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DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

927 10th STREET
SUITE 300
SACRAMENTO, CA
95814-2702

TECHNICAL SERVICES
DIVISION

PH 916-264-8300
FAX 916-264-7903

November 9, 1999

APPROVED

NOV 23 1999

OFFICE OF THE
CITY CLERK

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: RESOLUTION SUSPENDING COMPETITIVE BIDDING FOR CONSTRUCTION OF MEADOWVIEW RECREATIONAL POOL – PHASE 3 (CE11) AND AUTHORIZING THE CITY MANAGER TO SOLICIT PROPOSALS FOR A FAST TRACK CONSTRUCTION CONTRACT

LOCATION AND COUNCIL DISTRICT:

2450 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 Recreational Pool – Phase 3.

CONTACT PERSON: Yadi Kavakebi, Project Manager, 264-8432

FOR COUNCIL MEETING OF: November 23, 1999

SUMMARY:

This report requests Council to utilize a Fast Track Construction Contract to meet the City Council's and community requirement for expediting the project delivery. Fast Track

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Construction Contract will save time by having different tasks taking place concurrently compared to 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.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

- On October 27, 1992, the City Council approved the Meadowview Project Master Plan.
- On December 15, 1992, the City Council approved the Implementation of Meadowview Community Center in three phases.
- Phase 3 of Meadowview Master Plan was to consist of a childcare center and a recreational pool. At the original inception of the project, SHRA allocated \$300,000 of CDBG funds toward the childcare center portion of the Phase 3 project.
- In January of 1998, the Meadowview Advisory Committee unanimously approved to delete the childcare center from Meadowview Phase 3 and reallocate the CDBG fund of \$300,000 toward the design of Meadowview Recreational Pool-Phase 3.
- English Harper Reta Architects, Inc., along with five other firms, responded to the RFQ released on May 19, 1998, for Meadowview Recreational Pool-Phase 3.
- On September 17, 1998, the selection committee, consisting of five members from the Meadowview community, unanimously selected English Harper Reta Architects, Inc.
- On October 27, 1998 the City Council authorized the City Manager to enter into a contract agreement with English Harper Reta Architect for architectural/engineering service.
- On October 26, 1999, the City Council approved \$3,850,000 in General Fund funding, adopting the related Resolution on November 9, 1999.
- Geotechnical work, programming, and preliminary schematic drawings are completed.

Project Description and Cost Estimate

The project consists of a new 8-lane competition pool, zero entry pool with waterplay structures, and slide pool with water slide. Building structure includes lobby area, guard's room, staff office, first aide room, meeting room, large concession/kitchen, bathroom/locker facilities, equipment, and mechanical room. Preliminary project budget for design and construction of the Meadowview Recreational Pool - Phase 3 is estimated at \$4,300,000.

Project Delivery

Staff has identified two project delivery processes:

1. Standard design, bid, and construction; and
2. Design/build negotiated fee-for-service combined with a Fast Track Construction Contract.

Council has already directed staff to expedite the construction process. The design/build option with a Fast Track Design-assist Construction Contract will allow for completion of the project by year 2000. 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.
- English Harper Reta Architects will produce drawings and specifications grouped into phases which will allow the contractor to commence construction on the grading, underground utilities, 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 Construction Contract is awarded.

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

FINANCIAL CONSIDERATIONS:

Initial design has been proceeding under an initial \$300,000 in CDBG funds provided last year. Funding for the balance of the Meadowview Recreational Pool – Phase 3 will be provided by the General Fund and CDBG funds.

Detailed funding considerations will be brought back for Council consideration prior to commencing the construction phase of the project.

ENVIRONMENTAL CONSIDERATIONS:

In January 1991, the Environmental Services Division prepared a Negative Declaration for the Meadowview Community Center Project. The City Council ratified the Negative Declaration on April 9, 1991. The environmental review was conducted for the master plan for the community center project. The proposed project will carry out final phase of the overall master planning

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for Meadowview project as addressed in the Negative Declaration. No additional environmental review is required.


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 Recreational Pool – Phase 3 is consistent with Sacramento City Code, Title 58.

ESBD CONSIDERATIONS:

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:



Bob Thomas
City Manager

P/cip/CE11/Council/CE11 Pool Suspend (11.10.99) budget revisions

APPROVED:



 Michael Kashiwagi
Director of Public Works

RESOLUTION NO. 99-670

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____



RESOLUTION SUSPENDING COMPETITIVE BIDDING FOR CONSTRUCTION OF MEADOWVIEW RECREATIONAL POOL - PHASE 3 (CE11) AND AUTHORIZING THE CITY MANAGER TO SOLICIT PROPOSALS FOR A FAST TRACK CONSTRUCTION CONTRACT

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

- 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 Recreational Pool – Phase 3

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____