

Contract: Memorial Auditorium Exterior Cleaning Project (PC71) December 4, 2007



## REPORT TO COUNCIL

### City of Sacramento

915 I Street, Sacramento, CA 95814-2604

[www.CityofSacramento.org](http://www.CityofSacramento.org)

CONSENT

December 4, 2007

Honorable Mayor and  
Members of the City Council

**Title: Contract: Memorial Auditorium Exterior Cleaning Project (PC71)**

**Location/Council District:** 1515 J Street, District 3

**Recommendation:** Adopt a **Resolution:** 1) awarding Rainbow Waterproofing & Restoration Co., a cleaning contract for the Memorial Auditorium Exterior Cleaning Project (PC71) in an amount not to exceed \$132,624; and 3) authorizing the City Manager to execute a cleaning contract with Rainbow Waterproofing & Restoration Co. for the Memorial Auditorium Exterior Cleaning Project (PC71).

**Contact:** Tina McCarty, Administrative Officer, 808-8220; Judy Goldbar, General Manager, 808-5291

**Presenters:** Not applicable

**Department:** Convention Culture and Leisure

**Division:** Convention Center Complex

**Organization No:** 4326

#### Description/Analysis

**Issue:** Staff is seeking approval to award a cleaning contract to perform exterior cleaning of the Memorial Auditorium prior to the start of the landscaping phase of the project.

**Policy Considerations:** This report is consistent with the City's Strategic Plan Goal of Promoting and Supporting Economic Vitality by allowing the Memorial Auditorium to remain competitive while providing a cultural venue for residents and visitors alike. This report is also consistent with the Preservation Element of the City's General Plan that seeks to protect and encourage the preservation of Sacramento's historic resources and ensure that the cultural heritage of Sacramento remains intact.

Sacramento City Code Chapter 3.60 identifies the general guidelines for completing contracts for public projects and procedures for bidding and issuing

contracts over \$100,000.

**Committee/Commission Action:** The City's Design Review and Preservation Board unanimously adopted a resolution for the Master Certificate of Appropriateness based on the recommended treatments within the Historic Structures Report (HSR) and approved the exemption of projects listed in the HSR from California Environment Quality Act pursuant to section 15331. (A more detailed explanation is included in Attachment 3).

**Environmental Considerations:** The City's Current Planning Division has determined and Design Review and Preservation Board approved that the projects undertaken for those significant features of the property identified in the HSR, and undertaken in compliance with the treatment recommendations identified in the HSR, are exempt pursuant to the California Environmental Quality Act Guidelines Section 15331 (Historic Resources Restoration/Rehabilitation), based upon the findings that the treatments recommended in the HSR comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

**Rationale for Recommendation:** On October 12, 2007, the Department of General Services issued Bid No. B083275010 for exterior cleaning services. A total of six bids were received. Rainbow Waterproofing & Restoration Co. was determined to be the lowest responsive and responsible bidder. Detailed bid results are provided in Attachment 2. Staff's initial cost estimate for the Memorial Auditorium external cleaning services was \$156,700.

Four bidders were deemed non-responsive and rejected. Reasons for a non-responsive bid determination include one or more of the following:

- Failure to meet ESBE goal
- Failure to submit and/or execute all required documents
- Failure to submit a complete bid guarantee
- Failure to provide an active contractor's license

The requested work is critical to the ongoing Memorial Auditorium Bond project. The completion of the exterior cleaning of the Memorial Auditorium will not only improve the appearance of the building, it will help to promote the longevity of the building.

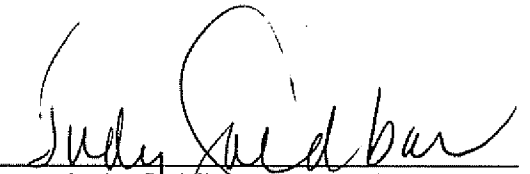
**Financial Considerations:** During FY2004/5, Memorial Auditorium Improvements Fund (PC71) was created by Council to be an accumulation CIP for on-going and HSR improvement needs. In total, there is approximately \$7.2 million available for identified projects for Memorial Auditorium (\$6.1 Million from the 2006 Community Reinvestment Capital Improvement Program (CRCIP)).

Overall funding has been allocated in the following manner:

\$3,053,000	2002 Master Lease Tax Exempt Capital Improvement Fund (SHRA)
\$3,053,000	Community Reinvestment Capital Improvement Projects Bond
\$ 500,000	Community Center Fund
\$ 580,000	General Fund
<u>\$7,186,000</u>	Total

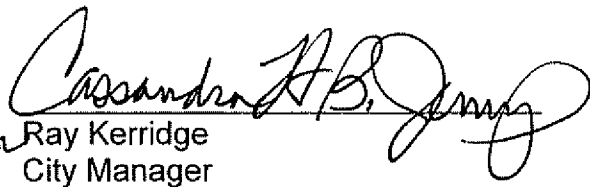
To date, approximately \$3.15 million has been obligated or anticipated for the completion of other projects. The first priority project was the waterproofing project which will cost approximately \$1.5 million, including soft costs. The second priority is the lighting/landscaping project with lighting estimated at approximately \$900,000 and landscape estimated at \$750,000. Actual costs for this combined project will be available following a competitive bidding process. Therefore, sufficient funding is available within the Memorial Auditorium Fund PC71 to award the exterior cleaning contract to Rainbow Waterproofing & Restoration Co. in an amount not to exceed \$132,624.

