



## Legislation Text

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**File #:** 19-1988, **Version:** 1

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** January 8, 2020  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** John D. Jenkins

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### **SUBJECT**

Authorize Supplemental Agreement No. 3 to the professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. for additional architectural and engineering services during the construction administration phase for the Hall of State Facility Improvements Project located at 3939 Grand Avenue - Not to exceed \$220,341.60, from \$1,340,432.06 to \$1,560,773.66 - Financing: Fair Park Improvements (C) Fund (2017 Bond Funds)

### **BACKGROUND**

On June 27, 2018, City Council authorized a professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, procurement, and construction administration phases for the Hall of State Facility Improvements Project located at 3939 Grand Avenue, in an amount not to exceed \$1,257,359.00, by Resolution No. 18-0941.

On January 23, 2019, Administrative Action No. 18-6974 authorized Supplemental Agreement No. 1 to the professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. for additional architectural, structural and mechanical design and construction administration for the improvements to the existing chiller facility, in an amount not to exceed \$49,928.00, from \$1,257,359.00 to \$1,307,287.00.

On April 15, 2019, Administrative Action No. 19-0141 authorized Supplemental Agreement No. 2 to the professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. for additional architectural and structural engineering design and construction administration for the addition of accessibility ramps that lead to the main entrance, between the courtyard and Grand Avenue and between the courtyard and colonnade, in an amount not to exceed \$33,145.06, from \$1,307,287.00 to \$1,340,432.06.

This action will authorize Supplemental Agreement No. 3 to the professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. for additional architectural and engineering design services during the construction administration phase for the Hall of State Facility Improvements Project located at 3939 Grand Avenue, in an amount not to exceed \$220,341.60, increasing the contract amount from \$1,340,432.06 to \$1,560,773.66.

The consultant team will provide additional construction administration efforts for the following scope: cleaning and repair of the Tejas Warrior sculpture; replacement of the bird screen in front of the Tejas Warrior sculpture; replacement of the door closures at all doors; repaving at the courtyard; replacement of stone steps at the main entrance and at the center courtyard entrance; replacement of the basement sump pump; replacement of carpet and wood stage in the auditorium, securing of the plywood backboard in the mechanical room; installation of pull-box covers for the electrical panelboards; installation of new electrical panelboard covers; and rewiring of the chandelier lighting in the Great Hall. The consultant team will also provide the design for additional scope for the project such as exterior lighting, circulation fans for the interstitial mechanical spaces, support for a dumbwaiter repair and replacement of some interior finishes.

### **ESTIMATED SCHEDULE OF PROJECT**

Began Design	July 2018
Completed Design	June 2019
Began Construction	November 2019
Complete Construction	September 2020

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On June 7, 2018, the Park and Recreation Board authorized a professional services contract with M. Arthur Gensler, Jr. & Associates, Inc.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on June 25, 2018.

On June 27, 2018, City Council authorized a professional services contract with M. Arthur Gensler, Jr. & Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, procurement, and construction administration phases for the Hall of State Facility Improvements Project located at 3939 Grand Avenue by Resolution No. 18-0941.

On December 12, 2019, the Park and Recreation Board authorized Supplemental Agreement No. 3 to the professional services contract with M. Arthur Gensler, Jr. & Associates, Inc.

### **FISCAL INFORMATION**

Fair Park Improvements (C) Fund (2017 Bond Funds) - \$220,341.60

Original Professional Services Contract	\$1,257,359.00
Supplemental Agreement No. 1	\$ 49,928.00
Supplemental Agreement No. 2	\$ 33,145.06
Supplemental Agreement No. 3 (this action)	\$ <u>220,341.60</u>

Total not to exceed	\$1,560,773.66
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### **M/WBE INFORMATION**

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$220,341.60	Architectural & Engineering	25.66%	32.54%	\$71,689.60
• This contract exceeds the M/WBE goal.				
• Supplemental Agreement No. 3 - 27.86% Overall M/WBE participation				

### **OWNER**

#### **M. Arthur Gensler, Jr. & Associates, Inc.**

Andy Cohen, Co-Chief Executive Officer  
Diane Hoskins, Co-Chief Executive Officer

### **MAP**

Attached