

Lawrenceville Performing Arts Center
July 12, 2021

Project Memo:

Recommendations of Funding Transfers within Project Budget

Background: At the outset of the development of the Lawrenceville Performing Arts Center project, an overall project budget was established and allocated to cover the many aspects of the project from pre-design, design, and construction costs to furniture, furnishings and equipment (FFE) procurement. Currently, this overall project budget totals \$35,943,419. From the very first project budget discussions, it was expected that budget transfers between the project categories were necessary to balance the funding of contracts, purchases and other project expenditures, especially as the project gets closer to completion. Budget transfers are a standard practice for construction management delivery projects.

Transfer Request Specifics: Within the project budget and project plan, procurement of some elements of the new performing arts center was planned to be performed directly by the city. However, in review of the city's procurement requirements and in review of what is in the city's best interest from risk and liability standpoint, the city and the project delivery will be better served by executing the following services and material procurement through the Construction Manager.

1. Main Stage Theatrical Lighting Package –The original plan was for the city to procure the theatrical lighting package directly to save money. However, since the scope included installation of the proposed fixtures (nearly 300 of them) and the coordination associated with their installation and testing, the project would be better served to have this scope of work under the Construction Manager's responsibility for all commissioning efforts and warranties. The project team has received three separate bids for this lighting package, and a low bidder has been determined.
2. Low Voltage Data Cabling System – The original plan was for the city (or Aurora Theatre as the tenant) to procure the provision and installation of the data cabling system. Many building owners and their tenants have company preferences as to who installs and manages their data systems. While system planning and procurement was started for the city to procure these services from an on-call electrical services provider, the amount of this contracted work would be more than what would be allowed for the on-call provider. Therefore, for similar reasons as the theatrical lighting, the project would be better served to have this scope of work under the Construction Manager's responsibility for coordination and all warranties. The project team has received three separate bids for this work. Two of the bids are relatively close in price, and the team is negotiating with these two in regards to schedule and overall scope.

Recommendations of these budget transfers are indicated below.

1. Construction Contract for Carroll Daniel Construction increase of **\$410,000** – with these funds coming from the overall owner contingency fund for the project.

MOTION:

Authorize the Mayor to execute a change order to Carroll Daniel Construction in the amount of **\$410,000** to be funded from budget transfers within the LPAC overall project budget.