

Consider Awarding Contracts to Renovate the Phillips Event Center

City Council Special Meeting

February 25, 2022

Agenda Item #3.A.

February 16, 2021

Phillips Event Center Facility

- Freezing temperatures: fire suppression system failed resulting in extensive interior damage
- City and PEC evaluated options to leverage insurance funding to restore facility and revitalize entire floorplan
- Three (3) plans designed (Plan A, B, and C)

Contracts to be Awarded

- Demolition (Albo Construction, LLC)
- General Construction (A Brush Above Services, LLC)
- Plumbing (R.E.C Industries)
- Mechanical (R.E.C Industries)
- Flooring (Action Restoration)
- Electrical (Britt Rice Electric)
- Food Service (Texas Metal Equipment Company)
- Fire Protection (Hermann Alarm)
- Roofing (Brazos Commercial Roofing)
- Structural (R.E.C Industries)

Cost per Design Plan (without FF&E, technology, exterior)

- **Plan A (Like-Kind)**

- Total Cost: \$4,598,003

- City's Portion: \$534,121 (\$1.5M budgeted)

- **Plan B (Extensive Renovation)**

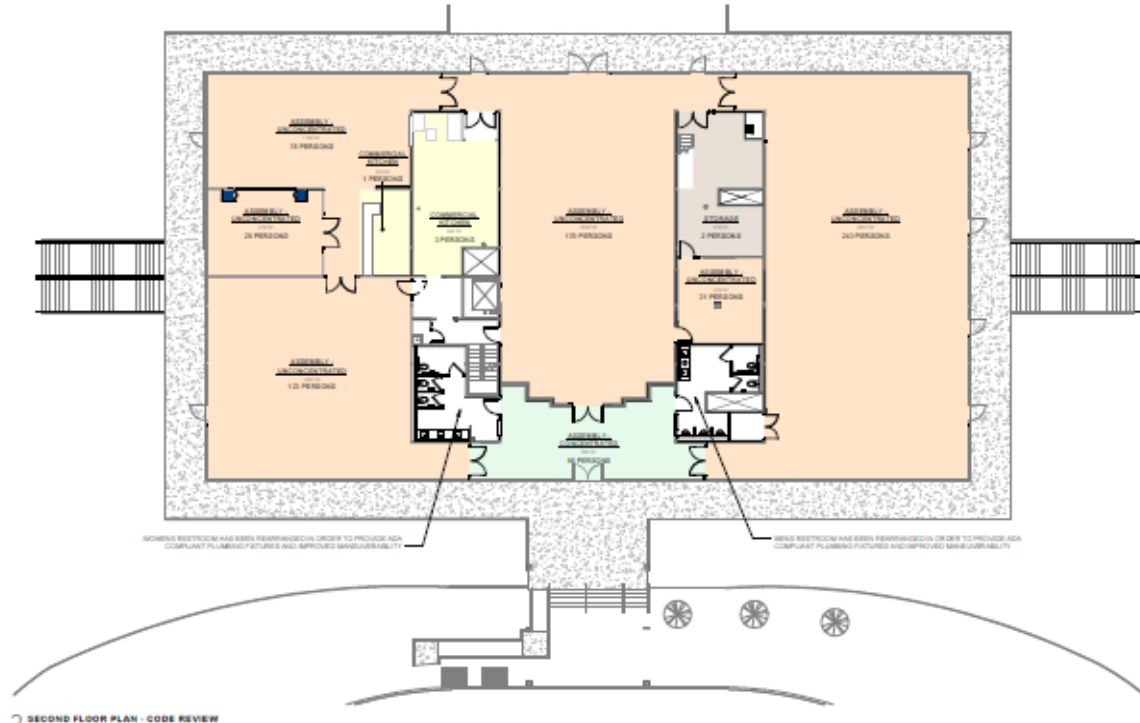
- Total Cost: \$7,139,452

- City's Portion: \$2,541,449 (\$1.5M budgeted)

