

Memorandum

To: Honorable Mayor Shetter and members of the Burleson City Council

From: Dalan Walker, Senior Park Planner

Date: July 20, 2009

Subject: Award the construction bid for Phase 1B of the Youth Sports Complex and related items.

Council Action Requested:

Staff requests that City Council:

1. Determine that the bids submitted, including those submitted by the construction manager-at-risk, provide the best value for the City; and
2. Accept the revised Guaranteed Maximum Price of \$13,437,830 for construction of all phases of the Youth Sports Complex at Chisenhall Park; and
3. Appropriate \$786,614 from the Community Service Facilities (Gas) Fund to be available for the project; and
4. Authorize the City Manager to execute Amendment No. 1B to the Construction Manager at Risk Contract with Dean Construction for construction of the improvements.

Background Information:

On June 26, 2008, City Council authorized the City Manager to execute a Construction Manager at Risk (CMR) contract with Dean Construction for the management of construction of Chisenhall Park, Bartlett Park Soccer Fields and Village Creek Trail.

On April 20, 2009, the City Council accepted Dean Electric's Guaranteed Maximum Price of \$2,442,097.63 for Phase 1A improvements to the Sports Complex (the "Early Out Package") and authorized the City Manager to execute Amendment No. 1A to the Construction Management at Risk Contract with Dean Construction for construction of the improvements. This Early-Out Package (that includes demolition, grading and utilities) has been progressing since May.

Bids for Phase 1B (primary construction) were advertised on May 16, 23 and 30 in the Burleson Star and the Fort Worth Star Telegram. A Pre-bid Conference was held in the Council Chambers on May 20th with HNTB, Dean Construction and City staff present. Plans were available for pick up at Dean Construction and Arlington Blueline. Plans were available for review, free of charge, at the Parks and Recreation Department and two plan review rooms, AGC and Dodge Plan Room (McGraw Hill). Bids were opened in the Council Chambers by the City's Purchasing Agent at 2:00pm on June 1, 2009. The Bid Form included 35 items that divided the Work by discipline. Over 200 bids for individual items were received from 37 different bidders. One bidder was disqualified due to bids being too low to complete the work, and one bidder was disqualified due to staff's past experience with poor performance from the subcontractor. Dean Construction was awarded bids on several items that typically receive few or no bids including vehicular guard rails and hand rails. The Construction Manager at Risk laws (Local Gov't. Code, Sec. 271.118 (h)) allow the CMR to submit bids on portions of the Work.

City staff, HNTB and Dean Construction worked to arrive at the GMP by accepting deducts and value engineering to bring the project within budget. The final phase 2 GMP is \$11,078,284. This amount, added to the revised GMP for Phase 1 of \$2,359,547, results in a total revised GMP is \$13,437,830 for the project. Construction is expected to be completed by May 2010.

The final Amendment 1B will be presented to Council at the Council Meeting. At the time this AIP was completed, Dean Construction was still finalizing the executable agreement.

Staff presented a project update to Council on September 25, 2008, in which budgets for the projects within the 2007 bond sale were detailed.

	Original	Revised	Reallocation
Chisenhall Park	\$12,500,000	\$14,730,000	\$2,230,000
Village Creek Trail	\$2,230,000	\$ 560,000	-\$1,670,000
Bartlett Soccer Fields	\$3,500,000	\$ 2,940,000	-\$ 560,000

Park Planner (4 years)	\$240,000	\$ 240,000
Issuance	\$200,000	\$ 200,000
Total Bond	\$18,670,000	\$18,670,000

Since Segment 2 of Village Creek Trail is being constructed in the Chisenhall Park project, the total Chisenhall Park project budget is \$15,290,000 (\$14,730,000+\$560,000). This total project costs are broken out as follows:

FINAL PROJECT COST	\$ 15,289,996
Design and Testing	\$ 1,602,166
Construction Cost (GMP + FEES)	\$ 13,437,830
Trail Connection to Bailey Lake Allowance	\$ 50,000
FFE	\$ 200,000

Board/Citizen Input:
N/A

Legal Review:
The City's Attorney, Wade Adkins, has reviewed the form of the agreement.

Financial Considerations:
The Guaranteed Maximum Price for all phases of the project is \$13,437,830. Funds in the amount of \$2,442,098 have already been spent or encumbered in Phase 1, leaving a balance of \$10,995,733. Adding funding needed for the trail (\$50,000) and fixtures, furniture and equipment (\$200,000), the total funding needed to finish the project is \$11,245,733. Less cash available of \$10,459,119 (currently in account 334-6021-456.72-05), a shortfall of \$786,614 remains.

Upon the approval of recommendation 3 above, the \$11.25 million needed to finish the project will be available in Project PK6021 in the following accounts:

Account No.	Balance
334-6021-456.72-05	\$10,459,119
354-7236-439.80-25	\$ 786,614

Regarding the \$786,614 appropriation from Gas Fund 354, this amount will be reimbursed when the remaining \$3.88 million in approved Park bonds are sold in the Spring of 2010.

Attachments:

Spreadsheet showing project funding, budgets, allowances and GMP details.

Staff Contact:

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Attachment

Chisenhall Final Total Project Budget

Based on Council Presentation and Latest Numbers

7/13/2009

TOTAL PROJECT COST PRESENTED TO COUNCIL	
	REVISED
Chisenhall Park	\$ 14,730,000
Village Creek Trail Seg #2	\$ 560,000
TOTAL AVAILABLE	\$ 15,290,000

FINAL PROJECT COST	\$ 15,289,996	\$ 4
Design and Testing	\$ 1,602,166	
Construction Cost (GMP + FEES)	\$ 13,437,830	
Trail Connection to Bailey Lake Allowance	\$ 50,000	
FFE	\$ 200,000	

DESIGN AND TESTING	
HNTB	\$ 1,485,516
EWI (allowance)	\$ 80,000
Freeze Nichols	\$ 36,650
Total Design and Testing	\$ 1,602,166

CONSTRUCTION	
PHASE 1 - EARLY OUT	
General Conditions	
Construction Cost	\$ 2,010,500
Contingency	\$ 28,679
Survey Allowance/Preconstruction Fee	\$ 120,000
	\$ 2,159,178
General Contractor Fee (4.6%)	\$ 99,322
	\$ 2,258,500
CMR Fee (3.25%)	\$ 73,401
	\$ 2,331,902
Bond	\$ 27,645
PHASE 1 - GMP	\$ 2,359,547 Revised GMP
PHASE 2 - PRIMARY CONSTRUCTION	
General Conditions	
Construction Cost	\$ 10,062,862
Contingency	\$ 122,837
Survey Allowance	\$ -
	\$ 10,185,699
General Contractor Fee (4.6%)	\$ 468,542
	\$ 10,654,241
CMR Fee (3.25%)	\$ 346,263
	\$ 11,000,504
Bond	\$ 97,780
LESS VOLUNTARY REDUCTION FROM DEAN ELECTRIC	\$ (20,000)
PHASE 2 - GMP	\$ 11,078,284 GMP
TOTAL CONSTRUCTION GMP	\$ 13,437,830 Total GMP