



Ellison Street on the Plaza

April 17, 2023

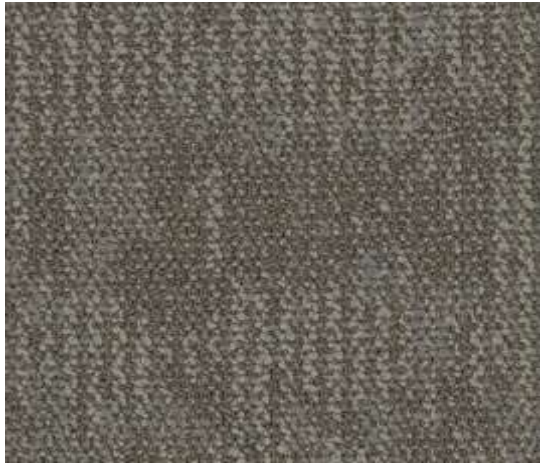
BTX Old Town, LLC

- BTX Old Town, LLC, (BTX) is constructing 45,000 square feet of mixed-use space at 135 and 139 W Ellison.
- BTX is the Design-Builder for the 11,800 square feet of City office space.
- BTX, as the city's design-builder, is required to advise City on "proposed site use and improvements, selection of materials, and building systems and equipment."
- The scope of work for BTX is to deliver to City "turn-key ready, which includes HVAC, water, electric, sewer, elevator, flooring, walls, ceiling, hardware and fixtures, excluding FF&E and IT."
- The finish-out design in the contract as "commensurate with the finish out of the building located at 300 E. Renfro St."
- The contract provides for changes to the finish-out level through the change order process.

Background

- On August 1, 2022, staff presented a resolution to Council for the selection of flooring colors and materials for the new office space.
- In March 2023, staff met the developer and interior design team to review the color palette for the cabinets, cubicles, and flooring to verify the color scheme worked for the space.
- During the meeting, the design team determined that a different color vinyl flooring would better coordinate with the woodwork. The vinyl flooring is located in common areas and open spaces.

Interior Aesthetics – Floor Selection - Initial



Office Carpet



Bathroom / Breakroom Tile



Hallway Vinyl

Interior Aesthetics – Floor Selection - New



Office Carpet



Bathroom / Breakroom Tile



Hallway Vinyl

Design Team Recommendation

Revised Rendering with New Flooring



Staff Recommendation

- Approve a resolution authorizing a change to the color of the flooring at Ellison on the Plaza.

Questions / Discussion
