

Agenda Item Details

Meeting	May 02, 2023 - Bryan City Council Second Regular Meeting
Category	5. Consent (Automatic Approval) Agenda - This agenda consists of ministerial or "housekeeping" items required by law such as routine bids, contracts, purchases, and resolutions. Items may be removed from the consent agenda for separate consideration at the request of two Councilmembers.
Subject	G. Approve the purchase and installation of a replacement shade structure for the Palace Theater from Shade Pro, L.L.C., in the amount of \$141,290
Type	Action (Consent)
Preferred Date	May 02, 2023
Absolute Date	May 02, 2023
Fiscal Impact	Yes
Dollar Amount	141,290.00
Budgeted	No
Budget Source	General Fund
Goals	Economic Development Infrastructure Quality of Life Service

Summary:

The existing shade structure located within the Palace Theater was constructed in 2000 with two canvas repairs made in 2006 and 2007. As of 2023, the canvas has continued to deteriorate due to age and recent weather events. During an assessment to look at options to replace the canopy, it was noted by staff and outside vendors that two of six main support frame poles showed signs of potential failure.

City staff made the decision to have a 3rd party external structural engineering firm make a professional initial assessment on the entire support system. The firm determined the two center support beams showed significant signs of failure and recommended in the written report to replace the two center posts immediately. According to the firm's report, the four corner posts require a more in-depth assessment to determine integrity and remaining life expectancy.

As a major component to the redevelopment of the Palace Theater and in working with EMPC Group, LLC (the Palace Theater management firm), City staff recommends the best option is to replace the entire structure due to its age and not knowing the true condition of the four corner posts without an in-depth, extensive assessment. Though multiple components of the support system may have some remaining lifespan of structural integrity, only addressing imminent issues will cause renovations to continue to be required for years to come. Continual maintenance is not ideal from an operational standpoint for the facility and will ultimately cost more in the long run, while creating a hardship for the management firm. A full replacement also significantly minimizes the City's risk exposure regarding this amenity.

A proposal for the full replacement of the structure was received from Shade Pro, L.L.C. of New Braunfels, Texas in the amount of \$141,290. This vendor is a Buy Board Purchasing Cooperative contractor. The vendor plans to have the project completed by July 15, 2023. Other vendors could not meet this schedule and projected a completion late into 2023. The EMPC Group also prefers the complete shade structure replacement based on the most expeditious schedule.

Staff Analysis and Recommendation:

Staff recommends the City Council approve the purchase and installation of a replacement shade structure for the Palace Theater from Shade Pro, L.L.C in the amount of \$141,290.00

Options:

1. Approve the purchase and installation of a replacement shade structure for the Palace Theater from Shade Pro L.L.C in the amount of \$141,290.00
2. Do not approve the purchase and provide staff direction

Attachments:

1. Rendering of proposed shade structure
2. Structural Engineering Firm (Assessment Letter)

53' x 74' Six Post - ShadePro.pdf (356 KB)

DUDLEY Structural Assessment Letter - Palace Theatre.pdf (3,235 KB)

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