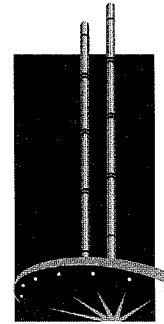


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SACRAMENTO CONVENTION CENTER

April 11, 2005

City Council
Sacramento, California

Honorable Members in Session

SUBJECT: MEMORIAL AUDITORIUM STAGE RENOVATION PROJECT (PN: PC31): ACCEPTANCE OF BID, SUSPENSION OF COMPETITIVE BIDDING (2/3 VOTE REQUIRED), AND AWARD OF CONSTRUCTION CONTRACT TO C&C CONSTRUCTION IN THE AMOUNT NOT TO EXCEED \$714,111 AND REVISE BUDGETS

LOCATION AND COUNCIL DISTRICT: 1515 J Street
Council District 3

RECOMMENDATION:

This report recommends the City Council:

- Suspend competitive bidding for the renovation of the stage grid and fly system;
- Accept the bid and award the contract to C&C Construction in the amount not to exceed \$714,111;
- Authorize the City Manager to execute a contract for the renovation of the stage grid and fly system project at Memorial Auditorium (PN: PC31); and
- Transfer monies from existing Capital Improvement Projects into the Stage Project PC31 to appropriate adequate funding for this project.

CONTACT PERSON: Tina McCarty, Administrative Officer, 808-8220
Sacramento Convention Center

Judy Goldbar, Interim General Manager, 808-5291
Sacramento Convention Center
Convention, Culture and Leisure Department

FOR COUNCIL MEETING OF: May 3, 2005

SUMMARY:

The wooden grid fly system, which hangs above Memorial Auditorium's stage to allow items such as backdrops, scenery and lights to be hung and utilized, is the original grid system built with the building over 75 years ago. The repair of this system has been a priority since the 1996 reopening of the Memorial Auditorium. A Request for Proposals was issued to allow for selection based on the contractor's experience, work in sensitive buildings, project approach, and ability to meet the construction timeline. It is recommended that Council suspend competitive bidding and award the contract to C&C Construction for a not to exceed amount of \$714,111. Memorial Auditorium is scheduled to be closed during the summer (2005) for approximately three months to complete this renovation project.

COMMITTEE/COMMISSION ACTION:

None.

BACKGROUND INFORMATION:

The current stage grid (wooden fly system) is the original fly system that was installed when Memorial Auditorium was built over 75 years ago. While it continues to be used to allow items such as backdrops, scenery and lights to be hung and utilized for performances, the City is unable to certify load capacity for the weight limits on the grid. It is necessary for the fly system to be renovated to allow reinforcement of the current system in order to set certified weight limits for the grid's use.

The Auerbach, Pollock and Friedlander firm assessed the needs and developed the project scope. The original project, bid in January 2004, resulted in one response which exceeded the project budget. After meeting with the bidder and designers from Auerbach, it was determined that the project costs escalated due to increased steel prices, construction market, limited range of motion for the work (i.e. getting steel beams in the building), and a compressed schedule for work completion. The most effective way to reduce the cost of the project was to modify the project scope, revise the design documents, and re-bid for construction in summer of 2005.

A Request for Proposal was released in February of this year which specified that proposals would be evaluated on the project approach and method, as well as overall project cost. The consideration for approach and method was of particular importance due to the historic nature of the building. Two bids were received. A selection committee comprised of members from the Convention Center Complex, Convention Culture and Leisure Department Administration, the Procurement Department, and consultants from Auerbach reviewed the proposals and recommended the proposal

submitted by C&C Construction as the best fit for this project and also the lowest bid. Therefore, it is recommended that a construction contract be awarded to C&C Construction for a not to exceed amount of \$714,111 for the completion of this project.

The stage renovation project is scheduled to begin construction in late June of this year. Memorial Auditorium will be closed for approximately 3 months while the construction takes place and be completed by late September.

