

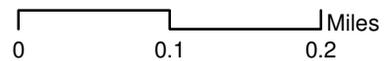
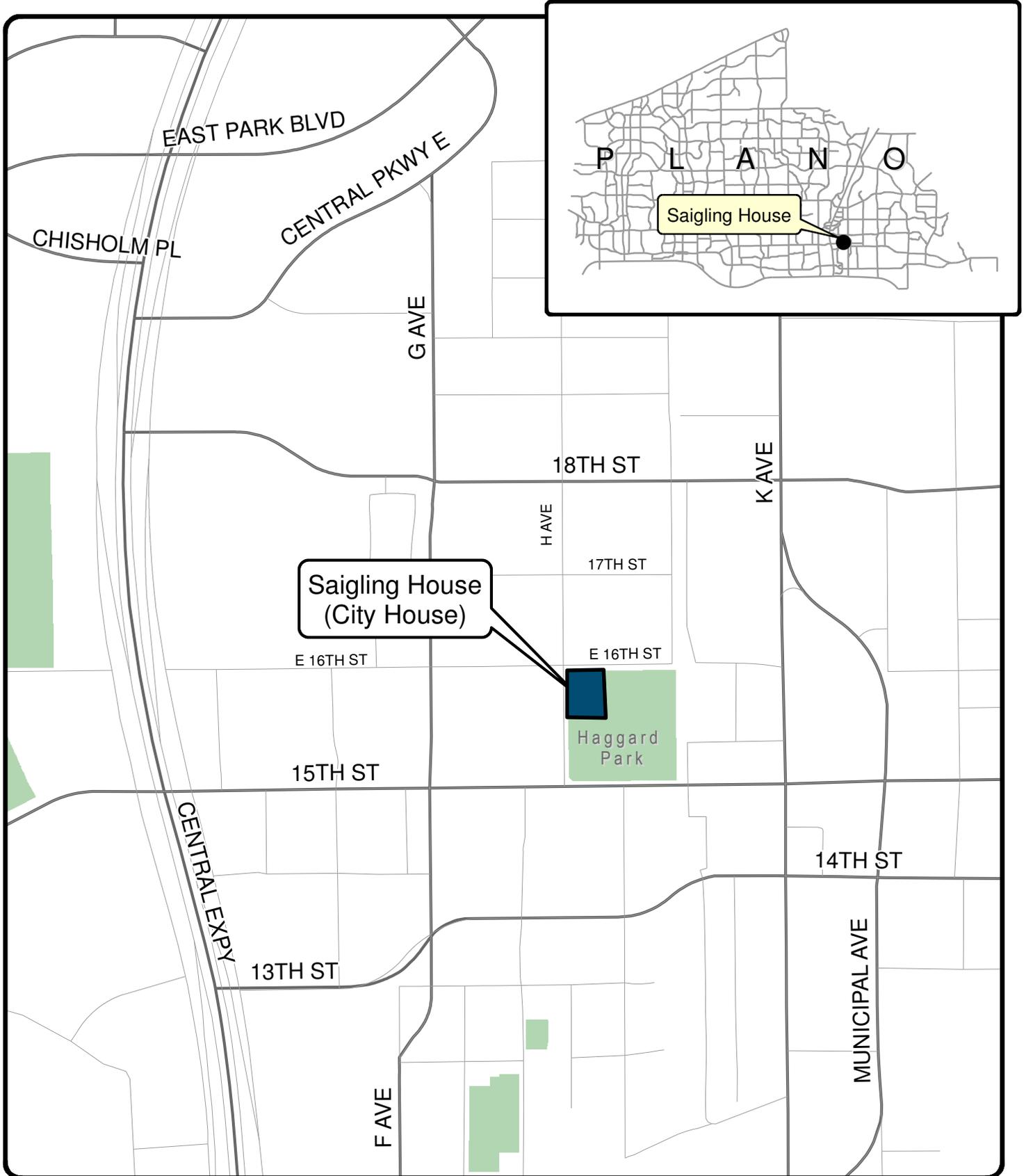


