


CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE March 20, 2012	AGENDA ITEM NUMBER
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TO: Chair Melton and Board Members

FROM: Jim Hossley, Public Works & Development Director 

Through: Rodger Craddock, City Manager 

ISSUE: Consideration to Approve – Award of Construction Contract for the Dolphin Theater Restrooms

BACKGROUND:

The City of Coos Bay recently solicited a request for bids to demolish and renovate existing restroom facilities at the Dolphin Theater at 580 Newmark Avenue. The goal of this remodel project is for the restroom facilities to meet the Oregon Structural Specialty Code. The work involves removal of existing building material in the existing restrooms as well as renovation which includes framing, finish carpentry, concrete work, utilities (water, electric, and sewer).

ADVANTAGES:

This project will allow an otherwise derelict building to be used for performing arts activities. The Dolphin Theater has the potential to enhance the economic and cultural vitality of the community.

DISADVANTAGES:

Other than cost, none

BUDGET IMPLICATIONS:

The Urban Renewal Agency previously committed \$100,000 toward the Dolphin Theater improvement project. The bids for the restroom demolition and renovation came in as follows:

Bidder	Bid Amount
Shane Thurston Construction	\$67,396
Stumbo Construction	\$73,590
Davidson Builders Inc.	\$74,754
Scott Partney Construction	\$77,890
Jerry Fedler Construction Inc.	\$88,333
Blue Earth Federal	\$88,813
Tom E. Gayeski Construction Inc.	\$92,600
Taylor Site Development Inc.	\$93,467
Ron Kaufmann Builders	\$96,500

RECOMENDATION:

If it pleases the Agency, City staff recommends the Agency award the contract to demolish and

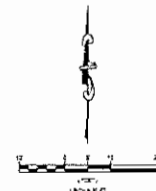
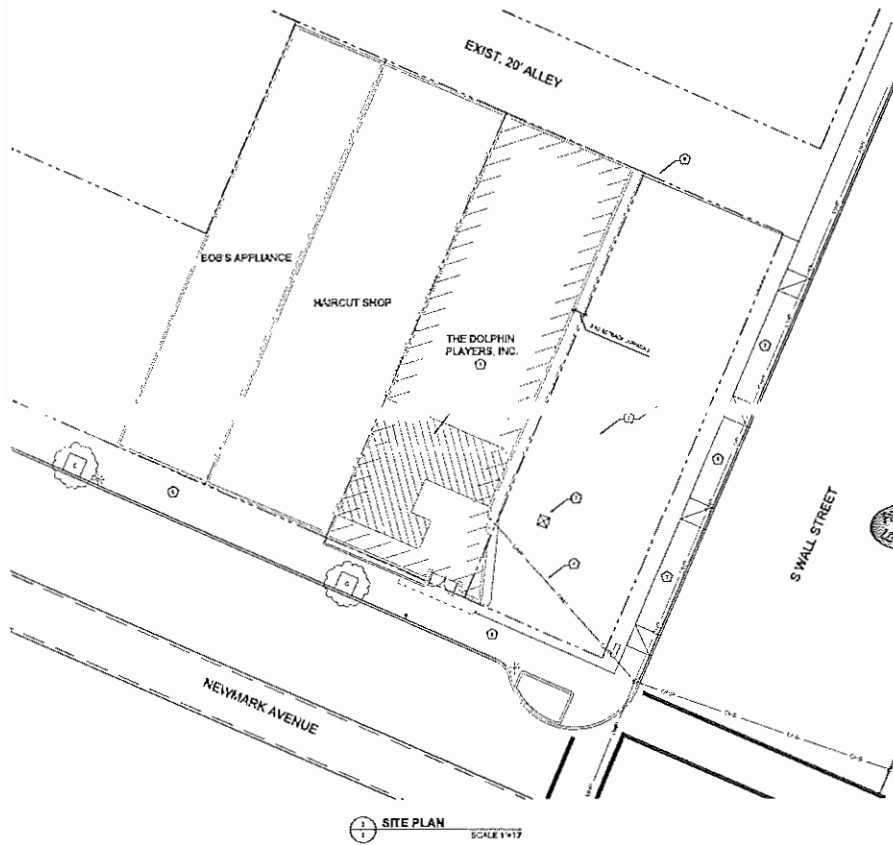
renovate the Dolphin Theater restrooms to Shane Thurston Construction for \$67,396 and authorize the City Manager to execute the contract on behalf of the Urban Renewal Agency.

