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REPORT TO COUNCIL
City of Sacramento

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

CONSENT
May 29, 2007

Honorable Mayor and
Members of the City Council

Title: Contract: Crocker Art Museum Expansion Off-Site/Site Improvements (CF56)

Location/Council District: 216 O Street, Council District 1

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a construction contract with Rudolph & Sletten, Inc. for off-site/site improvements in an amount not to exceed $3.340 million.

Contact: Lial Jones, Director, Crocker Art Museum, 916-264-5423, Cynthia Kranc, Facilities Manager, 808-2258

Presenters: Not Applicable

Department: General Services

Division: Facilities & Real Property Management

Organization No: 3289

Description/Analysis:

Issue: Staff recommends approval of a construction contract for off-site/site improvements necessary for construction of the Crocker Art Museum Expansion and Renovation Project (Project). Performing these improvements will prepare the site for the future construction of the Project, which is currently anticipated to begin in fall 2007. Improvements include relocation of a portion of 2nd Street, development of the Interstate 5 right-of-way owned by the State of California for on-street parking, and relocating storm drains and electrical utilities.

Policy Considerations: The City Council may approve a construction contract with Rudolph & Sletten, Inc. for off-site/site improvement work without separate competitive bidding, as the City Council previously adopted a resolution (Resolution No. 2003-117) suspending competitive bidding in the best interest of the City Project.

Environmental Considerations: The recommended improvement work is part of the overall Project, for which the City Council certified a Final Environmental Impact Report on October 25, 2005.

Rationale for Recommendation: Authorizing the recommended improvements will allow two large storm drains to be relocated during the summer before the rainy season, and will allow for SMUD utilities to be relocated in the fall after the peak energy season. These improvements will also allow the remaining components of the Project to begin as soon as the overall funding and guaranteed maximum price are approved by the City Council.

Rudolph & Sletten, Inc. was previously selected as the Construction Manager for the Expansion and Renovation Project through a RFQ/RFP process, and the City Council previously awarded a contract to Rudolph & Sletten to construct improvements to the existing building that are being funded by Proposition 40 Grant funds. Awarding this contract to Rudolph & Sletten, Inc. is consistent with the previous City Council actions.

Financial Considerations: Sufficient funding is currently available within CF56 to execute a contract with Rudolph & Sletten, Inc. for the recommended improvement work in an amount not to exceed $3.340 million.

Emerging Small Business Development (ESBD): Rudolph & Sletten, Inc. is not an ESBE firm, but the 20% requirement for construction projects will be met through subcontractors and suppliers on the overall Project.

Respectfully Submitted by: _____
Cynthia Kranc
Facilities Manager

Respectfully Submitted by: _____
Lial Jones
Director, Crocker Art Museum

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

Recommendation Approved:

for Ray Kerridge
City Manager

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Attachment 1

BACKGROUND INFORMATION

Due to its substandard design and inadequate size, Crocker Art Museum lacks the standard facilities associated with current museum standards and market conditions, including inadequate exhibit, loading dock, education and office space. According to the 2004 Association of Art Museum Directors Statistics Survey the average square footage for art museums is 177,637. The current size of the Crocker Museum is 45,000 square feet. The existing Museum provides gallery space for approximately 5% of the entire Crocker collection. New gallery space will allow greater public exposure to a greater percentage of the collection. With adequate service and support facilities, more voluminous galleries and state-of-the-art lighting and environmental controls in the expansion, Crocker Art Museum Association (CAMA) will be able to attract a wider range of temporary exhibits.

- On December 3, 2002, the City and CAMA executed a Memorandum of Understanding (MOU) (Resolution 2002-079) that outlines the roles and responsibilities of the City and CAMA throughout the preconstruction and construction phases of the Project.

- On December 3, 2002, (Resolution 2002-799) the City Council authorized CAMA to release a Request for Qualifications/Request for Proposals (RFQ/RFP) for the selection of a Construction Manager/General Contractor (CM/GC) for the Project. A panel comprised of CAMA and City representatives unanimously selected Rudolph & Sletten, Inc. as the Construction Manager for the Project through a competitive, qualification-based selection process.

- On March 11, 2003, the City Council adopted Resolution No. 2003-117 that suspended competitive bidding for the construction of the Project, as it is permitted to do under Section 3.60.170D of the Sacramento City Code, which allows competitive bidding to be suspended if the City Council determines, on a 2/3 vote, that it is in the best interests of the City.

- On December 4, 2004, the City Council approved the Crocker Art Museum Business Plan, Phase 1, and recognized increased annual General Fund costs in an amount of $800,000.

- On October 25, 2005, the City Council approved the design of the Project (Resolution 2005-781), including the realignment of 2nd Street and parking in the Interstate 5 rights-of-way (ROW).

- Also on October 25, 2005, staff updated the City Council on the status of the Business Plan, Capital Project Phase 2.

- On December 6, 2005, the City Council approved the vacation and realignment of 2nd Street (Resolution 2005-876).

- On March 22, 2007, the City Council authorized CAMA to execute an agreement with Rudolph & Sletten, Inc. for construction management services. CAMA's use of Rudolph & Sletten, Inc. prior to that time was in accordance with the City Manager's authority.

- Also on March 20, 2007, the City Council approved a separate construction contract with Rudolph & Sletten, Inc. for improvements to the existing building that are being funded by Proposition 40 Grant funds. Work is currently underway.

RESOLUTION NO. 2007-XXXX

Adopted by the Sacramento City Council

May 29, 2007

AUTHROIZE A CONSTRUCTION CONTRACT WITH RUDOLPH & SLETTEN, INC. FOR OFF-SITE/SITE IMPROVEMENT WORK FOR THE CROCKER ART MUSEUM EXPLANSION AND RENOVATION PROJECT (CF56)

BACKGROUND

A. On March 11, 2003, the City Council adopted Resolution No. 2003-117, suspending competitive bidding for construction of the Crocker Art Museum Expansion and Renovation Project.

B. Certain off-site/site improvements are necessary for construction of the Expansion and Renovation Project. Performing these improvements will prepare the site for the future construction of the Expansion and Renovation Project, which is currently anticipated to begin in the fall.

C. Rudolph & Sletten, Inc. was previously selected as the Construction Manager for the Expansion and Renovation Project through a RFQ/RFP process, and the City Council previously awarded a contract to Rudolph & Sletten to construct improvements to the existing building that are being funded by Proposition 40 Grant funds. Awarding this contract to Rudolph & Sletten, Inc. is consistent with the previous City Council actions.

D. Awarding a contract to Rudolph & Sletten, Inc. will allow this work to be performed without delaying the remaining project work and is in the City's best interests.

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

Section 1. The City Manager or his designee is authorized to execute a construction contract with Rudolph & Sletten, Inc. for site improvements for the Crocker Art Museum Expansion and Renovation Project in an amount not to exceed $3.340 million.