

ACTION FORM BRYAN CITY COUNCIL

DATE OF COUNCIL MEETING: May 27, 2014		DATE SUBMITTED: May 13, 2014	
DEPARTMENT OF ORIGIN: Parks and Recreation		SUBMITTED BY: M. Darrell Lovelette	
MEETING TYPE:	CLASSIFICATION:	ORDINANCE:	STRATEGIC INITIATIVE:
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input checked="" type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input checked="" type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input type="checkbox"/> STATUTORY		<input checked="" type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input checked="" type="checkbox"/> REGULAR		<input checked="" type="checkbox"/> INFRASTRUCTURE
			<input checked="" type="checkbox"/> QUALITY OF LIFE
AGENDA ITEM DESCRIPTION: Consideration to award a Skate Park Design/Build Contract to Grindline Skateparks, Inc., in an amount not to exceed one million, two hundred thousand dollars (\$1,200,000).			
<p>SUMMARY STATEMENT: In the fall of 2013, the idea of constructing a concrete skate park was brought forth to City officials by a number of residents. Members of City Council and the City Manager were contacted by individuals in the community who were interested in this type of amenity being built within the city. They knew that our current skate parks were older and in need of major repairs or replacement, which was confirmed by the Parks and Recreation staff. These individuals offered their assistance and knowledge if the city would pursue this request. At a Texas Municipal League Conference in October, City administrators were able to gather information concerning the construction of a modern-day skate park, and later directed staff to look into the feasibility of building a skate park in Bryan.</p> <p>After several months of research, a Skate Park Committee was formed in November 2013, to look into the possibility of building two skate parks in Bryan. This committee was comprised of City staff, local skaters and bikers. The committee spent time gathering information from other communities, researching skate park companies, visiting skate parks in other communities, and compiling information for drafting a Request for Qualifications (RFQ). This RFQ was posted in December 2013, with the Statement of Qualifications (SOQ) and RFQ proposals due on February 7, 2014, for the design and build of at least two skate parks within the City of Bryan.</p> <p>The RFQ gave the companies basic guidelines they needed to follow and a budget cap of \$1,200,000 for this project. Among other information, the RFQ proposed construction of two skate parks and provided two possible locations; however, the RFQ did not commit to a single site with the design being suggested as the best way to vet out "ideal" locations. The intent is the selected firm will develop conceptual skate park plans acceptable to the Bryan community along with the most desirable sites to construct the skate parks.</p> <p>A total of seven (7) submittals were received and all were from reputable skate park companies. These submittals were reviewed, companies evaluated, existing skate parks visited, and submittals graded out per the RFQ evaluation factors. Four (4) of the companies made the final review since the committee wanted to conduct interviews before a final decision was made. After the companies were interviewed and references checked, a meeting was held to discuss the firms and finalize the evaluations. Grindline Skateparks, Inc., was rated the highest by the committee.</p> <p>A few highlights for the design process include:</p> <ul style="list-style-type: none"> • A sequence of preliminary site inventory/analysis and stakeholder input meetings. • The meetings will establish a project plan that best suits Bryan and the community. 			

- Grindline’s methodology has a stakeholder-based focus as gathering input from them is the key to determine what components are desired and needed.
- Stakeholders include active and passive skate park users, community members, and key personnel from the City of Bryan.
- Their initial visit will help determine the needs of the stakeholders and explore the potential sites.
- Once the sites are finalized, they will conduct a topographic survey and geotechnical investigation of the sites.
- Through a series of four (4) public meetings, park users and the surrounding community will be engaged throughout the design process in a professional, organized and fun manner. The first meeting will be to discuss potential sites and configuration of the new skate park system. The next three meetings will be to gather input, present, refine and finalize the skate park concepts and their associated amenities.
- The public meetings will allow the City and Grindline to educate the public about the design process, establish open lines of communication and determine the ultimate vision for the skate parks.
- Grindline will also encourage input through email, Facebook, Twitter, and their online forum that will be provided for the project.
- Conceptual designs will be presented in interactive, full color presentations.
- The end result is a design produced from the ideas and recommendations of all stakeholders involved in the project.

The current timeline, while subject to change, includes the following:

- Total Number of Days to Complete Project: 214 days
- Begin design process: June 2, 2014
- Conclude design process: September 25, 2014
- Begin construction process: September 29, 2014
- Grand Opening: April 4, 2015

Depending on the skate park amenities, the park may attract skaters and bikers from across the region and the state. Furthermore, skaters and bikers have suggested a skate park can potentially attract visitors from across the country. The proposed firm, Grindline Skateparks, has a national reputation as being one of the top skate park firms.

