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DEPARTMENT OF
PUBLIC WORKS

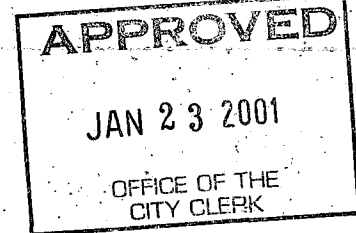
CITY OF SACRAMENTO
CALIFORNIA

927 10TH STREET
SACRAMENTO, CA
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TECHNICAL SERVICES
DIVISION

PH 916-264-8300
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January 9, 2001



City Council
Sacramento, California

Co 2001-008

Honorable Members In Session:

SUBJECT: AWARD OF DESIGN/ASSIST CONTRACT TO LIEBIG CONSTRUCTION FOR THE SOUTHSIDE PARK CLUBHOUSE (KC56) FOR A GUARANTEED MAXIMUM PRICE OF \$300,000.

LOCATION AND COUNCIL DISTRICT:

2115 6th Street, Council District 4

RECOMMENDATION:

This report recommends that the City Council authorize the City Manager to execute a Design/Assist Contract for the Construction Services for the Southside Park Clubhouse for a Guaranteed Maximum Price ("GPM") not to exceed an amount of \$300,000.

CONTACT PERSON: Mike George, Project Manager, 264-8433
Craig Lymus, Contract Officer, 264-5524

FOR COUNCIL MEETING OF: January 23, 2001

SUMMARY:

Liebig Construction Company, R. W. Osen General Contractor and Deakins Construction Company responded to the Request for Proposals ("RFP") for the Southside Park Clubhouse Construction Contracting Services. The Selection Committee, consisting of staff from the

City Council

Award Contract to Liebig Construction for the Southside Park Clubhouse (KC56)

January 10, 2001

Department of Public Works and representatives from the City Council District and a Public Representative ranked the proposals as follows:

1. Liebig Construction Company
2. R.W. Osen General Contractor
3. Deakins Construction

Staff has completed negotiations with Liebig Construction Company. The total Design/Assist Contract is for a "GMP" of \$300,000.

COMMITTEE/COMMISSION ACTION: None.

BACKGROUND INFORMATION:

Three (3) General Contractors responded to the Request for Proposal (RFP) for the Southside Park Clubhouse project.

- On July 18, 2000, the City Council approved a Resolution suspending the bid procedure and authorizing an alternative competitive procedure requesting proposals from licensed Contractors for a Design/Assist construction contract for the construction of the Southside Park Clubhouse.
- On September 6, 2000, staff received proposals from three General Contractors. The selection committee, which consisted of representatives from the Neighborhood, Council District 4, and Public Works – Technical Services, ranked the proposals as follows:

1. Liebig Construction Company	653 points
2. R.W. Osen General Contractor	598 points
3. Deakins Construction	560 points
- The Construction Contracting Services contract is for a "GMP" of \$300,000 and award is recommended.

FINANCIAL CONSIDERATIONS:

The total estimated cost for this project is \$479,000.00, including all design, construction, inspection and administration. This project is funded with \$79,000 in CDBG funds and \$400,000 in General funds appropriated as part of the General Fund CIP in the fall of 1999. The total unobligated funds as of January 5, 2001 are \$416,598.

ENVIRONMENTAL CONSIDERATIONS:

The Planning Services Division, Environmental Section, will review the project once the design is completed. The Notice of Determination will be completed and ready to be filed with the Sacramento County Clerk when the Construction contract is brought back for Council consideration and award.

City Council
Award Contract to Liebig Construction for the Southside Park Clubhouse (KC56)
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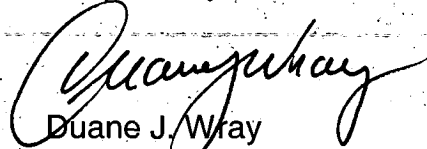
POLICY CONSIDERATIONS:

The suspension of competitive bidding and authorization for alternative competitive bidding procedure upon a two-thirds vote, the authorizing the City Manager to solicit proposals from general contractors to enter into a Design/Assist Construction Contract for the Southside Park Clubhouse is consistent with Sacramento City Code, Title 3.

ESBD CONSIDERATIONS:

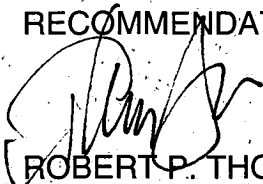
This Design/Assist contract with Liebig Construction Company will utilize the Emerging and Small Business Enterprise program requirements as well as local and community involvement programs and Liebig Construction has committed to meeting the 20% requirements.

