

DEPARTMENT OF
PUBLIC WORKS

PROJECT DELIVERY DIVISION

CITY OF SACRAMENTO
CALIFORNIA

927 10th STREET, STE. 100
SACRAMENTO, CA
95814-2700

PH. (916) 264-8300
FAX (916) 264-8281

June 27, 2003

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: OAK PARK COMMUNITY CENTER EXPANSION (PN: KB27) – REJECT PROPOSALS, SUSPEND COMPETITIVE BIDDING, APPROVE USING REQUEST FOR PROPOSAL PROCESS AS THE DELIVERY METHOD FOR THIS PROJECT, AND APPROVE TRANSFER OF FUNDS

LOCATION AND COUNCIL DISTRICT:

3425 Martin Luther King Jr. Boulevard, Council District 5 (See Location Map, Attachment A).

RECOMMENDATION:

This report recommends that City Council adopt the attached resolution:

- Rejecting the proposals received on May 7, 2003 for the Oak Park Community Center Expansion Project;
- Suspending competitive bidding for the Oak Park Community Center Expansion Project;
- Authorizing the use of a "Request for Proposal" process to select a contractor for the supplemental design, value engineering, and construction for the Oak Park Community Center Expansion Project. The selection process shall be qualifications-based; and
- Approving the transfer of funds from the City Facility Deferred Maintenance Program (PN: CE21) (Fund 101) in the amount of \$150,000 and from the Energy Conservation Heating Ventilation and Air Conditioning (HVAC) Program (PN: DB36) (Fund 101) in the amount of \$5,413.

CONTACT PERSONS:

Arthur Lytle, Senior Architect, 264-8460
Bob Williamson, Supervising Architect, 264-8430

FOR COUNCIL MEETING OF: July 17, 2003

SUMMARY:

The Oak Park Community Center Expansion Project (PN: KB27) is part of the 1999-2000 Capital Improvement Program. A Request for Proposals was issued for the project on April 15, 2003, prior to requesting suspension of competitive bidding. Staff is requesting the City Council reject the proposals received on May 7, 2003.

The project was planned as a design-assist project and the design team was selected in 2000. The selection of the construction side of the design-assist team was delayed. This report recommends suspension of the competitive bidding process and requests approval to use the Request for Proposal process as the method to select a contractor based on qualifications. The selected contractor will complete the design-assist team and be responsible for construction of the project.

COMMITTEE/COMMISSION ACTION: None

BACKGROUND INFORMATION:

On June 27, 2000, City Council awarded a contract with Carissimi*Rohrer*McMullen Associates (CRMA) for Architectural and Engineering Design Assist services.

On June 25, 2002, City Council approved Supplemental Agreement No. 1 in the amount of \$33,800 with CRMA for the cost to redesign the mechanical system to include the replacement of the existing system with a new Variable Air-Volume (VAV) system. The revised construction documents are nearly completed and can be bid.

On April 15, 2003, the City issued a Request for Proposals for the construction of this project. Two proposals were received on May 7 and staff is recommending rejecting both proposals. A new RFP will be issued to include local hiring provisions and the evaluation panel will be comprised of both staff and community center representatives.

FINANCIAL CONSIDERATIONS:

The current total project budget is \$1,521,119. As of June 16, 2003, the unobligated balance for Oak Park Community Center Expansion (PN: KB27) is \$1,188,973. Approval of the additional funding from the City Facility Deferred Maintenance Program (PN: CE21) (Fund 101), in the amount of \$150,000, for the existing HVAC replacement and flooring upgrades, and the Energy Conservation HVAC Program (PN: DB36) (Fund 101), in the amount of \$5,413, for increased efficiency equipment will increase the total budget to \$1,676,532. The resulting unobligated balance of \$1,344,386 is anticipated to be sufficient to complete this project.

The City of Sacramento will be reimbursed by SMUD after the HVAC work has been completed. The total estimated cost of the Energy Incentive from SMUD is \$6,338.

ENVIRONMENTAL CONSIDERATIONS:

The Planning and Building Department, Environmental Planning Services has reviewed the Oak Park Community Center Expansion and Renovation Project and has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1, Section 15301(a) and Class 1, Section 15301(e)(1) of the CEQA Guidelines. Projects exempted

City Council
Oak Park Community Center Expansion (PN: KB27)
June 27, 2003

under Class 1, Section 15301(a), allow for the operation, repair, or minor alteration of existing public structures, facilities, mechanical equipment, or topographical features involving negligible or no expansion of use (e.g. renovation work). Projects exempted under Class 1, Section 15301(e)(1), allow for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less.

POLICY CONSIDERATIONS:

The action requested herein is consistent with Sacramento City Code, Title 3. This action is consistent with the City's Strategic Plan goals for enhancing and preserving the neighborhood, preserving and expanding parks and recreational opportunities, and enhancing educational opportunities for the community.

ESBD CONSIDERATIONS:

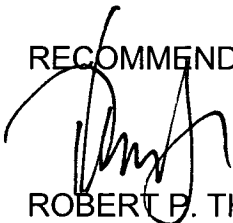
ESBD project participation requirements have been placed in abeyance due to federal requirements. The design assist contractor will utilize the Minority Business Enterprise / Women Business Enterprise Program per Community Development Block Grant (CDBG) funding requirements due to the federal funding provided through the Sacramento Housing Redevelopment Agency (SHRA).

