



Legislation Details (With Text)

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On agenda: 5/27/2020 **Final action:** 5/27/2020
Title: Authorize Supplemental Agreement No. 5 to the design-build contract with Harrison, Walker & Harper, LP. for an increase to the construction package for facility improvements and additional architectural and engineering services for the renovation of the Music Hall located at 909 First Avenue and African American Museum located at 3536 Grand Avenue - Not to exceed \$317,629.80, from \$5,879,297.05 to \$6,196,926.85 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)

Sponsors:

Indexes: 7

Code sections:

Attachments: 1. Map, 2. Resolution

Date	Ver.	Action By	Action	Result
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STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: May 27, 2020
COUNCIL DISTRICT(S): 7
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize Supplemental Agreement No. 5 to the design-build contract with Harrison, Walker & Harper, LP. for an increase to the construction package for facility improvements and additional architectural and engineering services for the renovation of the Music Hall located at 909 First Avenue and African American Museum located at 3536 Grand Avenue - Not to exceed \$317,629.80, from \$5,879,297.05 to \$6,196,926.85 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)

BACKGROUND

On June 27, 2018, City Council authorized a design-build services contract with Harrison, Walker & Harper, LP. for pre-design and pre-construction services, an early construction package, and architectural and engineering services for the design and construction of Fair Park Facility Improvements for Music Hall located at 909 1st Avenue, African American Museum located at 3536 Grand Avenue and Aquarium Annex located at 1458 1st Avenue, in an amount not to exceed \$903,303.00, by Resolution No. 18-0997. The original contract award included pre-design and pre-

construction services and architectural and engineering services for the design and construction of the facility improvements at the Music Hall at Fair Park, African American Museum and Aquarium Annex. The original contract award also included an early construction package for the Music Hall in the amount of \$600,000.00 to address the needs for Americans with Disabilities Act (ADA) items and an ADA accessible elevator.

On November 28, 2018, City Council authorized Supplemental Agreement No. 1 to the design-build contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering design services and an increase in the early construction package for an elevator and ADA improvements at the Music Hall in the amount of \$723,556.00 and an increase in the early construction package to add exterior lighting at the Music Hall in the amount of \$610,000.00, for a total amount not to exceed \$1,333,556.00, from \$930,303.00 to \$2,236,859.00, by Resolution No. 18-1714.

On March 27, 2019, City Council authorized Supplemental Agreement No. 2 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering services and an increase in the construction package for the renovation of the Aquarium Annex, in an amount not to exceed \$440,461.00, from \$2,263,859.00 to \$2,704,320.00, by Resolution No. 19-0443. The renovation included repairs to the exterior wall, door and window framing; glass pane replacement; improvements to the front door approach and rest room to comply with the ADA; structural repairs; ceiling replacement; plumbing fixtures replacement; lighting system replacements; heating, ventilation and air conditioning replacement; fire alarm replacement; and security system replacement.

On May 22, 2019, City Council authorized Supplemental Agreement No. 3 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering services and an increase in the construction services package for the renovations of the Music Hall located at 909 1st Avenue and the African American Museum located at 3536 Grand Avenue, in an amount not to exceed \$3,134,650.00, from \$2,704,320.00 to \$5,838,970.00, by Resolution No. 19-0793.

On June 5, 2019, Administrative Action No. 19-6236 authorized Supplemental Agreement No. 4 to the design-build services contract with Harrison, Walker & Harper, LP for the design and construction for Fair Park Facility Improvements for additional architectural and engineering design services for the renovation of the Aquarium Annex, in an amount not to exceed \$40,327.05, from \$5,838,970 to \$5,879,297.05.

