



4.2

APPROVED  
BY THE CITY COUNCIL

SEP 2 1997

OFFICE OF THE  
CITY CLERK

DEPARTMENT OF  
PUBLIC WORKS  
  
TECHNICAL SERVICES

CITY OF SACRAMENTO  
CALIFORNIA

927 10TH STREET  
ROOM 100  
SACRAMENTO, CA  
95814-2702  
  
PH 916-264-8300  
FAX 916-264-8281

August 22, 1997

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: CONSTRUCTION OF MEADOWVIEW COMMUNITY CENTER - PHASE TWO  
(CB25)**

**LOCATION AND COUNCIL DISTRICT:**

Meadowview Community Center, 2450 Meadowview Road - Council District #8.

**RECOMMENDATION:**

This report recommends the City Council approve the utilization of \$1,000,000 in Meadowview construction savings to (1) reduce borrowing and annual debt service requirements for other capital projects and (2) use the resulting debt service savings for program and staff increases for Meadowview Community Center at an annual cost of \$68,000 and an increase of 2.00 FTE.

**CONTACT PERSON:** Yadi Kavakebi, Associate Architect, 264-8433

**FOR COUNCIL MEETING OF:** September 2, 1997

**SUMMARY:**

The Meadowview Community Center, Phase Two, construction is in the final stage of completion and move-in is underway. The opening is planned for the second week of October 1997. Efficient planning by the community and staff and design/build construction has resulted in project savings of approximately \$1,000,000.

**COMMITTEE/COMMISSION ACTION:** None.

**BACKGROUND INFORMATION:**

- ò As part of the Meadowview Community Center master plan, Meadowview Community Center, Phase One, was dedicated in June 1995.
- ò On November 28, 1995, City Council suspended competitive bidding and authorized the staff to receive proposals and negotiate a complete design/build contract for Meadowview Community Center, Phase Two.
- ò On July 31, 1996, staff received proposals from Unger Construction and Fletcher-Wright Construction. Both of these firms had worked on Phase One of the project. The committee members, composed of residents within the Meadowview Community and City staff, selected Unger Construction based upon their qualifications and outstanding proposal.
- ò On October 1, 1996, City Council awarded the design/build contract to Unger Construction, Inc., in the amount of \$2,416,835.
- ò Unger Construction, subcontractors, City staff and community members started this project with a strong line of communication and a series of team meetings, which resulted in achieving the following:
  - ò Allowed the Community representatives to be involved directly in the decision-making process.
  - ò Despite the unusual rainy season, the project was completed on time and under budget.
  - ò Value engineering has maintained quality while identifying savings.
  - ò M/WBE participation and local hiring has been above the City's goals.
  - ò Monetary change orders have been minimized. A deductive change order will be issued and will be credited back to the project.
  - ò The existing Community Center building has been increased by 12,000 square feet, in addition to 1,650 square feet of enclosed activity/courtyard space. This increase will require new staff to meet the community's demand for several new programs and services at the Community Center.

**FINANCIAL CONSIDERATIONS:**

- ò Due to the collective efforts by Community representatives in accepting major value engineering items, lack of any additive change orders or construction claims and fast track construction, staff anticipates savings of approximately \$1,000,000.

City Council

Status Report on Meadowview Community Center , Phase Two (CB25)

August 21, 1997

- ò The project budget for Meadowview Community Center, Phase Two, is \$3,489,375.
- ò The unobligated fund balance for Phase Two, as of August 12, 1997, is \$1,098,076.
- ò Adding an additional four, part-time employees will add \$53,883 in annual personnel costs; \$14,117 in supplies and services will also be needed.
- ò The \$1,000,000 in savings can be used for other debt financial projects. The annual general fund debt service would be reduced by \$68,370, which would fund the proposed staffing and program costs above.

**ENVIRONMENTAL CONSIDERATIONS:**

Environmental Services prepared a Negative Declaration and filed the Notice of Determination on April 19, 1995.

**POLICY CONSIDERATIONS:**

The current policy (Article IV, Chapter 58) for design construction of building projects is to have projects designed by an architect, then competitively bid and constructed by the lowest responsive bidder. This process has sometimes resulted in delays, high change order costs, and lawsuits from the contractor contesting the quality of the design documents. A more cost-effective procurement system for some projects has been to suspend competitive bidding and solicit proposals for a design-build contract. Under design-build, the contractor, architect and consulting engineers form a team and act under one contract with the City for a turnkey project.

