

Regular Agenda Item 4B



Midtown Park
Schematic Design Contract
For
Midtown Lake Boardwalk
Phase 3C Contract 2

February 22, 2023

History

The Travis Bryan Midtown Park is included in the Fiscal Year 2020 approved Capital Improvement Program.

Mitchell & Morgan, LLP (M&M) Contract was approved by the Bryan City Council on November 12, 2019, for \$2,622,795.05.

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.

Request for Qualifications 23-012

Request for Qualifications (RFQ) #23-012 was issued for the larger boardwalk allowing 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.

Request for Qualifications 23-012

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, including regulatory permitting and geotechnical engineering to better provide an accurate final scope and construction cost estimate for the Boardwalk.

Multiple techniques used to construct this type of boardwalk exist, so multiple options may be considered.

Walker Partners recommends an initial schematic design contract to bring the design to a 20% level and develop an accurate estimate of costs.

Proposed Scope

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

- Topographic Survey – Walker Partners
- Schematic Design - Walker Partners
 - Identify and evaluate two alternate solutions (with site layouts)
 - Prepare a report containing schematic plans layouts, sketches, and conceptual design criteria
 - Opinion of probable Construction Cost and related design costs for each solution.
- Geotechnical Investigation – Terracon (TGS)
- Structural – Winton Engineering, Inc. (WEI)
- MEP – Cleary Zimmerman Engineers (CZE)
- Area 2 Preliminary Design – Mitchell & Morgan, LLP (MMLLP)
- 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.

Costs

Schematic Design Fee Breakdown

Phase No.	Description	Lump Sum Fees
12	Topographic Survey	\$ 14,000.00
20	Schematic-Preliminary Design	\$ 42,500.00
100A	Geotechnical (TGS)	\$ 28,350.00
101A	Structural Engineering (WEI)	\$ 9,000.00
102A	MEP Engineering (CZE)	\$ 3,000.00
103A	Preliminary Engineering (MMLLP)	\$ 9,000.00
Subtotals		\$ 105,850.00
Total Fees this Proposal		\$ 105,850.00

Additional Services, As needed

Phase No.	Description	Lump Sum Fees	Allowance (HNTE)
21	Schematic Design--Add'l Services (WP)	\$.00	\$ 10,000.00
100B	Geotechnical (TGS)--Expedite Prelim Report	\$.00	\$ 1,500.00
104A	Environmental (WOTUS)--(Plummer)	\$.00	\$ 3,500.00
105A	Environmental (CHASP)--(BBA Engineering)	\$.00	\$ 3,000.00
Subtotals		\$.00	\$ 18,000.00
Total Allowances (HNTE) this Proposal		\$	18,000.00

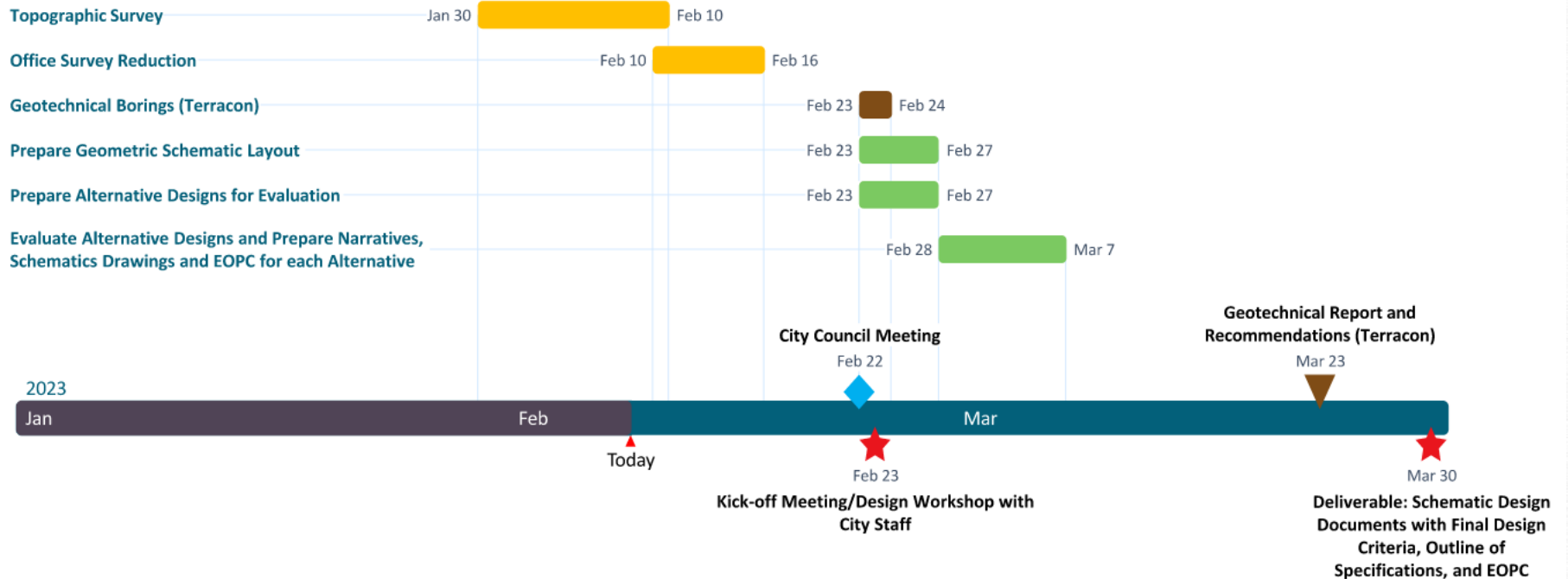
Estimated schematic design cost = \$123,850.00

Once the City is ready to move forward with the final design, a final design contract will be prepared. The total of that fee and the fee proposed with this schematic design are not to exceed 7.5% of the final construction cost estimate.

Staff recommends approval of the Schematic Design Contract to Walker Partners.

Anticipated Project Schedule

CITY OF BRYAN MIDTOWN PARK BOARDWALK PROJECT SCHEDULE 8 FEB 23



Questions?



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