

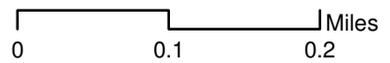
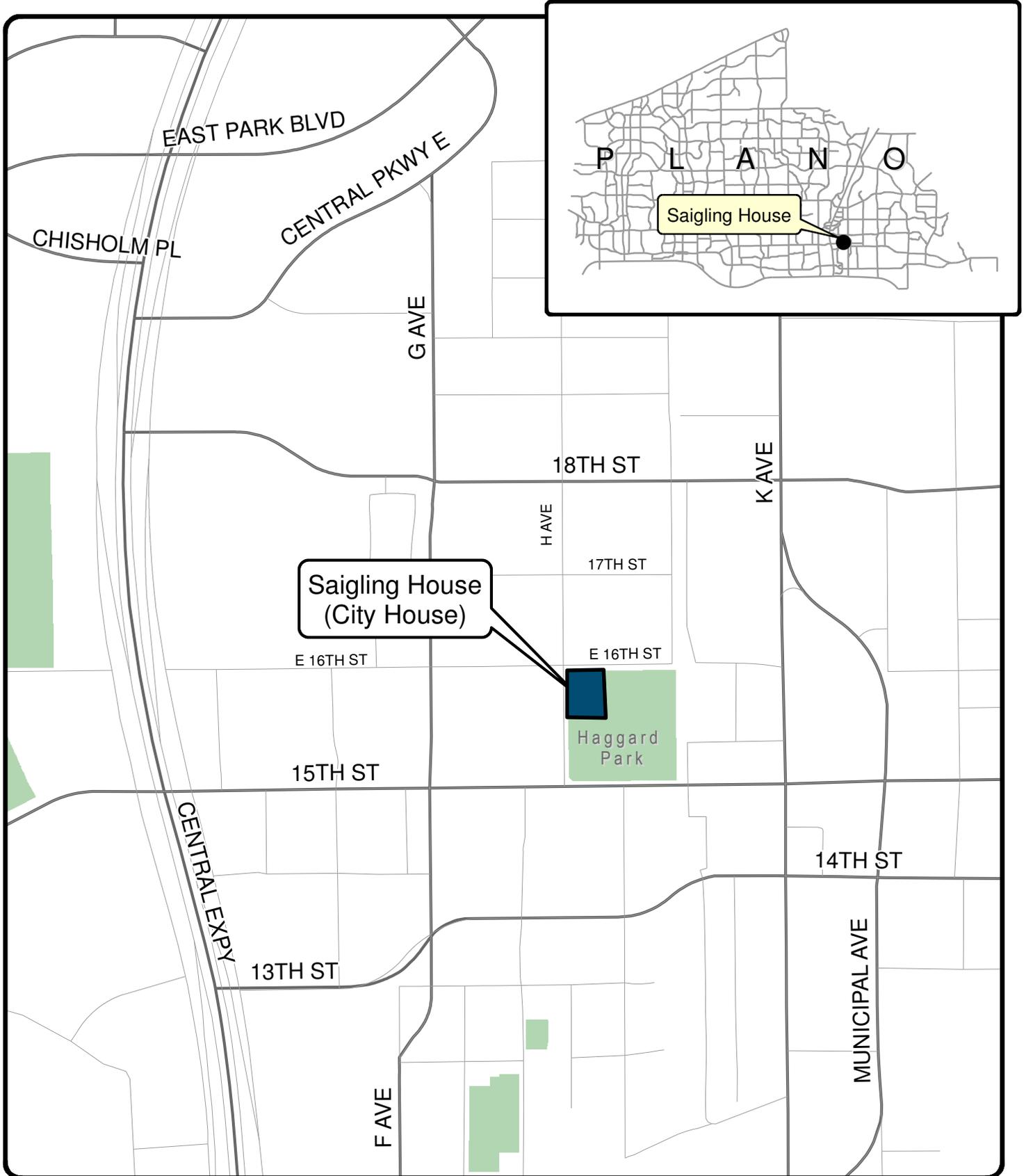


CITY OF PLANO COUNCIL AGENDA ITEM

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				
A Resolution of the City of Plano, Texas, authorizing 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 Renovation Phase 2 construction for a Guaranteed Maximum Price (GMP) of \$40,396; authorizing the City Manager, or his designee, to execute the necessary contract documents; and providing an effective date.				
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	-40,396	0	-40,396
BALANCE	0	679,280	500,000	1,179,280
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. Selective exterior demolition, tree removal and grubbing at the Saigling House property, in the amount of \$40,396, will leave a project balance of \$1,179,280 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				
List of Supporting Documents: Location Map Memorandum Resolution			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 2 Construction

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.