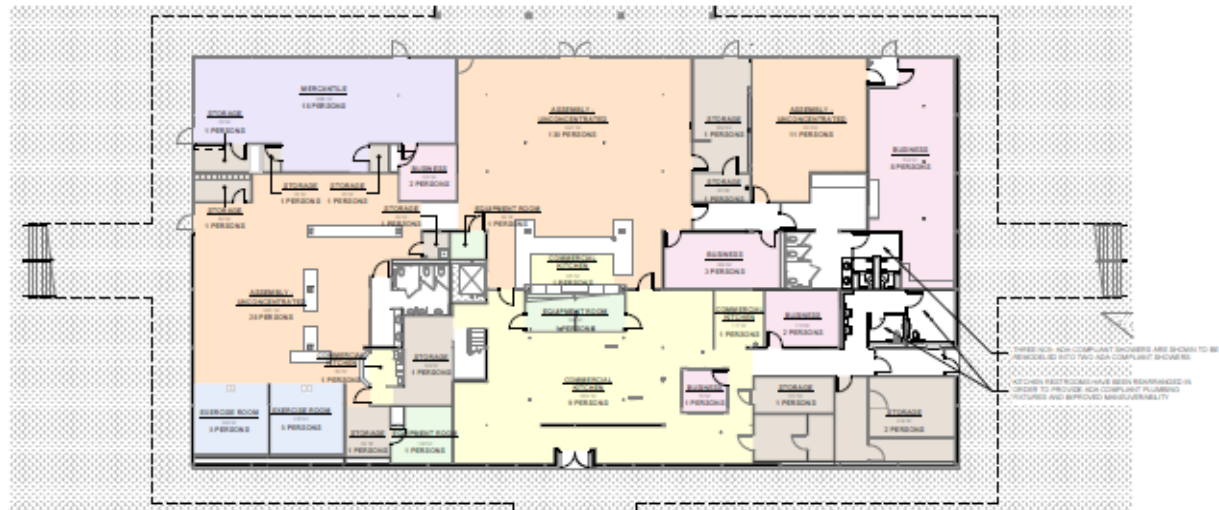
- **Plan C (Enhanced Plan A)**

- Total Cost: \$5,253,719

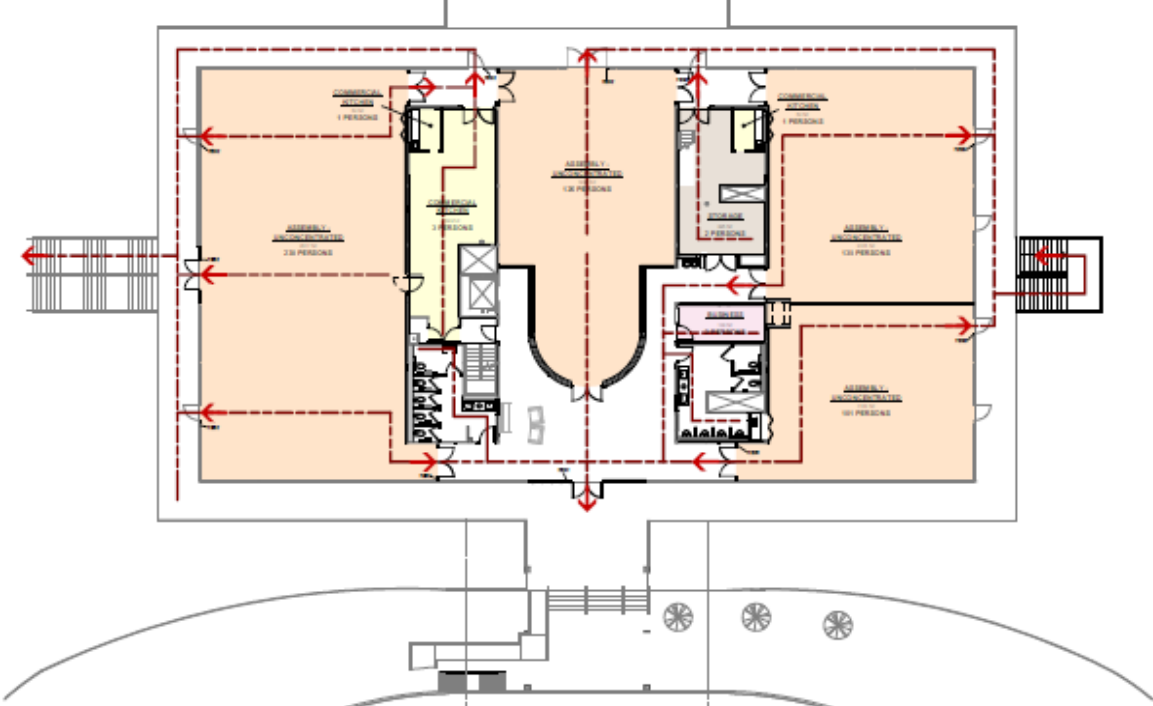
- City's Portion: \$1,137,065 (\$1.5M budgeted)



