

CONSTRUCTION MANAGER MANAGER-AT-RISK

Initial Scope of Services

Garages (yellow, blue and green) including tunnels:

The Construction Manager-at-Risk shall provide all services necessary to have the following permanent work performed:

- Remove and replace temporary improvements such as barrier walls installed to utilize the garages with permanent improvements as determined by the architect.
- Install Owner furnished fans (motors and attenuators) for yellow and green garages
- Install Owner furnished LED light fixtures for all parking garages. Replace all existing wiring for lighting and install new raceways where existing raceways cannot be utilized effectively.
- Provide new Mechanical, Electrical and Plumbing systems for toilets, offices and other areas as directed by the Owner and A/E.
- Replace fire sprinkler heads in the garages and tunnels. Restore fire suppression system and expand to comply with current code requirements as directed by the Owner and A/E.
- Replace all doors, frames and hardware as determined by Owner and A/E
- Replace existing parking equipment including toll booths
- Replace existing CCTV and access controls.
- Install new fire alarm system as determined by A/E
- Install new "blue phone/emergency call" system as determined by A/E
- Provide all coordination for required code upgrades
- Provide miscellaneous waterproofing and caulking as determined by A/E
- Install new elevators and associated systems for Blue and Yellow garages
- Install new communications system(s) as determined by Owner and A/E
- Reconstruction all work associated with tunnels including but not limited to HVAC, Electrical/Lighting, Drywall, Plaster, Painting, Doors/Hardware, Graphics and other specialty work as determined by Owner and A/E

ROM = \$20 – 25 Million

Wortham Theater Center:

The Construction Manager-at-Risk shall provide all services necessary to have the following permanent work performed:

- All reconstruction work at ticketing and entrance lobby areas.
- All reconstruction work at lower level (guest lobby basement level).
- Restore fire suppression and alarm systems as determined by Owner and A/E. Utilize Owner furnished equipment as directed.

- Install all new mechanical equipment and systems in basement areas as determined A/E. Utilize Owner furnished equipment as directed.
- Install all new electrical, lighting and associated systems in basement areas as determine by A/E
- Restore domestic water pumps and distribution system as determined by A/E
- Restore plumbing systems including repair of storm, waste and domestic water systems, including piping, insulation, and fixtures.
- Replacement of all stage components and flooring system(s) as determined by A/E
- All specialty work associated with various rooms and support areas as determined by A/E (masonry, metals, millwork, plaster, drywall, ceramic tile, stone work, etc.)
- Install new elevators and related systems as determined by A/E
- Repair all wall areas within Theaters (masonry, metals, millwork, plaster, drywall, ceramic tile, stone work, etc.)
- Install new security office and support elements as determined A/E
- Remove and replace of all branch wiring, lighting and related electrical components in basement area as determined by A/E
- Replace and/or reinstall all acoustical panels in rehearsal hall as directed by Owner and A/E.
- Provide all coordination for required code upgrades
- Install new flooring as determined by A/E
- Install new doors, frames and hardware as determine by A/E
- All commissioning of new systems as determined by A/E
- Remove and replace temporary improvements such as barrier walls installed to utilize the garages with permanent improvements as determined by the architect.
- Purchase and install all acoustical ceilings in basement

ROM = \$30-35 Million

Note: The above scopes of services for the Theater District Garage and the Wortham Theater Center do not include any mitigation services. Mitigation projects may be identified and included in the scope of services as the project commences.