



City of Sacramento City Council

915 I Street, Sacramento, CA, 95814
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Meeting Date: 2/5/2013

Report Type: Consent

Title: Fairbairn Water Treatment Plant Re-Roof Project (Z14111101) - [2/3 Vote Required]

Report ID: 2013-00095

Location: 7501 College Town Drive, District 6

Recommendation: Pass a Resolution suspending competitive bidding in the best interests of the City for the Fairbairn Water Treatment Plant Re-Roof Project so that the City can utilize the design-build project delivery approach to complete the roof replacement.

Contact: Jeff Blanton, Associate Architect, (916) 808-8423, Yadi Kavakebi, Facilities & Real Property Management Superintendent, (916) 808-8432, General Services Department

Presenter: None

Department: General Services

Division: Facilities & Real Property Mgt

Dept ID: 13001511

Attachments:

1-Description/Analysis

2-Resolution

City Attorney Review

Approved as to Form
Kourtney Burdick
1/29/2013 11:51:16 AM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
1/22/2013 10:27:34 AM

Approvals/Acknowledgements

Department Director or Designee: Reina Schwartz - 1/25/2013 9:23:43 AM

Description/Analysis

Issue: The Fairbairn Water Treatment Plant (Plant) has been open since the early 1960's and is in need of various improvements, including roof replacement. Approximately 40 roof leaks were discovered during the last big rain.

This report recommends approving the use of the design-build project delivery approach to replace the roofs on the administration, filter, and laboratory buildings at the Plant. 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 roofing contractor, asbestos contractor, and the other trades that will handle the flashing, heating, ventilation, and air conditioning equipment, plaster, 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. Also because the filter building roof is directly over City drinking water and poses security concerns, extra care is required in the removal and construction of the new roof.

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

Policy Considerations: The recommendation in this report is in accordance with City Code Section 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 recommendation in this report involves the administrative activity of contracting for public projects and is 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 roofing contractor and asbestos contractor to advise on constructability, and provide technical review and value engineering throughout the design phase. Additionally, retention of a roofing subcontractor 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.

Financial Considerations: The recommendation in this report does not result in any financial impact to the City. Upon approval of this recommendation, staff will proceed with the design-build competitive selection process and return to City Council with a recommendation for contract award, which will include a guaranteed maximum price for construction.

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

RESOLUTION NO. 2013-

Adopted by the Sacramento City Council

SUSPENDING COMPETITIVE BIDDING FOR THE FAIRBAIRN WATER TREATMENT PLANT RE-ROOF PROJECT (Z14111100)

BACKGROUND

- A. The Fairbairn Water Treatment Plant has been open since the early 1960’s and is in need of various repairs and improvements, including roof replacement. Approximately 40 roof leaks were discovered during the last big rain.
- B. Under the City Charter and Section 3.60.170 (D) of the City Code, the City Council can suspend competitive bidding for a public project when it determines, upon a two-thirds vote, that it is in the City’s best interests to do so.
- C. 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 much needed roof replacement for the Fairbairn Water Treatment Plant. 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 asbestos removal, roofing, flashing, heating, ventilation, and air conditioning equipment, plaster, and painting. Hiring the design-build team at the outset allows the roofing contractor 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 Fairbairn Water Treatment Plant Re-Roof Project (Z14111100) so that the City can utilize the design-build project delivery approach to complete the roof replacement.