



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
May 22, 2007

Honorable Mayor and
Members of the City Council

Title: Amendment: On-Call Construction Inspector List for Park Projects

Location/Council District: Citywide

Recommendation: Adopt a **Resolution:** 1) amending Resolution 2006-837 to authorize the City Manager to contract with the firms on the On-Call Construction Inspector List for Park Projects for an amount not to exceed \$275,000 per consultant for the remainder of FY06-07, \$250,000 per consultant for FY07-08, and \$100,000 per consultant for July 2008 – December 2008.

Contact: J.P. Tindell, Planning and Development Manager, 808-1955

Presenters: Not applicable

Department: Parks and Recreation

Division: Park Planning, Design & Development

Organization No: 4727

Description/Analysis

Issue: Resolution 2006-415 authorized the City Manager to contract with the firms on the On-Call Construction Inspector List for Park Projects. Resolution 2006-837 authorized contracting with those on the list for a cumulative total not to exceed \$200,000 per consultant for the remainder of FY06-07, \$160,000 per consultant for FY07-08, and \$70,000 per consultant for July – December 2008. The “not to exceed” amounts were based on projected construction levels for each fiscal year and in anticipation of hiring a Construction Inspector III, which would have reduced the need for on-call construction inspection.

However, the volume of construction has exceeded expectations for this fiscal year and is expected to exceed the estimate for the next fiscal year. In addition,

finding a qualified Construction Inspector III with specialized knowledge in landscape construction has been more difficult than previously anticipated. These events have two impacts: 1) additional on-call inspection is needed to cover the increase in project volume; and 2) the Department of Parks and Recreation's timeline to reduce the reliance upon the inspector list has been extended from the previous projection.

In order to relieve the negative impacts on park construction timelines from the events described above, staff requests that the cap for on-call construction inspection services be increased. Further background information about the list is provided in Attachment 1 (page 4) and Resolution 2006-837 in Attachment 2 (pages 5-6).

Policy Considerations: Providing parks and recreation facilities is consistent with the City's strategic plan to enhance liveability in Sacramento's neighborhoods by expanding park and recreation facilities throughout the City.

Committee/Commission Action: Not applicable.

Environmental Considerations: This is "not a project" as defined by Section 15378 of the California Environmental Quality Act Guidelines. The recommended action involves no physical construction and has no potential to cause a significant impact to the environment.

Rationale for Recommendation: Increasing the cap for on-call construction inspection services is the most cost effective and time efficient method available to the City to avoid negative impacts on park construction timelines. Each construction inspection contract awarded will still be covered under a professional services agreement. Projects are to be equitably rotated based upon the standards required and skills necessary for inspection of each park as well as the lowest bid proposal.

Staff continues to search for a Construction Inspector III and will fill the position as soon as a qualified applicant can be identified. It is the Department of Parks and Recreation's expectation that the reliance upon the inspector list will decrease once the new position is filled.

Financial Considerations: The costs expended under the service agreements will be funded through each park project's Capital Improvement Program (CIP) budget. Until a Construction Inspector III is hired for the Department of Parks and Recreation, the Department will continue to need contracted park construction inspection services.

| On-Call Cumulative Total for the Construction Inspector List | Amount established in Resolution 2006-837 | Proposed amounts |
|--|---|------------------|
| FY06-07 | \$200,000 | \$275,000 |
| FY07-08 | \$160,000 | \$250,000 |
| July – December 2008 | \$70,000 | \$100,000 |
| TOTAL | \$430,000 | \$625,000 |

Consultants may have multiple assignments. Typical park projects range in budget size from \$25,000 to \$1,500,000. Consultant services agreements will continue to be negotiated individually with the inspection firm appropriate for the park site based on the size and complexity of the project.

Emerging Small Business Development (ESBD): The selection of consultants for this list follows City established guidelines for inclusion of ESBD firms. Both consultants on the existing list participate as ESBE firms.

Respectfully Submitted by:

J.P. Tidwell
 for CASSANDRA H. B. JENNINGS
 Assistant City Manager

Recommendation Approved:

Ray Kerridge
 RAY KERRIDGE
 City Manager

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Attachment 1**Background Information**

The On-Call Construction Inspector List for Park Projects provides the Department of Parks and Recreation a Council-approved list of park construction inspection consultants who are able to inspect park projects throughout the City. Construction inspectors for park projects are more specialized than building inspectors; not only do they need to have building and public use inspection experience, but they also need to be specialized in inspecting irrigation and in planting materials. Construction inspectors for park projects ensure that the City's park construction plans and specifications are being met, ensuring a quality product is delivered to the City.

