



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www.CityofSacramento.org

**CONSENT**  
**August 10, 2010**

**Honorable Mayor and  
Members of the City Council**

**Title: Agreement: Community Center Theater Renovation (M17100100)**

**Location/Council District: 1301 L Street / District 1**

**Recommendation:** Adopt a **Resolution** authorizing the City Manager or the City Manager's designee to execute a professional services agreement with Kitchell Construction for design-assist support services for the Community Center Theater Renovation project in an amount not to exceed \$79,916.

**Contacts:** Tina McCarty, Administrative Officer, 808-8220; Judy Goldbar, Sacramento Convention Center General Manager, 808-5630; Yadi Kavakebi, Facilities Superintendent, 808-8432

**Presenters:** None

**Department:** Convention, Culture and Leisure, General Services

**Division:** Convention Center Complex

**Organization No:** 17001151

### **Description/Analysis**

**Issue:** On March 9, 2010, City Council adopted Resolution No. 2010-125 approving the design-assist project delivery approach for the renovation of the Community Center Theater. The design-assist project delivery approach provides the opportunity to maximize project scope within a limited budget.

On March 15, 2010, the Department of General Services issued Request for Qualifications (RFQ) No. P101700115101 for design-assist support services for the Community Center Theater Renovation project. Kitchell Construction was selected as the most qualified firm.

**Policy Considerations:** The recommendations in this report are consistent with: 1) the provisions of City Code Section 3.64; 2) the City's Strategic Plan goal of promoting and supporting economic vitality by allowing the Community Center

Theater to remain competitive while providing a cultural venue for residents and visitors; and 3) Resolution No. 2010-346 prohibiting the City from entering into any contract to purchase goods or services from any business or entity headquartered in Arizona. Detailed information is provided in Attachment 1.

**Commission/Committee Action:** None

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** Under CEQA guidelines, continuing administrative activities do not constitute a project and are therefore exempt from review. CEQA review of the project will be completed during project design.

**Sustainability Considerations:** LEED and Title 24 Energy Compliance have been included in the requirements for the design firm selection. Energy efficiency and sustainability are included in the goals for the renovation project. The current systems such as HVAC, electrical, and fire safety systems, among others are original to the building (35+ years) and thus are subject to replacement through the renovation. Efficiency and functionality are the top priorities in the systems replacements.


**Rationale for Recommendation:** On March 15, 2010, the Department of General Services issued RFQ No. P101700115101 for design-assist support services for the Community Center Theater Renovation project. Fifteen responses were received. A selection committee comprised of a professional architect, two members of the community, two Convention, Culture and Leisure employees, one Building Department employee, and one Department of General Services employee reviewed and evaluated each submittal and selected five firms to be interviewed. After completing all interviews the committee selected Kitchell Construction as the most qualified firm.

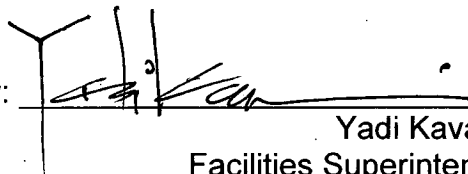
Awarding a professional services agreement for design-assist support services will allow Kitchell Construction to provide the City with assistance in cost estimating, site investigation of existing utilities and existing conditions, value engineering, scheduling, development of phased construction programs, constructability review of the design as it develops, assistance in bidding long-lead commodities when cost effective, assembly and bidding of final construction documents, and development of a Guaranteed Maximum Price (GMP) to complete construction within the schedule and budget acceptable to the City. This agreement is expected to result in a Guaranteed Maximum Price (GMP) construction contract with Kitchell Construction for renovation of the theater.

Staff will report back to City Council to request approval of the construction contract and authorization to proceed, once the GMP is established and defined based on the finalized project scope.

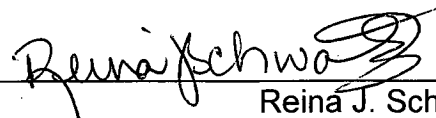
**Financial Considerations:** The Community Center Theater operates as part of the Convention Center Complex and is supported by the Community Center Enterprise Fund. The renovation project will be supported by the Community Center Fund CIP budget by initially paying for the preliminary design work, estimated at approximately \$2.5 million. Currently, there is approximately \$1.12 million with additional transfers from FY2008/09 and FY2009/10 facility fee receipts of approximately \$1.1 million, yet to be added to the Theater Renovation CIP (M17100100). The finance plan for the remaining project costs would require bonding \$37.5 million in FY2010/11. The Community Center Fund has the means of sustaining all future bond payments. Funding within the Community Center Fund will come from a \$3.00 per theater ticket facility fee, which will account for approximately \$1 million of the annual bond payment. The remaining annual bond payment amount, anticipated to be approximately \$2.7 million, will come from Transient Occupancy Tax, and Convention Center Complex User Fee proceeds. In FY2011/12, existing debt requirements for the 1991 Certificate of Participation bond will be retired, allowing approximately \$2.7 million of annual income to be applied to the future bond for the theater renovation.

**Emerging Small Business Development (ESBD):** Contractors are required to commit to 20% participation of ESBE businesses for this project.

