

RESOLUTION NO. 2007-363

Adopted by the Sacramento City Council

June 5, 2007

AUTHORIZING THE SOLICITATION OF BIDS FROM PROSPECTIVE SUBCONTRACTORS FOR THE CONSTRUCTION PHASE OF THE CROCKER ART MUSEUM EXPANSION AND RENOVATION PROJECT (CF61)

BACKGROUND:

- A. City Council approved a Memorandum of Understanding (the "MOU") on December 3, 2002, (Resolution 2002-799) that outlined the roles and responsibilities of the City and the Crocker Art Museum Association (CAMA) throughout the preconstruction and construction phases of the Project.
- B. Under the MOU, CAMA acts as the Project "Owner" during the preconstruction phase, and CAMA is authorized to execute in its name all design and preconstruction services contracts, subject to City approvals.
- C. On December 3, 2002, (Resolution 2002-799) the City Council authorized CAMA to release a Request for Qualifications/Request for Proposals (RFQ/RFP) for the selection of a Construction Manager/General Contractor (CM/GC) for the Project.
- D. A panel comprised of CAMA and City representatives unanimously selected Rudolph & Sletten, Inc. as the Construction Manager for the Project through a competitive, qualification-based selection process. CAMA authorized Rudolph & Sletten to begin construction management services for the preconstruction phase, after approval by the City Manager.
- E. On March 11, 2003, (Resolution 2003-117) the City Council suspended competitive bidding for construction of the Project pursuant to Section 3.60.170D of the Sacramento City Code, that allows competitive bidding to be suspended if the City Council determines, on a 2/3 vote, that it is in the best interests of the City to do so.
- F. On March 20, 2007, the City Council authorized CAMA to execute an agreement with Rudolph & Sletten for construction management services for the Project. Upon completion of the preconstruction phase, the agreement also will function as the construction contract for the Project, if the City Council approves the final design, approves all necessary financing arrangements and the Guaranteed Maximum Price, and authorizes execution of an amendment to the agreement naming the City as Project Owner and designating Rudolph & Sletten as the general contractor during the construction phase.

- G. Authorizing Rudolph & Sletten to solicit bids for the Project is consistent with previous City Council actions and is necessary to determine the cost of construction for the Project so that construction may begin Fall 2007, provided all financing arrangements have been approved by CAMA and the City Council and the amount of the construction phase contract is approved by the City Council.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. Rudolph & Sletten, Inc., the Construction Manager for the Crocker Art Museum Expansion and Renovation Project, is authorized to solicit bids from prospective subcontractors for the construction phase of the Project.

Adopted by the City of Sacramento City Council on June 5, 2007 by the following vote:

Ayes: Councilmembers, Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: None.



Mayor Heather Fargo

Attest:



Shirley Concolino, City Clerk