



APPROVED
BY THE CITY COUNCIL

DEC 11 1990

OFFICE OF THE
CITY CLERK

3.6

DEPARTMENT OF
GENERAL SERVICES

OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO
CALIFORNIA

5730 - 24TH STREET
BUILDING FOUR
SACRAMENTO, CA
95822-3699

916-449-5548

DIVISIONS:

COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
PROCUREMENT SERVICES

December 3, 1990

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: SUPPLEMENTAL CONSULTANT AGREEMENTS FOR THE
SACRAMENTO COMMUNITY / CONVENTION CENTER EXPANSION (PA10)

SUMMARY

This report requests City Council approval of Supplemental Agreements with Vitiello + Associates, Inc. and Turner Construction Company for the Sacramento Community / Convention Center Expansion (PA11). Scope of services for these supplemental agreements were previously approved by Council; with staff directed to negotiate agreements and return to Council for final approval.

BACKGROUND INFORMATION

Supplemental Agreement No. 1 (Vitiello + Associates, Inc. and Turner Construction Company) for Merrium Apartment Building Relocation Studies and Alternate Convention Center Site Studies: On January 23, 1990, during the discussion on the selection of a consultant to prepare the Supplemental Environmental Impact Report (SEIR) for the project, the City Council directed staff to investigate the feasibility of relocating the Merrium Apartment building within the project site, and to explore the option of reusing the facade of the Merrium Apartment building. Staff was also directed by Council to explore the feasibility of locating the Convention Center on a portion of the Southern Pacific site.

Based on Council's direction, V+A/LMN was also asked to provide an architectural design feasibility analysis of locating a new Community / Convention Center facility on the Southern Pacific site; and to provide an architectural design feasibility analysis of a relocation, and/or reuse, of the Merrium Apartment building. At the same time, and under their contract as the Project Administrator, Turner was directed by staff to retain special engineering, building code and real estate consultants; and to coordinate the efforts of those consultants with the efforts of V+A/LMN in the technical feasibility assessment and cost analysis of a Merrium Apartment building relocation.

The results of the Turner and V+A/LMN additional services for these studies were incorporated in the March 20, 1990 staff report back to Joint Budget and Finance and Transportation and Community Development Committees on the feasibility of relocating the Merrium Apartment building, and as part of staff's April 11, 1990 report, and the ensuing Council's discussion, on the project "Architectural Programming Study".

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Turner and V+A/LMN were requested by staff to continue to perform services relating to the Merrium Apartment building relocation, as needed, until final City Council resolution; at which time total costs could be identified and respective invoices could be consolidated in one request. Further services included a technical feasibility assessment of the Merrium Group's proposal to relocate the building as part of the August 14, 1990 staff report to City Council. The August 14, 1990 Council action rejecting the Merrium Group proposal completed the requirement for additional services by Turner and V+A/LMN related to the Merrium Apartment building relocation.

V+A/LMN and Turner Construction Co. have submitted requests for payment for these additional services. Staff has reviewed the requests and has determined that the amounts are fair, reasonable for the level and amount of service provided, and typical of fees expected for these services.

Supplemental Agreement No. 2 (Vitiello + Associates, Inc.) for Additional Project Architectural/Engineering Design Services: On April 11, 1990 the City Council accepted as an informational item the "Architectural Programming Study" prepared by V+A/LMN for the Sacramento Community / Convention Center Expansion project, which was used as the basis of the project Concept Design.

During the Concept Design phase V+A/LMN developed a facility design which responds to the architectural program, market demands, site limitations and possibilities, and budgetary constraints. Also included were several design alternates to expand the original architectural program by providing additional lobby and circulation areas. The alternates, which were outside the original program scope, but within the project budget, would significantly enhance the function and marketability of the existing exhibit hall areas; and included additional roof top terraces to enhance building functionality and potential public uses.

On September 11, 1990 the City Council accepted the Concept Design with Alternates B, C, modified D, and E, and directed staff to proceed with Schematic Design. Council further directed staff to recommend revisions to the Architectural/Engineering Consultant Services contract with V+A/LMN to increase the compensation within the design contingency established for the project and included in the current budget for the design of the accepted alternates added to the project scope.

