



City Council

Review and Approve the Final Design Recommendation for The Washington Center for Performing Arts

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Title

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Issue:

The siding on The Washington Center for the Performing Arts (WCPA) building is being replaced which provides an opportunity to create a new look for the building. The Council is being asked to approve a final design that reflects comments received from stakeholders.

Committee Recommendation:

Design Advisory Committee recommends proceeding with design based on Option C, with the understanding that if the *Building for the Arts* grant is not received, the scope will be scaled back to Option B.

City Manager's Recommendation:

As recommended by the Design Advisory Committee, move to authorize staff to proceed with the design based on Option C, with the understanding that if the *Building for the Arts* grant is not received, the scope will be scaled back to Option B.

Staff Contact:

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Presenter(s):

Debbie Sullivan, Director of Technical Services, Public Works Department
Kevin Boyer, Interim Executive Director, Washington Center for the Performing Arts

Background and Analysis:

Replacing and designing the failing siding of the WCPA building has been underway since October 2011 (Attachment 1).

Since January 2012, the Design Advisory Committee (DAC) has held four public meetings, reviewed over 200 comments, and worked with the City's Design Team to develop a final design recommendation for City Council's approval (Attachment 2). Their recommendation is based on the Council-approved design criteria, as well as the two objectives outlined in the public involvement plan presented to Council in January 2012:

- Additional features identified outside of the City's project scope will not be funded by the City; and

- Additional opportunities identified outside the City’s scope may be discussed. However, they will not be included if it increases the overall cost or delays the project.

The original planning level estimate to replace the siding is \$3,450,000. The architect, with direction from the DAC, prepared three design options (Attachments 1-3) which address the City’s limited scope and stakeholder input.

Option A: City’s Scope \$3,220,000

This design replaces the siding with metal and brick veneer panels, adds a required canopy along Washington Street, and replaces the insulation and leaking windows. This updated architect’s estimate is \$230,000 less than the original planning level estimate.

Option B: City’s Scope ‘Plus’ \$3,450,000

This option builds on the City’s scope by including an enhanced canopy, glass doors, a new ticket window, and adding supports for temporary banners and a future marquee. These features address the majority of comments received from stakeholders. The architect’s estimate for this option is within the original budget.

Option C: Preferred Design \$3,640,000

Ultimately the DAC recommends Option C. It builds on Option B and incorporates poster display windows, custom windows above the canopy, upgrading the siding materials to thin stone cladding over the entry, a canopy in the alley for weather protection while loading/unloading equipment, and installing a permanent blade (marquee) sign.

Because this option exceeds the original budget, the DAC recommends this option only if the WCPA receives a grant from the Department of Commerce Building for the Arts Program. The WCPA is requesting over \$816,000 in grant funds which will cover the extra features and could potentially lower the City’s overall project cost. The WCPA will be notified in August/September if this project will be recommended to the Governor for funding.

Neighborhood/Community Interests (if known):

1. Options B and C best reflects the comments received through the public involvement process.
2. Both the Olympia Downtown Association and Olympia Junior Programs have submitted letters of support to the Department of Commerce for the grant application.
3. Options B and C may reinvigorate enthusiasm in the WCPA and the downtown area.

Options:

1. Recommended Option/Preferred Design: Authorize staff to proceed with the design based on Option C, with the understanding that if the *Building for the Arts* grant is not received, the scope will be scaled back to Option B. This is the approach recommended by staff and the Design Advisory Committee as it provides the most design flexibility at this time.
2. Authorize staff to proceed with the design based on Option B only. Overall project is within the budget and addresses a majority of the comments received from stakeholders.
3. Authorize staff to proceed with the design based on Option A. Essential repairs and maintenance identified in the original project scope will be addressed along with some of the design enhancements recommended by the community and Committee. Least expensive option.

Financial Impact:

Final budget and funding sources yet to be determined.

The budget impact of Option A and B are within the original estimate of \$3,450,000, which includes \$350,000 for design from the Building Repair and Replacement Fund 029. Later this year, Finance

Committee will be evaluating options and timing for financing the project construction. Since Option C is contingent on grant funding, the financial obligation from the City could be reduced by over \$800,000. These estimates do not include the planned cost to replace the roof and mechanical equipment which is approximately \$600,000.