

CITY COUNCIL
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City of Hogansville



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COUNCIL ACTION FORM

MEETING DATE: August 20, 2018 SUBMITTED BY: Lynne Miller

AGENDA TITLE: Select Architect for Royal Theater Plans and Specs

CLASSIFICATION (City Attorney must approve all ordinances, resolutions and contracts as to form)

- | | | | |
|---|-------------------------------------|---|---|
| <input type="checkbox"/> Ordinance (No. _____) | <input type="checkbox"/> Contract | <input type="checkbox"/> Information Only | <input type="checkbox"/> Public Hearing |
| <input type="checkbox"/> Resolution (No. _____) | <input type="checkbox"/> Ceremonial | <input checked="" type="checkbox"/> Discussion/Action | <input type="checkbox"/> Other |

BACKGROUND (Includes description, background, and justification)

The City has applied to Fox Theatre for half the cost of bid-ready plans and specifications for the Royal Theater renovations. On July 11 and 12, 2018, the City solicited proposals from 5 architects, and also advertised on-line. Two architects responded: Carter Watkins of Monroe, and Stevens & Wilkinson of Atlanta. After meeting with both and reviewing their proposals, staff recommends that the City select Carter Watkins to prepare detailed plans and specs for the Royal. These plans will make our grant requests more competitive and move us closer to construction.

Both proposals are attached. Carter-Watkins proposed \$99,500, and Stevens & Wilkinson proposed \$130,507, for a basic option that would make the building safe, secure and ready for community use. Both proposals include construction management. Carter Watkins' design fee is 6% of construction cost, and Stevens & Wilksons' is 10%. Stevens & Wilkinson would require City Hall to vacate the Royal 3-4 months from now, so that their team can perform selective demolition for as-built plans. Carter Watkins can work with the City's schedules.

BUDGETING & FINANCIAL IMPACT (Includes project costs and funding sources)

STAFF RECOMMENDATION (Include possible options for consideration)

Authorize City Manager to negotiate a contract with Carter Watkins, not to exceed \$99,500, to prepare Royal Theater plans and specifications, interior and exterior, excluding the roof, for which we already have these documents, and to provide construction management. This project would build on the 2018 Royal Theater Master Plan, by delivering bid-ready plans and specs for the recommended renovations to return the building to performance and cultural arts use. The \$99,500 cost would be split between the Fox Theatre grant and City's Royal Theater SPLOST.