

STAFF REPORT
City of Lancaster

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Date: November 12, 2013

To: Mayor Parris and City Council Members

From: Elizabeth Brubaker, Housing and Neighborhood Revitalization Director

Subject: **Award of Bids for the Cedar Complex Restoration Project**

Recommendation:

Award of Bids for the Cedar Complex Restoration Project and authorize the City Manager, or his designee, to sign all documents related to the following Bid Nos.:

- 13-HNRD024Asbestos to Eagle Contracting, Inc. in the amount of \$22,200
- 13-HNRD025Concrete to Jack O'Connor Construction in the amount of \$4,000
- 13-HNRD036Drywall, to So Cal Wall Inc. in the amount of \$46,880
- 13-HNRD026Electrical to Electri-Com in the amount of \$26,368
- 13-HNRD031IntPaint to Olympos Painting, Inc. in the amount of \$57,000
- 13-HNRD031LBAbatement to Olympos Painting, Inc. in the amount of \$76,000
- 13-HNRD027FinishCarpentry to Jack O'Connor Construction, Inc. in the amount of \$59,325
- 13-HNRD029FloorCovering to Metro Floors in the amount of \$117,587
- 13-HNRD030Landscaping to High Desert Contractors, Inc. in the amount of \$22,665
- 13-HNRD035Masonry to Atkinson Masonry in the amount of \$8,700
- 13-HNRD032ExtPaint to Olympos Painting Inc. in the amount of \$9,000
- 13-HNRD032LBAbatement to Olympos Inc. in the amount of \$102,000
- 13-HNRD033Plumbing to Corey Christensen Construction and Plumbing in the amount of \$3,500
- 13-HNRD034Stucco to T & M Painting & Construction, Inc. in the amount of \$163,000
- 13-HNRD037Cabinets to High Desert Contractors, Inc. in the amount of \$9,400
- 13-HNRD039OrnamentalWroughtIron&Steel to Gator Steel Manufacturing & Welding in the amount of \$32,705.87.

The contracts are awarded to the lowest responsible bidders per California Public Code Section 22038 (b).

Fiscal Impact:

\$770,000 which includes property owner provided fixtures and hardware with this action, sufficient funds are available in Capital Improvement Budget Account Number 101-11BS016924.

Background:

The Cedar Avenue Complex is located at the following addresses: 44845 Cedar Avenue known as the Sheriff Substation, 44851 Cedar Avenue known as the Cedar Performing Arts Auditorium and Art Studios, 44857 Cedar Avenue known as the Cedar Art Gallery and 606 West Lancaster Boulevard known as the Dentist Offices.

From the 1930's through the late 1950's, five buildings on the southwest corner of Lancaster Boulevard and Cedar Avenue formed the civil and social center of the Antelope Valley. Lancaster's County Center contained the Valley sheriff's office, health center; county clerk's office, water and building office, assessor's office, justice court and library. The center's Memorial Hall was the Valley's main meeting place, where banquets, dances and concerts were held.

In December 1937, the library and courthouse building were destroyed by fire. The Los Angeles County chief architect designed several new buildings and retained the art-deco style that was popular in the 1920s and especially common for commercial and public buildings.

In 1962, the court and sheriff's station moved out of the Cedar Avenue complex. A veteran's mental health center and the county health department continued using the Cedar Avenue buildings until the late 1980's and the Memorial Hall held performances by the Cedar Street Theater community theater group until the completion of the Lancaster Performing Arts Center in 1991.

The Lancaster Redevelopment Agency acquired the Cedar Avenue Complex from Los Angeles County in 1985 and in 1994 sold it to the Antelope Valley Allied Arts Association. The buildings were used for theater art performances, ballet classes, art studios, art gallery for art exhibitions, and other uses in the field of art. In 2012, the City of Lancaster became the owner of the Cedar Avenue Complex.

After many years and uses, the Cedar Avenue Complex will be renovated to retain and preserve its original character with attention paid to changes that have occurred to the buildings since the 1930's. The City conducted a bid opening for the subject bids on October 14, 2013, at 11:00 a.m., sealed bid envelopes were received, opened, and read aloud for the restoration of the Cedar Avenue Complex.

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