



# REPORT TO COUNCIL

## City of Sacramento

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915 I Street, Sacramento, CA 95814-2604  
www.cityofsacramento.org

Consent  
June 23, 2009

Honorable Mayor and  
Members of the City Council

**Title: Fire Station 43 – Authorization to Use Design-Build Delivery Approach (Two-Thirds Vote Required)**

**Location/Council District:** El Centro Road; District 1

**Recommendation:** Adopt a **Resolution:** 1) establishing a Capital Improvement Project (CIP) for Fire Station 43 (F13000700); 2) appropriating \$9.6 million to the project from the North Natomas Community Improvement Fund (Fund 3201); and 3) suspending competitive bidding as in the best interest of the City, and approving the use of the design-build alternative project delivery method for the project.

**Contacts:** Cynthia Kranc, Facilities Manager, 808-2258; Gary Szydelko, Supervising Architect, 808-8335

**Presenters:** Not applicable

**Department:** General Services

**Divisions:** Facilities and Real Property Management

**Organization No.:** 13001561

**Description/Analysis:**

**Issue:** On May 26, 2009, City Council adopted Resolution No. 2009-0341, approving the 2008 Update to the North Natomas Finance Plan which authorizes the use of \$9.6 million in development impact fees for a second fire station in North Natomas to be constructed on El Centro Road, and the related equipment. Consistent with that action, this report recommends establishing a new CIP, appropriating funding to the project, and approving an alternative project delivery method to accommodate the desired 24 month project completion time frame. Construction of this project is contingent upon federal legislation allowing an exemption in the building moratorium in North Natomas. Representative Doris Matsui (D-Sacramento) is currently working on this legislation based on the fact



that the fire station is a public safety improvement.

**Policy Considerations:** Adoption of the proposed Resolution is consistent with the 1994 North Natomas Financing Plan and Nexus Study, as amended in 1999, 2002, 2005, and 2008, as well as the City's Strategic Plan Goal to achieve sustainability and enhance livability.

**Environmental Considerations:**

**California Environmental Quality Act:** Adoption of the proposed resolution is not a project for the purpose of CEQA, as it concerns a government-funding mechanism that does not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment. (CEQA Guidelines § 15378]. CEQA review of the proposed fire station will be completed prior to issuance of a construction contract for the project.

**Sustainability Considerations:** Not applicable.

**Committee/Commission:** None

**Rationale for Recommendation:** Suspending competitive bidding is recommended in the best interest of the City to allow the use of the design-build alternative project delivery method. This provides the opportunity to maximize project scope within a limited budget and time. Design-build is a faster delivery method than the design-bid-build method and is consistent with the alternative delivery approaches recommended in the Smith-Culp Report, and adopted by City Council on December 2, 2003 (Resolution No. 2003-853).

Approving the design-build alternative project delivery method will assist in "fast-tracking" this public safety improvement. This "fast-track" process is necessary to complete the project in the desired 24 month time frame in recognition of the need for additional fire protection on the west side of Interstate 5. This time frame, however, may require reducing or eliminating the time allocated for typical capital project processes such as community outreach, design review, construction plan review, Leadership in Energy and Environmental Design (LEED), etc. Staff will report back if any capital project processes are adversely impacted.

**Financial Considerations:** On May 26, 2009, City Council adopted Resolution No. 2009-0341, approving the 2008 Update to the North Natomas Finance Plan which authorizes the use of \$9.6 million in development impact fees for a fire station (including all onsite and offsite improvements) to be constructed on El Centro Road and the related equipment (one truck, one engine, and one ambulance). The land for the fire station has already been acquired through map dedication (Exhibit 1).

The \$9.6 million is the current amount allocated from the fees under the North Natomas

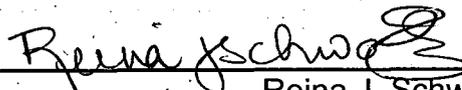
Development Agreement. The amount will adjust each July 1 by annual changes in the Engineering News Record Cost Construction Index (the "ENR Index"). No other funding sources have been identified.

Funding constraints may require reducing or eliminating some project components that may typically be included in a fire station such as LEED. Staff will report back if any project components are adversely impacted.

There is no impact to the General Fund to complete the construction of this fire station. However, future staffing and the operation of the station will have an impact on the General Fund. Staff will report back to City Council when operational costs are further defined.

**Emerging Small Business Development (ESBD):** At this time no goods or services are being purchased as a result of this report.

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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## **RESOLUTION NO. 2009-XXXX**

**Adopted by the Sacramento City Council**

**June 16, 2009**

### **ESTABLISH A CAPITAL IMPROVEMENT PROJECT FOR FIRE STATION 43, APPROPRIATE FUNDS TO THE PROJECT, AND APPROVE THE USE OF THE DESIGN-BUILD ALTERNATIVE PROJECT DELIVERY METHOD (F13000700)**

#### **BACKGROUND**

- A. On May 26, 2009, City Council adopted Resolution No. 2009-0341, approving the 2008 Update to the North Natomas Finance Plan which authorizes the use of development impact fees for the construction of a fire station on El Centro Road and the related equipment (one truck, one engine, and one ambulance);
- B. The land for the fire station has already been acquired through map dedication (Exhibit 1).
- C. Suspending competitive bidding is recommended in the best interest of the City to allow the use of the design-build alternative project delivery method. This method provides the opportunity to maximize project scope within a limited budget and time, and is consistent with the alternative delivery approaches recommended in the Smith-Culp Report, and adopted by City Council on December 2, 2003 (Resolution No. 2003-853). Approving the design-build alternative project delivery method will assist in “fast-tracking” this public safety improvement, which is necessary to complete the project in the desired 24 month time frame in recognition of the need for additional fire protection on the west side of Interstate 5.

