

Meeting Date: 11/17/2015

Report Type: Consent

Report ID: 2015-01008

Title: Supplemental Agreement No. 3: Contract 2014-0545 for the North Natomas Community Center/Aquatic Complex Feasibility Study

Location: District 1

Recommendation: Pass a Resolution 1) authorizing the City Manager, or City Manager's designee, to enter into a Supplemental Agreement No. 3 for the North Natomas Community Center and Aquatic Complex Feasibility Study project with BCA Architects, Inc. (I19000900) in an amount not to exceed \$21,130 for a total contract amount of \$118,014; and 2) appropriating \$21,130 from the North Natomas Finance Plan Public Facilities Fee Fund (Fund 3206) to the North Natomas Community Center and Aquatic Complex Feasibility Study Project (I19000900).

Contact: Camille Wise, Resource Development Specialist, (916) 808-8830, Department of Parks and Recreation

Presenter: None

Department: Parks & Recreation Department

Division: Fiscal And Management Services

Dept ID: 19001011

Attachments:

- 1-Description/Analysis
- 2-Background
- 3-Agreement
- 4-Supplement to Agreement
- 5-Resolution

City Attorney Review

Approved as to Form
Sheryl Patterson
11/2/2015 3:38:44 PM

Approvals/Acknowledgements

Department Director or Designee: Pamela Sloan - 10/29/2015 10:37:44 AM

Description/Analysis

Issue Detail: On April 1, 2014, the City Council passed a resolution (No. 2014-0077) authorizing the City Manager to establish a Multi-Year Operation Project (MYOP) for the North Natomas Community Center/Aquatic Complex (NNCCAC) Feasibility Study Project (I19000900), and transfer appropriations of \$100,000 to the project from the North Natomas Finance Plan Public Facilities Fee Fund (Fund 3206) balance. BCA Architects, Inc. was selected through a request for proposal (RFP) process to conduct the feasibility study for a proposed community center and aquatics complex at North Natomas Regional Park. The original contract and scope of services in the amount of \$79,634.50 included providing a market analysis, site analysis, program recommendations, preliminary cost estimates, operational cost estimates, and incorporating stakeholder input through meetings and presentations. The study provided a comparative analysis and operational feasibility study including projected costs and needed revenues, as well as identified opportunities for partnerships to help fund the project.

Estimated to be approximately a six-month process ending September 30, 2014, Supplemental Agreement No. 1 extended the completion date for services to December 31, 2014. As the project progressed, staff identified the need for and requested additional analyses from BCA Architects, Inc. to enhance the feasibility study and include an economic impact study. Supplemental Agreement No. 2 incorporated this change and increased contract amount to \$96,884.50. The project is nearing completion, but as the scale of the proposed NNCCAC project has been paired down to be more manageable and affordable, updated analyses and exhibits are needed.

Staff recommends an appropriation of \$21,130 from the North Natomas Finance Plan Public Facilities Fee Fund (Fund 3206) balance for Supplemental Agreement No. 3 to the contract (2014-0545).

Policy Considerations: This action is consistent with Sacramento City Code Chapter 3.64 and complies with existing policies regarding professional service agreements and Administrative Policy AP-4102.

Economic Impacts: Not Applicable.

Environmental Considerations:

California Environmental Quality Act (CEQA): This report concerns administrative activities that will not have a significant effect on the environment, and does not constitute a "project" as defined by the CEQA [CEQA Guidelines Sections 15061(b)(3); 15378(b)(2) (Title 14 Cal. Code Reg. 15000 et seq.)].

Sustainability: None.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: The City selected BCA Architects, Inc. through a competitive RFP process based on qualifications and experience in conducting feasibility studies for community centers and aquatic complexes. Given that they have completed the majority of the work, and are poised to deliver the outstanding project components and analyses, it is recommended that the contract with BCA Architects, Inc. be supplemented to complete the study.

Financial Considerations: There are sufficient funds in the North Natomas Finance Plan Public Facilities Fee Fund (Fund 3206) balance to transfer \$21,130 to I19000900

Local Business Enterprise (LBE): BCA Architects Inc. has a Sacramento office and qualify as a LBE.

Background

The North Natomas Regional Park is a 206.75-acre site located at 4989 Natomas Boulevard in the North Natomas Community Plan Area (PA10). The North Natomas Regional Park Master Plan was reviewed and supported by the Citizen's Advisory Committee for Parks and Recreation on March 1, 2001, and approved by City Council on March 20, 2001 by Resolution No. 2001-179. A Master Plan Update was completed in 2007 and can be found at the following website:

www.cityofsacramento.org/parksandrecreation/parks/sites/pdf/n-natomas-reg-park-mp.pdf.