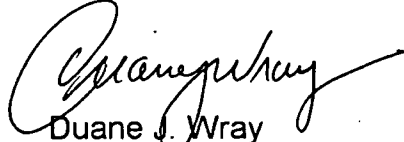
**MBE/WBE EFFORTS:**

Unger Construction has guaranteed the design and construction consultants and subcontractors to consist of 18% Minority and 9.6% Women Business Enterprises. Unger

City Council  
Status Report on Meadowview Community Center, Phase Two (CB25)  
August 21, 1997

Construction has worked with the Meadowview Community to seek out and utilize local trades and businesses.

Respectfully submitted,

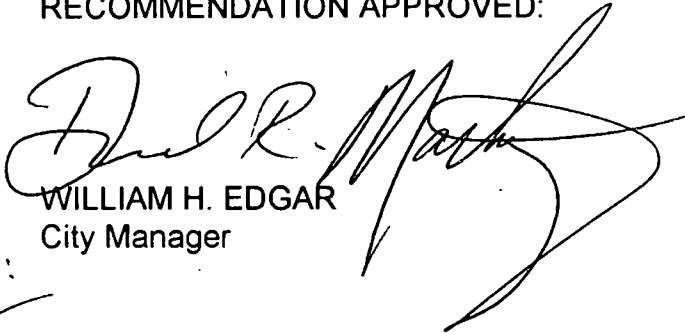


Duane J. Wray  
Technical Services Manager



Gary Little, Director  
Neighborhood Services Area 2

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR  
City Manager

*for:*

Approved:



Michael Kashiwagi  
Director of Public Works

# RESOLUTION NO. 97-506

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

APPROVED  
BY THE CITY COUNCIL  
SEP 2 1997  
OFFICE OF THE  
CITY CLERK

## RESOLUTION AUTHORIZING AMENDMENT OF THE 1997-98 OPERATING BUDGETS TO UTILIZE SAVINGS FROM THE MEADOWVIEW COMMUNITY CENTER PHASE TWO CONSTRUCTION PROJECT (CB25)

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

1. City Council approves the utilization of \$1,000,000 in Meadowview Community Center, Phase Two (CB25), construction savings to reduce borrowing requirements and annual debt service for approved Capital Improvement Projects;
2. City Council approves the use of the resulting annual debt savings for program and staff increases for Meadowview Community Center at an annual cost of \$68,000; and
3. City Council approves amending the 1997-98 Operating Budget as follows:

1-101-720-7021-4250 (68,000)

Expenditures

1-101-450-4725-4221	Utilities	5,000
1-101-450-4728-4401	Chemicals & Gases	50
1-101-450-4728-4402	Agriculture Supplies	100
1-101-450-4728-4421	Paint Supplies	25
1-101-450-4728-4422	Janitorial Supplies	150
1-101-450-4728-4423	Welding Supplies	25
1-101-450-4728-4424	Mechanical Parts	75

**FOR CITY CLERK USE ONLY**

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

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

1-101-450-4728-4431	Safety Equipment	125
1-101-450-4728-4461	Small Tools	500
1-101-450-4728-4471	Construction Supplies	42
1-101-450-4716-4101	Employee Services	53,883
1-101-450-4716-4201	Postage	25
1-101-450-4716-4202	Telephone & Telegraph	1,000
1-101-450-4716-4205	Mail-Central Services	75
1-101-450-4716-4211	Advertising	500
1-101-450-4716-4213	Printing & Binding	500
1-101-450-4716-4231	Rental-Real Property	1,000
1-101-450-4716-4234	Rental Equipment-FM	500
1-101-450-4716-4258	Other Professional Services	750
1-101-450-4716-4269	Training & Workshop	125
1-101-450-4716-4282	Laundry Service	150
1-101-450-4716-4403	Food (Human)	500
1-101-450-4716-4411	Office Supplies	1,000
1-101-450-4716-4422	Janitorial	1,000
1-101-450-4716-4431	Safety Equipment	100
1-101-450-4716-4451	Athletic/Craft/Rec.	500
1-101-450-4716-4461	Small Tools	300

4. Approve the increase of 2.00 FTE to Neighborhoods, Planning & Development Services Department for staffing at the Meadowview Community Center as follows:

