



**TO:** Board of Contracts and Awards  
**FROM:** Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer /*ckk*  
Sue O’Neill, Assistant Division Manager, Public Works  
**COPY:** City Council, City Manager, City Clerk, and  
Doreen Klaaskate, Finance/Purchasing  
**SUBJECT:** Increase Contract for Pantages Theater Seating, Contract No. 4600013293 -  
November 27, 2018  
**DATE:** November 9, 2018

**RECOMMENDATION SUMMARY:**

The Public Works Department requests approval to increase Contract No. 4600013293, with Irwin Seating Company, Grand Rapids, MI, by \$8,428.80, plus any applicable taxes, for additional chairs and seating fabric. This increase will bring the contract to a cumulative total of \$642,162.43.

**STRATEGIC POLICY PRIORITY:**

- Foster a vibrant and diverse economy with good jobs for all Tacoma residents.
- Encourage thriving residents with abundant opportunities for life-long learning.
- Cultivate a vibrant cultural sector that fosters a creative, cohesive community.
- Assure outstanding stewardship of the natural and built environment.

The Broadway Center for the Performing Arts (BCPA) operates the Pantages Theater for the City, pursuant to a Management Agreement, and makes the Pantages Theater available to various community performing arts groups in furtherance of the City's desire to provide a performing arts center for the benefit of the public.

**BACKGROUND:**

On May 8, 2018, the City Council adopted Resolution No. 40006 approving an agreement with BCPA for the Pantages restoration project (restoration project), and authorizing assumption and execution of design and construction agreements previously contracted by BCPA including a contract with John Korsmo Construction Inc for renovations and repairs to the Pantages Theater and Jones Building.

The City and BCPA are working together on renovations to the Pantages Theater to maintain and restore the historic interior and other areas within the facility including seats, lighting, and skylights. The restoration project will provide functional upgrades to the Pantages Theater that will enhance operations, long-range marketability of the facility, and patrons’ experience. The theater was last updated in 1982. There is significant paint deterioration, worn seating, ornamental plaster requiring reinforcement, and a historic skylight requiring stabilization. Lighting levels also need to be increased significantly to meet current code requirements.

BCPA presented the restoration project and materials selections including seating to the Landmarks Preservation Commission on February 14, 2018. The Landmarks Preservation Commission approved the interior restoration/rehabilitation work including the new seating.



On June 19, 2018, the City Council adopted Resolution No. 40033 approving a contract award to Irwin Seating Company. Subsequently, as the floor layout evolved during renovation, space was found for an additional ten seats. Because maximizing seating is one of the goals of the renovation, it is important to use the available space to increase seating.

ISSUE: The contract increase will provide for the purchase and installation of additional seating and fabric with a historic look best suited for the Pantages Theater as selected and approved by the Landmarks Preservation Commission.

**ALTERNATIVES:**

BCPA identified Irwin Seating Company as the only provider of the specified historic seating. The alternative would be to proceed with a seating vendor that is not capable of manufacturing seats meeting the requirements of the Landmarks Preservation Commission.

**COMPETITIVE ANALYSIS:**

The Pantages Theater is a registered historic landmark. As such, the Landmarks Preservation Commission has sole approval over building renovations and materials used making the restoration project not practicable to bid. BCPA presented the restoration project and materials selections including seating to the Landmarks Preservation Commission on February 14, 2018.

The Landmarks Preservation Commission approved the interior restoration/rehabilitation work including the new seating. One vendor with the ability to supply the seating was identified. Irwin Seating Company is the only provider of historic seating. Irwin Seating Company has been manufacturing seating for over 100 years and has the original molds for the historic seats’ end caps.

CONTRACT HISTORY: This contract was originally awarded to Irwin Seating Company as a result of a not practicable to bid waiver in May 2018, and adopted by the City Council by Resolution No. 40033 on June 19, 2018.

SBE/LEAP COMPLIANCE: Not applicable.

**FISCAL IMPACT:**

**EXPENDITURES:**

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 4190 – TVE Theaters Maintenance	829900	5600000	\$8,428.80
<b>TOTAL</b>			<b>\$8,428.80</b>



**REVENUES:**

<b>FUNDING SOURCE</b>	<b>COST OBJECT (CC/WBS/ORDER)</b>	<b>COST ELEMENT</b>	<b>TOTAL AMOUNT</b>
Fund 3210 – REET 1 Real Estate Excise Tax	814001	4317300	\$8,428.80
<b>TOTAL</b>			<b>\$8,428.80</b>

**FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$8,428.80**

**ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? Yes**

**IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED. N/A**