

ATTACHMENT A

Restoration of the facade, roof, and plaza of the 91-year-old Civic Auditorium

Projected cost estimate - \$2.0 million plus contingency

Background

The Pasadena Civic Operating Company has received loans over the years to fund major Capital Improvement Projects (CIP) for the Convention Center, Civic Auditorium, and Ice Skating Center. The current CIP was approved by the City Council in the FY 2020 budget. Due to COVID and the subsequent lack of funds the project was put on hold. The scope of the project includes restoration of the exterior façade, exterior stairs, roof, lower level spaces below the plaza and the plaza of the 91-year-old Civic Auditorium.

The Civic Auditorium is part of the Civic Center District. As such all work must follow the National Park Service, Secretary of the Interior's Standards for the Treatment of Historic Properties. Work completed to date includes research, field investigations, technical drawings and specifications, documentation and coordination, with project management to follow. Rehabilitation drawings and bid documents have been prepared and are awaiting Consolidated Design Review approval from the City of Pasadena Planning Department – Design and Historic Preservation Division.

The field investigation revealed significant areas requiring repair and restoration. This along with the COVID related delay, the project has escalated in cost and the scope has expanded. The PCOC Board is requesting a loan with interest set by the City to fund this Capital Improvement Project of a historic City asset.

Project Description & Scope of Work

ONYX Architects was asked to prepare a limited study of the Historic Civic Auditorium that included field research to determine the cause of continued water damage to the Auditorium's exterior façade, exterior stairs, roof, plaza and building interiors, including finishes and substrates, such as the waterproofing materials, steel structural systems and concrete sub-structure.

After a preliminary investigation with ONYX Staff and our waterproofing and historic resources restoration sub-consultant, it was determined that there were four primary causes of water intrusion into the building:

- 1) Leaks in the ceiling and down interior walls caused by outdated or deteriorated roofing materials and joint compounds.

- 2) Deteriorated sub-surface grading beneath portions of the plaza that lead to standing water or improper surface drainage which migrates into undesired portions of the plaza and building.
- 3) Failing sub-surface drainage and waterproofing beneath the portions of the plaza over an area of the basement.
- 4) Water intrusion through façade details such as the exterior staircases, windows, custom cast concrete façade trim and detail components, and general wall surface painting – which subsequently has led to deterioration of exterior finishes and cast stone.

All the building elements are character defining features, and as such, are equally important and interconnected, which will require concurrent repairs within a succinct timeframe.

Based on the expanded scope of work after the preliminary investigation, it was determined that the work should be executed at one time through phases completed in concurrent stages. This approach would be in the best interest of PCOC to help staff carefully manage the complete restoration of the building's exterior and interior within the confines of budget availability and event scheduling. Due to the thriving event activity at the Pasadena Civic Auditorium, it is important for key stakeholders, visitors and clientele that disruptions caused by construction and restoration remain limited and are completed in an efficient and orderly manner.

A Consolidated Design Review Decision letter and subsequent Building Department Plan Check is expected to be completed by the end of September 2022, with bidding for the (4) separate projects anticipated to begin in October and construction starting as early as this winter. This unique and specialized project type requires qualified contractors with significant experience in historic preservation and restoration, and that will also be able to meet the demands of a publicly funded project that requires prevailing wage for all work done on-site.

Parking Structure Renovation – Phase 1

Projected cost estimate Phase 1 - \$500,000. The total project cost was estimated at just over \$8 million spread out over an 8-year period.

The PCOC hired Wiss, Janney, Elstner Associates, Inc. (WJE) (same firm as the City used for their garage assessments) to provide a condition assessment and investigation of the Pasadena Convention Center parking garage.

Background

The parking garage at the Pasadena Convention Center is a two level, below-grade parking structure which was constructed during the 1973 construction of the original Convention Center. The parking garage is situated below the Convention Center on the Westside and below the Ice Skating Center on the Eastside and adjacent Sheraton Hotel. The structure is constructed of post-tensioned cast-in-place reinforced concrete slabs and cast-in-place concrete columns. The 590-space parking garage is utilized by the Pasadena Convention Center as well as the Sheraton Hotel. (Sheraton Hotel has use of up 300 spaces daily)

During the renovations to the Convention Center in 2006-2009, the construction of a 7-story parking structure was planned. However, due to budget restraints and other considerations during the project, the construction of the garage was removed from the scope.

Maintenance to the parking garage since its original construction has been ongoing. In addition, voluntary seismic upgrades were installed as well as LED lighting throughout the garage.

Scope of Work

The intent of this scope of work was to conduct a condition assessment and investigation of the structural elements as well as envelope of the parking structure at the Pasadena Convention Center to identify the general extent of deterioration, sources of ongoing water intrusion, and to determine general remedial recommendations. The following tasks are anticipated:

1. Document Review.

2. Field Investigation. WJE performed a multi-day field investigation to document the overall condition of the garage structure and identify potential causes of the ongoing water intrusion and deterioration.

- Examining selected as-built conditions.
- Visually assess existing water intrusion mitigation and management conditions.
- Observe traffic flow through the garage.
- At select locations, perform water testing to determine or confirm sources or causes of reported ongoing water intrusion in accordance with **ASTM E2128**, *Standard Guide for Evaluating Water Leakage of Building Walls*.
- WJE will locate and recommend concrete sample removal locations for laboratory testing.

3. **Laboratory Testing.** After the field investigation is completed, selected concrete samples will be sent to our in-house, independent testing laboratory located in Northbrook, Illinois for petrographic and related laboratory testing.

Phase 1 Work to be completed

- Remove lower gutters at the Plaza level slab underside
- Replacement of sealants presenting tripping hazards
- Replacement of all expansion joints for water leakage mitigation
- Removal of any loose concrete as necessary to mitigate potential overhead hazards and topside trip hazards