



Ellison Street on the Plaza

August 1, 2022

Request for Proposals

- Staff released a request for proposals on May 27th and the solicitation closed on July 1st.
- There were 17 furniture distributors that downloaded and reviewed the posted RFP and programming standards.
- Staff received 2 responses on or before the deadline to submit.
 - Internal Evaluations consisted of the following departments:
 - Economic Development
 - Customer Service
 - Development Services
 - Public Works
 - Purchasing
 - City Manager's Office

Request for Proposals

- 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.

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	-
TOTAL	\$326,130	\$631,764.86

*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

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.

Sample Setting

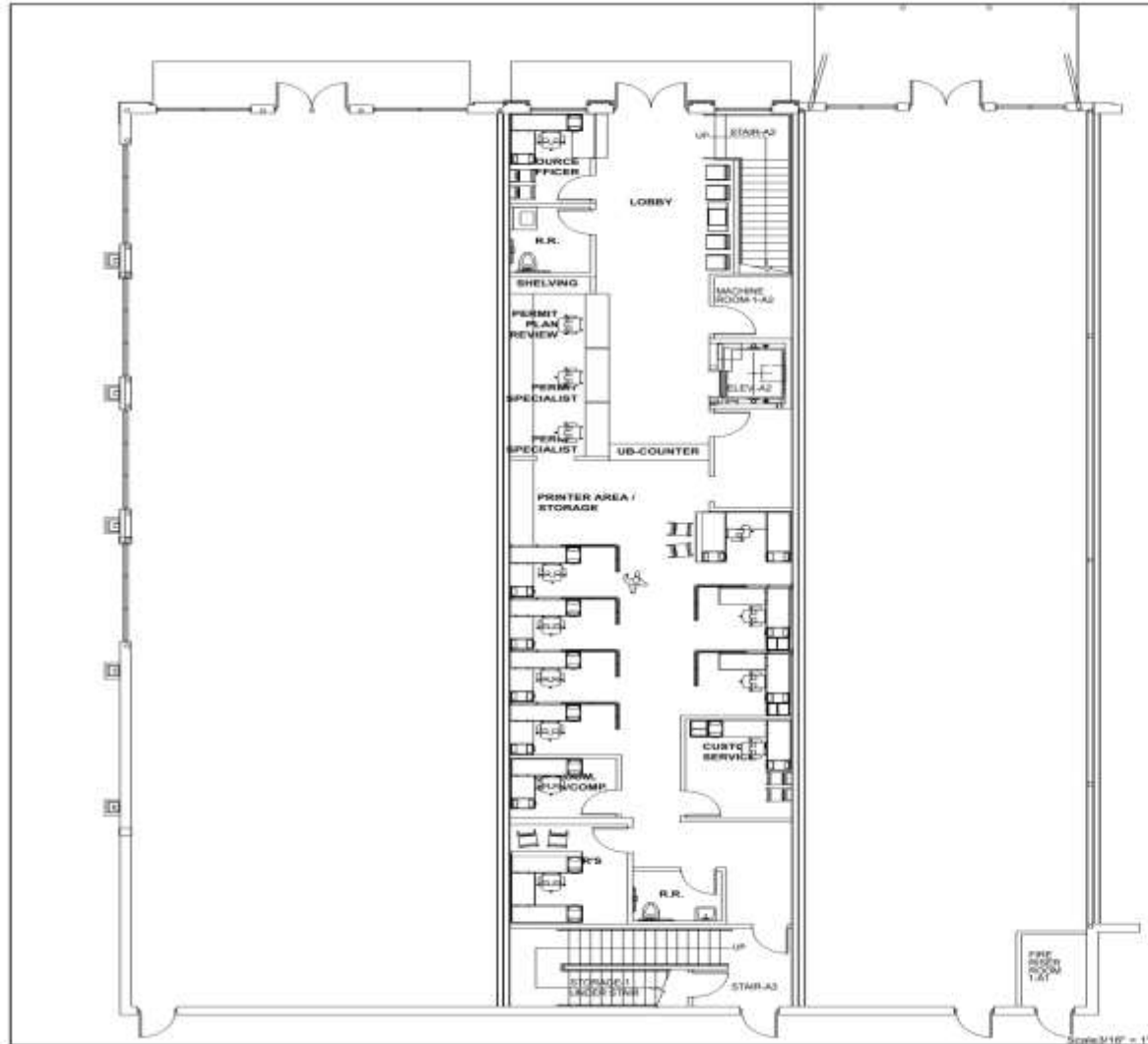
1st Floor example



2ND Floor example

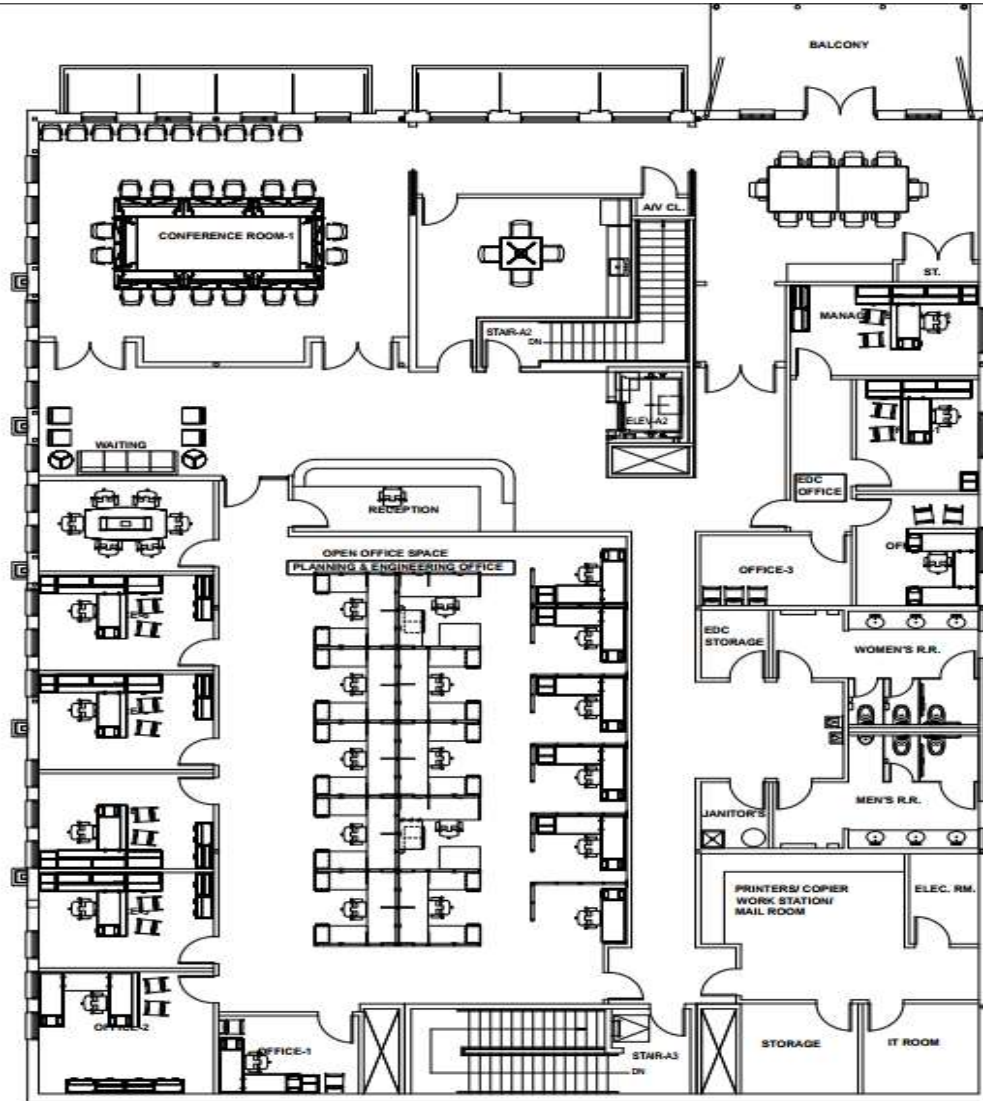


1st Floor



ROYER COMMERCIAL FURNITURE	
NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION	
