

Agenda Item Details

Meeting	Feb 22, 2023 - Bryan City Council Special Meeting
Category	4. Regular Agenda - This agenda consists of items requiring individual consideration by Council.
Subject	B. Consider approval of a schematic design contract with Walker Partners, L.L.C., for Bryan Midtown Park Phase 3C Contract 2 for lake edge boardwalk, City Job Number 700-D0-2219, in the amount not to exceed \$123,850
Type	Action (Statutory)
Preferred Date	Feb 22, 2023
Absolute Date	Feb 22, 2023
Fiscal Impact	Yes
Dollar Amount	123,850.00
Budgeted	Yes
Budget Source	2020 Bonds (Fund 374) = \$123,850.00
Goals	Quality of Life Economic Development Infrastructure

Summary:

The Travis Bryan Midtown Park is included in the Fiscal Year 2020 approved Capital Improvement Program. A design contract with Mitchell & Morgan, LLP (M&M) was approved by the Bryan City Council on November 12, 2019, for \$2,622,795.05. Since that time numerous phases of infrastructure have been designed and constructed, with many other phases currently under design or construction today. Nine (9) contract amendments have been approved bringing the total design contract amount to \$4,230,499.30.

The original M&M contract had a small scope for designing a smaller boardwalk than what is being proposed along Midtown Lake currently. City staff decided to solicit responses from all interested design professionals with Request for Qualifications (RFQ) #23-012 for the larger boardwalk. The separate request for qualifications from design firms allowed the City to evaluate design professionals who have more experience designing boardwalks, shared use paths, and piers along various bodies of water (lakes/rivers).

The planned Phase 3C Contract 2 includes the design and construction of the Midtown Lake Boardwalk to extend generally from the lake edge at West Villa Maria Road approximately 950 linear feet to the North, including a connection point to the outer loop trail at the southeastern-most corner of the future Schulman Movie Bowl Grille parking lot. Two additional areas were identified along the lake and are included within the scope of this project phase. Area No.2 extends a concrete plaza area from the end of the boardwalk and connects to Legends Event Center and a parking lot with Midtown Park Phase 8A "Road A". Area No.3 is Astin Recreation Area with a planned fishing pier and kayak launch point, as previously a fishing pier extended out into the lake at this location.

One response was received to RFQ #23-012 from Walker Partners, whose team includes Mitchell & Morgan and design professionals from multiple firms to accomplish the goals under an accelerated timeline for the project. Walker Partners has extensive experience in designing successful "water's edge" pedestrian transportation facilities. The McLane Football Stadium at Baylor University and City of Waco Brazos Riverfront Riverwalk are two examples.

A number of factors need to be evaluated, from regulatory permitting to geotechnical engineering. Evaluating these factors will better provide an accurate final scope and construction cost estimate for the Boardwalk. Additionally, multiple techniques used to construct this type of boardwalk exist, so multiple options may be considered. Due to the number of factors to be determined, Walker Partners recommends an initial design contract to bring the design to a 20% level and develop an accurate estimate of costs. The attached schematic design contract accomplishes those goals. Walker Partners will coordinate geotechnical, environmental, and topographical investigations and work closely with City staff to curate two options to present for final consideration. Upon selection of a schematic design, a final design contract to prepare construction documents will be prepared and presented to City Council for consideration and award.

The Schematic Design Contract, in the amount of \$123,850.00, includes the following:

