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DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

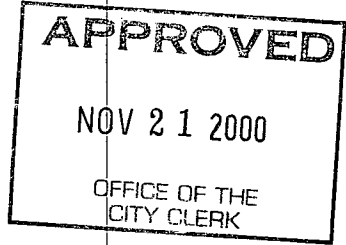
927 10th STREET  
SUITE 300  
SACRAMENTO, CA  
95814-2702

TECHNICAL SERVICES  
DIVISION

PH 916-264-8300  
FAX 916-264-8281

November 3, 2000

AG 2000-183



City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: 1) APPROVAL OF CONSULTANT & PROFESSIONAL SERVICES AGREEMENT FOR FIRE STATION 5 & 20 REPLACEMENT PROJECT WITH RRM DESIGN GROUP FOR ARCHITECTURAL & ENGINEERING DESIGN (PN: FC01 & FC06)**

**2) APPROVAL OF RESOLUTION SUSPENDING BID PROCEDURE AND AUTHORIZING ALTERNATIVE COMPETITIVE PROCEDURE FOR A DESIGN/ASSIST CONSTRUCTION CONTRACT FOR THE CONSTRUCTION OF FIRE STATION 5 & 20 REPLACEMENT PROJECT (PN: FCO1 & FCO6)**

**LOCATION AND COUNCIL DISTRICT:**

Fire Station 5, 731 Broadway, Council District 4  
Fire Station 20, 300 Arden Way, Council District 2

**RECOMMENDATION:**

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

- Authorize the City Manager to execute a Consultant & Professional Services Agreement with RRM Design Group for the sum not to exceed \$555,365 for Architectural and Engineering Services for the Fire Station 5 & 20 Replacement project.

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Fire Station 5 & 20 Replacement Project  
November 3, 2000

- City Staff is authorized to suspend competitive bidding and to engage in an alternative competitive procedure utilizing a request for proposal from contractors to assist with the design and construction of this project.
- Authorize City Staff to solicit proposals from contractors to enter into a Design/Assist Construction Contract to construct the Fire Station 5 & 20 Replacement projects.

**CONTACT PERSON:** Dana Gard, Project Manager, 264-2668

**FOR COUNCIL MEETING OF:** November 21, 2000

**SUMMARY:**

The Fire Station 5 & 20 Replacement Project (PN: FC01 & FC06) was approved in the 1990-2002 Capital Improvement Project Program. This report request authorization to proceed with Architectural and Engineering design.

This report also 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/Assist Construction Contract for this project.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

- The Capital Improvement Project program approved funding for the design and construction for replacement of existing Fire Stations 5 & 20.
- On August 2, 2000, a Request for Qualifications (RFQ) was issued to obtain Architectural/Engineering Services for Design of Fire Station 5 & 20 Replacement Project.
- Nine (9) RFQ responses were received. A selection committee from Public Works and the Fire Department reviewed the proposals.
- Three (3) firms were short-listed and interviewed. The firm of RRM Design Groups was selected as the most qualified.
- Contract negotiations were initiated and completed with RRM Design Group. Award is recommended for Architectural and Engineering services for the Fire Station 5 & 20 Replacement Project.

Project Description

- The Fire Station 5 Replacement project consist of demolition of the existing fire station and construction of a new fire station that meets the Essential Buildings Code Act.
- The Fire Station 20 Replacement project consist of construction of a new fire station, that meets the Essential Building Code Act, at another location away from the conflict of Regional Transit and Light Rail that runs past the only driveway to the site.

Project Delivery

The Design/Assist Construction Contract concept is preferred 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 current unobligated budget for Fire Station 5 Replacement project (FC01) is \$1,610,373 and the current unobligated budget for Fire Station 20 Replacement project (FC06) is \$1,384,530, which is sufficient to cover the Consultant and Professional Services agreement.

**ENVIRONMENTAL CONSIDERATIONS:**

The Planning Services Division, Environmental Section, will review the project once the Schematic Design Phase 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:**

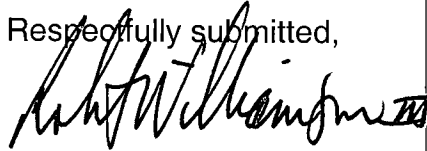
The suspension of competitive bidding and authorization for alternative competitive bidding procedure upon a two-thirds vote; authorizing the City Manager to solicit proposals from general contractors to enter into a Design/Assist Construction Contract for the Fire Station 5 & 20 Replacement Project is consistent with Sacramento City Code, Title 3.

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**ESBD CONSIDERATIONS:**

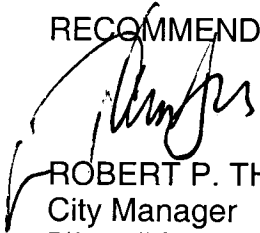
To encourage emerging and small business participation, direct contact was made with more than 20 firms. The project was also announced on the City's Project Information Line and on the City's Internet site at [www.cityofsacramento.org/bid](http://www.cityofsacramento.org/bid).

Respectfully submitted,



*for* Duane J. Wray  
Technical Services Manager

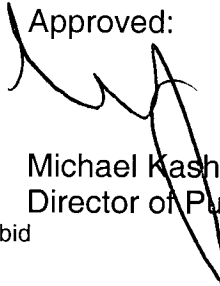
RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager

P/Active/FC01 F.Sta 5/Council/5&20 Arch Agmt-wave comp.bid

Approved:



Michael Kashiwagi  
Director of Public Works

RESOLUTION NO. *2000-662*

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

<b>APPROVED</b>
NOV 21 2000
OFFICE OF THE CITY CLERK

**RESOLUTION SUSPENDING BID PROCEDURE AND AUTHORIZING COMPETITIVE PROCEDURE REQUESTING PROPOSALS FOR A DESIGN/ASSIST CONSTRUCTION CONTRACT FOR CONSTRUCTION OF FIRE STATION 5 & 20 REPLACEMENT PROJECT (PN: FC01 & FC06)**

**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 Article III of Chapter 3.60 of the Sacramento City Code is hereby suspended for the Fire Station 5 & 20 Replacement Project.
2. City staff is authorized to engage in an alternative competitive procedure utilizing a request for proposals for the design and construction of this project.

\_\_\_\_\_  
MAYOR

ATTEST:

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

**FOR CITY CLERK USE ONLY**

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

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

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