

ACTION FORM BRYAN CITY COUNCIL

DATE OF COUNCIL MEETING: April 28, 2015		DATE SUBMITTED: April 20, 2015	
DEPARTMENT OF ORIGIN: Parks & Rec Dept.		SUBMITTED BY: Darrell Lovelette	
MEETING TYPE:	CLASSIFICATION:	ORDINANCE:	STRATEGIC INITIATIVE:
<input type="checkbox"/> BCD	<input type="checkbox"/> PUBLIC HEARING	<input type="checkbox"/> 1ST READING	<input type="checkbox"/> PUBLIC SAFETY
<input type="checkbox"/> SPECIAL	<input checked="" type="checkbox"/> CONSENT	<input type="checkbox"/> 2ND READING	<input type="checkbox"/> SERVICE
<input checked="" type="checkbox"/> REGULAR	<input type="checkbox"/> STATUTORY		<input type="checkbox"/> ECONOMIC DEVELOP.
<input type="checkbox"/> WORKSHOP	<input type="checkbox"/> REGULAR		<input checked="" type="checkbox"/> INFRASTRUCTURE
			<input checked="" type="checkbox"/> QUALITY OF LIFE
AGENDA ITEM DESCRIPTION: Consider funding in an amount not to exceed one hundred, forty-two thousand, five hundred and fifty-four dollars (\$142,554) for the construction of the Ronnie Jackson Trail at Hope Crossing.			
SUMMARY STATEMENT: In April 2014, Rose Rock Capital Group purchased an approximately fifteen (15) acre site from BISD that housed the old Carver School. Since that date they have been managing and renovating the property with the hope that this multi-purpose, multi-use development would create collaboration and cooperation from public and private non-profit organizations who are serving our community. On February 13, 2015, John Jordan, President of Rose Rock, sent a letter to the City requesting funding for two projects. One project was for a portion of renovation costs for the City's Community Development office space. The second project was for the construction of the Ronnie Jackson Trail at Hope Crossing. This Council Action Form is for the Ronnie Jackson Trail at Hope Crossing.			
<p>On February 17, 2015, by unanimous vote, the Parks & Recreation Advisory Committee approved the trail easement and approved naming the trail the Ronnie Jackson Trail at Hope Crossing. At the March 10, 2015, City Council Workshop Meeting a presentation was made by Rose Rock Capital Group about these two projects: office space for the Community Development Department and the Ronnie Jackson Trail at Hope Crossing.</p> <p>With the blessing of the Ronnie Jackson family, it has been their intent, which City staff fully supports, to name the new trail the Ronnie Jackson Trail at Hope Crossing. This trail will be an integral part and one of the main amenities of a planned "community park" to be developed as part of the overall development of the 15 acre site. The trail will be concrete, eight (8) feet wide and two thousand, nine hundred and ten feet (2,910) long.</p>			
STAFF ANALYSIS AND RECOMMENDATION: Staff has worked with and discussed this trail development with John Jordan. The cost estimate is an engineer's estimate supplied to the City by John Jordan. If a contractor is used, then the estimate is a not to exceed amount and a contract will need to bid and approved by the City Council.			
<p>However, City staff is considering constructing the trail in-house; Public Works is evaluating their schedule to determine if the work can be completed with City crews this fall. If Public Works can perform the work, the cost should be significantly less; however, this project could be the crew's main focus for several months. If constructed with City crews, the cost estimate is broken into two different size trails. While the developer proposes an 8' wide trail with 4" thick concrete, the American Association of State Highway and Transportation Official's (AASHTO) trail standard calls for a 10' wide trail with a 6" concrete thickness. Based on the AASHTO standard, the cost estimates and schedule from Public Works are:</p> <ul style="list-style-type: none"> • Cost of trail at 8' wide and 6" thick (~440 Yards of concrete) <ul style="list-style-type: none"> ○ W/labor: \$173,360.00 ○ Material only: \$55,000.00 			

- Cost of trail at 10' wide and 6" thick (~560 Yards of concrete)
 - W/labor: \$220,640.00
 - Material only: \$ 70,000.00
- Approximate start date: Fall FY16 (possibly – depending on workload)
- Time to complete: 5 months with perfect weather and current crews. If constructed in-house, this project will likely consume most of the City's concrete crew time during these five months.

