



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
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CONSENT
March 25, 2008

Honorable Mayor and
Members of the City Council

Title: Contract: Oak Park Community Center - Phase II Project (KB29, L13000100)

Location/Council District: 3429 Martin Luther King, Jr. Boulevard, District 5

Recommendation: Adopt a **Resolution:** 1) approving the construction plans and specifications for the Oak Park Community Center - Phase II Project; 2) awarding John F. Otto, the lowest responsible bidder, a construction contract for the Oak Park Community Center – Phase II Project in an amount not to exceed \$2,444,222; and 3) authorizing the City Manager or the City Manager’s designee to execute the contract specified above.

Contact: Suzy Vose, Construction Manager, 808-5640; Yadi Kavakebi, Facilities Superintendent, 808-8432; Cynthia Kranc, Facilities Manager, 808-2258

Presenters: Not applicable

Departments: General Services

Division: Facilities & Real Property Management

Organization No: 3281

Description/Analysis:

Issue: This report recommends awarding a construction contract for the Oak Park Community Center – Phase II Project. This project was included in the 2006 Community Reinvestment Capital Improvement Program (CRCIP). The formal bid process was completed on February 27, 2008, and John F. Otto was selected as the lowest responsible bidder. The project will provide a multipurpose gymnasium, performance platform, rest rooms, office, storage, and two outdoor basketball courts for the community. The facility will be located adjacent to the existing Oak Park Community Center.

Policy Considerations: This project is included in the 2006 CRCIP approved by City Council on February 7, 2006. Award of the construction contract is consistent with the directives and guidelines of the CRCIP. The recommendations in the report are consistent with the provisions of City Code Chapter 3.60.

Committee/Commission Action: Not applicable

Environmental Considerations: This report recommends awarding a construction contract for a previously approved project. This recommendation involves a continuing administrative activity and is not a 'project' in accordance with Section 15378 (b) (2) of the California Environmental Quality Act Guidelines. The proposal, therefore, as determined by the City's Environmental Services Planning Manager, no environmental review is necessary.

Rationale for Recommendation: On January 28, 2008, the Department of General Services issued Invitation for Bid (IFB) No. B083282015 for a construction contract for the Oak Park Community Center – Phase II Project. Thirteen bids were received. John F. Otto was selected as the lowest responsive and responsible bidder. Staff's estimated construction cost was \$3.6 million. Work is anticipated to begin on site during April 2008 and expected to be substantially completed in February 2009.

The results of IFB No. B083282015 are listed in the table below.

Company Name	Contract Amount	ESBE %
Cornerstone*	\$52,630	None
John F. Otto	\$2,444,222	25.9%
C & C Construction	\$2,490,650	32.7%
L. M. Combs	\$2,596,052	71.0%
Waters Contracting	\$2,598,550	31.0%
American River Construction	\$2,664,000	57.1%
SW Allen	\$2,712,578	22.3%
Meadows Construction	\$2,732,430	None
Panattoni	\$2,741,231	16.3%
BRCO Constructors	\$2,759,000	20.5%
McCarthy Construction	\$2,797,400	20.3%
Refnes Construction	\$2,799,750	49.8%
Applegate Johnston	\$3,224,344	15.2%

* Cornerstone is a subcontractor. Additionally, the appropriate bid forms were not completed.

Financial Considerations: Sufficient funding is available in the Oak Park Community Center – Phase II Project (KB29, L13000100) to execute a contract with John F. Otto in the amount of \$2,444,222 for construction of the new facility.

Emerging Small Business Development (ESBD): John F. Otto has an emerging/small business enterprise percentage total of 25.9% for the Oak Park Community Center - Phase II Project.

Respectfully Submitted by: 
Cynthia Kranc
Facilities Manager

Approved by: 
Reina J. Schwartz
Director, Department of General Services

Recommendation Approved:


Ray Kerridge
City Manager

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Attachment 1

BACKGROUND INFORMATION:

In fall 2003, City Council supported the preparation of the Proposition 40 Urban Parks Act program grant for the Oak Park Community Center - Phase II Project.

On March 29, 2005, City Council adopted Resolution No. 2005-190 accepting the \$3 million grant from the State Department of Parks and Recreation and establishing the Capital Improvement Project (CIP) for the project (KB29).

In March 2006, a contract was established with the Sacramento Housing and Redevelopment Agency (SHRA) committing \$1.6 million to the Oak Park Community Center Phase II - Gym Project.

On October 11, 2005, City Council adopted Resolution No. 2005-744 authorizing the City Manager to identify projects for a 2006 Community Reinvestment Capital Improvement Program (CRCIP) bond issuance. The approved 2006 CRCIP Bond included an appropriation of \$1 million for this project (Resolution 2006-367).

On January 10, 2006, City Council adopted Resolution No. 2006-024 appropriating \$400,000 in Park Development Impact Fees (Fund 719) to the Oak Park Community Center Phase II Project.

On October 31, 2006, City Council adopted Resolution No. 2006-793, accepting an architectural services proposal from the Dahlin Group and authorizing the City Manager or the City Manager's designee to execute a professional services agreement with the Dahlin Group for the Oak Park Community Center - Phase II Project. The Dahlin Group has prepared plans and specifications for the construction of the project, and these have been approved for construction by the City's Department of Development Services.

RESOLUTION NO. 2008-XXXX

Adopted by the Sacramento City Council

March 25, 2008

**AUTHORIZING ACTIONS RELATED TO CONSTRUCTION OF THE OAK PARK
COMMUNITY CENTER - PHASE II PROJECT (KB29, L13000100)**

BACKGROUND

- A. On March 29, 2005, City Council established the Oak Park Community Center – Phase II Project.
- B. The formal bid process for the construction of the Oak Park Community Center – Phase II Project was completed on February 27, 2008. John F. Otto was determined to be the lowest responsible bidder.

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

- Section 1. The construction plans and specifications for the Oak Park Community Center - Phase II Project are approved.
- Section 2. John F. Otto is awarded the construction contract for the Oak Park Community Center – Phase II Project in an amount not to exceed \$2,444,222.
- Section 3. The City Manager or the City Manager’s designee is authorized to execute the construction contract specified above.