**Emerging Small Business Development (ESBD):** The selection of consultants and contractors for this project followed City of Sacramento established guidelines for inclusion of ESBD firms. Rainbow Waterproofing & Restoration Co. has an ESBE percentage total of 100%.

Respectfully Submitted by:   
Judy Goldbar, General Manager  
Convention Center Complex

Respectfully Submitted by:   
Barbara Bonebrake, Director  
Convention, Culture and Leisure Department

Recommendation Approved:

  
Ray Kerridge  
City Manager

**Table of Contents:**

Report	Pg 1
<b>Attachments</b>	
1 Background Information	Pg 5
2 Bid Results	Pg 6
3 Master Certificate of Appropriateness - Explanation	Pg 7
4 Resolution	Pg 8

**Attachment 1**

**BACKGROUND INFORMATION**

On March 8, 2005, City Council approved the allocation of \$80,000 for a Historic Structures Report (HSR) for the Memorial Auditorium, with an additional \$500,000 allocated for the implementation of the items identified in the report. In addition, Council allocated \$6.3 million from the Community Reinvestment bonds (\$3,053,000 from Tax Exempt Bonds - Fund 713 and \$3,053,000 from the Downtown Bond SHRA - Fund 206) for further implementation of items identified.

The report identified that the most critical project was the need to waterproof the foundation of the Memorial Auditorium building. It was found that water intrusion through the basement walls would cause long term damage to the stability of the building, if not protected. It was also noted that upon completion of the waterproofing project, landscaping would also be required.

On March 27, 2007, City Council adopted Resolution 2007-181, directing staff to proceed with the foundation waterproofing, landscape, and lighting projects needed at the Memorial Auditorium.

On June 12, 2007, City Council adopted Resolution 2007-377, awarding the Memorial Auditorium Foundation Waterproofing Project (PC71) to Ashron Construction in an amount not to exceed \$1,330,783.

The current need is such that exterior cleaning of the building is necessary prior to the start of the landscaping phase of the project.

**Attachment 2****Bid Results for Bid No. B083275010****Memorial Auditorium Exterior Cleaning (Project No. 369617)**

<b>Bidder</b>	<b>Location</b>	<b>Bid Evaluation Total</b>
Velici Construction	Sacramento, CA	\$94,000
Rainbow Waterproofing & Restoration Co.	San Francisco, CA	\$132,624
Giampolini & Company	San Francisco, CA	\$142,937
Forrest Stone	Sacramento, CA	\$149,000
Fix Painting Company	Woodland Hills, CA	\$172,000
Ashron Construction	Mountain View, CA	\$177,000

**Award Contract to: Rainbow Waterproofing & Restoration Co.**

**Attachment 3****Explanation of the Master Certificate of Appropriateness**

The following is further explanation of the Master Certificate of Appropriateness as stated in the Design Review and Preservation Board report dated October 4, 2006.

*The City of Sacramento seeks methods to help streamline preservation project reviews while ensuring quality project outcomes. As an incentive to property owners, and not only to properties owned by the City, any property with an approved Historic Structure Report should be able to undertake work on the property pursuant to the treatments recommended in the HSR. This work would be considered to be "approved," or "recommended" in the case of City-owned properties, by the Board, Director or Staff under a master agreement, or Master Certificate of Appropriateness. As one of the Board members stated at the September 20, 2006, meeting of the Board, this recommended master certificate is similar to a Memorandum of Understanding that is often developed with federal agencies and the State Historic Preservation Officer concerning allowable work on historic resources that does not require the work to be reviewed each time a project is proposed.*

*Additionally, all the recommended treatments in the Memorial Auditorium HSR meet the Secretary of the Interior's Standards. The City has adopted the Secretary of the Interior's Standards for the Treatment of Historic Properties as its standards for review of preservation development projects. Work in compliance with these standards is also recognized in the California Environmental Quality Act regulations as a condition to allow a project's exemption, baring no other elements of the environment are affected by the work.*

*While there will be projects at Memorial Auditorium that will be outside this proposed Master Certificate and involve Board or Director review, it is anticipated that the majority of the restoration, repairs, replacement and maintenance work needing to be undertaken at Sacramento Memorial Auditorium will be able to be made pursuant to the Master Certificate of Appropriateness.*

**RESOLUTION NO. 2007-**

Adopted by the Sacramento City Council

**December 4, 2007**

**AUTHORIZING ACTIONS RELATED TO THE MEMORIAL AUDITORIUM CLEANING PROJECT (PC71)**

**BACKGROUND**

- A. City Code Chapter 3.60 identifies the general guidelines for completing contracts for public projects and procedures for bidding and issuing contracts over \$100,000.
- B. The formal bid process for the Memorial Auditorium Exterior Cleaning Project (PC71) has been completed based on the qualifications set forth by the City.
- C. Pursuant to City Code Chapter 3.60.020, it was determined that Rainbow Waterproofing & Restoration Co. was the lowest responsive and responsible bidder with a base bid of \$132,624.
- D. There are adequate funds in PC71 to award this construction contract.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. Rainbow Waterproofing & Restoration Co. is accepted as the lowest responsive and responsible bidder for the base bid for Memorial Auditorium Exterior Cleaning Project Project (PC71).
- Section 2. The construction contract for the Memorial Auditorium Exterior Cleaning Project (PC71) is awarded to Rainbow Waterproofing & Restoration Co. in an amount not to exceed \$132,624.
- Section 3. The City Manager or the City Manager's designee is authorized to execute the cleaning contract with Rainbow Waterproofing & Restoration Co. for the Memorial Auditorium Exterior Cleaning Project (PC71) in an amount not to exceed \$132,624.