

## **RESOLUTION NO. 2007-618**

Adopted by the Sacramento City Council

August 21, 2007

### **AUTHORIZING ACTIONS RELATED TO APPROVAL OF A DESIGN-ASSIST CONTRACT FOR TENANT IMPROVEMENTS AT 300 RICHARDS BOULEVARD**

#### **BACKGROUND**

- A. On May 22, 2007, Council adopted Resolution 2007-309 approving the design-assist approach for the delivery of tenant improvements at 300 Richards Boulevard, suspending competitive bidding and authorizing the Department of General Services to solicit requests for qualifications (RFQ) for general contracting services related to tenant improvements at 300 Richards Boulevard.
- B. The Department of General Services advertised a RFQ for design-assist construction services for tenant improvements at 300 Richards Boulevard on the City's internet site. Five proposals were received and deemed responsive. The selection committee evaluated the statements of qualifications based on previous experience with tenant improvement projects for public facilities, the firms' construction/design team approach, design-assist team experience working together on previous design-assist projects as well as the firms' commitment to completing the project within the time line given.
- C. The committee selected Unger Construction. A Notice to Proceed was issued on July 3, 2007, and an initial agreement in the amount of \$35,540 for pre-construction services was executed. On July 19, 2007, staff was given direction by the City Manager's Office to issue a supplemental agreement in the amount of \$25,000 to allow the contractor to start initial site mobilization, preliminary wall lay-out and start up of metal stud framing.

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

- Section 1. A project budget of \$12.2 million is approved for tenant improvements for the 300 Richards Boulevard project (BB91).
- Section 2. The City Manager or the City Manager's designee is authorized to recognize interest earnings of \$340,296 from the 2006 Capital Improvement Revenue Bonds (CIRB) Series C lease revenue bonds (Fund 715) and appropriate the interest to the 300 Richards Boulevard project (BB91).

- Section 3. The City Manager or the City Manager's designee is authorized to transfer \$4,659,704 from the 2006 Capital Improvement Revenue Bonds (CIRB) Series C lease revenue bonds (Fund 715) fund balance and \$500,000 from the 2003 Capital Improvement Revenue Bonds (Fund 712) fund balance to the 300 Richards Boulevard project (BB91).
- Section 4. A transfer of \$200,000 from the Underground Fuel Tank Replacement project (CA91) to the 300 Richards Boulevard project (BB91) is approved.
- Section 5. The design-assist contract for construction services related to tenant improvements for the 300 Richards Boulevard project (BB91) is awarded to Unger Construction in an amount not to exceed \$8,338,194.
- Section 6. The City Manager or the City Manager's designee is authorized to execute a design-assist contract with Unger Construction for construction services related to tenant improvements for the 300 Richards Boulevard project (BB91).

Adopted by the City of Sacramento City Council on August 21, 2007 by the following vote:

Ayes: Councilmembers Fong, McCarty, Pannell, Sheedy, Waters, and Mayor Fargo.

Noes: None.

Abstain: None.

Absent: Councilmembers Cohn, Hammond, and Tretheway.

  
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Mayor, Heather Fargo

Attest:

  
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Shirley Concolino, City Clerk