

## **RESOLUTION**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, ACCEPTING THE INTERIOR AESTHETICS AND FINISH OUT OF THE CITY OF BURLESON'S PORTION OF THE ELLISON STREET ON THE PLAZA FACILITY TO BE PROVIDED BY BTX OLD TOWN, LLC.**

**WHEREAS**, the City of Burleson, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, the City Council approved a Chapter 380 Economic Development and Performance Agreement between the City of Burleson, Burleson 4A Economic Development Corporation, the Tax Increment Financing Reinvestment number two and BTX Old Town, LLC for a mixed use development located at 135 West Ellison and 114 West Ellison Street on December 8, 2020.

**WHEREAS**, the City Council desires to approve the interior aesthetics and finish out of the City of Burleson's portion of the Ellison Street on the Plaza Facility as presented by BTX Old Town LLC on August 1, 2022.

### **NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS, THAT:**

#### **Section 1.**

The City Council hereby approves the interior aesthetics and finish out of the City of Burleson's portion of the Ellison Street on the Plaza Facility as presented by BTX Old Town LLC on August 1, 2022, as further described in Exhibit A. The City Manager is directed to approve the installation of the interior aesthetics and finish out of the Ellison Street on the Plaza Facility substantially similar to the interior aesthetics as described in Exhibit A.

#### **Section 2.**

Funding for these expenditures shall not exceed the approved funding under the existing Chapter 380 Economic Development and Performance Agreement.

#### **Section 3.**

This resolution shall take effect immediately from and after its passage.

**PASSED, APPROVED, AND SO RESOLVED** by the City Council of the City of Burleson, Texas, on the 1st day of August 2022.

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Chris Fletcher, Mayor

City of Burleson, Texas

ATTEST:

APPROVED AS TO FORM & LEGALITY:

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Amanda Campos, City Secretary

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E. Allen Taylor, Jr., City Attorney

Exhibit A



## Ellison Street on the Plaza

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August 1, 2022

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## Request for Proposals

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- Evaluation committee used the following criteria to determine best value:
  - Product service description
  - Qualifications and experience
  - Methodology
  - Rates and fees
  - References
- Evaluation committee unanimously selected Royer Commercial Interiors to be the best value to the City.

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# Proposal Summary

	Royer Commercial Interior	Blue Box, LLC
Furniture	\$269,507.92	\$631,764.86
Installation	\$22,883.08	-
Storage	\$4,500	-
10 % Contingency	\$29,239	-
<b>TOTAL</b>	<b>\$326,130</b>	<b>\$631,764.86</b>

\*Proposed budget to be paid from budgeted FFE and office space contingency.

Project Item	Total	Cont	Total	Encumbered	Available
FFE	\$ 300,000.00	\$ 60,000.00	\$ 360,000.00	\$ -	\$ 360,000.00

## Royer Commercial Interior

- Royer Commercial Interiors is a family owned and operated company in Fort Worth, Texas and has been in business for 75 years.
- They are a preapproved vendor through Omnia Partners, one of the nations largest cooperative contracts.
- Completed the Furniture Fixtures and Equipment install for the following:
  - Burleson Police Department in 2016 & Fire Station 16;
  - Cook Children’s Medical Center Prosper Campus;
  - Oncor Corporate Headquarters;
  - TCU Harrison Administration Building.

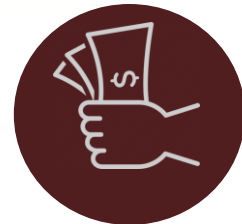
## Scope of Work



The contract will cover the purchase, storage, delivery, and installation of all furniture



Materials in this contract are not expected to be back ordered or delayed past estimated completion of the facility



Total cost includes 10% contingency

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## Color Selection

- Color selections were developed by the interior design team at Royer Commercial, reviewed and approved by the City's owner representative, VAI architects and by the city internal evaluation committee.
- Council has the option to make changes to the selected color palette.
  - Alternate color selection could impact total cost.

