

REPORT OF GENERAL MANAGER

NO. 01-120

DATE April 18, 2001

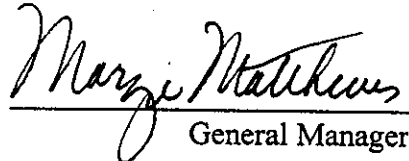
C.D. 15

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: BANNING RESIDENCE MUSEUM - REFURBISH BUILDING - GARDEN
(#2801N) - APPROVAL OF FINAL PLANS AND CALL FOR BIDS

J. Combs _____
A. Coroalles _____
J. Duggan AP
J. Kolb _____

H. Fujita _____
*M. Tamuri _____
M. Matthews _____



General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board:

1. Approve final plans and specifications; and,
2. Advertise the date for receipt of bids as Tuesday, May 29, 2001, at 3:00 p.m. in the Board Room.

SUMMARY:

Submitted are plans and specifications for the Banning Residence Museum - Refurbish Building and Garden (#2801N) project, located at 401 East "M" Street, Wilmington, CA 90744, as prepared by The Albert Group Architects under Contract No. 2935.

The historic house was built in 1864 for the residence of General Phineas Banning. A Historic Structure Report was prepared in 1991, that makes recommendations for repair, restoration, conservation and upkeep for the historic building, and serves as a guide for all restoration work done at the museum. Based on the actual needs of the museum and the availability of funding amount and time line, the scope of work has been determined to involve the repair and restoration work of all the existing exterior wood doors and windows. The proposed project will also include the abatement of lead-containing paint in the adjacent surfaces, if necessary.

The designer's estimate for construction is \$190,000.00. Funds are available for this project in the amount of \$300,000.00 from Prop K Fund 43K, Account R363 monies. The construction period for this project has been set at 160 calendar days.

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Staff has determined that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Article VII, Section 1, Class 1, (1,4) and 31 of the City and State CEQA Guidelines.

Due to the historic nature of the Banning Residence Museum structure, all bidders will be required to submit verification and references showing substantial experience in historic preservation work.

The bid package has been approved by the City Attorney's Office.

Prepared by Paul Tseng, Project Manager.