The idea of building a skate park in Bryan was also presented to the Parks and Recreation Advisory Board at its November meeting. Staff wanted to receive the Board’s input and determine support for the skate park, which was confirmed during this meeting. The Board was kept informed of the progress of this project on a monthly basis. At their April 20, 2014, meeting, results of the RFQ process and the rating of firms were presented. The Board was asked to take action on a staff recommendation to approve a CAF which requests the City Council to consider awarding the Skate Park Design/Build Contract to Grindline Skateparks, Inc., in an amount not to exceed one million, two hundred thousand dollars (\$1,200,000). The motion was made and the Board unanimously concurred.

Therefore, it is the recommendation of the Parks and Recreation Advisory Board, Skate Park Committee and Parks and Recreation Staff to award the contract for the design/build contract to Grindline Skateparks, Inc.

OPTIONS (In Suggested Order of Staff Preference):

1. Award the design/build contract
2. Modify the recommendation for approval and then approve the proposed design/build contract, which may require consideration at another City Council meeting
3. Do not award the design/build contract and provide direction to staff

ATTACHMENTS:

1. Skate Park SOQ Selection Summary
2. Skate Park SOQ Review Summary
3. Design / Build Agreement – Grindline Skateparks (available for viewing in the City Secretary’s Office)

FUNDING SOURCE: This contract is a design/build, and includes the design of the skate park(s) and the construction of the skate park(s). Funding for the skate park(s) is from the General Fund fund balance.

APPROVALS: sj 5/14/14

APPROVED FOR SUBMITTAL: CITY MANAGER Kean Register, 05-12-2014

APPROVED FOR SUBMITTAL: CITY ATTORNEY Janis K. Hampton, 05-19-2014

Revised 05/2013

Skate Parks Statement of Qualifications (SOQ) Selection

February/March 2014

	California	Dreamland	Evergreen	Grindline	Spa	Spohn	Wally Hollyday
February 26	No Interview	Interview	No Interview	Interview	No Interview	Interview	Alternate
March 10		7		7		2	0
March 20							
Evaluation Factors Rating	70	90	70	96	70	89	75

Committee Members:

Community members: Jason Downs, Clayton Kosh, Brian Lyster

City of Bryan staff: Billy Ebner, Bob Holmes, Paul Kaspar, Darrell Lovelette, and Hugh Walker

Notes:

February 26: the Committee narrowed the firms by selecting those to "Interview" and those to "Not Interview"

March 10: each Committee member selected two (2) firms for final consideration; total of 16 "votes"

March 20: each Committee member had one (1) "vote"; total of 8 "votes"

Evaluation Factors Rating: scale of 0 to 100 - 100 being perfect (group consensus on final three; other four (4) provided a numerical value)

Skate Parks Statement of Qualifications (SOQ) Review

February 2014

	California	Dreamland	Evergreen	Grindline	Spa	Spohn	Wally Hollyday
Design	California	Dreamland/ Mears	Evergreen/ Mears	Grindline/ Klotz	Spa/ NewLine/ Bleyl	Spohn/ Stantec	Hollyday/ Gessner
Build	California	Dreamland/ Mears	Evergreen/ Mears	Grindline	Spa/ NewLine/ Bleyl	Spohn/ Stantec	Hollyday
Qualif./ Exper.	20+ years	20+ years	10 years (?)	10/20 years	5 years	22 years	30 years
Proposed Parks	2	2	4	multi	2	2 or multi	2
Parks Size (SqFt)	10K/15K	12K (1)	Various, 2.5- 20K	8K to 24K	n/a	10K/25K+	10K/25K
Timeline	6 months	8 months	1-5 months	9 months	9 months	9 months	6-8months
Design Costs	\$70,250	\$60,000	\$50,000	\$103,075	\$120,000	\$96,000	\$61,400
Build Costs	\$1,129,750	\$1,090,000	\$1,117,200	\$1,096,000	\$1,080,000	\$1,104,000	\$1,138,600
Total Costs	\$1.2M	\$1,150,000	\$1,167,200	\$1,199,075	\$1.2M	\$1.2M	\$1.2M
Warranty	1 year	1 year	na	1 year	2 years	2 years	5 years
Texas Parks	yes	no	yes/no	yes	yes	yes	yes

Notes:

1. Spohn and Wally Hollyday did **NOT** provide construction costs so assumptions were made
2. Yellow - Evaluation Factors (Other two (2) Evaluation Factors: Design/Construction Specifics and References)