



3

DEPARTMENT OF  
PUBLIC WORKS  
  
OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 207  
915 I STREET  
SACRAMENTO, CA  
95814-2673

916-449-5283

MELVIN H. JOHNSON  
DIRECTOR  
LESLIE M. FRINK  
DEPUTY DIRECTOR  
REGINALD YOUNG  
DEPUTY DIRECTOR

September 1, 1987

Budget and Finance Committee  
Sacramento, California

Honorable Members in Session:

SUBJECT: Recommendation to:

1. Appropriate Funds for Structural Repair Work at Lot A (7th and L Streets) and Lot B (11th and I Streets)
2. Authorize the City Manager to Suspend Formal Bidding and Authorize Staff to Receive Bids Immediately on an Informal Basis

SUMMARY

This report recommends funding structural repairs at Lot A (7th and L Streets) and Lot B (11th and I Streets). This work is necessary to assure structural integrity between now and the time the Lots are closed and redeveloped for other uses.

BACKGROUND

The second level slabs for Lots A and B were originally poured in 1956 using lightweight aggregate concrete. A number of sections of these Lots are deteriorating rapidly. Chunks of concrete have been falling on vehicles, adding to the City's liability.

There are plans to close both of these Lots but they will probably stay in use for at least two more years. Structural inspections and some repairs have been made on these Lots during the past several years. They have had increased attention since concrete started falling. We now have a plan of action.

This project is to treat the elevated concrete slabs in order to insure usable durability for a period of two to five years. Both Lot slabs have load limits reduced to maximum vehicle weight of 4000 pounds. The structural engineers have advised that we must seal these slabs with methacrylate resin and install

additional drainage to avoid major structural failure during the next few years. The type of resin proposed penetrates all of the cracks in the concrete and then hardens. It not only seals the cracks from water intrusion, but it also makes the old concrete as strong as new concrete. This material has been used extensively on airport runways.

Treating the slabs must be accomplished prior to the first rains of the season. If the normal bidding period is used, and it rains, the structural repairs will have to be delayed until next summer, thereby possibly causing irreparable damage to both structures.

This project will consist of three parts:

1. Treating top slab surface with resin in order to increase concrete bonding and water proofing so that further deterioration will be retarded.
2. Completely removing loosened concrete on the bottom of the slabs where water has rusted reinforcing steel and caused it to swell enough to start popping off chunks of concrete.
3. Installing drainage from lower spots of slabs in order to reduce weight loading during the rainy season.

Staff has located three companies that are qualified to apply the recommended material. We are proposing to take informal bids so the work can be done in September.

#### FINANCIAL DATA

The estimated total project cost, including all planning, design, and construction is \$200,000. This cost will be approximately \$100,000 for each location.

Funds are available in the Parking fund contingency.

An option would be to close these garages prior to redevelopment rather than pay the cost of the structural repairs. However, Lot A serves 1500 cars on an average weekday and Lot B serves 1250. Assuming 1.4 people per car, these garages serve 2100 and 1750 people per day, respectively. The annual net revenue for Lot A is \$207,000 and the annual net revenue for Lot B is \$132,000. The net revenue is the gross revenue less the direct operating costs, the indirect costs<sup>(1)</sup> and the debt service costs. If the garages were closed, the indirect costs and debt service costs would have to be spread over the other garages so the annual net loss to the

Parking Fund would be \$408,000 and \$332,000, respectively. Therefore, premature closure of the garages is not a viable option.

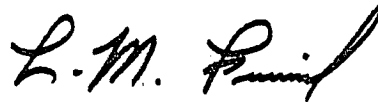
(1) Indirect costs are all of the parking costs that are spread to the Lots based on a formula.

RECOMMENDATION

It is recommended that the Budget and Finance Committee approve the attached resolutions for adoption by the City Council for purposes as follows:

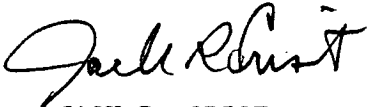
1. To appropriate additional funds in the amount of \$200,000 for the Parking Division 1987-88 Capital Improvement Program for structural repair work at Parking Lots A and B.
2. To authorize the City Manager to suspend formal bidding and authorize staff to receive bids immediately on an informal basis.

