



Legends Event Center Exterior Amenities

City Council Second Regular Meeting

Statutory Agenda Item 6.b

April 11, 2023

Legends Event Center – Exterior Amenities

- Background
- Proposed Amenities
- Summary
- Questions



Legend Event Center – Exterior Amenities

Background

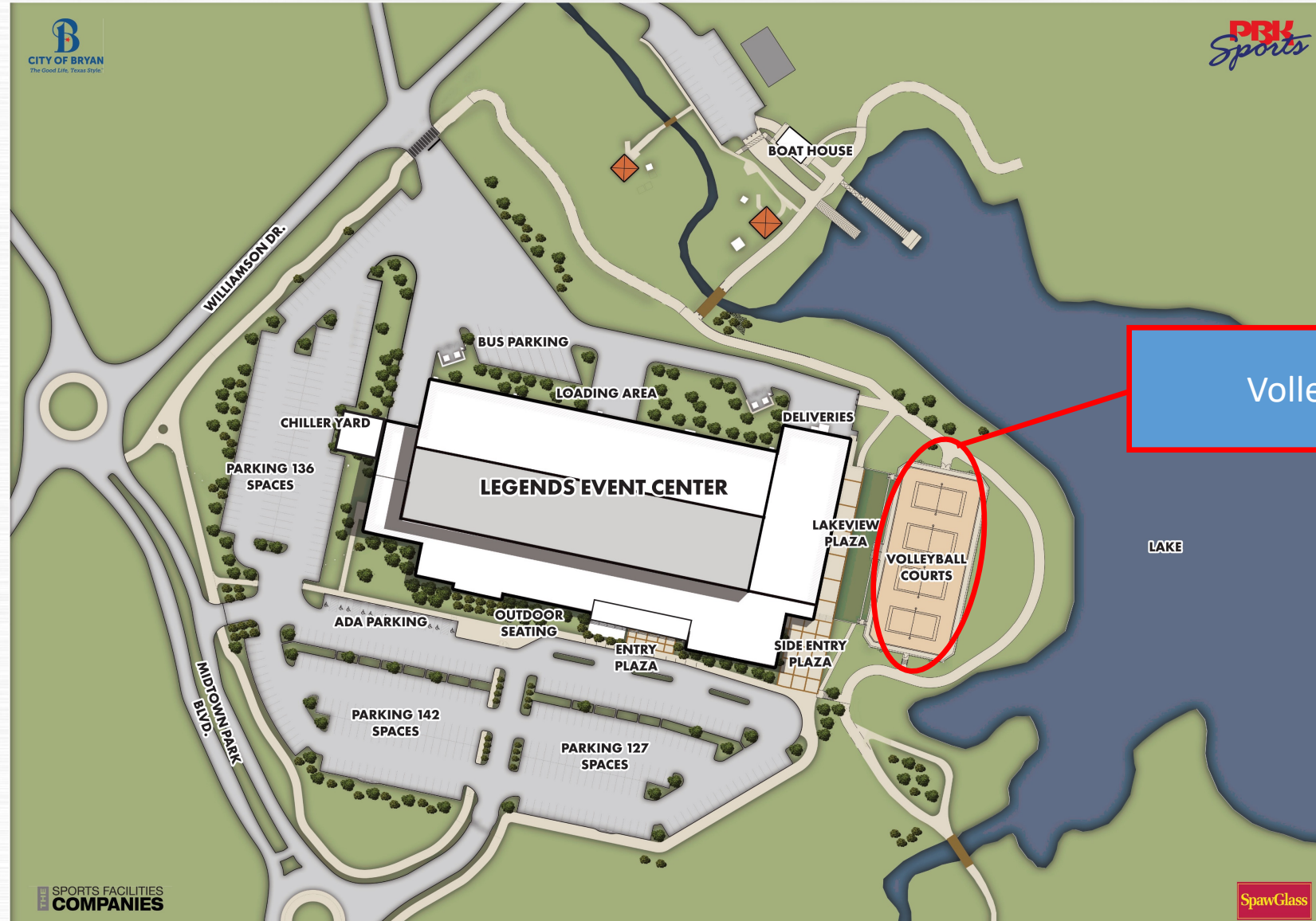
- Design/Build Agreement approved July 2020
 - SpawGlass and PBK Sports Architects
 - City's consultant/advisor: Sports Facility Management (SFM)
- Design: Complete May 2021
- Construction: Begin June 2021; Complete November 2022
- Change Order #2 for design only for the construction of amenities to the exterior of Legends Event Center (LEC): Approved October 11, 2022

Legends Event Center – Exterior Amenities

- Design completed and presented to staff on March 10, 2023 with a Guaranteed Maximum Price (GMP)
 - Through value engineering and bidding, a project cost of \$5,104, 578 was developed
 - The construction of the boat house was removed with the foundation remaining
 - Scope of the work included in the GMP is as follows:
 1. Four (4) NCAA regulation lighted sand volleyball courts
 2. A shaded terraced viewing area between the LEC patio and volleyball courts
 3. Three areas of synthetic turf (total of 30,114 sq. ft.):
 - Terraced viewing area between the LEC patio and volleyball courts,
 - The area between the volleyball courts and the path located next to the lake,
 - The area directly around the boathouse
 4. A foundation to support a 24' x 38' boathouse
 5. A floating EZ Dock with ADA kayak/canoe 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.

