



City of Culver City

Mike Balkman
Council Chambers
9770 Culver Blvd.
Culver City, CA 90232
(310) 253-5851

Staff Report

File #: 16-299, **Version:** 2

Item #: C-6.

CC - (1) Approval of the Following Agreements Relating to the Veterans Memorial Auditorium Upgrade Project: (A) LA ProPoint, Inc. in the Amount of \$143,819.75 for Cleaning of the Fire Protection Curtain and Upgrade to the Stage Rigging Equipment; (B) Power Source Systems, Inc. in the Amount of \$229,320.00 for the Installation of New Emergency Exit Lighting, Relocation of Existing Backup Generator to a More Accessible Location, Installation of New Fire Extinguishers and Cabinets, Retrofit of Panic Hardware for Doors to Public Areas, and Installation of a Fall Protection Measure for the Balcony Level; (C) Western States Fire Protection Company in the Amount of \$192,500.00 for the Installation of a New Fire Alarm System; and (D) 4-Wall Entertainment, Inc. in the Amount of \$103,816.43 for the Upgrade of the Theatrical Lighting System; and (2) Authorize an Aggregate of \$66,945.62 in Contingency Authority for the Public Works Director/City Engineer to be Dispersed as Needed for this Project as a Whole.

Meeting Date: October 24, 2016

Contact Person/Dept: Eric Mirzaian/Public Works

Phone Number: (310) 253-6444

Fiscal Impact: Yes ☒ No ☐

General Fund: Yes ☒ No ☐

Public Hearing: ☐ **Action Item:** ☐ **Attachments:** ☒

Commission Action Required: Yes ☐ No ☒ **Date:**

Public Notification: (E-Mail) Meetings and Agendas - City Council (10/19/16);

Department Approval: Charles D. Herbertson-Public Works Director/City Engineer (10/16/16)

RECOMMENDATION

Staff recommends the City Council:

1. Approve the following agreements in relation to the Veterans Memorial Auditorium upgrade project: (A) LA ProPoint, Inc. in the Amount of \$143,819.75 for cleaning of the fire protection curtain and upgrade to the stage rigging equipment; (B) Power Source Systems, Inc. in the amount of \$229,320.00 for the installation of new emergency exit lighting, relocation of existing backup generator to a more accessible location, installation of new fire extinguishers and cabinets, retrofit of panic hardware for doors to public areas, and installation of a fall protection measure for the balcony level; (C) Western States Fire Protection Company in the amount of

\$192,500.00 for the installation of a new fire alarm system; and (D) 4-Wall Entertainment, Inc. in the amount of \$103,816.43 for the upgrade of the theatrical lighting system; and

2. Authorize an aggregate of \$66,945.62 in contingency authority for the Public Works Director/City Engineer to be dispersed as needed for this Project as a whole.

BACKGROUND

The Veterans Memorial Auditorium (VMA), constructed and opened to the public in 1951, is a heavily used facility by the general public, and the auditorium and meeting rooms are rented out for a variety of events, especially on weekends. Some of these events include performances, wedding receptions, adult basketball league games, exhibitions, community meetings, religious services and bodybuilding competitions. Due to the building's age and the heavy usage by the public, the VMA is in need of safety upgrades.

In October of 2015, the Parks, Recreation & Community Services Department retained the services of DSR Design, Inc. to conduct a an audit of the facility and identify recommendations relating to occupancy load, emergency lighting and exits, door hardware and other general safety needs. Additionally, staff from Public Works; Parks, Recreation & Community Services; and the Fire Departments worked together to identify immediate needs pertaining to upgrading existing components or installing new safety features.

DISCUSSION

Below is brief summary of the scope of work for each of the four identified components of this project. Below each scope of work is a summary of quotes received.

Fire Protection Curtain & Stage Rigging Equipment - The existing fire curtains will be cleaned and will have new and certified fire resistant material applied. The stage rigging ropes and applicable hardware will be inspected and upgraded as needed.

- ANC Productions, Inc.....\$134,621.25
- LA ProPoint, Inc.....\$143,819.75
- VER Rigging & Fall Protection Systems.....\$147,429.80

Though the quote obtained from LA ProPoint, Inc. is the second lowest in cost, the proposal represents a "turn-key" approach, as well as, a more complete and responsive proposal than the one from ANC Productions, Inc.