.50 FTE	Custodian	19,310
.50 FTE	Typist/Clerk II	18,040
.50 FTE	Utility Worker	9,208
.50 FTE	Recreation Aide	7,325

\_\_\_\_\_  
MAYOR

ATTEST:

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

FOR CITY CLERK USE ONLY

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

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



4.2

CONTINUED  
FROM 8.12.97  
TO 9.2.97

DEPARTMENT OF  
PUBLIC WORKS  
  
ARCHITECTURE /  
ENGINEERING DIVISION

CITY OF SACRAMENTO  
CALIFORNIA

927 10TH STREET  
ROOM 100  
SACRAMENTO, CA  
95814-2702  
  
PH 916-264-8300  
FAX 916-264-8281

July 30, 1997

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT:** CONSTRUCTION OF MEADOWVIEW COMMUNITY CENTER - PHASE TWO (CB25)

**LOCATION AND COUNCIL DISTRICT:**

Meadowview Community Center, 2450 Meadowview Road - Council District # 8

**RECOMMENDATION:**

This report recommends the City Council approve the utilization of One Million Dollars in Meadowview construction savings to 1) reduce borrowing and annual debt service requirements for South Natomas Community Center, and 2) use the resulting debt service savings for program and staff increases for Meadowview Community Center at an annual cost of \$68,000 and an increase of 2.00 FTE.

**CONTACT PERSON:** Yadi Kavakebi, Associate Architect, 264-8433

**FOR COUNCIL MEETING OF:** August 12, 1997

**SUMMARY:**

The Meadowview Community Center, Phase II construction was completed August 7, 1997 and move-in is underway. The opening is planned for the second week of September, 1997. Efficient planning by the community and staff and design/build construction has resulted in a project savings of approximately \$1,000,000.

**COMMITTEE/COMMISSION ACTION:** None.

**BACKGROUND INFORMATION:**

- As part of the Meadowview Community Center master plan, Meadowview Community Center Phase One was dedicated in June 1995.
- On November 28, 1995, City Council suspended competitive bidding and authorized the staff to receive proposals and negotiate a complete design / build contract for Meadowview Community Center Phase Two.
- On July 31, 1996, staff received proposals from Unger Construction and Fletcher-Wright Construction. Both of these firms had worked on Phase I of the project. The committee members composed of residents within the Meadowview Community and City staff selected Unger Construction based upon their qualifications and outstanding proposal.
- On October 1, 1996, City Council awarded the design/ build contract to Unger Construction, Inc. in the amount of \$2,416,835.
- Unger Construction, sub-contractors, City staff and community members started this project with a strong line of communication and series of team meetings which resulted in achieving the following:
  - Allowed the Community representatives to be involved directly in the decision making process.
  - Despite the unusual rainy season, the project was completed on time and under budget.
  - Value engineering has maintained quality while identifying savings.
  - M/WBE participation and local hiring has been above the City's goals.
  - Monetary change orders have been minimized. A deductive change order will be issued for approximately \$70,000, which will be credited back to the project.
  - The existing Community Center building has been increased by 12,000 square feet, in addition to 1,650 square feet of enclosed activity/court yard space. This increase will require new staff to meet the community's demand for several new programs and services at the Community Center.

**FINANCIAL CONSIDERATIONS:**

- Due to the collective efforts by Community representatives in accepting major value engineering items, lack of any additive change orders or construction claims and fast track construction, staff anticipates a savings of approximately \$1,000,000.
- The project budget for Meadowview Community Center - Phase 2 is \$3,489,375.
- The unobligated fund balance for Phase 2 as of July 8, 1997, is \$1,151,940.
- Adding an additional four part time employees will add \$53,883 in annual personnel costs. \$14,117 in supplies and services will also be needed.



- The \$1 Million in savings can be used for the South Natomas Community Center which was approved in the 1997-98 Capital Improvement Budget. The annual general fund debt service would be reduced by \$68,370 which would fund the proposed staffing and program costs above.

**ENVIRONMENTAL CONSIDERATIONS:**

Environmental Services prepared a Negative Declaration and filed the Notice of Determination on April 19, 1995.

