REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

CONSENT
August 29, 2006

Honorable Mayor and
Members of the City Council

Title: Contract: Joe Mims, Jr. Hagginwood Community Center Site Improvement Project (CE31)

Location/Council District: 3271 Marysville Boulevard, District 3

Recommendation: Adopt a **Resolution**: 1) Accepting a construction proposal from SLS Constructors, Inc. in an amount not to exceed $332,000; and 2) authorizing the City Manager or his designee to execute a contract with SLS Constructors, Inc. to provide construction services for the Joe Mims Jr. Hagginwood Community Center Site Improvement Project in an amount not to exceed $332,000.

Contacts: Kirk Thompson, Associate Architect, 808-8431; Cynthia Kranc, Facilities Manager, 808-2258

Presenters: Not Applicable

Department: General Services

Division: Facilities and Real Property Management

Organization No: 3282

Description/Analysis:

Issue: The work identified in this contract was originally bid as additional scope for the community center remodel but could not be awarded to ZCON Builders on September 14, 2004 due to limited funding at that time. ZCON's bid for the alternate work expired by the time Sacramento Housing and Redevelopment Agency (SHRA) and the City acquired the additional funding in 2005. It was in the best interest of the City to re-bid and award to the lowest responsive bidder after ZCON finished. The work was rebid and the bids were received on July 26, 2006. SLS was the only bidder. SLS Constructor's bid was reviewed by City staff and is considered responsive. This contract will provide the following exterior and necessary deferred maintenance improvements to the community center:

- deferred maintenance upgrades include, but are not limited to: fire code, irrigation, plumbing, structural stage safety, mechanical and structural upgrades and health and safety issues; and

- exterior improvements include but are not limited to a decorative fountain, exterior seating, new monument sign, decorative site lighting, new planting and upgraded irrigation system.

Policy Considerations: The actions recommended in this report are consistent with the amended Del Paso Heights Redevelopment Plan, the Del Paso Heights 2003-2007 Implementation Plan, and the Marysville Boulevard Urban Design Plan. The use of Tax Increment funds and Park Development Impact Fees for this project will result in the elimination of blighting influences, dilapidated landscaping and associated existing infrastructure. It is anticipated that work will be performed during late summer/fall 2006.

Rationale for Recommendation: This facility was originally built in 1953. Over the past 50 years, two building additions, several remodels and numerous maintenance improvements have been done as part of the rehabilitation effort. This proposed work will remove the final maintenance issues around the existing building and complete the rehabilitation of this site. City staff recommends awarding to SLS Constructors a construction contract in an amount not to exceed $332,000.

Environmental Considerations: On September 30, 2003, City Council adopted Resolution No. 2003-680 which certified the Negative Declaration and adopted the mitigation monitoring plan for the project. The notice of determination was filed with the County of Sacramento on October 7, 2003. Staff will continue to enforce the mitigation monitoring plan.

Financial Considerations: Sufficient funding is available within the Joe Mims, Jr. Hagginwood Community Center (CE31) and the City Facility Deferred Maintenance (CE21) capital improvement projects to award the construction contract to SLS Constructors, Inc. in an amount not to exceed $332,000.

Emerging Small Business Development (ESBD): SLS Constructors, Inc. is a certified Small Business Enterprise (SBE). Their ESBE participation is 43.1 percent.

Respectfully Submitted by: Reina Schiavo
Cynthia Kranc
for Facilities Manager

Respectfully Submitted by: _____
Bob Overstreet
Director, Department of Parks and Recreation

Approved by: _____
Reina J. Schwartz
Director, Department of General Services

Recommendation Approved:

_____
RAY KERRIDGE
City Manager

Table of Contents:

	Report	Pgs 1-3
Attachments		
1	Background	Pg 4
2	Resolution	Pg 5
3	Exhibit A – Location Map	Pg 7

Background Information

- The work identified in this proposed contract award was originally bid as add alternates for the Joe Mims Jr. Hagginwood Community Center Rehabilitation and Addition.
- On September 14, 2004 the original contractor, ZCON Builders, was awarded the base bid of $1,928,000.
- ZCON's original completion date was August 28, 2005, staff planned to re-bid and award this scope of work after ZCON's contract was complete. The alternates could not be awarded to ZCON Builders at the time of award due to limited funding. ZCON would not hold their add alternate bid value until Sacramento Housing and Redevelopment Agency (SHRA) and the City acquired the needed funding.
- Funding for the alternatives is provided through joint participation by SHRA, the Department of Parks & Recreation, and the Department of General Services.
- The additional funding was approved by City Council on June 7, 2005.
- On July 26, 2006 the Mims Hagginwood Site Improvement project was advertised and a bid from SLS Constructors, Inc. was the only bid received. It is anticipated that the work will begin in the late summer/fall of 2006.

RESOLUTION NO.

Adopted by the City of Sacramento City Council

August 29, 2006

ACCEPTING A CONSTRUCTION PROPOSAL FROM SLS CONSTRUCTORS, INC. IN AN AMOUNT NOT TO EXCEED $332,000; AND 2) AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A CONTRACT WITH SLS CONSTRUCTORS, INC. TO PROVIDE CONSTRUCTION SERVICES FOR THE JOE MIMS, JR. HAGGINWOOD COMMUNITY CENTER SITE IMPROVEMENT PROJECT (CE31) IN AN AMOUNT NOT TO EXCEED $332,000.

