

AUTHORIZATION TO AWARD A CONTRACT FOR THE
REPLACEMENT OF THE MEMORIAL AUDITORIUM
ACCESSIBLE ENTRANCE RAMP

In the year Two Thousand Eleven.....
Resolved by the City Council of the City of Burlington, as follows:

That WHEREAS, over a number of years there have been significant reviews of the condition of Memorial Auditorium, a significant and historic landmark of the City of Burlington, which have documented the need for repairs to the structure; and

WHEREAS, a report prepared by Champlain Consulting Engineers for the City's Department of Public Works, dated June 30, 2011, to provide the department with an initial analysis of the auditorium's exterior entrance areas, found the need for immediate action to alleviate an imminent danger created by (1) the deterioration of the steel framing which has compromised the structural capacity of the accessible entrance ramp on the east side of the building and (2) deterioration of the concrete veneer of the base structure at the northeast entrance, a base structure that includes the west side cheek wall which also serves as a retaining wall that extends down to the northerly parking area ; and

WHEREAS, the report's conclusions are consistent with those of the department's engineers' who have also determined, both through repair work done in 2008 and assessments done over a number of years, that the east side accessible access ramp, and northeast entrance stairs and retaining wall are also in need of repairs; and

WHEREAS, although short term stabilization work related to deficiencies was completed in September 2011, the department's engineers have determined more significant repair work to

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39 the ramp, stairs and retaining wall should be done to address safety and accessibility problems;
40 and

41 WHEREAS, because the Americans with Disabilities Act (ADA) requires that the City
42 maintain a safe accessible entrance into the auditorium in order to comply with the program
43 accessibility requirements of Title II of the ADA, ramp repairs have the highest order of priority
44 for repair in the auditorium; and

45 WHEREAS, the department advertised the bid for the repair work to allow for significant
46 savings by allowing bids on the three elements of the auditorium (ramp, stairs, and wall) as one
47 repair project instead of three separate projects; and

48 WHEREAS, the department received a low bid of \$288,500 for all three elements of the
49 work on October 20, 2011 from the Wright & Morrissey construction company, a contractor
50 qualified to do this work; and

51 WHEREAS, the Wright & Morrissey's bid is approximately \$125,000 less than what the
52 department estimated the cost would be for doing the three elements as separate projects,
53 \$412,130; and

54 WHEREAS, the FY 2012 Capital Program budget has \$260,000 (\$130,000 carryover
55 from FY 11 and \$130,000 in FY 12) to use towards Memorial Auditorium exterior repair
56 projects and the FY 13 Capital Program budget has an additional \$130,000 planned for
57 auditorium repairs; and

58 WHEREAS, the FY 12 Capital Program budget has reserved an additional \$538,000 for
59 deferrable projects in anticipation of flood remediation projects but no flood remediation specific
60 projects have been identified as needing capital funding to date, meaning that any such flood
61 remediation projects would be started during the spring of FY 12 or FY 13 and could, therefore,

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67 utilize FY 13 Capital Program funds as well as any state and federal disaster relief funds
68 obtained for remediation; and

69 WHEREAS, the department’s engineers have recommended that the Memorial
70 Auditorium project be done as a single project with all three elements in order to obtain the cost
71 efficiencies and savings reflected in the Wright & Morrissey bid and have further recommended
72 that the \$28,500 in additional capital funds needed to pay for the project be appropriated through
73 a reallocation of capital funds reserved for flood remediation given the lack of flood specific
74 projects identified heretofore; and

75 WHEREAS, the Board of Finance reviewed the department’s recommendations, the bid,
76 and the capital budgets on November 7, 2011 and unanimously agreed with the department’s
77 recommendations, including the reallocation of \$28,500 in FY 12 Capital Program
78 appropriations from the flood remediation reserve to the FY 12 Capital Budget for Memorial
79 Auditorium;

80 NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes
81 Steven Goodkind, DPW Director/City Engineer to enter into and execute a contract with Wright
82 & Morrissey to construct the exterior repairs to Memorial Auditorium for the replacement of the
83 accessible entrance ramp on the east side of the building (Union St.), the repair of the north stairs
84 and wall on the north side of the building, and the repair of the retaining wall along the north side
85 parking area of the building (adjacent to the Union St. driveway, in a form and substance
86 substantially similar to the attached documents (project manual and Wright & Morrissey bid
87 form), subject to the prior review and approval by the Chief Administrative Officer and the City
88 Attorney; and

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94 BE IT FURTHER RESOLVED that upon the Mayor's proposal the City Council hereby
95 approves the amendment of FY 2012 Capital Program Budget to increase the amount
96 appropriated for Memorial Auditorium exterior repairs by \$28,500 and decrease by the same
97 amount the funds in the flood remediation reserve, as recommended by the Department of Public
98 Works.

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101 lb/emb/c: Resolutions 2011/Memorial Auditorium – Award Contract for Replacement of Accessible Entrance Ramp
102 11/14/11