Legends Event Center – Exterior Amenities

Volleyball courts

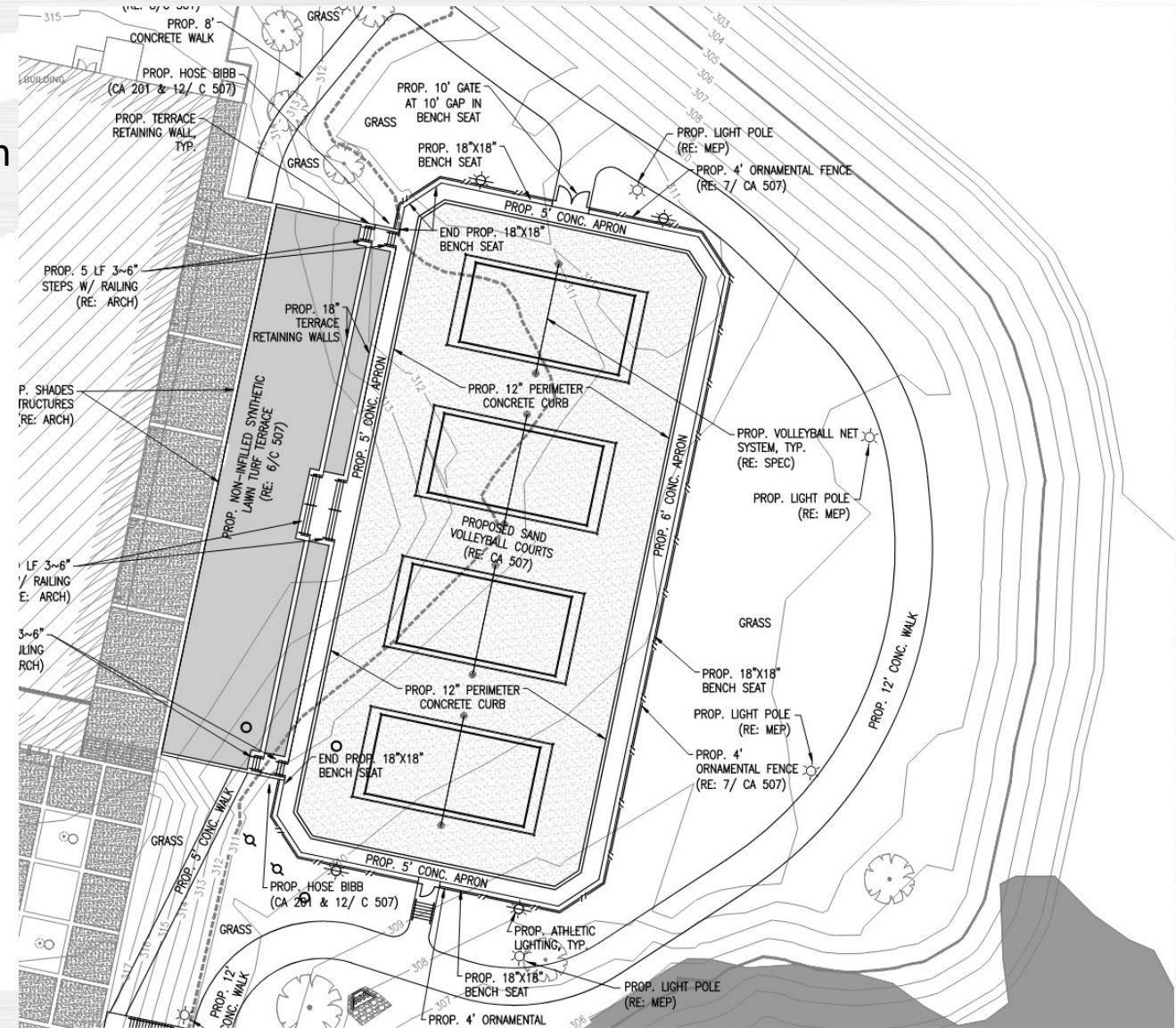


Volleyball Courts

Legends Event Center – Exterior Amenities

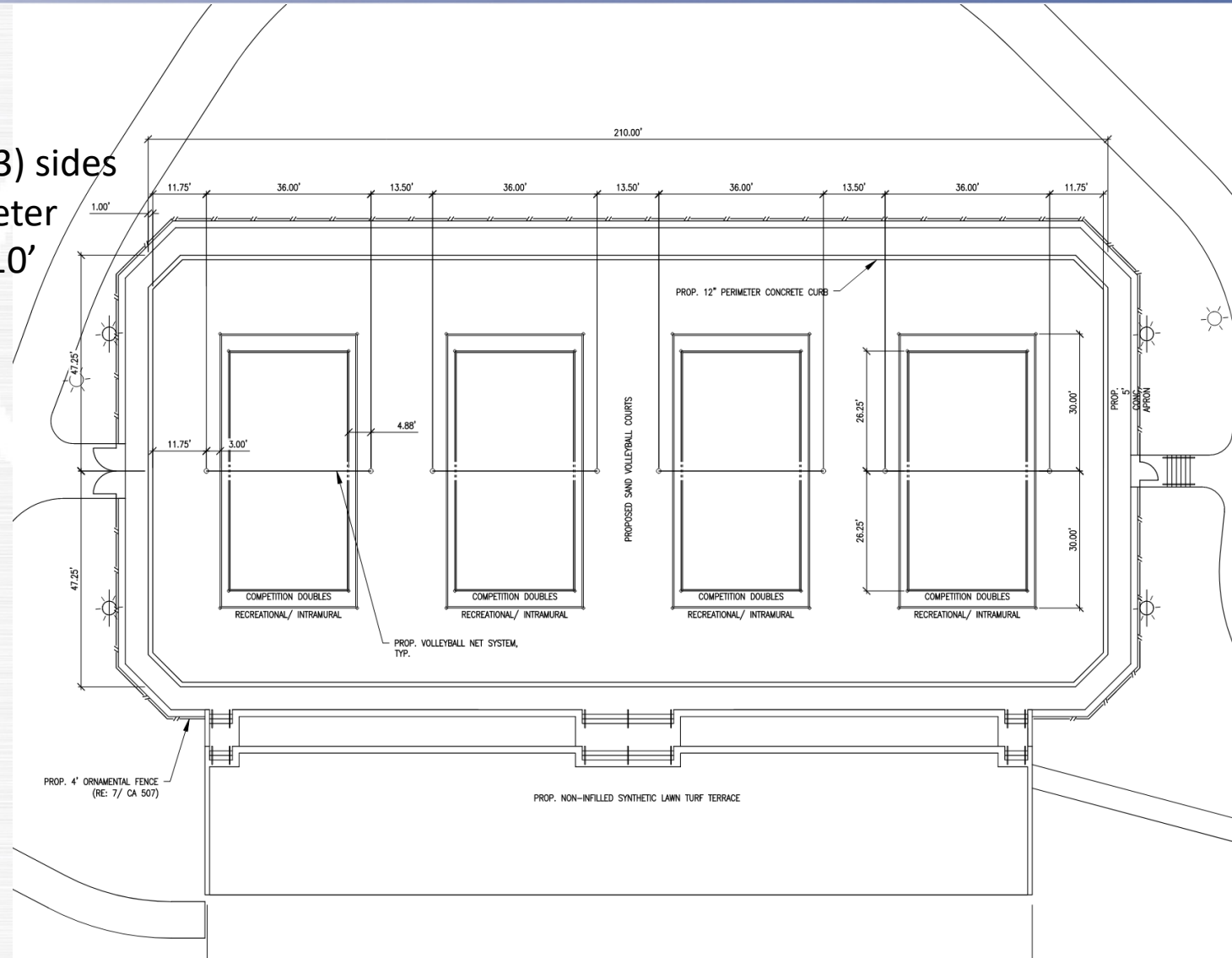
Sand Volleyball Courts:

- Four (4) volleyball courts constructed with materials/equipment and installed in accordance with NCAA rules/regulations
- Lighting would be provided by four (4) Musco lights



Legends Event Center – Exterior Amenities

- Four sand volleyball courts:
 - 4' tall fence around three (3) sides
 - 5' Wide sidewalk at perimeter
 - Area with sand is 94.5' X 210'



