



## MEMORANDUM

**To:** Mayor and City Council

**From:** Noel Bernal, Deputy City Manager

**Date:** July 10, 2018

**Reference:** Consider authorizing Bidding and Construction Phase services (Phases 4 and 5) as detailed in the approved professional services agreement with Corgan Associates, Inc. totaling \$245,250, for architectural and engineering services related to the Coppell Arts Center.

**2030:** Community Wellness and Enrichment Strategy – Goal 1: Community Gathering Places and Goal 3: Expand Cultural Arts Amenities and Opportunities.

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### General Information:

- On January 10, 2017, the Coppell City Council approved an architectural services agreement with Corgan for the proposed arts center. The contract, totaling \$1,058,500 contemplated multiple design phases. The City Council previously authorized Phase I, Schematic Design, totaling \$169,500 and Design Development and Construction Documents Phases 2 and 3 totaling \$643,750.
- The GMP (Guaranteed Maximum Price) contract was awarded by Council to Core Construction for the Arts Center on June 12, 2018.
- With the award of the GMP and pending construction of the Arts Center, the final two phases of the Corgan contract can now be awarded.

### Analysis:

With the award of the GMP to Core Construction and the pending construction of the Arts Center, as contemplated when the original contract was signed with Corgan in January of 2017, the City Council is requested to authorize Phase 4 and 5, Bidding and Construction Phase, totaling \$245,250. Bidding is basically complete as they continue to wind down their value

engineering work with Core and Gallagher. The Construction Phase will begin with the actual construction of the Arts Center.

Overall there are five (5) total phases to the Architects contract:

|                        |                  |
|------------------------|------------------|
| Schematic Design       | \$169,500        |
| Design Development     | \$264,500        |
| Construction Documents | \$379,250        |
| Bidding                | \$ 15,250        |
| Construction Phase     | <u>\$230,000</u> |
| Total                  | \$1,058,500      |

**Legal Review:**

The City's legal counsel previously reviewed the contract.

**Fiscal Impact:**

Phase 4 and 5 Bidding and Construction Phase totals \$245,250 is being funded through available Coppell Recreation Development Corporation (CRDC) funds.

**Recommendation:**

The City Manager's Office recommends authorizing Corgan Associates, Inc. to complete Phases 4 and 5 Bidding and Construction Phase services totaling \$245,250.

It is anticipated that approval of this item will be requested from the CRDC during their meeting scheduled in July 2018.