BACKGROUND

A. The work identified in this contract was originally bid as add alternates for the Joe Mims Jr. Hagginwood Community Center Rehabilitation project (CE31). The original contractor, ZCON Builders, was awarded the base bid on September 14, 2004. The add alternates could not be awarded to ZCON Builders at the time of award due to limited funding.

B. In an effort to identify additional funding for project alternatives, the Sacramento Housing and Redevelopment Agency (SHRA), the Department of Parks and Recreation and, the Department of General Services staff worked together to identify additional funding for the project.

C. Since ZCON Builders's original completion date was August 28, 2005, staff planned to re-bid the project and award this scope of work after ZCON Builder's contract was complete.

D. Additional funding for the project was approved by the City Council on June 7, 2005.

E. Several events have led to delays in completing the project as originally planned in addition to seasonal weather. The Mims Hagginwood Site Improvement project was advertised and the lowest responsive bid from SLS Constructors, Inc. was received and accepted on July 26, 2006: It is anticipated that the work will be begin in the summer/fall of 2006.

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

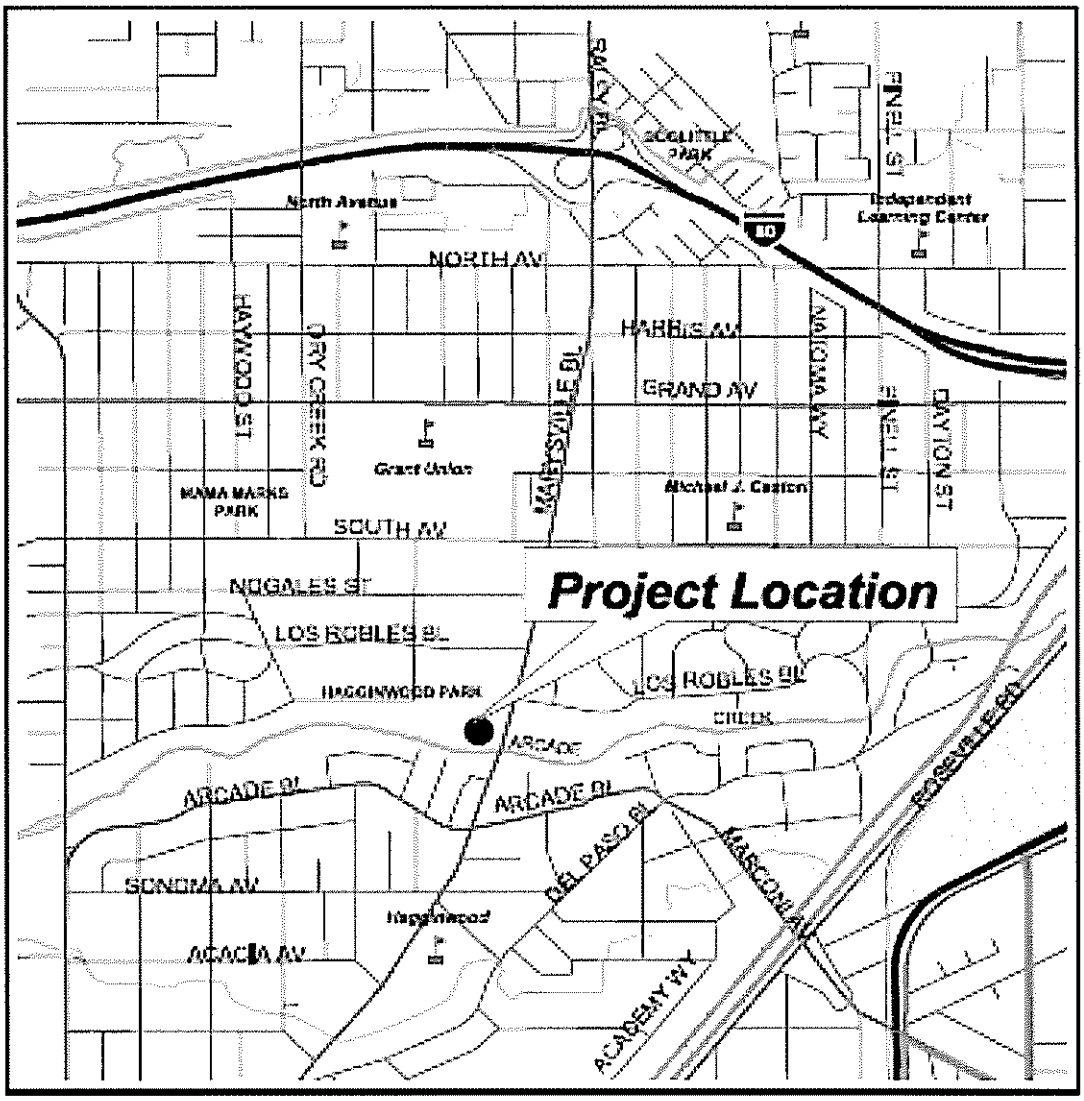
Section 1. The construction proposal from SLS Constructors, Inc. in an amount not to exceed $332,000 (CE31) is accepted; and

Section 2. The City Manager or his designee is authorized to execute a contract with SLS Constructors, Inc. to provide construction services for the Joe Mims, Jr. Hagginwood Community Center in an amount not to exceed $332,000.

EXHIBIT A

Location Map for

JOE MIMS, JR., HAGGINWOOD COMMUNITY CENTER (PN:CE31)



Map Contact: S. Tozin
Map Date: Sept. 2004

500 0 500 1000 Feet