Legends Event Center – Exterior Amenities

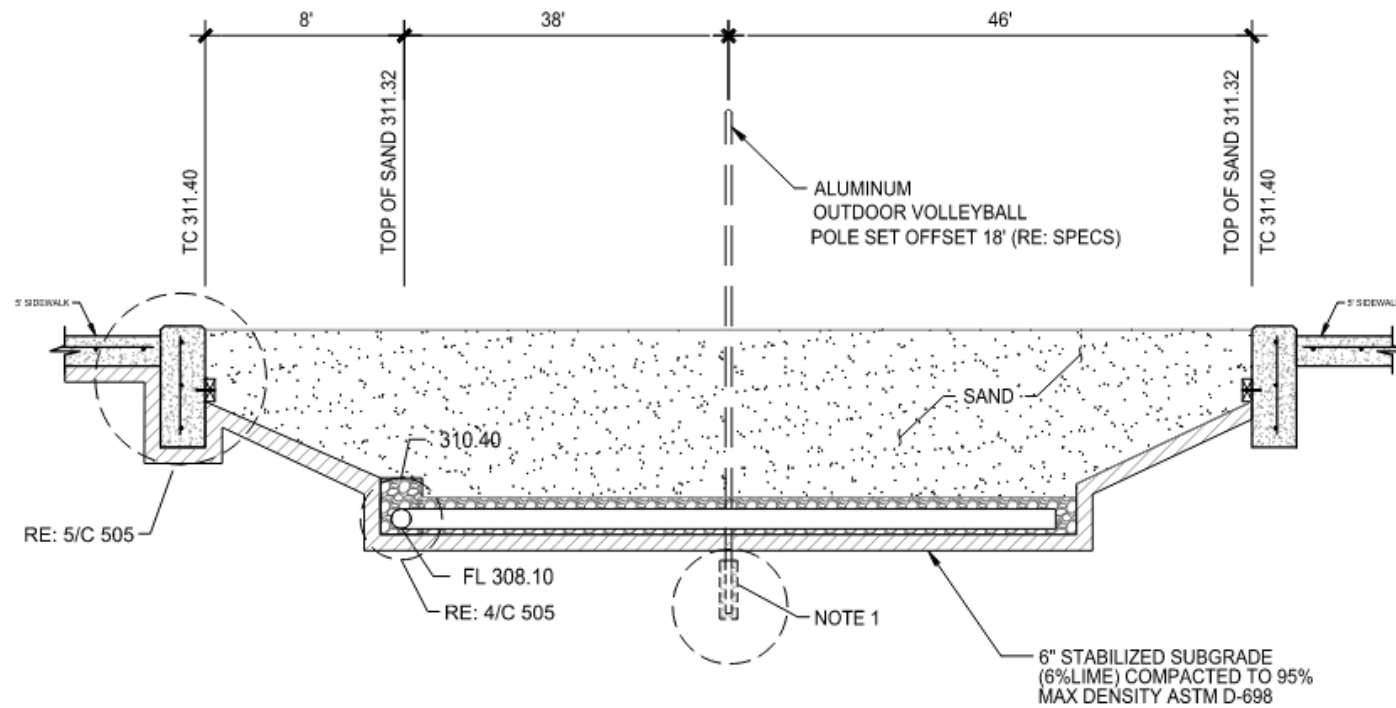


Legends Event Center – Exterior Amenities



Legends Event Center – Exterior Amenities

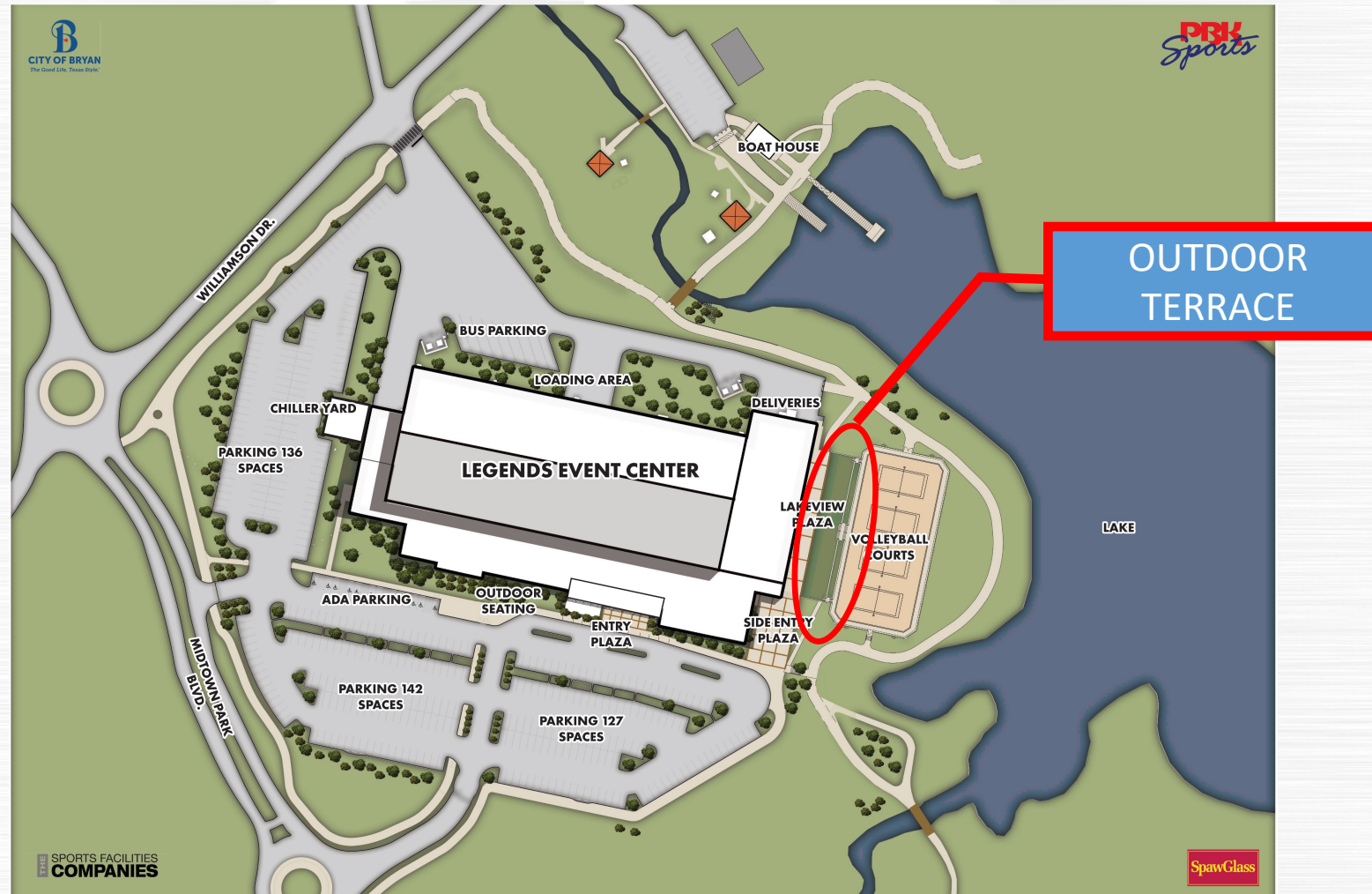
- Drainage System



NOTES:
1. PROVIDE CONCRETE FOUNDATION FOR EACH NET POLE PER MANUFACTURER'S RECOMMENDATIONS AND DESIGNED IN COMPLIANCE WITH LOCAL WINDSTORM CRITERIA.

Legends Event Center – Exterior Amenities

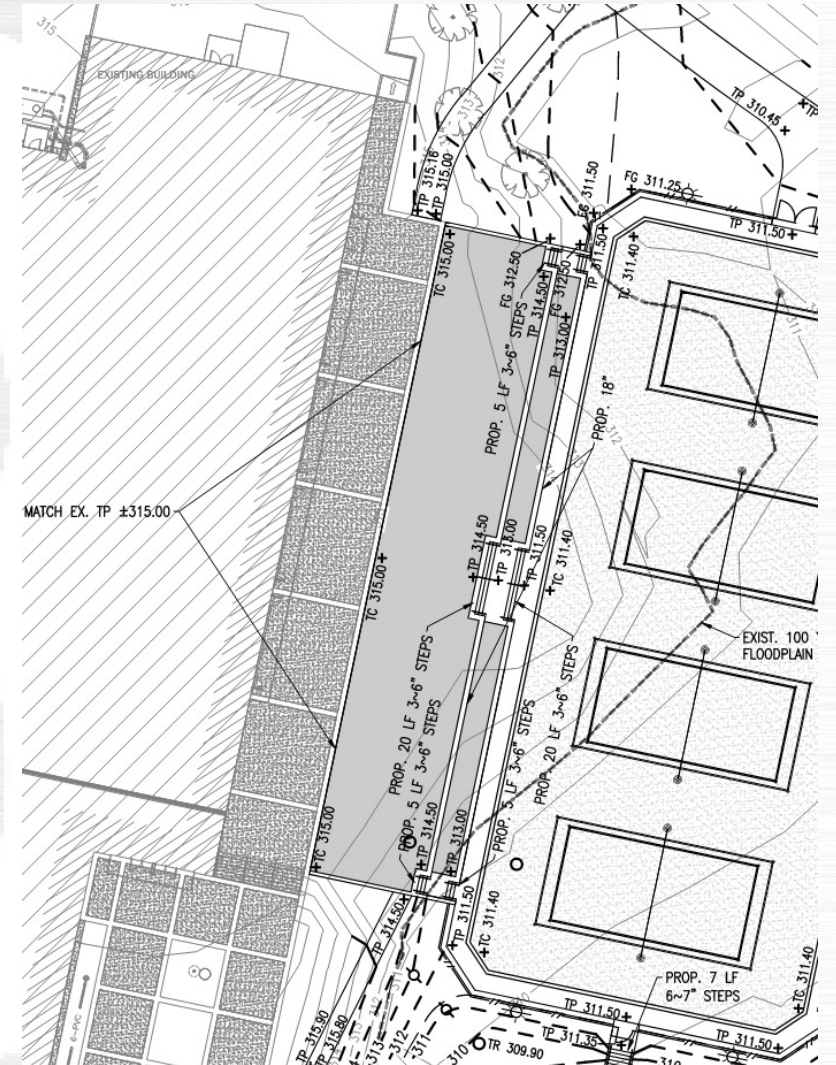
Terraced viewing area between the LEC patio and volleyball courts



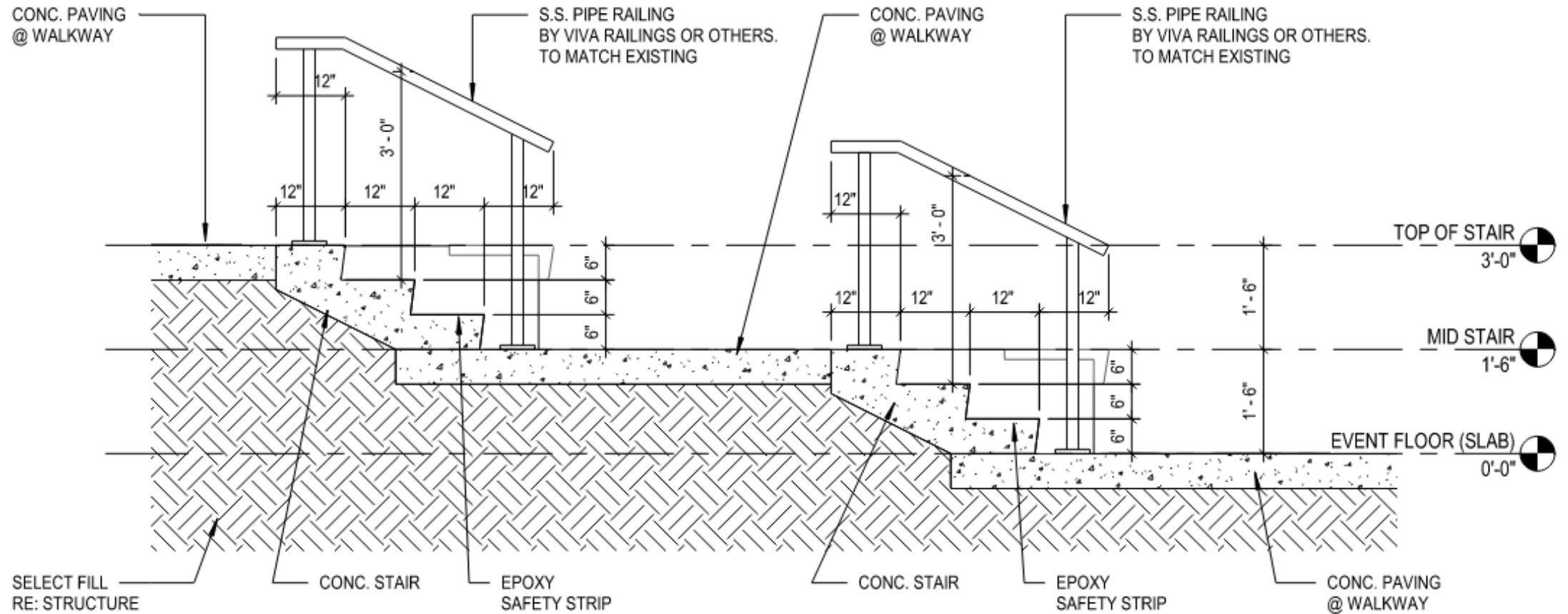
Legends Event Center – Exterior Amenities

