

Agenda Item Details

Meeting	Apr 11, 2023 - Bryan City Council Second Regular Meeting
Category	6. Statutory (Automatic Approval) Agenda - This agenda consists of items previously approved by Council action such as adoption of items that are part of an approved budget or capital improvement projects, first and only readings of ordinances, interlocal agreements, or action that is required by law or delegated to the City Manager. Items may be removed from the statutory agenda for separate consideration at the request of two Councilmembers.
Subject	B. Authorize the Mayor to execute Change Order #3 to the Agreement for Design Build Services with SpawGlass for the addition of outdoor amenities at Travis Bryan Midtown Park's Legends Event Center and Williamson Park area in an amount not to exceed \$5,104,578
Type	Action (Statutory)
Preferred Date	Apr 11, 2023
Absolute Date	Apr 11, 2023
Fiscal Impact	Yes
Dollar Amount	5,104,578.00
Budgeted	No
Budget Source	Park 2020 Bonds
Goals	Infrastructure Service Quality of Life

Summary:

On July 2, 2020, the City Council approved an agreement with SpawGlass Construction Corporation, Inc. (SpawGlass) for Design-Build Services in connection with the planning, design, and construction of the Legends Event Center (LEC) at Travis Bryan Midtown Park.

On October 11, 2022, within a month of substantial completion of the LEC, City Council approved Change Order #2 for design work on proposed amenities to complement the Legends Event Center and the Midtown Park in general, thus increasing the contract amount \$165,707 with SpawGlass. The scope of work for Change Order #2 provided design only with a guaranteed maximum price (GMP) for four (4) sand volleyball courts, three (3) artificial turf areas, 12-foot wide concrete paths with ADA ramps, a boathouse foundation, a boat ramp, and an ADA compatible floating pier. With Change Order #2, the new contract amount increased from \$38,301,916 to \$38,467,623.

The design work for the LEC lakeside amenities was completed and the project went through SpawGlass's bid process to establish a budget. Through value engineering and multiple iterations on pricing, City staff received a GMP of \$5,104,578 on March 21, 2023.

To reduce the cost, staff removed the construction of the boathouse from this proposed Change Order #3. City staff approached Bryan ISD Career & Technical Education (CTE) Center about the Construction Technology class possibly building the boathouse as a project over the Spring 2024 school semester. Initial conversations as a CTE project appear promising with eager enthusiasm about the prospect. The expected cost of the boathouse structure is less than \$200,000. The boathouse will not be needed until the lake is filled to its normal level in early 2025. The Construction Technology class should have sufficient time to build the boathouse structure at the Park (see attachment #3 to the Council Action Form).

The GMP (not-to-exceed) amount of \$5,104,578 for this change order includes the following:

1. Four (4) NCAA regulation lighted sand volleyball courts.
2. A terraced viewing area between the LEC patio and volleyball courts with sail shade structures for approximately 58% shade.
3. 3,181 square-foot of synthetic turf on the terraced viewing area between the LEC patio and volleyball courts, along with 18,503 square-foot area between the volleyball courts and the path located next to the lake, with a total of 21,684 square-feet of synthetic turf. Synthetic turn also will be around the boathouse.
4. A 24' x 38' boathouse foundation with a future capability to store 10-12 single kayaks and 7-10 double kayaks with a utility vehicle and trailer. Storage space will be available for other items, such as paddles, life jackets, etc.
5. A floating EZ Dock with ADA kayak launch.
6. A 15-foot wide concrete drive lane from the boathouse to lake for a utility vehicle boat launch and walk-up launching of canoes, kayaks, and paddleboards.
7. A concrete landing and anchor point for the dock.

The addition of the amenities will activate outdoor activities to the exterior of the LEC with sand volleyball play in both league and tournaments. When operational, the boathouse will be the center of water activities at Midtown Park. The Parks and Recreation Department plans to host outdoor education classes and summer camps. Canoeing, kayaking, fishing, and nature classes are some planned classes.

Staff has worked with Girl Scouts of Central Texas so the perimeter trail will run between the Girl Scout House and lake with a connection to the boathouse's 12-foot path. The Girl Scouts have expressed interest in using kayaks and canoe rentals for local and district events. Complemented with the LEC, attracting state and national girl scouting events with overnight campouts in the LEC is possible. The Girl Scout House is located at 2512 Roundtree Drive across the lake to the LEC. The addition of the 12-foot wide paths will connect the park perimeter trail to the lake edge between the LEC, lake, boardwalk, and MBG.

With the 21,684 square-feet of synthetic turf area, park patrons can enjoy the areas for relaxing, watching sand volleyball, partaking in activities on the lake's edge. The synthetic turf solves a maintenance issue typically associated with high traffic areas, as is expected with this part of the park.

Staff Analysis and Recommendation:

Staff recommends approving this contract Change Order #3 to the Agreement for Design Build Services with SpawGlass Construction Corporation, Inc., for the construction of lakeside amenities to include four (4) sand volleyball courts off of the patio of the Legends Event Center (LEC), two (2) artificial turf areas, concrete work to include a 12-foot wide concrete paths with ADA ramps, a boathouse foundation, a boat ramp, and an ADA compatible floating pier adjacent to the parking lot at Williamson Skate Park and LEC at Travis Bryan Midtown Park, in an amount not to exceed \$5,104,578. The work is to commence within a month of City Council approval, with construction being approximately nine months.

Approval of this Change Order #3 will amend the agreement amount from \$38,467,623 to \$43,572,201. This change represents an increase in the agreement of 14.06% from the original contract amount of \$38,202,416 (see attachment #5).

Options:

1. Approve the proposed Change Order #3 in the Design Build Services Agreement with SpawGlass Construction Corporation, Inc. to begin the construction of lakeside amenities to include four (4) sand volleyball courts, three (3) artificial turf areas, 12-foot wide concrete paths with ADA ramps, a boathouse foundation, boat ramp, and an ADA compatible floating pier off of the patio of the Legends Event Center (LEC) at Travis Bryan Midtown Park, in an amount not to exceed \$5,104,578.
2. Do not approve the proposed change order and provide direction to staff
3. Take other action, which may require consideration at a future City Council meeting, and/or provide staff other direction

Attachments:

1. CoB Site Plan with Exterior Amenities
2. COB Site Plan with color coded proposed exterior amenities
3. Drawing showing LEC Patio Shade Structure
4. Proposed boathouse elevation (not the actual design)
5. Change Order #3 with SpawGlass for the construction of exterior amenities

[CoB Site Plan with Exterior Amenities.pdf \(6,721 KB\)](#)

[CoB Site Plan with color coded Proposed Exterior Amenities.pdf \(4,064 KB\)](#)

[LEC Turf Area Shade Structure.pdf \(675 KB\)](#)

[Midtown Park Boathouse Elevation.pdf \(104 KB\)](#)

[Change Order #3 with SpawGlass for the construction of Exterior Amenities.pdf \(3,384 KB\)](#)