

RESOLUTION NO. RES-2023-003

RESOLUTION OF THE COUNCIL OF THE CITY OF SANTA ROSA APPROVING DESIGN-BUILD PROCUREMENT METHOD AS IN THE BEST INTEREST OF THE CITY; AUTHORIZE THE ISSUANCE OF DESIGN-BUILD REQUEST FOR PROPOSALS FOR HEARN COMMUNITY HUB; AND APPROVE A PROFESSIONAL SERVICES AGREEMENT WITH GROUP 4 ARCHITECTURE RESEARCH + PLANNING

WHEREAS, on January 11, 2022, the City Council approved the acquisition of 976, 980 and 1004 Hearn Avenue, an approximately six-acre site, for multiple future public uses including but not limited to the Dutton Avenue extension, the Colgan Creek multi-use path extension, relocation of Fire Station 8, a library, a multicultural community center and an aquatics facility project; and

WHEREAS, California Environmental Quality Act (CEQA) review is required prior to start of construction on the project and CEQA review requires a project site plan; and

WHEREAS, in collaboration with RossDrulisCusenbery Architecture, Inc. (RDC) six (6) community outreach sessions occurred from August 2022 – November 2022 to gather community input and participation in the project development; and

WHEREAS, on August 25, 2022, a Request for Proposal (RFP) was released to solicit a community Needs Assessment Report (NAR) and provide preliminary architectural and engineering design and Design-Build bridging documents for the Project; and

WHEREAS, on October 6, 2022, a total of four (4) proposals were received; and

WHEREAS, consistent with City Council Policy 600-01 a Review Board was formed to review and rank proposals; and

WHEREAS, the Review Board evaluated proposals and recommends the City Council award a contract to Group 4 Architecture Research + Planning, Inc. of South San Francisco, California (Group 4), whose proposal received the highest combined evaluation score; and

WHEREAS, Group 4 demonstrated the qualifications, experience, licensing, approach and scope of services required to provide the preliminary architectural and engineering design and Design-Build bridging documents for the Project; and

WHEREAS, funding for the Professional Services Agreement (PSA) with Group 4 has been appropriated to Journal Ledger Account No. 17662, Roseland Library, utilizing PG&E settlement funds; and

WHEREAS, Design-Build is an alternative contracting method in which a single Design-Build entity both designs and builds a project, expediting project delivery by overlapping the design and construction phases; and

WHEREAS, JLL, Inc., a consultant providing development expertise to the City, analyzed the Project’s funding, schedule and scope, and concluded that a Design-Build delivery method is one of the top options best suited to the Project; and

WHEREAS, the Project funding includes American Rescue Plan Act (ARPA) federal funding that requires the funds to be obligated by December 31, 2024 and expended by December 31, 2026; and

WHEREAS, the Design-Build delivery method expedites the project schedule, assisting the City in meeting ARPA deadlines.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Santa Rosa approves the use of the Design-Build procurement method as in the best interest of the City and authorize the issuance of a Design-Build RFP for the Project

BE IT FURTHER RESOLVED that the Council approve the PSA with Group 4 in an amount not to exceed \$1,957,454, in substantially the same form as Exhibit A attached to this Resolution, subject to approval as to form by the City Attorney.

IN COUNCIL DULY PASSED this 10th day of January, 2023.

AYES: (7) Mayor N. Rogers, Vice Mayor MacDonald, Council Members Alvarez, Fleming, Okrepkie, C. Rogers, Stapp

NOES: (0)

ABSENT: (0)

ABSTAIN: (0)

ATTEST: _____ APPROVED: _____
City Clerk Mayor

APPROVED AS TO FORM: _____
City Attorney

Exhibit A – PSA with Group 4 Architecture Research + Planning, Inc.