Construction Manager At Risk Selection Process

Three firms submitted their qualifications to provide Construction Manager At Risk (CMAR) services to the City of Plano for the Saigling House Architectural Renovation project. Phoenix 1 Restoration and Construction, Ltd. was selected as the most qualified firm to provide these services, and a contract was entered into with them to provide preconstruction services.

Project Schedule

The construction timeline for the project is from the date the House is vacated to an approximate completion date of December 2016, and is a critical element of the project. Due to the age of the House, the specialized treatment required to preserve the historic structure, as well as the need for a flexible start time, the Construction Manager At Risk method of delivery was selected as the most efficient method to meeting both budget and completion times.

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.

Construction Manager At Risk (CMAR) Professional Services Agreement (In Progress) – Contractor will render an ongoing opinion of probable cost and value engineering throughout the finalization of construction plans for a flat fee of \$4,800.

Phase 1 Construction – Phoenix 1 Restoration and Construction, Ltd. is in the process of expediting Phase 1 for the Guaranteed Maximum Price (GMP)\$ 49,795 to secure the house and grounds, and conduct selective demolition in the interior of the House.

Phase 2 Construction – With City Council approval, a Guaranteed Maximum Price (GMP) Amendment with Phoenix 1 Restoration and Construction, Ltd. will be executed for a GMP of \$40,396. Providing authorization to proceed with this phase will allow selective demolition on the exterior of the House, and will facilitate value engineering for the project, as well as accurate bidding by subcontractors.

Phase 3 Construction – Phoenix 1 Restoration and Construction, Ltd. will bid the Phase 3 as plans are completed, responding to and incorporating information derived from the first two phases of selective demolition. The bids will be evaluated, and if necessary, the project will be modified to stay within the project budget. A GMP for Phase 3 will be determined and submitted to City Council for approval before beginning work.

How Can We Know that the Guaranteed Maximum Price Provided by Phoenix 1 Restoration and Construction, Ltd. is in the Best Interest of the City of Plano?

Phoenix 1 Restoration and Construction, Ltd. will solicit bids for the each phase of the project. Staff, the Consultant, and Phoenix 1 Restoration and Construction, Ltd. will review the bids and identify opportunities for value engineering that could reduce the project cost. For each element of the project the lowest responsible bid will be taken. The total Guaranteed Maximum Price will be the sum of the lowest responsible bids plus normal cost for construction administration and general conditions applied by Phoenix 1 Restoration and Construction, Ltd. which will also be reviewed by City Staff. The City has the right not to enter into a contract if any of these costs exceed typical construction cost for a project of this type.

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	<u>\$ 300,000</u>
Total Funding Available	\$2,476,718

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

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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 2; and

Whereas, The City Council wishes to establish a Guaranteed Maximum Price for \$40,396 for the construction of Saigling House Renovation Phase 2; and

Whereas, upon full review of all matters attendant and related thereto, the City Council is of the opinion that the City Manager or his authorized designee should be authorized to execute a Guaranteed Maximum Price Amendment of \$40,396 for the Saigling House Renovation Phase 2 construction project.

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

Section I. A Guaranteed Maximum Price in the amount of \$40,396 for construction of Saigling House Renovation Phase 2 has been established and reviewed by the City Council of the City of Plano, Texas, and found to be in the best interest of the City of Plano and its Citizens and is hereby in all things approved.

Section II. The City Manager or his authorized designee is authorized to execute a Guaranteed Maximum Price Amendment and all other necessary documents with Phoenix 1 Restoration and Construction, Ltd. for the construction of the Saigling House Renovation Phase 2 with a GMP of \$40,396.

Section III. 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