Terrace between the LEC patio and volleyball courts

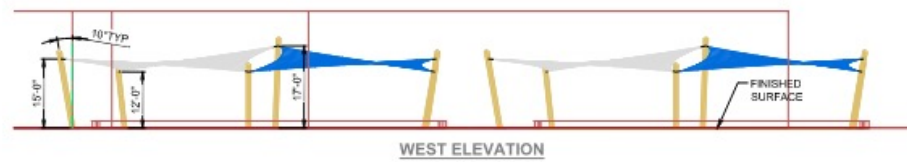
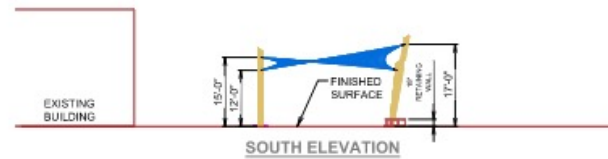
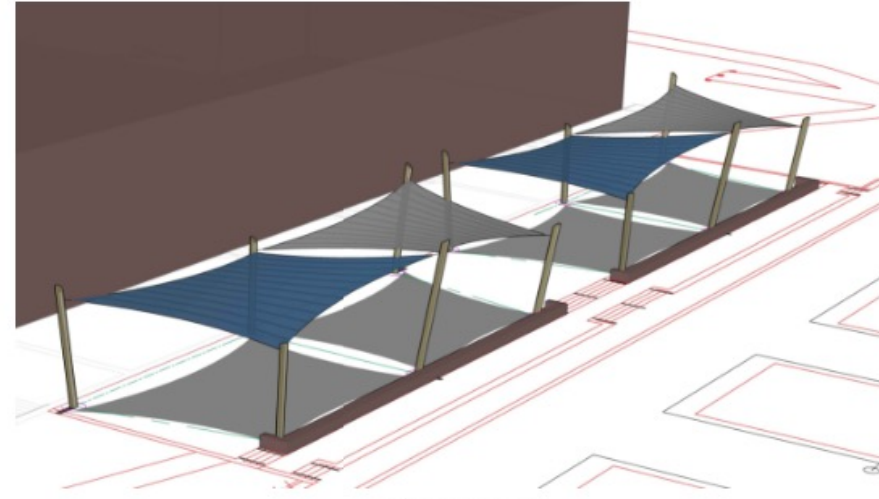
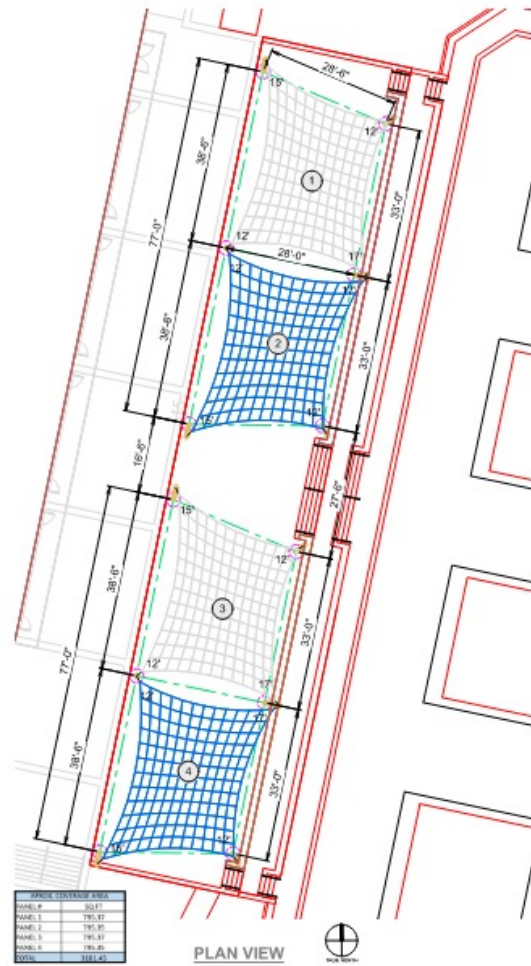
- 180 feet X 37.5 feet terraced with stairs down the center and on the ends to the volleyball court level.
- Two (2) 18 inch terraces with the volleyball courts being 3 feet below the grade of the patio.
- Four (4) sail shade structures for approximately 58% shade.
- ADA Ramps from perimeter trail to patio and street entry level to patio.



Legends Event Center – Exterior Amenities



Legends Event Center – Exterior Amenities



Legends Event Center Turf Area Shade Structure

Legends Event Center – Exterior Amenities



Legends Event Center – Exterior Amenities

Boat House

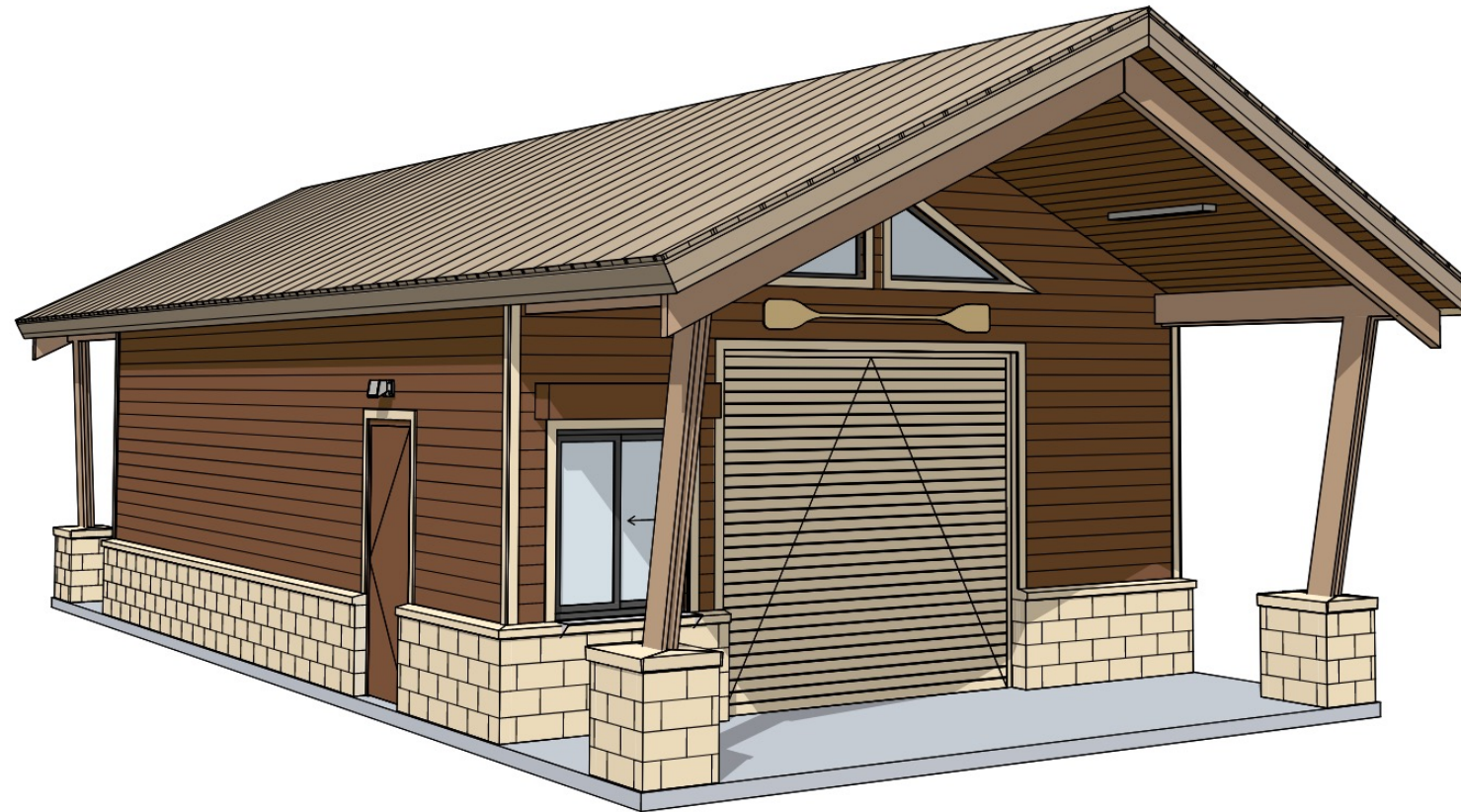


The
Arkitex
Studio, Inc.

