



412

APPROVED
BY THE CITY COUNCIL

NOV 26 1991

OFFICE OF THE
CITY CLERK

DEPARTMENT OF
GENERAL SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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

OFFICE OF THE DIRECTOR

PH 916-449-5548
FAX 916-399-0263

November 26, 1991

DIVISIONS:

City Council
Sacramento, California

COMMUNICATIONS
FACILITY MANAGEMENT
FLEET MANAGEMENT
PROCUREMENT SERVICES

Honorable Members in Session:

Subject: REQUEST FOR QUALIFICATIONS TO CONSTRUCT THE NEW ANIMAL
CONTROL SHELTER (GA06)

LOCATION AND COUNCIL DISTRICT

Council District #4 - 2127 Front Street (Animal Control Shelter).

SUMMARY

This report requests authorization to waive competitive bidding for the construction of the proposed Animal Control Shelter expansion and authorize a Request for Qualifications (RFQ) to select a General Contractor or Construction Manager.

STAFF RECOMMENDATIONS

It is recommended that approval be given to waive competitive bidding for the construction of the proposed Animal Control Shelter expansion and authorize the City Manager to solicit Request for Qualifications (RFQ) to select a General Contractor or Construction Manager, who is a licensed contractor, to provide advice and assistance in phasing of the new facility and complete the phased construction at a negotiated guaranteed maximum price.

BACKGROUND INFORMATION

On July 27, 1989, the City Council authorized the City Manager to execute a professional services agreement with Takata & Sugioka, Architects for programming, design and construction administration services for a new Animal Control Shelter to be located on the existing shelter site at 2127 Front Street.

City Council
RE: Animal Control Shelter (GA06)
November 26, 1991
Page 2

This project as currently designed consists of ten separate structures, two separate parking areas and many physical on-site constraints. These constraints have added to the complexity of the new facility. First: existing storm/sewer mains measuring 60", 12", and 6" respectively bisect the site requiring a minimum 12'-0" clear easements for future maintenance service truck access. Second: The City's Design Review/Preservation Board directed retention of most on-site trees, requiring redesign and resiting of most of the proposed new structures and parking areas. The resiting now requires that some of the new structures be occupied prior to demolition of existing on-site buildings. Following demolition, the remaining new structures can then be constructed along with the parking lots and site work.

To serve the public and the City of Sacramento's animal control needs, this facility must remain operational throughout the various phases of demolition and construction. The attached site plan shows one possible phasing for demolition and construction. In this example, the Kennel Work Building (housing employee toilet/shower facilities, animal food preparation/storage function, animal exam room, incoming animal processing areas and Euthanasia functions) and a minimum of one Kennel Run Building must be completed and on line prior to any demolition of existing facilities.

Projected growth in the Animal Control workload requires additional buildings for runs, quarantine areas, adoption space, etc. The current budget is short of the total construction estimate on all requirements. Today's favorable bidding climate may allow some added construction not confirmed under present staff construction estimates. The unique experience of a General Contractor will aid the Architect and City staff in determining which buildings should be built, when, and at the most reasonable expense.

Because of these budget constraints and the complexity of design, phasing, and construction, it is in the best interest of the City to solicit private sector General Contractors and Construction Management firms, with a contractor's license, to advise and plan the design finalization and construction phasing of this project. An RFQ'd contractor's input would allow the City to review proposals to get the most facilities within the available budget, and also allow the contractor to tell the Architect how the construction should be phased to reduce cost and construction time. The contractor would be selected based on past performance, time of construction and the number of facilities that could be constructed within a negotiated guaranteed maximum price.

FINANCIAL DATA

The budget for construction is \$1,884,000.00. The unobligated fund balance as of this date for 101-500-GA06 is \$2,584,589 which is sufficient to cover requested recommendations.

City Council
RE: Animal Control Shelter (GA06)
November 26, 1991
Page 3

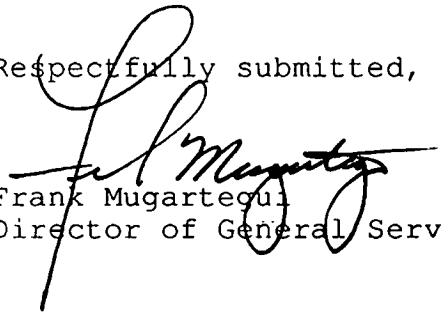
POLICY CONSIDERATIONS

Consistent with Sacramento City Code Article II, Section 58.202, the City Council may authorize the City Manager to execute agreements in excess of \$25,000.00. Upon a two-thirds vote, the City Council shall waive competitive bidding when determined that it is in the best interest of the City as stated under Article IV, Section 58.401 (d).

