

ECONOMIC DEVELOPMENT AND JOBS and PUBLIC WORKS COMMITTEES
REPORT relative to proposed contract with Waisman Construction Inc. (Waisman) for
the Madrid Theatre Renovations Project, located at 21622 Sherman Way.

Recommendations for Council action:

1. APPROVE the award of the construction contract for the Madrid Theatre Renovations Project (Work Order No. E1908443) to Waisman for an amount not to exceed \$10,743,000.
2. INSTRUCT the City Administrative Officer to work with Council District 3 to identify supplemental funding sources to address the anticipated shortfall of \$3.31 Million, which may include additional contributions of City capital funds that will be pursued as a last recourse through the City Budget process for the upcoming 2023-24 Fiscal Year budget.

Fiscal Impact Statement: The Municipal Facilities Committee (MFC) reports that there is a potential General Fund impact of up to \$3.31 million in 2023-24, to the extent that sufficient funding from supplemental sources are not secured to address the current project shortfall.

Community Impact Statement: None submitted.

Summary:

On October 25, 2022, the Economic Development and Jobs (EDJ) Committee considered a September 7, 2022 MFC report relative to . According to the report, the Madrid Theatre Renovations project is located at 21622 Sherman Way, Canoga Park, CA 91303, and is in Council District 3. The Theatre, constructed in 1997, has a total capacity of 430 seats, and services programs organized by City's Department of Cultural Affairs (DCA). The DCA and CD3 initiated the efforts to renovate the Madrid Theater in 2016. The Council Office has been an ardent supporter of the project and looks forward to completing the project and inviting the community back to enjoy this Canoga Park cultural institution. The renovations designed for the Project include upgrades to the front façade, lobbies, theatre, and back-of-house support spaces. Specifics of the work are as follows:

- The façade work includes enclosing an existing exterior balcony with a new curtain wall above, and the installation of a new marquee with custom signage.
- Improvements near the entry include the installation of a new ornate ceiling under the marquee, and a new sidewalk with top-seeded mirror glass.

- Improvements in the lobbies include the installation of new restrooms, millwork, lighting, carpets, minor food service, and the relocation of the elevator machine room.
- Improvements to the theatre include new seating, stage lighting equipment, audio video equipment, and the replacement of the stage floor.
- Improvements to the backstage area include the installation of a new restroom with a shower, and various tenant improvements.

The Board of Public Works (Board) approved Motion number 2022-0238, on April 13, 2022, authorizing the solicitation of bids for the construction of the Project. The proposed bidders submitted a request for a bid extension, and the Board subsequently approved Motion number 2022-0511, which revised the bid due date to June 1, 2022. On June 1, 2022, the Board received a total of three bids for the Project. A fully summary is provided in the September 7, 2022 MFC report.

The Bureau of Engineering conducted the review of all of the bids, and while Royal Construction's bid was the lowest, they made errors in their bid package that reduced the scoring of their bid. The Bid received from Waisman was found to be in order and it is hereby recommended that the Board award the construction contract for the Project in the amount of \$10,743,000 to Waisman as the lowest responsive and responsible bidder. After consideration and having provided an opportunity for public comment, the EDJ Committee moved to recommend approval of the recommendations contained in the MFC report. Subsequently, on October 27, 2022, the Public Works Committee also considered this matter and after having provide an opportunity for public comment, moved to concur with the EDJ Committee. This matter is now submitted to Council for its consideration.

Respectfully Submitted,

Economic Development and Jobs Committee

COUNCILMEMBER	VOTE
PRICE:	YES
KREKORIAN:	ABSENT
BLUMENFIELD:	YES
RAMAN:	YES
HARRIS-DAWSON:	YES

Public Works Committee

COUNCILMEMBER	VOTE
BLUMENFIELD:	YES
LEE:	YES
O'FARRELL:	YES
HUTT:	YES

ARL

10/27/22

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-NOT OFFICIAL UNTIL COUNCIL ACTS-