



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: April 3, 2018

SUBJECT

Receive a report, hold a discussion and give staff direction regarding 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 purchasing 16 acres from the Denton Independent School District at the C.H. Collins Complex and constructing three lighted soccer fields and a restroom / concession building at a cost of \$1,600,000. Pursuit of the site was suspended when it was determined the proposed area was part of the storm water detention for the complex and the amenities could not be built on that site.

In 2008, the Parks and Recreation Department (PARD) combined funds with the Police Department to purchase the 20 acre site located on Hwy 77. The acquisition amount was \$1,345,761 with \$961,734 funded through Certificates of Obligation (CO's) and \$384,027 from the 2005 CIP soccer project. The intent of the purchase was to acquire land for the proposed Animal Care and Adoption Center. The tract met the desired criteria of accessibility and visibility, reasonable proximity to other public facilities or park like amenities, accessible infrastructure, and conducive site topography for the animal care facility. It was also ideally situated to allow for the expansion of the northeastern limits of North Lakes Park. Jacobs Engineering was hired to design the athletic complex using part of the 20 acres and the area north of the Windsor pond in North Lakes Park. Concept designs were prepared and presented to the community. Feedback indicated strong opposition to the plan due to the encroachment on natural preserve area.

Staff identified property adjacent to North Lakes Park as a site for the complex. City Council approved the purchase of a 26-acre tract between Riney Road and the natural area in North Lakes Park in October 2012, at a cost of \$1,000,000. Funding included \$500,000 from the 2005 CIP soccer project, \$250,000 from Park Gas Well revenue, and \$250,000 from an Open Space CIP. In July of 2013, a contract was signed with Dunaway & Associates for the design on the new property.

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, and several pavilion areas, and a parking lot with an opinion of probable construction cost of \$5,500,000.

The bid documents for the project were designed to maximize construction and funding options by outlining a base bid for two fields, the restroom / concession structure, a pavilion and a section of parking. Alternative bid options captured the full scope of the design by including the third and fourth fields, additional pavilions, a full parking layout, and site amenities. RFP 6671 was sent to 600 potential contractors. Seven respondents submitted bids.

The current revised cost for this project is \$6,000,000, including outsourced project management. 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 of \$1,570,491 reallocating funds related to Bonnie Brae Phase 3 freeing General Fund resources along with a budget amendment of \$1,134,640 utilizing additional General Fund resources and unallocated savings from other capital projects was proposed to Council on March 27, 2018, to be transferred to this project. This reallocation of resources fully funds the project.

A companion contract for professional services in the amount of \$190,000 related to project management for the construction of the complex is also included in the project cost. 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.

The scope of services includes:

- Regular meetings with City representatives to review and provide updates on the project status
- Site visits to observe progress and quality of work is in accordance with the construction contract documentation
- Review of material certified test reports
- Establish procedures for administering constructive changes / prepare documentation for contract modifications
- Maintain project documentation
- Review payment requests
- Conduct final review of the project for conformance of compliance

Three design options were developed, complementing the bid structure. Full design at \$6M includes all base bid items and all alternate bid options. 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 under this funding assumption expires on May 18, 2018.

OPTIONS

Three funding options for consideration are:

- Proceed as proposed on March 27th using a reallocation of RTF funding and unallocated CIP funding for the full cost of the project.
- Identify and utilize a combination of Certificates of Obligation (CO's) and other available sources of funding for the full cost of the project.
- Select one of the two lower cost designs and fund utilizing identified available funding.

RECOMMENDATION

Staff recommends funding the project using the strategy outlined on March 27, 2018 for the full design and cost of the project.

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)

Council received presentations on the Vela Athletic Complex and funding on September 12, 2017, December 12, 2017, and March 27, 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

Respectfully submitted:

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Prepared by:

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