

ADDENDUM ITEM # 25

KEY FOCUS AREA: Better Cultural, Arts and Recreational Amenities

AGENDA DATE: December 12, 2012

COUNCIL DISTRICT(S): 5

DEPARTMENT: Trinity Watershed Management
Park & Recreation

CMO: Jill A. Jordan, P.E., 670-5299
Barbara Kindig, 670-4071

MAPSCO: 57 U

SUBJECT

Authorize Supplemental Agreement No. 11 to the professional services contract with Brown Reynolds Watford Architects, Inc. for architectural services to include schematic design through construction administration for an equestrian facility at Texas Horse Park located at 811 Pemberton Hill Road - Not to exceed \$747,673, from \$3,655,305 to \$4,402,978 - Financing: 2003 Bond Funds (\$120,175) and 2006 Bond Funds (\$627,498)

BACKGROUND

The original professional services contract with Brown Reynolds Watford Architects, Inc. was authorized by Council on August 14, 2002, by Resolution No. 02-2184 for a feasibility study and master plan for the Trinity Interpretive Center, Trinity Equestrian Center and other associated components at Texas Horse Park, in an amount not to exceed \$500,000.

Supplemental Agreement Nos. 1-3 added specialty consulting to the scope of work. Supplemental Agreement No. 4 added the design of the Audubon Center and Equestrian Center. Supplemental Agreement No. 5 added specialty consultants to the Audubon Center and modified the scope of the work for the Equestrian Center to a master plan for a multi-phase development.

Supplemental Agreement No. 6 was approved and rescinded by Park Board. Supplemental Agreement Nos. 7-10 were approved by Administrative Action and included items for the Audubon Center; investigation of archaeological resources on City property proposed for the Texas Horse Park; survey, floodplain monuments; archaeological curation and final report; and partial schematic design for the Texas Horse Park.

BACKGROUND (Continued)

This action will authorize Supplemental Agreement No. 11 to the professional services contract with Brown Reynolds Watford Architects, Inc. in an amount not to exceed \$747,673, from \$3,655,305 to \$4,402,978, for architectural services to include schematic design through construction administration for an equestrian facility at Texas Horse Park.

ESTIMATED SCHEDULE OF PROJECT

Began Design	June 2012
Completed Design	November 2012
Begin Construction	January 2013
Complete Construction	September 2013

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

City Council authorized award of the professional services contract on August 14, 2002, by Resolution No. 02-2184.

The Park and Recreation Board authorized Supplemental Agreement No. 2 on November 3, 2003.

City Council authorized Supplemental Agreement No. 2 on December 8, 2003, by Resolution No. 03-3309.

The Park and Recreation Board authorized Supplemental Agreement No. 4 on June 17, 2004.

City Council authorized Supplemental Agreement No. 4 on June 23, 2004, by Resolution No. 04-2148.

The Park and Recreation Board authorized Supplemental Agreement No. 5 on June 7, 2007.

City Council authorized Supplemental Agreement No. 5 on June 27, 2007, by Resolution No. 07-2031.

The Park and Recreation Board authorized Supplemental Agreement No. 6 on November 15, 2007.

The Park and Recreation Board authorized the rescission of Supplemental Agreement No. 6 on February 19, 2009.

The Park and Recreation Board did not vote in favor of Supplemental Agreement No. 11 on December 6, 2012.

FISCAL INFORMATION

2003 Bond Funds - \$120,175

2006 Bond Funds - \$627,498

Design Contract	\$ 500,000
Supplemental Agreement No. 1	\$ 15,000
Supplemental Agreement No. 2	\$ 148,250
Supplemental Agreement No. 3	\$ 13,000
Supplemental Agreement No. 4	\$2,812,000
Supplemental Agreement No. 5	\$ 130,055
Supplemental Agreement No. 6	\$ 0
Supplemental Agreement No. 7	\$ 14,000
Supplemental Agreement No. 8	\$ 23,000
Supplemental Agreement No. 9	\$ 0
Supplemental Agreement No. 10	\$ 0
Supplemental Agreement No. 11 (this action)	<u>\$ 747,673</u>
Total	\$4,402,978

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Brown Reynolds Watford Architects, Inc.

