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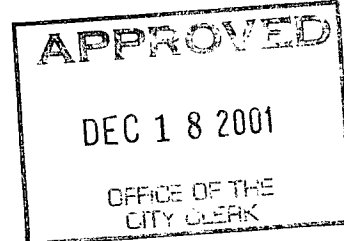
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DEPARTMENT OF  
PUBLIC WORKS

CITY OF SACRAMENTO  
CALIFORNIA

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SACRAMENTO, CA  
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TECHNICAL SERVICES  
DIVISION



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December 12, 2001

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: RESOLUTION SUSPENDING COMPETITIVE BIDDING FOR THE PUBLIC SAFETY ADMINISTRATION BUILDING (PN:EC31) AND AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACT(S) FOR CLEANING ACTIVITIES NOT TO EXCEED \$380,000**

**LOCATION AND COUNCIL DISTRICT:** Council District 4.

**RECOMMENDATION:**

This report recommends the City Council adopt the attached resolution to:

- Suspend competitive bidding as authorized by the City Charter and City Code with a two-thirds vote. The City Manager is authorized to secure proposals from contractors qualified to complete cleaning and related activities and execute contract(s) not to exceed \$380,000.

**CONTACT PERSON:** Dave Morgan, Project Manager, 264-8425

**FOR COUNCIL MEETING OF:** December 18, 2001

Department of  
**PUBLICWORKS**  
CITY OF  
SACRAMENTO

**SUMMARY:**

Public Works has secured the services of professionals and accredited testing labs to complete testing of ductwork, equipment, materials and air samples in the Public Safety Administration Building. Test results and field observations indicate the majority of ductwork has elevated levels of dirt, dust and associated mold. To expedite completion of the project and insure a clean and safe work environment for the public and City employees, this reports recommends the City Council authorize cleaning activities necessary to complete the project.

**COMMITTEE/COMMISSION:** None.

**BACKGROUND INFORMATION:**

During September, Public Works completed several quality control checks to validate the completion of new construction in the Public Safety Administration Building. The test results indicated elevated levels of dormant mold were found in new ductwork surfaces. Air samples taken in the same areas indicated the work area was safe for continuation of construction activities. As a precaution, a letter was issued advising the contractor to cease installation of additional ductwork until the extent of the mold could be evaluated. As an additional precaution, Public Works had the ductwork sealed.

A Certified Industrial Hygienist was hired to develop a testing plan for the entire building. Approximately 700 tests were completed throughout the building. Ductwork was opened in approximately 90 locations to provide extensive testing and field observations. Testing began in mid-October and was completed in early November. Samples of ductwork surfaces, equipment, materials and air were taken on the site and at various locations where materials for the project were fabricated or stored. Test results require approximately three to four weeks to process before the testing lab provides final results. Approximately 90% of all the test results have been returned from the testing lab.

The Certified Industrial Hygienist has reviewed test results. The results confirm previous quality control testing completed in September. While the air within the facility is within healthy levels, the majority of the ductwork contains elevated levels of dirt, dust and mold that must be removed before the project can be completed. Some ductwork will need to be removed and replaced, but the majority of the surfaces can be cleaned in place.

In an effort to expedite completion of the project, and insure a safe work environment now and in the future, it is essential that firms qualified in the remediation of mold and air conditioning systems be hired to complete the work as quickly as possible. This report recommends the City secure proposals from qualified contractors and hire one or more contractors to complete the work.

City Council  
Public Safety Administration Building Cleaning (PN:EC31)  
December 18, 2001

**FINANCIAL CONSIDERATIONS:**

The not to exceed amount of \$380,000 is not part of the current budget for the Public Safety Administration Building. The current balance in the CIP is sufficient to cover this contract.

**ENVIRONMENTAL CONSIDERATIONS:**

None.

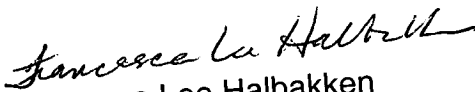
**POLICY CONSIDERATIONS:**

The suspension of competitive bidding, upon a two-thirds vote, and authorizing the City Manager to execute contract(s) is consistent with the Sacramento City Code, Title 3.

**ESBD CONSIDERATIONS:**

The City will endeavor to secure qualified contractors that meet the City's ESBD goals.

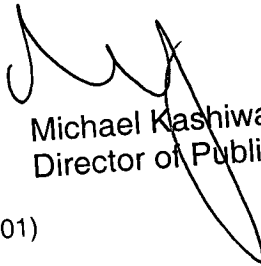
Respectfully submitted,

  
Francesca Lee Halbakken  
Project Delivery Manager

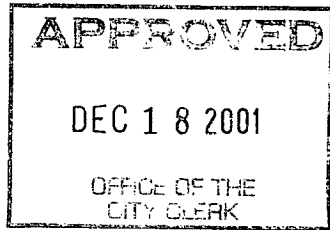
RECOMMENDATION APPROVED:

  
ROBERT P. THOMAS  
City Manager

APPROVED:

  
Michael Kashiwagi  
Director of Public Works

P/Active/EC31/Council/1.12.18/Council Report (12.18.01)



**RESOLUTION NO. 2001-853**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

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

**RESOLUTION SUSPENDING COMPETITIVE BIDDING FOR CLEANING ACTIVITIES AT THE PUBLIC SAFETY ADMINISTRATION BUILDING AND AUTHORIZING THE CITY MANAGER TO SECURE PROPOSALS FROM QUALIFIED CONTRACTORS AND EXECUTE AGREEMENT(S) NOT TO EXCEED \$380,000 (PN:EC31)**

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

1. It is in the best interest of the City to suspend competitive bidding in order to expedite completion of cleaning activities that are required to expedite completion of the Public Safety Administration Building.
2. Competitive bidding is hereby suspended, and the City Manager is hereby authorized and directed to execute agreement(s) with one or more contractors in an amount not to exceed \$380,000 for cleaning activities at the Public Safety Administration Building (5770 Freeport Boulevard).

\_\_\_\_\_  
MAYOR

ATTEST:

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

**FOR CITY CLERK USE ONLY**

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

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