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

**LEGENDS EVENT CENTER-
EXTERIOR AMENITIES**
2533 Midtown Park Blvd.
Bryan, Tx. 77801

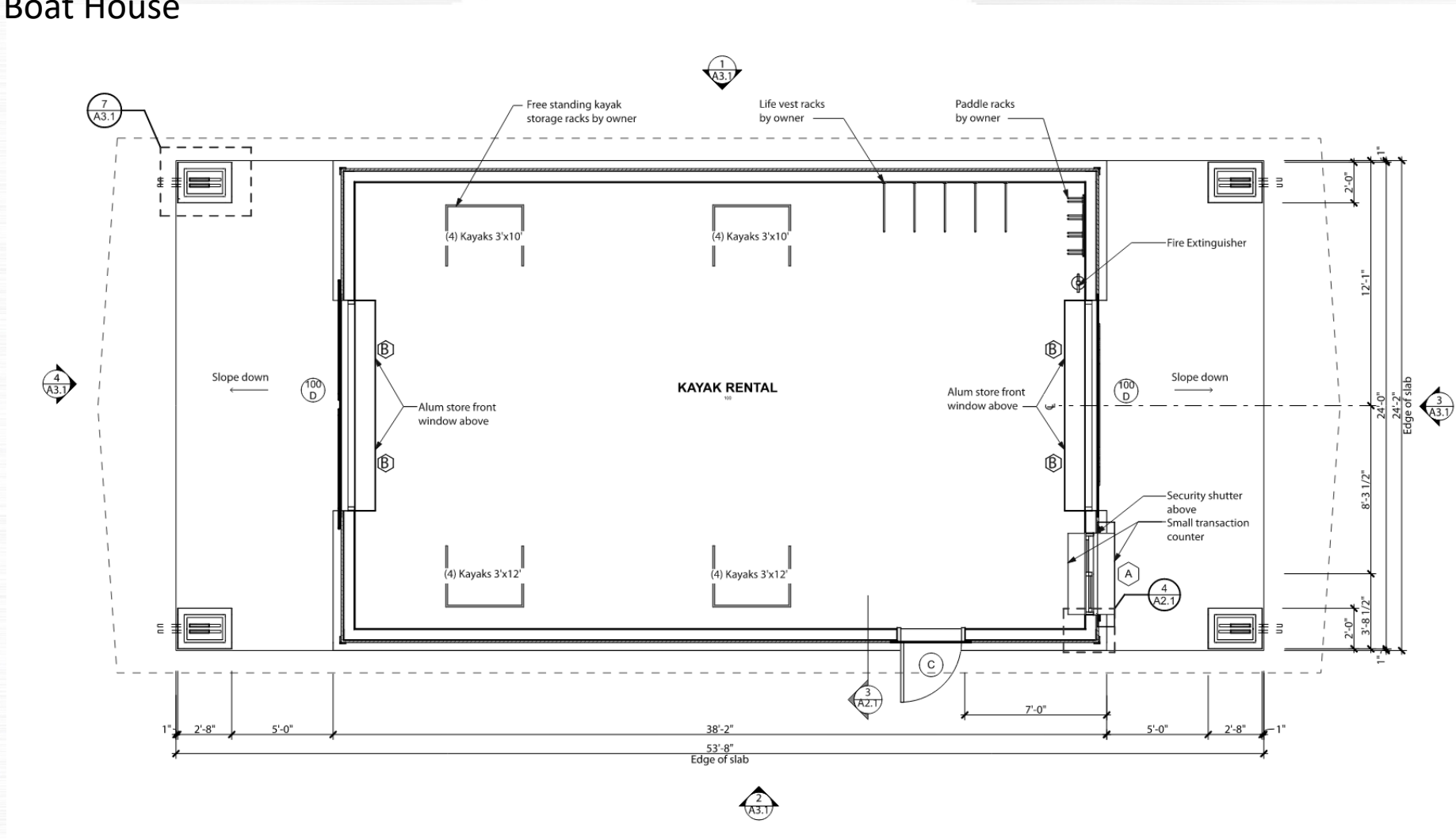
Project 22027
February 10, 2023



1 LEGENDS BOAT HOUSE

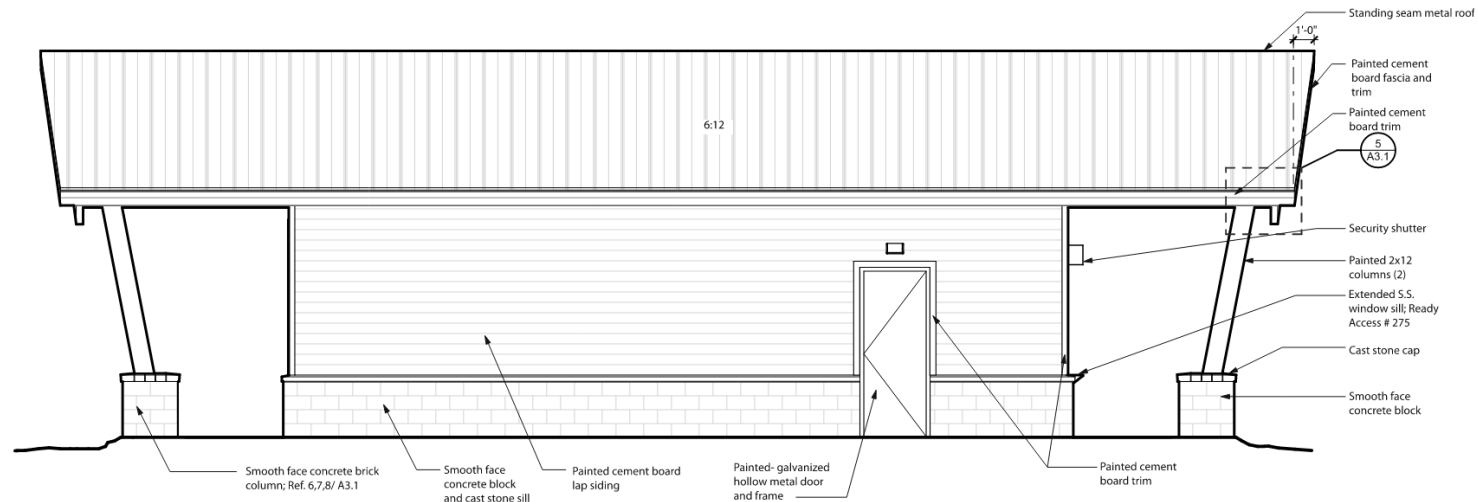
Legends Event Center – Exterior Amenities

Proposed Boat House



Legends Event Center – Exterior Amenities

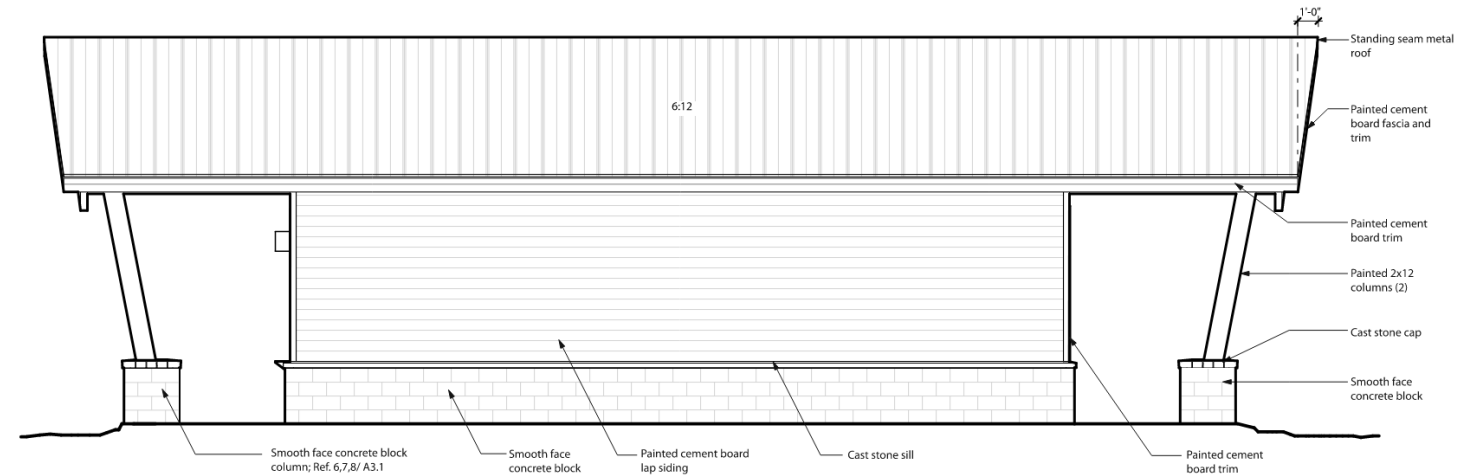
Proposed Boat House



2 SOUTH ELEVATION

Scale: 1/4" = 1'-0"

Refer to 1/A2.1



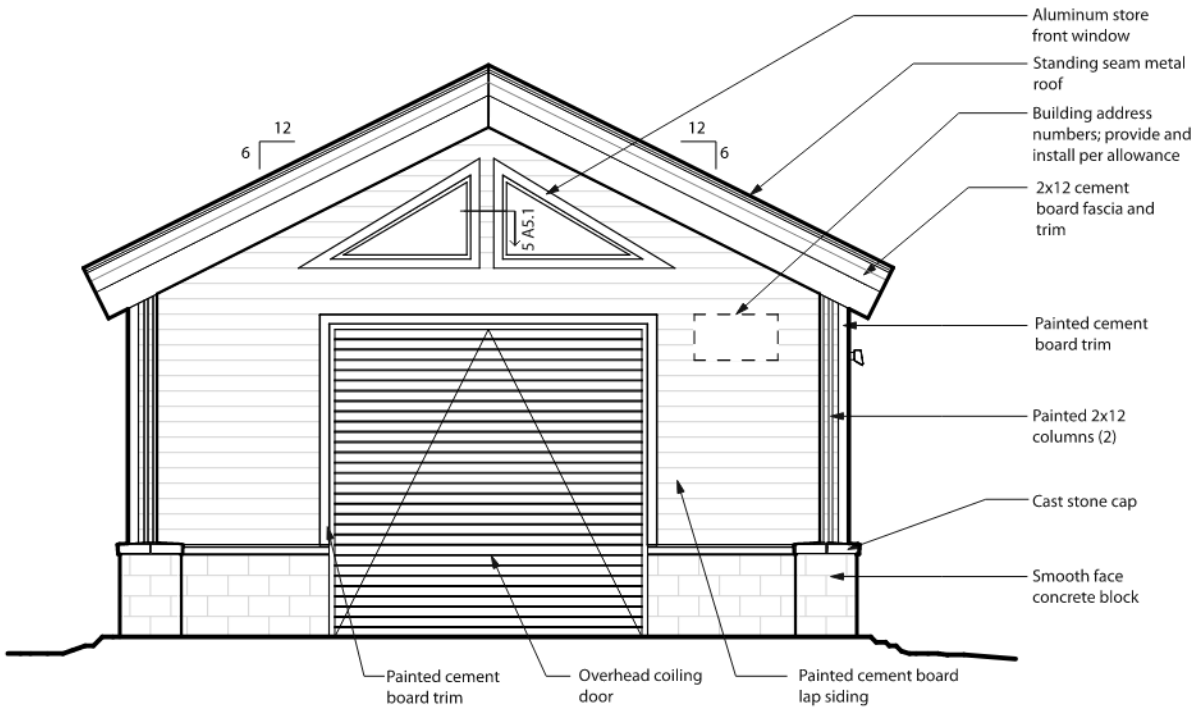
1 NORTH ELEVATION

Scale: 1/4" = 1'-0"

