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DEPARTMENT OF  
GENERAL SERVICES

OFFICE OF THE DIRECTOR

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APPROVED  
BY THE CITY COUNCIL

JUN 23 1992

OFFICE OF THE  
CITY CLERK

DIVISIONS:

COMMUNICATIONS  
FACILITY MANAGEMENT  
FLEET MANAGEMENT  
PROCUREMENT SERVICES

June 11, 1992

City Council  
Sacramento, California

Honorable Members In Session:

SUBJECT: STAFF REPORT RECOMMENDING REJECTION OF ALL BIDS FOR THE  
RENOVATION OF THE SACRAMENTO MEMORIAL AUDITORIUM (PA46)

LOCATION AND COUNCIL DISTRICT

Council District # 1 - 1515 J Street (Sacramento Memorial Auditorium), Sacramento

SUMMARY

This report requests the City Council reject all bids received on January 8, 1992.

STAFF RECOMMENDATION

It is recommended that the City Council reject all bids received on January 8, 1992 for the renovation of the Sacramento Memorial Auditorium.

BACKGROUND INFORMATION

On May 7, 1987, the City Council adopted Council Resolution No. 87-357 establishing reuse of the Sacramento Memorial Auditorium as a fixed seat theater and authorized preparation of an architectural program and cost estimate necessary to achieve that goal.

On June 30, 1987, the City Council adopted Resolution No. 87-504 approving establishment of the Sacramento Memorial Auditorium- Design Advisory Committee. This committee consisted of representatives from veterans organizations, performing arts organizations,

City Council

RE: STAFF REPORT RECOMMENDING REJECTION OF ALL BIDS FOR THE RENOVATION OF  
THE SACRAMENTO MEMORIAL AUDITORIUM (PA46)

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historic preservation organizations and the general business community. The committee was established to maintain close coordination between key members of the original Task Force Committee and consultants preparing the architectural program and the final design.

On April 4, 1989, the City Council adopted Resolution 89-260 authorizing the architectural design services agreement with Dreyfuss & Blackford Architects in association with James Stewart Polshek and Partners. The architectural team conducted independent investigations of existing on-site conditions, met with members of the Design Advisory Committee, and developed a Schematic Design Proposal that was presented to the City Council on September 5, 1989. Comments and directions provided to the architects were incorporated in further development of the design and presented to the City Council on July 17, 1990. The proposal included a basic design meeting all the primary program goals of the architectural program within the \$24,000,000 construction budget plus additional items that would enhance the final design. On July 17 the City Council adopted the basic design plus enhancements and increased the construction budget to \$24,905,000.

On July 23, 1991, the final construction documents were presented to the City Council for acceptance and authorization to bid. Bid documents were released on August 12, 1991 and bids were received by the City Clerk on October 22, 1991. Due to irregularities in the bid procedures all bids were rejected by the City Council on October 29, 1991.

On October 29, 1992, the City Council authorized the City Clerk to reissue bid documents and receive bids for Renovation of the Sacramento Memorial Auditorium.

On January 8, 1992, bids were received for a base bid and four alternates. Bids were submitted by each firm based on award within 60 days of bid opening (March 8, 1992) and award within 190 days of bid opening (July 16, 1992). A summary of the bid results are provided on Attachments A & B.

On January 13, 1992 an organization known as "Save the Auditorium" filed a petition with the City Clerk which placed an initiative ("Measure H") on the June 2, 1992 ballot. The initiative requires the auditorium to be retained in an arena configuration as opposed to the current fixed seat theater design. On Wednesday, June 10, 1992 all of the votes had been counted and the results were announced. The ballot initiative passed.

#### FINANCIAL DATA

At this time, the actual scope or the financial impact of the renovation project which will result from the implementation of this initiative are not known. Funding for the design and construction activities will be presented in separate reports as they are developed.

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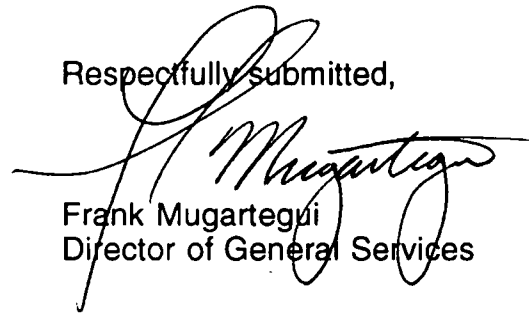
POLICY CONSIDERATIONS

Rejection of all bids is consistent with Sacramento City Code, Section 58.304.

WBE/MBE EFFORTS

This report does not affect MBE/WBE provisions.

