



Department of General Services - Project Management Division

# Durham Arts Council and Carolina Theatre

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## Downtown Renovations Project – Phase II





# Background

Fall 2008 - Phase I completed

FY2008-09 / FY2009-10 - Phase II Funding Authorized

September 2009 - Pre-Design Services Authorized

April 2010 - Full Design Services Authorized

February 2011 - Preconstruction Services Authorized

March 2011 - Carolina Theatre Carpet Purchase Authorized



# Background

## Previous Work Included:

### **Durham Arts Council**

- Replaced 4 out of 12 of Air Handling Units
- Structural Repairs to 1<sup>st</sup> and 2<sup>nd</sup> Floors
- ADA Upgrades to Restrooms and Dressing Rooms
- New Carpet and Floor Finishes
- New Boiler

### **Carolina Theatre**

- Roof Replacement and Repairs
- Replaced Rooftop Units
- ADA Upgrades to 4 out of 6 Restrooms
- Sound and Lighting Upgrades in Fletcher Hall



# Budget – Phase II

## Durham Arts Council

Pre-Design	\$20,243.00
Design	\$253,500.00
Design Contingency	\$25,350.00
Preconstruction Services	\$25,000.00
Other Owner's Expenses	\$75,367.00
Available for Construction - PGMP	\$2,854,639.00
Construction Contingency	\$295,044.00
<b>Total</b>	<b>\$3,549,143.00</b>



# Budget - Phase II

## Carolina Theatre

Pre-Design	\$19,129.50
Design	\$179,500.00
Design Contingency	\$17,950.00
Preconstruction Services	\$25,000.00
Other Owner's Expenses	\$117,269.75
Early Release Carpet	\$229,234.00
Early Release Carpet Contingency	\$22,923.00
Available for Construction Budget - PGMP	\$1,574,490.00
Construction Contingency (10%)	\$157,449.00
<b>Total</b>	<b>\$2,342,945.25</b>



# Scope of Work – Phase II

## Durham Arts Council

### Base Scope

- ADA Compliant Concrete Sitework and Brick Pavers in Plaza
- New ADA Casework and Compliant Sinks in Classrooms
- Exterior Restoration Including Stucco and Historic Metal Work
- Exterior Painting and Window Repairs
- Interior Finishes, Doors, Flooring
- 8 New Air Handling Units, Controls and Duct Repairs
- Roof Repairs and Partial Replacement
- New Drapes and Lighting Grid in the PSI Theatre
- Electrical Upgrades and Audio-Visual System Components
- Replace Backflow Preventers



# Scope of Work – Phase II

## Durham Arts Council

### Alternates

- Additional Finishes in the PSI Theatre
- Additional HVAC Controls and Upgrades
- Insulated Roof Replacement instead of repairs
- Additional Performance Dimmers, Theatre Fixtures and Accessories



# Scope of Work – Phase II

## Carolina Theatre

### Base Scope

- ADA Upgrades to Internal Access Ramps, 2 Passenger Elevators, Concession Counters, Green Room Casework, Dressing Rooms, Restrooms, and Cinema Seating.
- Emergency Lighting Upgrade
- Electrical Upgrades
- New Carpet Finishes and New Paint
- Replace Backflow Preventers
- Replace Exterior Doors in Select Areas
- Window Repair
- Repair /Replace Damaged Plaster and Moldings
- Renovate Theatre Box Seats in Fletcher Hall



# Scope of Work – Phase II

## Carolina Theatre

### Alternates

- Repair and Paint Ceiling Throughout Mezzanine Lobby
- Marble Countertops at Concession Stands in Lieu of Plastic Laminate
- Upgrade Sound Systems in Fletcher Hall and Cinemas
- New Dimming and Lighting Systems in Cinemas
- Upgrade Existing Projection Equipment
- Screen replacement in Cinema 1 & 2



# Schedule – Phase II

## Durham Arts Council

April 5	Contractor Bids Received
April – June	Finalize contracts, Material Submissions and Procurement
July – August	Procure HVAC Equipment
June 13 – August 19	Summer Camp
August – November	Miscellaneous Classes
August 22	Begin Construction
September 1 – September 28	Major Construction Activity: Install HVAC Equipment
November 30	Substantial Completion



# Schedule – Phase II

## Carolina Theatre

April 5	Contractor Bids Received
April – June	Finalize contracts, Material Submissions and Procurement
June 13	Begin Construction
August 5	Demobilize for Festival
August 8 – August 15	NC Gay and Lesbian Film Festival
Aug 16	Resume Construction
October 1 – 31	4 Scheduled and 8 Tentative Events
October 31	Substantial Completion