



City of Pflugerville

Legislation Text

File #: 2016-5418, **Version:** 1

Discuss and consider action to approve the award of a construction contract for the Stone Hill Park and Pfluger Park Restroom Project to The Barr Company, the best value contractor for the City of five (5) proposals received on December 2, 2016, in the amount of \$2,026,871.98 and authorizing the City Manager to execute same.

The Stone Hill Park Project includes two separate projects: the Stone Hill Park and the Pfluger Park restroom.

The Stone Hill Park Project is the development of a new neighborhood level park located between the Highland Park North subdivision and the Stone Hill Town Center development. The park will include various amenities such as a dog park, playground, picnic pavilions, a looped walking trail, practice space and associated infrastructure like restrooms, parking and utilities. The construction estimate for this project was approximately \$1.72M. The construction cost for the Stone Hill Park Project that is being recommended in this agenda item is \$1,675,719.80.

The Stone Hill Park was deeded to the City as part of the parkland dedication requirement for the Mansions at Stone Hill Apartments - Phase I and has remained undeveloped parkland since that time. The park was included in the Trails Master Plan and Undeveloped Park Study that was completed in 2014 and was master planned as part of that study. That Master Plan and associated cost estimate were used to prepare for the general obligation bond election in November of 2014. After approval of the project, MWM DesignGroup was selected to design the project and a Preliminary Design Report was completed and submitted to City Council in December of 2015. That Preliminary Design Report confirmed previous public input received for the park development and the design was finalized. MWM DesignGroup completed design work for this project in October and the project was submitted to Development Services to go through the Site Development Permit Process.

The Pfluger Park Restroom Project is the replacement of the existing restroom facility at Pfluger Park. The construction estimate for this project was approximately \$281K. The construction cost for the Pfluger Park Restroom Project that is being recommended in the agenda item is \$351,152.18.

Pfluger Park is the City's oldest park and one of the most popular and most heavily used. It is the site of numerous special events, including Deutschen Pfest, Nature Pfest and Music/Movies in the Park. The exact age of the restroom is unknown, but it is estimated to be at least twenty-five years old. It has limited capacity, has numerous issues with building systems (water, wastewater and electric) and does not comply with the Americans with Disabilities Act (ADA) or the Texas Accessibility Standards (TAS). MWM DesignGroup was selected in September of 2014 to develop conceptual designs and cost estimates for this structure. MWM DesignGroup completed the Architectural Design Program Narrative in January of 2015 which was discussed with the City Council several times throughout 2015 and 2016. In September of 2016 the City Council approved adding this project to the Stone Hill Park Project so that we could better ensure that its completion prior to Deutschen Pfest 2017.

On September 13, 2016 the City Council approved the use of Competitive Sealed Proposals as the procurement method for this project. The combined projects' bid package was split into two distinct parts, Volume 1 and Volume 2, and included two alternate bid items. The alternates were sand volleyball courts and a half-sized basketball court. Not included in this bid package are the playground equipment and the splash pad fixture because the City can yield better pricing by contracting with those vendors directly. The combined project was advertised on November 9, 2016 to request proposals. Five (5) proposals were received and opened on December 2, 2016.

All proposals exceeded the consultant's estimates and the available funding for these two projects, which was \$1.72 million for Stone Hill Park and \$281,300 for the Pfluger Park restroom for a total of \$2,001,300. Staff is proposing to remedy this by cutting the scope of the Stone Hill Park and supplementing the funding for the Pfluger Park Restroom. As shown on the attached project summary, the splash pad, cost of \$150,000 and the playground, cost of \$200,000, will be removed from the Stone Hill Park project and the alternates will not be awarded. Future park land dedication funds could fund removed scope in the future. This will cover the funding deficiency and provide for some contingency funds. For the Pfluger Park Restroom, staff recommends using available parkland dedication funds to cover the funding deficiency and provide some contingency funds.

The Construction Contract requires Substantial Completion of the Stone Hill Park portion no later than two hundred seventy (270) calendar days from Notice to Proceed. Completion of the Pfluger Park Restroom portion of the project shall be no later May 15, 2017. Completion by this date ensures that the new restrooms will be available for Deutschen Pfest.

The attachments include Site Plans for Stone Hill Park and the Pfluger Park Restroom, the Consultant's recommendation, the Proposal Tabulation to determine "Best Value" and the Project Award Spreadsheet that demonstrates how Staff intends to cover the budget shortage.

Status

The project was advertised on November 9, 2016 to request proposals. Five (5) proposals were received and opened on December 2, 2016.

Previous Council Action

At the September 13, 2016 meeting, the City Council approved a resolution for using the competitive sealed proposal (Request for Proposal) procurement methodology for this project.

Fiscal Impact

Funding for the Stone Hill Park portion of this project is from the 2014 General Obligation Bond funds and Parkland Dedication Ordinance funds per the Development Agreement for the Mansions at Stone Hill Apartments Phase II. Funding for the Pfluger Park Restroom portion of the project is from Reserve Funds approved in June 2016, Certificates of Obligation and Parkland Dedication Funds.

Staff Recommendation

Staff recommends that the City Council authorize use of Parkland Dedication Ordinance Funds in the amount of \$75k to supplement the Pfluger Park Restroom portion of the project.

Staff recommends awarding the construction contract to include the totals for Volume 1 and Volume 2 without the Alternates for the Stone Hill Park and Pfluger Park Restroom Project to the best value contractor of five (5) proposals received, The Barr Company, in the amount of \$2,026,871.98.

Drafter

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