

Agenda Item Details

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| 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 | D. Approval of a Construction Contract for Midtown Park Water Wells in the not to exceed amount of \$1,537,139.85 |
| Type | Action (Statutory) |
| Preferred Date | Jan 14, 2025 |
| Absolute Date | Jan 14, 2025 |
| Fiscal Impact | Yes |
| Dollar Amount | 1,537,139.85 |
| Budgeted | Yes |
| Budget Source | General Fund to be reimbursed by FY2026 Bonds = \$1,537,139.85 |
| Goals | Quality of Life Infrastructure |

Summary:

On November 12, 2019, the Bryan City Council approved the design contract with Mitchell & Morgan, LLP for the 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 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 Fields Astroturf – construction complete = \$1,209,002

Phase 1C – Travis 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 (Big Shots Golf) – Construction Complete = \$1,148,190.95

Phase 3A – Country Club Lake Bypass channel – Construction Complete = \$937,563

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

Phase 3C – Country Club Lake Earthwork – Construction Complete = \$3,667,960 grading + \$2,158,000 landfill tipping fees.

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

Phase 3C – Well Drilling – This agenda item

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

Phase 3E – Detention and Desilting Ponds –Complete = \$2,000,000

Phase 4 – Indoor Sports and Event Center and Amenities – 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 Fiscal Years (FY) 2020 and 2024 approved Capital Improvement Program (CIP).

Phase 3C is the Well Drilling/Irrigation contract, which includes the scope for two (2) non-potable groundwater wells. These wells will be utilized primarily for keeping the water level constant in Midtown Lake to keep compliance with the requirements of the Texas Commission on Environmental Quality (TCEQ) under the proposed authorization that

increases the amount of impounded water in Midtown Lake. By keeping the water level constant, the City is not impounding or taking "state" water that passes through the streams into the Brazos River. Additional uses for these wells may include irrigation and water features.

These wells are authorized for construction under the Brazos Valley Groundwater Conservation District (BVGCD) Permit No. BVDO-0286 & BVDO-0287 and are a condition of the City's Application to Amend Certificate of Adjunction N. 12-5309 with the TCEQ to increase the capacity of Midtown Lake.

The contract presented in this Council Action Form is a result of a second Request for Proposals (RFP) for the Midtown Park Water Wells; RFP 24-020 was unsealed on April 11, 2024, with no bids received. City staff contacted many water well drillers throughout the State of Texas to inform them of the bidding opportunity after the first bid had no bidders. The second Request for Proposals, RFP 24-068, was issued on September 23, 2024, with one proposal received by the City on October 31, 2024. The contract presented in this Council Action Form is a result from the City's second RFP for the Midtown Park Water project. The one proposal received was from Brien Water Wells on October 31, 2024. Brien Water Wells submitted a base bid of \$1,677,216.00, approximately 77% higher than the original engineer's estimate of \$950,000.

After evaluating the proposal received by Brien Water Wells, the Engineering Department met with Brien Water Wells to identify potential Value Engineering and Cost Savings as part of the negotiation process. The results of multiple negotiations with Brien Water Wells identified several cost reductions and value engineering items of scope resulting in a net reduction of \$140,076.15 to the proposed contract. Cost Savings and Additions are summarized below:

-Cost Savings:

During negotiations, a total cost savings of \$222,000 was achieved by reducing temporary well expenditures, while maintaining the project's functionality and quality. For example, several contract testing requirements were identified as potentially redundant since similar aquifer characteristics could be assumed between Well No. 1 and Well No. 2, which are approximately 1,200 feet apart. Consequently, the aquifer testing for the second well was eliminated, significantly contributing to the overall cost reduction.

-Value Engineering Additions:

Several revisions to the scope of service were identified including Revised Location and Electrical Routing for Well No. 1, Installation of Lake Level Control and Automatic Well Operation, Installation of Discharge Piping, Gravel, and Well house enclosure.

A revised location for Water Well No. 1 was provided to Brien Water Wells to better comply with Brazos Valley Groundwater Conservation District (BVGCD) rules. This revision required a new electrical service location. As a result, Brien Water Wells provided an updated cost estimate for relocating the well and installing new electrical service. For details on the revised well location and electrical routing, please refer to Attachment No. 3 – Value Engineering Negotiations. The total cost to relocate the well and meet BVGCD requirements adds \$39,081.85 to the contract amount.

Lake Level Control, Automatic Well Operation, Well Housing, and Discharge Piping were originally included in the first Request for Proposal but were removed from the second Request for Proposal based on contractor feedback. After no proposals were received in the first Request for Proposal, Engineering reached out to anticipated contractors to inquire why they did not submit a proposal. Feedback obtained indicated that these services fell outside their preferred scope of work. As a result, the aforementioned scope was removed from the second Request for Proposal (RFP), with the intent to provide a more attractive contract and construct the removed scope at a later date and under a separate contract. However, incorporating these services into the current contract avoids the need for a third RFP and ensures the project remains on track for timely completion.

The additional scope — remote well operation, discharge piping, and well house installation for both water wells — is now included in the proposed contract at an additional cost of \$42,842.

Overall, the value engineering process resulted in a net reduction of \$140,076.15 from the original base proposal amount of \$1,677,216. After these adjustments, the final contract amount stands at \$1,537,139.85. This total will be initially funded through the General Fund, with reimbursement anticipated through FY2026 Bonds upon their availability.

If this contract is approved, construction on the project could begin in early February 2025, with an anticipated completion (weather dependent) of end of Year 2025.

Funding for this project will come from the General Fund which will be repaid when the FY 2026 Bonds are issued likely in the Spring 2026; a reimbursement resolution is on this same City Council agenda.

Staff Analysis and Recommendation:

Staff recommends awarding the Midtown Park Water Wells Construction Contract, City Job Number 700-D0-2209, to Brien Water Wells in the not to exceed amount of \$1,537,139.85.

Options:

1. Award the construction contract to Brien Water Wells as recommended.
2. Do not award a construction contract to Brien Water Wells and provide direction to staff.

Attachments:

1. Bid Tabulation
2. Contract Negotiation Tabulation
3. Water Well Locations
4. Revised Electrical Routing
5. Contract Value Engineering Negotiations

Contract available in City Secretary's office.

[Attachment 1 - Bid Tabulation.pdf \(201 KB\)](#)

[Attachment 2 - Contract Negotiation Tabulation.pdf \(208 KB\)](#)

[Attachment 3 - Water Well Locations.pdf \(5,986 KB\)](#)

[Attachment 4 - Revised Electrical Routing.pdf \(6,965 KB\)](#)

[Attachment 5 - Contract Value Engineering Negotiations.pdf \(9,834 KB\)](#)