



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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CONSENT
June 12, 2007

Honorable Mayor and
Members of the City Council

**Title: Contract: Memorial Auditorium Foundation Waterproofing Project (PC71-)
Construction Contract Award**

Location/Council District: District 3

Recommendation: Adopt a **Resolution:** 1) Awarding Ashron Construction and Restoration Inc. (Ashron Construction) the contract for the construction of Memorial Auditorium Foundation Waterproofing Project (PC71) in an amount not to exceed \$1,330,783; and 2) authorizing the City Manager to execute the construction contract with Ashron Construction for Memorial Auditorium Foundation Waterproofing Project, (PC71) for an amount not to exceed \$1,330,783.

Contact: Yadi Kavakebi, Sr. Architect, General Services 808-8432; Tina McCarty, Administrative Officer, Convention Center Complex 808-8220

Presenters: Not applicable

Department: Convention Culture and Leisure

Division: Convention Center

Organization No: 4321

Description/Analysis

Issue: Staff is seeking approval to award a construction contract to complete waterproofing the foundation of Memorial Auditorium. The formal bid process for the Memorial Auditorium Foundation Waterproofing was completed on May 16, 2007 and a bidder has been selected based on the qualifications (lowest bid) set forth by the City.

Completion of Memorial Auditorium foundation waterproofing includes the application of a waterproof membrane to the foundation walls, replacement of existing deteriorated drainage system, installation of additional drains, and revision of existing grades around Memorial Auditorium.

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. The project bidding is consistent with this procedure.

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 California Code of Regulations, title 14, section 15331. (A more detailed explanation is included in Attachment 1). The Waterproofing project was specifically mentioned in the HSR.

Environmental Considerations: The Environmental Services Manager has determined that the actions of approval of waterproofing the foundation of Memorial Auditorium was found to be exempt from the California Environmental Quality Act (CEQA) under Section 15331. Exemption 15331 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Rationale for Recommendation: The HSR identified the waterproofing of Memorial's foundation to be the most critical to the integrity of the building's future stability.

The formal bidding process for the Memorial Auditorium foundation waterproofing was posted in accordance with City Code Chapter 3.60 and Administrative Policy Instruction 48. The project was posted and the bids were opened on May 16, 2007. Staff received 2 bids and the results are listed below.

| <u>CONTRACTOR</u> | <u>Base Bid</u> | <u>Add-Alternates</u> | <u>Total Bid</u> | <u>ESBE %</u> |
|---------------------|-----------------|-----------------------|------------------|---------------|
| Ashron Construction | \$1,294,275 | \$205,478 | \$1,499,753 | 67.5% |
| Best Construction | \$1,940,300 | \$250,000 | \$2,190,300 | 25.2% |

Pursuant to City Code section 3.60.020, it was determined that Ashron Construction, was the lowest responsible bidder with the base bid of \$1,294,275.

It has been determined that not all of the three add-alternates included in the budget above are necessary. Hence, only one add-alternate costing \$36,508 is recommended in addition to Ashron's base bid of \$1,294,275 for a total contract award not to exceed \$1,330,783.

Financial Considerations: During FY2004/05, the Memorial Auditorium Improvements project (PC71) was created by Council to be an accumulation CIP for on-going and HSR improvement needs. In total there is approximately \$7 million available for identified improvements to the Memorial Auditorium (\$6.1 Million from the 2006 Community Reinvestment Capital Improvement Program [CRCIP]). Sufficient funding is available within (PC71) to award the construction contract to Ashron Construction in an amount not to exceed \$1,330,783.

Emerging Small Business Development (ESBD): The selection of consultants and contractors for this project followed City established guidelines for inclusion of ESBD firms. With a Small Business Enterprise / Emerging Business Enterprise (SBE/EBE) percentage total of 67.5%, Ashron Construction and their subcontractors are well above the City's goal of 20% ESBD rate.

Respectfully Submitted by:


Judy Goldbar, General Manager
Sacramento Convention Center Complex

Approved by:


Barbara E. Bonebrake, Director
Convention, Culture, and Leisure Department

Approved by:

 for
Reina J. Schwartz, Director
Department of General Services

Recommendation Approved:

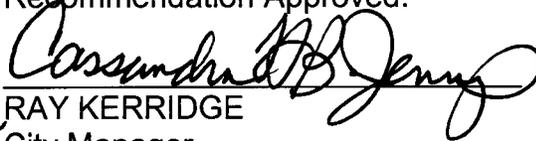

RAY KERRIDGE
City Manager

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Background

Attachment 1.

- A. 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 in the report.
- B. The HSR found that among other important needs, the most critical project is the need to waterproof the foundation of the building. Water intrusion through the basement walls will cause long term damage to the stability of the building, if it is not protected.
- C. On March 27, 2007 City Council directed staff to proceed with the City's plan, to complete the foundation waterproofing, landscape, and lighting projects needed at the Memorial Auditorium.
- D. Completion of the Waterproofing project is scheduled for September 2007. The building will be used sparingly during the actual waterproofing project this summer (late June – August, 2007). However, the building will resume normal events beginning September 1, 2007; though the landscaping will be unfinished or contained. Egress will be maintained at all times the building is in use.
- E. Landscaping will be required once the waterproofing is completed and will be integrated with another known need, the exterior lighting project. Completion of the Lighting and Landscaping projects are expected by May, 2008.

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

June 12, 2007

AWARDING A CONSTRUCTION CONTRACT TO ASHRON CONSTRUCTION AND RESTORATION , INC FOR THE MEMORIAL AUDITORIUM FOUNDATION WATERPROOFING PROJECT (PC71)

- 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 Foundation Waterproofing 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 Ashron Construction and Restoration, Inc. was the lowest responsible bidder with a base bid of \$1,294,275. One add-alternate costing \$36,508 is recommended to the base bid. This will bring the total contract award not to exceed amount to \$1,330,783.
- 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. The construction contract for the Memorial Auditorium Foundation Waterproofing Project (PC71) is awarded to Ashron Construction in an amount not to exceed \$1,330,783.
- Section 2. The City Manager is authorized to execute the construction contract with Ashron Construction for Memorial Auditorium Foundation Waterproofing Project PC71 in an amount not to exceed \$1,330,783.