

**City of Culver City, California
Redevelopment Agency Agenda Item Report**

Meeting Date: 10/06/08	Item Number: <u>C-6</u>
AGENDA ITEM: Approval of Agreements with Kinetic Lighting, Inc and Technology Artists for the Maintenance, Repair and Replacement of Sound and Lighting Equipment in the Ivy Substation.	
Contact Person/Dept.: Susan Obrow / Phone Number: (310) 253-5762 Community Development Department	
Fiscal Impact: Yes ☒ No ☐ General Fund: Yes ☐ No ☒	
Public Hearing: ☐ Action Item: ☐ Attachments: ☒	
Public Notification: Master E-Mail Notification List (09/29/08), The Actors' Gang (09/29/08), Downtown Business Association (09/11/08), Cultural Affairs Commission (09/29/08)	
Department Approval: Sol Blumenfeld (09/03/08)	Executive Director Approval: Jerry B. Fulwood (10/01/08)
Chief Financial Officer Approval: Jeff Muir (by N. Kimball) (10/01/08)	

RECOMMENDATION:

Staff recommends the Culver City Redevelopment Agency (the "Agency") approve agreements with Kinetic Lighting, Inc. in an amount not-to-exceed \$1,300 and Technology Artists in an amount not-to-exceed \$15,000 related to the maintenance, repair and replacement of lighting and sound equipment in the Ivy Substation.

BACKGROUND:

In 1987 the Agency entered into a lease agreement with the City of Los Angeles for Media Park and the Ivy Substation ("Ivy") located at 9070 Venice Boulevard adjacent to downtown Culver City (and located outside the corporate limits of the City). The dilapidated building was remodeled as a multipurpose space and outfitted with theatrical lighting and sound equipment ("Equipment") which was maintained by staff.

Throughout the 1990s and early 2000, the Ivy was extensively used as a performance space for the Culver City Performing Arts grant program.

In 2001, Center Theatre Group ("CTG") entered into a development agreement with the Agency for the Kirk Douglas Theatre and, in order to develop an audience base in Culver City, started presenting performances at the Ivy in 2003 while the Culver Theater was remodeled into the Kirk Douglas Theatre. CTG enhanced the Ivy's equipment inventory with its own equipment, which improved the Ivy as a performance venue.

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In 2004, CTG opened the Kirk Douglas Theatre and ceased operating at the Ivy leaving its lighting and sound equipment in the building as negotiated in the license agreement. The Agency reviewed the option of operating the Ivy as a rental space again and, observing the success of CTG as the resident company in the Kirk Douglas Theatre, decided to solicit proposals for a resident theatre company at the Ivy.

In the Request for Proposal ("RFP") issued in 2005, staff included an inventory of the Ivy's lighting and sound equipment; it was considered an incentive that was intended to attract distinguished theatrical companies (please see attached inventory). As a result, fourteen submissions were received.

In 2005, the Actors' Gang entered into a License Agreement ("the Agreement") with the Agency for a ten year period. During its lease term, The Actors' Gang has attracted critical acclaim, international publicity and steadily increasing theatre patrons to Culver City. The Actors' Gang has developed a partnership with the Culver City Unified School District ("CCUSD") and regularly presents performances and workshops with the students of CCUSD. The Actors' Gang provides dates for recipients of the Culver City Performing Arts Grant Program and opens the Ivy for City and Agency-related events as well as other public events.

DISCUSSION:

The Agreement (attached) with The Actors' Gang is silent on the maintenance, repair and replacement of the Equipment; however, the Agency owns the Equipment, and it will remain on site after the Agreement with The Actors' Gang expires.

The Equipment has been in use for approximately ten years. Over that time some of the Equipment has deteriorated to such an extent that it is no longer useful for a performance or an event. Furthermore, performances by The Actors' Gang, as well as City and Agency-related performances and events, are impacted by the faulty equipment that needs either replacement or repair. The malfunctioning equipment is described in the attached Technology Artists report.

The Production Manager of The Actors' Gang reported the equipment deficiencies and, subsequently, staff engaged Jeff Lee of Technology Artists to review the Equipment and provide recommendations. Jeff Lee is the owner of Technology Artists which is a sound and lighting company used by the City

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and Agency for the *Culver City Music Festival*, *Music in the Chambers*, *The Art of...* , *Fiesta La Ballona* and other events.

As a result of the report, staff (in cooperation with the Purchasing Department) requested quotes from various vendors, including Technology Artists, for the purchase of replacement equipment. Formal bidding procedures were not required, per CCMC Section 3.07.055, because it involved an expenditure of less than \$20,000. The results are summarized in the table below:

Lighting Vendor	Quote Amount
1. Kinetic Lighting, Inc.	\$1,271.40
2. Premier Lighting & Production Company	\$1,514.63
3. Angstrom Lighting	\$1,296.84
Sound Equipment Vendor	Quote Amount
1. Technology Artists	\$14,568.79
2. Westlake Professional Sales	\$14,129.47 \$16,754.89
3. Hollywood Sound Systems	

Staff recommends engaging Kinetic Lighting, Inc., a former Culver City-based business which has provided services and equipment for the *Culver City Music Festival* and *Made in Culver City*, as the lighting company to replace the deteriorated hardware and cabling.

Westlake Professional Sales submitted the lowest bid for sound equipment; however, the total cost estimate included a quote from a separate installer. Staff recommends engaging Technology Artists as the sound company to replace the deteriorated sound equipment. Technology Artists will provide the services of a vendor, installer and designer. This selection eliminates the possibility of miscommunication between the vendor and installer.

The specific technical nature of the equipment and its theatrical uses are considerations in selecting these businesses for they are both known quantities and trusted for their expertise and quality of work.

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FISCAL ANALYSIS:

The lighting and sound quotes remain current at this date. The lighting quote from Kinetic Lighting, Inc. is \$1,271.40 and the sound quote from Technology Artists is \$14,568.79. There are sufficient funds appropriated in fiscal year 2008-09 in account 55094400 – Ivy Substation to fund the Agreement.

ATTACHMENTS:

1. Technology Artists Report on the Condition of Sound Reinforcement and Stage Lighting Equipment at the Ivy Substation.
2. Inventory of Sound and Lighting Equipment at the Ivy Substation.
3. Agency License Agreement with The Actors' Gang excluding Exhibits.
4. Technology Artists Quote for Sound Equipment Sale with Installation Labor for the Ivy Substation.
5. Kinetic Lighting, Inc. Quote for Lighting Equipment for the Ivy Substation.

MOTION:

That the Redevelopment Agency:

1. Approve an agreement with from Kinetic Lighting, Inc. for new lighting equipment in the Ivy Substation in an amount not to exceed \$1,300 from account 55094400; and,
2. Approve an agreement with Technology Artists for new sound equipment in the Ivy Substation in an amount not to exceed \$15,000 from account 55094400; and,
3. Authorize the Agency General Counsel to review/prepare the necessary documents; and,
4. Authorize the Executive Director to execute such documents on behalf of the Agency.