



City Council Report

915 I Street, 1st Floor
Sacramento, CA 95814

www.cityofsacramento.org

File #: 2016-01312

November 29, 2016

Consent Item 07

Title: Supplemental Agreement No. 5 to Contract No. 2014-0545 for North Natomas Community and Aquatic Complex Feasibility Study

Recommendation: Pass a Resolution: 1) authorizing the City Manager, or City Manager's designee, to enter into a Supplemental Agreement No. 5 for the North Natomas Community and Aquatic Complex Feasibility Study Project (I19000900) with BCA Architects, Inc. in an amount not to exceed \$23,944 for a total contract amount of \$158,052; and 2) appropriating \$23,944 from the North Natomas Financing Plan Public Facilities Fee Fund (3206) to I19000900.

Location: District 1

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

Presenter: None

Department: Parks and Recreation Department

Attachments:

1-Description/Analysis

2-Resolution

3-Supplemental Agreement No. 5

Description/Analysis

Issue Detail: On April 1, 2014, the City Council passed a resolution (2014-0077) authorizing the City Manager to establish the North Natomas Community and Aquatic Complex Feasibility Study Project (I19000900), and transferring \$100,000 to the project from the North Natomas Community Improvement Fund. BCA Architects, Inc. was selected through a request for proposal 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 \$79,635 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 provides a comparative analysis and operational feasibility study including projected and needed revenues, and identifies opportunities for partnerships.

As the project progressed, staff identified the need for additional design options and analyses from BCA Architects, Inc. Supplemental Agreement No. 2 increased the contract amount to \$96,885. Supplemental Agreement No. 3 increased the contract amount to \$118,015. Supplemental Agreement No. 4 increased the contract amount to \$134,108. The fourth Supplemental Agreement was paid by the developer of the adjacent parcel which desired that the site plan be reconfigured. The location of the facility is now proposed to be relocated within the North Natomas Regional Park. An additional contract amendment of \$23,944 is required for redesign of the of project to the new location within the North Natomas Regional Park. This will bring the total contract amount to \$158,052.

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: Not applicable

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 project feasibility study, and are poised to deliver the outstanding project components and analyses, it is recommended that an additional supplement to the BCA Architects, Inc. contract be approved to complete the project study.

Financial Considerations: Staff recommends an appropriation of \$23,944 from the North Natomas Financing Plan Public Facilities Fee Fund (3206) to provide sufficient funding for the Supplemental Agreement No.5 amount of \$23,944 to the contract (2014-0545). There are sufficient funds available in the North Natomas Financing Plan Public Facilities Fee Fund (3206) fund balance for this appropriation to the project budget (119000900).

Local Business Enterprise (LBE): BCA Architects, Inc. is an LBE.

RESOLUTION NO. 2016-

Adopted by the Sacramento City Council

APPROVING SUPPLEMENTAL AGREEMENT NO. 5 FOR THE NORTH NATOMAS COMMUNITY AND AQUATIC COMPLEX FEASIBILITY STUDY AND BUDGET APPROPRIATION

BACKGROUND

- A. On April 1, 2014, the City Council passed a resolution (2014-0077) authorizing the City Manager to establish the North Natomas Community and Aquatic Complex Feasibility Study Project (I19000900), and transferring appropriations of \$100,000 to the project from the North Natomas Community Improvement Fund.
- B. BCA Architects Inc. were hired to prepare the feasibility study. The scope of services includes providing a market analysis, site analysis, program recommendations, preliminary cost estimates, operational cost estimates, and incorporating stakeholder input through meetings and presentations. The study is to provide a comparative analysis and operational feasibility study including projected and needed revenues, and identified opportunities for partnerships.
- C. The location of the facility within North Natomas Regional Park is to change for better efficiencies and Supplemental Agreement No. 5 is needed to fund the site design modifications.

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

1. Supplemental Agreement No. 5 to Contract No. 2014-0545 with BCA Architects Inc. in the amount of \$23,944 for the North Natomas Community and Aquatic Complex Feasibility Study attached as Exhibit A is approved.
2. An appropriation of \$23,944 from the North Natomas Finance Plan Public Facilities Fee Fund (Fund 3206) to the North Natomas Community and Aquatic Complex Feasibility Study Project (I19000900) is approved.

SUPPLEMENTAL AGREEMENT

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

Date: 11-10-16
Supplemental Agreement No.: 5

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 site plan revisions and planning 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 \$23,944 and the Agreement's maximum not-to-exceed amount is changed to \$158,051.50.
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:



Project Manager

Approved As To Form By:

City Attorney

Approved By:

Contractor

Attested To By:

Approved By:

City of Sacramento

City Clerk



architecture
planning
interiors

FEE ESTIMATE

North Natomas Aquatics Center Feasibility Study
Sacramento, CA

October 3, 2016

| TASK | Principal Architect | | Senior Designer | | Project Admin III | | Project Consultants | | TOTAL |
|---|--|--------------------|-----------------|--------------------|-------------------|------------------|---------------------|--------------------|-----------------|
| | \$ 235.00 /hr | | \$ 135.00 /hr | | \$ 80.00 /hr | | Actual Fee + 15% | | |
| | NO. HOURS | TOTAL | NO. HOURS | TOTAL | NO. HOURS | TOTAL | PROPOSAL | TOTAL | |
| Revise 2d Plans to reflect move of amenities to North West corner of New Market Drive and Via Ingoglia Dr | 4 | \$ 940.00 | 40 | \$ 5,400.00 | 1 | \$ 80.00 | | | \$6,420 |
| Include efforts with City Planning Department to determine total area of parking necessary to support bulk of events for Community Center and Aquatics Center | 2 | \$ 470.00 | 8 | \$ 1,080.00 | 1 | \$ 80.00 | | | \$1,630 |
| Revise 3d Plans to reflect changes to design | | \$ - | 26 | \$ 3,510.00 | 1 | \$ 80.00 | | | \$3,590 |
| Revise Financial Analysis to reflect changes to design | 4 | \$ 940.00 | | \$ - | 1 | \$ 80.00 | | | \$1,020 |
| Package all revisions into updated Feasibility Study Report | 4 | \$ 940.00 | | \$ - | 1 | \$ 80.00 | | | \$1,020 |
| Attend up to (2) meetings with the City Staff | 6 | \$ 1,410.00 | | \$ - | 1 | \$ 80.00 | | | \$1,490 |
| Attend (1) City Council Meeting | 4 | \$ 940.00 | | \$ - | 1 | \$ 80.00 | | | \$1,020 |
| ESTIMATED CONSULTANT FEES | | | | | | | | | |
| TBD | Revise Cost Estimate to reflect changes to design (by TBD) | | | | | | \$ 4,200.00 | \$ 4,830.00 | \$4,830 |
| New Economics | Attend (1) City Council Meeting | | | | | | \$ 650.00 | \$ 747.50 | \$748 |
| SUB TOTAL OF PROFESSIONAL FEES | 24 | \$ 5,640.00 | 74 | \$ 9,990.00 | 7 | \$ 560.00 | \$ 4,850.00 | \$ 5,577.50 | \$21,768 |
| Reimbursable Expense Estimate | | | | | | | | | \$2,177 |
| TOTAL | | | | | | | | | \$23,944 |