Respectfully submitted,



L.M. FRINK  
Deputy Director of Public Works

Recommendation Approved:



JACK R. CRIST  
Deputy City Manager

Approved:



MELVIN H. JOHNSON  
Director of Public Works

September 1, 1987  
District 1

## RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION SUSPENDING FORMAL BIDDING  
FOR THE STRUCTURAL REPAIR OF LOTS A (7TH AND I STREETS)  
AND B (11TH AND I STREETS) AND AUTHORIZING THE CITY MANAGER  
TO IMMEDIATELY RECEIVE BIDS ON AN INFORMAL BASIS

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO TWO-THIRDS (2/3) OF ALL MEMBERS VOTING IN FAVOR THEREOF:

1. Pursuant to Section 57.401(c) of the Sacramento City Code, being in the best interests of the City, formal competitive bidding procedures are hereby suspended for the structural repair of parking Lots A and B.
2. The City Manager and City Clerk are hereby authorized and directed to immediately receive bids on an informal basis for structural repairs to parking Lots A and B.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

# RESOLUTION No.

Adopted by The Sacramento City Council on date of

A RESOLUTION SUSPENDING FORMAL BIDDING  
FOR THE STRUCTURAL REPAIR OF LOTS A (7TH AND I STREETS)  
AND B (11TH AND I STREETS) AND AUTHORIZING THE CITY MANAGER  
TO IMMEDIATELY RECEIVE BIDS ON AN INFORMAL BASIS

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO TWO-THIRDS (2/3) OF ALL MEMBERS VOTING IN FAVOR THEREOF:

1. Pursuant to Section 57.401(c) of the Sacramento City Code, being in the best interests of the City, formal competitive bidding procedures are hereby suspended for the structural repair of parking Lots A and B.
2. The City Capital Improvement Budget for fiscal year 1987-88 be amended by transferring \$200,000 from Parking Fund Contingency (412-710-7012-4999) to the Capital Improvement Budget as follows:

		<u>Lot A</u>	<u>Lot B</u>
412-500-XXXX-4820	Building Improvements	\$ 87,500	\$ 87,500
412-500-XXXX-4840	Administrative Expense	6,500	6,500
412-500-XXXX-4831	Indirect Charges	<u>6,000</u>	<u>6,000</u>
		<u>\$100,000</u>	<u>\$100,000</u>

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk



DEPARTMENT OF  
PUBLIC WORKS

OFFICE OF THE DIRECTOR

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 207  
915 I STREET  
SACRAMENTO, CA  
95814-2673

916-449-5283

MELVIN H. JOHNSON  
DIRECTOR  
LESLIE M. FRINK  
DEPUTY DIRECTOR  
REGINALD YOUNG  
DEPUTY DIRECTOR

September 1, 1987

City Council  
Sacramento, California

Honorable Members in Session:

SUBJECT: Recommendation to Adopt Resolutions to:

1. Appropriate Funds for Structural Repair of Lots A and B
2. Authorize the City Manager to Suspend Formal Bidding for the Structural Repair of Lot A (7th and L Streets) and Lot B (11th and I Streets) and Immediately Receive Bids on an Informal Basis

SUMMARY

This report recommends adoption of the resolutions to fund structural repairs of Lots A and B, to authorize the City Manager to suspend formal bidding, and immediately receive bids on an informal basis. This item was considered by the Budget and Finance Committee at their meeting on September 1, 1987.

BACKGROUND

The background information is presented in the attached report to the Budget and Finance Committee.

FINANCIAL DATA

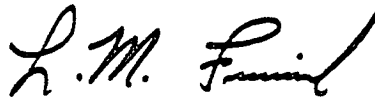
Adequate parking funds are available for the structural repairs of Lots A and B.

RECOMMENDATION

It is recommended that the attached resolutions be adopted for purposes as follows:

1. To appropriate additional funds in the amount of \$200,000 for the Parking 1987-88 Capital Improvement Program for structural repair work at parking Lot A (7th and L Streets) and Lot B (11th and I Streets).
2. To authorize the City Manager to suspend formal bidding and authorize the staff to receive bids immediately on an informal basis.

Respectfully submitted,




L.M. FRINK  
Deputy Director of Public Works

Recommendation Approved:

WALTER J. SLIPE  
City Manager

Approved:



MELVIN H. JOHNSON  
Director of Public Works

Attachments

September 1, 1987  
District 1