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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

October 30, 1989

Joint Transportation & Community Development/  
Budget and Finance Committee  
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF PROJECT ADMINISTRATION  
CONSULTANT SERVICES AGREEMENT FOR EXPANSION OF THE  
SACRAMENTO COMMUNITY CONVENTION CENTER (PA11)  
1100 - 14TH STREET, SACRAMENTO

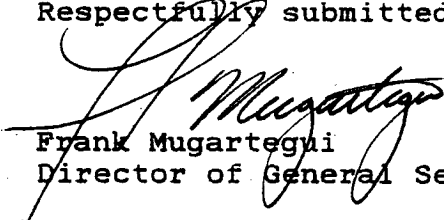
SUMMARY

The attached report recommends authorization of a project administration agreement with Turner Construction Company for a fixed maximum fee with authorization limited to completion of services through the Construction Document Phase.


RECOMMENDATION

It is recommended that the Joint Transportation and Community Development Budget and Finance Committee review and recommend acceptance of the attached report and adoption of the Resolution by the full Council.

Respectfully submitted,

  
Frank Mugartegui  
Director of General Services

Recommendation Approved:

  
Solon Wisham, Jr.,  
Assistant City Manager

November 14, 1989  
District #1

Note: Questions regarding this report should be referred to David Morgan, Project Manager, Facility Management Division, 449-5977.



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CONSULTANT SERVICES AGREEMENT FOR EXPANSION OF THE  
SACRAMENTO COMMUNITY CONVENTION CENTER (PA11)  
1100 - 14TH STREET, SACRAMENTO

SUMMARY

This report requests the City Council authorization to enter into an agreement with Turner Construction Company for professional services to manage and administer the project related activities associated with expansion of the existing Sacramento Community Convention Center.

BACKGROUND

On July 3, 1987, the Department of General Services issued a public notice requesting firms interested in providing project administration services for the Sacramento Community Convention Center Expansion to submit proposals by August 7, 1987.

Thirty-nine firms expressed interest in the project and received a copy of the City's Request For Qualifications (RFQ).

On August 7, 1987, eleven firms submitted formal responses to the City's RFQ. From the eleven responses the Selection Committee shortlisted four firms for further investigation and formal interviews.

A technical Staff Committee, consisting of five individuals representing the City Council, City Manager, Community Convention Center and Department of General Services reviewed the qualifications of each shortlisted firm and on October 19, 1987, selected Turner Construction Company as the successful finalist.

City Council  
Re: Sacramento Community Center Expansion.  
October 30, 1989  
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Negotiations were placed on hold until concerns surrounding the Program EIR could be resolved. On September 26, 1989, negotiations were resumed and resulted in a formal agreement.

This contract represents a basic professional services agreement for project administration services consistent with prevailing rates associated with similar projects.

FINANCIAL DATA

The project administration agreement is divided into the following five phases:

Phase I	-	Pre-Design	\$112,500
Phase II	-	Design	
		a. Schematic	\$260,000
		b. Design Development	\$240,000
		c. Contract Documents	\$387,500
Phase III	-	Bidding	\$112,500
Phase IV	-	Construction	\$832,500
Phase V	-	Project Close-Out	<u>\$ 55,000</u>
		Total	\$2,000,000

The agreement with Turner Construction Company totals two million dollars (\$2,000,000) with authorization through completion of Contract Document Phase requiring one million dollars (\$1,000,000). Funding for activities through completion of Contract Document Phase will be provided through PA11, Fund 419, object code 4802.

POLICY CONSIDERATIONS

The agreement is structured in a manner whereby the City and consultant agree to a fixed contract limit, with funding alternatives for activities after completion of the Contract Document Phase to be developed and authorized by the City Council as the project progresses. This arrangement represents a departure from the previous practice of identifying funding for the total agreement before work begins. Informational reports will be provided to the City Council at critical stages of the project and funding will be identified before proceeding to the Bidding Phase of the consultant agreement.

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Re: Sacramento Community Center Expansion  
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WBE/MBE EFFORTS

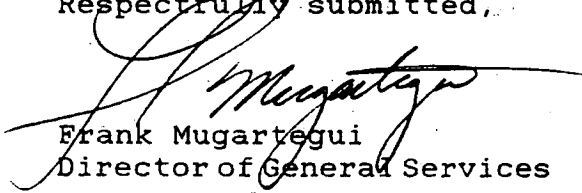
The Request For Qualifications issued during the consultant selection process encouraged participation of MBE/WBE in the project and stipulated the City's commitment to substantially increase the utilization of MBE/WBE firms in all City projects. Out of eleven firms that submitted formal responses to the City's RFQ, four firms claimed MBE/WBE status and two firms indicated they had active affirmative action programs. After review of all qualifications, the staff committee determined that four firms substantially illustrated the unique ability necessary to efficiently coordinate the project. Two of the four shortlisted firms claimed MBE/WBE status and one firm presented their active affirmative action program to illustrate their WBE/MBE efforts. After detailed evaluation of each firms qualifications, Turner Construction Company was selected for formal negotiations. While Turner does not claim MBE/WBE status, they have implemented an affirmative action program that has received numerous awards from both local and federal agencies.

RECOMMENDATION

It is recommended that the City Council adopt the attached Resolution authorizing:

1. The City Manager execute an agreement with Turner Construction Company to provide project administration services for expansion of the Sacramento Community Convention Center for an amount not to exceed \$2,000,000.
2. Funding for the consultant to provide project administration services through completion of Phase II Contract Documents, for a sum not to exceed \$1,000,000.

Respectfully submitted,



Frank Mugartegui  
Director of General Services

Recommendation Approved:

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Walter J. Slipe, City Manager

November 21, 1989  
District #1

Note: Questions regarding this report should be referred to David Morgan, Project Manager, Facility Management Division, 449-5977.

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# RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

November 21, 1989

ON DATE OF \_\_\_\_\_

**RESOLUTION AUTHORIZING THE CITY MANAGER TO  
EXECUTE AN AGREEMENT WITH  
TURNER CONSTRUCTION COMPANY TO PROVIDE  
PROJECT ADMINISTRATION CONSULTANT SERVICES FOR  
EXPANSION OF THE SACRAMENTO COMMUNITY CONVENTION CENTER  
(PA11)**

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

1. The City Manager is hereby authorized and directed to execute an agreement with Turner Construction Company to provide project administration services for expansion of the Sacramento Community Convention Center for an amount not to exceed \$2,000,000.
2. The consultant is hereby authorized to provide services through completion of Phase II Contract Documents for a fee not to exceed \$1,000,000.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_