
CITY OF BRYAN, TEXAS

CHANGE ORDER



Date: **10/3/2022**

Change Order Number: **1**

Contract Name: **Design Build Services for Travis Bryan Midtown Park Sports & Event Center**

Contract Number: **20-020**

Justification:

The City of Bryan would like to incorporate sand volleyball courts, an artificial turf lawn, boathouse and dock into the landscape package of the Sports and Event Center Project as shown in Attachment 'A'. These exterior amenities will serve to increase the park like atmosphere around Legends and facilitate indoor/ outdoor and overall park connectivity and integration. The Boat house and dock will serve to facilitate personal kayak use and kayak rentals on the municipal lake.

Contractor: **SpawGlass Construction Corporation, Inc.**

YOU ARE DIRECTED TO MAKE THE FOLLOWING CHANGES IN THE CONTRACT.

It is the intent of this change order to increase the contract by \$165,707 or .00434% of the Contract for Design Build Services for Travis Bryan Midtown Park Sports & Event Center as shown in Attachment 'A'. Terms and Conditions from the original Contract # 20-020, shall remain firm through the end of the contract period.

The Original Contract Sum was: **\$ 38,202,416**

Net Change by previously authorized Change Orders: **\$ 0**

The Contract Sum prior to this Change Order was: **\$ 38,202,416**

The Contract Sum will be increased by this Change Order: **\$ 165,707**

The new Contract Sum including this Change Order will be: **\$ 38,368,123**

The Contract Time will be changed by: **0**

EXECUTED in duplicate original this _____ day of _____, 20____, at
Bryan, Texas, where this contract is performable and enforceable.

CITY OF BRYAN:

APPROVED AS TO FORM:

Thomas A. Leeper, City Attorney

Date: _____

APPROVED FOR COUNCIL:

Kean Register, City Manager

Date: _____

APPROVED FOR PROCESSING:

Hugh Walker, Deputy City Manager

Date: _____

APPROVED:

Andrew Nelson, Mayor

Date: _____

ATTEST:

Mary L. Stratta, City Secretary

Date: _____

CONTRACTOR:

SPAWGLASS CONSTRUCTION CORPORATION, INC.

By: _____

Printed Name: _____

Title: _____

Date: _____



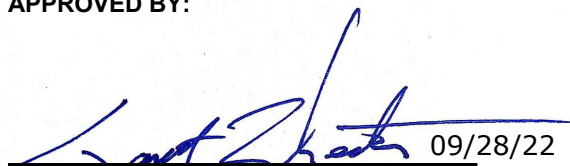
Change Order Request

NO. SGP-0012

Title: Design of sand volleyball courts, artificial lawn, boathouse, dock, and pathways.**Project No.:** 4020023**Project:** Bryan Midtown Park Sports & Event Center**Quoted Date:** 09/28/22**To:** The City of Bryan
Frank Clark, Jr.
PO Box 1000
Bryan, TX 77805**Expiration Date:** 10/28/22

SpawGlass Construction hereby submits a Change Quotation for the following changes in contract work:**This would result in a change to the pre-construction portion of our Design Build Agreement.**

Vendor	Work Description	Labor	Material	Equip.	Sub	Other	Total
PBK Architects, Inc.	Volleyball and Civil Design	0.00	0.00	0.00	84,000.00	0.00	84,000.00
Arkitex Studio	Boathouse Arch and MEP Design	0.00	0.00	0.00	43,000.00	0.00	43,000.00
SpawGlass Construction Corp.	Budget Estimate	3,400.00	0.00	0.00	0.00	0.00	3,400.00
SpawGlass Construction Corp.	SpawGlass Design Project Management	10,275.00	0.00	0.00	0.00	0.00	10,275.00
SpawGlass Construction Corp.	Insurance	0.00	0.00	0.00	0.00	1,422.41	1,422.41
SpawGlass Construction Corp.	Survey/ Geotech/ TAS Review Allowance	0.00	0.00	0.00	0.00	15,000.00	15,000.00
SpawGlass Construction Corp.	Fee	0.00	0.00	0.00	0.00	8,609.59	8,609.59
		13,675.00	0.00	0.00	127,000.00	25,032.00	165,707.00