Refer to 1/A2.1

Legends Event Center – Exterior Amenities

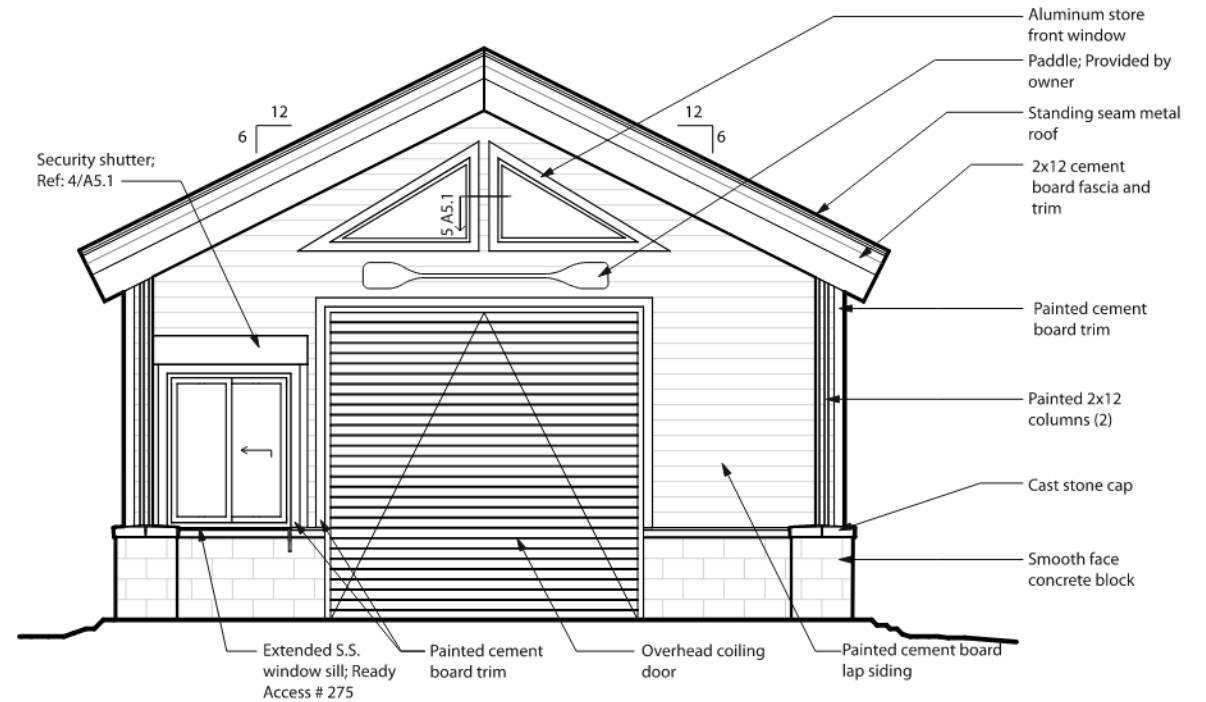
Proposed Boat House



4 WEST ELEVATION

Scale: 1/4" = 1'-0"

Refer to 1/A2.1



3 EAST ELEVATION

Scale: 1/4" = 1'-0"

