

**Agenda Item Details**

Meeting	Feb 25, 2022 - Bryan City Council Special Meeting
Category	3. Regular Agenda - This agenda consists of items requiring individual consideration by Council.
Subject	A. Consider award of contracts to renovate the Phillips Event Center for a total cost between \$5,787,839 and \$7,139,452
Type	Action (Statutory)
Preferred Date	Feb 25, 2022
Absolute Date	Feb 25, 2022
Fiscal Impact	Yes
Dollar Amount	5,787,839.00
Budgeted	Yes
Budget Source	General Fund
Goals	<p>Infrastructure</p> <p>Service</p> <p>Quality of Life</p>

**Summary:**

On February 16, 2021, low temperatures caused the fire suppression system on the second story of the Phillips Event Center to fail, which resulted in extensive water damage throughout the facility.

After consulting with the Texas Municipal League Intergovernmental Risk Pool (TML-IRP), the City's property insurance provider, staff proceeded with the recommendation to utilize the project management group, Synergy, NDS, to provide turnkey project management. Synergy NDS provided immediate management of recovery operations, developed a complete restoration plan, and continues to manage the restoration project from start to finish at no additional cost to the City.

During the recovery phase, City and PEC staff evaluated options to leverage the insurance funding to restore the facility and significantly revitalize the entire floorplan to better accommodate the purpose of the facility.

Staff proceeded to acquire two sets of plans for the facility. Plan "A" is restoration of the facility back to its original state prior to the water damage event. Plan "B" is the complete renovation of the facility – that is, a complete makeover. Both plans were developed by SZH Architecture and their design team. Both plans are attached to this Council Action Form.

For insurance purposes and to distinguish between the costs of the two plans, eleven (11) trades were bid utilizing the City's standard procurement process. Trades consisted of demolition, mechanical, electrical, plumbing, flooring, structural, food service, civil, roofing, fire protection, and general construction.

On December 3, 2021, sealed bids for the eleven (11) trades were due to the City's purchasing department. Five (5) of the eleven (11) trades did not receive a response. A second sealed bid date was set for December 20, 2021, to allow the five trades to receive proposals from vendors. The remaining five trades received responses at the second bid opening.

After reviewing the bids, it was determined the cost of Plan "B" renovations exceeded the amount of funding the City originally allocated towards the project. A third alternative was developed to utilize Plan "A" and incorporate change orders for modifications to improve the overall functionality of the facility.

Staff recommends the City Council approve awarding the contract restoration bids for Plan "A" for general construction, plumbing, flooring, electrical, fire protection, food service, and structural. Approval includes Plan "B" contracts for demolition, mechanical, and roofing. The Site/Civil bid will be rejected and construction will be completed internally at a later date.

**Staff Analysis and Recommendation:**

Staff recommends the City Council approve awarding contracts to renovate the Phillips Event Center in an amount not to exceed \$5,787,839. Of which, \$4,598,003 will be funded by insurance. The remaining amount, \$1,137,064, is budgeted by the City. This

approval and funding does not include certain other costs, such as FF&E and technology, which will be addressed at a future date; these costs will be the City's responsibility and likely will exceed the City's budget amount for this project.

**Options:**

1. Approve awarding contracts to renovate the Phillips Event Center in an amount not to exceed \$5,787,839
2. Approve Option B, which results in a greater expenditure of City funds
3. Do not approve awarding the contracts
4. Provide staff with direction

**Attachments:**

1. Plan "A" (restorations)
2. Plan "B" (renovations)
3. Plan "C" (restorations with modified floorplan layout)
4. Bid submittal comparative analysis

[A Floor Plans.pdf \(695 KB\)](#)

[B Floor Plans.pdf \(668 KB\)](#)

[C Floor Plans.pdf \(797 KB\)](#)

[SynergyNDS\\_Bryan\\_Phillips Event Center\\_Bid and Budget Worksheet v2.xlsx \(124 KB\)](#)