



Legislation Text

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Resolution Amending City Council July 29, 2014 Resolution Awarding Contracts to Design the Steven B. Tanger Center for the Performing Arts

Department: Coliseum
Council District: All

Public Hearing: N/A
Advertising Date/By: N/A

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PURPOSE:

Amend the City Council's July 29, 2014 Resolution awarding contracts to design the Steven B. Tanger Center for the Performing Arts.

BACKGROUND:

On March 4, 2014, the City Council adopted a Resolution Authorizing the Mayor and City Manager to Enter into a Memorandum of Understanding ("MOU") Between the Community Foundation of Greater Greensboro ("CFGG") and the City to design, finance, develop, construct, and manage the operations and programs of the proposed Steven B. Tanger Center for the Performing Arts (STCPA). As part of this MOU, the CFGG, through private donors, agreed to pay up to \$5 million of design costs for the facility and \$30 million for the construction costs. The City also agreed to pay up to \$30 million for the purchase of land and the construction of the facility.

The City and the CFGG agreed on fifteen different design professionals (i.e. architects, engineers, and consultants) to design the STCPA. Each design professional and their general responsibility were as follows:

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|-----|---|-------------------------------|-----------------------------|-------|
| 1. | H ³ Hardy Collaborative Architecture, LLC- | Architecture-Design | | |
| 2. | Rosser International Inc., | Architect of Record | | |
| 3. | Walter, Robbs, Callahan & Pierce-Architects, P.A | Construction Administration | | |
| 4. | Moser Mayer Phoenix Associates, P.A. | Designated Services | | |
| 5. | SKA Consulting Engineers, Inc. | Structural Engineering-Design | | |
| 6. | I. C. Thomasson Associates, Inc. | Mechanical & Electrical | | |
| 7. | Palma Engineers, | PLLC | Plumbing, | Fire |
| | | | Protection, & Code Analysis | |
| 8. | | OAP, P.C. | Theatrical Design/Acoustics | |
| 9. | John Davenport | Engineering, | Inc. | Civil |
| | | Engineering | | |
| 10. | | George Sexton Associates | Lighting | |
| 11. | | Venue Cost Estimating | | |

| | | | | | |
|-----|--------------|----------|--------------------------|--------------------|-----------|
| 12. | | | Jones Worley Design, Inc | Signage | |
| 13. | Landscape | Design | Collaborative | | Landscape |
| 14. | | | Design | | |
| 15. | Professional | Facility | One Design Center | Back-of-House/FF&E | Inc. |
| | | | Theatre Programming | Management, | |

The original not to exceed amounts of each of these individual contracts are listed in Attachment A to this Agenda Item. The total not to exceed amount for all 15 contracts was \$5 million. The City and CFGG obtained 15.1% M/WBE participation in the design of the facility. Local M/WBE firms included in the design of the STCPA were John Davenport Engineering, Inc., Palma Engineers, PLLC, and Landscape Design Collaborative, and One Design Center, Incorporated. The design of the STCPA was expected was originally expected to take approximately one year.

Over the course of the three (3) years required to complete the multiple Phases of Design and Development of Construction Documents the Tanger Center Project, the Scope of Services and related Fees amongst various original members of the Tanger Center A & E Design Team have been modified, changed, reduced, expanded or increased and also required the addition of new Architectural, Engineering and Construction Management Professionals to be added to the A & E Design Team to address changes in the Scope of Services and Design of the final Tanger Center Plans. These excess costs have exceeded the original \$5,000,000 not to exceed amount. The City Council is hereby requested to authorize the City Manager to increase the “not to exceed amount” by an additional \$820,619.88, from \$5,000,000 to \$5,820,619.88, to pay for the additional Scope of Services and related Fees for both the original and additional new members of the Tanger Center A & E Design Team.

BUDGET IMPACT:

No general fund expense or revenue accounts will be impacted. The Performing Arts Center Fund budget will be increased by \$820,619.88 from donations and contributions to fund the design of the STCPA.

RECOMMENDATION / ACTION REQUESTED:

The Coliseum recommends that City Council approve and adopt a resolution amending the July 29, 2014 City Council Resolution to award contracts to design the Steven B. Tanger Center for the Performing Arts to the fifteen professional design firms listed in Attachment B to this Agenda Item in the amounts designated therein. The total not to exceed amount of this amendment for all fifteen design professional contracts including the additional amounts budgeted for reimbursable expenses, A & E reserves, and the Construction Manager at Risk’s Pre-Construction services is \$5,820,619.88.