ATTACHMENTS:

Dolphin Theater Remodel Plans

DOLPHIN THEATRE RESTROOM REMODEL

580 NEWMARK AVE, COOS BAY, OREGON

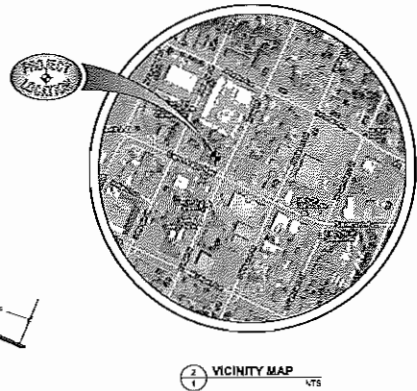


KEYED NOTES

- 1 EXISTING RESTROOM TO BE REMODEL
- 2 EXISTING RESTROOM TO BE DEMOLISHED
- 3 EXISTING RESTROOM TO BE DEMOLISHED
- 4 EXISTING RESTROOM TO BE DEMOLISHED
- 5 EXISTING RESTROOM TO BE DEMOLISHED
- 6 EXISTING RESTROOM TO BE DEMOLISHED
- 7 EXISTING RESTROOM TO BE DEMOLISHED
- 8 EXISTING RESTROOM TO BE DEMOLISHED
- 9 EXISTING RESTROOM TO BE DEMOLISHED
- 10 EXISTING RESTROOM TO BE DEMOLISHED

GENERAL INFORMATION

PROJECT NO. 2014-001
 DATE: 08/15/14
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT LOCATION: 580 NEWMARK AVE, COOS BAY, OR
 PROJECT OWNER: THE DOLPHIN PLAYERS, INC.
 PROJECT ARCHITECT: ZCS ARCHITECTURE



CITY OF COOS BAY	
DOLPHIN THEATRE	
RESTROOM RENOVATION	
580 NEWMARK AVE, COOS BAY, OR	
DATE:	08/15/14
DRAWN BY:	J. HARRIS
CHECKED BY:	J. HARRIS
PROJECT NO.:	2014-001
COVER SHEET & SITE PLAN	
1 of 5	

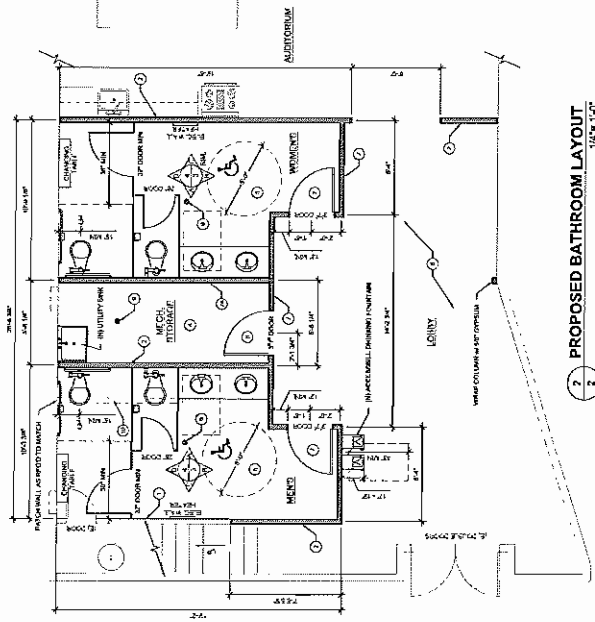
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CITY OF COOS BAY
 DOLPHIN THEATRE
 RESTROOM RENOVATION
 580 NEWMARK AVE, COOS BAY, OR

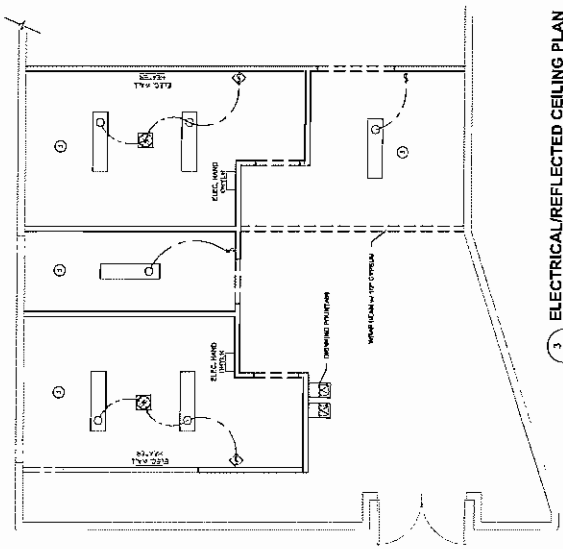
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 ARCHITECTS
 1000 1/2 AVENUE
 ASTORIA, OR 97103
 PHONE: 325-1111
 FAX: 325-1112
 PROJECT NO. 14-015-1
 SHEET NO. 2015



