



REPORT TO COUNCIL

City of Sacramento

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915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

CONSENT
January 26, 2010

**Honorable Mayor and
Members of the City Council**

**Title: Contract: Historic Coloma Community Center Window Renewal Project
Phase I (C13000514)**

Location/Council District: 4623 T Street, Council District 6

Recommendation: Adopt a **Resolution:** 1) approving the construction plans and specifications and awarding the construction contract to North State Specialty, the lowest responsive and responsible bidder, in an amount not to exceed \$172,906 for the Historic Coloma Community Center Window Renewal Project Phase I; and 2) authorizing the City Manager or the City Manager's designee to execute the contract specified above.

Contacts: Tony Alexander, Operations General Supervisor, 808-6360; Cynthia Kranc, Facilities Manager, 808-2258

Presenter: Not applicable

Department: General Services

Division: Facilities and Real Property Management

Organization No: 13001521

Description/Analysis

Issue: The existing wood windows in the Historic Coloma Community Center have extensive dry-rot, causing significant leaks in the building. An assessment of their condition and feasible repair/replacement options have led to the determination that the windows need to be replaced and dry rot repairs to be performed on the existing wood framing. The formal bid process was completed on January 6, 2010, and North State Specialty was selected as the lowest responsive and responsible bidder.

Policy Considerations: This report is 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. The recommendations in this report are consistent with the provisions of Sacramento City Code Chapter 3.60.

Commission/Committee Action: On May 6, 2009, the Preservation Commission unanimously adopted Resolution of Recommendations (09-001), recommending to the City Council that the Historic Coloma Community Center be added to the Sacramento Register of Historic & Cultural Resources as a Landmark.

On July 21, 2009, the City Council's Law and Legislation Committee forwarded a recommendation to the City Council to adopt the designation ordinance for the Historic Coloma Community Center. On August 18, 2009, City Council adopted an ordinance designating the Historic Coloma Community Center as a Landmark and adding it to the Sacramento Register of Historic and Cultural Resources (Register).

Environmental Considerations:

California Environmental Quality Act (CEQA): The City of Sacramento has designated the Coloma Community Center, former Coloma/Elmhurst School, as a historic Landmark, and 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 CEQA guidelines as a condition to allow a project's exemption, barring no other elements of the environment are affected by the work.

The Historic Coloma Community Center Window Renewal Project Phase I was reviewed by the City Preservation Director. The Preservation Director determined that the Phase I proposed window renewal work is consistent with the standards described above and the proposed project is exempt from CEQA per Section 15061[b1] Historic Restoration/Rehabilitation, of the CEQA guidelines.

Sustainability Considerations: The new windows will duplicate the historic wood finish but will be more energy efficient, allowing energy savings in the building while maintaining the historic elements and character of the building.

Rationale for Recommendation: The Historic Coloma Community Center contains five meeting rooms, one dance room, a full auditorium with stage, a child recreation program, a television station studio, and Department of Recreation staff offices. The center is also home to Access Sacramento, a local television studio. The existing windows are original wood windows installed when the center was first built in 1921. The Department of General Services has identified the window renewal and dry rot repair needs of the building.

On December 16, 2009, the Department of General Services issued Invitation for

Bid (IFB) No. B1013001521008 for a construction contract for the Coloma Community Center Window Renewal Project Phase I. Six bids were received. North State Specialty was selected as the lowest responsive and responsible bidder. Staff's estimated construction cost was \$300,000. Work is anticipated to begin on site February 2010 with completion in May 2010.

The results of IFB No. B1013001521008 are listed in the table below.

Company Name	Contract Amount	ESBE %
North State Specialty	\$172,906	100%
Ariza Construction, Inc.	\$177,793	22.8%
Peterson Development	\$211,530	93.5%
Barker & Associates	\$218,846	50.8%
Pinguelo Construction	\$289,140	89.3%
Younger	\$303,000	58.7%

Financial Considerations: The Historic Coloma Community Center Window Renewal is a deferred maintenance project. Sufficient funding is available in the General Fund (Fund 1001) within the Historic Coloma Community Center Window Renewal Project Phase 1 to award the construction contract to North State Specialty in an amount not to exceed \$172,906.

Emerging Small Business Development: North State Specialty has an emerging/small business enterprise percentage total of 100% for the Historic Coloma Community Center Window Renewal Project Phase I.

Respectfully Submitted by:



Cynthia Kranc
Facilities Manager

Approved by:



Reina J. Schwartz
Director, Department of General Services

Recommendation Approved:


for Ray Kerridge
City Manager

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RESOLUTION NO. 2010-XXXX

Adopted by the Sacramento City Council

January 26, 2010

AWARD CONSTRUCTION CONTRACT FOR THE HISTORIC COLOMA COMMUNITY CENTER WINDOW RENEWAL PROJECT PHASE 1 (C13000514)

BACKGROUND

- A. The existing wood windows in the Historic Coloma Community Center have extensive dry-rot, causing significant leaks in the building. An assessment of their condition and feasible repair/replacement options have led to the determination that the windows need to be replaced and dry rot repairs need to be performed on the related framing.
- B. The formal bid process for the Historic Coloma Community Center Window Renewal Project Phase I was completed on January 6, 2010. Pursuant to City Code Section 3.60.020, it was determined that North State Specialty was the lowest responsive and responsible bidder.

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

- Section 1. The construction plans and specifications for the Historic Coloma Community Center Window Renewal Project Phase I are approved and the construction contract is awarded to North State Specialty, the lowest responsive and responsible bidder, in an amount not to exceed \$172,906.
- Section 2. The City Manager or the City Manager's designee is authorized to execute the contract specified above.