

## RESOLUTION NO. 2010-208

Adopted by the Sacramento City Council

April 27, 2010

### CONTRACT AWARD FOR DESIGN SERVICES FOR THE THEATER RENOVATIO PROJECT

#### BACKGROUND

- A. The Community Center Theater (Theater) was built in 1974 and has not had a major renovation since opening.
- B. In 2007 conceptual design for renovation of the existing theater was completed by architectural firm, Westlake Reed Leskosky Architects, Inc. given the critical needs of building system replacement, ADA accessibility, customer requirements, and back of house improvements.
- C. A concept design was created addressing the above priorities with an estimated cost of \$40 million.
- D. A funding strategy has been identified whereby the Community Center Fund will pay for the preliminary Design Phase of the project (\$2.2 million) over two fiscal years (FY2009/10 – FY2010/11). The remainder of the project cost would need to be bonded under the current plan up to (\$37.5 million) in FY2010/11, with construction commencement in the summer of 2011 and a project completion date of late summer 2014.
- E. Council approved a not-to-exceed \$3.00 per ticket facility fee to support the Theater. The facility fee was implemented on July 1, 2008 at \$1.50 per ticket and was increased to \$3.00 per ticket on July 1, 2009.
- F. October 20, 2009 City Council directed staff to issue a request for qualifications (RFQ) to secure an architectural firm to provide design services for the project.
- G. March 16, 2010, City Council approved the use of the design-assist alternative project delivery method based on Section 3.60.170 of the City Code, as this method has proven to be successful in delivering construction projects on schedule and within budget.
- H. Through the use of an RFQ process, Westlake Reed Leskosky Architects was found to be the best firm to complete the design for the Theater renovation.

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

- Section 1. The City Manager or his designee is authorized to execute an agreement between the City and Westlake Reed Leskosky Architects for design services

for the Community Center Theater Renovation Project as it is in the best interests of the City.

Section 2. The following budget adjustments to the Community Center Capital Program are hereby approved and available resources shall be transferred back to Community Center Theater Fund (Fund 6010) balance:

<b>CIP Name / Number</b>	<b>Current Budget</b>	<b>Budget Change</b>
Orchestra Shell (M17101300) *	\$ 400,000	\$ (400,000)
Exhibit Hall Lighting (M17100900) *	\$ 300,000	\$ (290,000)
Theater Renovation (M17100100)	\$ 2,380,000	\$ (1,000,000)
Panatoni HVAC (M17100600)	\$ 220,000	\$ (170,000)
Memorial Auditorium Improvements (M17101000)	\$ 1,050,000	\$ (400,000)
Marquee (M17101100)	\$ 700,000	\$ (500,000)
	\$ 5,050,000	\$ (2,760,000)

\* Projects to be closed without being completed.

Section 3. Capital Projects being completely defunded without being completed as identified in the above chart shall be closed.

Section 4 Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the City Council finds that the Project is exempt from review under Section 15302 (Replacement or Reconstruction) of the California Environmental Quality Act Guidelines as follows:

The Community Theater Renovation project consists of the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

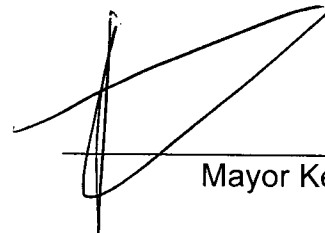
Adopted by the City of Sacramento City Council on April 27, 2010 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters, and Mayor Johnson.

Noes: None.

Abstain: None.

Absent: None.



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Mayor Kevin Johnson

Attest:

  
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Shirley Concolino, City Clerk