Costs to date by location are listed below:

African American Museum

Original Amount	\$ 88,620.00
Supplemental Agreement No. 3	\$1,618,613.00
Supplemental Agreement No. 5	<u>\$ 62,385.51</u>
Total	\$1,769,618.51

Aquarium Annex

Original Amount	\$ 106,039.00
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Supplemental Agreement No. 2	\$ 440,461.00
Supplemental Agreement No. 4	<u>\$ 40,327.05</u>
Total	\$ 586,827.05

Music Hall

Original Amount	\$ 735,644.00
Supplemental Agreement No. 1	\$1,333,556.00
Supplemental Agreement No. 3	\$1,516,037.00
Supplemental Agreement No. 5	<u>\$ 255,244.29</u>
Total	\$3,840,481.29

This action will authorize Supplemental Agreement No. 5 to the design-build services contract with Harrison, Walker & Harper, LP for the design and construction for Fair Park Facility Improvements for an increase to the construction package and additional architectural and engineering services for the renovation of the Music Hall and African American Museum, in an amount not to exceed \$317,629.80, increasing the contract amount from \$5,879,297.05 to \$6,196,926.85. Of the total amount \$18,950.00 is for design fees associated with the additional scope of work, and \$298,679.80 is for construction costs.

This Supplemental Agreement includes the following scope of work for the Music Hall: masonry work to address safety hazards; automatic door openers; cutting and reinstallation of carpeting and the addition of electrical power for added light strips on the upper level of the auditorium; sealing and painting of a lower dome; and other miscellaneous changes. Scope of work for the African American Museum includes conversion of all gallery lighting controls to a single type, replacement of existing dimmers, interior door repairs, addition of a handrail at bottom of the monument stairs, security cameras, a credit for carpet, and other miscellaneous changes.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	June 2020
Complete Construction	August 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 7, 2018, the Park and Recreation Board authorized a design-build services contract with Harrison, Walker & Harper, LP.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on June 25, 2018.

On June 27, 2018, City Council authorized a design-build services contract with Harrison, Walker & Harper, LP. for pre-design and pre-construction services, an early construction package, and architectural and engineering services for the design and construction of Fair Park Facility Improvements for Music Hall located at 909 1st Avenue, African American Museum located at 3536 Grand Avenue and Aquarium Annex located at 1458 1st Avenue by Resolution No. 18-0997.

On November 1, 2018, the Park and Recreation Board deferred this item to the November 15, 2018

agenda.

On November 15, 2018, the Park and Recreation Board authorized Supplemental Agreement No. 1 to the design-build services contract with Harrison, Walker & Harper, LP.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on November 26, 2018.

On November 28, 2018, City Council authorized Supplemental Agreement No. 1 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering design services and an increase in the early construction package for an elevator, Americans with Disabilities Act improvements and to add exterior lighting for the Music Hall located at 909 1st Avenue by Resolution No. 18-1714.

On February 28, 2019, the Park and Recreation Board authorized Supplemental Agreement No. 2 to the design-build services contract with Harrison, Walker & Harper, LP.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on March 25, 2019.

On March 27, 2019, City Council authorized Supplemental Agreement No. 2 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering services and an increase in the construction package for the renovation of the Aquarium Annex located at 1458 1st Avenue by Resolution No. 19-0443.

On May 2, 2019, the Park and Recreation Board authorized Supplemental Agreement No. 3 to the design-build services contract with Harrison, Walker & Harper, LP.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on May 13, 2019.

On May 22, 2019, City Council authorized Supplemental Agreement No. 3 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering services and an increase in the construction services package for the renovations of the Music Hall located at 909 1st Avenue and the African American Museum located at 3536 Grand Avenue by Resolution No. 19-0793.

On May 7, 2020, the Park and Recreation Board will consider Supplemental Agreement No. 5 to the design-build services contract with Harrison, Walker & Harper, LP.

FISCAL INFORMATION

Fund	FY 2020	FY 2021	Future Years
Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)	\$317,629.80	\$0.00	\$0.00

Original Design-Build Contract	\$ 930,303.00
Supplemental Agreement No. 1	\$1,333,556.00
Supplemental Agreement No. 2	\$ 440,461.00
Supplemental Agreement No. 3	\$3,134,650.00
Supplemental Agreement No. 4	\$ 40,327.05
Supplemental Agreement No. 5 (this action)	<u>\$ 317,629.80</u>

Total amount	\$6,196,926.85
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M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$317,629.80	Construction	25.00%	25.51%	\$81,039.34
• This contract exceeds the M/WBE goal.				
• Supplemental Agreement No. 5 - 32.58% Overall M/WBE participation				
• Harrison, Walker & Harper, LP. - Non-local				

OWNER

Harrison, Walker & Harper, LP.

Jordan Harper, Chief Executive Officer

MAP

Attached