White Male	23	White Female	12
Hispanic Male	0	Hispanic Female	1
Black Male	0	Black Female	1
Other Male	3	Other Female	1

OWNERS

Brown, Reynolds Watford Architects, Inc.

Jeffrey J. Brown, Partner
Craig S. Reynolds, Partner
Mark E. Watford, Partner

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 11 to the professional services contract with Brown Reynolds Watford Architects, Inc. for architectural services to include schematic design through construction administration for an equestrian facility at Texas Horse Park located at 811 Pemberton Hill Road - Not to exceed \$747,673, from \$3,655,305 to \$4,402,978 - Financing: 2003 Bond Funds (\$120,175) and 2006 Bond Funds (\$627,498)

Brown Reynolds Watford Architects, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$747,673.00	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	\$747,673.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Abadi Aecessibility	HFMB51703N1212	\$5,000.00	0.67%
Pacheco Koch	HMDB50579Y0913	\$136,591.00	18.27%
Jaster Quintanilla	HMMB52187N0113	\$40,000.00	5.35%
Aquirre Roden, Inc.	HMMB55418Y113	\$31,000.00	4.15%
Halford Busby	WFWB54515N0813	\$20,000.00	2.67%
Reprographic Consultants	WFWB54623Y0813	\$15,000.00	2.01%
City Spirit	WFWB51308Y113	\$2,000.00	0.27%
Total Minority - Local		\$249,591.00	33.38%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$212,591.00	28.43%	\$883,195.00	20.06%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$37,000.00	4.95%	\$195,709.00	4.44%
Total	\$249,591.00	33.38%	\$1,078,904.00	24.50%

December 12, 2012

WHEREAS, on August 14, 2002, by Resolution No. 02-2184, Brown Reynolds Watford Architects, Inc. was awarded a contract for a feasibility study and master plan for the Trinity Interpretive Center, Trinity Equestrian Center and other associated components at Texas Horse Park located at 811 Pemberton Hill Road, in an amount not to exceed \$500,000; and

WHEREAS, on February 24, 2003, Administrative Action No. 03-0577 authorized award of Supplemental Agreement No. 1 to the professional services contract to add Texas Audubon to the consultant team for their participation to enhance the site selection process and operation focus of the Trinity Interpretive Center, in an amount not to exceed \$15,000, making a revised contract amount of \$515,000; and

WHEREAS, on December 8, 2003, Resolution No. 03-3309, authorized award of Supplemental Agreement No. 2 to the professional services contract to add Rocky Mountain Institute, a nationally known sustainable design LEED certified consulting firm to the team and completion of the business plan for both the Trinity Interpretive Center and Trinity Equestrian Center facilities, in an amount not to exceed \$148,250, increasing the contract amount from \$515,000 to \$663,250; and

WHEREAS, on April 2, 2004, Administrative Action No. 04-1112 authorized award of Supplemental Agreement No. 3 to the professional services contract to include additional Trinity Equestrian Center economic models as requested by City Council, in an amount not to exceed \$13,000, increasing the contract amount from \$663,250 to \$676,250; and

WHEREAS, on June 23, 2004, Resolution No. 04-2148, authorized award of Supplemental Agreement No. 4 to the professional services contract for schematic design through construction administration services for both the Trinity Interpretive Center, Equestrian Center and Trails, in an amount not to exceed \$2,812,000, increasing the contract amount from \$676,250 to \$3,488,250; and

WHEREAS, on June 27, 2007, Resolution No. 07-2031, authorized award of Supplemental Agreement No. 5 to the professional services contract for production of a video and audio components for the orientation and exhibit areas of the Trinity River Audubon Center; and modification of the original scope of work for basic services and special services for a master plan for a multi-phase development to the Trinity River Equestrian Center (now Texas Horse Park), in an amount not to exceed \$130,055, increasing the contract amount from \$3,488,250 to \$3,618,305; and

December 12, 2012

WHEREAS, on November 15, 2007, the Park and Recreation Board authorized award of Supplemental Agreement No. 6 to the professional services contract for the design, bidding, and construction administration services for the Texas Horse Park, in an amount not to exceed \$2,673,000; on February 19, 2009, the Park and Recreation Board rescinded the award; contract amount remains unchanged at \$3,618,305; and

