


CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
April 19, 2016	

TO: Chair Jennifer Groth and Board Members

FROM: Jim Hossley, Public Works Director 

THROUGH: Rodger Craddock, City Manager

ISSUE: Additional Funding for the Dolphin Theater Façade and Award of Contract for the Façade Improvement Project

BACKGROUND:

At the January 5, 2016 meeting, the Urban Renewal Agency reviewed a façade grant application from the Dolphin Players to make improvements to Dolphin Theater. The Dolphin Players intend to enhance the visual appeal of the building, and they are proposing façade improvements to the south and east elevations of the existing structure. Proposed improvements: the existing metal siding and canopy; refinish/repair and paint the concrete shell; construct a new cornice, base plinth and pilaster; replace windows on south elevation with vinyl windows with the same mullion grid pattern as existing; and construct a new internally illuminated marquee over south entrance with lighting in the soffit to light the sidewalk/entrance. The project also includes creating areas on the east elevation for community murals.

It was reported to the Agency on January 5, 2016 that The Dolphin Players have secured the following bids:

- Tom Gayeski Construction Inc. - \$97,200
- Welborne & Sons Inc. - \$122,970
- Scott Partney Construction, Inc. - \$125,892

The Agency approved the proposed façade project as an Agency project to include providing project management and funding for the project not to exceed the \$97,200 project bid. The Agency also approved increasing the security interest on the property to include the amount spent on the 2011 project and this newest proposed project.

Once the project plans and bid document were passed to Public Works staff it was discovered that the low bid amount was actually \$102,800. In addition, it was learned that the cost for hazard material investigation and abatement, building permits, and contingency were not included in any of the contractor bids. The building code requires that building plans for the types of façade improvements being proposed be prepared and stamped by a licensed engineer or architect. City staff contracted with a structural engineering firm to revise the plans as necessary and stamp them. The engineer made a slight material revision to the plan that was originally put out to bid by the Dolphin Players. This material revision added slightly to the cost of the project. In addition, as the bids were received back in early fall 2015; once the stamp

plans were completed, material costs had escalated since the original bids were let. The material revision together with the material cost escalation resulted in an 8% construction cost increase over the contractor's original \$102,800 bid. Per the City's procurement rules, changes of less than 10% are permissible without having to rebid.

Staff met with Alice Carlson, representing the Dolphin Players, regarding the total project costs and cost sharing. The total cost (see attached spreadsheet) is \$130,438 including engineering plans, permits, hazardous material investigation and abatement, and contingency. The Dolphin Players agreed to fund the cost of the engineered stamp plans, the hazardous material investigation and abatement, building permits, and the contingency. Their total share would be up to \$19,900. The URA's share would be \$110,538. The security interest in the Trust Agreement with the Dolphin Players will need to be revised to reflect these new cost allocations.

ADVANTAGES:

The proposed project meets with the overall goal of the Empire Urban Renewal Plan (Plan) "...provide for a more attractive living, working and shopping environment in the Empire District commercial area..." and the Plan's primary objective "...to improve the function, condition and *appearance* [emphasis added] of the Urban Renewal Area...".

DISADVANTAGES:

Fully funding this project will exceed the budget amount the Agency has to fund façade grants in the Empire District for the current budget year. The Agency has not received any other façade grant applications nor had any serious inquiries at this time.

BUDGET IMPLICATIONS:

The total project cost estimate is \$130,428. The contractor's construction cost, which is the URA's share, is \$110,538. The Dolphin Player's estimated cost share is \$19,900, including up to \$5,000 for construction contingency. The attached spreadsheet provides more details for the total cost estimate. The URA's cost share is an increase of \$13,338 over the \$97,200 approved in January. There is approximately \$90,000 in the Empire Urban Renewal District / Façade Improvement Grant #58-945-520-2415. Should the URA approve the additional funding, the additional funds will come from the Empire Urban Renewal District / Contractual budget line #58-945-520-2108.

ACTION REQUESTED:

If it pleases the Agency, approve an additional \$13,338 for the Agency managed Dolphin Theatre Façade Project and Award a contract with Tom Gayeski Construction, Incorporated for an amount not to exceed \$115,538, which includes a \$5,000 contingency, subsequent to an agreement with the Dolphin Players for an increased security interest on the property deed.