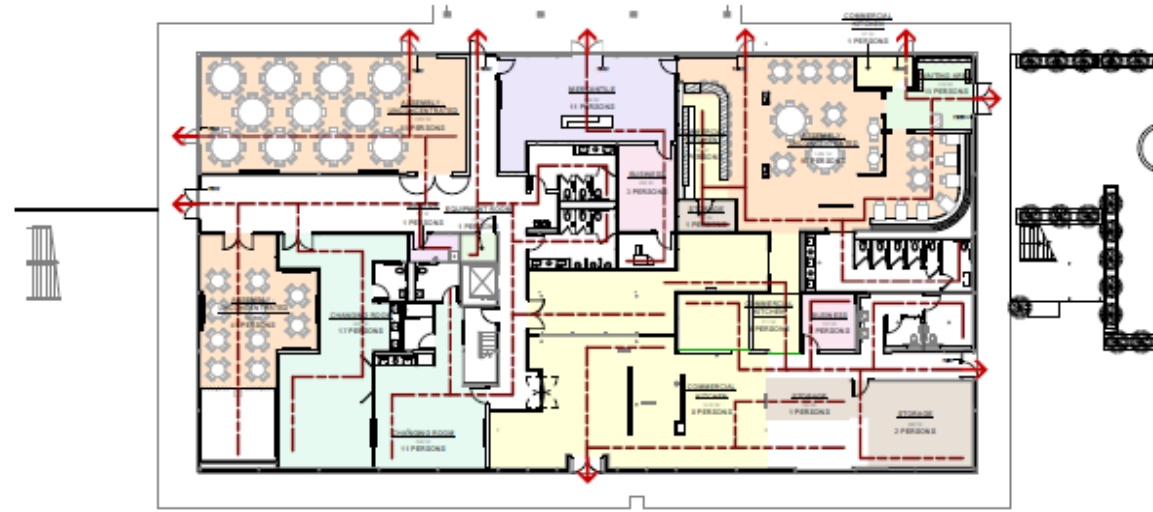
2 SECOND FLOOR PLAN - CODE REVIEW



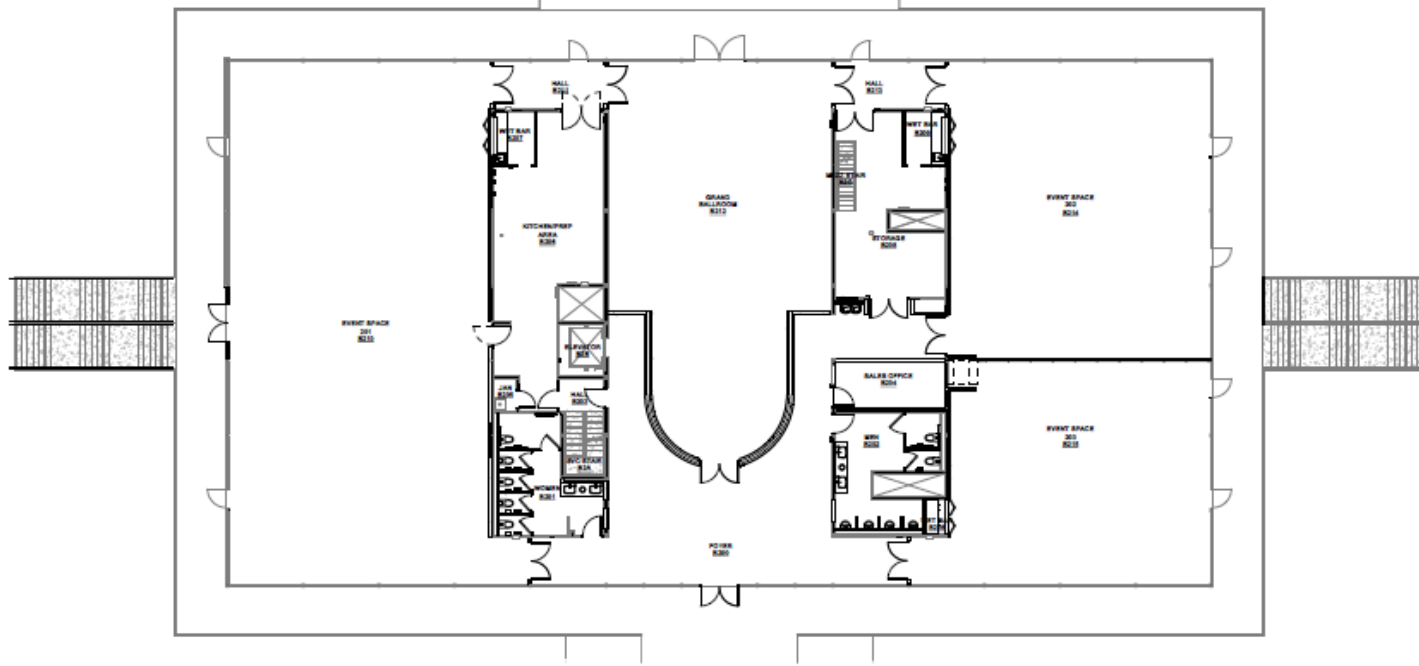
1 FIRST FLOOR PLAN - CODE REVIEW



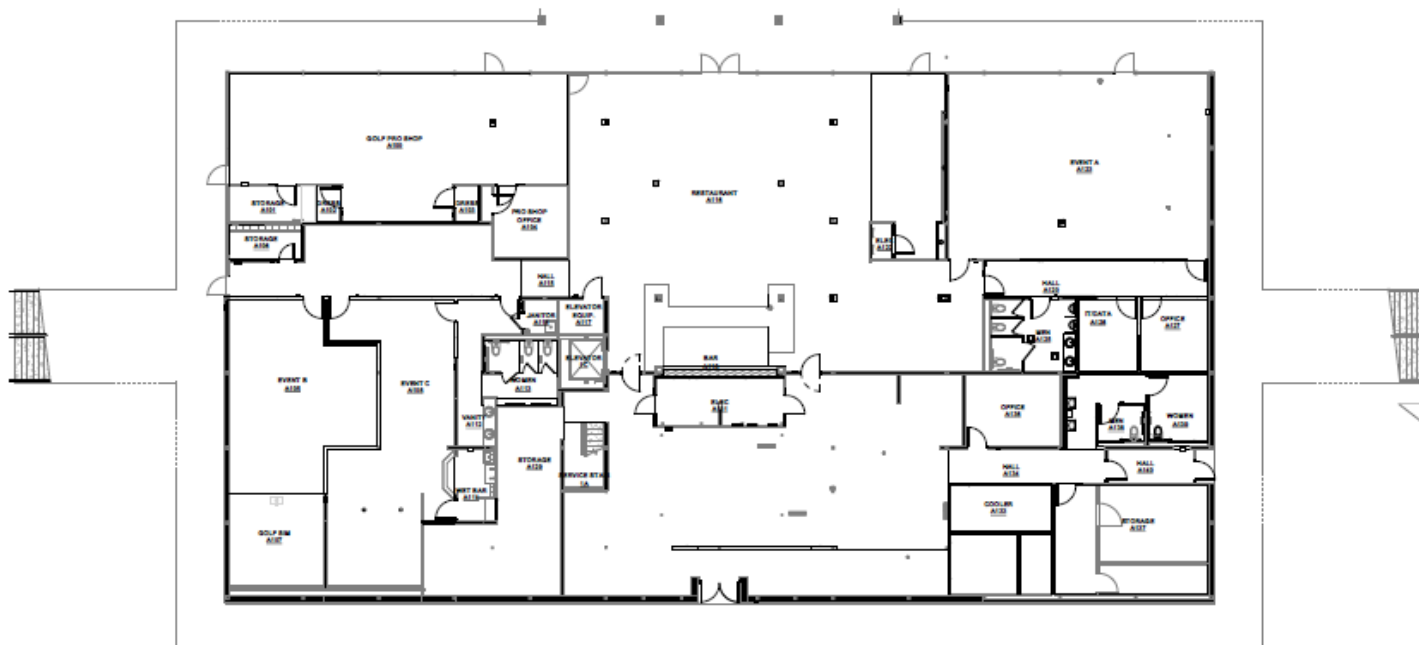
2 SECOND FLOOR PLAN - CODE REVIEW



1 FIRST FLOOR PLAN - CODE REVIEW



2 SECOND FLOOR PLAN



1 FLOOR PLAN - PROPOSED

Options/Recommendation

1. Approve **Option C** resulting in awarding contracts to renovate the Phillips Event Center in an amount not to exceed \$5,253,719 (which is less than the Council Action Form amount of \$5,787,839)
 - a. **Recommended**
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