As part of the Park Development Process, there have been many community meetings to solicit ideas for additions and improvements to North Natomas Regional Park. A community center/aquatic complex is a desired improvement that first requires a feasibility study to assess the costs associated with constructing and operating a new community center/aquatic complex at the North Natomas Regional Park. The scope of services include providing a market analysis, site analysis, program recommendations, preliminary cost estimates, operational cost estimates, and incorporating stakeholder input through meetings and presentations. The study provided a comparative analysis and operational feasibility study, including projected costs and revenues, as well as identifying opportunities for partnerships to fund the complex. The facility on a conceptual level based on a comparative analysis could include:

- A small community center with open meeting space with an outdoor component leading out to the pool.
- Office/meeting space and possibly childcare area to be leased to a provider.
- A 50 meter x 25 yard competitive pool with either additional warm up lanes or a separate pool.
- A 25 meter x 25 yard competitive pool suitable for swimming and diving with an additional shallow multi-purpose recreational pool with slides and tubes for older children, and a small wading pool or complex misting/spray water play area for small children.
- Locker rooms, toilet and shower facilities, snack bar area, storage and pump room to support the aquatic component.

SUPPLEMENTAL AGREEMENT

Project Title and Job Number: NNRP Feasibility Study
Purchase Order #:

Date: 09-24-15
Supplemental Agreement No.: 3

The City of Sacramento ("City") and BCA Architects, Inc. ("Contractor"), as parties to that certain Professional Services Agreement designated as Agreement Number 2014-0545, including any and all prior supplemental agreements modifying the agreement (the agreement and supplemental agreements are hereafter collectively referred to as the "Agreement"), hereby supplement and modify the Agreement as follows:

1. The scope of Services specified in Exhibit A of the Agreement is amended as follows:

BCA will provide additional services to include an economic impact study in accordance with the scope of work and billing rates set forth in Attachment 1.
2. In consideration of the additional and/or revised services described in section 1, above, the maximum not-to-exceed amount that is specified in Exhibit B of the Agreement for payment of Contractor's fees and expenses, is increased by \$21,130 and the Agreement's maximum not-to-exceed amount is changed from \$96,884.50 to \$118,014.50.
3. Contractor agrees that the amount of increase in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for the additional and/or revised services specified in section 1, above, and shall fully compensate Contractor for any and all direct and indirect costs that may be incurred by Contractor in connection with such additional and/or revised services, including costs associated with any changes and/or delays in work schedules or in the performance of other services or work by Contractor.
4. Contractor warrants and represents that the person or persons executing this supplemental agreement on behalf of Contractor has or have been duly authorized by Contractor to sign this supplemental agreement and bind Contractor to the terms hereof.
5. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Contractor shall perform all of the services, duties, obligations, and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

Approval Recommended By:

Approved As To Form By:

Project Manager

City Attorney

Approved By:



Contractor: BCA Architects

Attested To By:

Approved By:

City of Sacramento

City Clerk



architecture
planning
interiors

September 24, 2015

VIA EMAIL
CWise@cityofsacramento.org

Ms. Camille Broussard Wise
Resource Development Specialist
City of Sacramento Department of Parks and Recreation
915 I Street, 3rd Floor
Sacramento, CA 95814

RE: North Natomas Aquatics and Community Center Feasibility Study
Additional Services Agreement No. 002
BCA Project # 14022 199.02

Dear Camille,

At the meeting with City staff and Mayor Pro Tem Ashby on August 26, 2015, there were a number of items which were cited by the Mayor Pro Tem as additions to the Feasibility Study for the purposes of City Council presentation. These items, while we agree are helpful to strengthen the completed Study, were not anticipated to be included in the final report. This includes the following:

- 3d modeling and presentation images of the “reduced cost” version of the site and building design (by BCA Architects)
- Updated operations and maintenance analysis for the “reduced cost” version of the design (by Shellito Consulting)
- Analysis of the PIF revenue stream for incorporation into the overall funding strategy (by New Economics)

Additionally, we understand that due to the politics of the drought in California, the desire is to wait to present the Study to the Council this fall/winter, possibly at midyear budget discussions in February or March of 2016. While the presentation to Council was included in the original scope of work, we would anticipate that re-engaging the Study at a later date will require up to (2) additional meetings with City staff and the Mayor Pro Tem ahead of time to prepare.

