



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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CONSENT
March 17, 2009

Honorable Mayor and
Members of the City Council

**Title: On-Call General Contractor Services List for Public Facilities - Two Thirds
Vote Required**

Location/Council District: Citywide

Recommendation: Adopt a **Resolution:** 1) suspending competitive bidding in the best interests of the City; 2) approving an On-Call General Contractor Services List for Public Facilities for a period of one year and authorizing the City Manager or the City Manager's designee to execute one-year contracts for general contractor services with: a) JC Construction Innovations, Inc. in an amount not to exceed \$100,000 ; b) TDP Construction Services in an amount not to exceed \$100,000; c) Triamid, Maloney & Bell in an amount not to exceed \$100,000; and d) Advantage Building Contractors in an amount not to exceed \$100,000; and 3) requiring all projects that fall under the scope of the On-Call General Contractor List to be reviewed and delivered by the Department of General Services.

Contacts: Tony Alexander, General Supervisor, 808-6360; Cynthia Kranc, Facilities Manager, 808-2258

Presenters: Not applicable

Department: General Services

Division: Facilities and Real Property Management

Organization No: 13001521

Description/Analysis:

Issue: The purpose of this report is to establish an On-Call General Contractor Services List for Public Facilities. Developing this on-call list will support the mission of the Department of General Services to respond in a timely manner in delivering public facility maintenance, CIP projects and also 24 hour, seven day a week emergency response contracting services throughout the City, if City staff are unable to perform the scope of work or meet the demand.

Policy Considerations: The recommendations in this report are in accordance with City Code Chapter 3.60, Section 170, which states that the City Council may, by two-thirds vote, suspend competitive bidding for any contract in the best interests of the City, and with Chapters 3.60 and 3.64 regarding contracts.

Environmental Considerations:

California Environmental Quality Act (CEQA): Approval of an On-Call General Contractor Services List for Public Facilities is not a project as defined by CEQA guidelines, Section 15378. The recommended action involves no physical construction and has no potential to cause a significant impact to the environment.

Sustainability Considerations: Not applicable

Rationale for Recommendation: On September 23, 2008, the Department of General Services released a Request for Qualifications (RFQ), as opposed to a Request for Bid (RFB), in order to find the most qualified general contractors to perform on-call general contracting services. The document was advertised on the City's contracting opportunities website and was sent directly to City Council Members offices, the Asian Pacific, Black, Hispanic, and Metropolitan Chambers of Commerce for distribution to small businesses and professional groups.

On October 31, 2008, the Department of General Services received a total of eight proposals. A selection committee of City staff from the Departments of General Services, and Convention, Culture, and Leisure evaluated the proposals based on previous experience with public projects, the firm's approach to projects, typical methods proposed to accomplish work, overall team qualifications, and ESBD/SBE utilization. The committee scored the proposals based upon the evaluation criteria and selected the most qualified firms based on the score received. A total of four firms are being placed on the On-Call General Contracting list.

Suspending competitive bidding is required because the RFQ process is an alternative method of contractor selection to the standard RFB process in which contractors are selected on the basis of low bid.

It is in the best interests of the City to approve the establishment of an On-Call General Contractor Services List for Public Facilities for the following reasons:

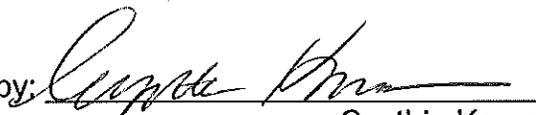
- On December 2, 2003, City Council adopted Resolution No.2003-853 approving the recommendations of Smith Culp Consulting to improve the delivery of projects. One of the recommendations was to establish an on-call contractor list for cost effective and efficient delivery of projects and services.
- Use of an On-Call General Contractor Services List will position the Department of General Services to provide citywide 24 hour, seven day a

week emergency response contracting services for all City facilities in situations that require immediate attention, if City staff are unable to perform the scope of work or meet the demand.