WHEREAS, on March 13, 2009, Administrative Action No. 09-0743 authorized award of Supplemental Agreement No. 7 to the professional services contract for re-design of the Trinity River Audubon Center entry road off South Loop 12 to incorporate the recently purchased land to the west, in an amount not to exceed \$14,000, increasing the contract amount from \$3,618,305 to \$3,632,305; and

WHEREAS, on July 16, 2009, Administrative Action No. 09-1779 authorized award of Supplemental Agreement No. 8 to the professional services contract for design through construction administration for Loop 12 deceleration lane and Great Hall deck American with Disability Act ramp, in an amount not to exceed \$23,000, increasing the contract amount from \$3,632,305 to \$3,655,305; and

WHEREAS, on September 10, 2012, Administrative Action No. 12-2316 authorized award of Supplemental Agreement No. 9 to the professional services contract to include a reduction in the scope in Supplemental Agreement No. 4 of additional services and adds the investigation of 811 Pemberton Hill Road and Texas Horse Park site for evaluation of archaeological and historical significant resources; contract amount remains unchanged at \$3,655,305; and

WHEREAS, on November 19, 2012, Administrative Action No. 12-2864, authorized award of Supplemental Agreement No. 10, for a reduction in the scope of the current contract and additions to include completion of a boundary survey of the Texas Horse Park site; floodplain monuments; completion of the archaeological curation and final report; and 38% schematic design phase for the Texas Horse Park, in an amount not to exceed \$0; contract amount remains unchanged at \$3,655,305; and

WHEREAS, this action will authorize Supplemental Agreement No. 11 to the professional services contract with Brown Reynolds Watford Architects, Inc. in an amount not to exceed \$747,673, increasing the contract amount from \$3,655,305 to \$4,402,978, for architectural services to include schematic design through construction administration for an equestrian facility at Texas Horse Park.

December 12, 2012

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into Supplemental Agreement No. 11 to the professional services contract with Brown Reynolds Watford Architects, Inc. for architectural services to include schematic design through construction administration for an equestrian facility at Texas Horse Park, in an amount not to exceed \$747,673, increasing the contract amount from \$3,655,305 to \$4,402,978.

SECTION 2. That the President of the Park and Recreation Board and City Manager are hereby authorized to execute a contract with Brown Reynolds Watford Architects, Inc., after approval as to form by the City Attorney's Office.

SECTION 3. That the City Controller is hereby authorized to pay the amount of \$747,673 to Brown Reynolds Watford Architects, Inc., as follows:

(2003) Neighborhood Park and Recreation Facilities Fund Fund 3R05, Department PKR, Unit T291, Object 4112 Activity TRPP, Program PK06T291, CT-PKR1319355 Commodity 92500, Vendor 205173	\$1,587.89
(2003) Neighborhood Park and Recreation Facilities Fund Fund 4R05, Department PKR, Unit T291, Object 4112 Activity TRPP, Program PK06T291, CT-PKR1319355 Commodity 92500, Vendor 205173	\$1,516.02
(2003) Neighborhood Park and Recreation Facilities Fund Fund 5R05, Department PKR, Unit T291, Object 4112 Activity TRPP, Program PK06T291, CT-PKR1319355 Commodity 92500, Vendor 205173	\$4,079.81
(2003) Neighborhood Park and Recreation Facilities Fund Fund 6R05, Department PKR, Unit T291, Object 4112 Activity TRPP, Program PK06T291, CT-PKR1319355 Commodity 92500, Vendor 205173	\$112,991.60
(2006) Park and Recreation Facilities Improvement Fund Fund 7T00, Department PKR, Unit T291, Object 4112 Activity TRPP, Program PK06T291, CT-PKR1319355 Commodity 92500, Vendor 205173	\$222,419.25

December 12, 2012

SECTION 3. (Continued)

(2006) Park and Recreation Facilities Improvement Fund
Fund 8T00, Department PKR, Unit T291, Object 4112
Activity TRPP, Program PK06T291, CT-PKR1319355
Commodity 92500, Vendor 205173 \$317,638.33

(2006) Park and Recreation Facilities Improvement Fund
Fund 9T00, Department PKR, Unit T291, Object 4112
Activity TRPP, Program PK06T291, CT-PKR1319355
Commodity 92500, Vendor 205173 \$87,440.10

Total amount not to exceed \$747,673.00

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.