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# Sample Setting

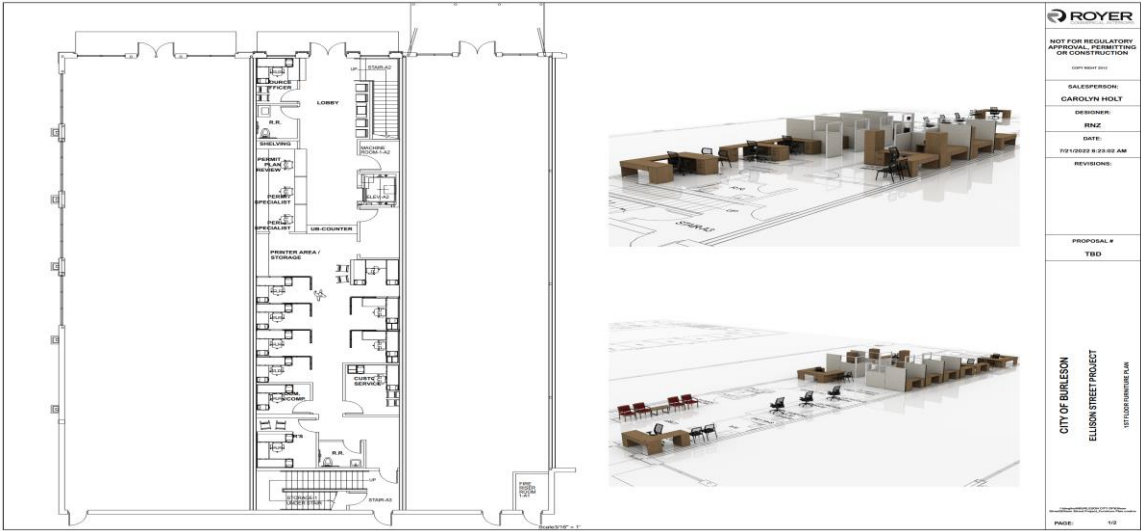
1<sup>st</sup> Floor example



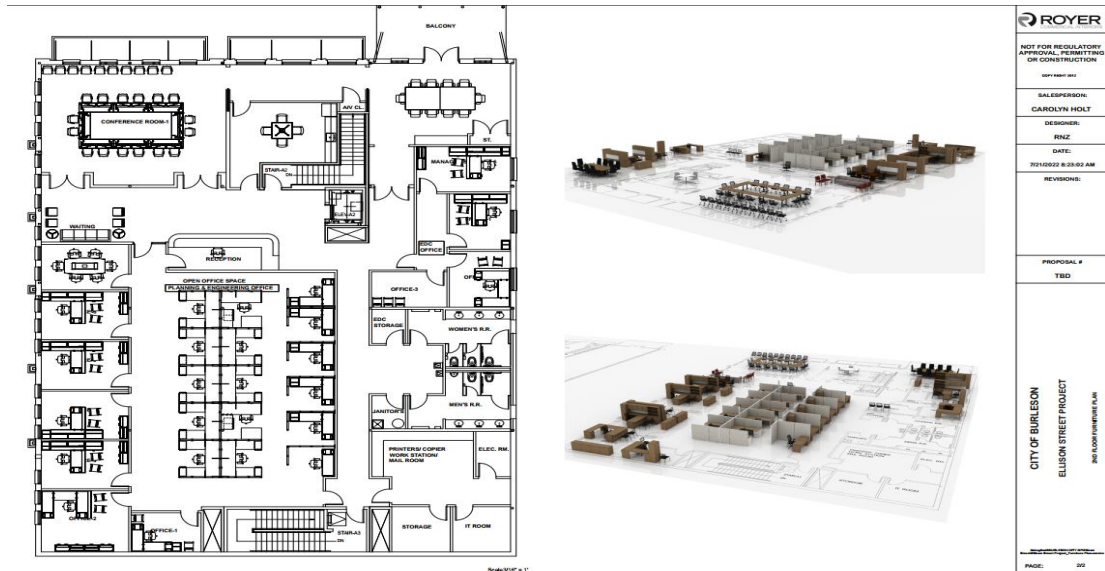
2<sup>ND</sup> Floor example



## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor



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## BTX Old Town, LLC

- BTX Old Town, LLC, is constructing the full 45,000 square feet at 135 and 139 W Ellison.
- BTX is the Design-BUILDER per the City's construction contract on December 8, 2020, for the 11,800 square feet of City office space.
- BTX 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.

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## Interior Aesthetics – Floor Selection

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Office Carpet



Bathroom / Breakroom Tile



Hallway Vinyl

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## Staff Recommendation

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- Approve a contract with Royer Commercial Interiors purchase, delivery, and installation of furniture for the future city owned space at Ellison on the Plaza.
- Approve a resolution approving the interior aesthetics for the Ellison Street on the Plaza facility provided by BTX Old Town, LLC.

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## Questions / Discussion

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