ATTACHMENTS:

Cost estimate spreadsheet
January 5, 2016 Staff Report for the Dolphin Theater Façade Improvement Project

DOLPHIN THEATER PROJECT
BUDGET 2016

Date: March 23, 2016

Contractor	Material	Quantity	Unit	Cost
Tom Gayewski Construction				
Base Bid (Revised)				\$ 73,888
Alternate #2 Bid (Revised)				\$ 36,650
ZCS Engineering (Stamp Set)				\$ 3,500
Permits				\$ 1,400
Hazardous Material Abatement				\$ 10,000
Sub-Total				\$ 125,438
Contingency				\$ 5,000
Total Project Cost				\$ 130,438
URA Approved Funding				\$ 97,200
Unbudgeted Amount				\$ 33,238

CITY OF COOS BAY URBAN RENEWAL AGENCY
Agenda Staff Report

MEETING DATE January 5, 2016	AGENDA ITEM NUMBER
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TO: Chair Jennifer Groth and Board Members

FROM: Eric Day, Community Development Director
Debbie Erler, Planner

Through: Rodger Craddock, Agency Manager

ISSUE: Consideration of a Dolphin Theatre Façade Improvement Project

BACKGROUND

In 2011, the Dolphin Players purchased the building known as the Sunset Theater/Scottish Rite building in the Empire Business District. Their vision was to create an arts center which could host a variety of cultural activities including musical performances, art exhibits, lectures, classes, and of course theatrical productions. They also envision it as a space which could be rented for events such as small wedding receptions, family gatherings, and community meetings. In 2011, the URA entered into an agreement (attached) with the Dolphin Players where the URA provided \$100,000 and project management for some required interior renovations. In return, the Dolphin Players agreed to allow the facility to be used as a community meeting place, free of charge at a minimum of once a month and placed security interest in the property should the building be sold at later time. Since the Dolphin Players reopened the building, it has become a community meeting place and event center for other community groups like the Community Coalition of Empire, the Unitarian Universalist Association, the Sweet Adeline's (Sea Breeze Harmony), and the Empire Boat Building Center. In addition, the Oregon Coast Music Association has held concerts and small musical events; the City of Coos Bay has held public meetings; the League of Women Voters held presentations of a play about voting; and the Human Rights Coalition of Coos County staged a reading of a play. This is of course in addition to the many theatrical performances which have taken place there over the past few years.

The Dolphin Players are interested in enhancing the visual appeal of the building, and they are proposing façade improvements to the south and east elevations of the existing structure. Proposed improvements: the existing metal siding and canopy; refinish/repair and paint the concrete shell; construct a new cornice, base plinth and pilaster; replace windows on south elevation with vinyl windows with the same mullion grid pattern as existing; and construct a new internally illuminated marquee over south entrance with lighting in the soffit to light the sidewalk/entrance. The project also includes creating areas on the east elevation for community murals.

The proposed color scheme includes shade of "Blue" on the south and east elevations. The front portion of building (south elevation) and a band near the top of both elevations will be "Down Pour" (SW 6516); The rear of the building (abutting the parking lot and North Wall Street) will be painted "Leisure Blue" (SW 6515); the top band on both the south and west elevations would be "Take Five" (SW 6513); and the band at the bottom of both elevations would be "Regatta" (SW 6517).

The Dolphin Players have secured the following bids:

- Tom Gayeski Construction Inc. - \$97,200
- Welborne & Sons Inc. - \$122,970
- Scott Partney Construction, Inc. - \$125,892

The property is located in the Empire Waterfront Settlement Design Review area; therefore, approval of an Architectural Design Review application was also required. The Design Assistance Team (DAT) met on May 4, 2015 and reviewed the proposed façade improvements. They recommended the project be approved as submitted. The Planning Commission reviewed the application on May 12, 2015, and they approved the proposed improvement as submitted.

Staff is proposing the Agency consider making the proposed façade project an Agency project which would include providing project management funding of the project not to exceed the \$97,200 project bid. Staff suggests increasing the security interest on the property to include the amount spent on the 2011 project and the proposed project.

