

APPROVED
BY THE CITY COUNCIL

FEB 16 1999

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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

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TECHNICAL SERVICES
DIVISION

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February 1, 1999

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: RESOLUTION SUSPENDING COMPETITIVE BIDDING FOR CONSTRUCTION OF MEADOWVIEW CITY SERVICE COMPLEX (YB56) AND AUTHORIZING THE CITY MANAGER TO SOLICIT PROPOSALS FOR A FAST TRACK CONSTRUCTION CONTRACT

LOCATION AND COUNCIL DISTRICT:

2812 Meadowview Road, Council District #8

RECOMMENDATION:

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

- Suspending competitive bidding with a two-thirds vote; and
- Authorizing the City Manager to solicit proposals from general contractors to enter into a fast track construction contract to construct the Meadowview City Service Complex.

CONTACT PERSON: Yadi Kavakebi, Project Manager, 264-8432
Greg Hovious, Contract Officer, 264-8278

FOR COUNCIL MEETING OF: February 16, 1999

SUMMARY:

This report requests Council to utilize a "Fast - Track" construction contract to meet the required project completion in the year 2001. If this process is not utilized, the Council and

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community mandate for closing the 28th Street landfill will need to be revised to accommodate the time requirements of the City's typical project delivery system. Therefore, it is in the best interest of the City to suspend competitive bidding and utilize a fast track construction contract.

BACKGROUND INFORMATION:

On May 3, 1994, Council considered future land use designations for the City Landfill at 28th Street. The issue being debated was the compatibility of the existing residential neighborhood to the south and the existing mixed-use area to the west with the City's landfill operations. By approving Resolution 94-264, Council resolved to: "Serve the public good by providing staff direction in long-term planning for the development of alternative solid waste facilities. The 28th Street Landfill will become 'Open Space/Park', be designated as Sutter's Landing Park, and all Solid Waste activities will be relocated no later than the Year 2001."

On February 27, 1996, Council approved Resolution 96-094 establishing a Capital Improvement Project (CIP) for the Corporation Master Plan project. The Corporation Master Plan project consisted of:

- Defining the City of Sacramento's long-range corporation yard space needs;
- Developing options for distribution of all City corporation yard functions; and
- Developing a plan for relocation of Solid Waste activities.

A project team consisting of representatives from Solid Waste, Maintenance Services, Utilities Field Services, Street Maintenance, Neighborhoods, Planning & Development Services, and other corporation yard user groups assisted with the Corporation Master Plan project. The consultant considered 26 optional plans. Each option was assessed for its cost-effectiveness and operational satisfaction.

The master plan option selected by the project planning team includes 4 key elements:

- Constructing a new 27-acre yard on the site of the former California Highway Patrol Academy, on Meadowview Road, for relocation of Solid Waste operations, administration and related fleet maintenance activities (no refuse transfer, disposal or recycling activities are planned for this Meadowview Road location);
- Slightly increasing the 24th Street Corporation Yard on an as-needed basis;
- Constructing an 8 to 10-acre north area yard for satellite operations of Utilities, Street Maintenance, Parks, and Fleet Maintenance, in the future; and
- Maintaining facilities at the future Sutter's Landing Park site for park maintenance and related storage.

This option meets future corporation yard requirements through the year 2035 and is one of the most cost-effective and operationally satisfactory plans of the 26 potential master plan options that were evaluated. On October 12, 1998 Council approved the purchase of the former CHP site and authorized a design agreement with Dreyfus-Blackford Architects.

Project Description and Cost Estimate

The project consists of a new 27-acre corporation yard for Solid Waste operations, administration, and related fleet maintenance activities located at 2810-2814 Meadowview Road (see map attached). A preliminary project budget for design and construction of the Meadowview City Service Complex for Solid Waste operations is estimated at \$22,970,000.

Project Delivery

Staff has identified two project delivery processes:

1. Standard design, bid, and construction; and
2. A fast track construction contract.

Council has already directed staff to relocate all Solid Waste activities from the 28th Street Corporation Yard not later than the year 2001. Staff cannot meet the year 2001 deadline by following the standard design, bid, and construction process. The design/build option with a fast - track design - assist construction contract will allow for completion of the project by year 2001. This process should significantly reduce the project completion timeline by providing for concurrently sequenced design and construction phases. The overall project cost should be similar, regardless of the delivery process utilized.

The fast - track construction contract concept will have the following parameters:

- The contractor will work closely with City consultants so as to minimize the level of design drawings to only those needed to get competitive pricing.
- Dreyfus-Blackford will produce drawings and specifications grouped into phases which will allow the contractor to commence construction on the underground, utilities, demolition, and site improvements well before the building drawings are ready to be bid.
- The contractor will bid the phased drawings directly to the subcontracting community following City bidding practices, including Small Business Utilization as well community involvement.
- 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 costs will be set before the fast track contract is awarded.

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

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FINANCIAL CONSIDERATIONS:

The estimated project cost for the Meadowview City Service Complex project is \$22,970,000. The initial funding needed to start project design, construct site sound walls, and complete general site preparation is \$2,000,000. This funding is being provided from the Solid Waste Fund.

Funding for the balance of the Meadowview City Service Complex will be provided by bonds that will be repaid by the Solid Waste Fund. Rate requirements to fund borrowing and all other costs of Solid Waste operations will require rate increases well within the range anticipated for other utility operations. Detailed funding options will be brought back for Council consideration prior to commencing the construction phase of the project.

ENVIRONMENTAL CONSIDERATIONS:

Council ratified the Negative Declaration and adopted the Mitigation Reporting Plan on October 12, 1998.

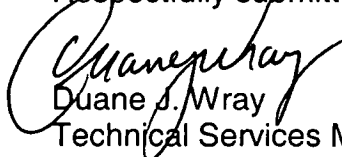
POLICY CONSIDERATIONS:

The suspension of competitive bidding, upon a two-thirds vote, and authorizing the City Manager to solicit proposals from general contractors to enter into a fast track construction contract for the Meadowview City Service Complex is consistent with Sacramento City Code, Title 58.

ESBE:

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:


WILLIAM H. EDGAR
City Manager

APPROVED:


Michael Kashiwagi
Director of Public Works

Dw/yk/vb
P/cip/yb56/Council/Meadowview Center Solicit Proposals

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RESOLUTION NO.

99-064

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION SUSPENDING COMPETITIVE BIDDING FOR
CONSTRUCTION OF MEADOWVIEW CITY SERVICE COMPLEX (YB56)
AND AUTHORIZING THE CITY MANAGER TO SOLICIT PROPOSALS
FOR A FAST TRACK CONSTRUCTION CONTRACT**

THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:

1. Competitive bidding is suspended in the best interest of the City.
2. The City Manager is hereby authorized to solicit proposals from general contractors to enter into a fast track construction contract to construct the Meadowview City Service Complex.

MAYOR

ATTEST:

CITY CLERK

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RESOLUTION NO.: _____

DATE ADOPTED: _____

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FOR A FAST TRACK CONSTRUCTION CONTRACT**

THE CITY COUNCIL OF THE CITY OF SACRAMENTO RESOLVES:

1. Formal bidding is suspended in the best interest of the City.
2. Authorizing the City Manager to solicit proposals from general contractors to enter into a fast track construction contract to construct the Meadowview City Service Complex.

MAYOR

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