

## Legislation Text

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**File #:** 21-1250, **Version:** 1

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**PRESENTER:**

Matthew Eckmann, Facilities & Real Estate Manager

**SUBJECT:**

Approval of a professional services agreement with Studio Steinbomer Architecture & Interiors for facilities and space planning assessment services.

**DEPARTMENT:** Public Works

**COUNCIL DISTRICTS IMPACTED:** City Wide

**BACKGROUND INFORMATION:**

In FY 2020, the City finalized the purchase of the New Braunfels Utilities (NBU) Service Center located on FM 306. The City will be using this site to house Public Works staff, as well as, the new fire training center and fire station 7 which will be constructed on the site. NBU anticipates vacating the building in 2023. To prepare for the occupancy of the building by the City, Capital Programs and Facilities would like to obtain a facilities and space planning assessment on the building. These assessments will provide the City valuable information on the efficient use of building space and assist in the determination of needs to occupy the building. Deliverables will include; floorplans, cost estimates, MEP (mechanical) assessments, IT/security infrastructure assessments and budgetary cost estimates for O&M costs. These assessments are necessary to maximize the efficient use of the space as well as for planning for future budgets/bond issuances for necessary modifications and improvements to the buildings to make it suitable for City use.

Studio Steinbomer Architecture & Interiors is a pre-qualified firm on the City's pre-qualified list for professional services. Their firm previously worked on a similar scope of work for the City when consideration was given to building a new public works facility. The City seeks to continue to work with Studio Steinbomer on the needed assessments. The cost for the assessments is \$98,000.

**ISSUE:**

Facilities and space planning assessments are needed on the building to ensure efficient use of space and determine the needs to occupy the building.

**FISCAL IMPACT:**

Given that the facility is projected to be occupied by approximately 50% solid waste personnel and 50% general fund personnel, the cost of this assessment has been split between the Solid Waste Fund and Facilities Maintenance Fund. Therefore, sufficient funds are available.

**RECOMMENDATION:**

Staff recommends approval of a professional services agreement with Studio Steinbomer Architecture & Interiors for facilities and space planning assessment services.