Staff recommends funding the construction of the Ronnie Jackson Trail at Hope Crossing. Staff also recommends a ten foot (10') wide concrete trail that is six inches (6") thick, per AASHTO specifications. If this size is selected, then changing the easement to twenty (20) feet, instead of the proposed eighteen feet (18') noted in the attached easement, may be necessary.

By approving the funding, staff is provided direction, an easement will be accepted by the City, and the project can move forward. Again, if the project is not completed in-house, the construction of the trail must be bid, which will require the City Council to consider a construction contract. Consequently, depending on the selected construction method (in-house with City crews or through a contractor), the City Council may have to take additional action before trail construction begins.

Funds for this project are not budgeted. The recommended funding source is the General Fund fund balance.

OPTIONS (In Suggested Order of Staff Preference):

1. Approve the funding request.
2. Approve the funding request with modifications, which may require negotiations with Rose Rock and consideration by the City Council at a future meeting.
3. Do not approve the funding request and direct staff accordingly.

ATTACHMENTS:

1. Trail Easement
2. Easement Exhibits (separate pdf file)
3. Funding Request and Cost Estimate from John Jordan of RoseRock
4. March 10, 2015 City Council Workshop Presentation (separate pdf file)

FUNDING SOURCE: General Fund Fund Balance (not a budgeted item)

APPROVALS: Hugh R. Walker, 04/20/2015

APPROVED FOR SUBMITTAL: CITY MANAGER

APPROVED FOR SUBMITTAL: CITY ATTORNEY

STATE OF TEXAS §
COUNTY OF BRAZOS §

KNOW ALL PERSONS BY THESE PRESENTS:

CITY OF BRYAN
PARKLAND AND TRAIL EASEMENT

318 Bryan Capital, L.P. (“Grantor”), a limited partnership created under the laws of the State of Texas and domiciled at 318 N. Bryan Avenue, Bryan, Brazos County, Texas. Grantor is the owner of that certain 14.353 acre lot acquired by a deed recorded in Volume 11981, Page 1 of the Official Public Records of Brazos County Texas (“Property”). The grantee, the City of Bryan, Texas (“City”), is a home-rule municipal corporation, located in Brazos County, with a mailing address of P.O. Box 1000, Bryan, Brazos County, 77805-1000. For good and valuable consideration, including without limitation civic pride and the enhancement of value of adjacent property stemming from parkland improvements, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, and conveyed, and by these presents, does grant, bargain, sell, and convey unto the City, its successors and assigns, an approximately eighteen foot (18’) wide **Parkland and Trail Easement** on and across a certain tract of land situated in Brazos County, Texas, as shown on **Exhibit A** and as more particularly described by metes and bounds on **Exhibit B**, which are attached hereto and incorporated herein for all purposes.

Said Parkland and Trail Easement is conveyed for the purpose of constructing and maintaining a hiking and walking trail and right-of-way, including infrastructure related to the hiking and walking trail. It is specifically understood that the City and its assigns shall be granted a temporary construction easement over the portions of the Property adjacent to the Parkland and Trail easement, which includes free ingress, egress, and regress to and from said permanent easement and across Grantor’s Property, for the purpose of making improvements on, and repairs to the aforesaid, as shall be necessary and convenient at all times. Grantor retains the right to use the land for any purpose that does not unreasonably interfere with the City’s use of the easement. Grantor expressly subordinates all rights to use of the surface incident to the mineral estate. City retains the right to remove any improvement, obstruction, or other hindrance in the Parkland and Trail Easement, without compensation to Grantor, during the construction, repair, or maintenance of the improvements in the easement. City has the right to trim or remove any trees, branches, or underbrush on or adjacent to the easement which may interfere with the use of the hiking or walking trail.

TO HAVE AND TO HOLD unto the said City as aforesaid, for the purposes aforesaid, the premises above described.

WITNESS my hand at Bryan, Texas, this ____ day of _____, 20 ____.

GRANTOR: 318 Bryan Capital, L.P.

