

COUNCIL ACTION FORM

SUBJECT: DURHAM BANDSHELL LIGHTING AND ELECTRICAL UPGRADES
PLANS AND SPECIFICATIONS

BACKGROUND:

Durham Bandshell was constructed in 1935. The facility was last updated in 2005 when new electrical outlets and devices were added for different user power requirements. There are still several original fused panelboards feeding electrical and lighting devices. The existing secondary conduits (main electrical service) entering the building at the basement are exposed and not installed per National Electrical Code (NEC). Thus, this project is to upgrade the lighting and electrical equipment.

The Base Bid includes upgrading the main electrical service, interior restroom lighting, exterior building lighting, and shell lighting. The specifications include installation of a new 600-amp distribution panelboard and consolidating power. Interior restroom lighting includes upgrading to LED fixtures to reduce the electrical load and simplify future maintenance requirements. These fixtures will also be equipped with dual technology occupancy sensors (infrared and ultra-sonic) to change intensity when occupancy is detected. Existing exterior lighting around the south and east/west entries to the building and restrooms will be upgraded to LED fixtures. Additional lighting fixtures with integral photocells to dim and change intensity when occupancy is detected will be installed in these areas. The shell lighting replaces the existing four-circuit incandescent colored lamp system with new state of the art linear LED products that will have color changing capabilities.

The project includes three alternates, which may be pursued if bids are favorable:

- Alternate #1 is to demo the old fuse panels and provide new wire/conduit to existing devices. It also includes a second 200-Amp Company Switch for hook-ups by outside vendors.
- Alternate #2 upgrades all existing interior lighting (excluding restrooms) to LED fixtures.
- Alternate #3 adds stage lighting. Two 20' tall poles with three adjustable floodlights are proposed on both sides of the stage approximately 50' from the front of the stage to provide additional "face light" for performers and "house lighting" for safe departure of audience members after a performance.

If the bid prices do not allow for the alternates to be completed as part of this project, these alternates may be pursued as separate projects when funds become available at a later date.

MODUS, Des Moines, Iowa was hired to develop plans and specifications, prepare a cost estimate, and provide project management for the lighting and electrical upgrades. The architect's cost estimate for the Base Bid and Alternates is shown below:

Architect/Engineer's Estimate:	Amount
Base Bid	\$129,719
Contingency 10%	\$ 12,972
Architect/Engineering Services (actual)	\$ 17,880
Total Base Project Estimate	\$160,571
	Amount
Alternate #1 (additional electrical upgrades)	\$ 18,795
Alternate #2 (interior building lighting excluding restrooms)	\$ 11,510
Alternate #3 (stage lighting)	\$ 22,406
Contingency 10%	\$ 5,271
Total Alternate Estimate	\$ 57,982

The FY 2015/16 Capital Improvements Plan (CIP) included \$50,000 to replace the shell lighting and the FY 2017/18 CIP included \$115,000 to upgrade the electrical equipment for a total of \$165,000. The projects were not implemented in their originally programmed years due to a vacancy of the Auditorium/Bandshell Manager and a lack of staff expertise and knowledge in these areas.

ALTERNATIVES:

1. Approve Plans and Specifications for the Durham Bandshell Lighting and Electrical Upgrades Project and set the bid due date for January 7, 2020, and set January 14, 2020, as the date of hearing and award of the contract.
2. Do not approve the plans and specifications at this time, delaying the Durham Bandshell Lighting and Electrical Upgrades Project.
3. Refer back to staff.

CITY MANAGER'S RECOMMENDED ACTION:

The proposed project will address safety concerns and code issues, and replace outdated lighting with LED fixtures. With the Durham Bandshell being an important entertainment venue in the community since 1935, it is important to update infrastructure to ensure it provides a quality, safe experience for users. **Therefore, it is**

the recommendation of the City Manager that the City Council approve Alternative #1 as stated above.