- Use of an On-Call General Contractor Services List will position the Department of General Services to deliver projects in a more cost effective and efficient manner by expanding its capacity to meet critical project schedule requirements and by reducing the time needed to prepare, evaluate, and award contractor service agreements for each and every project. Additionally, unforeseeable conditions identified during the course of projects may be addressed immediately.
- The Department of General Services, with City Council approval, has previously established on-call master lists for consultants and other contractor services which have worked well in supporting the delivery of projects.

Financial Considerations: Each contract shall be in a not-to-exceed amount of \$100,000 per contractor as identified in Exhibit A. Each contract will be executed as soon as possible for fiscal year 2008/09 for the full amount, however, purchase orders encumbering funds under these contracts will not be created until projects are identified. Funding for each purchase order will be provided for in capital improvement project budgets or in department operating budgets as projects and funding sources, are identified. Contractors may have multiple assignments in a given fiscal year; however, the aggregate amount shall not exceed \$100,000.

Emerging Small Business Development (ESBD): Of the four firms selected for the On-Call General Contractor Services List for Public Facilities, JC Construction Innovations, Inc. and TDP Construction Services are certified by the City as emerging/small businesses.

Respectfully Submitted by: 
Cynthia Kranc
Facilities Manager

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

Recommendation Approved:

for 
Ray Kerridge
City Manager

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RESOLUTION NO. 2009-XXXX

Adopted by the Sacramento City Council

March 17, 2009

SUSPENDING COMPETITIVE BIDDING AND APPROVING AN ON-CALL GENERAL CONTRACTOR SERVICES LIST FOR PUBLIC FACILITIES FOR A PERIOD OF ONE YEAR

BACKGROUND

- A. On December 2, 2003, City Council adopted Resolution No.2003-853 approving the recommendations of Smith Culp Consulting to improve the delivery of projects. One of the recommendations was to establish an on-call contractor list for faster and cost effective delivery of general contractor services.
- B. On September 23, 2008, the Department of General Services released a Request for Qualifications (RFQ) for on-call general contractor services for public facilities projects defined as projects not exceeding \$100,000 in total costs.
- C. A total of eight firms responded to the RFQ. A selection committee of City staff from the Departments of General Services, and Convention, Culture and Leisure reviewed and evaluated the statements of qualification based on previous experience with public projects, qualifications, and ESB and SBE utilization. The committee selected the most qualified firms based on the score received.
- D. In accordance with City Code Chapter 3.60, Section 170, the City Council may, by two-thirds vote, suspend competitive bidding for any contract in the best interests of the City. Suspending competitive bidding is in the best interests of the City in order to hire the most qualified general contractors to perform on-call general contracting services for the City.

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

- Section 1. It is in the best interests of the City to suspend competitive bidding, and competitive bidding is hereby suspended for contract awards for general contractor services to: JC Construction Innovations, Inc.; TDP Construction Services; Triamid, Maloney & Bell; and Advantage Building Contractors.
- Section 2. The On-Call General Contractor Services List for Public Facilities (Exhibit A) is approved for a period of one year.

- Section 3. The City Manager or the City Manager's designee is authorized to execute a one-year contract for general contracting services with JC Construction Innovations, Inc. in an amount not to exceed \$100,000.
- Section 4. The City Manager or the City Manager's designee is authorized to execute a one-year contract for general contracting services with TDP Construction Services in an amount not to exceed \$100,000.
- Section 5. The City Manager or the City Manager's designee is authorized to execute a one-year contract for general contracting services with Triamid, Maloney & Bell in an amount not to exceed \$100,000.
- Section 6. The City Manager or the City Manager's designee is authorized to execute a one-year contract for general contracting services with Advantage Building Contractors in an amount not to exceed \$100,000.
- Section 7. All projects that fall under the scope of the On-Call General Contractor List shall be reviewed and delivered by the Department of General Services.

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Exhibit A - On Call Master Contractor Services List

EXHIBIT A**On-Call General Contractor Services List for Public Facilities**

Company Name	Contract Amount	ESBE/SBE
JC Construction Innovations, Inc.	\$100,000	100%
TDP Construction Services	\$100,000	100%
Triamid, Maloney & Bell	\$100,000	0%
Advantage Building Contractors	\$100,000	0%