

Public Properties
Concord City Auditorium Annual Overview
2017-2018

Progress/Accomplishments:

- Replaced the doors to the new lobby, including a powered operator to assist those patrons with mobility issues.
- Accomplished a number of upgrades during the heating system project. Improvements include; additional heating in the lobby and lavatories, more precise heating control and monitoring, and the removal of regulated material from the building.
- Installed a sump pump in the basement to reduce the potential for basement flooding.
- Addressed concerns regarding water flow noise from the new heating system. Documented a substantial reduction in the noise level after adjustments to water flow.
- Fabricated a heavy-duty steel lighting rack to safely store lighting equipment.
- Replaced failing potable water lines in the crawlspace under the old lobby.
- Assisted with basement cleanout and reorganization.
- Installed pressure assist toilets in dressing rooms to reduce the chances of backups.
- Replaced compromised toilet waste soil pipe to improve pitch and flow of waste.
- Completed an extensive sprinkler system upgrade.
- Upgraded the fire alarm systems to a state-of-the-art addressable digital system.
- Responded to 69 electronic work orders in 2017.
- New initiatives planned include:
 - Painting of the basement floor with a high performance epoxy coating.
 - A substantial electrical upgrade to bring system up to current electrical code and increased capability requested by a new production customer.
 - Painting and carpentry work for the new lobby during the summer break.
 - The integration of the A/C system into the existing building management system to reduce unnecessary use.
 - Pending City Council approval; carpet upgrades (FY20), Landscape improvements (FY21), brick repointing (FY 21), A/C system replacement and integration, and improved insulation in the Audi proposed in coming budgets.

Possible Issues/Concerns:

- Working to reduce the missed pre-post inspections. PPD has implemented a new procedure to address potential gaps in attendance.

- Continue to address cold spots in the Audi through better insulation and changes to the set-up and programming of the heating automation systems.

Worth Mentioning:

- The Audi continues to benefit from process efficiencies and improvements implemented throughout the Public Properties Division (PPD). Examples include; improved response times from staff dispatched electronically, improved access to vendors vetted by the City's Trade Service RFP process, and the ability to tackle additional projects in-house due to ongoing staffing realignments.
- PPD Staff continue to enjoy their interactions with the Friends of the Auditorium and remain committed to a solid relationship with shared goals.