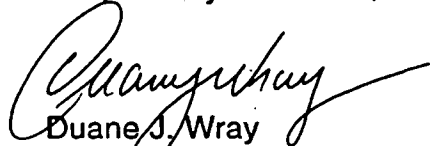
**POLICY CONSIDERATIONS:**

The current policy (Article IV, Chapter 58), for design construction of building projects is to have projects designed by an architect, then competitively bid and constructed by the lowest responsive bidder. This process has sometimes resulted in delays, high change order costs, and lawsuits from the contractor contesting the quality of the design documents. A more cost effective procurement system for some projects has been to suspend competitive bidding and solicit proposals for a design-build contract. Under design-build, the contractor, architect and consulting engineers form a team and act under one contract with the City for a turn-key project.

**MBE/WBE EFFORTS:**

Unger Construction has guaranteed the design and construction consultants and subcontractors to consist of 18% Minority and 9.6% Women Business Enterprises. Unger Construction has worked with the Meadowview Community to seek out and utilize local trades and businesses.

Respectfully submitted,

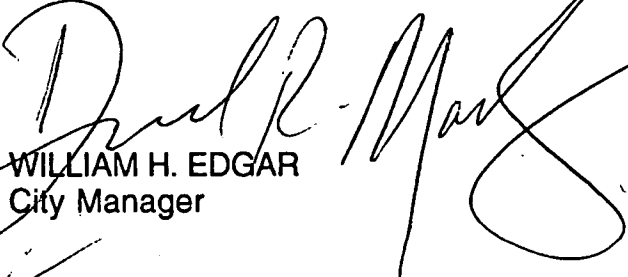


Duane J. Wray  
Technical Services Manager



for Gary Little, Director  
Neighborhood Services Area 2

RECOMMENDATION APPROVED:



WILLIAM H. EDGAR  
City Manager

Approved:



Michael Kashiwagi  
Director of Public Works

# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

## RESOLUTION AUTHORIZING AMENDMENT OF THE 1997-98 OPERATING BUDGETS TO UTILIZE SAVINGS FROM THE MEADOWVIEW COMMUNITY CENTER PHASE II CONSTRUCTION PROJECT (CB25)

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

1. City Council approves the utilization of \$1 million in Meadowview Community Center Phase II (CB25) construction savings to reduce borrowing requirements and annual debt service for the South Natomas Community Center as approved in the 1997-98 Capital Improvement Budget;
2. City Council approves the use of the resulting annual debt savings for program and staff increases for Meadowview Community Center at annual cost of \$68,000; and
3. City Council approves amending the 1997-98 Operating Budget as follows:

1-101-720-7021-4250 (68,000)

Expenditures

1-101-450-4725-4221	Utilities	5,000
1-101-450-4728-4401	Chemicals & Gases	50
1-101-450-4728-4402	Agriculture Supplies	100
1-101-450-4728-4421	Paint Supplies	25
1-101-450-4728-4422	Janitorial Supplies	150
1-101-450-4728-4423	Welding Supplies	25
1-101-450-4728-4424	Mechanical Parts	75
1-101-450-4728-4431	Safety Equipment	125
1-101-450-4728-4461	Small Tools	500
1-101-450-4728-4471	Construction Supplies	42

---

FOR CITY CLERK USE ONLY

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

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

1-101-450-4716-4101	Employee Services	53,883
1-101-450-4716-4201	Postage	25
1-101-450-4716-4202	Telephone & Telegraph	1,000
1-101-450-4716-4205	Mail-Central Services	75
1-101-450-4716-4211	Advertising	500
1-101-450-4716-4213	Printing & Binding	500
1-101-450-4716-4231	Rental-Real Property	1,000
1-101-450-4716-4234	Rental Equip-FM	500
1-101-450-4716-4258	Other Professional Services	750
1-101-450-4716-4269	Training & Workshop	125
1-101-450-4716-4282	Laundry Service	150
1-101-450-4716-4403	Food (Human)	500
1-101-450-4716-4411	Office Supplies	1,000
1-101-450-4716-4422	Janitorial	1,000
1-101-450-4716-4431	Safety Equipment	100
1-101-450-4716-4451	Athl./Crafts/Rec	500
1-101-450-4716-4461	Small Tools	300

4. Approve the increase of 2.00 FTE to Neighborhoods, Planning & Development Services Department for staffing at the Meadowview Community Center as follows:

.50 FTE	Custodian	19,310
.50 FTE	Typist/Clerk II	18,040
.50 FTE	Utility Worker	9,208
.50 FTE	Recreation Aide	7,325

\_\_\_\_\_  
MAYOR

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

**FOR CITY CLERK USE ONLY**

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

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