Installation of New Emergency Exit Lighting, Relocation of Existing Backup Generator, Installation of New Fire Extinguishers and Cabinets, Retrofit of Panic Hardware for Doors to Public Areas, and Installation of a Fall Protection Measure for the Balcony Level - This part of the project will include the installation of new emergency exit lighting and wiring the new lighting to the existing backup emergency generator. The existing generator is currently mounted on the roof of the facility and will be relocated to ground level for better accessibility and safety. New fire extinguisher cabinets and extinguishers will be strategically installed throughout the facility. The existing exit doors will be retrofitted with panic hardware that will allow for easy exit during an emergency. Additionally, there is

a stairway that leads from the ground floor to the balcony of the auditorium that has a caged door, which will be replaced with an accordion-style door. The purpose of this door is to restrict access to the balcony when the auditorium is not in use, but allow utilization as an exit during an emergency. Finally, tempered glass will be installed on the front wall of the balcony to act as a fall protection measure.

- Power Source Systems, Inc.....\$229,320.00
- Hoffman Management & Construction.....\$254,000.00

Installation of a New Fire Alarm System - Currently, the facility has no fire alarm system and thus this project will include the installation of one. During the budget preparation process for fiscal year 2017/18, Staff will recommend securing funding to install a fire sprinkler system to supplement the installation of this new fire alarm system.

- Western States Fire Protection Company.....\$192,500.00
- COSCO Fire Protection.....\$238,500.00

Replacement of Theatrical Lighting System - The facility currently has a theatrical lighting system in place; however it is drawing an excessive amount of electricity. The proposed work will incorporate a new dimming system, as well as, a new electrical sub-panel that will better handle the electrical load of the system and reduce the risk of potential fire hazards.

- 4-Wall Entertainment, Inc.....\$103,816.43
- ANC Productions, Inc.....\$107,410.51
- Integrated Media Systems.....\$244,865.50

Culver City Municipal Code Section 3.07.085 provides an exemption from the formal bidding process for personal and professional services, and provides the award of the contracts based upon competitive quotations, whenever practical. Per Section 3.07.085.C.5 and C.6, this project falls under the category of personal services, which includes the repair and maintenance of City-owned personal property and City-owned buildings. The quotes obtained for each component of the project represent the best value for the City in terms of both supplies and labor; thus staff recommends the City Council approve the recommended agreements.

FISCAL ANALYSIS

There are sufficient funds available in the City Council Adopted Budget for Fiscal Year 2016/2017 for Capital Improvement Project 42080000.730100 PZ-876 (Veterans Memorial Building Refurbish) with an additional \$50,000.00 in funding available in the Cultural Trust Fund (41310400.730100 PZ-876/Cultural Facility Enhancement-Veterans Memorial Building Refurbish) and \$40,987.59 raised by the Cultural Affairs Foundation (CAF).

The funding raised by the CAF can only be applied to the theatrical lighting system renovation and includes the replacement of the outdated and decrepit equipment. The CAF will transfer the \$40,987.59 to the Cultural Trust Fund (PZ-876) to supplement the \$50,000.00 already encumbered in that account.

The funding balance in 42080000.730100 PZ-876 can be applied to the remainder of the whole project, as well as, the proposed contingency authority.

ATTACHMENTS

Copy of the quotes submitted by LA ProPoint, Inc., Power Source Systems Inc., Western States Fire Protection Company, and 4-Wall Entertainment, Inc.

MOTION

That the City Council:

1. Approve an agreement with LA ProPoint, Inc. in the amount of \$143,819.75 for the cleaning of the fire protection curtain and upgrade to the stage rigging equipment; and,
2. Approve an agreement with Power Source Systems, Inc. in the amount of \$229,320.00 for the installation of new emergency exit lighting, relocation of existing backup generator to a more accessible location, installation of new fire extinguishers and cabinets, retrofit of panic hardware for doors to public areas, and installation of a fall protection measure for the balcony level; and,
3. Approve an agreement with Western States Fire Protection Company in the amount of \$192,500.00 for the installation of a new fire alarm system; and,
4. Approve an agreement with 4-Wall Entertainment, Inc. in the amount of \$103,816.43 for the replacement of the theatrical lighting system; and,
5. Authorize an aggregate of \$66,945.62 in contingency authority for the Public Works Director/City Engineer to approve amendments to any of the approved agreements to be dispersed as needed for this project as a whole; and,
6. Authorize the City Attorney to review/prepare the necessary documents; and,
7. Authorize the City Manager to execute such documents on behalf of the City.