

# City of Sacramento

## Legislation Details (With Text)

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**On agenda:** 1/12/2021                  **Final action:** 12/31/2023  
**Title:** Contract Award for Cold Storage Vault for Collections (C15001200) (Two-Thirds Vote Required)  
**Sponsors:**  
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Date	Ver.	Action By	Action	Result
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**Title:**  
**Contract Award for Cold Storage Vault for Collections (C15001200) (Two-Thirds Vote Required)**

File ID: 2020-01557

**Location:** 551 Sequoia Pacific Blvd., District 4

**Recommendation:**

Pass a Motion: 1) suspending competitive bidding and authorizing use of a Request for Proposal (RFP) process in the best interests of the City for selection of a contractor to design and build a new Cold Storage Vault at the City’s Center for Sacramento History office; 2) awarding a design-build contract to DPR Construction in an amount not to exceed \$132,000 for the design phase of the Cold Storage Vault; and 3) authorizing the City Manager or the City Manager’s designee to execute the contract specified above.

**Contact:** Dustin Hollingsworth, Facilities and Real Property Superintendent, (916) 808-5538, Convention & Cultural Services Department; Mark C. Brown, P.E., Supervising Engineer, (916) 808-7118; James Christensen, Facilities Manager, (916) 808-5863, Department of Public Works

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Design-Build Contract: DPR Construction

**Description/Analysis**

**Issue Detail:** The Center for Sacramento History (CSH) holds some of the rarest and most valuable film archives in the nation. The Cold Storage Vault project is essential to preserving the film collection. In addition to the historic value, revenue from usage of the film archives has increased significantly, generating \$150,000 in revenue in Fiscal Year (FY) 2019-20.

The CSH is the official repository for City and County records. CSH holds over 15 million feet of moving image film. These collections contain extremely rare film footage documenting the rise of California in national politics. Excerpts from the collection that have been digitized and made available online make it the most viewed news archive in California. The photograph collection contains over 8 million negatives. The microfilm collection contains important government records which must be permanently preserved by law.

The existing storage area at CSH does not have the necessary climate control to properly store film materials which are at a great risk of damage and eventual destruction. Recent acidity tests demonstrate that all of these materials are undergoing a rapidly accelerating process of chemical decay caused by improper storage conditions. The process of film deterioration releases volatile organic chemicals (VOCs) which are hazardous to the health and safety of staff and pose a threat to CSH's artifact and paper holdings. The process of film base decay can be slowed if stored in the correct conditions. This can be accomplished through the construction and outfitting of a cold storage vault. CSH's archival staff will be able to extend the life of these materials from less than 10 years to greater than 50 years once moved to a climate-controlled environment that would be made possible with the construction of a cold storage vault.

Accordingly, City staff is recommending City Council approval of a design-build contract with DPR Construction to design the Cold Storage Vault, for a contract amount of \$132,000 for the design phase. In accordance with the contract, staff will return to City Council for approval of the construction phase and GMP which is currently estimated to be \$416,330.

**Policy Considerations:** The recommendations in this report are in accordance with City Code section 3.60.170(D), which authorizes the City Council to suspend competitive bidding, upon a two-thirds vote, when the City Council determines it is in the best interests of the City to do so. The GMP proposal will become the GMP when staff returns to City Council for approval of a change order or other amendment to this contract that accepts the GMP and authorizes the construction phase to begin.

The City's 2035 General Plan Education, Recreation, and Culture Policy 4.1.6 states that the City shall maintain and enhance the City Archives as a unique cultural resource for documenting the human experience in Sacramento. In addition, the City's 2035 General Plan Education, Recreation, and Culture Policy 4.1.8 states that the City shall fund the conservation of its art and archival collection and official records.

**Economic Impacts:** Not applicable

**Environmental Considerations:** The requested action in this report is exempt from review under CEQA pursuant to CEQA Guidelines section 15301, which exempts the minor alteration of existing public facilities involving negligible expansion of use.

**Sustainability:** None

**Commission/Committee Action:** None

**Rationale for Recommendation:** On May 21, 2020, the Convention & Cultural Services Department issued RFP No. P20171911002, seeking a contractor to design and construct the Center for Sacramento History Cold Storage Vault. Three bids were received, and the selection committee selected DPR Construction as the most qualified company for the project.

Since competitive bidding was not suspended in May, the Convention & Cultural Services Department is seeking City Council suspension of competitive bidding and authorization for use of the Request for Proposal (RFP) process for selection of a contractor to design and construct the Cold Storage Vault.

**Financial Considerations:** Sufficient funds are available in the Cold Storage for Collections Project (C15001200) for the design build contract. The anticipated total contract value for design and construction is \$548,330 including the design phase in the amount of \$132,000 as well as the estimated construction phase in the amount of \$416,330.

**Local Business Enterprise (LBE):** DPR Construction is an LBE.