Respectfully submitted,



Frank Mugartegui  
Director of General Services

RECOMMENDATION APPROVED:

  
WALTER J. SLIPE CITY MANAGER

June 23, 1992

CONTACT FOR MORE INFORMATION:

Duane Wray, Facility Manager @ 433-5445; or  
Michael George, Project Manager @ 264-7745

EXHIBIT A

**MEMORIAL AUDITORIUM BID SUBMITTALS**

February 6, 1992

<b>MEMORIAL AUDITORIUM BID SUBMITTALS</b>							
February 6, 1992							
DESCRIPTION		BASE BID	ALTERNATE #1 Little Theater	ALTERNATE #2 2nd Elevator & Carpet Upgrade	ALTERNATE #3 Buildout of Support Areas	ALTERNATE #4 Side Terraces & Poster Boxes	TOTAL CONSTRUCTION ESTIMATE
ARCHITECTS ESTIMATE		\$25,259,000	\$80,000	\$250,000	\$150,000	\$100,000	\$25,839,000
GENERAL CONTRACTORS	Bid Validity Duration	BASE BID	ALTERNATE #1 Little Theater	ALTERNATE #2 2nd Elevator & Carpet Upgrade	ALTERNATE #3 Buildout of Support Areas	ALTERNATE #4 Side Terraces & Poster Boxes	Contractor's Calculated Bid Submitted
Allen T. Bender, Inc.	60 Day	\$24,605,581	\$37,799	\$203,888	\$150,847	\$131,003	\$25,129,118
	190 Day	\$24,605,581	\$37,799	\$203,888	\$150,847	\$131,003	\$25,129,118
N. L. Barnes	60 Day	\$25,327,930	\$30,000	\$230,000	\$136,000	\$103,000	\$25,826,930
	190 Day	\$24,836,930	\$30,000	\$230,000	\$136,000	\$103,000	\$25,335,930
McCarthy	60 Day	\$24,845,383	\$43,772	\$193,104	\$167,744	\$187,468	\$25,437,471
	190 Day	\$24,845,383	\$43,772	\$193,104	\$167,744	\$187,468	\$25,437,471
Stolte/Green International	60 Day	\$25,121,000	\$57,000	\$196,000	\$128,000	\$101,000	\$25,603,000
	190 Day	\$25,254,000	\$57,000	\$196,000	\$128,000	\$101,000	\$25,736,000
J. R. Roberts	60 Day	\$25,630,000	\$25,000	\$200,000	\$113,000	\$148,000	\$26,116,000
	190 Day	\$25,725,000	\$25,000	\$200,000	\$113,000	\$148,000	\$26,211,000
AVERAGE BID SUBMITTAL	60 Day	\$25,105,979	\$38,714	\$204,598	\$139,118	\$134,094	\$25,622,504
	190 Day	\$25,053,379	\$38,714	\$204,598	\$139,118	\$134,094	\$25,569,904

Listing above was sorted in ascending order based on 190 day "Base Bid".

**SUMMARY B**

**MEMORIAL AUDITORIUM PROGRESSIVE BID TOTALS**

January 8, 1992

MEMORIAL AUDITORIUM PROGRESSIVE BID TOTALS						
January 8, 1992						
DESCRIPTION		BASE BID	BASE BID PLUS ALTERNATE #1	BASE BID PLUS ALTERNATE #2	BASE BID PLUS ALTERNATE #3	BASE BID PLUS ALTERNATE #4
ARCHITECTS ESTIMATE		\$25,259,000	\$25,339,000	\$25,589,000	\$25,739,000	\$25,839,000
GENERAL CONTRACTORS	Bid Validity Duration	BASE BID	BASE BID PLUS ALTERNATE #1	BASE BID PLUS ALTERNATE #2	BASE BID PLUS ALTERNATE #3	BASE BID PLUS ALTERNATE #4
Allen T. Bender, Inc.	60 Day	\$24,605,581	\$24,643,380	\$24,847,268	\$24,998,115	\$25,129,118
Allen T. Bender, Inc.	190 Day	\$24,605,581	\$24,643,380	\$24,847,268	\$24,998,115	\$25,129,118
J. R. Roberts	60 Day	\$25,630,000	\$25,655,000	\$25,855,000	\$25,968,000	\$26,116,000
McCarthy	190 Day	\$25,725,000	\$25,750,000	\$25,950,000	\$26,063,000	\$26,211,000
McCarthy	60 Day	\$24,845,383	\$24,889,155	\$25,082,259	\$25,250,003	\$25,437,471
J. R. Roberts	190 Day	\$24,845,383	\$24,889,155	\$25,082,259	\$25,250,003	\$25,437,471
N. L. Barnes	60 Day	\$25,327,930	\$25,357,930	\$25,587,930	\$25,723,930	\$25,826,930
McCarthy	190 Day	\$24,836,930	\$24,866,930	\$25,096,930	\$25,232,930	\$25,335,930
Stolte/Green International	60 Day	\$25,121,000	\$25,178,000	\$25,374,000	\$25,502,000	\$25,603,000
N. L. Barnes	190 Day	\$25,254,000	\$25,311,000	\$25,507,000	\$25,635,000	\$25,736,000
AVERAGE BID SUBMITTAL	60 Day	\$25,105,979	\$25,144,693	\$25,349,291	\$25,488,410	\$25,622,504
	190 Day	\$25,053,379	\$25,092,093	\$25,296,691	\$25,435,810	\$25,569,904