



# City of Keller

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
www.cityofkeller.com

## Legislation Text

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**File #:** 19-006, **Version:** 1

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**To:** Mark R. Hafner, City Manager

**From:** Gary Davis, Parks Maintenance and Development Manager

**Subject:**

Consider a resolution approving a Professional Services Agreement with Brinkley Sargent Wiginton (BSW) Architects of Dallas, Texas for the purpose of providing the design and construction documentation of a Senior Center for the Parks and Recreation Department; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.

**Action Requested:**

Consider a resolution approving a Professional Services Agreement with Brinkley Sargent Wiginton (BSW) Architects of Dallas, Texas for the design and construction documentation of a Senior Center for the Parks and Recreation Department in the amount not to exceed \$832,527.

**Background:**

Staff began working on this project in September 2015 when a petition was delivered to City Council requesting a new, larger Senior Activities Center.

The current facility was built in 1990 and is just over 4,000 square feet. Our population, the number of seniors in our city, and our senior center membership has grown substantially in the time since the building first opened.

Staff worked closely with the City Council, the Parks and Recreation Board, and Brinkley Sargent Wiginton Architects, and members of the Senior Center to gather input and determine future needs. Looking at current and future trends in senior programming, it was determined that an approximately 23,000 square foot facility would meet our current and future needs in senior services. A facility of this size and additional parking could fit on the west side of Johnson Road Park, and the existing senior center could be repurposed for other uses.

Expansion of the current facility is not feasible due to several issues, including: constraints with existing parking and squeezing the building and additional parking between the library and the neighborhood to the east of the park; existing sewer line south of the existing senior center; and most importantly, we would have to close the facility during expansion with no other site to continue operations.

Staff will pursue a Construction Manager at Risk (CMAR) for this project, to be brought forth for future City Council consideration.

**Financial Impact:**

The estimated cost of this project is \$9,571,567 of which \$1.6 million is intended to be cash funded from fund balance.

The remaining \$8 million was approved by the voters in the November 2018 bond election to be issued as a 15 year note with no impact to the city's tax rate.

**Citizen Input/Board Review:**

Multiple public meetings, workshops and presentations on the project have been held since October 2015.

**Legal Review:**

The City Attorney has reviewed the proposed agreement.

**Alternatives:**

City Council has the following alternatives:

- Approve as submitted
- Approve with changes
- Denial