

CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
October 16, 2012	

TO: Chair Melton and Board Members

FROM: Jennifer Wirsing, Engineering Service Coordinator

Through: Rodger Craddock, City Manager
Jim Hossley, Public Works and Development Director *JH*

ISSUE: Consideration of Approval to Award the Contract for Preparation of Seismic Upgrade Plans and Specifications for the Egyptian Theatre to KPFF Consulting Engineers

BACKGROUND:

The City of Coos Bay Urban Renewal Agency (URA) owns the Egyptian Theatre which is listed on the National Register of Historic Places. The theatre opened for motion picture use in 1925 and remains one of the best examples of its type in the Western United States. In December 2010, ZCS Engineers performed an in-depth facilities evaluation of the Egyptian Theatre for the purpose of identifying building improvement needs and creating a facilities improvement plan. ZCS presented the findings of the evaluation in the report titled *Facilities Improvement Evaluation Report* dated December 2010. The evaluation effort identified significant structural problems which resulted in the closing of the theatre as required by the building codes.

In order to correct the structural deficiencies, bring the building up to current structural standards, and repair other issues (electrical, plumbing, etc.) identified in the ZCS report, it is estimated that the renovation will cost approximately \$3.7 million over the course of two phases. It is important to note that this estimate of work would entail a seismic upgrade that meets current seismic standards. The purpose of upgrading the structure to current seismic standards and strengthen the structure to resist future design seismic events is to minimize and avoid catastrophic building failure and loss of life.

In December 2011, the URA hired George Kramer to assist and advise the URA with its restoration efforts of the Egyptian Theatre. Mr. Kramer has 30 years of experience in historic preservation, and he has helped restore theaters in Oregon and northern California. After reviewing the ZCS's Facilities Improvement Evaluation Report and examining the Egyptian Theatre, Mr. Kramer suggested hiring another structural engineering firm with experience in historic building restorations to review and evaluate ZCS's report and the conditions of the theatre for the purpose of exploring alternative approaches and more cost effective measures, to address the identified structural deficiencies.

In July 2012, the URA contracted with KPFF Consulting Engineers to review the ZCS report, assess the building, and provide recommendations for upgrade that will remove the dangerous building designation and provide for an ADA accessible restroom. Engineers from KPFF have completed their assessment. At this time, KPFF has reviewed the ZCS report, assessed the building, coordinated with the City's Building Official, and provided recommendations for

upgrades that will remove the dangerous building designation. Important to note is that KPFF's letter stated that in general they agree with the findings in the ZCS report. The report identifies that "[full] seismic upgrade work is typically only required by the Oregon Structural Specialty Code (OSSC) and municipal codes if a change in occupancy or an increase in structural demand occurs due to an alteration. Based on this information, the theatre would not require a [full] mandatory seismic upgrade as part of the currently recommended modifications." The improvements recommended and listed in the KPFF report will cost approximately \$500,000 to \$550,000 and include some voluntary seismic upgrades, an ADA restroom, and egress lighting.

On August 21, 2012, the URA provided staff with direction to start negotiations with KPFF to create final design plans and specifications to perform seismic upgrades to the building to prevent collapse during a design seismic event. This will entail mitigating the structural deficiencies and adding seismic reinforcement where necessary. Additionally, the scope of work will include voluntary seismic upgrades where economically feasible. As noted by ZCS and confirmed by George Kramer, since the theatre is not changing occupancy nor is it changing an increase in structural demand, a full seismic upgrade in compliance with the Oregon Structural Specialty Code (OSSC) and Municipal Code is not required. However, while this upgrade would protect the occupants within the building during a design seismic event, it is very likely that the building will sustain significant structural damage.

ADVANTAGES

If KPFF proceeds forward with the preparation of seismic plans and specifications, it will allow the theatre to open its doors and start generating revenue. The upgrade will satisfy minimum seismic standards and protect occupants during a design seismic event. Also, where economically feasible, voluntary seismic upgrades that exceed minimum standards will be constructed. The seismic upgrade approach identified by KPFF will cost approximately \$500,000 to \$550,000 (voluntary upgrades may increase this base cost) as opposed to \$3.7 million. Finally, upon completion of the project, the Dangerous Building designation will be removed.

DISADVANTAGES:

By not doing the full seismic upgrade this project may not qualify for state or federal assistance. However, the grant writer feels confident that if the construction costs remain below \$750,000 that this project can be funded privately. Also, the scope of work does not include upgrade of electrical, plumbing, equipment, snack bar, etc. Additionally, scope of work does not include ADA restroom, egress lighting, and additional geotechnical investigations. In the case of a design seismic event, while this structure is designed to prevent collapse and protect the patrons inside, there may be significant damage and thus cause the building to be unsafe/dangerous.

BUDGET:

If the URA decides to proceed forward with KPFF preparing plans and specifications, the funds will be obtained from the Downtown Capitol Projects Fund (57-940-530-3133) and billed at time and materials not to exceed, \$30,501.25. This scope of work and budget also includes construction support coordination. In addition to this scope, there is minor geotechnical work

that must be performed to complete design. The work is anticipated to cost approximately \$5,000. Plans for an ADA bathroom and egress lighting must also be prepared, and this is estimated to cost an additional \$7,500. Once construction commences, special inspections shall be required. This must be performed by a licensed structural engineer, and this is anticipated to cost an additional \$6,500.

RECOMMENDATION:

If it pleases the Council, approve the award of the contract for preparation of seismic upgrade plans and specifications for the Egyptian Theatre to KPFF Consulting Engineers for a not to exceed cost of \$30,501.25 and approve the expenditure of an additional \$19,000 for professional services including geotechnical work, restroom/lighting plans, and special inspections.