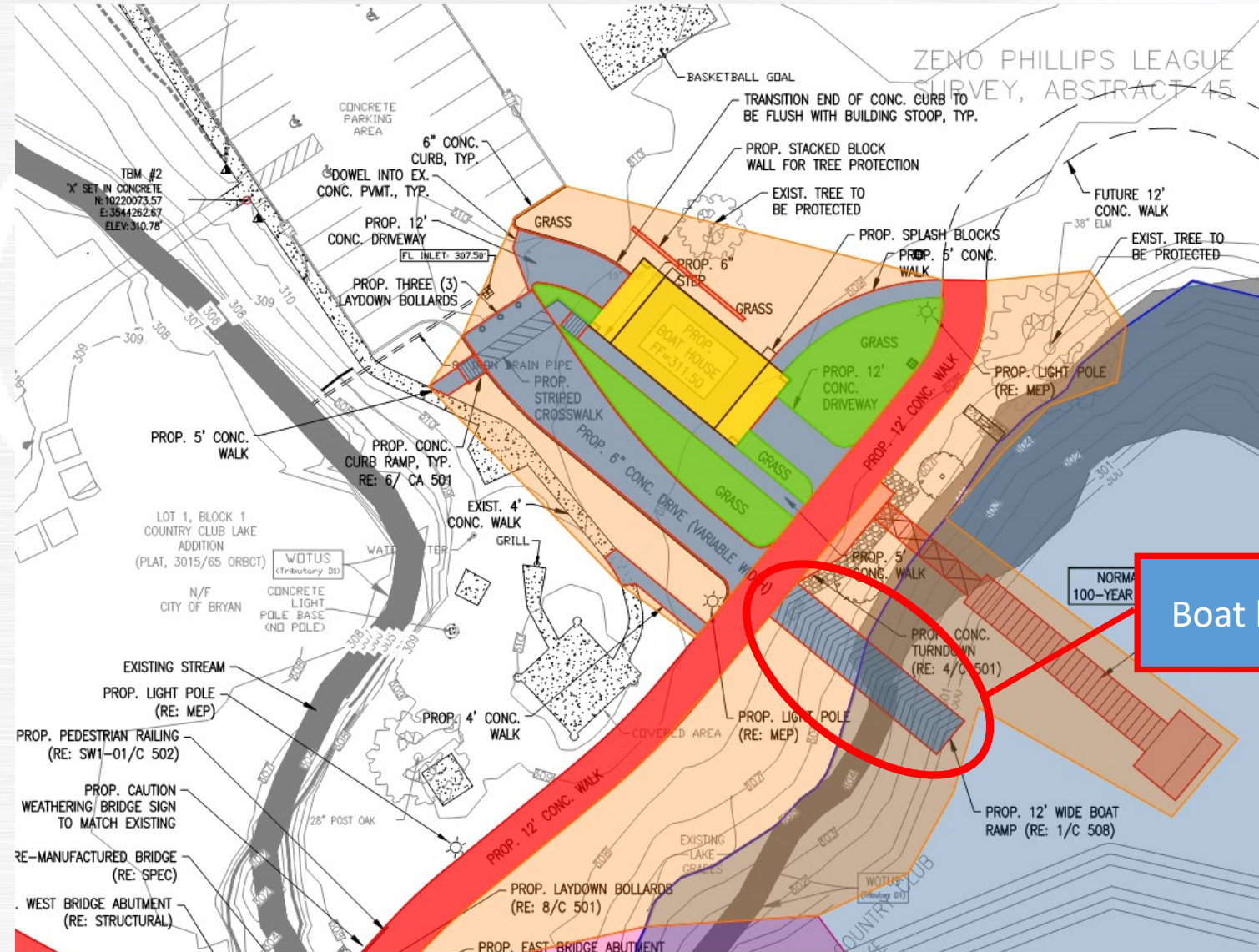
Refer to 1/A2.1

Legends Event Center – Exterior Amenities



Legends Event Center – Exterior Amenities

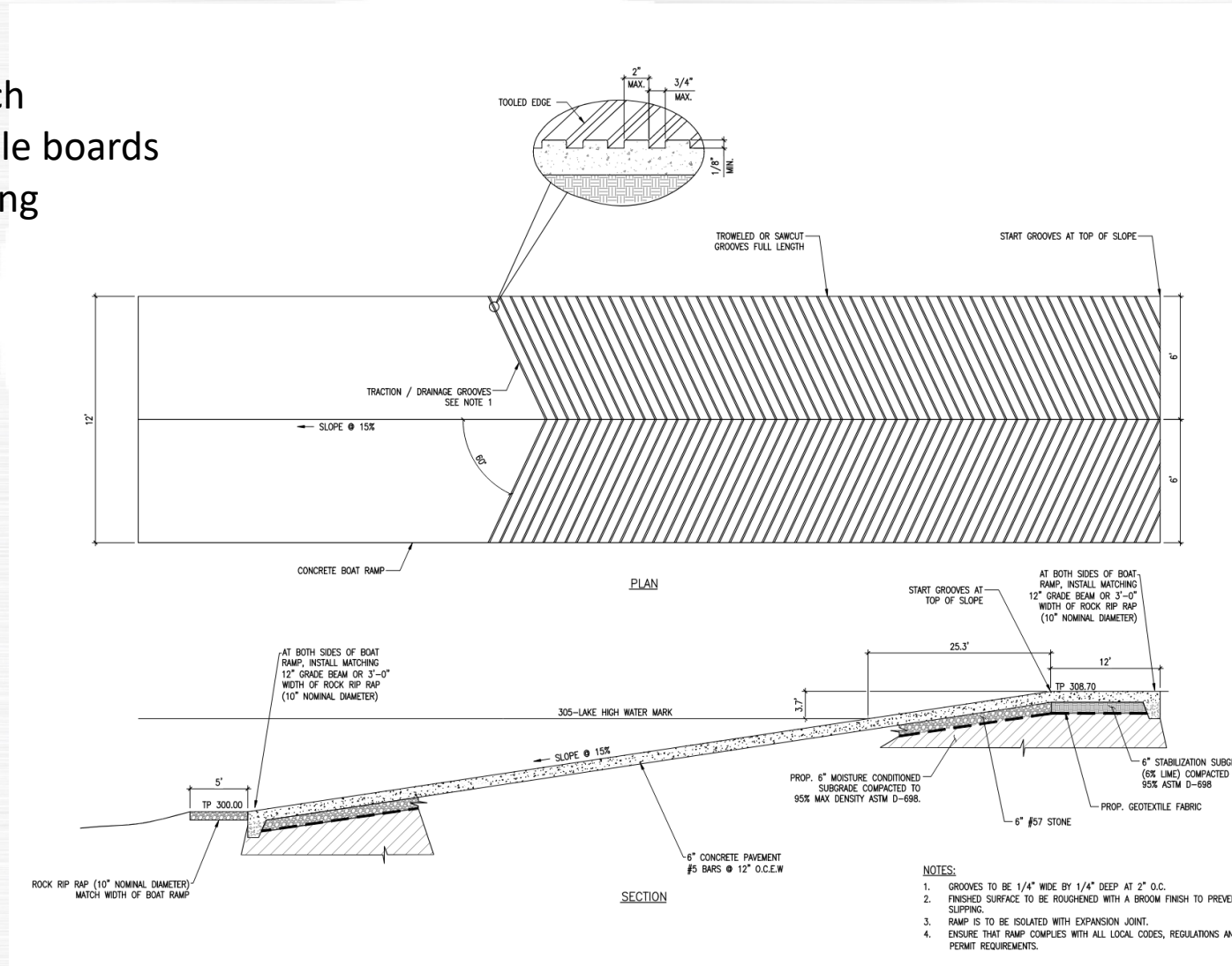
- 12' wide boat ramp



Legends Event Center – Exterior Amenities

Boat Ramp

- Serves as a spot to launch kayaks/canoes and paddle boards
- Public able to launch using kayak/canoe cart only



Legends Event Center – Exterior Amenities

- Kayak Cart



Legends Event Center – Exterior Amenities

- Floating pier by EZ Dock



Legends Event Center – Exterior Amenities

- ADA Accessible



Legends Event Center – Exterior Amenities

- Floating pier
- ADA Accessible



Legends Event Center – Exterior Amenities



Legends Event Center – Exterior Amenities

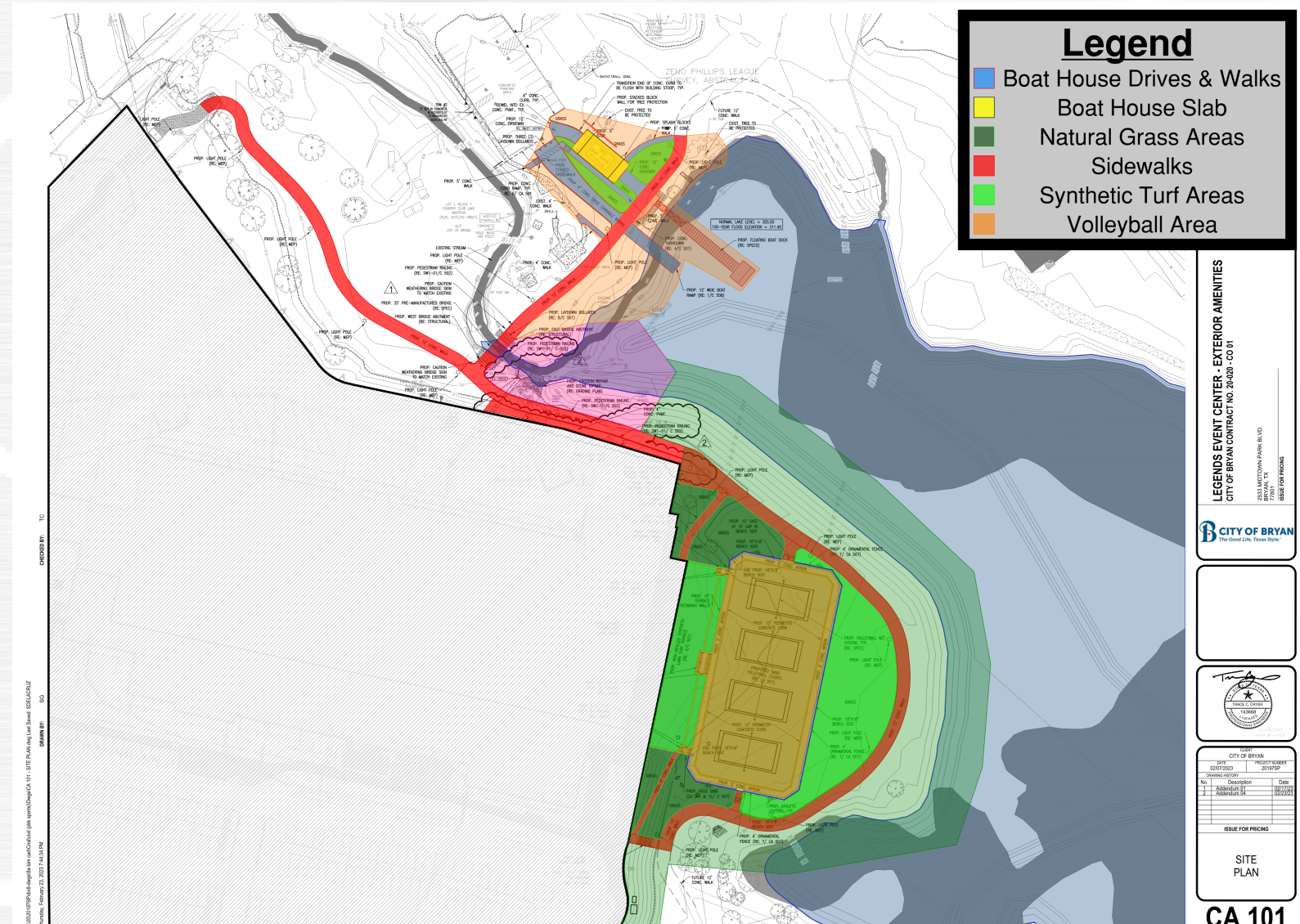
- Fishing



Legends Event Center – Exterior Amenities

Other amenities:

- 1,675' of 12' wide multipurpose trail
- Pedestrian bridge
- Channel stabilization to prevent erosion
- Same lighting/security scheme as the perimeter trails



LEGENDS EVENT CENTER - EXTERIOR AMENITIES
 CITY OF BRYAN CONTRACT NO. 20-220-C-001

2500 W. METTOWAY PARK BLVD.
 BRYAN, TEXAS 77801
 SEEFER ENGINEERS

CITY OF BRYAN
 The Good Life. Texas Style.