TOTAL**\$165,707.00****CALENDAR DAYS EXTENSION TO CONTRACT COMPLETION DATE****TBD****Anticipated Design Time Line****2 Weeks Owner Approval: 6 Weeks for Survey and Geotech information: 6 Weeks for Design: 2 - 3 Weeks for Bidding****This request is based on the attached Legends Event Center Exterior Program Notes dated 09/28/22.**☐ We have proceeded with this change as per written direction.☒ We have not proceeded with this change. In order to proceed, please return a signed copy of this proposal request. Thank you.**APPROVED BY:**
SpawGlass Construction Corp. 09/28/22
Date

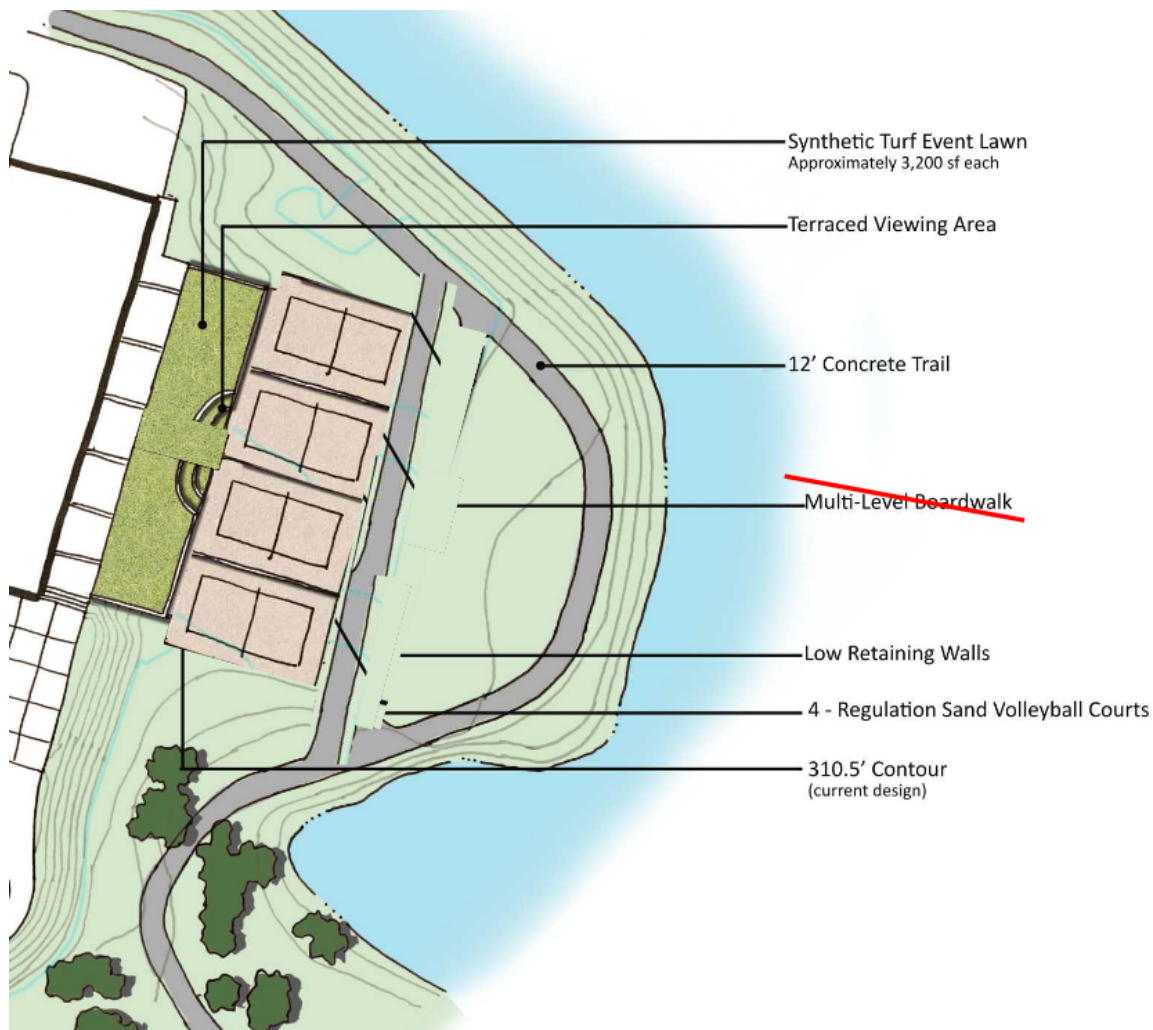
Owner

Date

09/28/22

Summary: The city of Bryan would like to incorporate sand volleyball courts, an artificial turf lawn, boathouse and dock into the landscape package of the Sports and Event Center Project. These exterior amenities will serve to increase the park like atmosphere around Legends and facilitate indoor/ outdoor and overall park connectivity and integration. The Boat house and dock will serve to facilitate personal kayak use and kayak rentals on the municipal lake.

