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DEPARTMENT OF
PUBLIC WORKS

OFFICE OF THE DIRECTOR

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July 21, 1993

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: APPROVAL OF PLANS AND SPECIFICATIONS AND AUTHORIZATION TO ADVERTISE AND RECEIVE BIDS FOR COLOMA COMMUNITY CENTER HVAC REPLACEMENT-PHASE 3 (DB16)

LOCATION AND COUNCIL DISTRICT:

4623 T Street, Sacramento - Council District # 5

RECOMMENDATION:

This report recommends the City Council:

- Approve the Coloma Community Center HVAC Replacement-Phase 3 Plans and Specifications; and
- Authorize the City Clerk to advertise and receive project bids.

CONTACT PERSON Lee Coleman, Project Manager, 433-6221

FOR COUNCIL MEETING OF: August 10, 1993

SUMMARY:

This project is the third and final phase of heating and air conditioning upgrades to the Coloma Community Center. The project will replace the heating system and add cooling to the auditorium and stage of the Coloma Community Center. This report requests authorization for the City Clerk to advertise and receive bids. Project funding is available in CIP DB16.

BACKGROUND INFORMATION:

The steam boiler and piping system of the Coloma Community Center was originally installed in 1929 when the building was constructed. Although repaired many times, the piping is in a dilapidated condition with leaks occurring frequently. It can not be expected to operate trouble free during the next heating season. The boiler and piping insulation contains asbestos making even minor repairs expensive. It is more cost effective to replace the piping system and inefficient boiler than to continue to repair the piping on an emergency basis.

This project will solve the following problems at the Coloma Community Center.

- The heating system boiler is inefficient and is at the end of its useful life cycle.
- The heating system piping fails frequently and is costly to repair because the piping insulation contains asbestos.
- There is no air conditioning in the auditorium or stage.
- Heating of the stage can not operate independently of the auditorium.
- The auditorium does not meet current indoor air quality standards.

Life Cycle of System Over

A phase 1 project in 1986, a phase 2 project in 1989, and various upgrades by Facility Management crews have added modern heating and cooling equipment to the small individual rooms of the community center allowing most of the original heating system piping to be capped off and abandoned in place. This project, the third and final phase, will replace and upgrade the heating equipment in the auditorium allowing the existing boiler and piping system to be completely shut down and abandoned.

Costly Repairs Due to Asbestos

Abandoning the boiler and piping in place is the best solution for the asbestos since the insulation's covering seals the asbestos and is totally safe until it is disturbed. Removing the insulation would create more of a safety hazard both now and in the future compared to leaving the insulation undisturbed.

No Air Conditioning in the Auditorium or Stage

Replacing the heating system allows air conditioning to be easily added. This project will add air conditioning to the auditorium and stage which will make these areas more rentable in the summer months. A separate unit for the stage will be used to allow the auditorium equipment to be left off during a stage rehearsal and to provide extra cooling capacity when stage lights are on.

Stage Heating Cannot Operate Independently

This project will add a separate heating and cooling system for the stage. This will allow the auditorium equipment to be left off during a stage rehearsal and will provide extra cooling capacity when stage lights are on.

Indoor Air Quality

The existing exhaust fan of the auditorium does not operate which causes an indoor air quality problem when the auditorium is heavily occupied. This project will solve the problem by adding new exhaust fans and by drawing adequate outside air into the auditorium to meet current indoor air quality standards.

FINANCIAL CONSIDERATIONS:

The unobligated funds balance as of July 24, 1993 is $200,222, which is sufficient to cover the estimated cost of $105,000 for the construction work A non-refundable fee of $25.00 will be charged for the Plans and Specifications.

POLICY CONSIDERATIONS:

The action requested herein is consistent with Sacramento City Code, Chapter 58.

MBE/WBE EFFORTS:

To encourage minority participation, plans and specifications will be sent to 6 plan rooms and construction services organization for publication. Four are directly involved with MBE/WBE construction firms.

Staff will actively recruit available MBE/WBE firms to participate in the bid process.

Respectfully submitted,

Duane Wray
Facility Manager

RECOMMENDATION APPROVED:

For WILLIAM H. EDGAR
City Manager

APPROVED:

JOHN E. MEDINA
Director of Public Works