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CONVENTION, CULTURE AND
LEISURE DEPARTMENT

PARKING FACILITIES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

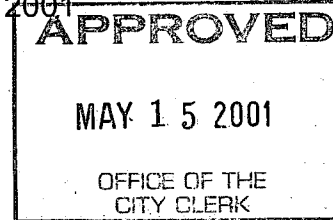
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April 27, 2001

City Council
Sacramento, California

CO 2001-080



Honorable Members in Session:

SUBJECT: APPROVAL TO SUSPEND COMPETITIVE BIDDING AND
AUTHORIZE THE CITY MANAGER TO NEGOTIATE AND
ENTER INTO A CONTRACT FOR THE PROCUREMENT
AND INSTALLATION OF NEW LIGHT FIXTURES FOR
THE CENTRAL PLAZA PARKING GARAGE (LOT K)

LOCATION: Council District 1

RECOMMENDATION:

This report recommends that the City Council:

- Approve the attached resolution to suspend formal competitive bidding (2/3 vote required) and sole source the procurement and installation of light fixtures for the Central Plaza Garage; and
- Authorize the City Manager to negotiate and execute a contract in an amount not to exceed \$310,640.00 with Harold E. Nutter & Son, Inc. to procure and install light fixtures at the Plaza Garage

CONTACT PERSON: Mark S. Miller, Parking Manager, 264-7610

FOR COUNCIL MEETING OF: May 15, 2001

SUMMARY:

This project involves the upgrading of the lighting systems in place at the Central Plaza Garage (Lot K) underneath the Westfield Downtown Plaza shopping center. The new lighting system will improve customer safety and reduce utility costs through the use of more energy efficient lights. A Capital Improvement Program (VD86) was approved mid-year for Budget Year 2000-01 that allocates up to \$400,000 for such interior lighting upgrades in City parking facilities.

This report recommends that City Council authorize the suspension of formal competitive bidding for the procurement and installation of new light fixtures for the Plaza Garage. By using the same vendor supplying light fixtures for the new Memorial Garage, the City will be able to take advantage of a substantial quantity discount while moving towards standardization of light fixtures throughout all City garages.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND:

While the current indoor illumination levels in the City's Central Plaza Garage meet minimum acceptable standards, a recent report by Walker Parking Consultants cited lighting in this facility as inadequate for an underground, high use garage. Downtown Plaza management would like to see better lighting in place during the Christmas shopping season to better compete with newer, regional shopping malls. Both SMUD and Nutter & Son have advised Staff that new, more modern light fixtures will not only improve customer safety as desired by Downtown Plaza management, but will increase the energy efficiency of the lighting system, thus reducing electricity costs.

The light fixtures being recommended for the Plaza Garage are metal halide lighting containing Pulse Start technology. According to Energy Specialist II John Parman of SMUD, Lights with Pulse Start technology have higher lumen outputs than standard lights of the same wattage which results in more light being cast per fixture. In addition, the Pulse Start lights have a longer life than standard metal halide lamps meaning lower future maintenance costs. Finally, by operating on a 277 volt reactor ballast, the Pulse Start lights reduce energy costs by a minimum of six percent over standard lights.

Staff recommends that the approximately 1,250 new light fixtures needed for the Plaza Garage be ordered at the same time that light fixtures are ordered for installation at the new Memorial Garage. By combining the two orders, the City will be eligible for a quantity discount that will reduce the per-unit cost for procurement of the Plaza Garage light fixtures by approximately twenty percent (20%). With more than two-thirds of the cost of installing the new lights devoted to fixture costs, the City will save over \$40,000 in light fixture costs by purchasing both garage's lights at one time.

Moreover, by standardizing the type of light fixtures used at multiple City garages, maintenance of garage lighting will become more uniform, thus reducing future maintenance and inventory costs.

The recommended vendor, Harold E. Nutter & Sons, Inc., was initially selected through a competitive bid process to procure and install similar lighting at Memorial Garage. Ten electrical contractor's acquired bid packages for the Memorial Garage project, and eight firms submitted bids on December 18, 2000. The low bid for the project was received from Nutter & Sons on January 18, 2001, and a contract was subsequently awarded to the firm.

It is for the above reasons that Staff requests that City Council suspend formal competitive bidding and authorize the sole source procurement of light fixtures for the Plaza Garage from Harold E. Nutter & Son, Inc.

If this project is approved, installation will begin in late June. In order to keep the garage fully operational, only small sections of the Plaza Garage will be closed for retrofitting at any one time. The installation will thus proceed over two to three months, but will be completed well in advance of the holiday shopping season.

FINANCIAL CONSIDERATIONS:

The total cost of the new light fixtures, including installation, is \$310,640.00. Funding for this project is contained in CIP VD86 (Garage Interior Lighting Upgrades). The Parking Fund (412) has budgeted \$400,000 for the Garage Interior Lighting Upgrades CIP for Budget Year 2000-01.

With yearly electricity bills for the Central Plaza Garage approaching \$250,000, the estimated fifteen percent (15%) energy reductions that will be realized following the lighting upgrade translates to \$30,000 - \$40,000 in savings to the City.

ENVIROMENTAL CONSIDERATIONS:

This project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines, "Operation of existing public structures or facilities involving no expansion of use."

POLICY CONSIDERATIONS:

The action requested herein is consistent with Sacramento City Code, Title 3 and the provisions of City Code, Section 3.56.230 (c), which authorizes suspension of formal competitive bidding upon a two-thirds vote of the City Council.


ESBD CONSIDERATIONS:

None.

Respectfully submitted,

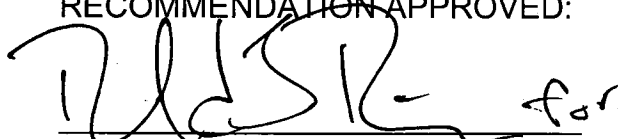

Mark Miller, Manager
Parking Facility Services

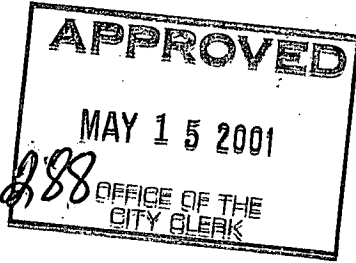
APPROVED:


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


Richard Ramirez, Deputy City Manager

RECOMMENDATION APPROVED:


Robert P. Thomas, City Manager



RESOLUTION NO. 2001-288

ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF _____

RESOLUTION SUSPENDING FORMAL COMPETITIVE BIDDING FOR THE PROCUREMENT AND INSTALLATION OF LIGHT FIXTURES FOR USE AT THE CENTRAL PLAZA GARAGE (LOT K) AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND AWARD A CONTRACT FOR PROCUREMENT AND INSTALLATION OF THE LIGHT FIXTURES TO HAROLD E. NUTTER & SON, INC.

BE IT RESOLVED BY THE CITY COUNCIL OF SACRAMENTO THAT:

- 1) It is in the best interest of the City to suspend formal competitive bidding (2/3 vote required) and to sole source the procurement and installation of light fixtures for use at the City's Plaza Garage.
- 2) The City Manager is authorized to negotiate and enter into an agreement with Harold E. Nutter & Son, Inc. in an amount not to exceed \$310,640.00 for the procurement and installation of new light fixtures at the Plaza Garage.

MAYOR

ATTEST:

CITY CLERK

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____