The original scope of work anticipated completion at the end of September 2014. As such, we would also like to increase the reimbursable expense budget to cover the expenses for the remaining work.

As such, we would ask that the City consider an additional service request of **\$21,130** to the original agreement dated June 8, 2014 for the above stated additional scope, meetings and expenses.

Shellito:	\$3,200
New Economics:	<u>\$3,000</u>
Subtotal:	\$6,200
BCA mark up on sub-consultants:	\$930
BCA Architects:	\$12,500
Reimbursable Expenses:	<u>\$1,500</u>
Total:	\$21,130

BCA Architects
partnering with clients to achieve excellence in design

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www.BCAarchitects.com

When approved, BCA's maximum not-to-exceed fee amount will increase by \$21,130 from \$96,884.50 to \$118,014.50.

If this supplemental agreement is acceptable as presented, please let me know and BCA can sign and forward to your office for City approvals / signatures.

Sincerely,
BCA Architects

A handwritten signature in blue ink, appearing to read 'B. Whitmore', with a long horizontal flourish extending to the right.

Brian P. Whitmore, AIA, LEED® AP
President

Enclosure: Draft Supplemental Agreement for BCA Architects dated 09/24/15

CC: James E. Moore IV, COO
Leslie Guenther, BCA Accounting
BCA Project File 14022 3.0 Contracts

SUPPLEMENTAL AGREEMENT

Project Title and Job Number: NNRP Feasibility Study
Purchase Order #:

Date: 09-24-15
Supplemental Agreement No.: 3

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1. The scope of Services specified in Exhibit A of the Agreement is amended as follows:

BCA will provide additional services to include an economic impact study in accordance with the scope of work and billing rates set forth in Attachment 1.

2. In consideration of the additional and/or revised services described in section 1, above, the maximum not-to-exceed amount that is specified in Exhibit B of the Agreement for payment of Contractor's fees and expenses, is increased by \$21,130 and the Agreement's maximum not-to-exceed amount is changed from \$96,884.50 to \$118,014.50.

3. Contractor agrees that the amount of increase in the not-to-exceed amount specified in section 2, above, shall constitute full compensation for the additional and/or revised services specified in section 1, above, and shall fully compensate Contractor for any and all direct and indirect costs that may be incurred by Contractor in connection with such additional and/or revised services, including costs associated with any changes and/or delays in work schedules or in the performance of other services or work by Contractor.

4. Contractor warrants and represents that the person or persons executing this supplemental agreement on behalf of Contractor has or have been duly authorized by Contractor to sign this supplemental agreement and bind Contractor to the terms hereof.

5. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Contractor shall perform all of the services, duties, obligations, and conditions required under the Agreement, as supplemented and modified by this supplemental agreement.

Approval Recommended By:

Approved As To Form By:

Project Manager

City Attorney

Approved By:



Contractor: BCA Architects

Attested To By:

Approved By:

City of Sacramento

City Clerk

RESOLUTION NO. 2015-

Adopted by the Sacramento City Council

APPROVAL OF SUPPLEMENTAL AGREEMENT NO. 3 WITH BCA ARCHITECTS INC. FOR THE NORTH NATOMAS COMMUNITYCENTER/AQUATIC COMPLEX FEASIBILITY STUDY

BACKGROUND

- A. The North Natomas Regional Park is a 206.75-acre site located at 4989 Natomas Boulevard in the North Natomas Community Plan Area (PA10).
- B. As part of the Park Development Process, there have been many community meetings to solicit ideas for additions and improvements to North Natomas Regional Park. An aquatic complex and community center is a proposed improvement that first requires a feasibility study to assess the cost versus benefits of planning, financing, constructing and operating a new community center and aquatic facility at North Natomas Regional Park.
- C. The City awarded the contract for the feasibility study to BCA Architects Inc. (City Contract NO. 2014-0545). The scope of services included providing a market analysis, site analysis, program recommendations, preliminary cost estimates, operational cost estimates, and incorporating stakeholder input through meetings and presentations. The study provided a comparative analysis and operational feasibility study including projected and costs and revenues, and identified opportunities for partnerships. Additional deliverables are required to complete the study.

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

1. Supplemental Agreement No. 3 to Contract No. 2014-0545 for the North Natomas Community center/Aquatic Complex Feasibility Study with BCA Architects Inc. in the amount of \$21,130 is hereby approved.
2. The amount of \$21,130 is appropriated from the North Natomas Finance Plan Public Facilities Fee Fund (Fund 3206) to the North Natomas Community and Aquatic Complex Feasibility Study Project (I19000900).