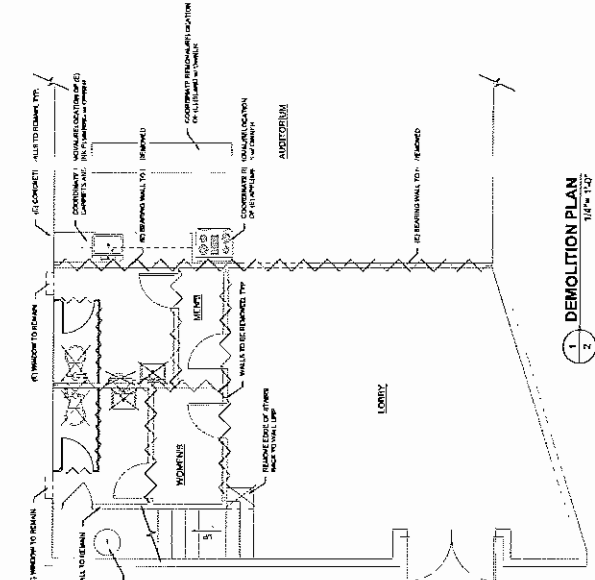
DEMO AND PROPOSED
 RESTROOM PLANS
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2 PROPOSED BATHROOM LAYOUT
 1/4" = 1'-0"



3 ELECTRICAL REFLECTED CEILING PLAN
 1/4" = 1'-0"



1 DEMOLITION PLAN
 1/4" = 1'-0"

KEYED NOTES:

1. REMOVE ALL CONCRETE ON EXTERIOR WALLS IN RESTROOMS.
2. REMOVE ALL CONCRETE ON EXTERIOR WALLS IN LOBBY.
3. REMOVE ALL CONCRETE ON EXTERIOR WALLS IN AUDITORIUM.
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GENERAL INFORMATION:

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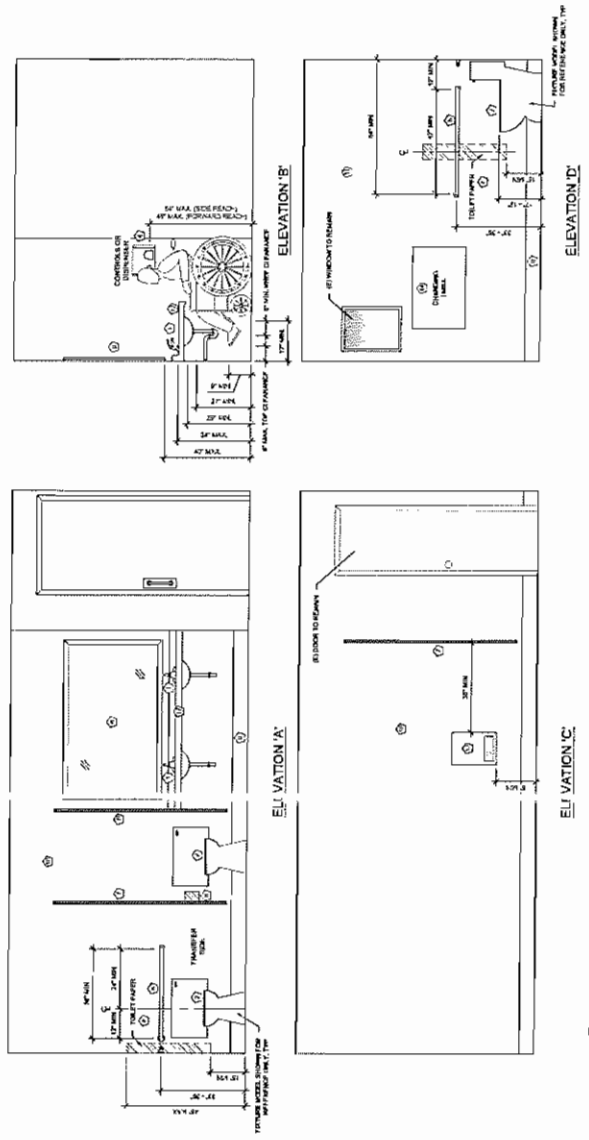
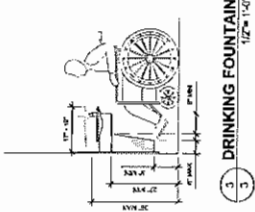
SCHEME INCLUDES:

