

# Mayor and Council Communication

**DATE:** 09/27/22

**M&C FILE NUMBER:** M&C 22-0773

**LOG NAME:** 25WRMC\_FACADE\_104223&4

## **SUBJECT**

(CD 7) Authorize Execution of an Agreement with Mid-Continental Restoration Co., Inc., in an Amount Up to \$777,825.00 Using a Cooperative Contract for Job Order Contracting of Minor Construction, Maintenance, Repair, Alteration, Renovation and Remediation Services for the Public Events Department

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## **RECOMMENDATION:**

It is recommended that the City Council authorize execution of an agreement with Mid-Continental Restoration Co., Inc., in an Amount Up to \$777,825.00 using a cooperative contract for job order contracting of minor construction, maintenance, repair, alteration, renovation and remediation services for the Public Events Department.

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## **DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to authorize an execution of an agreement with Mid-Continental Restoration Co., Inc., in an amount up to \$777,825.00 using Choice Partners Cooperative Agreement CSP#18/029JN for job order contracting of minor construction, maintenance, repair, alteration, renovation and remediation services for the Public Events Department (PED) for the cleaning and repair of the façade at the Auditorium, Coliseum and Burnett Buildings on the Will Rogers Memorial Center (WRMC) campus.

**WRMC Coliseum Façade** (City Project No. 104223)- This project is the cleaning and repair of the façade around the WRMC Auditorium and Coliseum (all remaining sides of the building not completed in the previous projects). This project removes damaging pollutants such as sulfur and nitrogen oxides, and other acid rain pollutants, from the façade, exposing the substrate for further evaluation and repair. The cleaning, investigative work, and repair creates an aesthetically appealing venue that increases the overall customer experience. Estimated cost is \$559,525.00.

Per the findings in the 2018 Facilities Assessment, the brick façade and cast stone copings around the perimeter of the auditorium are generally in fair shape. There are a few locations where the brick has been damaged and requires minor repairs. Several cast stone copings and other stone roof and façade elements are beginning to unseat and fall away from the building and should be reset. A few of the cast stone elements including trim and soffits are damaged and need repair. After copings and cast stone elements are cleaned, they should be sealed for protection and to maintain visual aesthetics for a longer period of time.

This project will take approximately 21 weeks to complete. The entire façade, copings and soffits need to be cleaned under strict Cast Stone Institute and American Masonry Institute guidelines.

**WRMC Burnett Building Façade** (City Project No. 104224) - This project is the cleaning and repair of the façade around the WRMC Burnett Building. This project removes damaging pollutants such as sulfur and nitrogen oxides, and other acid rain pollutants, from the façade, exposing the substrate for further evaluation and repair. The cleaning, investigative work, and repair creates an aesthetically appealing venue that increases the overall customer experience. Estimated cost is \$218,300.00.

Per the findings in the 2018 Facilities Assessment, the brick façade and cast stone copings around the perimeter of the auditorium are generally in fair shape. There are a few locations where the brick has been damaged and requires minor repairs. Several cast stone copings and other stone roof and façade elements are beginning to unseat and fall away from the building and should be reset. A few of the cast stone elements including trim and soffits are damaged and need repair. After copings and cast stone elements are cleaned, they should be sealed for protection and to maintain visual aesthetics for a longer period of time.

This project will take approximately 12 weeks to complete. The entire façade, copings and soffits need to be cleaned under strict Cast Stone Institute and American Masonry Institute guidelines.

The projects in this M&C are funded from previous appropriations to the Public Events Capital Fund, WRMC Minor Renovation and Repair Programmable project (City Project No. P00054) in the FY2022-2026 Capital Improvement Program (CIP) as amended with M&C 22-0580 on August 9, 2022, at which time a capital transfer in the amount of \$780,000.00 was approved. Funding is budgeted in the Cult/Tour Culture/Rec Department's Public Events Capital Fund for the purpose of funding the WRMC Coliseum Façade and the WRMC Burnett Building Façade projects, as appropriated.

**PRICING ANALYSIS** –Staff reviewed the pricing and determined it to be fair, reasonable and in accordance with Choice Partners Cooperative Agreement CSP#18/029JN.

**M/WBE OFFICE** – A MBE/SBE goal is not assigned when purchasing from an approved purchasing cooperative or public entity.

**COOPERATIVE PURCHASE** - The Public Events Department will use Choice Partners Cooperative Agreement CSP#18/029JN to acquire the products and services necessary complete this capital renovation project. State law provides that a local government purchasing an item under a

Cooperative Purchasing Agreement satisfies state laws requiring that the local government seek competitive bids for purchase of the items. Choice Partners Cooperative Agreements have been competitively bid to increase and simplify the purchasing power of government entities.

**AGREEMENT TERMS** - Upon City Council approval, this Agreement will commence upon execution by both parties and continue in accordance with the terms and conditions of Choice Partners Cooperative Agreement CSP#18/029JN which is currently expected to expire on February 28, 2023. If the Choice Partners Contract is renewed or extended, this M&C authorizes the City's contract to be renewed or extended to match the term of the Choice Partners Contract.

**ADMINISTRATIVE INCREASE** - An administrative increase or change order for this Agreement may be made by the City Manager and does not require specific City Council approval as long as sufficient funds have been previously appropriated.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Public Events Capital Fund for the WRMC Coliseum façade and the WRMC Burnett Building Façade projects to support the approval of the above recommendation and execution of an agreement. Prior to any expenditure being incurred, the Public Events Department has the responsibility to validate the availability of funds.

**Submitted for City Manager's Office by:** Reginald Zeno 8517

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Expedited