Staff has completed negotiations with V+A/LMN for design of the accepted alternates, including miscellaneous contract revisions; and has determined that the amount of additional fee is fair, reasonable for the level and amount of service provided, and is typical of fees expected for these services. On the basis of "fee as a percentage of construction costs", the additional fee for the accepted alternates added to the project scope is consistent with the professional fees for the original project scope.

The additional fee for Supplemental Agreement No. 2 includes all phases of project design, construction and post construction activities. However, the fee for professional services and applicable reimbursable expenses through Schematic Design is limited to \$227,400, in accordance with the Council funding authorization.

FINANCIAL DATA

A project design contingency has been included in the project budget sufficient to cover all costs of these Supplemental Agreements.

The following breakout shows the total additional fee, and the fee applicable through the Schematic Design phase in accordance with the current Council project funding authorization.

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<u>Firm/Supplemental Agreement No.</u>	<u>Additional Project Fee</u>	<u>Additional Fee Through Schematic Design</u>
Turner/Supplemental Agreement No. 1	\$ 6,997	\$ 6,997
V+A/Supplemental Agreement No. 1	\$ 28,614	\$ 28,614
V+A/Supplemental Agreement No. 2	828,553	227,400
TOTAL	\$864,164	\$263,011

POLICY CONSIDERATIONS

Approval of the Supplemental Agreements herein is consistent with requirements of Chapter 59 of the City Administrative Code.

MBE/WBE EFFORTS

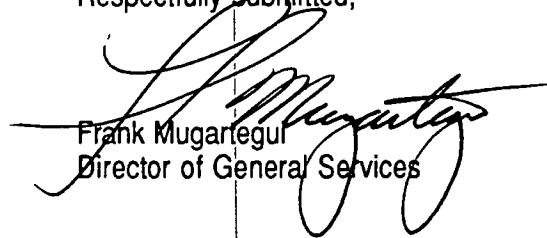
This report does not affect MBE/WBE provisions.

RECOMMENDATIONS

It is recommended that the City Council, by resolution, authorize the City Manager to execute the following:

1. Supplemental Agreement No. 1 in the amount of Six Thousand Nine Hundred Ninety-Seven and No/100 Dollars (\$6,997) to Turner Construction Company under Consultant and Professional Services Agreement number 89115.
2. Supplemental Agreement No. 1 in the amount of Twenty-Eight Thousand Six Hundred Fourteen and No/100 Dollars (\$28,614) and Supplemental Agreement No. 2 in the amount of Eight Hundred Twenty-Eight Thousand Five Hundred Fifty-Three and No/100 Dollars (\$828,553) to Vitiello + Associates, Inc. under Consultant and Professional Services Agreement number 89163.

Respectfully submitted,


Frank Mugartegui
Director of General Services

RECOMMENDATION APPROVED:


Walter J. Slipe, City Manager

Contact Persons:
Duane Wray, Facility Manager, 449-5445; or
Jim Faber, Project Manager, 449-6745

December 11, 1990
District 1

APPROVED
BY THE CITY COUNCIL

RESOLUTION NO. 90-983

DEC 11 1990

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE
CITY CLERK

ON DATE OF _____

**RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE
SUPPLEMENTAL AGREEMENTS
WITH TURNER CONSTRUCTION COMPANY AND WITH VITIELLO + ASSOCIATES, INC.
FOR THE SACRAMENTO COMMUNITY / CONVENTION CENTER EXPANSION (PA11)**

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

That the City Manager is hereby authorized to:

1. Execute Supplemental Agreement No. 1 in the amount of Six Thousand Nine Hundred Ninety-Seven and No/100 Dollars (\$6,997) to Turner Construction Company under Consultant and Professional Services Agreement number 89115.
2. Execute Supplemental Agreement No. 1 in the amount of Twenty-Eight Thousand Six Hundred Fourteen and No/100 Dollars (\$28,614) and Supplemental Agreement No. 2 in the amount of Eight Hundred Twenty-Eight Thousand Five Hundred Fifty-Three and No/100 Dollars (\$828,553) to Vitiello + Associates, Inc. under Consultant and Professional Services Agreement number 89163.

ATTEST:

MAYOR

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____