

# City of Sacramento

## Legislation Text

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**File #:** 2019-00805, **Version:** 1

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**Title:**

**Plans and Specifications, Contract, and Budgetary Adjustment: Crocker Art Museum Humidifier Replacement Project (Two-Thirds Vote Required)**

File ID: 2019-00805

**Location:** 216 O Street, District 4

**Recommendation:**

Adopt a Resolution: 1) suspending competitive bidding in the best interests of the City; 2) approving the construction plans and specifications for the Crocker Art Museum Humidifier Replacement Project; 3) awarding the construction contract for the Crocker Art Museum Humidifier Replacement Project to Rudolph and Sletten, Inc. in an amount not to exceed \$998,860; 4) authorizing the City Manager or the City Manager's designee to execute the contract specified above; and 5) authorizing the City Manager or the City Manager's designee to transfer \$420,000 (Measure U Fund, Fund 2401) from available fund balance to the expenditure budget in the Crocker Art Museum Expansion Project (M13000100) to support the Crocker Art Museum Humidifier Replacement Project.

**Contact:** Mark Brown, Supervising Engineer, (916) 808-7118, James Christensen, Facilities Manager, (916) 808-5863, Department of Public Works

**Presenter:** None

**Attachments:**

- 1-Description/Analysis
- 2-Contract
- 3-Resolution

**Description/Analysis**

**Issue Detail:** The existing humidifiers in the City-owned Crocker Art Museum building need replacement. Precise temperature and humidity controls are critical to the museum and must be kept within required guidelines for the artwork in accordance with American Alliance of Museum accreditation requirements. Replacing the existing humidifiers will reduce future maintenance and

repair of the humidifier system and ensure proper temperature and humidity levels are maintained.

**Policy Considerations:** City Code Chapter 3.60.170(D) allows the City Council to suspend competitive bidding when, by a two-thirds vote, the City Council finds that it is in the best interests of the City to do so.

**Economic Impacts:** The recommended contract is expected to create 7.4 jobs (4.7 direct jobs and 2.7 job through indirect and induced activities) and create \$975,408 in total economic output (\$625,262 of direct output and another \$350,146 of output in indirect and induced activities).

The indicated economic impacts are estimates calculated using a calculation tool developed by the Center for Strategic Economic Research (CSER). CSER utilized the IMPLAN input-output model (2009 coefficients) to quantify the economic impacts of a hypothetical \$1 million of spending in various construction categories within the City of Sacramento in an average one-year period. Actual impacts could differ significantly from the estimates and neither the City of Sacramento nor CSER shall be held responsible for consequences resulting from such differences.

#### **Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The action is exempt from review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15301. The recommended project consists of the repair or maintenance of the mechanical equipment of an existing public facility involving negligible or no expansion of use.

**Sustainability:** Replacement of the existing humidifiers allows for the ongoing sustainability of equipment, operations, and artwork at Crocker Art Museum. The newer units will require less maintenance while maintaining appropriate indoor air quality within the building.

**Commission/Committee Action:** None

**Rationale for Recommendation:** Rudolph and Sletten, Inc. was chosen as the general contractor to perform this work because of its in-depth knowledge of the Crocker Art Museum building and its expertise working in critical facilities. Construction work in the Crocker Art Museum is very difficult and must be carefully coordinated with the museum. Rudolph and Sletten, Inc. and its HVAC and electrical subcontractors performed the major expansion of the Crocker Art Museum in 2010. Rudolph and Sletten, Inc. is thus the only reasonable and practicable source for the humidifier replacement project and suspending competitive bidding is in the best interests of the City.

**Financial Considerations:** The estimated total project cost of the Crocker Art Museum Humidifier Replacement Project (M13000100) is \$1,690,000. With the transfer of \$420,000 (Measure U Fund, Fund 2401) from available fund balance in the Measure U Fund, there will be sufficient funding to

execute the construction contract with Rudolph and Sletten, Inc. in an amount not to exceed \$998,860 and to cover project and construction management, inspections, permitting, and any other project related costs.

**Local Business Enterprise (LBE):** Rudolph and Sletten, Inc. is not an LBE but has partnered with ACCO Engineered Systems, Inc. and Schetter Electrical, LLC for this project to exceed the minimum LBE participation requirement. ACCO Engineered Systems will provide HVAC and plumbing services and Schetter Electrical, LLC will provide the electrical services.