



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Parks and Recreation

CM/ DCM/ ACM: Bryan Langley

DATE: May 1, 2018

SUBJECT

Receive a report, hold a discussion and give staff direction regarding the construction of the G. Roland Vela Athletic Complex capital project.

BACKGROUND

The Vela Athletic Complex originated in the 2005 Capital Improvement Program (CIP). The original concept called for constructing three lighted soccer fields and a restroom / concession building at a cost of \$1,600,000.

In the fall of 2014, voters approved an additional \$1,333,000 in the CIP for the project to retain the restroom / concession building elements of the original concept, a large pavilion, and a playground. The final design of the complex included four lighted adult multi-use fields, a restroom facility, concession stand, a playground, several pavilion areas, and a parking lot with an opinion of probable construction cost of \$5,500,000.

The current revised cost for this project is \$6M. This includes total construction costs and a contract for professional services in the amount of \$188,909 related to project management by Freese and Nichols for the construction of the complex. Project management by a firm will assist the City in ensuring construction of the project is performed as contracted, provide an additional evaluation of costs and potential changes, and keep the project on the stated timeline. In addition to a balance of original funding, the project has \$1,386,669 of previously allocated funds from various sources. An additional \$575,000 was allocated from General Fund balance as approved by Council on December 12th, 2017. A budget amendment totaling \$2,705,131 utilizing additional General Fund resources and unallocated savings from other capital projects was proposed to Council on March 27, 2018 and will be presented to the City Council on May 8, 2018. This reallocation of resources fully funds the project.

On April 3, 2018, City Council was provided a presentation regarding funding options to consider for the project to move forward. Full design at \$6M includes all base bid items, all alternate bid options, and outsourced project management. A \$5.5M project option allows for the construction of four lighted fields, a restroom / concession stand structure, a playground, and the full parking lot. Pavilions and fencing are not included. The last option includes two lighted fields, the restroom / concession structure, a playground, all pavilions, and part of the parking lot at a cost of \$4.6M. Under the \$5.5M and \$4.6M options, PARD would be responsible for hydromulching, the procurement and installation of site amenities, and planting of trees. The current bid proposal and pricing expires on May 18, 2018. During the presentation discussion, questions were asked regarding the cost of the concession stand and restroom structure. At that time, staff did not have an accurate size of the structure, cost per square foot

and a line item detail of the facility for City Council. The general design of the building consists of a CMU block structure with a burnished finish, accent glazed tile and precast stone in select areas. The building is covered with a metal standing seam roof. All of the design aspects will complement the existing buildings within North Lakes Park. The building is designed to withstand winds to 115 mph.

The entire structure that consists of the restroom, concession stand and breezeway area cost \$889,746 as provided in the bid by the contractor. With the total area consisting of 3,300 square feet, the cost per square foot is \$269.62. A summary of the bids for the project provide an average square foot cost of \$254.20 with a total cost of \$838,863. Other options are provided for consideration that include building the restroom only as well as utilizing prefabricated structures with varying amenities.

On April 24, 2018, City Council was presented with building finishes and a comparison of bids submitted for the project, specifically the restroom and concession area. In addition, comparison costs of like facilities within the Metroplex were reviewed. A total of four options were presented that consisted of the current design, a modified design, and two options for a prefabricated building.

Following the presentation a number of questions were asked attempting to gain an apples-to-apples comparison of the facilities. This comparison consisted of the amount of units per building, space for electrical infrastructure and the availability of infrastructure to be connected to the building.

A total of four (4) options are provided in Exhibit 2. These options consist of two (2) of the original four (4) provided on April 24, as well as two (2) new options for consideration. All the options except for Option 1 include costs such as additional flat work, storage cube, utility box and infrastructure expenses. A summary of all options provides a breakdown of expenses in an attempt to allow City Council to review all scenarios as easy as possible when considering units per structure, total costs, square footage and more.

OPTIONS

Four (4) options are provided for consideration:

- **OPTION 1 - Proceed as designed**
 - Move forward with North Rock Construction contract
 - Deadline for bid: May 18
 - Serves as a gateway /control point into fields
 - Total cost: \$889,746.00
 - Total sq. ft. = 3,300
 - Cost per sq. ft. = \$269.62
- **OPTION 2 – Eliminate concession/breezeway and redesign the entire facility**
 - Redesign to accommodate change / entry way
 - Remove concession / breezeway
 - Amend contract with Dunaway and Associates
 - Cost to bid restroom only = \$530,646
 - Total sq. ft. = 978
 - Cost per sq. ft. = \$542.58
- **OPTION 3 – Prefabricated Structure #1**
 - Prefabricated structure
 - Restroom / concession only
 - Total of 8 units
 - Total = 1,030 sq. ft.
 - Cost = \$398,000
 - \$386.41 per sq. ft.
 - Redesign cost = \$13,000

- Add storage cube
- Add utilities box
- **OPTION 4 – Prefabricated Structure #2**
 - Prefabricated structure
 - Restroom / concession only
 - Total of 7 units
 - Total = 780 sq. ft.
 - Cost = \$349,000
 - \$447.44 per sq. ft.
 - Redesign cost = \$13,000
 - Add storage cube
 - Add utilities box

RECOMMENDATION

Recommendation #1 = Staff recommends funding the project using Option 2 that was presented on April 3, 2018 for the full design and cost of the project and move forward with the construction contract.

Recommendation #2 = Regarding the options presented on April 24, 2018, staff recommends Option 1 and proceed as designed. This design provides a key focal point to the facility and sets the tone for the park and expectations for park users. This design and associated amenities should aide in attracting tournaments and events that can take place at the facility.

ESTIMATED SCHEDULE OF PROJECT

By proposed contract, total calendar days to completion is 292. Work will begin with 15 days of notice to proceed by the City.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

City Council received presentations on the Vela Athletic Complex and funding on September 12, 2017, December 12, 2017, March 27, 2018, April 3, 2018 and April 24, 2018.

BID INFORMATION

RFP 6671 was released on December 19, 2017 and closed January 18, 2018. The RFP was sent to 600 potential contractors with seven responses. The current bid proposal expires on May 18, 2018.

STRATEGIC PLAN RELATIONSHIP

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

Related Key Focus Area: **Safe, Liveable & Family-Friendly Community**

Related Goal: **4.4 Provide and support outstanding leisure, cultural, and educational opportunities**

EXHIBITS

Exhibit 1 Agenda Information Sheet

Exhibit 2 Presentation

Exhibit 3 Cost Projection

Exhibit 4 Agenda Information Sheet (4-3-18)

Exhibit 5 Presentation (4-3-18)

Exhibit 6 Agenda Information Sheet (4-24-18)

Exhibit 7 Presentation (4-24-18)

Respectfully submitted:

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