On March 8, 2006, a *Request for Qualifications (RFQ)* was issued by the Department of Parks and Recreation for on-call construction inspectors for park projects. The document was advertised as required by the City. The City received ten proposals and three firms were interviewed. Two firms, Freitas Associates and James Bacchini and Associates, were selected as each firm has strengths the City would be able to utilize; these firms were selected to comprise the On-Call Park Construction Inspector list for park projects based on their qualifications and ability to provide services in a timely manner. Both of these consultants participate as Emerging Small Business Enterprises (ESBE). Resolution No. 2006-415 approved the On-Call Construction Inspector List for Park Projects and authorized the City Manager to contract with the firms on the On-Call Construction Inspector List to provide construction inspection services for park projects with budgets up to \$1,500,000 from June 8, 2006 to December 31, 2008.

Consultants may have multiple assignments. Consultant services agreements will be negotiated individually with the inspection firm appropriate for the park site based on the size and complexity of the project. The costs expended under the service agreements will be funded through each park project's budget. Construction inspection contracts ranged from \$9,000 to \$28,800 between June and November 2006. Resolution No. 2006-837 authorized the City Manager to contract with the firms on the On-Call Construction Inspector List for Parks Projects for a cumulative total not to exceed \$200,000 per consultant for FY06-07, \$160,000 per consultant for FY07-08, and \$70,000 per consultant for July 2008 – December 2008.

The On-Call Park Construction Inspection consultants will be contracted with on an "as needed" basis to augment existing City staff for a maximum of two and one-half years (June 8, 2006 – December 31, 2008). The City is currently recruiting for one full-time Construction Inspector III; once the full-time inspector is hired, the need for on-call construction inspection services will be greatly reduced. Until that time, an increase to the previously set amounts is needed to keep the project delivery on track.

It is the intention of the Department that the work of each construction inspector remains balanced and equitable (in budget and complexity) based upon the standards required and skills necessary for inspection of each park as monitored by park project managers and staff.

RESOLUTION NO. 2006-837

Adopted by the Sacramento City Council

November 21, 2006

ON-CALL CONSTRUCTION INSPECTOR LIST FOR PARK PROJECTS

BACKGROUND

- A. The introduction of an On-Call Construction Inspector List for Park Projects allows staff to respond to the increasing workload of park development projects throughout the City
- B. Resolution No. 2006-415 approved the On-Call Construction Inspector List for Park Projects and authorized the City Manager to contract with the firms on the On-Call Construction Inspector List to provide construction inspection services for park projects with budgets up to \$1,500,000 from June 8, 2006 to December 31, 2008.
- C. It is in the City's interest to ensure projects are built to City standards.
- D. To comply with the City Auditor's recommendations in his April 2006 report to the City Council, to ensure compliance with City Code, and to conform to prudent business practices, the Department is setting dollar amount limits on the contract services provided by project management firms through the On-Call Construction Inspector list for Park Projects

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

Section 1. The City Manager is authorized to contract with the firms on the On-Call Construction Inspector List for Park Projects, Freitas Associates and James Bacchini and Associates, for a cumulative total not to exceed \$200,000 per consultant for the remainder of FY06-07, \$160,000 per consultant for FY07-08, and \$70,000 per consultant for July – December 2008.

Adopted by the City of Sacramento City Council on November 21, 2006 by the following vote:

Ayes: Councilmembers, Cohn, Fong, Hammond, Pannell, Sheedy, Tretheway, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: Councilmember McCarty.



Mayor, Heather Fargo

Attest:



Shirley Concolino, City Clerk

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

May 22, 2007

APPROVING AN AMENDMENT: ON-CALL CONSTRUCTION INSPECTOR LIST FOR PARK PROJECTS

BACKGROUND

- A. The introduction of an On-Call Construction Inspector List for Park Projects allows staff to respond to the increasing workload of park development projects throughout the City.
- B. Resolution No. 2006-415 approved the On-Call Construction Inspector List for Park Projects and authorized the City Manager to contract with the firms on the On-Call Construction Inspector List to provide construction inspection services for park projects with budgets up to \$1,500,000 from June 8, 2006 to December 31, 2008.
- C. It is in the City's interest to ensure projects are built to City standards.
- D. To comply with the City Auditor's recommendations in his April 2006 report to the City Council, to ensure compliance with City Code, and to conform to prudent business practices, Resolution No. 2006-837 authorized the City Manager to contract with the firms on the On-Call Construction Inspector List for Parks Projects, Freitas Associates and James Bacchini and Associates, for a cumulative total net to exceed \$200,000 per consultant for FY06-07 and \$160,000 per consultant for FY07-08, and \$70,000 per consultant for July – December 2008.
- E. The amount of construction undertaken by the City and the associated inspection services required has exceeded projections. In order to keep the project delivery on track, the previously set amounts need to be increased until the City can hire a Construction Inspector III.

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

- Section 1. Resolution 2006-837 is amended to authorize the City Manager to contract with the firms on the On-Call Construction Inspector List for Park Projects for an amount not to exceed \$275,000 per consultant for the remainder of FY06-07, \$250,000 per consultant for FY07-08, and \$100,000 per consultant for July 2008 – December 2008.