



CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		9/14/15		
Department:		Parks and Recreation		
Department Head		Amy Fortenberry		
Agenda Coordinator (include phone #): Susan Berger (7255)				
CAPTION				
<p>A Resolution of the City of Plano, Texas, ratifying the terms and conditions of a modification of the Construction Manager At Risk (CMAR) contract between the City of Plano and Phoenix 1 Restoration and Construction, Ltd. for Saigling House Architectural Renovation Phase 1 construction for a Guaranteed Maximum Price (GMP) in the amount of \$49,795; approving its execution by the City Manager or his designee; and providing an effective date.</p>				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input checked="" type="checkbox"/> CIP				
FISCAL YEAR: 2014-15	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	75,242	1,150,000	500,000	1,725,242
Encumbered/Expended Amount	-75,242	-430,324	0	-505,566
This Item	0	-49,795	0	-49,795
BALANCE	0	669,881	500,000	1,169,881
FUND(S): CAPITAL RESERVE & PARK IMPROVEMENTS CIP				
<p>COMMENTS: Funding is available in the 2014-15 Capital Reserve CIP and Park Improvements CIP for this item. Securing the house and outbuildings and selective demolition of the interior at the Saigling House property, in the amount of \$49,795, will leave a project balance of \$1,169,881 available for future phases on the Saigling House project. Additional project funding will be available from the Downtown Plano TIF and the ArtCentre of Plano.</p> <p>STRATEGIC PLAN GOAL: Site work to prepare for future improvements at Saigling House relates to the City's goals of Exciting Urban Centers - Destination for Residents and Guests and Great Neighborhoods - 1st Choice to Live.</p>				
SUMMARY OF ITEM				
See Recommendation Memo				
Project Location Map: https://goo.gl/maps/khl7b				

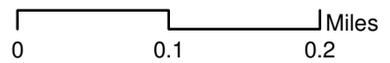
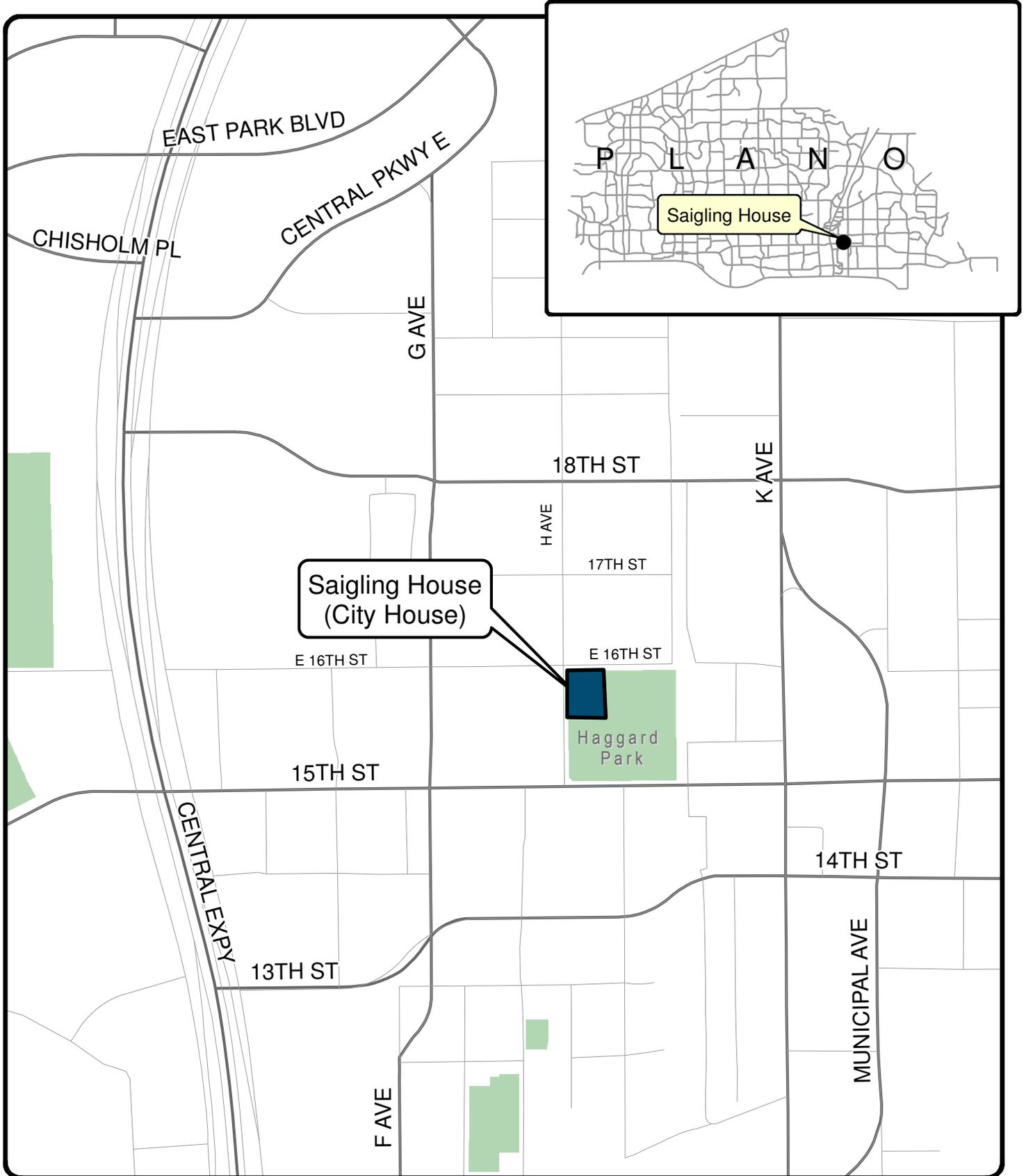


