CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
July 3, 2012	

TO: Chair Gene Melton and Board Members

FROM: Jim Hossley, Public Works and Development Director
Through: Rodger Craddock, City Manager

ISSUE: **Consideration of Approval to Award the Request for Qualification (RFQ) to KPFF Consulting Engineers for the Egyptian Theatre Restoration Project**

BACKGROUND

The City of Coos Bay Urban Renewal Agency (URA) owns the Egyptian Theatre which is listed on the National Register of Historic Places. The theatre opened for motion picture use in 1925 and remains one of the best examples of its type in the western United States. In December 2010, ZCS Engineers performed an evaluation, with the goal of the evaluation to restore the theatre. ZCS presented the findings of the evaluation in the report titled, *Facilities Improvement Evaluation Report*, dated December 2010. The evaluation effort identified significant structural problems. Upon review of the report by the City, the Building Official placed a Dangerous Building designation on the theatre. This resulted in the closure of the theatre since March 2011. The closure shall remain in effect until upgrades are performed and the designation is removed. To date, the City has continued to maintain the building (heat and electricity) and regularly inspects it for damage.

In order to correct the structural deficiencies, bring the building up to current structural standards, and repair other issues (electrical, plumbing, etc.) identified in the ZCS report it is estimated that the renovation will cost approximately $3.7 million. City Staff is working with the theatre's Historic Preservation consultant, George Kramer to determine the appropriate approach for the restoration of the theatre. Through this coordination with Mr. Kramer, it was discovered that since the project is not proposing to change the use or occupancy of the theatre the project does not have to conform to a mandatory seismic upgrade. Based on that information Staff determined that there are two potential avenues that the URA can pursue to upgrade the building and remove the Dangerous Building designation. Option 1 includes moving forward with a full seismic upgrade as detailed in the December 2010 ZCS report. The seismic upgrade would be designed to resist significant structural damage during a design seismic event and protect the occupants inside the building. The upgrades have been estimated at $3.7 million. Option 2 includes creating a plan to upgrade the building to prevent collapse during a design seismic event. While this upgrade would protect the occupants within the building, it is very likely that the building will sustain significant structural damage. With this option, voluntary seismic upgrades that were evaluated in the ZCS report will be recommended where economically feasible. It is anticipated that Option 2 will be a more cost effective approach to the restoration of the Egyptian Theatre.

Staff prepared a Request for Qualification (RFQ) that included reviewing the ZCS report, designing an ADA accessible restroom, assessing the building and providing recommendations for upgrades that will remove the dangerous building designation. This

work will only encompass the Phase 1 restoration work, with the goal of allowing the theatre to open the doors to patrons and start generating revenue. While not included in the RFQ scope of work, Phase 2 will focus upon additional restoration and improvements to existing systems and features and Phase 3, the final phase, will provide for expanded operation and use. In total, the City received eight responses to the RFQ.

ADVANTAGES

This analysis will evaluate the ZCS report and provide options to the URA for the restoration of the Egyptian Theatre that will encompass a Collapse Prevention approach and voluntary seismic upgrades where economically feasible. It is anticipated that this option will be more cost effective than a full seismic upgrade.

DISADVANTAGES

While this option may be more economically feasible, it will not entail a full seismic upgrade. This approach will focus on Collapse Prevention and voluntary seismic upgrades where economically feasible. This means that if a design seismic event occurs, the building will not collapse thus protecting its occupants, however it may sustain significant structural damage.

BUDGET

The budget for the Phase 1 consulting portion of work has been broken into two parts; Part 1 – Assessment and Part 2 – Construction Documents/Construction Administration. Upon completion of Part 1 and prior to commencement of Part 2, the URA must determine the approach for the restoration. In all likelihood Part 2 will be redefined once Part 1 is completed and the decision has been made to either perform a full seismic upgrade that will withstand a design seismic event or perform an upgrade that will prevent collapse and protect the occupants but most likely will withstand major structural damage. Total cost for Part 1 of Phase 1 is $7,500. Funds for this will come from the Downtown Capitol Projects Fund (57-940-530-3133) and includes $6,500 for Part 1 and $1,000 for travel and reimbursable expenses. This scope will be billed at "Time and Materials Not to Exceed".

RECOMMENDATION

If it pleases the URA, approve the award of the RFQ to KPFF Consulting Engineers for the Egyptian Theatre Restoration Project for the cost of $7,500. Part 2 will be presented to the URA upon the completion of Part 1 at a later date.

ATTACHMENTS

June 21, 2012 KPFF Letter Regarding Egyptian Theatre Restoration -Phase 1

kpff Consulting Engineers

June 21, 2012

Ms. Jennifer Wirsing
Engineering Services Coordinator
City of Coos Bay
500 Central Avenue
Coos Bay, OR 97420

RE: Egyptian Theatre Restoration - Phase 1

Dear Jennifer,

We are pleased to submit the following proposal for the Phase 1 restoration of the Egyptian Theatre in Coos Bay, Oregon. The Egyptian Theatre is a historic structure that was designated as a dangerous building and closed in March of 2011, following a structural evaluation effort by ZCS Engineering Inc. in 2010. We have reviewed the evaluation report prepared by ZCS and understand that the majority of structural distress is due to settling and/or failure of the foundations. The ZCS report also identified deficiencies with the roof framing, floor framing, and lateral system.

