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DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

927 10th STREET  
SUITE 300  
SACRAMENTO, CA  
95814-2702

TECHNICAL SERVICES  
DIVISION

PH 916-264-8300  
FAX 916-264-7903

May 15, 2000

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: RESOLUTION SUSPENDING BID PROCEDURE AND AUTHORIZING ALTERNATIVE COMPETITIVE PROCEDURE TO RECEIVE PROPOSALS FOR A DESIGN/BUILD CONTRACT FOR SIERRA 2 CENTER – NEW FIRE SPRINKLERS & HVAC REPLACEMENT (PN:CE36)**

**LOCATION AND COUNCIL DISTRICT:**

2791 24th Street, Council District #5.

**RECOMMENDATION:**

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

- Suspending competitive bid procedure and authorizing an alternative competitive procedure with a two-thirds vote; and
- Authorize the City Manager to solicit proposals from contractors to enter into a Design Build Construction Contract for the Sierra 2 Center – New Fire Sprinklers & HVAC Replacement (PN:CE36).

**CONTACT PERSON:** Kirk Thompson, Project Manager, 264-8431

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

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO

City Council  
Solicit Proposals for a Design/Build Construction Contract for Sierra 2 Center  
– Fire Sprinklers & HVAC replacement (CE36)  
May 15, 2000

**SUMMARY:**

This report requests of Council the use of a Design/Build Construction Contract to meet the time and budget requirements for the project.

A Design/Build Construction Contract will save time by having different tasks taking place concurrently compared to the City's typical project delivery process. We will ask the Contractor to work within a Guaranteed Maximum Price (GMP). This will provide a maximum budget in which life safety and health requirements will be met. Therefore, it is in the best interest of the City to suspend competitive bidding and use a Design/Build Construction Contract.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

- Sierra 2 Community Center was constructed around 1921. It was owned by the Sacramento Unified School District (SUSD) until February 1997. A land swap between the City of Sacramento and SUSD transferred ownership at that time.
- On October 26, 1999, City Council approved funding to install the new fire sprinklers and replace the failing heating and cooling system.
- Programming, and preliminary drawings are completed for inclusion into the Request for Proposals (RFP).

Project Description and Cost Estimate

The project consists of new fire sprinklers within the main building of the center and various heating, ventilating and air conditioning units throughout the center. Preliminary budget for design and construction of the Sierra 2 Center – New Fire Sprinklers & HVAC replacement (CE36) is estimated at \$361,473.

Project Delivery

Staff has identified two project delivery processes:

1. Standard design, bid, and construction; or
2. Design/Build negotiated fee-for-service Contract.

City Council

Solicit Proposals for a Design/Build Construction Contract for Sierra 2 Center

– Fire Sprinklers & HVAC replacement (CE36)

May 15, 2000

Council has already directed staff to expedite the construction process. A Design/Build Construction Contract will allow for completion of the project by the end of calendar year 2000. This process should significantly reduce the project completion timeline by providing for concurrently sequenced design and construction phases.

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

- The contractor will work closely with City staff to minimize the level of design drawings to only those needed to get competitive pricing and building permit.
- The contractor will bid the drawings directly to the subcontracting community following City bidding practices, including Emerging/Small Business Enterprises as well community involvement.
- The contract will be limited to a guaranteed maximum price before a notice to proceed is issued for each phase.

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

#### **FINANCIAL CONSIDERATIONS:**

The project has been proceeding under the 1999-2002 Capital Improvement Program. Detailed funding considerations will be brought back for Council consideration prior to awarding the contract.

#### **ENVIRONMENTAL CONSIDERATIONS:**

In accordance with the State Guidelines for Implementation of the California Environmental Quality Act, the Environmental Services Section has reviewed the proposed project. The Environmental Services Section has determined that the proposed project is categorically exempt pursuant to Section 15301, as the project is a minor alteration to an existing building involving no significant changes to the use or structure.

#### **POLICY CONSIDERATIONS:**

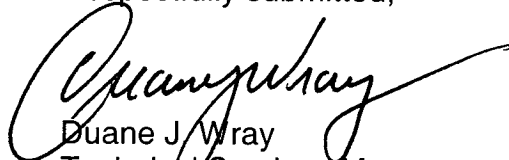
Upon a two-thirds vote, the authorization of the City Manager to solicit proposals from contractors to enter into a Design/Build Contract is consistent with Sacramento City Code, Title 58.

City Council  
Solicit Proposals for a Design/Build Construction Contract for Sierra 2 Center  
– Fire Sprinklers & HVAC replacement (CE36)  
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**ESBD CONSIDERATIONS:**

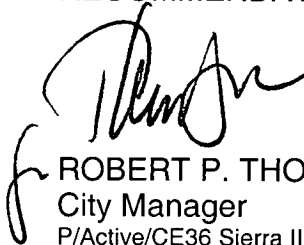
This proposal, selection and negotiation process will utilize the Emerging and Small Business Enterprise program requirements as well as local and community involvement programs.

Respectfully submitted,



Duane J. Wray  
Technical Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

P/Active/CE36 Sierra II HVAC Replacement & Fire Sprinklers 5732/Council/Design/Build Contract Sierra 2 Center

APPROVED:



Michael Kashiwagi  
Director of Public Works

RESOLUTION NO. 2000-289

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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



**RESOLUTION SUSPENDING BID PROCEDURE AND AUTHORIZING ALTERNATIVE COMPETITIVE PROCEDURE TO REQUEST PROPOSALS FOR A DESIGN/BUILD CONTRACT OF SIERRA 2 CENTER – NEW FIRE SPRINKLERS AND HVAC MODIFICATIONS (PN: CE36)**

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

1. In the best interest of the City, the bid procedure set forth in Chapter 58.03 of the Sacramento City Code is hereby suspended for the Sierra 2 Center – New Fire Sprinklers and HVAC modifications (PN:CE36).
2. City staff is authorized to engage in an alternative competitive procedure by receiving request for proposals from qualified contractors to design and construct this project.
3. Upon completion of the review of proposals from qualified contractors, City staff shall submit to City Council the best-qualified proposal for performance of the contract.

\_\_\_\_\_  
MAYOR

ATTEST:

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

**FOR CITY CLERK USE ONLY**

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

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