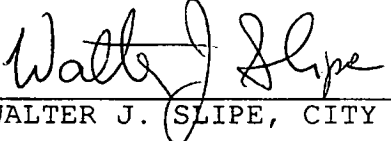
MBE/WBE EFFORTS

The RFQ process will be advertised in local and regional news publications and will include all required documentation and guidelines.

Respectfully submitted,


Frank Mugartegui
Director of General Services

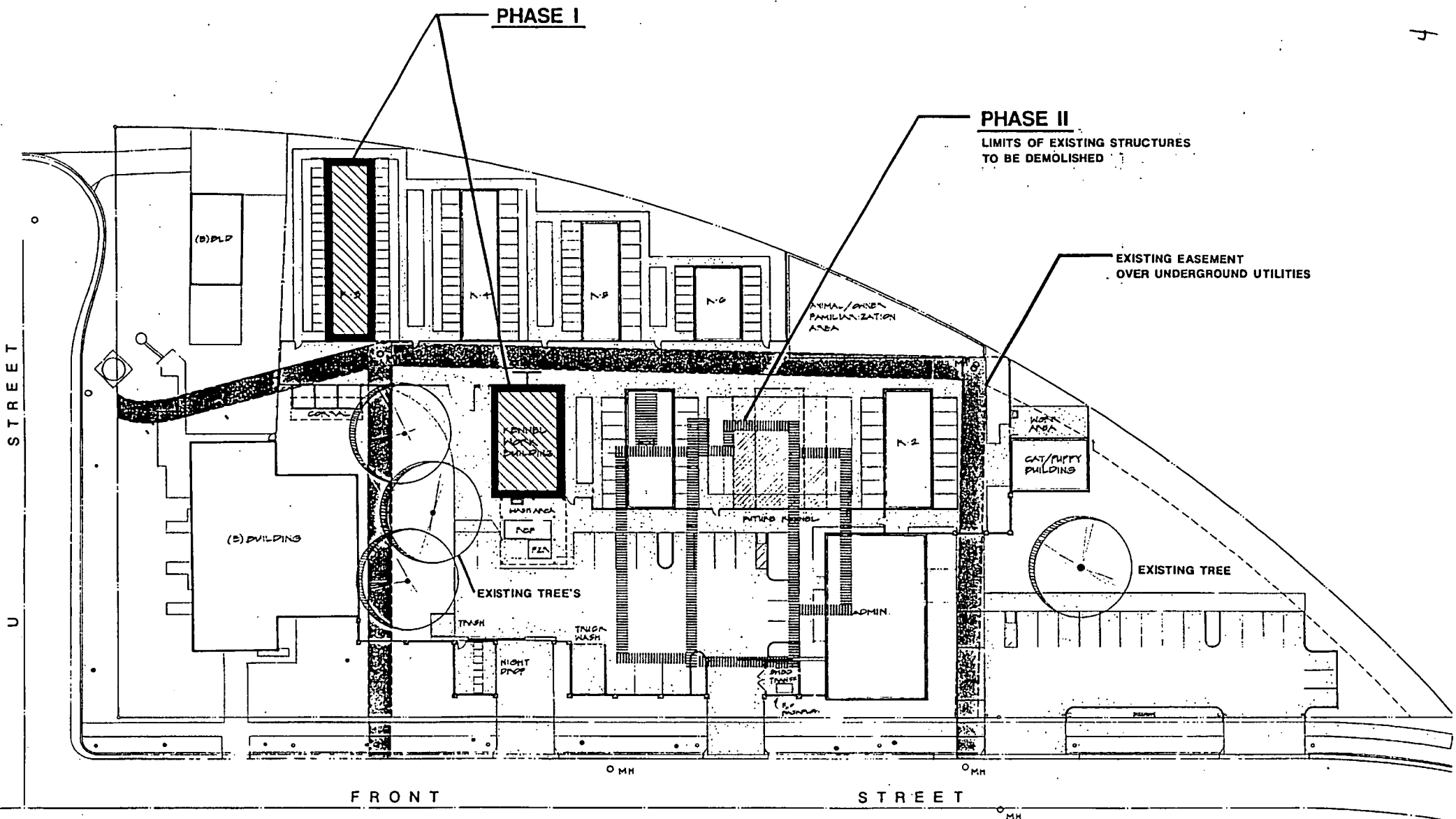
RECOMMENDATION APPROVED:


WALTER J. SLIPE, CITY MANAGER

November 26, 1991

CONTACT FOR MORE INFORMATION:

Michael Sweeney, Project Manager, 449-5977; or
Duane Wray, Facility Manager, 449-5445



PHASE I

PHASE II

LIMITS OF EXISTING STRUCTURES TO BE DEMOLISHED

EXISTING EASEMENT OVER UNDERGROUND UTILITIES

ANIMAL/OWNER FAMILIARIZATION AREA

WORK AREA
CAT/PUPPY BUILDING

EXISTING TREE

EXISTING TREE'S

ADMIN.

