

Agenda Item Details

Meeting	Jun 13, 2023 - Bryan City Council Second Regular Meeting
Category	7. 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. Approval of the award of Travis Bryan Midtown Park Phase 8A Construction Contract (Road A), City Job No. 700-D0-2208, to Brazos Paving, Inc., in an amount not to exceed \$7,853,697.77, which includes bid alternates 2 and 3
Type	Action (Statutory)
Preferred Date	Jun 13, 2023
Absolute Date	Jun 13, 2023
Fiscal Impact	Yes
Dollar Amount	7,853,697.77
Budgeted	Yes
Budget Source	General Fund to be reimbursed by FY2024 Bonds \$7,853,697.77
Goals	Economic Development Public Safety Infrastructure

Summary:

On November 12, 2019, the Bryan City Council approved the design contract with Mitchell & Morgan, LLP for the Travis Bryan Midtown Park. Multiple phases of construction were envisioned for the park infrastructure as listed below with brief status updates and construction values or engineer's estimates:

Phase 1A - Deceleration Lane and Entrance Apron to Park - Construction Complete = \$152,930

Phase 1B - Bomber Drive from Villa Maria Road to first Roundabout - Construction Complete = \$1,917,293

Phase 1C - Travis Park Fields, Stands, Concessions, and Parking Lots - Construction Complete = \$5,978,016

Phase 1C - Travis Park Fields AstroTurf - construction complete = \$1,209,002

Phase 1C - Travis Park Fields Lighting- construction complete = \$451,500

Phase 1D - Gateway Entrance Signage and Landscaping - Construction Complete = \$544,000.40

Phase 2 - Driveway to Public Private Partnership (BigShots Golf) - Construction Complete = \$1,148,190.95

Phase 3A - Midtown Lake Bypass channel - Construction Complete = \$937,563

Phase 3B - Midtown Lake Wildlife Removal/Replacement - Removal Complete - \$56,000.

Phase 3C - Midtown Lake Earthwork - Construction Complete = \$3,667,960 grading + \$2,158,000 estimated landfill tipping fees.

Phase 3C - Dam and Spillways - 90% design - Engineer's Estimate = \$4,100,000

Phase 3C - Astin Park Boardwalk and Pier - Engineer's Estimate = \$2,700,000

Phase 3C - Well Drilling/Irrigation system backbone - Engineer's Estimate = \$1,600,000

Phase 3D - Outer Loop Trails - Construction nearing completion = \$2,000,000

Phase 3E - Detention and Desilting Ponds - Construction Complete on 1st Pond - \$719,902. 2nd Pond under construction = \$900,000

Phase 4 - Legends Event Center - Construction Complete - \$40,000,000

Phase 5A - Midtown Park Boulevard from Phase 1B to Williamson Drive - Construction complete = \$5,200,000

Phase 5B - Landscaping, Grass, Irrigation, and Park Equipment in Ph 1-5 areas - Engineer's Estimate = \$2,000,000

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

Phase 8A is the looped roadway from Midtown Park Boulevard to West Villa Maria Road and includes approximately 1,400LF of two-lane roadway with 8'-wide and 10'-wide sidewalks, two parking lots, and miscellaneous utility improvements including water, sanitary sewer, fiber optic, and electric conduit. A median within West Villa Maria Road also will be constructed and is tied to an Agreement for Local On-System Improvement (LOSA), which also is being brought before City Council with this same agenda.

The opening for Request for Proposals (RFP) 23-038 took place on May 17, 2023, and the City received five (5) proposals for this project, with total base bids ranging from \$7,460,047.77 to \$9,308,061.52. Factoring in all three alternate bids, the proposals ranged from \$7,888,586.62 to \$10,035,746.52. The contractor responses were received as competitive sealed proposals, which include additional factors other than price for consideration (such as schedule and experience). This bid method was chosen as it is important to verify the qualifications of the contractor offering bids and to show they have relevant experience for this project.

The lowest base bid received was from Brazos Paving, Inc. for \$7,460,047.77 and they were found to rank the highest with a score of 93 out of a possible 100.

The base bid proposal received from Brazos Paving, Inc. at \$7,460,047.77 is approximately 9.5% lower than the Engineer's Estimate of \$8,237,729. Alternate Bid No. 1 is not recommended by staff for award. During the design phase, multiple options were discussed for event power at the proposed parking lots. Alternate Bid No. 2 provides for event power in the southern parking lot, and increases the project cost by \$117,085.00. Alternate Bid No. 3 provides event power along the northern parking lots and increases the project cost by \$276,565.00. Alternate No. 2 & 3 were accepted by the City resulting in an increase to the contract of \$393,650. The contract total reflects the base bid and accepted alternates.

If this contract is approved, construction on the project could begin in late June 2023 with an anticipated completion (weather dependent) of July 2024.

Funding for this project will come from the General Fund, which will be repaid when the FY 2024 Bonds are issued likely in the Spring 2024. A reimbursement resolution is on this same City Council agenda.

Staff Analysis and Recommendation:

Staff recommends awarding the Travis Bryan Midtown Park Phase 8A (Road A), City Job Number 700-D0-2208, to Brazos Paving, Inc. in the not to exceed amount of \$7,853,697.77

Options:

1. Award the construction contract to Brazos Paving, Inc. as recommended.
2. Do not award a construction contract to any contractor and provide direction to staff.

Attachments:

1. Contract available in City Secretary's office