<small>007-0001-001</small>	
SALESPERSON: CAROLYN HOLT	
DESIGNER: RNZ	
DATE: 7/21/2022 8:25:02 AM	
REVISIONS:	
PROPOSAL # TBD	
CITY OF BURLESON ELLISON STREET PROJECT 1ST FLOOR FURNITURE PLAN	
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2nd Floor



Scale: 3/16" = 1'

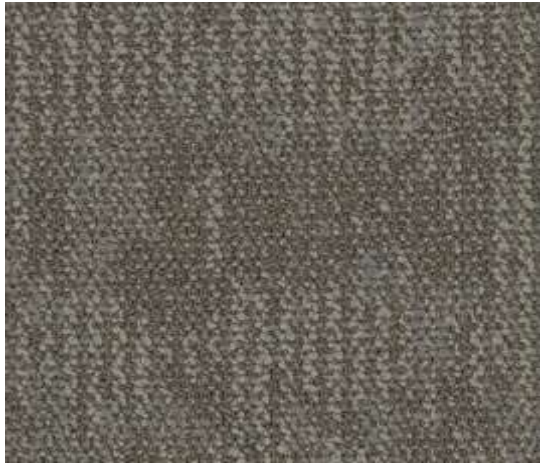


NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION <small>COPY RIGHT 2022</small>	
SALESPERSON:	CAROLYN HOLT
DESIGNER:	RNZ
DATE:	7/21/2022 8:23:02 AM
REVISIONS:	
PROPOSAL #	TBD
CITY OF BURLESON ELUSON STREET PROJECT 2ND FLOOR FURNITURE PLAN	
<small> H:\Projects\2022\City of Burleson\Eluson Street Project\Furniture Plan.dwg Project: Eluson Street Project, Furniture Plan.dwg </small>	
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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.

Interior Aesthetics – Floor Selection



Office Carpet



Bathroom / Breakroom Tile



Hallway Vinyl

Staff Recommendation

- 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.

Questions / Discussion