John Jordan, _____

STATE OF TEXAS §

COUNTY OF BRAZOS §

BEFORE ME, the undersigned authority, a Notary Public in and for Brazos County, Texas on this day personally appeared John Jordan, as _____ of 318 Bryan Capital, L.P. (“Grantor”), known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20__.

NOTARY PUBLIC

BRAZOS COUNTY, TEXAS

EASEMENT ACCEPTED:

Chairman
City of Bryan
Site Development Review Committee

AFTER RECORDING RETURN TO
City of Bryan
P.O. Box 1000
Bryan, Texas 77805-1000
Engineering Dept.



Mr. Joey Dunn, Deputy City Manager
City of Bryan, Texas
300 South Texas Avenue
Bryan, Texas 77803

February 13, 2015

RE: Request for funding for repairs and renovation costs for Community Development office space and the Ronnie Jackson Trail at Hope Crossing

Dear Joey:

On behalf of RoseRock, we want to officially submit this funding request for a portion of renovation costs for the City of Bryan’s Community Development office space and the Ronnie Jackson Trail at Hope Crossing located at 1401 Martin Luther King Blvd in Bryan, Texas.

Hope Crossing is an approximately fifteen (15) acre multi-purpose, multi-use development designed to create collaboration and cooperation from public and private non-profit organizations who are serving our community. Hope Crossing exists for the purpose of serving those in need within our community and improving the lives of those who will benefit from new facilities, programs, parks, trails, job training, education, medical services and housing.

RoseRock purchased this property in April 2014 from BISSD and has been actively managing and renovating the property. It is our hope that with many partners from the private and public sector, we can facilitate a collaboration of organizations to more effectively address the many challenges that our community faces. It is also our hope to create a dynamic and impactful community park and trail system within the property and potentially surrounding areas for many to benefit from and enjoy.

With the blessing from the family of the late Ronnie Jackson it is our intent to name this new trail the Ronnie Jackson Trail at Hope Crossing. We believe that the heart and components of this project and the impact it can have within the community embodies the values and influence that Mr. Jackson had with so many families within our community for many years.

The funding request is for two specific items as described below:

Ronnie Jackson Trail at Hope Crossing Not to Exceed
\$142,554.00

- 4" thick reinforced concrete sidewalk, 8 feet wide, 2,910 linear feet, 23,280 sf
- Engineer’s estimate provided in **Exhibit A**

EXHIBIT A
ENGINEER'S ESTIMATE
(Not to Exceed)

Opinion of Probable Cost for the Public Trail
Hope Crossing Project
February 11, 2015

General Construction					
ITEM NO.	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	1	LS	Mobilization, Bonds, Insurance, and Related Items	\$5,000.00	\$5,000.00
2	1	LS	Erosion Control complete and in place.	\$10,000.00	\$10,000.00
3	1	LS	Hydromulch Seeding including temporary watering to establish growth, complete and in place.	\$1,800.00	\$1,800.00
SubTotal					\$16,800.00

Site Construction					
ITEM NO.	QTY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	23280	SF	4" Thick Reinforced Concrete Sidewalk, complete and in place; 8' wide; 2,910 linear feet	\$4.50	\$104,760.00
2	2	EA	Concrete ADA accessible ramp, with detectable warning, complete and in place.	\$1,200.00	\$2,400.00
SubTotal					\$107,160.00

Total	\$123,960.00
Contingency (15%)	\$18,594.00

Grand Total	\$142,554.00
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EXHIBIT B
CONSTRUCTION ESTIMATE
(Not to Exceed Costs)



PROPOSAL

	PROJECT: City of Bryan Community Development Services BUILDING: 1401 MLK FLOOR: 0 DATE: 2/10/2015 RSF: 3385
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9	FLOOR COVERING	\$8,081	\$2.39
	Flooring & Base	\$8,081	\$2.39
15	MECHANICAL SYSTEMS	\$11,500	\$3.40
	Mechanical	\$8,250	\$2.44
	Plumbing	\$3,250	\$0.96
16	ELECTRICAL	\$12,676	\$3.74
	Electrical	\$10,983	\$3.24
	Telephone Data Cabling	NIC	\$0.00
	Fire Alarm	\$1,693	\$0.50
	Security Systems	NIC	\$0.00