

**To the Mayor and Members of the City Council****September 10, 2019**

Page 1 of 2

**SUBJECT: UPDATE ON REHABILITATION OF THE WILL ROGERS MEMORIAL
CENTER PIONEER TOWER**

The purpose of this Informal Report is to provide an update on the Pioneer Tower rehabilitation project and advise the City Council of an additional appropriation that will be necessary to restore the integrity of the infrastructure, address some of the deteriorated conditions in area facilities and extend the life of the masonry in the nationally registered 84-year-old structures. Due to presence of the current contractor the opportunity to leverage onsite resources presents economies of scale that render the additional work fiscally prudent.

Project Background

On June 12, 2018, M&C C-28724 authorized execution of an Architectural Services Agreement with Elements of Architecture, Inc. in the amount of \$141,922.

On August 14, 2018, M&C G-19341 authorized a \$1,500,000 supplemental appropriation for the rehabilitation project.

On January 29, 2019, M&C C-29019 authorized the execution of a Construction Manager at Risk Construction Contract with Muckleroy & Falls to provide construction services for the rehabilitation of the Pioneer Tower. The total cost of the project was established at \$3,756,050 including the architectural services and an additional \$325,000 for the public art allowance for design and construction of the power and projection elements of the art project. The M&C also authorized a supplemental appropriation in the amount of \$1,931,050.

Structural Issues & Repairs

During the process of rehabilitation, unforeseen conditions have been identified necessitating additional repairs to ensure the integrity of the structure. Additionally, extended life treatments are being recommended including repointing & sealing of the masonry to preserve the longevity of the structure and avoid future maintenance costs. Lastly, structurally related masonry enhancements are proposed that will enable a consistent exterior elevational view of the historic structures and re-establish the original luster of the interior terrazzo within the main Coliseum entry and hallway. Both these treatments will extend the life of the facility and reduce ongoing maintenance costs.

Infrastructure related work on the tower will include the replacement of the limestone band (which was determined to be structurally unsound) and the lower glass blocks on the north side of the tower; and re-pointing stone joints on the north elevation of the Auditorium and north & east elevations of the Coliseum to address deterioration and extend the life of the building. The work also includes the replacement of roofs & restoration of windows and cleaning & sealing of the two (2) original ticket booths; and repairing the roof, replacement of failing cast stones and cleaning, sealing and repairing the brick on the Visitors Center. Total cost for the proposed additional work amounts to \$725,505.

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Page 2 of 2

**SUBJECT: UPDATE ON REHABILITATION OF THE WILL ROGERS MEMORIAL
CENTER PIONEER TOWER****Scaffolding**

In addition to the above, the cost for the scaffolding which served to support both the asbestos removal on the tower and the rehabilitation project, must be apportioned accordingly. M&C C-28971 (December 11, 2018) authorized a contract with H.P. EnviroVision in the amount of \$393,600 for asbestos abatement. Because the abatement contract required the installation of scaffolding, it was determined that economies of scale could be realized if the tower rehabilitation contractor leveraged the existing scaffolding into the rehabilitation portion of the project. The cost for the additional scaffolding and related demolition that are not directly associated with the asbestos abatement amounts to \$255,545.

Appropriations for the above costs will be made from the Public Events Department Public Events Capital Fund; and the Property Management Department will utilize the City's existing agreements to pay the vendors.

Project Budget

Appropriations to-date:	\$3,756,050 (includes public art component)
Proposed appropriation:	\$ 981,050 (includes cost of related scaffolding/demolition)
Total cost of project:	\$4,737,100

If approved a significant portion of the work will be completed by October 31, which is within schedule to conduct the celebration for relighting of the tower on November 6, 2019.

An M&C will be on the September 10, 2019, City Council agenda to authorize the supplemental appropriation necessary to complete the Pioneer Tower Rehabilitation Project. Should you have any questions regarding this matter please contact Jay Chapa, Assistant City Manager or Richard Zavala, Interim Public Events Director.

David Cooke
City Manager