

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

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TECHNICAL SERVICES  
DIVISION

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May 23, 2000

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: RESOLUTION SUSPENDING BID PROCEDURE AND AUTHORIZING ALTERNATIVE COMPETITIVE PROCEDURE TO REQUEST PROPOSALS TO LICENSED CONTRACTORS/MODULAR BUILDING MANUFACTURERS FOR A DESIGN/BUILD CONSTRUCTION CONTRACT FOR CONSTRUCTION OF EVELYN MOORE COMMUNITY CENTER MODULARS (PN:KC46)**

**LOCATION AND COUNCIL DISTRICT:**

402 Dickson Street, Council District 8

**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/Modular Building Manufacturers to enter into a Design/Build Construction Contract to construct the Evelyn Moore Community Center.

**CONTACT PERSON:**

Michael Sweeney, Project Manager, 264-8429  
Craig Lymus, Contract Officer, 264-5524

**FOR COUNCIL MEETING OF:** June 6, 2000

**SUMMARY:**

This report requests Council to utilize a Design/Build Construction Contract to meet the project completion date of February 2001. The special construction of this facility requires contractors/manufacturers disciplined and in business to provide modular building construction. Design/Construction Contract will save costs and time by shortening and overlapping design documentation, construction documentation preparation, specifically regulated State Department of Housing and City Building Permit coordination phases in comparison to the City's typical delivery system. It is, therefore, in the best interest of the City to utilize a Design/Build Construction Contract for modular facility development.

**COMMITTEE/COMMISSION ACTION:** None.

**BACKGROUND INFORMATION:**

- The existing Evelyn Moore Community Center is a 1,920 square foot modular structure in dire need of replacement, due to age and structural problems, and has warranted a request for expansion of it's meeting and support facilities.
- The Capital Improvement Project program approved funding for the design and replacement of the existing community center modular facility.
- A Neighborhood Advisory Committee, consisting of community representatives and City staff, have met, defined, and approved the program elements for the new community center development.
- Technical Services staff have completed Design directive drawings incorporating the Advisory Committee's program and have received approval from the Advisory Committee to proceed.

Project Description

The project consists of the removal of the existing 1,920 square foot modular community center structure and replacement with a new and expanded 4,320 square foot modular community center facility. The expansion will approximately double the occupancy capacity for community meetings and events. Included also are expanded rest room facilities, staff office, additional storage, enlarged kitchen facilities, and site hardscape and landscape development.

Project Delivery

Staff has identified two project delivery processes:

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

The Design/Build Construction Contract concept will have the following parameters:

- The construction of modular building facilities for public use requires specific manufacturing requirements constructed under State Department of Housing code requirements for educational use with fabrication generally performed in a shop type facility and/or manufacturing plant set-up specifically for efficiency, quality control, and code compliance.
- The contractor will work with City provided design documents to minimize the number of additional design work required and proceed more efficiently and quickly into the preparation of construction documents.
- The contractor will produce drawings and specifications and be responsible for the coordination of required construction document submittals with the Department of Housing and City's Building Permit plan check processes.
- The general contractor's fee and general condition costs will be set before the Design/Build Construction contract is awarded.

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

#### **FINANCIAL CONSIDERATIONS:**

The 1996-2001 Capital Improvement Program provided \$350,000 in funding for this project. As of May 15, 2000, there is an unobligated fund balance of \$344,730, which is more than sufficient to award a construction contract for subject work.

Detailed funding considerations will be brought back for Council consideration and award of the Design/Build Construction contract prior to commencing the award of a contract for construction documentation and construction phases of the project.

#### **ENVIRONMENTAL CONSIDERATIONS:**

The Planning Services Division, Environmental Section, is presently reviewing the project. The Notice of Determination will be completed and ready to be filed with the Sacramento County Clerk when the Design/Build Construction contract is brought back for Council consideration and award.

#### **POLICY CONSIDERATIONS:**

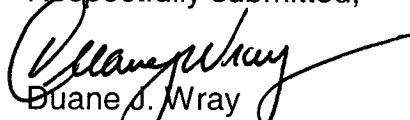
The suspension of competitive bidding and authorization for alternative competitive bidding procedure upon a two-thirds vote, the authorizing the City Manager to solicit proposals from general contractors to enter into a Design/Build Construction Contract for the Evelyn Moore Community Center is consistent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

City Council  
Design/Construction Contract for Construction of  
Evelyn Moore Community Center Modulares (KC46)  
May 23, 2000

**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/KC46 Evelyn Moore Community Center Modulares/Council/Alternative Competitive Proc Design/Construction Contract

**RESOLUTION NO.** *2000-292*

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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



**RESOLUTION SUSPENDING BID PROCEDURE AND AUTHORIZING ALTERNATIVE  
COMPETITIVE PROCEDURE TO REQUEST PROPOSALS TO  
LICENSED CONTRACTORS/MODULAR BUILDING MANUFACTURERS  
FOR A DESIGN/CONSTRUCTION CONTRACT FOR CONSTRUCTION OF  
EVELYN MOORE COMMUNITY CENTER MODULARS (PN:KC46)**

**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 Evelyn Moore Community Center contract (PN:KC46).
2. City staff is authorized to engage in an alternative competitive procedure utilizing a request for proposals from qualified contractors to design and construct this project.
3. Upon completion of the review proposals from qualified contractors solicited by City staff, staff shall submit to the City Council a recommended selection of the best qualified proposal for performance of the contract.

\_\_\_\_\_  
MAYOR

ATTEST:

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

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**FOR CITY CLERK USE ONLY**

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

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