Respectfully submitted,



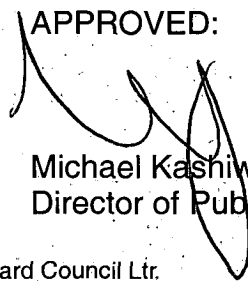
Duane J. Wray
Technical Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

APPROVED:



Michael Kashiwagi
Director of Public Works

P/Active/KC56 Southside Clubhouse/Council/KC56 RFP Award Council Ltr.

Southside Park Clubhouse Construction Contractor Proposal Comparison

Date: 10/26/2000

Description:	Liebig Construction:	R.W. Osen:	Deakins Construction:
RFP Requirements:			
16 page Maximum length (Numbered?)	11 + title, contents & cover (yes)	15 + cover & contents (yes)	25 + Title, contents & cover (no) (18 page estimate)
Cover Letter	Yes	Yes (in business for 10 years?)	Yes (in business 7 years)
Organizational Chart	Yes (page 1)	Yes (page 3)	Not provided
ESBE experience and participation	Yes (page 1)	None yet (page 3)	Deakins is State SBE
Cost estimating support and assistance	Yes (page 2) open communication	Yes (page 3) sub trades VE help	No information provided
Why your team is the best qualified	Yes (page 2)	Yes (page 3)	Not response
A. Experience	Yes (page 3-4)	Yes (page 5)	Yes (pages 1-2 Section 2)
B. Emerging/Small Business Enterprises	Yes (page 4, attachment "A")	Yes (page 5)	Yes (page 2 Section 2)
C. Community Issues	Yes (page 5)	Yes (page 6)	Yes (page 2-3 Section 2)
D. Performance	Yes (page 5-6)	Yes (page 6)	Yes (page 3 Section 2)
E. Schedule	Attachment "B" (Nov. 01)	Pages 8 - 14 (June 15, 01)	Yes (Section 3 - copy of City's)
F. Construction "GMP" Cost (Budget \$275,000)	Yes (page 6-7, attachment "C")	Yes (page 1,2 and 15)	Yes (Section 4)
Construction	\$ 337,889	\$ 394,449	\$ 319,930
Contingencies	\$ 13,210	\$ -	\$ 31,993
TOTAL	\$ 351,099	\$ 394,449	\$ 351,923
Value Engineering	Yes (page 7): Stucco (MDO siding) -\$3,800 Flagstone (Concrete wall) -\$8,600	None provided	None provided
G. Project Close-Out	Yes (page 7)	Yes (page 6)	Yes (page 4 Section 2)

Concerns:

- Osen General Contractors does not indicate age of firm. Deakins Construction established in August, 1993 (seven years).
Item 7A asks for 10 years continuous.
- Schedule! Osen beats our schedule, completing five months early. Others meet it. Deakins submitted the City schedule.
- Need to verify ESBE experience of Osen (now city EBE), and Deakins familiarity with meeting 20% requirement through subcontracting.
- Verify experience with Value Engineering and Constructability Reviews to assist with Design Development.
- Budget! How does each anticipate maintaining construction cost within available budget?

Request for Proposal for Southside Park Clubhouse

Construction Contracting Services Selection Spreadsheet

Category:	Possible	Liebig Construction Co.:				R.W. Osen Gen. Contr.:				Deakins Construction:			
	Points:	Points:	Points:	Points:	Points:	Points:	Points:	Points:	Points:	Points:	Points:	Points:	Points:
	Panel Member =	(A)	(B)	(C)	(D)	(A)	(B)	(C)	(D)	(A)	(B)	(C)	(D)
Experience	80	65	60	48	40	55	50	39	35	55	50	35	25
ESBE	10	10	10	10	10	10	10	10	10	10	10	10	10
Community Issues	10	10	8	7	10	10	8	7	10	5	5	5	10
Performance	30	30	25	25	30	30	25	19	30	30	25	15	30
Schedule	20	20	20	18	20	20	20	15	20	20	15	15	20
Construction/GMP Cost	30	30	30	20	30	30	20	18	30	30	20	15	30
Project Close-Out	20	20	15	12	20	20	15	12	20	20	15	10	20
TOTALS =	200	185	168	140	160	175	148	120	155	170	140	105	145

Liebig Construction Co. = 653

R.W. Osen General Contractors = 598

Deakins Construction = 560