



APPROVED  
BY THE CITY COUNCIL

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SEP 28 1999

OFFICE OF THE  
CITY CLERK

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

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TECHNICAL SERVICES  
DIVISION

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September 7, 1999

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: ACCEPTANCE OF DESIGN-BUILD PROPOSAL AND CONTRACT AWARD  
FOR COLOMA COMMUNITY CENTER ADA MODIFICATIONS (C170)**

**LOCATION AND COUNCIL DISTRICT: 4623 T Street, Sacramento- Council District 5**

**RECOMMENDATION:**

This report recommends that the City Council:

- Accept the design-build proposal of Harbison Mahony Higgins, Inc. in the amount of \$307,264; and
- Authorize the City Manager to execute a contract for the Coloma Community Center American Disabilities Act (ADA) Modifications (C170).

**CONTACT PERSON:** Thomas Morris , Project Manager, 264-8460

**FOR COUNCIL MEETING OF:** September 28, 1999

**SUMMARY:**

- This project will enable the City to continue the current ADA access upgrade program approved by City Council.

Department of  
**PUBLICWORKS**  
CITY OF  
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Acceptance of Design Build Proposal and Contract Award  
For Coloma Community Center ADA Modifications (C170)

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- Coloma Community Center is an initial accessibility project identified in previous staff reports, and the scope of work is consistent with priorities set forth in the list of ADA Access Report approved by the City Council on January 25, 1994 and updated on May 27, 1997.
- Harbison Mahony Higgins, Inc. is one of four design-build project teams approved by City Council on May 11, 1999 to perform complete access upgrades throughout the City. Harbison Mahony Higgins, Inc. has developed a scope and construction cost proposal for access upgrades at Coloma Community Center.

**COMMITTEE/COMMISSION ACTION:**

None.

**BACKGROUND INFORMATION:**

- In an effort to expedite completion of access upgrades throughout the City, Public Works staff developed a process that will allow the use of Design-Build project teams to complete all access modifications and provide all required permits and as-built documentation required for City projects. By using this approach, it will be possible to minimize design costs and reduce construction time. In order to ensure that qualified project teams were selected to provide this service, an RFQ was advertised outlining the qualifications in coordinating the development of project scopes, construction schedules and budgets, secure all required permits and reviews, participate in all public hearings, and provide construction of various City of Sacramento building alterations to meet current building access requirements.
- Four design and construction teams responded, and City Council approved by a 2/3 vote to suspend competitive bidding in the best interest of the City and negotiate contracts with C & C Construction, Harbison Mahony Higgins, Inc., Turner Construction Company and Unger Construction, on May 11, 1999.
- Harbison Mahony Higgins, Inc. has coordinated the development of project scope and construction costs for Coloma Community Center ADA modifications. The proposed scope includes remediation work on exterior site elements, interior handicap lifts, door hardware, restrooms, counters, and miscellaneous building components. The cost proposal was verified by an independent cost estimating consultant.
- This project was authorized in the 1996 - 2001 Capital Improvement Program.
- The construction estimate is \$307,264.
- Award to Harbison Mahony Higgins, Inc. is recommended.

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**FINANCIAL CONSIDERATIONS:**

- The funding for this project is being provided by Capital Improvement Project CC00, Fund 101.
- The unobligated fund balance as of August 12, 1999 is \$1,380,123, which is sufficient for award.

**ENVIRONMENTAL CONSIDERATIONS:**

The Planning Services Division, Office of Environmental Affairs, has reviewed the project and has determined that this project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines. Section 15301 exempts minor alteration of existing public or private structures and facilities.

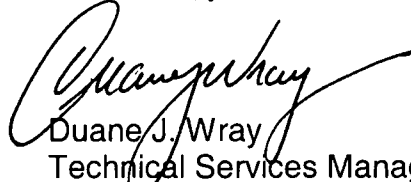
**POLICY CONSIDERATIONS:**

The action requested herein is consistent with Sacramento City Code, Title 58.

**ESBD CONSIDERATIONS:**

Emerging and Small Business Development Enterprise participation on this project is \$153,052 or 49.8%.

Respectfully submitted,

  
Duane J. Wray  
Technical Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager  
P/CIP/C170/Council/Coloma Comm Center ADA Mod

Approved:

  
Michael Kashiwagi  
Director of Public Works

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