CITY OF PLANO COUNCIL AGENDA ITEM

CITY SECRETARY'S USE ONLY					
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory					
Council Meeting Date:		12/14/15			
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 3 Construction for a Guaranteed Maximum Price (GMP) of \$2,993,436; 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:	2015-16, 2016-17	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		1,087,665	3,308,992	400,000	4,796,657
Encumbered/Expended Amount		-1,087,665	-685,553	0	-1,773,218
This Item		0	-2,623,196	-370,240	-2,993,436
BALANCE		0	243	29,760	30,003
FUND(S): CAPITAL RESERVE FUND, PARK IMPROVEMENTS CIP, TIF II FUND					
<p>COMMENTS: Funding is available for this item in the 2015-16 Capital Reserve CIP and Park Improvements CIP, as well as outlined in the TIF II Project and Finance Plan. Restoration and construction for the Saigling House Renovation project's third phase, in the amount of \$2,993,436, will leave a balance of \$30,003 in the Park Improvements CIP and Park Capital Reserve CIP for future projects.</p> <p>STRATEGIC PLAN GOAL: Renovating and construction of the 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/qxpo8uT1kDB2					
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: November 12, 2015

To: Nicole Mucha, Purchasing Department

From: Elizabeth Del Turco, Park Planning

Subject: Saigling House Renovation CMAR Services, Phase 3 Construction

Purpose of Agenda Item

This agenda item is for consideration of a Guaranteed Maximum Price (GMP) Amendment with Phoenix 1 Restoration and Construction, Ltd for a GMP of \$2,993,436 to provide for complete rehabilitation of the Saigling House along with adjacent improvements within Haggard Park.

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 seven 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.

Proposed Improvements

This is an extensive project. The House façade, covered front porch and side porch will be fully restored. The main entrance will be placed in the back of the building to reduce traffic to the residents, and orient the facility toward the park and the Downtown Arts District. The interior will be converted to provide gallery space for art exhibitions and special events downstairs, with classrooms and offices on the second floor. The facility will be fully accessible with a Limited Use Limited Access (LULA) elevator, new plumbing and restrooms, new electrical wiring, roof, fire sprinklers, environmental controls, and a catering staging area.

To accomplish the goal of integrating the House with Haggard Park, extensive renovations to the grounds will be made, including a new terraced deck to compliment the main entrance at the back of the house, accessible walks, site and security lighting, a separate restroom facility compatible with the residential aesthetic of 16th Street, and patio to accommodate outdoor events.

Additional parking and streetscape improvements will provide sidewalk connections to the park, to the DART station along 16th Street, and 18 parking spaces on H Avenue that may also be shared by the Cox Playhouse and the Courtyard Theatre. New fencing will replace existing to partially enclose the property for future events. There will be irrigation enhanced landscaping along this perimeter.

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.

Phase 3 Funding and GMP

The previous estimate for Phase 3 was \$2,382,121. The proposed GMP of \$2,993,436, which includes a \$100,000 Owner's Contingency allowance, exceeds that estimate. Additional funding is available through the Parks Capital Reserve Fund and TIF Funding.

Total Project Cost

Design Fees, Historic Designation - \$524,562.

Asbestos abatement, new water meters and taps, data conduit - \$28,367.

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 has completed Phase 1 for the Guaranteed Maximum Price (GMP) \$49,750 to secure the house and grounds, and conduct selective demolition in the interior of the House.

Phase 2 Construction – Phoenix 1 Restoration and Construction, Ltd has completed Phase 2 for the Guaranteed Maximum Price (GMP) \$40,396 to conduct selective demolition on the exterior of the House.

Phase 3 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 \$2,893,436, plus Owner's Contingency of \$100,000 to provide for complete rehabilitation of the House.

Total \$3,641,311

Available Project Funding

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

1. Capital Reserve Funds	\$1,550,000
2. Park Bond Funds	\$ 500,000
3. Tax Increment Funding	\$ 800,000
4. ACNT Directed Donations	\$ 500,000
5. ArtCentre Capital Contributions	<u>\$ 300,000</u>
Total	\$3,650,000

Project Schedule

Work is expected to be complete by December of 2016.

cc: Frank Turner, Deputy City Manager
Amy Fortenberry, Director of Parks and Recreation
Robin Reeves, Chief Park Planner

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 3 Construction for a Guaranteed Maximum Price (GMP) of \$2,993,436; authorizing the City Manager, or his designee, to execute the necessary contract documents; 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 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 3; and

WHEREAS, the City Council wishes to establish a Guaranteed Maximum Price of \$2,993,436 for the construction of Saigling House Renovation Phase 3; 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 designee, should be authorized to execute a Guaranteed Maximum Price of \$2,993,436 for the Saigling House Renovation Phase 3 construction project.

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

Section I. A Guaranteed Maximum Price of \$2,993,436 for construction of Saigling House Renovation Phase 3 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 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 3 with a GMP of \$2,993,436.

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

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

Harry LaRosiliere, MAYOR

ATTEST:

Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

Paige Mims, CITY ATTORNEY