



Legislation Details (With Text)

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Title: Consideration of and action on recommending to City Council to terminate Task Order No. 16-005-A with Halff Associates for the Community Center and Gymnasium - Phase I Programming.

Sponsors:

Indexes:

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Attachments: 1. Deer Park Task Order 005-final

| Date | Ver. | Action By | Action | Result |
|------------|------|---|--------|--------|
| 10/22/2018 | 1 | Deer Park Community Development Corporation | | |

Consideration of and action on recommending to City Council to terminate Task Order No. 16-005-A with Halff Associates for the Community Center and Gymnasium - Phase I Programming.

Summary:

In 2016, after receipt and review of Statements of Qualifications from several firms, the DPCDC recommended, and the City Council approved a Prime (or master) agreement with Halff Associates and separate task orders for the seven (7) Type B funded projects. Each task order defines the scope and budget for that specific project.

A summary of all task orders related to the Prime Agreement with Halff Associates for professional services is as follows:

| Project | Task Order # | Basic Services + Reimbursables |
|-------------------------------|--------------|--------------------------------|
| Dow Park Pavilion | 16-002-A | \$120,750 |
| Community Center & Gym | 16-005-A | \$27,200 |
| Maxwell Center | 16-004-A | \$16,200 |
| Spencerview | 16-001-A | \$257,700 |
| Youth Sports (Girls Softball) | 16-006-A | \$287,033 |
| Soccer Fields | 16-003-B | \$306,032 |
| Hike & Bike Trails | 16-007 | \$47,500 |
| Total | | \$1,062,415 |

Task Order No. 16-005-A was for the Community Center and Gymnasium - Phase I Programming in the amount of \$26,000 for Basic Services and \$1,200 for reimbursable expenses, totaling \$27,200 (see attached). The services were described as: Architect’s programming services consisting of public input meetings, physical assessment of existing Community Center and Gymnasium building, definition of programming needs for these facilities, creation of conceptual floor plan options for each location, creation of a final concept floor plan and project budget for each location. Some of these services have been performed and paid for, such as the physical assessment of the facilities, and an

initial programming exercise conducted with departmental staff.

In July and September of 2018, the City Council, DPCDC and PARC conducted two (2) joint meetings at which the bodies reviewed and discussed the above-mentioned physical assessment (i.e. Building Observations Survey) with the architectural subconsultant, Mr. Stephen Springs, Senior Principal of Brinkley Sargent Wigington Architects. Mr. Springs discussed some of the key considerations contained in the aforementioned Building Observations Survey, including:

- The scope and scale of existing Community Center building challenges is significant
- The cost and consequences of disruption of services inherent to renovation should also be considered
- Deer Park should consider replacement versus repair of the Community Center

Based on the above-mentioned concerns about renovations/repairs to the Community Center, the consensus of the discussion at the September 24, 2018 joint meeting was that options for a new facility should be explored rather than continuing to pursue renovation/repairs of the existing Community Center facility. Since, Task Order No. 16-005-A was for programming of the existing Community Center facility it is recommended that this task Order be terminated. Section 9.4 of the Prime Agreement with Halff Associates states: "The Owner may terminate this agreement or an individual task order upon not less than seven (7) days' written notice to the Architect for the Owner's convenience and without cause."

Fiscal/Budgetary Impact:

Recommend to City Council to terminate Task Order No. 16-005-A with Halff Associates for the Community Center and Gymnasium - Phase I Programming.