FINANCIAL CONSIDERATIONS:

Memorial Auditorium operates as a part of the Sacramento Convention Center Complex and is funded through the Community Center Enterprise Fund.

City Council has appropriated \$650,000 for the Memorial Auditorium Stage Renovation Project, PC31. An additional \$215,111 has been identified to complete this project for a total potential project cost of \$865,111 (including a 10% contingency).

Summary of the funding appropriation and project budget is as follows:

Project Costs:

Consultant Fees	\$ 65,000
Construction Bid	\$714,111
Construction Contingency 10%	\$ 71,000
Inspection and Permit Fees	<u>\$ 15,000</u>
Total Expenses	<u>\$865,111</u>

Source of Funds:

Stage Repair Project PC 31	\$650,000	Orig. project budget
PA51 Comm. Center Maint. Project	\$ 95,000	transfer into PC31
PC71 MA Maint. (General Fund) Project	\$ 50,000	transfer into PC31
PA51 Comm Center Maint Project	<u>\$ 71,000</u>	10% contingency
Total Funds:	<u>\$865,111</u>	

During the City's 2005 Mid-Year budget hearing the City Council approved a one-time General Fund allocation of eighty thousand dollars \$80,000 for a Historic Structures Report and an additional \$500,000 for Memorial Auditorium improvements. In order to proceed with the stage repair project in a timely manner, a portion of the \$500,000 improvement funds are allocated to this project. This project has been a need identified since the 1996 reopening as a priority for the building. An additional \$100,000 from the Community Center Fund is proposed for the Memorial Auditorium improvements in the FY 2006 CIP Budget.

ENVIRONMENTAL CONSIDERATIONS:

The Environmental Services Manager has determined that the Memorial Auditorium Stage Renovation Project, as proposed, is exempt from the requirements of the California Environmental Quality Act (CEQA), pursuant to Section 15301(d) of the CEQA Guidelines, as the project involves the restoration or rehabilitation of deteriorated or damaged structure to meet current standards of public health and safety.

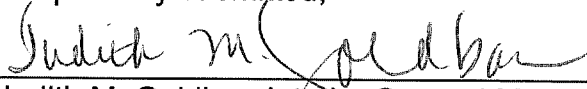
POLICY CONSIDERATIONS:

This report is consistent with the City's Strategic Plan Goal of Promoting and Supporting Economic Vitality by allowing the Convention Center Complex to remain competitive, thereby, drawing visitors and conventioners to the City. 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 a vital asset to the city. This project was also submitted to the City Preservation Director who approved the project approach and methods.

ESBD CONSIDERATIONS:

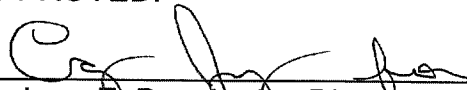
The bid process supported and followed the Emerging and Small Business Development Program (ESBD). The successful bidder has met the City's 20% participation requirement with this contract.

Respectfully submitted,



Judith M. Goldbar, Interim General Manager
Sacramento Convention Center

APPROVED:



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

RECOMMENDATION APPROVED:



Robert P. Thomas, City Manager

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION TO SUSPEND COMPETITIVE BIDDING AND AUTHORIZE THE CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH C&C CONSTRUCTION FOR THE RENOVATION OF THE MEMORIAL AUDITORIUM STAGE GRID AND FLY SYSTEM

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

1. Based on the performance factors described in the staff report, the Council finds that this is in the best interest of the City to suspend bidding on the construction contract for the Memorial Auditorium Stage Renovation Project as authorized by Section 3.72.120 of the Sacramento City Code, and
2. The Council authorizes the City Manager to execute a Construction Contract with C&C Construction for the renovation of the Memorial Auditorium stage grid and fly system, and
3. Adjust the budget for the following Capital Improvement projects:

419-500-PA51-4820	(\$95,000)	(decrease)
101-500-PC71-4820	(\$50,000)	(decrease)
419-500-PC31-4820	\$145,000	(increase)

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____