



TO: Elizabeth A. Pauli, City Manager
FROM: Chris E. Larson, P.E., Engineering Division Manager, Public Works
Kurtis D. Kingsolver, P.E., Public Works Director/City Engineer *KDK*
COPY: City Council and City Clerk
SUBJECT: Resolution – Approving a Restoration Project Agreement with the BCPA for Pantages Theater Restoration and Authorizing Assumption and Execution of Design and Construction Agreements – May 8, 2018
DATE: April 30, 2018

SUMMARY:

A resolution authorizing a Restoration Project Agreement with the Broadway Center for the Performing Arts, for restoration of the Pantages Theater; and authorizing assumption and execution of design and construction agreements previously contracted by the Broadway Center for the Performing Arts, including a contract with John Korsmo Construction, Inc., DBA Korsmo Construction, Tacoma, WA, for first phase construction with a guaranteed maximum price of \$4,231,768, including Washington State sales tax, for renovations and repairs to the Pantages Theater and the Jones Building.

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:

As operator of the Pantages Theater, the BCPA has identified certain necessary work to maintain and restore the historic interior and other areas within the facility including seats, lighting, and skylights (the Restoration). The Pantages Theater has not been updated since 1982 and there is significant paint deterioration, worn out seating, ornamental plaster requiring reinforcement, and a historic skylight requiring stabilization. Lighting levels also need to be increased significantly to meet current code requirements.

The Restoration will provide functional upgrades to the Pantages Theater that will enhance operations, long-range marketability of the facility, and patrons' experience. The City has previously budgeted funds to pay for a portion of the Restoration and the BCPA is conducting a donor campaign to raise private funds for the Restoration. In order to secure the participation of such donors, the BCPA desires involvement in design decisions relative to layout, level of finish, and donor recognition with respect to the Restoration.

Pursuant to its authority under the Management Agreement, the BCPA competitively selected a design firm and contractor to carry out the Restoration, and entered into design and preconstruction services agreements. The City and the BCPA have identified a portion of the Restoration work that should proceed as a first phase utilizing various funding sources including funds previously budgeted by the City, grants received from the State and other sources. Future phases are to be funded by other sources, including



private funds raised by the BCPA. The BCPA agrees that, as the owner of the facility, the City will be the entity that contracts with the contractor to manage the work for the Restoration of the Pantages Theater.

In order to effectuate the City's ability to manage the Restoration, the BCPA agrees to assign its design and construction agreements to the City. The Agreement defines the City and the BCPA's roles in the initial and future design and construction process for the Restoration.

ISSUE:

It is in the interests of the City to assume control of the Restoration project as the initial phase is primarily City-funded and the building is City-owned.

ALTERNATIVES:

The City Council could choose not to approve the Agreement. This would result in a delay of the Restoration.

RECOMMENDATION:

The Public Works Department recommends the Council authorize a Restoration Project Agreement with the Broadway Center for the Performing Arts, for restoration of the Pantages Theater; and an assumption and execution of design and construction agreements previously contracted by the Broadway Center for the Performing Arts, including a contract with John Korsmo Construction, Inc., DBA Korsmo Construction, for first phase construction with a guaranteed maximum price of \$4,231,768, including Washington State sales tax, for renovations and repairs to the Pantages Theater and the Jones Building.

FISCAL IMPACT:

EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Fund 4190 – TVE Theaters Maintenance	829900	5600000	\$4,231,768
TOTAL			\$4,231,768

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
Department of Commerce Grant	829900		\$970,000
Fund 3210 – REET 1	814001	4317300	\$1,808,768
General Fund	653000	Various	\$1,453,000
TOTAL			\$4,231,768

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$4,231,768

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? City funding for this first phase construction was previously budgeted in the 2017-2018 biennial budget.

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