FAST-TRACK CONSTRUCTION CONTRACT**

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

1. In the best interests of the City of Sacramento, formalized competitive bidding is hereby suspended for construction of the Field Services Administration Building.
2. The Department of Utilities is hereby authorized to solicit proposals from general contractors to enter into a Fast-Track Construction Contract to construct the Field Services Administration Building.

\_\_\_\_\_  
MAYOR

ATTEST:

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

\_\_\_\_\_  
**FOR CITY CLERK USE ONLY**

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

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