



ADMINISTRATIVE REPORT

Report Date: January 22, 2010
Contact: Garrick Bradshaw
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VanRIMS No.: 08-2000-20
Meeting Date: February 2, 2010

TO: Vancouver City Council

FROM: Director, Facilities Design and Management and the Director, Civic Theatres

SUBJECT: The Orpheum Upgrades and Capitol 6 Interface and Finish Project - Award of Consultant Contract

FOR RECOMMENDATION

- A. THAT, subject to the conditions set out in Recommendations B, C, and D, the City be authorized to enter into a sole source Contract with Proscenium Architecture + Interiors Inc. ("Proscenium") for the Orpheum Upgrades and Capitol 6 Interface and Finish Project for a sum of \$200,750 (plus applicable taxes), source of funds to be The Orpheum Upgrades and Capitol 6 Interface and Finish project budget;
- B. THAT the Director of Legal Services be authorized to execute and deliver on behalf of the City all legal documents required to implement Recommendation A;
- C. THAT all such legal documents be on terms and conditions satisfactory to the General Manager of Business Planning and Services and the Director of Legal Services; and
- D. THAT no legal rights or obligations will be created or arise by Council's adoption of Recommendations A, B and C above unless and until such legal documents are executed and delivered by the Director of Legal Services.

GENERAL MANAGER'S COMMENTS

The General Manager of Business Planning and Services and the General Manager of Community Services RECOMMEND approval of the foregoing.

COUNCIL POLICY

Council approval is required for projects funded from the Capital Budget.

Council approval is required for the award of any consultant contract with a value over \$30,000.

Sole source contracts of this kind and value must be approved by the City Manager, and at the City Manager's discretion, by Council.

PURPOSE

The Director of Facilities Design and Management and the Director of Civic Theatres are requesting approval of the sole source Award of a Consultant Contract for The Orpheum Upgrades and Capitol 6 Interface and Finish Project.

BACKGROUND

On July 21, 2005 Council approved a Cultural Amenity Bonus at 819 Seymour St. on the former Capitol 6 movie theatre site, which included the expansion of the Orpheum stage, a rehearsal room and 220 seat studio theatre, and a new VSO Music School.

On October 31, 2006 Council approved the expenditure of \$60 million on the development of a Cultural Precinct in downtown Vancouver, including \$5.5 million for the refurbishment of the Orpheum.

The Orpheum Revitalization project commenced in the summer of 2008 with a number of minor works including the replacement of the carpet, brass handrails, and the refurbishment of the existing antique lobby furniture. The Revitalization project continued in the summer of 2009 with the replacement of the existing seats, washroom upgrades, addition of accessible seating, addition of sound and light locks, and lighting upgrades to the Audience Chamber.

The final phase of the Orpheum upgrades are scheduled for the upcoming summer of 2010. The project will consist of continued renovations within the Orpheum itself, as well as fitting and installation of equipment and furnishings required for the new Cultural Amenity on the adjacent Capitol 6 site. The project elements include:

- renovations to the existing basement dressing rooms and addition of new dressing rooms in the basement of the Orpheum Stage Extension in the new amenity,
- mechanical revisions at the under floor plenum of the Orpheum to reduce low frequency fan noise into the Audience Chamber,
- construction of the physical interface between the Orpheum and the new loading dock freight elevator included in the new adjacent Cultural Amenity,
- fitting and furnishing of the new Cultural Amenity including catwalks, lighting, curtains, and seating.

On January 21, 2010 the report "Request for Approvals in Advance of the 2010 Capital Budget" was presented to Council. Included in this report was the request to approve the Orpheum Upgrades and Capitol 6 Interface and Finish project and sources of funding (\$2 million CAC funding and \$1 million Federal Infrastructure Stimulus funding).