Concept Sketch - Sand Volleyball Area



Concept Sketch – Boathouse and Dock



Boat House

- 22' x 38' Boat house with two OH doors (Fisher Park was 18' x 30'). Boathouse should store 1 side by side utility vehicle and kayak trailer.
- (2) OH Doors one on each end
- Small climate-controlled cashiers office with transaction window and P.O.S. infrastructure
- Construction is anticipated to be metal framing with Hardie plank siding and a 4 ft brick wainscot to match Legends Event Center
- Storage for 10 - 12 single kayaks (Fisher had 9) and 7 - 10 double kayaks (Fisher Park had 7).
- Ample storage for kayaks, life jackets, safety equipment, etc.

- Security cameras will be needed to view boathouse.
- *Example of Fisher Park boat house for reference:*



Dock

- A floating EZ with Kayak Launch similar to that at Fischer Park in New Braunfels will be provided.
- A hose bid for domestic water is to be installed at the dock landing. Flexible connection/ PVC or semi-permanent hoses should bring water to the end of the dock.
- As of today dock is in stock. EZ Dock at current configuration roughly \$100K installed.
- 30 ft gang way
- *See attached drawing for EZ dock information*

Site work

- 15 ft wide concrete drive line from boat house to dock
- Concrete landing and anchor point for EZ dock landing.
- A small concrete ramp lake entrance for maintenance access

September 20, 2022

Via email: Garett.Wheaton@Spawglass.com



Mr. Garrett Wheaton
Vice President of Operations
Spawglass
4030 SH-6 S., Ste. 300
College Station, TX 77845

RE: Proposal of Sports and Civil Engineering Services for the Bryan Midtown Park Sports & Event Center – Beach Volleyball and Boathouse Facilities.

Dear Garrett;

PBK Sports appreciates the opportunity to present our Proposal of Sports and Civil Engineering Services for the Beach Volleyball and Boathouse Facilities at the Bryan Midtown Park Sports & Event Center. Our understanding is that the Beach Volleyball facility is intended to be constructed to NCAA standards. Other work will include a turf lawn, athletic lighting, pedestrian lighting, low retaining walls, possible fencing and railing, concrete walkways, concrete boat ramp, grading and drainage, as well as a premanufactured pedestrian bridge and a floating dock. Our fee proposal includes the following scope of services;

- Coordinate with Owner's representatives and other consultants the layout and scope of the planned improvements.
- Coordinate with manufacturers of the Athletic Lighting, Pedestrian Bridge and Floating Dock for proper implementation of associated equipment and structures.
- Engineering design, and preparation of construction drawings and technical specifications for the planned improvements and permitting if required.
- Periodic monitoring of construction operations.
- Perform final review of constructed improvements.
- Prepare TDLR review documents and assist with closeout documents.

Following are items which we will coordinate as part of our Scope of Services if necessary, but any fees or costs associated with each will be considered as reimbursable expenses.

- Permits and/or filing fees.
- Surveying.
- Soils Investigations/Materials Testing.
- Reproduction of Contract Documents for proposal and construction phases shall be a reimbursable expense.

Following are items which are excluded from our scope of services but can be added as additional services if requested.

- Structural Design of Bridge and Dock Abutments (Bridge and Dock design assumed by manufacturers).
- Light Pole Foundations.
- Electrical design, including power for all lighting, specification and layout of pedestrian lighting, and receptacle locations (assumed to be by MEP consultant).
- Boat House Building.

11 Greenway Plaza, 22nd Floor
Houston, Texas 77046
Phone: 713.965.0608
Fax: 713.961.4571
PBK.com



Based on the preliminary design and scope information provided to us, we are proposing a lump sum fee of \$84,000.00 for the design, approvals and construction phase services on this project. Again, we appreciate the opportunity to present our Proposal of Sports and Civil Engineering Services. Should you have any questions, please give me a call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Trace Cryer", with a stylized flourish at the end.