CLIENT	
CITY OF BRYAN	PROJECT NUMBER
DATE	20200720
DRAWING NUMBER	20200720
BY	Checked by
DATE	APPROVED BY
DATE	DATE

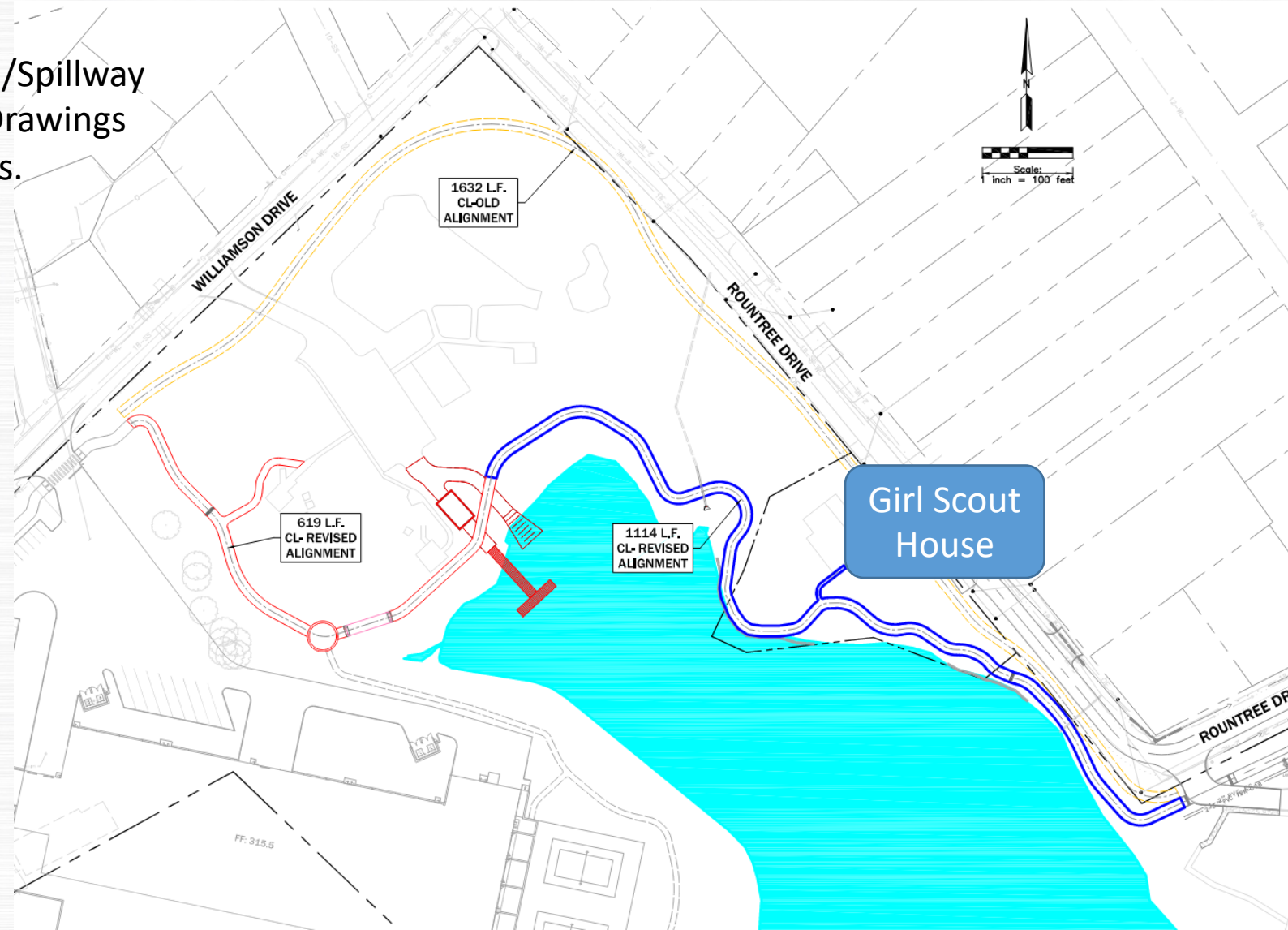
ISSUE FOR PRICING

SITE PLAN

CA 101

Legends Event Center – Exterior Amenities

Future Phase 3C Dam/Spillway work. 100% Design Drawings expected in 2-3 weeks.



Legends Event Center – Exterior Amenities

Summary

- The four volleyball courts will activate outside sports and expand volleyball at LEC.
 - SFM will run local leagues and tournaments like adult, adult Co-ed, youth, etc.
 - Sand Volleyball a big piece of club volleyball
 - Houston Skyline BCS has said that they would like to work it into their club sports
 - Opens up more scholarships for players if it is part of their club sports
- The Boat house with pier
 - Activates water activities: kayaks, canoes, and paddleboards
 - Parks and Recreational Department plans to host outdoor education classes and summer camps including canoeing, kayaks, and fishing
 - Girl Scouts of Central Texas are very excited about being able to offer their members the ability to experience canoeing and kayaking.
- Girl Scouts of Central Texas what they can bring to Midtown Park as far as hosting other districts at their house located at 2512 Roundtree Drive
- The outdoor terrace area will compliment LEC patio and meeting rooms
 - Extends the patio and provide shade for parties, networking events, private rental, and other public uses.
- Synthetic turf areas adds outdoor space that can be enjoyed by all!
- The addition of the 12-foot wide multipurpose paths will connect the parks perimeter trails to Legends, the boardwalk and MBG

Legends Event Center – Exterior Amenities

Questions?



Legends Event Center – Exterior Amenities

- Existing sand volleyball courts in Bryan:
 - 2 @ BRAC
 - 7 Singles
- Existing sand volleyball courts in College Station
 - 6 singles
- TAMU
 - 4 at REC Center

Legends Event Center – Exterior Amenities

Change Order No. 3
Midtown Park Ph 4B - Indoor Sports & Event Center
City Job No. 700-D0-2020

City Project Manager: Frank R. Clark, Jr.

Date

SpawGlass Construction Corp
 4425 State Highway 6 South
 College Station, Texas 77845

Original Contract Price \$ 35,985,361.00
 Original Contract Days 0

We are submitting Change Order No. 3 to your contract for the above referenced project. This change order provides for the following additions and deductions. All work to be performed in compliance with contract documents.

2020 Park Bond Fund

A. Add: Padded boxes to protect plug covers in the batting cages.					
ITEM	UNIT	QTY	DESCRIPTION	UNIT PRICE	TOTAL
CO1	Each	1	Add power and data to accommodate Watchfire Video Boards and eight (8) Wireless Access points and two TV's over the concession windows	\$ 99,500.00	\$ 99,500.00
CO2	Each	1	Add design of exterior amenities to include four (4) sand volleyball courts, boat house and floating pier.	\$ 165,707.00	\$ 165,707.00
CO3	Each	1	Construction of exterior amenities to include four (4) sand volleyball courts, boat house, floating pier and concrete paths.	\$ 5,104,578.00	\$ 5,104,578.00
					\$ -
			SUB TOTAL A:		\$ 5,369,785.00
243	working days requested		2020 Park Bond Fund		\$ 5,369,785.00

ORIGINAL CONTRACT PRICE:	\$ 38,202,416.00
INCREASE / DECREASE BY C.O. NO. 1:	\$ 99,500.00
INCREASE / DECREASE BY C.O. NO. 2:	\$ 165,707.00
INCREASE / DECREASE BY C.O. NO. 3:	\$ 5,104,578.00
NEW CONTRACT PRICE:	\$43,572,201.00

PERCENT CHANGE TO ORIGINAL CONTRACT PRICE

% CHANGE BY C.O. NO. 1:	0.26%
% CHANGE BY C.O. NO. 2:	0.43%
% CHANGE BY C.O. NO. 3:	13.36%
TOTAL PERCENT CHANGE:	14.06%

	2020 Park Bond Fund
ORIGINAL CONTRACT FUND:	\$ 38,202,416.00
CHANGE BY C.O. NO. 1:	\$ 99,500.00
CHANGE BY C.O. NO. 2:	\$ 165,707.00
CHANGE BY C.O. NO. 3:	\$ 5,104,578.00
NEW CONTRACT AMOUNT:	\$ 43,572,201.00

ORIGINAL CONTRACT TIME:	0	Working Days
CHANGE BY C.O. NO. 1:	0	
CHANGE BY C.O. NO. 2:	0	
CHANGE BY C.O. NO. 3:	243	Working Days
NEW CONTRACT TIME BASED ON DATE OF COUNCIL APPROVAL:	243	Working Days

EXHIBIT
"E"
GUARANTEED MAXIMUM PRICE (GMP) PROPOSAL

The Design-Build Contractor hereby submits to City of Bryan, Texas the following Guaranteed Maximum Price Proposal for the **Amenity Additions to Legends Event Center at Travis Bryan Midtown Park**, Project No. **700-D0-2020 (contract amendment #3)**, based on Plans and Specifications dated **February 7, 2023**.

- A not-to-exceed amount for the Cost of the Work pursuant to the Agreement:
 (\$ 3,875,804) (In Numerals)
- A not-to-exceed amount for the General Conditions Costs pursuant to the Agreement:
 (\$ 718,398) (In Numerals)
- A not-to-exceed amount for the Design-Build Contractor's Contingency pursuant to the Agreement:
 (\$ 255,188) (In Numerals)
- A lump sum amount for Contractor's Construction Phase Fee, pursuant to the Agreement is:
 (\$ 255,188) (In Numerals)
- TOTAL OF ITEMS 1 THROUGH 4**
 This amount is the Guaranteed Maximum Price (GMP) which the Contractor hereby guarantees to the City for constructing the Amenity additions to Legends Event Center at Travis Bryan Midtown Park, Bryan, Texas, Project No. **700-D0-2020 (contract amendment #3)** complete in place and operational. All attached breakdowns shall total this GMP amount:
 (\$ 5,104,578) (In Numerals)
- CONSTRUCTION TIME:**
 The undersigned agrees to complete all Work in the following number of calendar days from the Notice to Proceed:
 (243) (In Numerals)

This GMP Proposal will not be withdrawn for a period of sixty (90) days from the date of receipt of this offer by the City.

The Contractor further agrees to pay, as Liquidated Damages, the sum of **\$1,000** per calendar day for failure to complete the work within the contracted time in accordance with the Agreement between City and Contractor.

BY SIGNING BELOW, the Parties have executed and bound themselves to this Proposal.

Legends Event Center – Exterior Amenities

