



City of Sacramento City Council

915 I Street, Sacramento, CA, 95814
www.CityofSacramento.org

Meeting Date: 10/2/2012

Report Type: Consent

Title: City Hall Parking Garage Revitalization Project (V15510000) - [2/3 Vote Required]

Report ID: 2012-00793

Location: 1000 I Street, District 1

Recommendation: Pass a Resolution suspending competitive bidding in the best interests of the City for the City Hall Parking Garage Revitalization Project so that the City can utilize the design-build project delivery approach to complete the sign, awning, structural and miscellaneous repair, and paint work for the project.

Contact: Yadi Kavakebi, Facilities & Real Property Management Superintendent, (916) 808-8432, General Services Department

Presenter: None

Department: General Services Dept

Division: Facility & Real Property Manag

Dept ID: 13001511

Attachments:

1-Description/Analysis

2-Resolution

City Attorney Review

Approved as to Form
Kourtney Burdick
9/26/2012 9:36:01 AM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
9/19/2012 10:34:29 AM

Approvals/Acknowledgements

Department Director or Designee: Reina Schwartz - 9/20/2012 11:25:31 AM

Description/Analysis

Issue: The City Hall Parking Garage, located at 1000 I Street, has been open since 1990 and is in need of various improvements. Earlier this year, the City began a revitalization project for the garage that includes lighting enhancements and replacement of all four of the garage's elevators. This report recommends approving the use of the design-build project delivery approach to continue the revitalization project with the following improvements:

- Remove all existing awnings
- Repair structural and miscellaneous damages to the garage
- Paint the interior and exterior of the garage
- Create a signage program for both the interior and exterior of the garage that may include new signage for ground floor tenants, enhanced garage identification, main entrance and exit signage, and interior wayfinding signage.

Suspending competitive bidding will allow the City to utilize the design-build project delivery approach, in lieu of the traditional design-bid-build approach, which will allow the City to work with one contractor who will design and construct the project, coordinating between the sign designer, fabricator and installer, and the other trades that will handle the awning removal, structural and miscellaneous repairs, and painting. Because the coordination of the technical components is critical, it is important to have the entire project team involved from project commencement to ensure constructability and timeliness. In addition, the design-build process is expected to save the City time and money.

Should the City Council authorize the design-build method, staff will proceed with a request for proposals (RFP) for a contractor. That proposed contract will be brought back to City Council for award.

Policy Considerations: The recommendations in this report are in accordance with City Code Chapter 3.60.170(D), which states that the restrictions and provisions of City Code requiring the award of contracts by competitive bidding shall not apply when, upon two-thirds vote of the City Council, it is determined that it is in the best interests of the City to suspend competitive bidding for any contract.

Economic Impacts: None

Environmental Considerations: California Environmental Quality Act (CEQA):

The recommendations in this report involve the administrative activity of contracting for public projects and are exempt from CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment.

Sustainability: None

Commission/Committee Action: None

Rationale for Recommendation: Suspending competitive bidding is recommended because the design-build project delivery approach is an alternative to the typical design-bid-build approach in which contractors are selected on the basis of lowest qualified bid. The design-build approach is an industry best practice to maximize project scope when working within a limited budget. The hiring of a design-build team allows for the sign fabricator and installer to advise on constructability, and provide technical review and value engineering throughout the design phase. Additionally, retention of a signage team through a RFP process ensures that they have the necessary experience and qualifications. It also allows the selection committee to review their design concepts specific to this project as well as the quality of their work product on previously completed projects.

In 2007, the City renovated the Capitol Garage signage through a similar design-build process which proved beneficial for the project. The coordination of the designer and manufacturer/installer throughout the process resulted in a timely, constructible and successful project.

Upon approval of this action, staff intends to release an RFP and have a design-build team under contract by the end of the calendar year.

Financial Considerations: The recommendations in this report do not result in any financial impact to the City.

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

RESOLUTION NO. 2012-

Adopted by the Sacramento City Council

SUSPENDING COMPETITIVE BIDDING FOR THE CITY HALL PARKING GARAGE REVITALIZATION PROJECT

BACKGROUND

- A. The City Hall Parking Garage opened in 1990 and is in need of various repairs and improvements. To this end, earlier this year, the City began a revitalization project for the garage, which included adding lighting enhancements and replacing the garage's four elevators.
- B. Further updates to the garage are needed, including removing all existing awnings, repairing damaged portions of the garage, painting the interior and exterior of the garage, and installing signage.
- C. Under the City Charter and City Code, the City Council can suspend competitive bidding for a public project when it determines, on a 2/3 vote, that it is in the City's best interests to do so.
- D. It is in the best interests of the City to suspend competitive bidding to allow the City to proceed using the design-build project delivery approach to complete the needed updates to the garage. Utilizing the design-build approach, as opposed to the traditional design-bid-build approach, will allow the City to utilize one contractor to design and construct the Project, who will coordinate the sign, awning, repair, and paint work. Hiring the design-build team at the outset allows the sign fabricator and installer to advise on constructability and provide technical review and value engineering throughout the design phase.

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

- Section 1. Competitive bidding is suspended, in the best interests of the City, for the City Hall Parking Garage Revitalization Project (V15510000) so that the City can utilize the design-build project delivery approach to complete the sign, awning, structural and miscellaneous repairs, and paint work for the project.