



MEMORANDUM

To: President and CRDC Board Members

From: Mike Land, Deputy City Manager

Date: January 11, 2017

Reference: Consider approval of award of a professional services agreement with Corgan Associates, Inc. in the amount of \$1,058,500, to provide architectural and engineering services related to the Coppel Arts Center, specifically authorizing Phase I, Schematic Design, in the amount of \$169,500, and authorizing the City Manager to execute necessary documents.

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

General Information:

- General Discussions regarding the potential renovation, renovation and expansion of the existing Coppel Theater, or the construction of a new theater in another location began most recently in October 2015. Since the initial discussion the Council has held work sessions discussing potential art center solutions on the following dates:
 - March 22, 2016
 - March 29, 2016
 - April 8, 2016
 - June 28, 2016
 - August 30, 2016
 - October 25, 2016
- In December of 2015 staff engaged the services of Corgan Associates with Mr. Kirk Johnson as the lead architect to perform preliminary program and site planning for the

existing theater's renovation, renovation and expansion, and/or an option for the construction of a new theater located in Old Town Coppell.

- Council during their April 2016 Retreat created a sub-committee to research how other communities in the region supported and funded their various respective arts programs. On June 28, the Council Subcommittee reported their findings to the entire council. At that time Council determined based on various reasons including cost and future utilization, that staff and the architect should begin focusing on the potential construction of a new arts facility located in Old Town.
- Multiple presentations followed with Council providing guidance on program and square footage modifications which resulted in a final program for an arts center that contains approximately 22,400 square feet of space. In addition to the program modifications Mr. Johnson provided the Council with an annual operating cost estimate totaling approximately \$475,000 prior to any revenues being considered.

Introduction:

The Community Wellness and Enrichment Strategy identified with the Coppell Vision 2030 plan includes several goals related to the cultural arts in Coppell. Specifically, Goal 1: Community Gathering Places, Objective 1, Develop Old Coppell as a mixed-use development with retail, restaurants, entertainment, professional offices, Farmers' Market, living opportunities around a square (with an emphasis on entertainment in this case). Goal 3: Maintain and Support the Theater Coppell and expand performing arts programs and venues, in this case with an emphasis on venues, the Coppell Arts Center.

Throughout this entire process the entire performing and visual arts community has been engaged in these discussions, providing much needed input on the program of the proposed Arts Center. As a result of this input and guidance from the Council, a program for the Arts Center was finalized. The facility as planned includes three main spaces; a Black Box/Flexible Theater, a Performance Hall/Space, and a multi-purpose space for rehearsal and community uses. Including these spaces and support areas there will be a total of 22,425 square feet in the facility. The main performance hall is expected to seat 320 patrons, and the flexible theater space is expected to seat 200. The expected budget for the facility is approximately \$12 million including construction, design, parking, construction management and contingency.

Should Council authorize staff to move forward with Phase II, Design Development and Construction Documents, staff will also bring forward at that time an amendment to the City's contract with Gallagher to add the Arts Center to their work program as well.

The Corgan contract anticipates that Schematic Design should take about eight weeks to complete. Design Development and Construction Documents should be completed in twenty-four weeks. Permitting and Bidding should be complete in about eight weeks. All in all, based on this schedule, construction could begin on the Coppell Arts Center as early September/October 2017 and be completed by the first quarter of 2019.

As a result of the latest work session discussion by Council on the Arts Center held on October 25, staff is bringing forward the attached Corgan Associates, Inc. contract for Council consideration.

Analysis:

In November 2013 the citizens re-authorized the continued collection of one half of one cent for the Coppell Recreation Development Corporation. The ballot language included the expansion of the uses for the fund to "...to undertake projects for...entertainment and public gathering facilities and venues, exhibition and museum facilities...parking facilities, ...including projects in support of Coppell 2030 strategic vision adopted March 10, 2009..." To this end the City Council has engaged the Coppell Arts community to help determine the best course of action to accomplish this potential goal of addressing the cultural arts needs identified both in the 2030 Plan and as contemplated by the citizen approved re-authorization language for the CRDC.

At this time, the CRDC is being requested to approve the entire contract with Corgan Associates, Inc. for the total amount of \$1,058,500 while only authorizing the first phase, Schematic Design, totaling \$169,500. Schematic Design work should be completed within the next eight weeks or so from the time the contract is approved.

Overall there are five total phases to the Architects contract:

Schematic Design (Phase I)	\$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 reviewed the contract.

Fiscal Impact:

Phase I Schematic Design in the amount of \$169,500 is being funded through available Coppell Recreation Development Corporation Funds. As this project potentially moves forward financing options including a Reimbursement Resolution may be presented at a later date. Should the Council determine that a debt instrument should be used to fund the actual construction of the Coppell Arts Center, by having a Reimbursement Resolution in place, the CRDC fund would in essence be replenished for expenses such as the architect's fees spent prior to the debt being issued.

Recommendation:

The City Manager's Office recommends approval of the Contract, and specifically authorize Corgan Associates, Inc. to move forward with Phase I Schematic Design for an amount of \$169,500.

Approval of this item will be requested from the City Council during their meeting scheduled for Tuesday January 10, 2017.