Building History:

The structure was built in 1940, and it is a partial two-story structure building. It was originally constructed as a theater. The building was also used as the Scottish Rite Temple. The original exterior finish was stucco over concrete. The design of the building was loosely based on early modern and industrial styles of Europe. The use changed to the Sunset Theatre around 1949. The building had been vacant and unused for many years, until the Dolphin Theatre Association purchased the building in June of 2011.

Brief Organizational History:

The Dolphin Players were organized in 1979, and they were the original nonprofit theater group at the On Broadway Theater in Coos Bay. They received our 501(c) (3) status from the IRS in 1985, and they are registered with the state of Oregon as a nonprofit corporation and charitable organization. The current board consists of Joy McCarthy, President; Barbara Booth Nixon, Vice President; Bobbi Wilson, Secretary; Amanda McCarthy, Treasurer; Alice Carlson, Managing Director; and board members at large George Nixon, Phyllis Love, Levi Goodman, Doc Faulkenburg, Allison Lyons, and Jim Thornton.

The organization started out in the On Broadway Theater. In 1987, they moved from the On Broadway Theater to the Old City Hall where they operated until the business was sold. They then produced in a variety of venues including the Coos Art Museum, the Coos Bay and North Bend libraries, the Coos Bay Methodist Church, Little Theater on the Bay, and various buildings at Southwestern Oregon Community College. They partnered for a few years with the Marshfield Drama Lab; and prior to purchase of the Sunset Theater, they were housed at the Hales Center for the Performing Arts at Southwestern.

ADVANTAGE

The proposed project meets with the overall goal of the Empire Urban Renewal Plan (Plan) "...provide for a more attractive living, working and shopping environment in the Empire District commercial area..." and the Plan's primary objective "...to improve the function, condition and

appearance [emphasis added] of the Urban Renewal Area...”.

DISADVANTAGE

Fully funding this project will limit the Agency’s ability to fund façade grants in the Empire District for the remainder of the current budget year. The Agency has not received any façade grant applications nor had any serious inquiries at this time.

BUDGET IMPLICATIONS

Funding for the proposed program would be from the Empire Urban Renewal District / Façade Improvement Grant #58-945-520-2415. Funding for the Empire Urban Renewal Façade Improvement Program for the fiscal year 2015-2016 is \$100,000.

ACTION REQUESTED

If it pleases the Agency, approve the Agency managed Dolphin Theatre Façade Project for an amount not exceed \$97,200 subsequent to an agreement with the Dolphin Players for an increased security interest on the property deed.

Attachments: Submitted drawings and current agreement.

