



DATE: June 25, 2019

CATEGORY: Consent

DEPT.: Public Works

TITLE: **Center for the Performing Arts (CPA)
MainStage Catwalk & Balcony Rail,
Project 18-40**

RECOMMENDATION

1. Appropriate and transfer \$701,000 from the Construction/Conveyance Tax Fund to the Center for the Performing Arts (CPA) MainStage Catwalk & Balcony Rail, Project 18-40, for a revised total project budget of \$765,000. (Five votes required)
2. Approve plans and specifications for CPA MainStage Catwalk & Balcony Rail, Project 18-40, and authorize staff to advertise the project for bids.
3. Authorize the City Manager to award a construction contract to the lowest responsible bidder if the low bid is within the project budget.

BACKGROUND

The CPA MainStage Catwalk & Balcony Rail Project was established to improve fall protection for theater workers and stagehands at the Center for the Performing Arts MainStage and ensure compliance with current Occupational Safety and Health Administration (OSHA) requirements.

When the project was first established as a capital improvement project and funding requested, the specific design and construction needs were not known. The budget was established to investigate strategies to install the required protection without compromising the appearance of the public space.

The City hired Biggs Cardosa Associates, Inc. Structural Engineers to provide structural engineering services for this and other improvements. There are some unique aspects to the project due to curvature of wall and location of the lighting.

The CPA has a separate project to install new sound and speaker systems in the theater. The speakers are very heavy and require the support of the theater walls. When

designing the speaker support system, the design engineers identified that the two movable splay walls (located along the very front of the stage on both sides) are not seismically supported and added weight to the stage and building supports. The splay walls are difficult to adjust, and theater users do not like the configuration with them in the closed position, so they have not been used for many years. Staff reached out to client organizations and found unanimous agreement that the splay walls are no longer needed, and they are proposed for removal with this project. The removal of the splay walls will eliminate the need for more expensive structural improvements to the theater walls.

Other work includes replacement of “light ladders” on the extreme sides of the audience chamber so that they will meet shock loading standards for installing fall arrest systems.

ANALYSIS

The proposed work includes installing new ladders, fall protection systems around the perimeter of the balcony and box rooms, addition of intermediate railings to existing hand railings, and removal of two moveable splay walls.

Due to the nature of the work affecting use of the theater for shows and rehearsals, the work can only be conducted from 12:00 midnight to 8:00 a.m. on most days. The project will require custom parts with long production times. The theater would also need to be cleaned and ready for use each morning after construction.

Plans and specifications are complete and ready for bidding. With the design completed and limited working schedules, a construction cost estimate was prepared. The recommended actions include an amendment of the project budget with an addition of \$701,000.

The estimated project cost is as follows:

Construction	
Construction	\$540,000
Contingency at 15%	81,000
Design and Inspection	
Consultant Services	20,000
Project Management	32,000
Construction Inspection and Testing	34,000
Miscellaneous	<u>11,300</u>
City Administration @ 6.5%	<u>46,700</u>
TOTAL PROJECT COSTS	<u>\$765,000</u>
PROJECT BUDGET	\$64,000
<u>PROJECT SHORTFALL</u>	<u>\$701,000</u>

In accordance with the requirements of the California Environmental Quality Act (CEQA), this project has been determined to be categorically exempt as it involves making minor alterations to existing facilities.

FISCAL IMPACT

The CPA MainStage Catwalk & Balcony Rail, Project 18-40, is currently funded with \$64,000 from the Construction/Conveyance Tax with the initial focus of developing feasible strategies to address the needed improvements. The recommended action would authorize the transfer of an additional \$701,000 from the Construction/Conveyance Tax Fund, providing a total funding of \$765,000 for the proposed improvements.

ALTERNATIVES

1. Postpone the project and build this project with the future SecondStage Addition project.
2. Provide other direction.

PUBLIC NOTICING – Agenda posting.

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