



Project # 25034

Project Name Harbor Playhouse - Building & HVAC Systems Imprv.

Contact	Dir of Planning & Economic Development	Department	Economic Development
Type	Improvement/Additions	Category	Sea District Buildings
Priority	Priority Level 1	Status	Active
Useful Life	25 years	Council District	1

Description

This comprehensive project aims to elevate the Harbor Playhouse for both exterior and interior enhancements. The project includes but is not limited to building envelope, windstorm rehabilitation, ADA, improvements at the entrances, exits, sidewalk ramps, exterior structural rehabilitation, installation of stand alone HVAC chiller equipment/systems, and life safety improvements. The theater is currently tied to the American Bank Center Convention Center (ABC) Central Cooling Plant. Modifications will be required to the ABC chiller system as the other facilities are decoupled.

Justification

The existing theater, built in 1976, is a vital cultural asset with seating for approximately 454 people, featuring a theater, concession area, stage, studio, dressing rooms, storage rooms, rehearsal areas, and a lobby. Over time, high salinity and environmental conditions have led to corrosion, masonry deterioration, paint damage, and equipment failure, while uncontrolled humidity poses risks such as mold, mildew, wood swelling, and warping. Capital improvements are necessary to preserve the building's historical and cultural significance and enhance the patron experience. Additionally, the theater currently relies on the American Bank Center's cooled water system, which serves multiple public venues, but its chillers have reached the end of their useful lives. The ABC Facility Conditions Assessment and Gap Analysis recommend installing independent HVAC chiller equipment for SEA District Facilities, including the Harbor Playhouse, to reduce strain on the ABC Convention Center's system while ensuring better climate control and building management for continued community use and operations.

Expenditures	Prior	FY 26	FY 27	FY 28	Total
Construction/Rehab	700,564	3,706,158	794,595	0	5,201,317
Eng, Admin Reimbursements	149,000	407,677	87,405	0	644,082
Contingency	0	174,815	0	0	174,815
Design	501,061	0	0	0	501,061
Total	1,350,625	4,288,650	882,000	0	6,521,275

Funding Sources	Prior	FY 26	FY 27	FY 28	Total
Type B Sales Tax - 1146 Economic Development (2017) NEW	0	3,588,650	0	0	3,588,650
Type B Sales Tax - 1150 Facilities (2024) NEW	0	700,000	882,000	0	1,582,000
Type B Sales Tax - 1146 Economic Development (2017) PRIOR	1,350,625	0	0	0	1,350,625
Total	1,350,625	4,288,650	882,000	0	6,521,275

Budget Impact

The facility does not have an independent HVAC system. When the Convention Center chiller system fails, each facility has issues controlling their facility temperature and the city has to rent equipment to provide cool air. With the BAS not operating as intended, the current system is inefficient and costly to maintain.