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DEPARTMENT OF PARKS
AND COMMUNITY SERVICES

CITY OF SACRAMENTO
CALIFORNIA

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ROBERT P. THOMAS
DIRECTOR

September 23, 1987

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G. ERLING LINGGI
ASSISTANT DIRECTOR

DIVISIONS:

CROCKER ART MUSEUM
GOLF
METROPOLITAN ARTS
MUSEUM & HISTORY
PARKS
RECREATION
ZOO

Budget and Finance Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Crocker Art Museum HVAC System, R. A. Herold Wing - Grant Application

SUMMARY

This report recommends authorization to apply to the National Endowment for the Arts for a \$98,700 grant to assist in funding a \$293,200 climate control system for the Crocker Art Museum's R. A. Herold Wing.

BACKGROUND INFORMATION

The Crocker Art Museum houses the City's multi-million dollar art collection, and the Museum complex itself is an example of some of the earliest and finest museum architecture in the United States.

The design for the Herold Wing's new HVAC equipment was completed in February 1986 as a part of the Crocker Central HVAC plant design, approved by the City Council on July 30, 1985. The cost estimate for the work was \$207,000. In the spring of 1986, the design was advertised as an additive bid item to the construction of the central heating/cooling plant and the addition of air conditioning to the Crocker Art Gallery. The low bidder's additive bid for the Herold Wing work was \$215,000. Contingency, architect/engineer and City fees brought the project total to \$262,800. At the time, insufficient funds forced the omission of the Herold Wing work from the construction contract. The current estimated total cost for this project is \$293,200.

The heating, ventilating and air conditioning system in the Herold Wing was originally installed in 1968. Only the top two floors have air conditioning. None of the floors have humidity control. The original installation never met the temperature requirements of the building. In 1975, the fan motors were replaced with larger motors and the fan speeds were increased to obtain more

capacity from the units. The fans were set to run at a speed higher than ever intended for the equipment. The high fan speed causes an excessive amount of vibration within the units which has lead to premature failure of the fan bearings and unit casings. The fan bearings have been replaced with a stronger type of bearing and the unit casings have been welded together or bolted back together numerous times as various components vibrate loose. When a unit casing vibrates loose, dirt and dust from the mechanical room is drawn into the unit downstream of the air filters and into the art exhibition and storage areas. In one case, a filter rack was found broken loose from its mount, allowing all air to bypass the filter.

With breakdowns occurring more frequently and the dust problem becoming more serious, the Facility Maintenance staff is convinced that a complete replacement of the units would be more cost effective than a continuation of "as needed" repairs. This is especially true considering the furnace heat exchangers are approaching their expected life span of 20 years.

A design has been developed to replace the current Herold Wing HVAC units with new units tied into the Crocker's central heating and cooling system. Some of the benefits of the new system are:

1. Elimination of frequent breakdowns and consequently, reduced equipment down time.
2. Cooling for all floors.
3. Humidity control needed to protect the City's multi-million dollar art collection and loaned works of art from mold and other damage.
4. Precise temperature and humidity control utilizing a microprocessor-based control system.
5. Elimination of dust problems, saving numerous staff hours spent in cleaning, and reducing the possibility of damage to art works from the cleaning activity.

FINANCIAL DATA

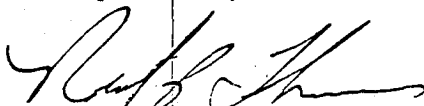
The estimated total cost to complete the R. A. Herold Wing HVAC system renovation project is \$293,200. In order to meet the grant deadline of September 21, 1987, staff has submitted a grant application to the National Endowment for the Arts under the Care of Collections category for \$98,700. This application can be withdrawn if the City Council does not approve. An estimated \$194,500 in matching Capital Improvement funds will be needed to complete the project, if the grant is awarded. Notification of grant awards will be given in March 1988. The \$194,500 in Capital Improvement funds will be included in the proposed FY 1988-89 City CIP budget.

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RECOMMENDATION

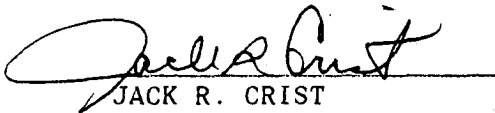
It is recommended that the Budget and Finance Committee approve this report for referral to the full City Council for final approval. Further, it is recommended that the City Council, by resolution, authorize the City Manager to submit an application to the National Endowment for the Arts for the Crocker Art Museum R. A. Herold Wing HVAC system.

Respectfully submitted,



ROBERT P. THOMAS, Director
Parks and Community Services

Recommendation Approved:



JACK R. CRIST
Deputy City Manager

RPT:ja

October 6, 1987
District No. 1

RESOLUTION No.

Adopted by The Sacramento City Council on date of

RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT
A GRANT APPLICATION TO THE NATIONAL ENDOWMENT FOR
THE ARTS FOR THE CROCKER ART MUSEUM
R. A. HEROLD WING HVAC SYSTEM

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

That the City Manager is hereby authorized to submit a grant application to the National Endowment for the Arts under the Care of Collections program for \$98,700 for construction of the R. A. Herold Wing HVAC system.

MAYOR

ATTEST:

CITY CLERK