

**APPROVED**  
BY THE CITY COUNCIL

**MAY 25 1999**

OFFICE OF THE  
CITY CLERK



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DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

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TECHNICAL SERVICES  
DIVISION

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May 12, 1999

CO99-063

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: AWARD OF FAST TRACK CONSTRUCTION CONTRACT TO UNGER CONSTRUCTION COMPANY FOR MEADOWVIEW CITY SERVICE COMPLEX (PN:YB56) IN THE NOT TO EXCEED AMOUNT OF \$14,699,669**

**LOCATION AND COUNCIL DISTRICT:**

2812 Meadowview Road, Council District 8.

**RECOMMENDATION:**

This report recommends that:

1. The City Council award the Meadowview City Service Complex Services Fast Track Construction Contract to Unger Construction Company for Guaranteed Maximum Price (GMP), in the not to exceed amount of \$14,699,669 with stipulation that;
2. Demolition and site preparation work to proceed immediately in a not to exceed amount of \$120,000; and
3. The balance of the contract is contingent on approval of the balance of appropriations for the project in the 1999-2000 Capital Improvement Budget.

**CONTACT PERSON:** Yadi Kavekabi, Project Manager, 264-8432

**FOR COUNCIL MEETING OF:** May 25, 1999

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**SUMMARY:**

Unger Construction Company, along with two other contractors, responded to the Request For Proposals (RFP) for the Meadowview City Service Complex. The selection committee consisted of three members from the Meadowview community and staff from the effected divisions within Public Works Department, unanimously ranked the proposals as follows:

1. Unger Construction Company
2. John F. Otto, Inc.
3. Turner Construction Company

Staff has completed the negotiation with Unger Construction Company. Total negotiated Fast Track Construction Contract is in the not to exceed amount of \$14,699,669.

**BACKGROUND INFORMATION:**

The City Council took the following actions:

- On May 3, 1994, the City Council, by approving Resolution 94-264, resolved to: "Serve the public good by providing staff direction in long-term planning for the development of alternative solid waste facilities. The 28<sup>th</sup> 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.
- On October 12, 1998, Council approved the purchase of the former CHP site and authorized a design agreement with Dreyfus-Blackford Architects.
- On February 16, 1999, Council approved Resolution 99-064 suspending competitive bidding for construction of Meadowview City Service Complex and authorizing the City Manager to solicit proposals for a fast track construction contract.

Staff is in the process of finalizing design development and construction documents for the site work. In order to meet the deadlines and minimize the impact of inclement weather on the construction schedule, contractor must proceed with the demolition and site preparation work immediately.

Awarding the contract now will allow the project to proceed on the balance of existing appropriations. New project appropriations to complete the contract are recommended as part of the 1999-2000 Capital budget and after the rate hearings on June 8. The contractor is in agreement with this approach. Approval of appropriations effective July 1 will not cause project delays.

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Construction of the buildings will be authorized after funding is available and the contactor has submitted a Guaranteed Maximum cost that is within both the project budget and the estimated cost prepared by our independent cost estimator.

**FINANCIAL CONSIDERATIONS:**

The estimated project cost for Meadowview City Services Complex is \$22,970,000. The unobligated fund amount for CIP YB56 is \$943,894.75, which is adequate to proceed with the demolition and preliminary site work in the amount of \$120,000.

Approval of the final contract for the balance of the Meadowview City Services Complex will be pending the Council authorization of appropriations in the 1999-2000 budget.

**ENVIRONMENTAL CONSIDERATIONS:**

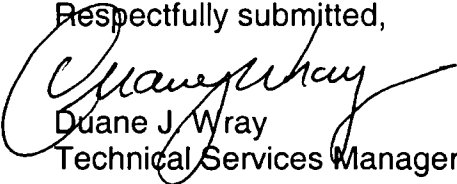
Council ratified the Negative Declaration and adopted the Mitigation Reporting Plan on October 12, 1998.

**POLICY CONSIDERATIONS:**


Award of the contract for the Meadowview City Service Complex to Unger Construction Company is consistent with Sacramento City Code, Title 58.

**ESBD CONSIDERATIONS:**


No subcontractors or suppliers have bid or been placed under contract so that actual ESBE participation is not known at this time. The contract includes as a requirement all of the latest City requirements for ESBE participation. Unger has stated that they will meet or exceed the required participation goals. Staff will also involve the Office of Small Business Development to encourage ESBE participation.

Respectfully submitted,  
  
Duane J. Wray  
Technical Services Manager

**RECOMMENDATION APPROVED:**

  
ROBERT P. THOMAS  
City Manager

**APPROVED:**

  
Michael Kashwagi  
Director of Public Works

YK:ec  
P/cip/yb56/Council/MCSC Contract Unger Council

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# DATED MATERIAL - URGENT COUNCIL AGENDA ITEM

IS THIS REPORT ON THE PRE-AGENDA?

Yes

No

MEETING DATE REQUESTED: MAY 25, 1999

PROJECT: FAST TRACK CONSTRUCTION CONTRACT TO UNGER  
CONSTRUCTION COMPANY (PN:YB56)

PROJECT MANAGER: YADI KAVEKABI

ACTION REQUESTED: AWARD OF FAST TRACK CONSTRUCTION CONTRACT TO  
UNGER CONSTRUCTION COMPANY FOR MEADOWVIEW  
CITY SERVICE COMPLEX (PN:YB56) IN THE NOT TO  
EXCEED AMOUNT OF \$14,699,669

CB 5/12/99 CONTRACT SERVICES, CRAIG LYMUS  
Initials Date

DW 5/12/99 DUANE WRAY, TECHNICAL SERVICES MANAGER  
Initials Date

CB 5/12/99 RETURN TO P. W. TECHNICAL ASSISTANCE, GINNY 3131  
Initials Date

\_\_\_\_ MIKE KASHIWAGI, DIRECTOR PUBLIC WORKS 3112  
Initials Date

