



DATE: December 3, 2019

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Center for the Performing Arts
SecondStage Addition, Project 19-
52 – Amend Professional Design
Services Agreement**

RECOMMENDATION

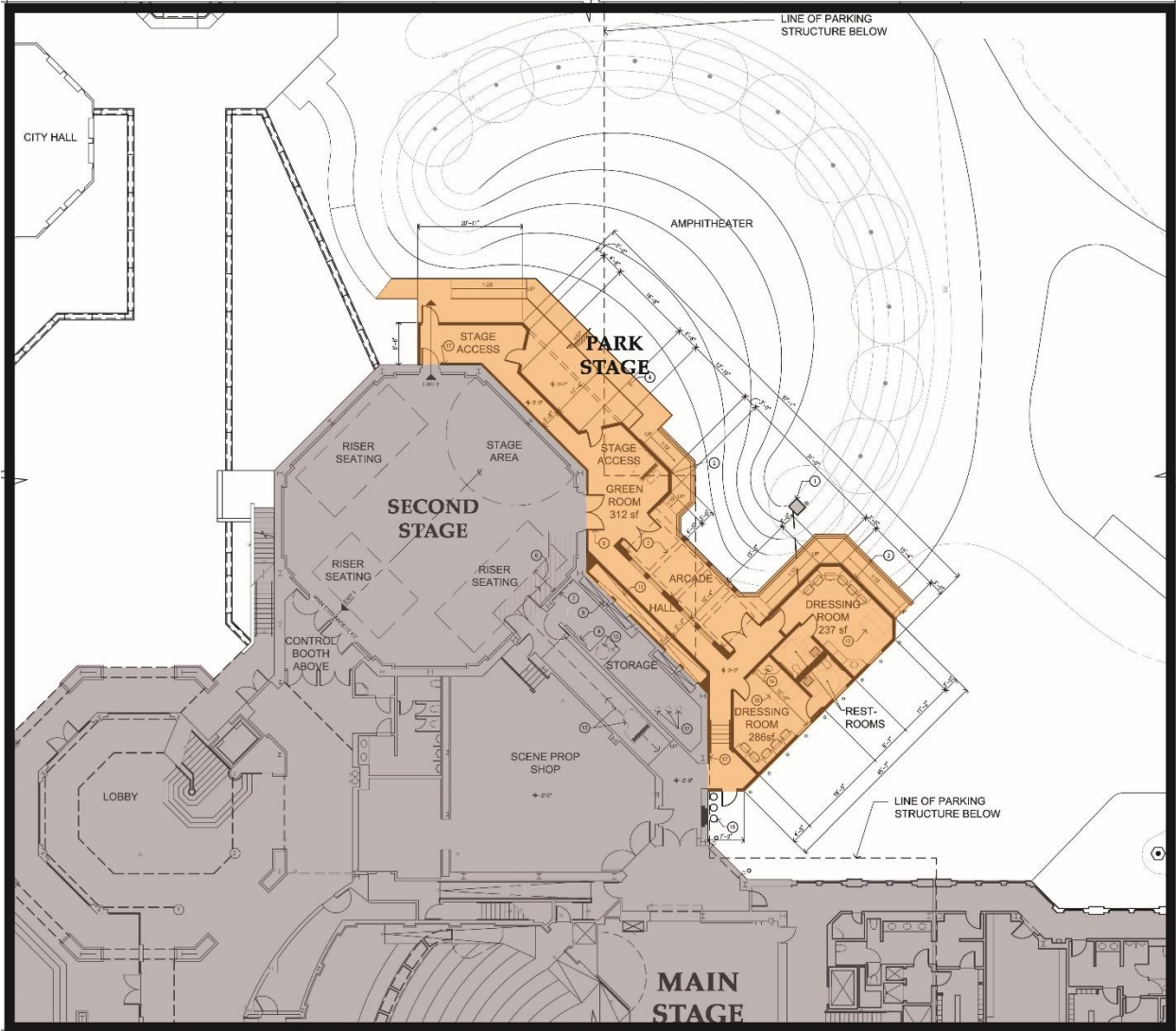
Authorize the City Manager to amend the professional design services agreement with Hawley Peterson and Snyder Architects (HPS), for architectural and engineering services for the Center for the Performing Arts SecondStage Addition, Project 19-52, increasing compensation by \$45,000, for a total contract amount of \$265,000.

BACKGROUND

Mountain View Center for the Performing Arts (CPA) was built in 1991 and includes three theatres: MainStage, SecondStage, and ParkStage. The existing arrangement of the support spaces relative to the theatres makes simultaneous utilization of MainStage and SecondStage difficult. There is only one set of dressing rooms and green room, which are on the other side of the building from SecondStage. Licensees of both theatres have limited access to dressing rooms during simultaneous performances. In addition, SecondStage and ParkStage cannot be booked simultaneously due to their proximity to each other and the minimal acoustical separation between the two stages.

The project adds a green room, two dressing rooms, and two restrooms near SecondStage in order to host two simultaneous productions. ParkStage will also be expanded and screened from the existing delivery area. The grass berm would be modified to a more gradual slope for ParkStage patrons. The redwood trees will not be disturbed. The building addition is approximately 1,900 square feet and wraps around the back of the building where ParkStage and the services area are located (see Figure 1).

Figure 1: SecondStage Addition Floor Plan



The design was completed in 2010. The project was suspended until there was adequate funding for construction, which was provided in the Fiscal Year 2018-19 Capital Improvement Program (CIP). On February 12, 2019, the City approved a professional services agreement with HPS to update the project design to reflect updated needs and meet current codes.

ANALYSIS

One of the proposed project design changes is to expand the scope for the heating, ventilation, and air conditioning (HVAC) work for the project. Since the original design

was completed, updates to the seating arrangements in SecondStage have been identified, which will require relocating and adjusting HVAC elements. Although the seating work will be performed as a separate task under this project, staff proposes to add the HVAC modifications for the existing SecondStage to the current project for efficiencies in designing and constructing the HVAC improvements and eliminating additional disruption after the construction work is complete.

A second project design change is necessary for conformance with current requirements for the Americans with Disabilities Act (ADA). As part of the design services, the consulting team prepared an ADA assessment of the CPA and identified needed improvements based on the 2016 California Building Code and 2010 ADA Standards. The ADA modifications were not originally a part of HPS' scope of work. Additional design work is required to establish an accessible route from public transit and the sidewalk to the primary entrance; improve the restroom facilities; and improve accessible seating and the dispersion of such seating at the MainStage and SecondStage.

The work associated with the new design elements will require architectural, civil, structural, mechanical, and cost estimating services. The recommended amendment increases the HPS contract by \$45,000 for a total contract amount of \$265,000. This additional fee includes \$32,200 for the consultants' tasks and \$12,800 for any unforeseen services.

Upon execution of the amendment, the design work is scheduled to be completed by April 2020 with construction slated to start in fall 2020.

FISCAL IMPACT

Center for the Performing Arts SecondStage Addition, Project 19-52, has a total project funding of \$3,560,000 from the CIP Reserve. The project budget is adequate to fund the agreement amendment.

ALTERNATIVES

1. Do not approve the amendment.
2. Provide other direction to staff.

PUBLIC NOTICING – Agenda posting.

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FFF/TS/6/CAM
925-12-03-19CR
190675

cc: Mr. Kevin Davies, AIA, Principal
Hawley Peterson Snyder

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(19-52)