



SENIOR CENTER PROFESSIONAL SERVICES AGREEMENT FOR DESIGN AND CONSTRUCTION PHASE

RS-21-008

January 19, 2021

Senior Center Background

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- Initially, the Bob Gilmore Senior Center (BGSC) was scheduled to be renovated, but the preliminary structural assessment conducted in February 2019 revealed significant structural concerns and operations were suspended on the 13th of February 2019
- This assessment changed the course of this project from a renovation to new construction
- Senior center operations were moved to the Rosa Hereford Community Center in March 2019. Seniors moved around within this space until August 2019, when Room 200 became the permanent home of Bob Gilmore Senior operations
- RS briefed City Council in April of 2019, recommended that we seek/hire an architectural firm to conduct a needs assessment and create a conceptual design

Senior Center Background

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- In November of 2019, Randall Scott Architects (RSA) was selected to provide Pre-Design services including a site assessment of the Community Center campus, a needs assessment of the new space, preliminary floor planning, cost estimates and conceptual design/architectural modeling
- Staff held our first meeting with RSA on January 17, 2020, covering:
 - Design team introductions
 - Overview of project scope
 - Dispersement of programming questionnaires and how to complete them (POR)
 - Discussion of the process
 - Facility tour
- Randall Scott Architects completed Needs Assessment and Conceptual Design Services for a new Senior Center within the existing Killeen Community Center in June of 2020

Background and Funding Information

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- ❑ On June 18, 2020, the Senior Advisory Board was briefed on this plan and voted unanimously to accept the plan as proposed, seeking further direction from City Council
- ❑ August 4, 2020 City Council gave direction to move forward into the design/construction phase with RSA
- ❑ This Professional Services Agreement is for design and construction administration services to complete the project
- ❑ Not to Exceed a fee amount of \$543,825
- ❑ This project is budgeted in the 2021 Capital Improvement Program



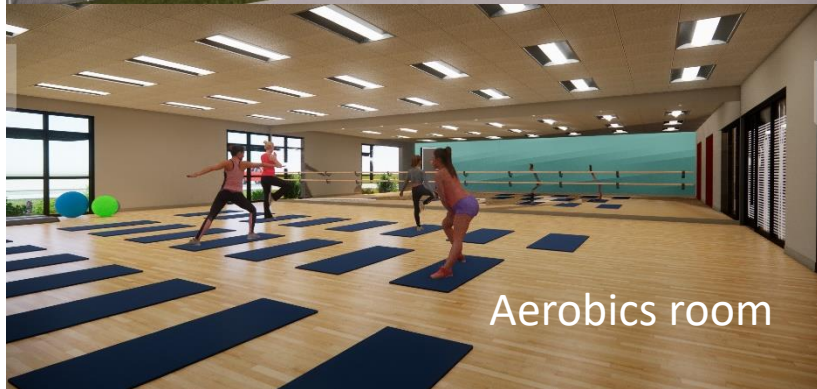
Exhibit

Conceptual Floor Plan

- ❑ Approved by Senior Advisory Board and Consented by the City Council
- ❑ Scope includes renovation, remodeling, and expansion
- ❑ New Gymnasium is not included in this phase

Senior Center Proposed Plan

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BOB GILMORE SENIOR CENTER CONSTRUCTION PLAN

A brief timeline

NOV 2019



Started initial
phase with RSA

AUG 2020



Discussion and
direction from
City Council

JAN 2021



Design
agreement
authorization
from City
Council

6-8

MONTHS



Design and
Construction
Documents

1 MONTH



Bidding for
Construction

12-14 MONTHS



Construction

NOV 2022



Proposed landing date

Alternatives

5

- Option 1: Do not move forward with the project at this time
- Option 2: Search for or consider a different architectural firm for the Professional Services Agreement
- Option 3: Authorize a Professional Service Agreement with Randall Scott Architects for design and construction phase services

Recommendation

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- City Council authorize the City Manager to enter into a Professional Service Agreement with Randall Scott Architects, Inc. in the amount of \$543,825 and that the City Manager is expressly authorized to execute any and all changes within the amounts set by state and local law