- 1. DEMOLITION PLAN
- 2. PROPOSED BATHROOM LAYOUT
- 3. ELECTRICAL REFLECTED CEILING PLAN

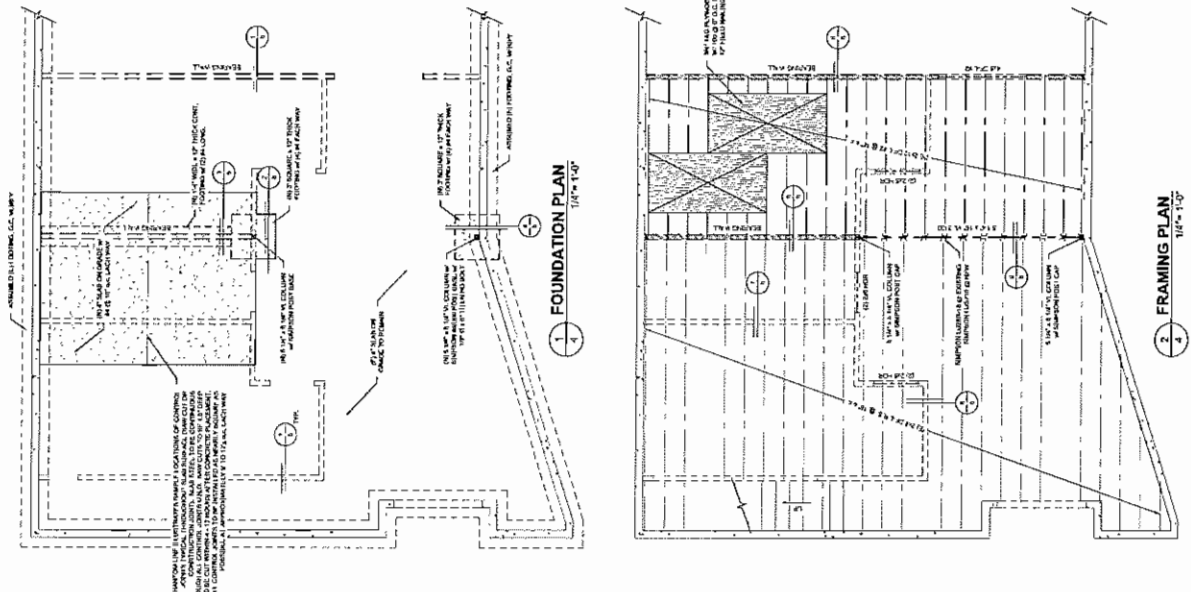
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- GENERAL ELEVATION NOTES:**
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4 RESTROOM UPGRADES - ELEVATIONS
 3 MIRRORS @ S.M.
 1/2" = 1'-0"



PERSONAL COMMENTS:

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CONCRETE NOTES:

1. STRUCTURAL CALCULATIONS AND SIZES SHALL BE BASED ON THE FOLLOWING: (SEE SPECIFICATIONS FOR DETAILS)
2. CONCRETE SHALL BE PLACED IN PLACE.
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STEEL NOTES:

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10. STRUCTURAL STEEL SHALL BE PLACED IN PLACE.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	CU YD	100	100
2	STEEL	50	LB	50	50
3	FORMWORK	200	SQ YD	200	200
4	REINFORCEMENT	100	LB	100	100
5	PAINT	50	GAL	50	50
6	LABOR	100	HOUR	100	100
7	PERMITS	1	ITEM	100	100
8	INSURANCE	1	ITEM	100	100
9	UTILITIES	1	ITEM	100	100
10	TESTING	1	ITEM	100	100
11	DEMOLITION	1	ITEM	100	100
12	FOUNDATION	1	ITEM	100	100
13	FRAMING	1	ITEM	100	100
14	MECHANICAL	1	ITEM	100	100
15	ELECTRICAL	1	ITEM	100	100
16	PLUMBING	1	ITEM	100	100
17	FINISHES	1	ITEM	100	100
18	LANDSCAPE	1	ITEM	100	100
19	CONTINGENCY	1	ITEM	100	100
20	TOTAL				2000

PROJECT STRUCTURAL NOTES (Coos Bay, Oregon)