1. Topographic Survey
 - a. Perform an on-the-ground field survey to obtain the topography (terrain data) and other visible and apparent surface features (manmade or natural) such as natural ground, grade breaks, ditches, swales, channels, embankments, drainage structures, catch basins and inlets, manholes, above-grade utility appurtenances, pavements, significant trees (hardwoods greater than 8 inches in diameter), fences, building structures, water's edge, etc. For underground utilities, Walker Partners will coordinate with Texas 811. The approximate locations of underground utilities will be shown based upon utility locators' markings.
 - b. Establish vertical control at the site and place benchmarks based upon North American Vertical Datum of 1988 (NAVD88), unless otherwise specified by the City.
 - c. Prepare a topographic map from the topographic survey depicting the physical features as described above and with elevation contours at a 1-foot interval. [The 100-year floodplain as identified by best available information (prepared by Mitchell & Morgan for Phase 3C of Midtown Park)].
2. Schematic Design
 - a. Consult with City to define and clarify City's requirements for the Project and available data.
 - b. Advise City of any need for the City to provide data or services of other consultants that are not part of Engineer's Basic Services.
 - c. Identify, consult with, and analyze requirements of governmental authorities having jurisdiction to approve the portions of the Project designed or specified by Engineer, including but not limited to mitigating measures identified in the environmental assessments (by Plummer Associates and BBA Engineering).
 - d. Identify and evaluate two alternate solutions (with site layouts) available to the City, and after consultation with the City, recommend solutions that meet the City's requirements for the Project.
 - e. Prepare a report (the "Report") that, as appropriate, contains schematic plans layouts, sketches, and conceptual design criteria with appropriate exhibits to indicate the agreed-to requirements, considerations involved, and alternate solutions available to the City as recommended by the Engineer. For each recommended solution the Engineer will provide the following (separately itemized): opinion of probable Construction Cost; proposed allowances for contingencies; the estimated total costs of design, professional, and related services to be provided by the Engineer and its Consultants; and, on the basis of information and input furnished by the City relative to the discussion of the presented alternatives, a summary of allowances for other items and services included within the definition of Total Project Costs will be provided.
 - f. Review the Geotechnical Investigation and identify any special surveys and tests that may be required for Final Design.
 - g. Prepare schematic design documents on the Project in sufficient detail to indicate clearly the problems involved and the alternate solutions available to the City, including final design criteria, preliminary drawings, an outline of specifications, and setting forth clearly the Engineer's recommendations.
 - h. Prepare a preliminary Engineer's Opinion of Probable Cost (EOPC) for the Engineer's recommended alternative.
 - a. Furnish the City the required number of copies of the schematic plan, including alternative layouts and EOPC.
 - j. Attend preliminary conferences and meetings with the City and other interested parties regarding the Project.
3. Geotechnical Investigation – Terracon (TGS)
 - a. Scope of Work for Geotechnical Engineering Services from Terracon Engineering & Environmental, LLC are included as Appendix 1 in the attached Proposal.
4. Structural – Winton Engineering, Inc. (WEI)
 - a. Scope of Work for Structural Engineering Services from Winton Engineering, Inc. are included as Appendix 2 in the attached Proposal.
5. MEP – Cleary Zimmerman Engineers (CZE)
 - a. Scope of Work for MEP Engineering Services from Cleary Zimmerman Engineers are included as Appendix 3 in the attached Proposal.
6. Area 2 Preliminary Design – Mitchell & Morgan, LLP (MMLLP)
 - a. Scope of Work for Schematic Plan Services from Mitchell & Morgan, LLP are included as Appendix 4 in the attached Proposal.
7. Additional Services for Environmental and Geotechnical Services will be billed hourly and are included in the not to exceed total. Additional sub-consultants include Plummer and BBA Engineering.

The combined total cost of both this proposed schematic design contract and the final design contract will be compared against the fully developed cost estimates of the boardwalk provided by Walker Partners at the end of the Schematic design contract to show the total design efforts for the Boardwalk are below the 7.5% not to exceed metric for professional services contracts.

Staff Analysis and Recommendation:

Staff recommends approval of Schematic Design Contract to Walker Partners, LLC for Bryan Midtown Park Phase 3C Contract 2 for lake edge Boardwalk, City Job Number 700-D0-2219, in the amount not to exceed \$123,850.00

Options:

1. Approve Schematic Design Contract
2. Do not approve Schematic Design Contract and provide direction to staff.

Attachments:

1. Schematic Design Contract with proposal from Walker Partners LLC

[Attachment 1 - Schematic Design Contract Final_Reviewed by Legal.pdf \(16,451 KB\)](#)