

DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

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TECHNICAL SERVICES  
DIVISION

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October 28, 1999

City Council  
Sacramento, California

Honorable Members In Session:

**SUBJECT: RESOLUTION SUSPENDING COMPETITIVE BIDDING FOR MEMORIAL AUDITORIUM HVAC WORK, AUTHORIZATION TO AWARD CONTRACT TO HARBISON MAHONY HIGGINS, INC.**

**LOCATION AND COUNCIL DISTRICT:** 1515 J Street, Sacramento, Council District 1.

**RECOMMENDATION:**

This report recommends that the City Council:

- Adopt the resolution suspending competitive bidding.
- Authorize the City Manager to execute a contract in the amount of \$192,278 to Harbison Mahony Higgins, Inc. for the Heating Ventilation and Air Conditioning (HVAC) work in Memorial Hall at the Sacramento Memorial Auditorium.

**CONTACT PERSON:** Darlene Mathis, Project Manager, 264-5528

**FOR COUNCIL MEETING OF:** November 16, 1999

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**SUMMARY:**

- This project will enable the City to install the HVAC equipment in the Memorial Hall and other auxiliary spaces of the auditorium concurrently with the Little Theater Restoration.
- The city would use the same General contractor, laborers, and inspectors as the concurrent project, thus realizing cost savings to the City.
- Harbison Mahony Higgins, Inc. (HMH) is the selected General Contractor for the Little Theater Restoration. HMH will have the responsibility of supervising and coordinating all subcontractors on the project site. HMH and other subcontractors are donating a portion of their labor toward the Little Theater project. The remaining Little Theater costs is to be reimbursed by the Jean Runyon Restoration Committee. HMH solicited three (3) bids from mechanical contractors for the HVAC and electrical work and separated the costs between the two projects.
- Memorial Hall will not receive donations but will share the same chiller with the Little Theater as previously designed. If both projects are installed at the same time, they will be able to share the same chiller in lieu of separate mechanical units. The chiller proved to be a better alternative in regards to life cycle costs and maintains the original design intent of the existing Memorial Auditorium HVAC.
- It is recommended that Council suspend competitive bidding in the best interest of the City and award the contract to Harbison Mahony Higgins, Inc.

**COMMITTEE/COMMISSION ACTION:**

None

**BACKGROUND INFORMATION:**

- The Memorial HVAC has been designed numerous times during the last 20 years but never implemented due to the shortage of funds. During the rehabilitation of the Memorial Auditorium, Airco Mechanical installed a new centralized HVAC system that was to eventually serve Memorial Hall and Little Theater. Once again, the system was not completed due to a shortage of funds.
- During the design of the Little Theater Restoration, staff studied the alternatives of separate mechanical systems in lieu of the centralized chiller design. It was decided to proceed with the original design intent and combine both projects; thus sharing the load for the chiller. The chiller would serve the Little Theater, Memorial Hall, and other auxiliary spaces including the Meeting Rooms.
- The project receives support from the Memorial Auditorium Citizen's Advisory Committee.

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- The construction estimate for the Memorial Hall and auxiliary spaces is \$192,278. The construction estimate for the Little Theater HVAC is \$154,715, not including \$36,834 in in-kind donations.
- Award to Harbison Mahony Higgins, Inc. is recommended.

**FINANCIAL CONSIDERATIONS:**

The Regional Enterprise Agency will address funding in a separate report.

**ENVIRONMENTAL CONSIDERATIONS:**

The Planning Services Division, Office of Environmental Affairs, has reviewed the project and has determined that this project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines. Section 15301 exempts minor alteration of existing public or private structures and facilities.

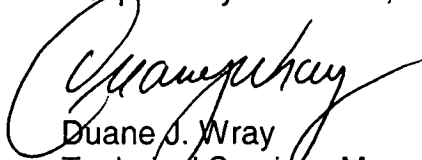
**POLICY CONSIDERATIONS:**

The action requested herein is consistent with Sacramento City Code, Title 58.

**ESBD CONSIDERATIONS:**

Work is being done by contractors who donated portions of their labor and materials. Staff will track Emerging and Small Business Development Enterprise participation.

Respectfully submitted,



Duane J. Wray  
Technical Services Manager

RECOMMENDATION APPROVED:



ROBERT P. THOMAS  
City Manager  
P/Job#/4914/Council/Memorial Aud HVAC

Approved:



Michael Kashiwagi  
Director of Public Works

**RESOLUTION NO. 99-648**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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



**RESOLUTION SUSPENDING COMPETITIVE BIDDING, AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT TO HARBISON MAHONY HIGGINS, INC. FOR THE HEATING VENTILATION AND AIR CONDITIONING WORK IN THE MEMORIAL HALL AT THE SACRAMENTO MEMORIAL AUDITORIUM**

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

1. In the best interest of the City of Sacramento, competitive bidding is hereby suspended for the Heating Ventilation and Air Conditioning work in the Memorial Hall at the Sacramento Memorial Auditorium
2. The City Manager is hereby authorized to execute a contract in the amount of \$192,278 to Harbison Mahony Higgins, Inc. for the Heating Ventilation and Air Conditioning (HVAC) work in the Memorial Hall in the Sacramento Memorial Auditorium

\_\_\_\_\_  
MAYOR

ATTEST:

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

**FOR CITY CLERK USE ONLY**

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

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