



## Legislation Text

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**File #:** ID#21-10027, **Version:** 1

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### **SUBJECT/RECOMMENDATION:**

Ratify and confirm the contract between the Community Redevelopment Agency (CRA) and Kokolakis Contracting authorizing an increase to the contract by \$52,809 for costs associated with the installation of the America's Everglades exhibit.

### **SUMMARY:**

The purpose of this item is to request approval of a \$52,809 increase in the contract with Kokolakis Contracting for work related to the installation of the America's Everglades exhibit.

In May 2021, the CRA Trustees approved a program budget of \$500,000 for the purposes of establishing a three-year arts exhibition, gallery space and programming with the Clyde Butcher Gallery featuring the work of internationally renowned photographer Clyde Butcher. The 2018 Downtown Redevelopment Plan (Objective 3F and Policy 15) and the CRA 2021-2022 strategy calls for investment in cultural amenities to provide free, family friendly entertainment options. The CRA solicited quotes from a list of pre-qualified design/build contractors to develop cost estimates to construct a gallery and then to build the gallery. Kokolakis Construction was selected because of their experience with cultural institutions and strong relationships with electrical and drywall subcontractors.

After a review of multiple sites in downtown, staff determined that the Clearwater Main Library would be the most effective and financially feasible site to establish the gallery space since it has the lowest buildout costs and existing staffing. We reviewed three vacant commercial spaces in downtown and Kokolakis estimated buildout costs of \$215,00 to \$325,000. Each space would have required hiring staff to operate the space as well.

The initial estimate to construct the gallery space was \$97,148. During construction, it was determined that the light levels in the atrium were too high and would damage the artwork. The team resolved this issue by raising the height of the gallery walls and installing vinyl over several windows. This resulted in an increased construction cost of \$52,809. The total costs of construction and installation for this exhibit is \$149,957. The gallery walls, lights and some of the black vinyl panels will be reused for future exhibits. Including this change order, the CRA has spent approximately \$170,000 of the \$500,000 program budget to create the gallery, pay exhibition costs, and market the exhibit.

### **APPROPRIATION CODE AND AMOUNT:**

Funds are available in capital improvement project 3887552- R2002 Community Engagement as part of the approved program budget.