

## Agenda Item Details

Meeting	Jan 14, 2025 - 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	G. Approval of Construction Contract Midtown Park Phase 3C Contract 2 – Boardwalk Construction Contract, City Job Number 700-D0-2209 to Bartlett Cocke General Contractors, LLC including the Base cost proposal + Alternate No. 1 & No. 3 (extend the boardwalk to W. Villa Maria Rd. with a wood-like stamped pattern) in the not to exceed amount of \$4,443,953.03
Type	Action (Statutory)
Preferred Date	Jan 14, 2025
Absolute Date	Jan 14, 2025
Fiscal Impact	Yes
Dollar Amount	4,443,953.03
Budgeted	Yes
Budget Source	FY2024 Bonds = \$4,443,953.03
Goals	<a href="#">Quality of Life</a> <a href="#">Public Safety</a> <a href="#">Infrastructure</a>

### Summary:

The Travis Bryan Midtown Park is included in the Fiscal Years (FY) 2020 and 2024 approved Capital Improvement Program. The original design contract with Mitchell & Morgan, LLP, approved by the City Council on November 12, 2019, included a small scope for designing a smaller boardwalk than currently proposed along Midtown Lake. This scope was removed from their contract and Request for Qualifications (RFQ) #23-012 was posted to solicit responses from all interested design professionals for the larger boardwalk. One firm responded, and an initial schematic design contract for a not-to-exceed total of \$123,850 was awarded to Walker Partners on February 22, 2023. The total design fee charged from that phase was \$109,374.78 as not all additional services were needed. The final Design Contract, in the amount of \$467,752.50, was approved by the City Council on December 12, 2023. The total of the final design and adjusted-schematic design fees is \$577,127.28.

The deadline to receive responses to Request for Proposals (RFP) 24-026 for construction of the project was March 21, 2024. For this RFP and at that time, the project was broken up into two phases with Project A being the sheet pile wall installation and Project B being the remainder of construction. The City received two (2) proposals with total base bids ranging from \$3,284,688 to \$3,505,103.74 for the construction of Project A alone. All proposals were rejected at the April 9, 2024, City Council meeting and staff re-evaluated the scope of the project and considered alternatives before proceeding with final design of Phase B. Throughout Walker Partner's design and re-design efforts, various changes to the scope of their sub-consultant agreements were needed and a design contract amendment is currently being prepared for a future City Council meeting.

The opening for RFP 25-001 took place on December 11, 2024 and the City received one (1) complete proposal for this project with a total base bid of \$4,829,573.76. The contractor responses were to be submitted as competitive sealed proposals, which include additional factors other than price for consideration (such as schedule and experience). This bid method was chosen to verify the qualifications of the contractor offering bids and to show they have relevant experience for this project. While only one response was received and considered, Bartlett Cocke

General Contractors, LLC has good references and is qualified to perform the work. Bartlett Cocke also is the general contractor constructing the Shulman Movie Bowl Grille (SMBG) project and is mobilized to the site. Having the same contractor construct the adjacent boardwalk offers major coordination advantages.

Because this bid method allows for staff and the contractors to discuss options for Value Engineering, the contract amount presented for award is less than the original cost proposal. Included in the negotiations were revisions to the handrail cost and the sheet pile wall system near the Girl Scouts house was removed. The cost for this section of wall was much higher than anticipated and it was only added for the potential benefit of receiving more competitive pricing. This scope was originally in the Phase 3C Contract 3 project and will be reinserted into that phase, giving staff and the designers more time to look at alternate options.

The scope of Midtown Park Phase 3C Contract 2 includes the construction of the 14-ft-wide Midtown Lake Boardwalk to extend generally from the lake edge at West Villa Maria Road approximately 950 linear feet to the north including the sheet pile walls, where a sidewalk will continue from the limits of the SMBG site, across the existing pedestrian bridge that will be re-finished, and ultimately connecting to Legends Event Center.

Alternate bid items were evaluated and Alternate No. 1 & No. 3 are included in the recommendation. Alternate No. 1 (\$240,581.66) includes the cost to extend the Boardwalk to West Villa Maria Road, which also requires the extension of a TxDOT storm sewer outfall to Midtown Park Lake. Alternate No. 3 (\$63,900.51) is paired with Alternate 1 and includes stamping the entire extended length of the boardwalk with a wood-like pattern. Alternate No. 2 includes finishing or stamping the Boardwalk with a wood-like pattern in the concrete for the shorter length described by the base proposal. Currently, the description of the proposed line item includes stamping and staining the concrete, but due to the maintenance efforts to maintain the stained surface, the recommendation is to not stain the concrete and the negotiated reduced price for this alternate reflects this change.

The negotiated base proposal (\$4,139,470.86) + Alternate No.1 (\$240,581.66) and Alternate No.3 (63,900.51) to construct the boardwalk and extend it to W. Villa Maria Rd. with a wood-like pattern is approximately 6% lower than the Engineer's Estimate of \$4,750,000.

If this contract is approved, construction on the project may begin in late-January 2025 with an anticipated completion (weather dependent) in August 2025. This timeline may line-up with the anticipated completion of the SMBG project in the summer of 2025. Safety provisions for patrons will be made if SMBG opens prior to the Boardwalk's completion.

Funding for this project is from the FY 2024 Bonds.

**Staff Analysis and Recommendation:**

Staff recommends awarding the Midtown Park Phase 3C Contract 2 – Boardwalk Construction Contract, City Job Number 700-D0-2209, to Bartlett Cocke General Contractors, LLC which includes the Base cost proposal + Alternate No. 1 and No. 3 (to extend the boardwalk to W. Villa Maria Rd. with a wood-like stamped pattern on the Boardwalk) in the not to exceed amount of \$4,443,953.03.

**Options:**

1. Award the construction contract for the Base cost proposal + Alternate No. 1 & 3 (to extend the boardwalk to West Villa Maria Road with a wood-like pattern) to Bartlett Cocke General Contractors, LLC for \$4,443,953.03.
2. Reject the sole proposal received from Bartlett Cocke General Contractors, LLC and provide direction to staff as to whether to rebid the project.