



Legislation Text

File #: 2017-4588, **Version:** 1

Consider a resolution authorizing the Mayor to execute an Agreement for Architectural Services and accompanying Supplemental Agreement No. 1 with Architexas for the Stagecoach Inn Relocation Project.

In February 2017, Architexas, a preservation architecture firm, presented a report, entitled "Round Rock Stagecoach Inn Relocation Feasibility Study". The study outlined relocating the Old Stagecoach Inn from its current location at the Commons (901 Round Rock Avenue) because the structure is in the path of the RM620 road realignment project. After considering two sites, the preferred relocation option was determined to be to the Bathing Beach Park site along Chisholm Trail (see attached exhibit and map). The contract being considered by Council would continue the relationship with Architexas for project management for relocation of the structure.

Since February, Staff has been working with other departments, Legal and Architexas to formulate a workplan and to prepare a contract wherein Architexas will manage this project. According to the proposed project management contract, Architexas will be responsible for pre-design, design development, construction documents, bidding and construction phase services.

The relocation project outlined in the feasibility study consists of four phases: 1) Initial work (building and site preparation at existing site in advance of move); 2) New site preparation and relocation of historic building; 3) Stabilization of historic building at new site and mothballing of structure; 4) Basic exterior and interior rehabilitation of structure. The fourth phase (restoration), per the Council's direction, is not being included as part of the current project. According to the feasibility study, the total project cost for Phases 1-3 is \$532,166. Council asked staff to examine potential cost savings by doing some of the work in house. Staff has come up with approximately \$65,000 in project savings by working with Planning, General Services, Transportation and Parks to complete some tasks.

This contract you are considering this evening for project management for the three phases outlined above is \$98,300 which includes \$75,800 for the project management scope and up to \$22,500 for up to 100 hours of specialty preservation consulting services to use as needed.

Round Rock was first established as a commercial center where a stagecoach route crossed Brushy Creek. The Old Stagecoach Inn was built from 1848-1853 to serve that route's travelers, making it one of the oldest surviving buildings from Round Rock's founding era. It served as a place for travelers to rest or change horse teams, have the wagon repaired or the horses shod by the blacksmith, and as a trading center for local farmers. Buildings from this "pre-railroad" period were constructed by skilled builders using traditional techniques and materials that could be obtained nearby, without access to manufactured building materials that had to be transported by rail. Few buildings remain from Round Rock's "pre-railroad" era, and as the Stagecoach Inn is in the path of the RM 620 road realignment project, it is proposed to be relocated to the Bathing Beach which is still within the original settlement on the stagecoach road.

Cost: \$98,300

Source of Funds: Hotel Occupancy Tax