Respectfully Submitted by:  for: \_\_\_\_\_  
Judy Goldbar  
General Manager, Sacramento Convention Center

Respectfully Submitted by:  \_\_\_\_\_  
Yadi Kavakebi  
Facilities Superintendent

Approved by:  \_\_\_\_\_  
Barbara E. Bonebrake  
Director, Convention, Culture and Leisure Department

Approved by:  \_\_\_\_\_  
Reina J. Schwartz  
Director, Department of General Services

Recommendation Approved:

  
Gus Vina  
Interim City Manager

**Table of Contents:**

Report	Pg. 1
<b>Attachments</b>	
1 Background	Pg. 5
2 Resolution	Pg. 8

## Attachment 1

### Background:

- The Community Center Theater was built in 1974 and has not had a major renovation since opening.
- In 2007, an evaluation report of the existing theater was completed by Westlake Reed Leskowsky Architects, Inc. which outlined the operational needs of building system replacement, ADA accessibility, customer requirements, and back of house improvements. A concept design was created addressing these priorities with an estimated project cost of \$40 million.
- On October 20, 2009, City Council adopted Resolution No. 2009-664 which accepted the current conceptual design for renovating the Community Center Theater and directed staff to issue a RFQ to select the architectural firm to provide design services for the project.
- On March 9, 2010, City Council adopted Resolution No. 2010-125 suspending competitive bidding in the best interest of the City and approving the use of the design-assist project delivery method for the Community Center Theater Renovation project.

The Community Center Theater Renovation project will address the following list of items and issues:

#### Building Systems

- HVAC renovation and replacement
- Electrical renovation
- Sound upgrades – house and lobby
- Fire and safety systems upgrades

#### ADA Improvements

- Seating re-configuration for ADA access in front section including direct emergency exits
- Mobility path of travel created to front section of house seats
- Additional ADA restrooms
- Access path to stage for all patrons

#### House - Interior Seating Area

- New seats and configuration with cross aisle and two additional entry aisles
- Minor acoustic improvement features

#### Technical - Back of House

- Retro-fit existing entry doors to improve backstage utilization

- Sound and lighting system upgrades
- Additional show storage space and new space-efficient orchestra shell
- Updated lighting and sound instruments

New Multi-Purpose Room able to be used for

- Performers rehearsals
- Black Box Theater
- Green room
- Mega Star dressing room
- Pre-function meet and greet, etc.

Lobby Area

- Slightly increased lobby space
- Slightly expanded box office
- Additional permanent concession area
- Addition of 2<sup>nd</sup> floor VIP pre-function space, including concession area and dedicated restrooms

Exterior

- New grand entrances on 13<sup>th</sup> and L, and 13<sup>th</sup> and K Streets
- New glass exterior on south side along L Street
- New loading dock increasing truck capacity from one truck to three
- New landscape lighting and potential for iconic exterior feature

The project includes the following milestones:

May 2010 – April 2011: Development of design and construction documents

August 2010: Construction contractor selected and design-assist contract executed

Spring 2011: Council provided update on the proposed theater renovation

Fall 2011: Award a Guaranteed Maximum Price construction contract

Summer 2012, 2013 & 2014: Heavy construction while theater is not in use

September 2011 – Fall 2014: Ongoing construction activities outside the main theater that will not directly impact theater or convention center operations.

Final project completion is expected by the Fall of 2014. The Community Center Theater will remain open for each arts season (fall through early summer), and will be closed for heavy construction during the off-season months of June through August in 2012, 2013, and 2014. Efforts will be made to complete construction activities as soon as possible.

Contract Timeline

March 15, 2010	RFQ posted
March 18, 2010	Addendum No. 1 posted (changing mandatory pre-submittal meeting from March 24 to March 31 and changing due date to April 15)
March 31, 2010	Mandatory pre-submittal meeting held
April 6, 2010	Addendum No. 2 posted (responding to questions resulting from the pre-proposal meeting held on March 31 <sup>st</sup> ). This is standard procedure.
April 15, 2010	Submittals received (15 received and all were accepted)
April 28, 2010	Selection Committee mtg. held to decide what firms are short listed
April 30, 2010	Notification sent to five short listed firms (HMH, Turner, Kitchell, McCarthy, Rudolph & Sletten)
Apr. 30, 2010	Notification sent to non-selected firms
May 5, 2010	Short list interviews conducted
May 12, 2010	Firms notified of final selection decision
May 16, 2010	Kitchell filed Articles of Incorporation in California
May 21, 2010	Second memo sent to non selected firms (regarding access to proposals and scoring sheets)
June 15, 2010	City Council adopted Resolution No. 2010-346 calling for a boycott of the State of Arizona and Arizona-headquartered businesses.
Jun 15 through Jul 20, 2010	Negotiations with selected firm were ongoing
June 25, 2010	Kitchell filed Statement of Information (Sacramento, CA)
July 6, 2010	Kitchell domesticated from Arizona to California
July 22, 2010	Email sent to all non-selected firms notifying them of times to view proposals and scoring spreadsheet on July 27 <sup>th</sup> and 28 <sup>th</sup>
August 10, 2010	Request to City Council that design-assist contract be awarded to Kitchell

**RESOLUTION NO. 2010-xxxx**

Adopted by the Sacramento City Council

**August 10, 2010**

**EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH KITCHELL CONSTRUCTION FOR DESIGN-ASSIST SUPPORT SERVICES FOR THE COMMUNITY CENTER THEATER RENOVATION PROJECT (M17100100)**

**BACKGROUND**

- A. On March 15, 2010, the Department of General Services issued Request for Qualifications No. P101700115101 for design-assist support services for the Community Center Theater Renovation project. Fifteen responses were received. A selection committee reviewed and evaluated each submittal and selected five firms to be interviewed. After completing all interviews the committee selected Kitchell Construction as the most qualified firm.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The City Manager or the City Manager's designee is authorized to execute a professional services agreement with Kitchell Construction for design-assist support services for the Community Center Theater Renovation project in an amount not to exceed \$79,916.