



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Adam Gufarotti, Assistant Director of Lake & Community Operations

Date: January 27, 2026

Subject: **Agreement with STK Architecture, Inc. for Architecture Services for Conceptual Development for the City Amphitheater (CIP Project No. Z20039)**

Recommendation

Approve and authorize the City Manager to execute a Professional Services Agreement with STK Architecture, Inc. for architecture services related to conceptual development for the City Amphitheater in an amount not to exceed \$31,800.00 in such final form as approved by the City Attorney and authorize the City Manager to execute change orders not to exceed a 10% contingency of \$3,180 for unanticipated costs.

Background

The development of an amphitheater concept is driven by the goal of creating a flexible and welcoming outdoor venue capable of hosting a wide range of community events, performances, and cultural programming. The vision is to establish a space that enhances the City's cultural and recreational amenities while thoughtfully integrating with the surrounding natural environment. Careful consideration has been given to site dimensions, existing topography, and circulation patterns to ensure an effective balance between functionality, aesthetics, and accessibility for both audiences and performers.

An outdoor amphitheater is identified as a planned amenity in the City's 2040 Plan, reinforcing its long-term importance to the community. City staff has already completed the feasibility stage of development, confirming the suitability of the concept and site and providing a strong foundation for advancing the project into future design and implementation phases.

Discussion

Based on our recent conversations, STK has been asked to put together a comprehensive proposal for the concept design of an amphitheater on a 10-acre site. The scope of work includes obtaining detailed site dimensions and building elevations to facilitate the creation of a three-dimensional model, utilizing a topo survey provided by the city. This model will visually represent all exterior buildings and will be complemented by both daytime and nighttime video renderings.

Amphitheater Conceptual Development

Additionally, STK will prepare a building program and adjacency diagrams to guide realistic relationships and functional flows, while also developing a site plan that identifies critical amenities such as restrooms, parking, sidewalks, and food courts. This concept will begin the process and coordination with the other design professional engineering team members and will ensure that all technical requirements are seamlessly integrated into the conceptual model, supporting a cohesive and practical design approach.

In conclusion, conceptual development will begin immediately upon approval of this action. Once the design concept is entirely vetted a complete proposal for the construction document development will be initiated by staff and brought followed for City Council approval.

Fiscal Impact

Funds are available in the Fiscal Year 2025-26 to 2029-30 Capital Improvement Program Budget.

Attachments

Attachment 1 – Agreement
Exhibit A – Proposal