

MEMORANDUM

TO: Claire Powell, City Manager

FROM: James Kunke, Community Relations and Tourism Director

DATE: June 16, 2025

SUBJECT: **Approval of an Agreement with Brandstetter Carroll, Inc. in the Amount of \$72,840 For Design Services For an Outdoor Storage Facility at Lewisville Grand Theater, and Authorization for the City Manager, or Her Designee, to Sign the Agreement.**

BACKGROUND

A feasibility study was conducted in 2023 to assess possible expansion of the Lewisville Grand Theater. The study was conducted by a team of consultants from Corgan Associates (Architects), TheaterDNA (Theater Operations and Theatrical Equipment experts), and Keen Independent Research (Demographic and User Statistics).

The study reported several options for expansion, gave supporting evidence for the need and viability of the expansion, and provided budgets for several expansion options. All building expansion options were very expensive and were not pursued. The consultant team included the option, if building expansion were not possible, of targeted renovations to existing spaces and equipment that would keep the venue viable and desirable for clients for the next decade or more. Staff was directed to proceed with exploring these “Home” renovation recommendations.

Arts Center staff worked with TheatreDNA due to their expertise and involvement with the original study. Their “Home Design” assessment included recommendations for an outdoor storage facility to safely house equipment that has been added to the facility’s inventory over time, technology updates, and space renovations. Budget estimates were done in three phases since the cost for the identified needs exceeds the original projection of \$1.5 million. This assessment was presented to City Council on September 18, 2023, at which time staff was authorized to proceed with Phase One and some elements from other phases if they made economic sense.

Funding is available in the Facilities Renovation and Repairs Project. An initial contract with Brandstetter Carroll for all indoor elements of the renovation design plans used \$77,100 of this funding. That initial contract did not include designing the recommended outdoor storage building.

ANALYSIS

The proposed PSA with Brandstetter Carroll, Inc is for the design of the outdoor storage building recommended by the study conducted by TheaterDNA.

Some storage space inside the main building has been converted into other uses through the years, creating a shortage of adequate storage space. The City has invested in state-of-the-art theatrical and audio/video gear as part of the “Home” plan. This outdoor storage building will accommodate

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the need for increased and secure storage for those and other items.

Arts Center and Facilities staff worked through many possible approaches for this outdoor storage facility, including aesthetically enhanced, pre-fabricated buildings. Based on the value and temperature-sensitive nature of the equipment that needs to be stored in this building, staff has concluded that a sturdier permanent structure is necessary.

It will be designed and built in a manner that minimizes the parking space loss in The Grand's west parking lot and loading area. It is expected that five or six parking spaces will be impacted by this structure.

Brandstetter is the firm that designed both the Fleet and Facilities building and City Hall basement remodel. The cost for this design work will be \$72,840 and funding is available in the Facilities Renovation and Repairs Project. Construction of the storage building is not currently funded, but is being considered for FY 2025-26.

CITY STAFF'S RECOMMENDATION

That the City Council approve the agreement and authorize the City Manager, or her designee, to sign the contract as set forth in the caption above.