

Agenda Item Details

Meeting	Sep 05, 2023 - Bryan City Council Special Meeting
Category	7. Regular Agenda - This agenda consists of items requiring individual consideration by Council.
Subject	B. Consider approval of proposed agreement for Design Build Services between the City of Bryan and SpawGlass Construction Corporation, Inc., for the construction of a playground in the Travis Bryan Midtown Park in the budgeted amount not to exceed \$4,500,000
Type	Action (Statutory)
Preferred Date	Sep 05, 2023
Absolute Date	Sep 12, 2023
Fiscal Impact	Yes
Dollar Amount	4,500,000.00
Budgeted	Yes
Budget Source	The Darwood Foundation, General Fund, and Bonds
Goals	Economic Development Infrastructure Quality of Life

Summary:

Among other amenities, the August 2018 Program Statement (i.e., masterplan) for the future Travis Bryan Midtown Park includes a playground. The Program Statement was the result of months of public input obtained by Burditt Land/Space, as the City's consultants, for the initial design concept for the Midtown Park property.

Over a year ago, representatives of The Darwood Foundation, a foundation associated with Doug and Kara French and Stylecraft, approached the City about a possible signature playground in Midtown Park. After meeting with Mr. and Mrs. French to discuss playground options, Barbara Klein, a professor in the Texas A&M University Department of Visualization, was engaged by the City to assist with potential design elements in an effort to create a unique playground area.

On May 22, 2023, the City issued a Request for Qualifications (RFQ) for the design and construction (or build) of a signature park playground in Midtown Park. The RFQ included input from the Frenches and Ms. Klein. By the Statement of Qualifications (SOQ) deadline, the City received three responses from the following firms: Bartlett Cocke General Contractors and Goodwin-Lasiter, Inc. (GLS); Marek Brothers Construction & Burditt Land/Place; and SpawGlass/Arkitex Studio.

A SOQ review team, consisting of Mr. French, Ms. Klein, Sonny Lyles (Parks Advisory Board Chair), John Friebele (Destination Bryan), and City staff from multiple departments, reviewed the three submittals and unanimously selected SpawGlass as the firm to provide an informational presentation to the review team. On July 24, 2023, SpawGlass met with the review team to share possible concepts and ideas for the signature playground. After the presentation, the review team decided to pursue a design/build contract with SpawGlass.

Since July 24th, City staff and SpawGlass have negotiated the proposed contract for the City Council's consideration. The Legends Event Center design/build contract was used as the model contract.

Staff Analysis and Recommendation:

The proposed design/build contract has a guaranteed maximum price (GMP) of \$4,500,000. The attached proposed contract includes the footprint for the playground, which is approximately 2.5 acres. The 2018 Program Statement envisioned about a total of one acre of playground space. However, a larger space seems appropriate for a signature playground, with unique amenities, that is to be engaging to many, interactive, and visually and physically stimulating.

The proposed design/build contract has the contractor responsible for design and construction (or build) of the signature playground, and consequently, specific details are not yet available. However, unique play structures and other elements are anticipated, along with supporting infrastructure such as bridges, sidewalks, restrooms, a pavilion, etc. Early estimates suggest the project requires about six months for design followed by about eight months for construction, but this timeline is speculative without specific details being more finalized.

Funding for the playground includes \$2,000,000 from The Darwood Foundation with the remaining amount (\$2,500,000) coming from the City's General Fund. The overall pre-construction costs total approximately 9.4%. The architect/engineer (A/E) contract administration fee and the construction fee during the build phase is approximately 5.5%. Consequently, the overall design and construction fee or soft costs are just under 15%. Of the \$4,500,000, over \$3,800,000 is available for the build phase. (For reference, see Exhibit A of the Agreement.)

City staff recommends approving the proposed Agreement for Design Build Services between the City of Bryan and SpawGlass Construction Corporation, Inc. for the construction of a Playground in the Travis Bryan Midtown Park in an amount not to exceed \$4,500,000.

Options:

1. Approve the proposed Agreement for Design Build Services between the City of Bryan and SpawGlass Construction Corporation, Inc. for the construction of a Playground in the Travis Bryan Midtown Park in an amount not to exceed \$4,500,000
2. Modify and then approve the proposed Agreement for Design Build Services between the City of Bryan and SpawGlass Construction Corporation, Inc. for the construction of a Playground in the Travis Bryan Midtown Park; this option may require additional negotiations with the firm and consideration at a future City Council meeting
3. Do not approve the proposed Agreement for Design Build Services between the City of Bryan and SpawGlass Construction Corporation, Inc. for the construction of a Playground in the Travis Bryan Midtown Park and provide staff direction

Attachments:

1. Proposed Agreement for Design Build Services between the City of Bryan and SpawGlass Construction Corporation, Inc. for the construction of a Playground in the Travis Bryan Midtown Park (attached in part sans Exhibit I (City of Bryan Request for Qualifications #23-046); the complete Agreement is available for viewing in the City Secretary's Office)
2. Travis Bryan Midtown Park layout with the general area of the playground identified as "FUTURE PLAYGROUND"

[08292023_SpawGlass_Agreement.pdf \(3,021 KB\)](#)

[MIDTOWNPARK_August2023.pdf \(639 KB\)](#)