MATERIAL STORAGE

TROUGH WASH

TROUGH WASH

NIGHT DROP

WASH

(B) PLP

(B) BUILDING

FRONT

STREET

MH

MH

MH

ANIMAL CONTROL SHELTER CONSTRUCTION PHASE

PHASE I

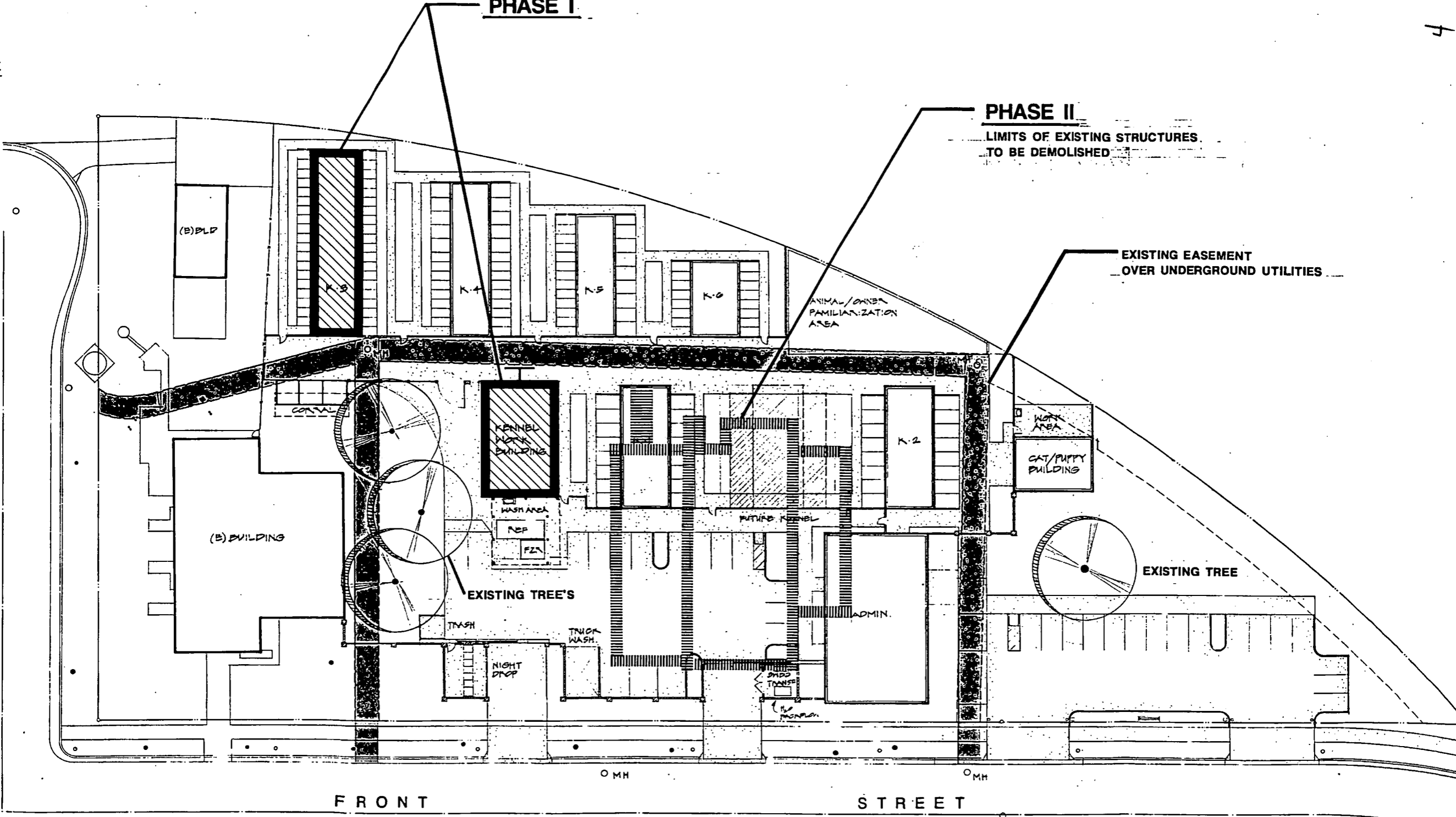
PHASE II

LIMITS OF EXISTING STRUCTURES TO BE DEMOLISHED

EXISTING EASEMENT OVER UNDERGROUND UTILITIES

STREET

U



FRONT

STREET

ANIMAL CONTROL SHELTER CONSTRUCTION PHASE

11/14/91