

**Meeting Date:** 6/23/2015

**Report Type:** Consent

**Report ID:** 2015-00533

**Title:** Suspending Competitive Bidding for the City Garage Preventative Maintenance and Structural Repairs Project (Two-Thirds Vote Required)

**Location:** District 4

**Recommendation:** Pass a Resolution suspending competitive bidding for the Project, in the best interest of the City, and authorizing the use of a Request for Proposals (RFP) process.

**Contact:** Yadi Kavakebi, Facilities & Real Property Superintendent, (916) 808-8432, Department of Public Works

**Presenter:** None

**Department:** Public Works Department

**Division:** Architecture & Engineering

**Dept ID:** 13001541

**Attachments:**

1-Description/Analysis

2-Resolution

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**City Attorney Review**

Approved as to Form  
Kourtney Burdick  
6/17/2015 11:22:20 AM

**Approvals/Acknowledgements**

Department Director or Designee: Jerry Way - 6/3/2015 11:25:37 AM

## Description/Analysis

**Issue:** In January 2014, a structural assessment of the City's parking facilities was conducted. The report identified Tower Bridge, Old Sacramento, and Capitol garages as facilities in need of immediate, safety-related repairs and upgrades including, but not limited to: vehicular barriers, structural reinforcement, protective bollards, and elevator modernization.

This report recommends suspending competitive bidding and using an RFP process to select the most qualified design-build contractor or contractors to provide architectural, structural, and elevator modernization design and construction services to repair the three aging parking facilities. Suspending competitive bidding is required because using an RFP process is an alternative to the standard process of selecting a contractor on the basis of lowest responsive and responsible bid and it will allow staff to select a highly qualified contractor or contractors based on critical factors other than price alone.

**Policy Considerations:** The recommendation in this report is in accordance with the provisions of City Code Chapter 3.60.

### Environmental Considerations:

**California Environmental Quality Act (CEQA):** No environmental review is necessary because the recommendation in this report involves general policy and procedure making and is not considered to be a project in accordance with Section 15378(b) (2) of the CEQA Guidelines.

**Sustainability Considerations:** This action supports the City of Sacramento's sustainability goals to improve and optimize the transportation infrastructure.

**Other:** None

**Commission/Committee Action:** None

**Rationale for Recommendation:** The structural repair and elevator upgrades required for the three parking garages are complex, time-sensitive projects. It is important that the City has the opportunity to closely scrutinize the potential contractors based on factors other than price alone. Using an RFP process is in the best interest of the City because it will allow staff to select a highly qualified design-build contractor based on factors that are highly critical to the City such as the ability for such a contractor to properly address aggressive scheduling, design, and construction challenges while keeping these critical facilities operational. Not all contractors have the capability or skill to handle projects with multiple locations of this nature. It is important for the contractor to understand the nuances of performing this type of work within a sensitive environment and all of the security measures necessary to fully execute the work.

Another important aspect of this project is a strict time constraint. The project must be completed by September 2016 in order to meet requirements associated with the funding for the project and the opening of the new Entertainment and Sports Center.

**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 RFP process and return to City Council with a recommendation for contract award and an explanation of the financial considerations.

**Local Business Enterprise (LBE):** Any goods or services will be purchased in accordance with established City policy.

## RESOLUTION NO.

Adopted by the Sacramento City Council

June 23, 2015

### **SUSPENDING COMPETITIVE BIDDING FOR THE CITY GARAGE PREVENTATIVE MAINTENANCE AND STRUCTURAL REPAIRS PROJECT**

#### **BACKGROUND**

- A. The project involves structural repairs and elevator modernization at three City parking garages: Tower Bridge, Old Sacramento, and the Capitol Garage (together referred to as the Project).
- 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 and using a Request for Proposals (RFP) process to select the most qualified contractor for the Project is in the best interest of the City because it will allow staff to assess a contractor's qualifications based on factors other than price alone. Staff will consider various firms' abilities to maintain an aggressive design and construction schedule while keeping the facilities operational, their abilities to simultaneously handle multiple projects at multiple locations, and their levels of expertise and skill in handling the type of complex work that the Project will involve. The Project must be completed by September 2016 in order to meet requirements associated with the funding for the project.

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

- Section 1. In the best interest of the City, competitive bidding for the Project is suspended and the use of an RFP process is authorized.