



## Legislation Text

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**File #:** 20-334, **Version:** 1

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** March 25, 2020  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** John D. Jenkins

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### **SUBJECT**

Authorize a professional services contract with Facility Performance Associates, LLC to provide commissioning and related services for the Hall of State located at 3939 Grand Avenue, the African American Museum located at 3536 Grand Avenue and the Coliseum located at 1438 Coliseum Drive in Fair Park - Not to exceed \$297,360.00 - Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)

### **BACKGROUND**

This action will authorize Facility Performance Associates, LLC (FPA) to provide commissioning and related services such as design review, heating, ventilation and air conditioning testing and balancing, documentation and analysis of system performance. FPA will commission three existing buildings, the Hall of State located at 3939 Grand Avenue, African American Museum located at 3536 Grand Avenue and the Coliseum located at 1438 Coliseum Drive in Fair Park that are under renovation. FPA will verify that the chilled water systems, heating water systems, air handling and exhaust systems, pumps, lighting and building system controls are all working correctly.

Commissioning new and existing building systems will verify that they are installed and working correctly and provide a benchmark for correct operation. Commissioning results in improved indoor air quality, lighting effectiveness, energy and water conservation, and thermal comfort. It will help prevent or eliminate problems inexpensively through proactive quality techniques and lower life-cycle costs for the owner.

Funding is included in the 2017 Bond Program.

### **ESTIMATED SCHEDULE OF PROJECT**

Begin Commissioning Services	April 2020
Complete Commissioning Services	February 2021

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

On February 20, 2020, the Park and Recreation Board authorized a professional services contract with Facility Performance Associates, LLC.

**FISCAL INFORMATION**

Fund	FY 2020	FY 2021	Future Years
Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund)	\$297,360.00	\$0.00	\$0.00

**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 \$
\$297,360.00	Architectural & Engineering	25.66%	25.79%	\$76,700.00
• This contract exceeds the M/WBE goal.				

**OWNER**

**Facility Performance Associates, LLC**

Gerald Kettler, Principal

**MAP**

Attached