

Item H-7

Keller Senior Activity Center Project

Brinkley Sargent Wiginton Architectural Agreement

BRIEF HISTORY

- **September 2015** - Seniors requested, via petition, a new and larger Senior Activities Center.
- **February 2017** – City Council authorized Needs Study to Brinkley Sargent Wiginton (BSW).
- **June – August 2017** – Various meetings held with seniors, public, staff, and Parks and Recreation Advisory Board.
- **Sept. 2017 – March 2018** – Reviewed findings with City Council and discussed next steps.
- **March 2018** – City Council toured three comparable senior centers.
- **June – July 2018** – Meetings held with City Council to discuss design options, size, and budget.
- **August 2018** – City Council called for a bond election in an amount not to exceed \$8 million, without an associated tax rate increase, for a new Senior Activity Center at Johnson Road Park.
- **September 2018** – City Council approved the FY2018/19 Budget, which included \$1.6 million in cash from the General Fund as seed money, bringing the total budget to \$9.6 million.

11/06/2018 - JOINT ELECTIONS

Updated: 11/16/2018 3:02:28 PM CST



TARRANT COUNTY, TEXAS

[SUMMARY](#)[PRECINCTS REPORTING](#)[VOTER TURNOUT](#)[FILTERS](#)[Reports](#)

Registered Voters: 1,134,484 Ballots Cast: 632,587 Voter Turnout: 55.76%



OFFICIAL RESULTS

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CITY OF KELLER PROPOSITION A (VOTE FOR 1)



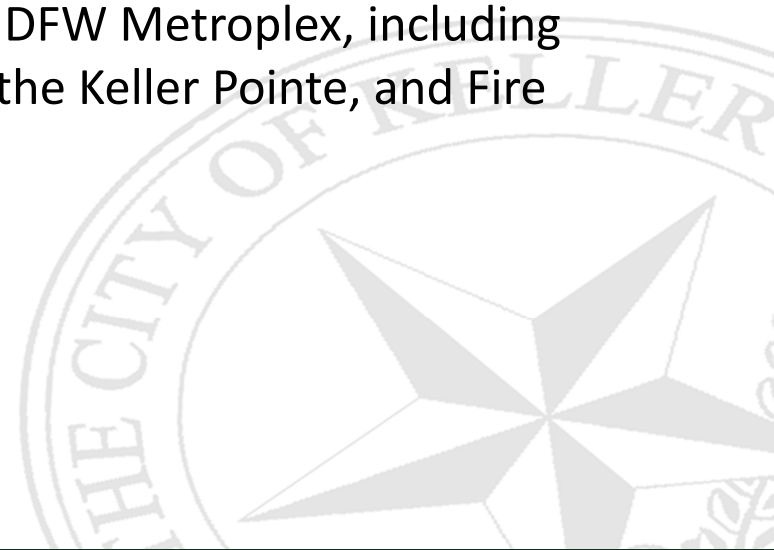
16 of 16 Precincts Reporting

[Detail](#)[Map](#)

Choice	Votes	Percent	
For	12,288	67.84%	<div><div></div></div>
Against	5,825	32.16%	<div><div></div></div>
Total	18,113		

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- Staff has been negotiating a Professional Services contract with BSW for the Architectural, Structural and MEP Design for the new Senior Activities Center.
- As a result of this negotiation, the projected total cost of the project has been reduced by \$99,300, to \$9,571,967.
- BSW has designed numerous municipal facilities in the DFW Metroplex, including The Keller Police Department, Jail and Animal Control, the Keller Pointe, and Fire Stations 2 and 3 refurbishment.



SUMMARY RESULTS

- Facility Size – Approximately 23,000 sf
- Amenities– Large Multi-Purpose Room, Dining/Gaming Area with Warming Kitchen, Fitness Area, Arts and Crafts Space, Quiet Room, “Active” Multi-purpose Area, Administrative Offices, Larger Bathroom Facilities, Expanded Circulation Areas, and Additional Parking in Johnson Road Park.
- Project Budget –

Design & Professional Services Not to Exceed \$ 832,527 (BSW)

Construction Not-to-Exceed \$8,739,440 (incl. FF&E, Soils and Matl.
Testing & Various Fees)

Total \$9,571,967

Project Timeline

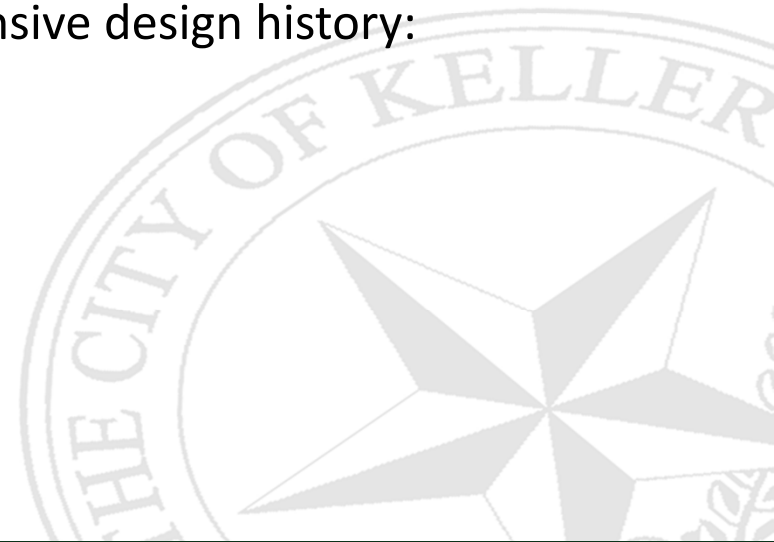
Start Date: 1/15/2019



CITY COUNCIL APPROVAL REQUEST

FOR FEBRUARY 5, 2019

- Approve a Professional Services Agreement with Brinkley Sargent Wiginton (BSW) Architects of Dallas, Texas for the purpose of providing the design and construction documentation for a new Senior Activities Center.
- The following photos illustrate a sample of BSW's extensive design history:
 - The Keller Pointe
 - The Keller Police Station and Animal Shelter
 - North Richland Hills Centre
 - KISD Natatorium
 - The Summit in Grand Prairie
 - Arlington Senior Center



The Keller Pointe



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Keller Police Station and Animal Shelter



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North Richland Hills Centre



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KISD Natatorium



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The Summit



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Arlington Senior Center



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Next Steps

- City Council to vote on Professional Services agreement for Construction Manager at Risk
- City Council will set the Guaranteed Maximum Price for project after the Design/Development Phase
- City Council will vote on the construction bids
- Staff will bring project updates to City Council as Work Session items at key milestones