We understand the primary focus of Phase 1 will be structural repairs necessary to regain occupancy. In addition to these upgrades, Phase 1 will include the addition of an ADA compliant restroom and a seismic strengthening scheme. We have reviewed the requirements of the International Existing Building Code and the Oregon Structural Specialty Code, and confirmed that the proposed improvements and repairs will not trigger a code mandatory seismic upgrade. The seismic upgrade will be performed on a voluntary basis using the American Society of Civil Engineers standard 41-06 "Seismic Rehabilitation of Existing Buildings". We recommend our efforts for Phase 1 be separated into two parts, with scope for each as follows:

Part 1 – Assessment

Prior to generation of construction documents, an assessment will be performed to verify previously identified deficiencies, identify scope of structural repairs, and develop a voluntary seismic strengthening strategy. Our findings from this effort will be presented in a comprehensive report. We have assumed (1) site visit will be required to complete the assessment.

Part 2 - Construction Documents/Construction Administration

Once scope of repairs and strengthening has been identified, we will develop documents necessary for bidding and issuance of the building permit. We will also assist with the bidding and construction administration of the Phase 1 work. Our scope of work would be as follows:

- Consult with you, the general contractor, and all sub-consultants regarding structural related items.

- Conduct design phase meetings with you and all sub-consultants. We have assumed the majority of meeting will be attended via teleconference, and that (3) meetings on site will be required during the design phase.

- Coordinate the work of sub-consultants, and incorporate non-structural drawings and specifications into the bidding and permit documents.

- Review various alternative structural systems and assist in selecting the systems to be used.

- Prepare the drawings and calculations necessary for issuance of the building permit and construction of the structure and its foundation.

- Consult with you to incorporate general conditions into the project specifications.

- Develop a cost estimate during the design phase to confirm budget requirements.

- Assist with the bidding phase and contractor selection.

- Review all structural shop drawings and any bidder designed structural items to verify these have been coordinated into the structural frame.

- Consult with you and administer changes to the construction contract if required.

- Review applications for payment from the general contractor.

- Attend weekly construction meetings as required. We have assumed construction meetings will be attended via teleconference.

- Visit the job site at intervals appropriate to the various stages of construction and answer questions during construction. This proposal is based on a maximum of (3) site visits.

- If requested, prepare a letter of conformance based on our site visits and on inspection reports by the testing laboratory and special inspectors.

Architectural and MEP scope of work for the addition of the ADA restroom will be completed by sub-consultants to KPFF. Please refer to the attached proposal from Crow/Clay Associated, Inc., for the scope of work and limitations.

Our fee for this work would be **$54,000**, which includes travel time for site visits but does not include air fare and other travel expenses, which would be approximately **$400 to $500 per trip**. Our efforts for Part 1 and Part 2 are broken down as follows:

Part 1 – Assessment	$6,500
Part 2 – Construction Documents/Construction Administration	
Foundation and Gravity Framing Repairs	$20,000
Voluntary Seismic Strengthening	$15,000
Cost Estimating	$4,000
Architectural/MEP Sub-Consultant (ADA Restroom)	$8,500
Total	**$54,000**

Terms and conditions will be as provided in our prime agreement. We will bill for our services monthly, based on the percentage of our effort completed.

Additional or extra services will be billed at the following hourly rates:

Principal	$180	BIM Modeler	$95
Project Manager/Associate	$130	Drafter/CADD Operator	$65 - $95
Design Engineer	$80 - $115	Clerical	$60

Reimbursable expenses will be billed at our direct cost. We estimate that these will not exceed **$3,000** on this project.

Services relating to special inspections are specifically omitted from this agreement. We recommend providing a budget allowance of $5,000 for special inspection services. We can offer these services, if required, and can amend our contract accordingly.

If you have any questions or need further information, please call.

Sincerely,

Rob Van Dyke, P.E.

Josh Richards, P.E., S.E.

RVD:kw
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Crow/Clay Scope and Fee Proposal

Egyptian Theater ADA Bathroom

Meetings 3 each at 1 ½ hours at $100	$450
Field Investigation (2 people) 4 hours at $160	$640
Preliminary Design	
Plan 2 hours at $100	$200
4 hours at $60	$240
Section (2) each	
(2) (2 hour) $60	$240
(2) (1 hour) $100	$200
Design Development	
Interior elevation 4 each	
(4) 1 hour at $60	$240
(4) ½ hour at $100	$200
Reflected ceiling	
1 hour at $60	$60
½ hour at $100	$50
Plumbing includes fixture selection	$550
Electrical design	$350
Mechanical exhaust fan only	$400
Outline specification	
2 hours at $100	$200
2 hours at $45	$90
Construction Documents	
Plan	
½ hour at $100	$50
1 hour at $60	$60
Sections	
(2) ½ hour at $100	$100
(2) 1 hour at $60	$120

Interior Elevation (4)	
1 hour at $100	$100
2 hours at $60	$120
Ceiling	
½ hour at $100	$50
½ hour at $60	$30
Door Details (3)	
1 hour at $100	$100
1 ½ hour at 60	$90
Specifications	
4 hours at $100	$400
2 hours at $45	$90
Mechanical	$400
Plumbing	$610
Electrical	$500
Bidding/Substitution Requests	
4 hours at $100	$400
2 hours at $45	$90
Construction Observation	
2 trips during construction $240 each	$480
2 close out trips at $240 each	$480
Review as-built drawings	
1 hour at $60	$60
Close out document review	
1 hour at $60	$60
Total	$8,500.00

NOTES:

- Crow/Clay E & O Insurance: $1,000,000
- No Builders Risk Insurance provided.
- Structural as needed by KPFF.
- Historical finishes: Specifications, patching, and finishing by others.
- Fee assumes location of concealed sanitary sewer and water supply lines by others.
- Assumes exhaust fan outlet for mechanical and vent piping for plumbing do not require extraordinary measures to accomplish.
- Electrical heater for restroom unless existing heat duct readily accessible.
- Assumes adequate electrical service readily available.