



Parks & Recreation

To: Mayor and City Council Members
Doug Faseler, City Manager

From: Jack Jones, Director of Parks and Recreation

Through: Rick Cortes, Assistant City Manager

Date: April 15, 2014

Subject: **Resolution authorizing the City Manager to execute a Professional Services Agreement with Rialto Studio, Inc. for landscape architectural/engineering design and construction administration services for a new community park on the west side of Seguin and three new public restroom facilities as approved in the November 2013 Parks Bond Election.**

On March 18, 2014, the City Council voted to authorize the City Manager to negotiate a Professional Services Agreement with Rialto Studio, Inc. to provide design and construction administration services for a new community park on the west side of Seguin as approved in the November 2013 Parks Bond Election. Attached is the proposed agreement that includes a scope of services with Rialto Studio for landscape architectural/engineering design and construction administration services for the new community park. The scope of services includes design of the three new public restroom facilities approved in the bond election: one restroom at Manuel C. Castilla Park replacing the existing restroom and the other two restrooms at Max Starcke Park replacing an existing restroom on the east side of the park near the large wooden playscape and one replacing an existing restroom on the west side of the park near the waterfall bowl area. The total proposal fee is \$346,048, which is approximately 8.3% of the proposed construction budget that was developed prior to the Parks Bond Election. Typically, park design and construction administration services can run anywhere between 8-12% of the estimated construction costs.

When the project goes out to bid, a Selection Committee will be formed (including up to three City Council members whose voting districts are impacted by the projects constructed) to review the bids received. A General Contractor (GC) will be selected to complete construction of the new community park through a Competitive Sealed Proposal Bid method. This method allows the City to select a GC based on established qualification criteria and not necessarily the lowest price. The selection criteria is established prior to bid submittals and will include, but are not limited to, the reputation of the GC, the quality of the GC's goods or services provided, the extent to which their goods and services meet the needs of the City, and experience with similar projects. The Selection Committee will recommend a GC for City Council consideration.

Also attached is a projected schedule for the entire project including the new skate park. The overall project schedule is somewhat aggressive, but if all goes smoothly and the weather is agreeable during the construction phase, it is certainly achievable. The schedule will be updated as the design documents are being completed and updated again when a GC has been selected to complete the construction.

As presented/discussed at the City Council meeting on December 3, 2013, the design and construction of the skate park will be handled separately by a design/build skate park firm. Staff is preparing a Request For Qualifications (RFQ) document to solicit qualifications from design/build skate park firms. The contracted design/build skate park firm, along with City staff, will lead a public process to solicit input from local skaters on design of the skate park within budgetary limitations. This is similar to how other skate park projects are built throughout Texas. Rialto Studio will work with the contracted design/build skate park firm to design (into the overall project) all of the infrastructure including drainage, detention, site utilities, trails, site amenities, parking, lighting, etc. related to the skate park that will be completed by the GC. The design/build skate park firm will only be responsible for designing and building the skate park (concrete work only) since this is highly specialized work that should not be done by the GC for the entire park project.

Staff recommends approval of the proposed resolution authorizing the City Manager to execute a Professional Services Agreement with Rialto Studio, Inc. for landscape architectural/engineering design and construction administration services for a new community park on the west side of Seguin and three new public restroom facilities as approved in the November 2013 Parks Bond Election.