Sunset Theatre
580 Newmark Avenue, Empire Oregon



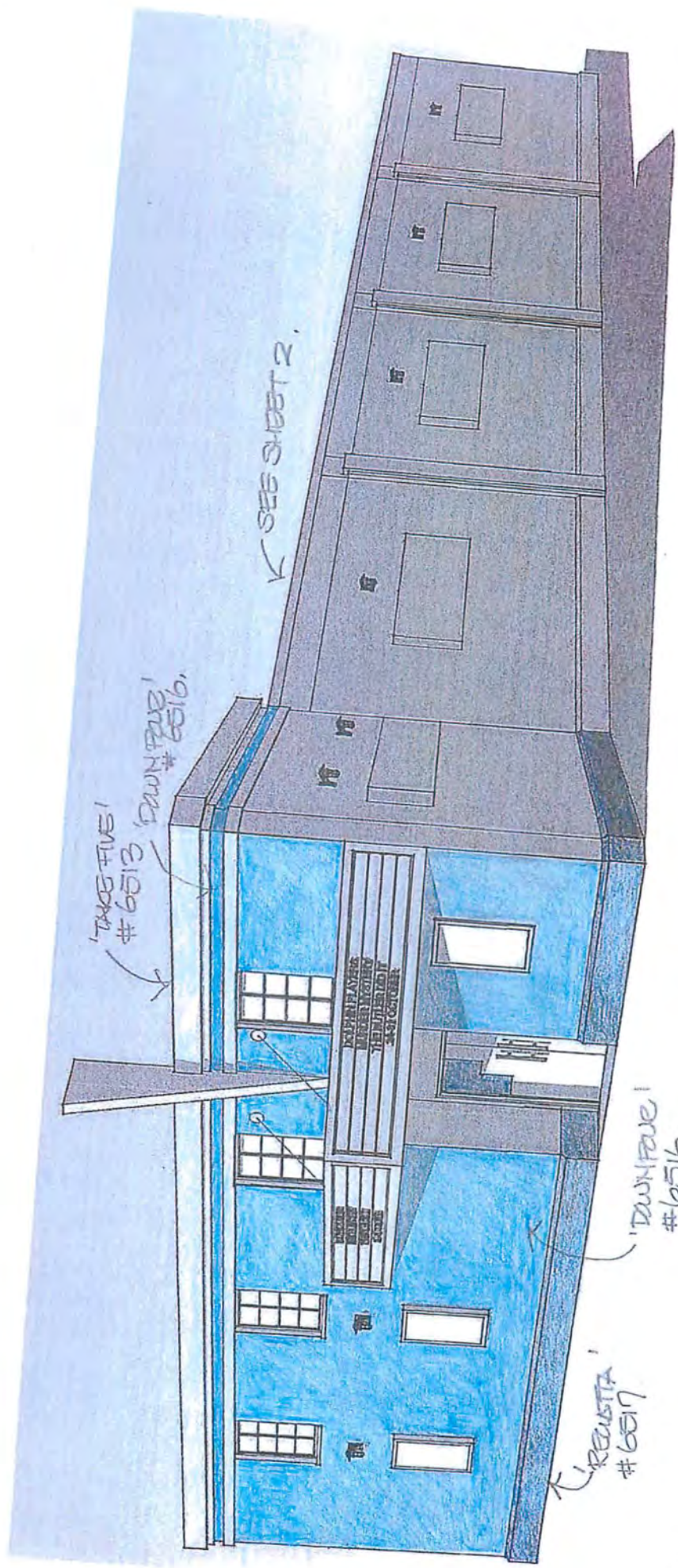
Taken around 1949-1952. Photo provided by the Coos Historic and Maritime Museum.

