



CITY OF CARSON

Legislation Text

File #: 2021-661, Version: 1

Report to Mayor and City Council

Tuesday, September 07, 2021

Consent

SUBJECT:

**CONSIDER APPROVAL OF PLANS, SPECIFICATIONS AND ESTIMATES, AND
AUTHORIZATION TO ADVERTISE FOR CONSTRUCTION BIDS FOR PROJECT NO:
1632 - COMMUNITY CENTER COILING WALL REPLACEMENT (CITY COUNCIL)**

I. SUMMARY

The Coiling Partition Walls at the Carson Community Center need replacement rather than continued repair. The City retained the services of an on-call architect, Westberg and White, Inc. to review the existing coiling wall system with manufacturers and City staff, and to provide an analysis of various systems that should be considered as the solution, and complete the plans, specifications, and estimates to replace the Coiling Partition Walls.

Project No. 1632: Community Center Coiling Wall Replacement is listed in the City's Capital Improvement Program (CIP) and will be funded by the General Fund. The plans, specifications, and estimates (PS&E) for Project No. 1632: Community Center Coiling Wall Replacement have been completed and are ready for construction bids. The total estimated cost for this project is \$1,500,000.00.

It is requested that the City Council approve the PS&E and authorize staff to advertise for construction bids.

II. RECOMMENDATION

TAKE the following actions:

1. APPROVE the plans, specifications and estimates, and order the work for Project No: 1632: Community Center Coiling Wall Replacement.
2. AUTHORIZE staff to advertise the work and call for construction bids for Project No: 1632: Community Center Coiling Wall Replacement.

III. ALTERNATIVES

1. DO NOT APPROVE the PS&E and the call for bids.
2. TAKE another action the City Council deems appropriate consistent with the requirements of the law.

IV. BACKGROUND

Project No. 1632: Community Center Coiling Wall Replacement is listed in the City's Capital Improvement Program (CIP). Public Works retained the services of one of the City's on-call consultants, Westberg and White, Inc. to prepare the plans, specifications, and estimates for Project No. 1632: Community Center Coiling Wall Replacement given its experience in the design and construction of the previous upgrades to Halls A, B and C and the restroom upgrades; and the team's background knowledge of the Community Center Facilities in general.

The Coiling Partition Walls have been operational since the opening of the Community Center nearly 40 years ago. Since the opening of the Center the banquet halls have experienced intense use by the community and hence the coiling walls are constantly on demand to accommodate a variety of spatial configurations. Over the past several years the walls have shown signs of wear and need significant repair. One wall section has been repaired with the installation of a metal strap to hold the wood pieces together, which makes the wall less operational because the wall needs to coil when fully retracted. Continual repair of the walls and the mechanical operational system is not recommended due to the lack of replacement parts, the age of the equipment, and the lack of available repair companies able or willing to service the equipment due to its age.

Westberg and White, Inc. worked with the manufacturers of panelized wall systems for product solutions for the replacement of the existing coiling partition walls. Two potential solutions were evaluated, the difference being the installation of a vertical- or horizontal opening and closing system. Verticals are the walls that open and close vertically into a pocket in the ceiling, like a large window shade. Horizontals are the walls that open and close into a pocket or holding closet at either end. One of the important elements to consider in selecting a solution is the Sound Transmission Class (STC) rating of the systems, to rate how well the materials reduce the transmission of sound through the walls. A system should be chosen that best mitigates sound traveling from banquet hall to banquet hall, provides a wider opening, and is a reasonable cost.

On May 19, 2021 the solutions were presented to city staff. The pros and cons of the evaluated solutions were discussed, which include the costs, STC ratings, opening methods, and other factors. The Hufcor Operable Horizontal Electric Partition with the Acoustic Dimensional Fabric system was determined to be the most reasonable option to replace the existing coiling wall system. Selection was determined based on the cost, the acceptable STC ratings, and the community 's and operational staff's present comfort with the horizontal system rather than introducing a new vertical system.

The architect has completed the plans, specifications and estimates for Project No. 1632: Community Center Coiling Wall Replacement consistent with the City's direction for all the components of the project and are ready for construction bids, and the PS&E are on file in the City Engineer's office. Staff requests that the City Council approve the PSE&E and authorize staff to advertise for construction bids.

V. FISCAL IMPACT

No funding is being requested as part of this staff report. Staff is asking only for approval of the PS&E and authorization to advertise the work for construction bid. The amount currently budgeted for this project for FY 21/22 Capital Improvement Program (CIP) budget is \$1,500,000.00 in the General Fund. It is expected that the construction bid will be within the amount budgeted. Therefore, if the City Council approves proceeding with advertising the project for construction bids, staff will recommend award of a construction contract based on the bids received. In the event the construction bids received are higher than the estimated construction cost, staff will request additional funding at the time of the contract award.

VI. EXHIBITS

1. Location Map (pg. 4)

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