REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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CONSENT
October 31, 2006

Honorable Mayor and
Members of the City Council

Title: Agreement: Oak Park Community Center Phase II - Gym Project, Architectural Services

Location/Council District: 3425 Martin Luther King, Jr. Boulevard, District 5

Recommendation: Adopt a **Resolution** 1) Accepting the architectural services proposal from the Dahlin Group for the Oak Park Community Center Phase II - Gym Project; and 2) authorizing the City Manager or his designee to execute a professional services agreement with the Dahlin Group for the architectural services for the Oak Park Community Center Phase II - Gym Project, Architectural Services in an amount not to exceed $459,000.

Contacts: Yadi Kavakebi, Senior Architect, 808-8432; Cynthia Kranc, Facilities Manager, 808-2258

Presenters: Not applicable.

Department: General Services

Division: Facilities and Real Property Management

Organization No: 3282

Description/Analysis:

Issue: On October 11, 2005, City Council authorized the City Manager to identify projects for a 2006 Community Reinvestment Capital Improvement Program (CRCIP) bond issuance. The approved 2006 CRCIP bond program included $1 million for the Oak Park Community Center Phase II project (Resolution 2006-367). The proposed project will provide a multi-purpose gymnasium, performance platform, rest rooms, office with storage, outdoor basketball court. The facility will be located next to the existing Oak Park Community Center.

On May 5, 2006, five design teams were interviewed. The selection committee chose the Dahlin Group. Staff has been working with Dahlin Group to refine the scope and recommends approval of this professional service agreement. The Dahlin Group is positioned to perform the architectural work beginning in October 2006 and is scheduled to be completed by July 2007.

Policy Considerations: This project is funded with tax-exempt bonds. As a general rule, projects constructed with tax-exempt bond funds must be completed within three years of bond issuance. This project is funded by both tax-exempt bonds ($59,000) and Sacramento Housing and Redevelopment Agency Tax Increment funding ($400,000). The tax increment funding will be expended by December 31, 2006, consistent with the Individual Project Agreement. The overall project is planned to be completed within three years, consistent with the requirements related to tax-exempt financing. The agreement for architectural services for the Oak Park Community Center Phase II - Gym project must be expedited to ensure the project is completed to meet time deadlines. The request for this agreement is also intended to facilitate compliance with the guiding principles adopted by the Council for the use of CRCIP bond proceeds.

Environmental Considerations: The Environmental Services Manager determined that the Oak Park Community Center Phase II - Gym Project, Architectural Services will not have a significant impact to the environment. In compliance with Section 15070(B)1 of the California Environmental Quality Act (CEQA), mitigation measures will be included in the project. City Council ratified the Mitigated Negative Declaration on March 29, 2005.

Rationale for Recommendation: This professional services agreement is recommended for the following reasons:

- The selection committee composed of three community members, one East Bay Regional Park District representative located in Oakland, CA and two City staff selected Dahlin Group to design the project.

- Dahlin Group has already completed a preliminary program, conceptual drawings and a conceptual floor design.

For these reasons, it is in the best interests of the City to retain Dahlin Group to provide architectural services needed for this project.

Financial Considerations: The Oak Park Community Center Phase II project (KB29) has an existing budget of $4.8 million for design and construction. Adequate funding is available within the project to award this agreement with Dahlin Group for architectural services in an amount not to exceed $459,000.

Emerging Small Business Development (ESBD): The contract Dahlin Group utilized Emerging and Small Business Enterprise program requirements. Their ESBE participation is 21%.

Respectfully Submitted by: _____
Cynthia Kranc
Facilities Manager

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

Recommendation Approved:

_____
for Ray Kerridge
City Manager

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Background Information

- In Fall 2003, City Council supported the preparation of the Proposition 40 Urban Parks Act program grant for the Oak Park Community Center Phase II - Gym Project. In March 2005, City Council accepted the $3 million dollar grant from the State Department of Parks and Recreation and established the CIP for the project (KB29).

- In March 2005, the Sacramento Housing and Redevelopment Agency committed $1.6 million to the Oak Park Community Center Phase II - Gym Project.

- On October 11, 2005, City Council authorized the City Manager to identify projects for a 2006 Community Reinvestment Capital Improvement Program (CRCIP) bond issuance. The approved 2006 CRCIP Bond included an appropriation of $1 million for this project (Resolution 2006-367).

- Dahlin Group prepared a preliminary program, conceptual drawings and conceptual floor design. This contract was authorized under the Director's authority in June 2006, in the amount of $14,000 and was completed in August 2006.

RESOLUTION NO.

Adopted by the Sacramento City Council

October 31, 2006

ACCEPT AN ARCHITECTURAL SERVICES PROPOSAL AND AUTHORIZE THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH THE DAHLIN GROUP TO PROVIDE ARCHITECTURAL SERVICES FOR THE OAK PARK COMMUNITY CENTER PHASE II - GYM PROJECT IN AN AMOUNT NOT TO EXCEED $459,000

BACKGROUND

A. In the fall of 2003, City Council supported the preparation of the Proposition 40 Urban Parks Act program grant for the Oak Park Community Center Phase II - Gym project. In March 2005, City Council accepted the $3 million dollar grant from the State Department of Parks and Recreation and established the CIP for the project (KB29).

B. On October 11, 2005, City Council authorized the City Manager to identify projects for a 2006 Community Reinvestment Capital Improvement Program (CRCIP) bond issuance. The approved 2006 CRCIP Bond included an appropriation of $1 million for this project (Resolution 2006-367).

C. Dahlin Group prepared a preliminary program, conceptual drawings and conceptual floor design.

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

Section 1. The architectural services proposal from Dahlin Group for the Oak Park Community Center Phase II - Gym Project in an amount not to exceed $459,000 is hereby accepted.

Section 2. The City Manager or his designee is authorized to execute a professional services agreement with Dahlin Group in an amount not to exceed $459,000 to provide architectural services for the Oak Park Community Center Phase II - Gym Project.