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT AGENCIES.
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GENERAL NOTES:

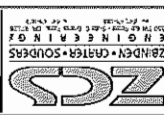
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FOUNDATION AND FRAMING NOTES:

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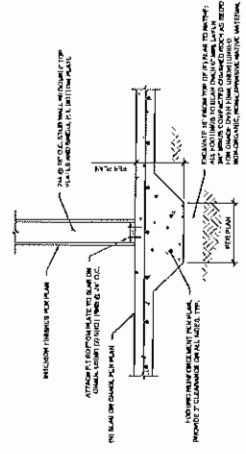
NO.	REV.	DATE	DESCRIPTION
1	1	11/11/11	ISSUED FOR PERMITS
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3	1	11/11/11	ISSUED FOR PERMITS
4	1	11/11/11	ISSUED FOR PERMITS
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CITY OF COOS BAY
 DOLPHIN THEATRE
 RESTROOM RENOVATION
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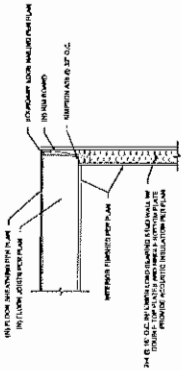


PROJECT NO.	11-1111
DATE	11/11/11
DESIGNED BY	DA
CHECKED BY	DA
DATE	11/11/11

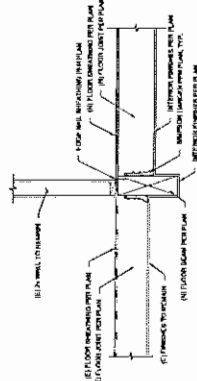
DETAILS
 5 of 5



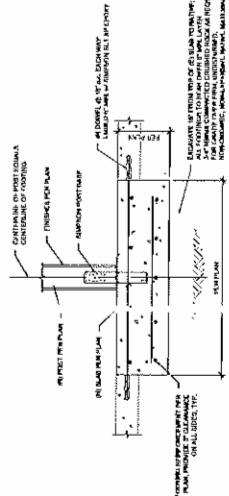
3 TYP. INT. CONT. FOOTING
 3/4" x 1'-0"



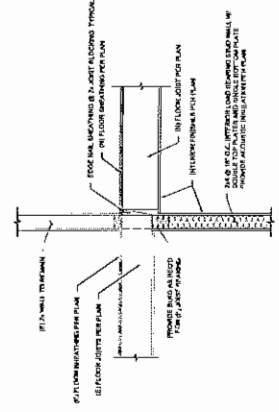
5 TYP. INTERIOR BEARING WALL
 3/4" x 1'-0"



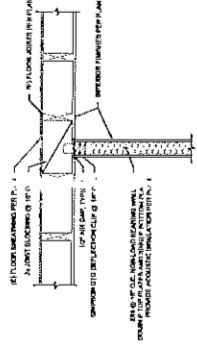
9 FLOOR JOIST TO FLOOR BEAM
 3/4" x 1'-0"



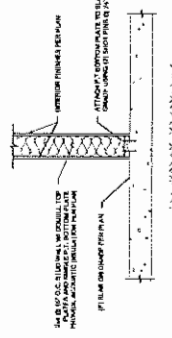
2 TYP. INT. THICKENED SPREAD FOOTING
 3/4" x 1'-0"



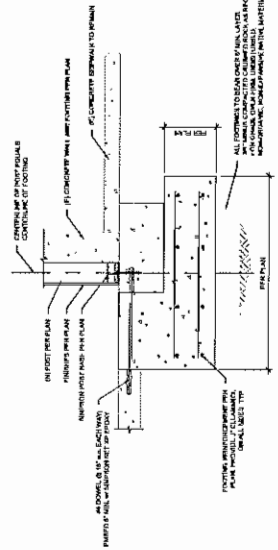
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 3/4" x 1'-0"



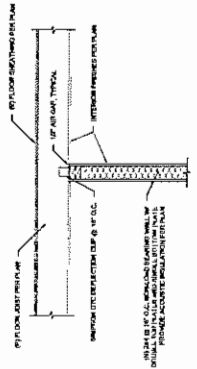
9 FLOOR JOIST PARAL. TO PARTITION
 3/4" x 1'-0"



1 TYP. INT. WALL TO SLAB
 3/4" x 1'-0"



4 TYP. INT. THICKENED SPREAD FOOTING
 3/4" x 1'-0"



7 FLOOR JOIST PERP. TO PARTITION
 3/4" x 1'-0"