



## MEMORANDUM

**To:** Mayor and City Council

**From:** Mike Land, City Manager

**Date:** June 13, 2017

**Reference:** Consider authorizing Design and Development and Construction Documents services (Phase 2) as detailed in the approved professional services agreement with Corgan Associates, Inc. Phase 2, totaling \$643,750, will provide 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:

- General Discussions regarding the potential renovation, renovation and expansion of the existing Coppell 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
  - January 10, 2017
  - May 9, 2017
  - May 30, 2017

- 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. In addition to the program Mr. Johnson provided Council with an annual operating cost estimate totaling approximately \$475,000 prior to any revenues being considered.
- 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 initially authorized Phase I, Schematic Design, totaling \$169,500. Kirk Johnson with Corgan presented the Schematic Design on May 9, 2017 and again on May 30, 2017.

### **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. Goal 3: Maintain and Support the Theater Coppell and expand performing arts programs and venues, in this case with an emphasis on venues, the proposed Coppell Arts Center.

Throughout this process the performing and visual arts community has been engaged in these discussions, providing much needed input on the program for 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. During the last work session on May 30<sup>th</sup>, the Council instructed Corgan to include as an add alternative approximately 2,500 feet of storage/work space to the program. 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 \$14 million including construction, design, furniture and fixtures, construction management, parking and contingency.

Should Council authorize Phase 2, Design Development and Construction Documents, staff will soon thereafter present to Council a final program and plan that will need to be approved before Corgan will begin their work. Staff will also bring forward an amendment to the City's contract with Gallagher to add the Arts Center to their work program as well.

Once the final program plan is approved, 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 sequential schedule, construction could begin on the Coppell Arts Center as early January 2018 and be completed by the end of the second quarter of 2019.

#### **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 City Council is being requested to possibly authorize Phase 2, Design Development and Construction Documents, totaling \$643,750. Design Development and Construction Documents work should be completed within the next twenty-four weeks or so from the time this Phase is authorized and a final program/floor plan is approved by Council.

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 previously reviewed the contract.

#### **Fiscal Impact:**

Phase 2 Schematic Design in the amount of \$643,750 is being funded through available Coppell Recreation Development Corporation Funds. A Reimbursement Resolution was presented and approved by the Council on February 28, 2017. 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 replenished for expenses such as the architect's fees spent prior to the debt being issued.

#### **Recommendation:**

The City Manager's Office recommends authorizing Corgan Associates, Inc. to move forward with Phase 2 Design Development and Construction Documents services totaling \$643,750.

It is anticipated that approval of this item will be requested from the CRDC during their meeting scheduled in July 2017.