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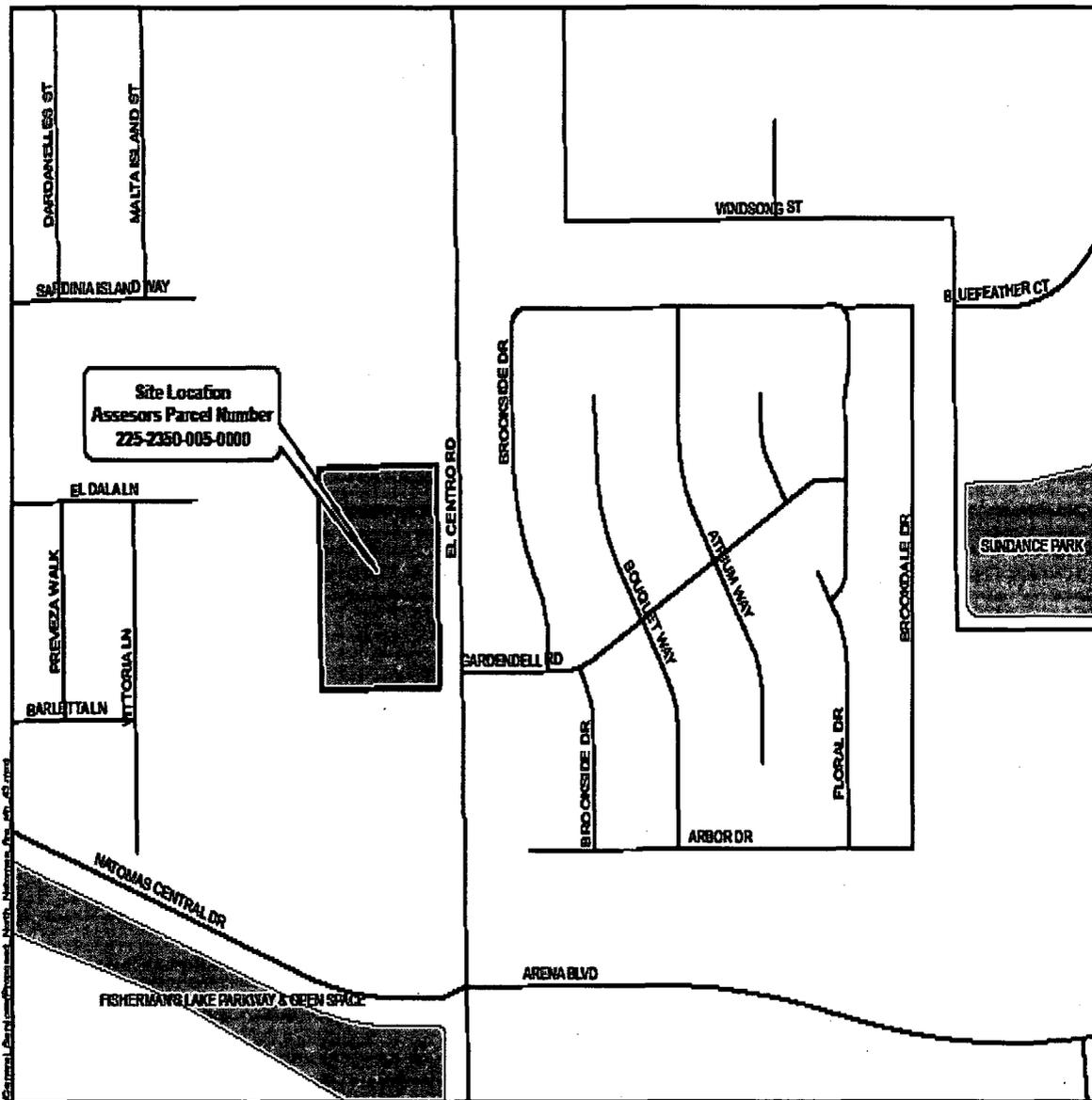
#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The Fire Station 43 (F13000700) capital improvement project (CIP) is established.
- Section 2. \$9.6 million shall be transferred from the North Natomas Community Improvement Fund (Fund 3201) to the Fire Station 43 (F13000700) CIP to fund the construction of the fire station and the related equipment (one fire truck, one fire engine, and one ambulance).
- Section 4. It is in the best interest of the City to suspend competitive bidding, and competitive bidding is hereby suspended to allow for the use of the design-build alternative project delivery method for Fire Station 43 (F13000700).

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Exhibit A – GIS Location Map

Exhibit 1



Proposed North Natomas Fire Station #43



Map Contact: D. Wilcox  
Created May, 2009