CITY OF PLANO COUNCIL AGENDA ITEM

List of Supporting Documents: Location Map Memorandum Resolution-Ratification	Other Departments, Boards, Commissions or Agencies

Location Map

Saigling House located at 902 East 16th Street





Memorandum

Date: August 27, 2015
To: Nicole Mucha, Purchasing Department
From: Elizabeth Del Turco, Park Planning
Subject: Saigling House Architectural Renovation CMAR Services, Phase 1 Construction

Saigling House Phase 1 Construction \$49,795 (In Progress)

The purpose of this Agenda Item is for ratification of an expenditure of \$49,795 to secure the Saigling House against potential vandalism. The House was vacated on August 10th; it became necessary to secure and board up the property as quickly as possible. Staff believes that delaying this work could have resulted in serious damage to the house.

Saigling House Architectural Renovation Phasing and Budget

In order to expedite completion of the project, City Staff, Phoenix 1 Restoration and Construction, Ltd, and the project consultant, Quimby-McCoy Preservation Architecture, LLP recommend that the project be bid and constructed in three phases. This process allows construction to begin immediately upon vacancy and maximize the potential for completing the project by December 2016. Contractor has provided a Guaranteed Maximum Price (GMP) for the first two phases.

The phases with their estimated construction costs are as follows:

Construction Manager At Risk (CMAR) Professional Services Agreement	\$ 4,800 (in progress)
Phase 1 Construction Secure House and Outbuildings, Selective Interior Demolition	\$ 49,795 (in progress)
Phase 2 Selective Exterior Demolition, Tree Removal and Grubbing	\$ 40,396
Phase 3 External Restoration, Internal Renovation, Landscape Integration with Park	\$2,382,121

Pricing is based on recent bids received by Phoenix 1 Restoration and Construction Ltd, outside contractors' estimates, and the consultant's estimates for the project.

Project Funding

Funding for the Saigling House Architectural Renovation is available from the following sources:

1. Capital Reserve Funds	\$ 676,718
2. Park Bond Funds	\$ 500,000
3. Tax Increment Funding	\$ 500,000
4. ACNT Directed Donations	\$ 500,000
5. ArtCentre Capital Contributions	\$ 300,000
Total Funding Available	\$2,476,718

Project History

Saigling House was built in 1906, and is located at 902 East 16th Street, on the northwest corner of Haggard Park. The house was previously owned and operated by CITY House, and was purchased by the City of Plano in 2012 with the agreement that CITY House would be allowed to occupy the premises until August 10, 2015. With the passage of Resolution 2014-12-13(R), Council approved the Memorandum of Understanding (MOU) between the

City of Plano and the ArtCentre of Plano to rehabilitate, restore, and repurpose the House to provide gallery space, classrooms, offices, and special events.

Staff met with area residents, the Historic Downtown Property Owners' Association, the Saigling family, and the City of Plano Heritage Commission for 7 months to develop a plan for the rehabilitation of the house, and the integration of the property into Haggard Memorial Park. The current plan is a result of those meetings.

cc: Amy Fortenberry, Director of Parks and Recreation
Robin Reeves, Chief Park Planner

A Resolution of the City of Plano, Texas, ratifying the terms and conditions of a modification of the Construction Manager At Risk (CMAR) contract between the City of Plano and Phoenix 1 Restoration and Construction, Ltd. for Saigling House Architectural Renovation Phase 1 construction for a Guaranteed Maximum Price (GMP) in the amount of \$49,795; approving its execution by the City Manager or his designee; and providing an effective date.

WHEREAS, the City of Plano has engaged in a request for qualifications for phased renovation of the Saigling House, which having been constructed as a residential home in 1906 is being renovated to support a new operational and revenue generating public art gallery, classrooms, and events space; and

WHEREAS, Phoenix 1 Restoration and Construction, Ltd. has been selected as the most qualified firm to provide Construction Manager At Risk services for the construction of Saigling House Renovation Phase 1; and

WHEREAS, The City Council wishes to establish a Guaranteed Maximum Price of \$49,795 for the construction of Saigling House Renovation Phase 1; and

WHEREAS, due to the immediate need to secure the Saigling House, the funds were released prior to approval by the City Council; and

WHEREAS, the City Council has determined that it is in the best interests of the citizens of Plano that funds be utilized for the purposes for which they were granted to the entity listed herein, and that each such purpose is a valid public purpose; and

WHEREAS, the City Council has been presented a Guaranteed Maximum Price Amendment ("Amendment") by and between Phoenix 1 Restoration and Construction, Ltd. and the City of Plano, for Saigling House Renovation Phase 1; and

WHEREAS, the City Council finds that the terms and conditions thereof should be ratified and approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The terms and conditions of the Amendment, having been found to be acceptable and in the best interests of the City of Plano and its citizens by the City Council of the City of Plano, are hereby in all things ratified and execution by the City Manager or his designee on behalf of the City of Plano is hereby approved.

Section II. This Resolution shall become effective immediately upon its passage.

DULY PASSED AND APPROVED this the 14th day of September, 2015.

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY