



APPROVED  
BY THE CITY COUNCIL

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FEB 22 1994

OFFICE OF THE  
CITY CLERK

094-013

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 207  
915 I STREET  
SACRAMENTO, CA  
95814-2673

OFFICE OF THE DIRECTOR

February 4, 1994

916-264-7110

City Council  
Sacramento, California

ADMINISTRATION  
916-264-7100

Honorable Members in Session:

FAX 916-264-5573

**SUBJECT:** APPROVAL OF PLANS AND SPECIFICATIONS, AUTHORIZATION TO RECEIVE BIDS AND EXECUTE A CONSTRUCTION CONTRACT FOR THE BARTLEY W. CAVANAUGH GOLF COURSE CLUBHOUSE PROJECT (OA46)

**LOCATION AND DISTRICT:** Freeport, California; All Districts

**RECOMMENDATION:**

This report recommends that the City Council:

- Approve plans and specifications for construction of the Clubhouse project for the Bartley W. Cavanaugh Golf Course (OA46), including construction of a left turn lane on Freeport Boulevard and a parking lot for the clubhouse and golf course;
- Authorize bidding and receipt of Bids by the City Clerk; and
- Adopt the attached resolution authorizing the City Manager to award and execute a contract for construction of the Clubhouse project with the lowest responsible Bidder, and for an amount not exceeding \$1,692,235.

**CONTACT PERSON:** Jim Faber, Associate Architect, 433-6672  
Greg Hovious, Contract Officer, 433-6377

**FOR COUNCIL MEETING OF:** February 22, 1994

**SUMMARY:**

This report requests that City Council approve the construction documents for the Clubhouse project, and authorize bidding of the Clubhouse project for the Bartley W. Cavanaugh Golf Course (OA46). In the interest of a timely award of a contract and completion of construction, this report also requests that Council authorize the City Manager to execute a contract with the lowest responsible Bidder for an amount not exceeding the budgeted construction cost of \$1,692,235. The Clubhouse project design includes the clubhouse structure, a left-turn lane on Freeport Boulevard/State Highway 160, a parking lot for clubhouse and golfer use, and bid alternates for additional construction of a trellis to shade the outdoor dining terrace and for lighting the parking lot.

City Council

RE: APPROVAL OF PLANS AND SPECIFICATIONS, AUTHORIZATION TO RECEIVE BIDS AND EXECUTE A  
CONSTRUCTION CONTRACT FOR THE BARTLEY W. CAVANAUGH GOLF COURSE CLUBHOUSE  
PROJECT (OA46)

Date February 4, 1994

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## **BACKGROUND INFORMATION:**

On January 14, 1992, Council awarded a consultant contract for design of the Bartley W. Cavanaugh Golf Course Clubhouse to Tomich Sheehan Van Woert, Architects, of Rancho Cordova, in association with John Williams, Associates, Clubhouse Architect.

Based on the project program, the functional requirements developed by the architects and the City's Golf Division staff; input from the golf course architect and separate food service consultants, the design of the golf course Clubhouse project has been completed to meet the City's project budget limitations. The parking lot provides adequate parking spaces for clubhouse use and for golfers, including parking for disabled patrons. The left-turn lane into the parking lot from Freeport mitigates a Caltrans highway safety concern, and is required by the project's environmental impact report. The finished Clubhouse project design has been reviewed by City staff, the Contract Documents have been checked for code compliance, and the project is ready for bidding and construction.

### Project Schedule:

Completion of the contract documents for the golf course support facilities and the clubhouse has been dependent on receipt of construction bids for the golf course as staff did not want to expend funds to complete the design of facilities which may not be within the budget. Council awarded the golf course construction contract on October 19, 1993, and construction has been underway since early November. The golf course construction is on-schedule for completion (final planting of grass and turnover to the City) in early August 1994. After allowing time for the grass to mature, the golf course will be ready for play in late 1994-to-early 1995, depending on the late summer and fall weather.

On the same date as Council's award of the golf course construction contract, Council authorized bidding for the Maintenance Facilities, and on January 18, 1994, Council awarded the contract for construction of the Maintenance Facilities, and construction started in early February 1994. Construction completion of the Maintenance Facilities is also scheduled for early August 1994, coincident with completion of the golf course construction.

Upon Council's award for construction of the golf course, staff authorized the architects to complete contract documents for bidding and construction of the Clubhouse. The Clubhouse contract documents are now complete, and the project is ready for bidding and construction. However, bidding of the project and a subsequent Council award will take approximately two to three months. Construction of the Clubhouse will take approximately 8 months, and further interior work by the concessionaire may take an additional 1-1/2 to 2 months. This means the Clubhouse would not be ready to open until approximately March 1995, three months after the golf course is ready to be played.

To reduce the amount of time between the golf course being ready for play and the Clubhouse being ready for operation, staff requests that Council authorize the City Manager to execute a contract with the lowest responsible bidder who submits a bid within the project budget. All criteria that applies to the determination of a responsible bidder,

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including strict scrutiny of MBE / WBE program requirements, will be reviewed for compliance.

**FINANCIAL CONSIDERATIONS:**

The project budget for award of a construction contract for the Clubhouse project, not including the construction change contingency, is \$1,692,235. Total funding for the Bartley W. Cavanaugh Golf Course project (OA46) is \$9,127,000, with a current unobligated funds balance of approximately \$2,811,562, which is sufficient for award of this contract.

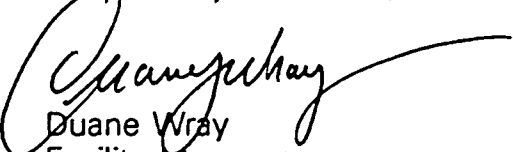
**POLICY CONSIDERATIONS:**

The approval of contract documents for bidding is consistent with Title 58 of the Sacramento City Code. Consistent with Sacramento City Code Article II, Section 58.202, the City Council may authorize the City Manager to execute agreements in excess of \$50,000.


**MBE/WBE:**

To encourage minority participation, plans and specifications will be sent to seven plan rooms and construction services organizations for publication. Four are directly involved with MBE/WBE construction firms. Staff will actively recruit available MBE/WBE firms to participate in the bid process. The project will also be announced on the Facility Management Project Information Line which contains information on Public Works and Utility Department projects. The lowest responsible bidder must comply with the M/WBE program adopted by Council as set forth in the City Code.

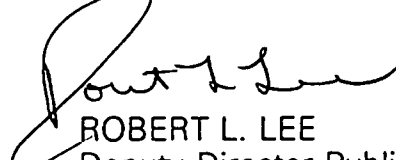
Respectfully submitted,

  
Duane Wray  
Facility Manager

RECOMMENDATION APPROVED:

  
WILLIAM H. EDGAR  
City Manager

APPROVED:

  
ROBERT L. LEE  
Deputy Director Public Works

**RESOLUTION NO. 94-101**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**AUTHORIZE THE CITY MANAGER TO AWARD AND EXECUTE A CONTRACT FOR CONSTRUCTION OF THE BARTLEY W. CAVANAUGH GOLF COURSE (OA46) CLUBHOUSE PROJECT WITH THE LOWEST RESPONSIBLE BIDDER FOR AN AMOUNT NO GREATER THAN THE ESTIMATED COST CONSTRUCTION OF \$1,692,235.**

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

The City Manager is hereby authorized to award and execute a contract for construction of the Bartley W. Cavanaugh Golf Course (OA46) Clubhouse project with the lowest responsible Bidder for an amount no greater than the estimated construction cost of \$1,692,235.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

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CITY CLERK

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_