

**Meeting Date: 3/18/2014**

**Report Type:** Consent

**Report ID:** 2014-00158

**Title: Old Sacramento Infrastructure Project (C13000730) (Two-Thirds Vote Required)**

**Location:** District 4

**Recommendation:** Pass a Resolution suspending competitive bidding in the best interests of the City to utilize the design-build project delivery approach for the Old Sacramento Infrastructure Project (C13000730) covering repair and renovation to the boardwalk along the riverfront and the K Street Barge.

**Contact:** Kirk Thompson, Associate Architect, (916) 808-8431, Department of General Services

**Presenter:** None

**Department:** General Services

**Division:** Facility Maintenance

**Dept ID:** 13001521

**Attachments:**

1-Description/Analysis

2-Resolution

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### **City Attorney Review**

Approved as to Form

Kourtney Burdick

3/10/2014 8:53:26 AM

### **Approvals/Acknowledgements**

Department Director or Designee: Reina Schwartz - 2/27/2014 12:53:48 PM

## Description/Analysis

**Issue Detail:** The Old Sacramento Infrastructure Project consists of repair and renovation to the river front boardwalk between J Street and Neasham Circle, and the K Street Barge. These existing features are over 28 years old, exceed their useful lives, and do not meet current code. Project work will include replacing the existing walking surface of the boardwalk to correct code and legal deficiencies, and renovating various features of the barge including the hull, elevator, and overall barge structure. Utilizing the design-build project delivery approach will allow the contractor to advise on constructability and site access issues to keep adjacent businesses open during construction, and provide technical input on specialized barge work and value engineering throughout the design phase to maximize the limited budget.

**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 Section 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment. Additional CEQA review will occur as the project moves through the design phase and staff will update City Council in future council reports.

**Sustainability:** Not applicable

**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. Utilizing the design-build project delivery approach will allow the contractor to advise on constructability and site access issues to keep adjacent businesses open during construction, and provide technical input on specialized barge work and value engineering throughout the design phase to maximize the limited budget.

**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.

**Local Business Enterprise (LBE):** No goods or services are being purchased as a result of this report.

## **RESOLUTION NO. 2014-**

Adopted by the Sacramento City Council

March 18, 2014

### **SUSPENDING COMPETITIVE BIDDING FOR THE OLD SACRAMENTO INFRASTRUCTURE PROJECT (C1300730)**

#### **BACKGROUND**

- A. The Old Sacramento Infrastructure Project consists of repair and renovation to the river front boardwalk between J Street and Neasham Circle, and the K Street Barge. These existing features are over 28 years old, exceed their useful lives, and do not meet current code. Project work will include replacing the existing walking surface of the boardwalk to correct code and legal deficiencies, and renovating various features of the barge including the hull, elevator, and overall barge structure.
- B. In accordance with City Code Section 3.60.170(D), 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. 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. Utilizing this approach will allow the contractor to advise on constructability and site access issues to keep adjacent businesses open during construction, and provide technical input on specialized barge work and value engineering throughout the design phase to maximize the limited budget.

#### **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, to utilize the design-build project delivery approach for the Old Sacramento Infrastructure Project (C13000730).