Dolphin Players Theatre Project
580 Newmark Avenue

June 2011

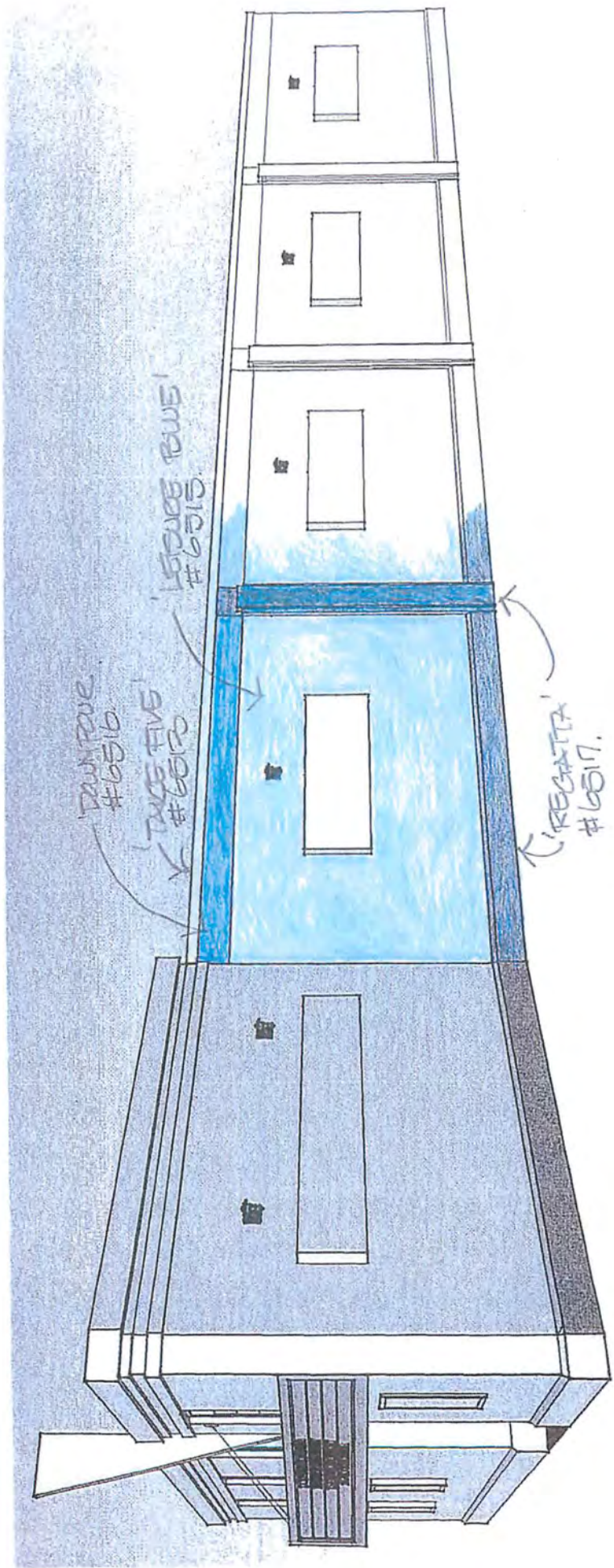


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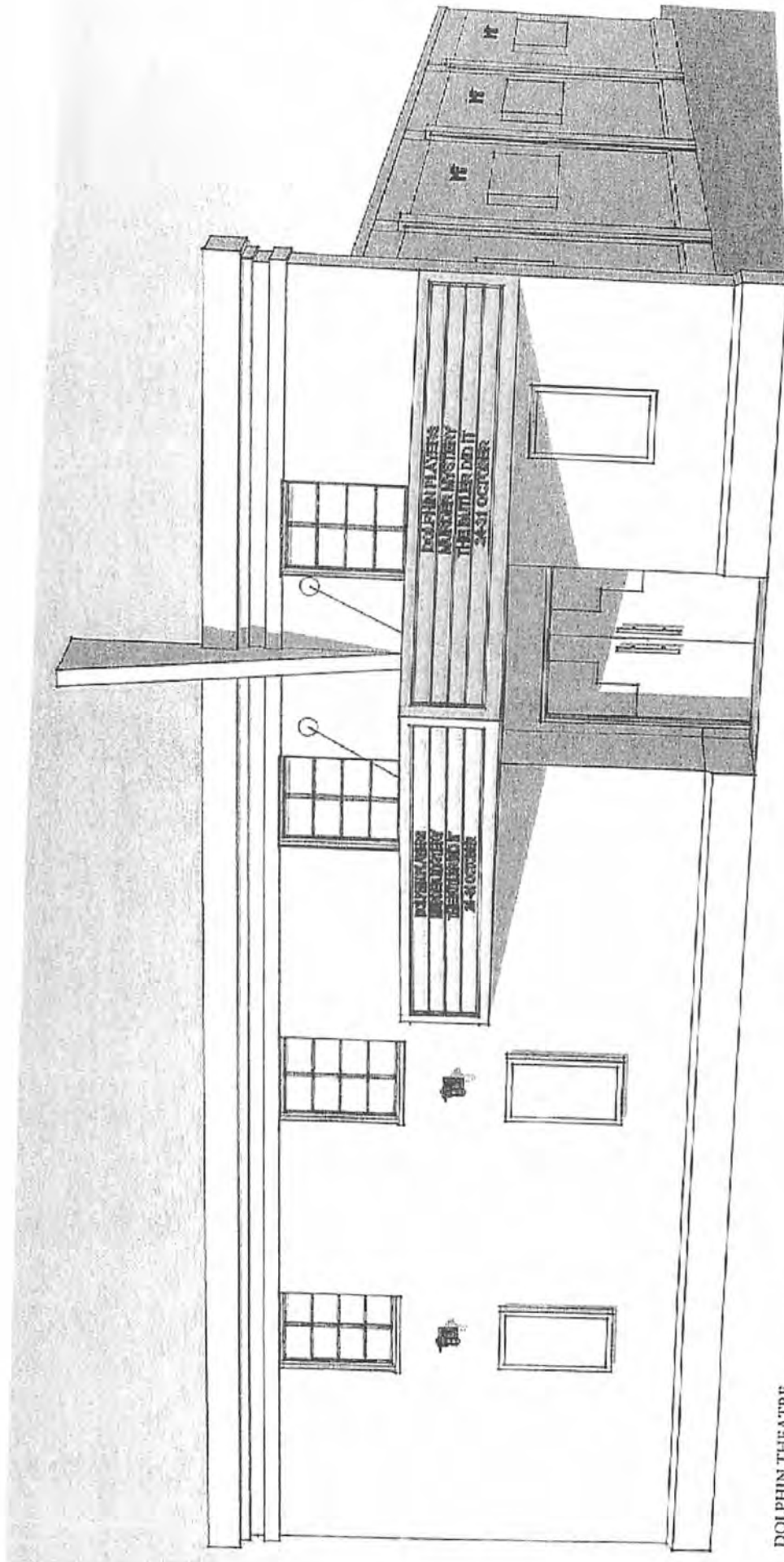
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SHEET 2