Respectfully submitted,



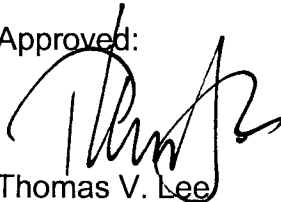
Francesca Lee Halbakken
Project Delivery Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

Approved:

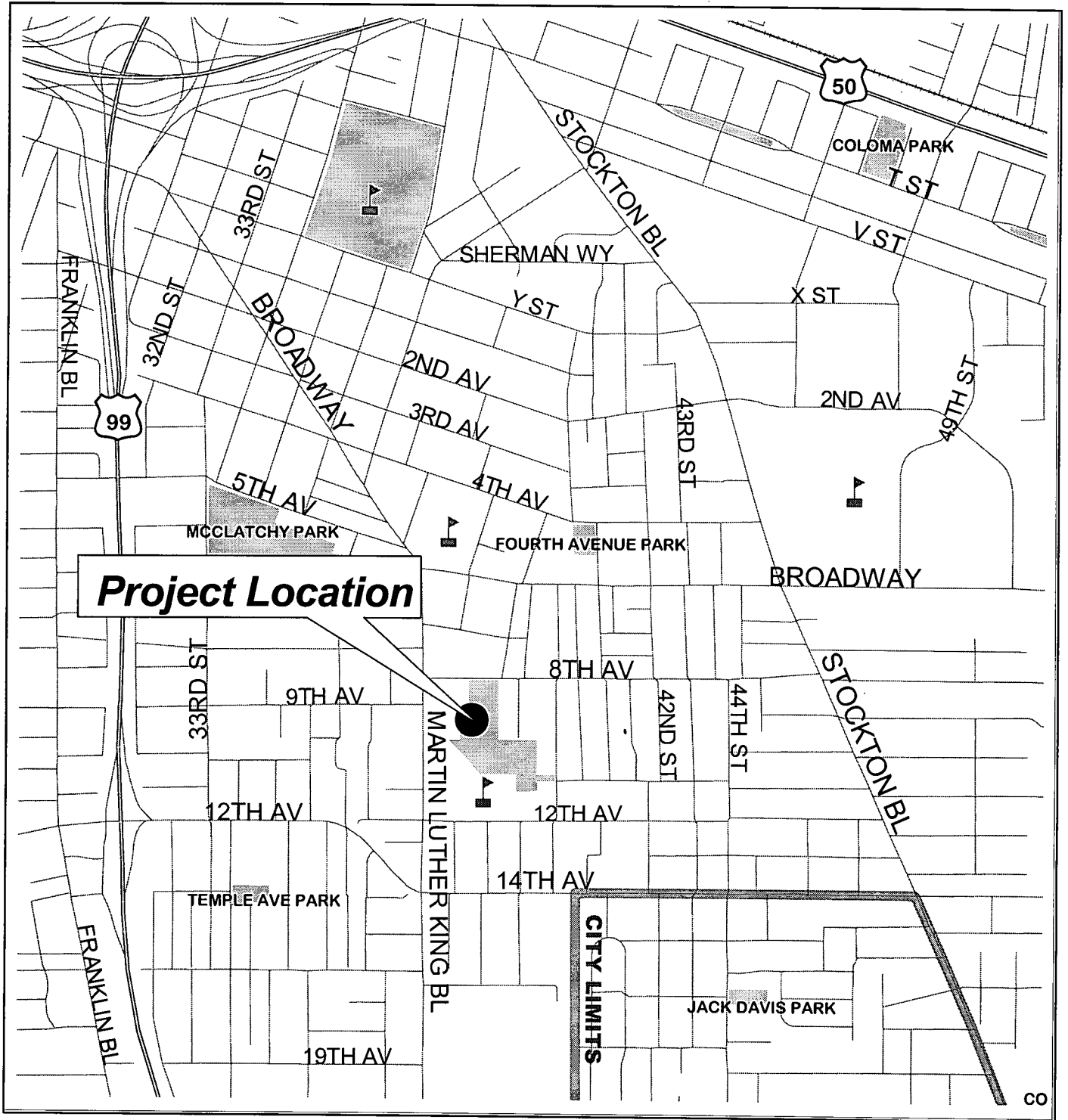


Thomas V. Lee
Deputy City Manager

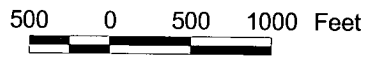
Table of Contents

- 1) Attachment A, Location Map, page 4
- 2) Resolution, page 5

Location Map for OAK PARK COMMUNITY CENTER EXPANSION PROJECT (PN:KB27)



Map Contact: S. Tobin
June, 2003





RESOLUTION NO. 2003-481

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION APPROVING REJECTION OF PROPOSALS, SUSPENDING COMPETITIVE BIDDING, USING REQUEST FOR PROPOSAL PROCESS AS THE DELIVERY METHOD FOR THIS PROJECT, AND TRANSFERRING OF FUNDS FOR THE OAK PARK COMMUNITY CENTER EXPANSION (PN: KB27)

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

- The proposals received on May 7, 2003 for the Oak Park Community Center Expansion Project be rejected;
- Competitive bidding is suspended for the Oak Park Community Center Expansion Project;
- Authorizes the use of a Request for Proposal process to select a contractor for the supplemental design, value engineering, and construction for the Oak Park Community Center Expansion Project; and
- The FY02/03 Capital Improvement Program budget is amended by transferring \$150,000 from the City Facility Deferred Maintenance Program (PN: CE21) (Fund 101) and \$5,413 from the Energy Conservation Heating Ventilation and Air Conditioning Program (PN: DB36) (Fund 101) to the Oak Park Community Center Expansion Project (PN: KB27).

MAYOR

ATTEST

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____