

MEMORANDUM

TO: Claire Powell, City Manager

VIA: Aaron Russell, P.E., Director of Public Services

FROM: Roshan Chaudhary, CIP Manager

DATE: May 6, 2024

SUBJECT: **Approval of a Professional Services Agreement with Brandstetter Carroll, Inc., (BCI), Dallas, TX, in the Amount of \$115,000 for Professional Engineering Services for the Conceptual Design and Opinion of Probable Cost for Steven L. Bacchus Public Services Center Buildings A, B/C, and D Remodel and Replacement, and Master Plan; and Authorization for the City Manager, or her Designee, to Execute the Agreement.**

BACKGROUND

The Steven L. Bacchus Public Services Center, which consists of three building facilities, is situated on the northeast corner near the intersection of N. Kealy Street and Sewage Treatment Plant Road. Building 'A' is 9,800 SF, built in 1976 and remodeled in 1988. Building 'B/C' is 5,500 SF, built in 1985, and Building 'D' is 21,034 SF, built in 2003. Buildings B/C and D have not been remodeled.

An organizational facilities needs assessment was performed in early 2018 and a report was submitted in February 2019 by Parkhill, Smith, and Cooper, identifying existing and future facility needs for staff workspace and other city operations. It analyzed current staffing and office utilization, sought to reduce wasted space, identified areas for potential growth while maintaining office functionality, and assessed the feasibility of renovations to existing buildings considering load-bearing structures.

The recommendation included the construction of the new Fleet and Facilities Maintenance Building, a new Public Safety Complex, and renovations of the Herring Recreational Center and the Municipal Annex. With many of these buildings now completed or under construction, staff is ready to begin efforts in addressing the Kealy Building Complex.

ANALYSIS

Brandstetter Carroll, Inc. (BCI), previously known as Kirkpatrick Architecture Studio, is based in Denton and has been in business since 1978. BCI has successfully completed several high-profile projects with over 20 municipalities over the past 15 years.

The City of Lewisville has partnered with BCI on several projects. These projects include the Fleet and Facilities Maintenance Building, Herring Recreation Center, Hedrick House, the Old

Town City Hall Basement Renovation, and the Wastewater Administration Building Renovation. More recently, the Council has approved the contract with BCI for the Grand Theater remodeling project. Historically, BCI has performed well and met the city's expectations.

This agreement will engage the consultant to develop a conceptual design and provide an opinion of the probable cost of remodeling and replacement for buildings A, B, C, and D.

As per the condition assessment included in the aforementioned 2019 study, immediate needs and deficiencies were identified. The roofing, windows, electrical systems, fire systems, walls and ceilings, HVAC, and lighting for buildings A, and B/C, were observed to be in less than satisfactory condition and at the end of their efficient life cycle. Building D does not effectively meet the future space needs of the department.

The intent is for the project to provide a conceptual site plan for the entire complex to act as a framework for future projects. This site plan is to provide structures, sized per the types and size of spaces needed based on future needs projections, site circulation, and site amenities. It will include an evaluation of the best future use of Building A (Old Fleet Management) a subsequent space plan for Building A as well as a space plan for a replacement of the current Building B/C. Additionally, the project will provide a space plan for a Building D remodel. The project will also consider incorporating stormwater management best management practices, solar energy, rainwater collection, native landscaping, and other sustainability initiatives.

Funding for the project is available in the Kealy Complex Remodel capital project.

CITY STAFF'S RECOMMENDATION

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