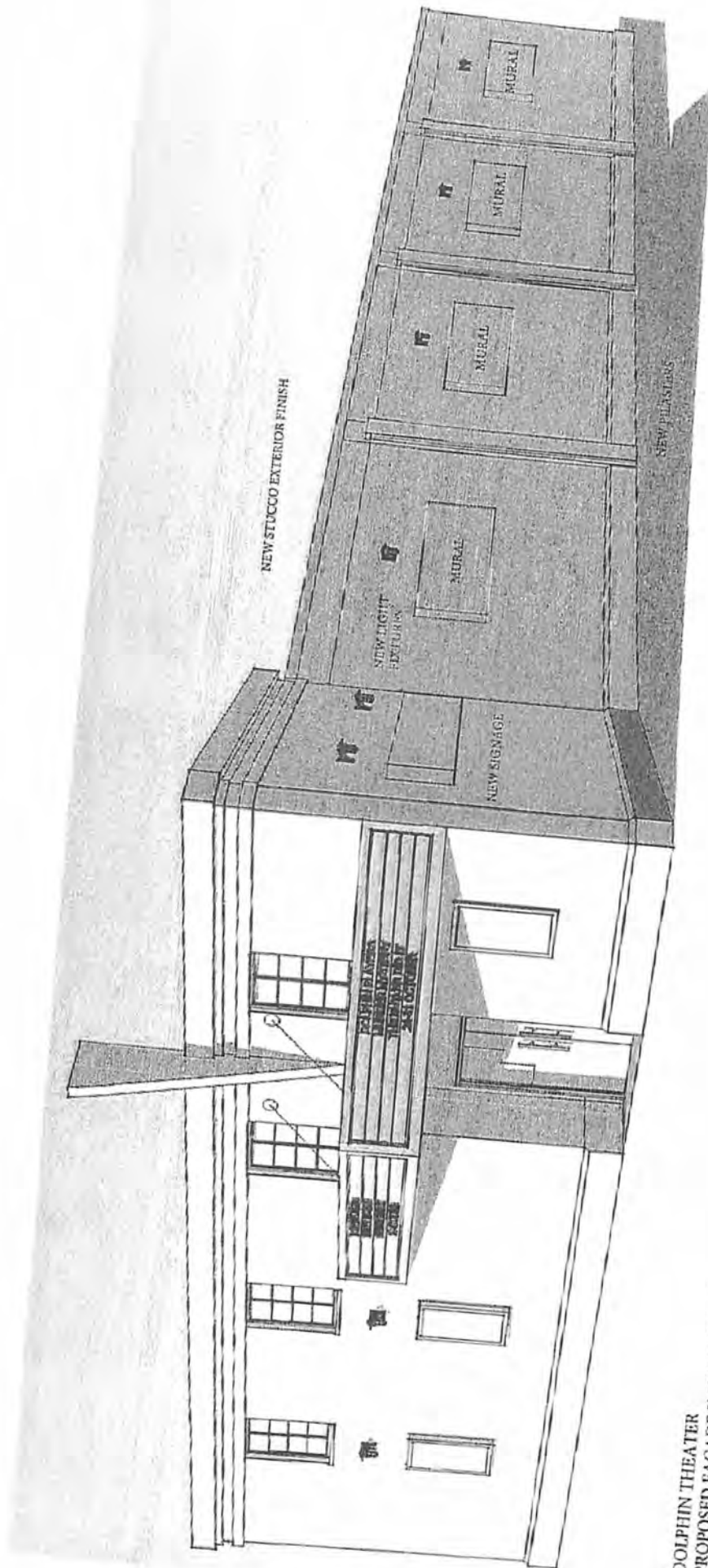


500 NEWHARK
COOS BAY
MAY 2015

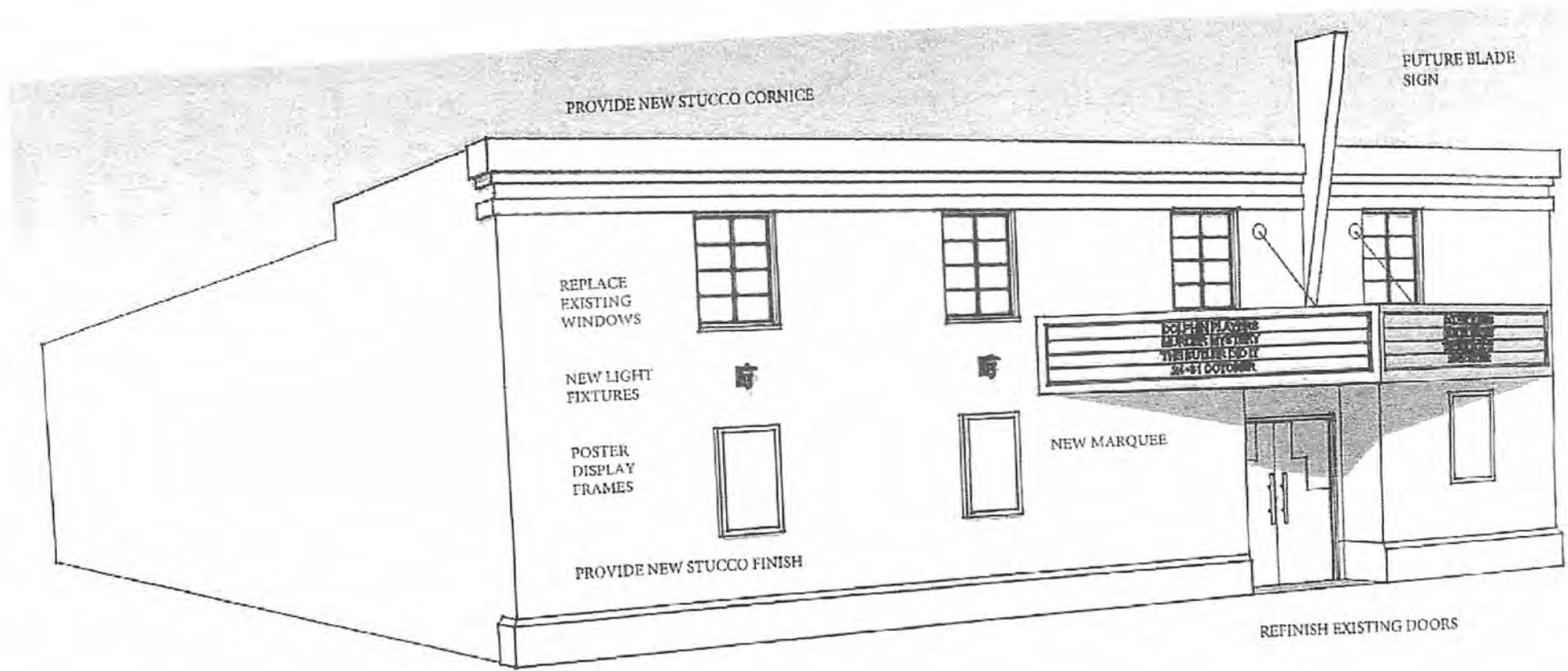
Agenda Item #4
Agenda Item #4



DOLPHIN THEATRE
PROPOSED FACADE IMPROVEMENT
VIEW FROM SOUTH
November 2014
Hillary Baker



DOLPHIN THEATER
 PROPOSED FACADE IMPROVEMENT
 VIEW FROM SOUTH EAST
 November 2014
 Hillary Baker



Agenda Item #4
DOLPHIN THEATRE
PROPOSED FACADE IMPROVEMENT
VIEW FROM SOUTH WEST
November 2014
Hilary Baker