Trace Cryer, P.E.
Principal, PBK Sports

PROPOSAL

PROJECT: Legends Boat House

August 26, 2022 **Revised August 30, 2022**

The Arkitex Studio, Inc. is pleased to offer this proposal for Architectural services for the referenced project. Based on our conversations, the site visit and information provided, the following information is provided for your review:

Owner

SpawGlass
4030 SH-6., Ste 300
College Station, Texas 77845

Architect

The Arkitex Studio, Inc.
308 North Bryan Avenue
Bryan, Texas 77803

Project Description

The construction of the City of Bryan's Legends Event Center is nearing completion. They are starting to focus on designing some of the site amenities surrounding the building. One of those amenities is a Boat House to store kayaks, boating supplies, a utility vehicle with trailer, and a climate-controlled cashiers office. The building will be approximately 850 sf. The project includes a prefabricated floating dock and sidewalk access.

Scope of Services

The Architect shall provide Architectural, Structural, and Mechanical/Electrical/Plumbing Engineering Services. This includes Schematic Design, Design Development, Construction Documents, Bidding/Negotiation/Permit and Construction Administration Services. Schematic design will be based on the owner provided "Program Notes" dated 08/12/22. Specifications will be provided to accompany the construction drawings, for use in defining the nature of materials and quality. Interim progress sets will be provided for Owner review and approval at the end of each phase. After each phase review, written approval of the work will be required prior to proceeding to the next phase.

The design work requires the knowledge of the conditions of the selected site. The Owner will provide a geotechnical report and survey of the site. Civil engineering is not included in this scope of work and will be provided by Mitchell and Morgan, the engineers for the overall development. Lighting will be provided along the pathway/pedestrian bridge to the dock as well.

Fee Proposal

We propose to provide architectural services for a fixed fee of \$43,000. The fee includes mechanical, electrical, plumbing engineering services by Cleary Zimmerman and structural engineering services by Dudley Engineering.

Reimbursable expenses are not included in this amount and will be invoiced at 1.15 times their actual expense incurred and will be justified by provision of records or receipts. Reimbursable expenses may include prints, copies, mileage/travel, survey, geotechnical report, Civil Engineering, and Texas Accessibility Standards drawing review.

Additional Services, for work beyond the original scope, shall be based on the hourly rates as set forth in the attached rate sheets for each discipline. Additional Services will not be performed without written approval between the Owner and Architect.

Invoices will be sent monthly, proportionate to the work accomplished, and are payable within 30 days of the date of invoice. If not paid within 30 days, unpaid balances will accrue interest at a rate of 10% per annum or 0.833 per month.

We are excited about the project and are prepared to begin the work within 2 weeks, upon your acceptance of the terms of this Proposal.



The
Arkitex
Studio, Inc.

308 N. Bryan Ave.
Bryan, TX 77803
P (979)821-2635
F (979)775-8224
www.arkitex.com

PROPOSAL: Legends Boat House

Signed,



Michael S. Record, AIA
Principal

Approved

Garett Wheaton, VP Operations
SpawGlass

The Texas Board of Architectural Examiners has jurisdiction over individuals licensed under the Architect's Registration Law, Texas Civil Statutes, Article 249A. The Texas Board of Architectural Examiners may be contacted using the following information: P.O. Box 12337, Austin, TX 78711-7337, or 333 Guadalupe, Suite 2-350, Austin TX 78701-3942, phone 512-305-9000 or on the web at www.tbae.state.tx.us.

Terms and Conditions

Contract

Architecture/engineering services will be provided in accordance with AIA B105-2017, Standard Short Form of Agreement Between Owner and Architect.

Standard of Care

The standard of care for architectural services provided under this agreement will be performed with the degree of skill and care ordinarily exercised by other members of the profession under similar circumstances, at the same time and in the same or a similar locale.

Limitation of Liability

In recognition of the relative risks and benefits of the Project to both the Client and the Architect, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of the Architect and Architect's officers, directors, partners, employees, shareholders, owners and sub-consultants for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, including attorneys' fees and costs and expert-witness fees and costs, so that the total aggregate liability of the Architect and Architect's officers, directors, partners, employees, shareholders, owners and sub consultants shall not exceed the Architect's total fee for services rendered on this Project. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.