

AGENDA

CITY OF TAYLOR, TEXAS SPECIAL WORKSHOP

TAYLOR PUBLIC LIBRARY MEETING ROOM
801 VANCE STREET, TAYLOR, TEXAS

JANUARY 29, 2018, 6:30 P.M.

CITIZENS COMMUNICATION

(The City Council welcomes public comments on items not listed on the agenda. However, the Council cannot respond until the item is posted on a future meeting agenda. Registration forms are available at the sign in table.)

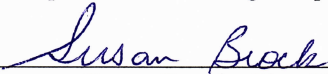
REGULAR AGENDA; REVIEW/DISCUSS AND CONSIDER ACTION

- 1) Receive information and discuss Heritage Square Park improvements and design elements.
- 2) Consider approving a Guaranteed Maximum Price proposal for Heritage Square Park improvements.

ADJOURN

If a quorum is present, the Council may vote and/or act upon each of the items listed in this Agenda. I certify that the notice of meeting was posted in the Taylor City Hall Lobby before 6:00 pm on January 26, 2018 and remained posted for at least 72 hours continuously before the scheduled time of said meeting. I further certify that the following news media was notified of this meeting: Taylor Press.

In compliance with the ADA these premises are wheelchair accessible. Reasonable accommodations will be provided for persons attending city council meetings in need of special assistance. Please contact Susan Brock, City Clerk, at least 24 hours prior to the meeting for special assistance.

Posted By:  Date 1/26/18
Susan Brock, City Clerk



City Council Meeting January 29, 2018

STRATEGIC PILLAR

- ☐ Streets/Infrastructure
- ☒ Quality of Life
- ☐ Economic Vitality

Agenda Item #: 1

Agenda Title: Receive information and discuss Heritage Square Park improvements and design elements.

Council Action to be taken: Receive information and provide direction.

Department Submitted: City Engineer

Staff Contact: Casey Sledge, Engineer
Isaac Turner, City Manager

1. PURPOSE/DESCRIPTION

1. Discuss updated information on specific design elements and options to reduce costs to the project while remaining consistent with the current Heritage Square Park Concept Plan.
2. An action item was placed on this agenda as Agenda Item Number 2 in the event Council is ready to take action at this meeting at the end of the discussion.

2. STAFF ANALYSIS (Why and How)

Additional background information has been provided about the costs for elements of the Concept Plan as presented. The accompanying background materials will provide information to allow you to eliminate or reduce key design elements of the plan.

3. FUNDING SOURCE

Grant funds	\$ 250,000
Certificate of Obligation	\$3,000,000
City Funds (TIF)	\$ 170,000
Total	\$3,420,000

4. TIMELINE CONSIDERATIONS

To be discussed at the meeting.

5. OTHER OPTIONS (In order of preference)

Developing a new concept plan.

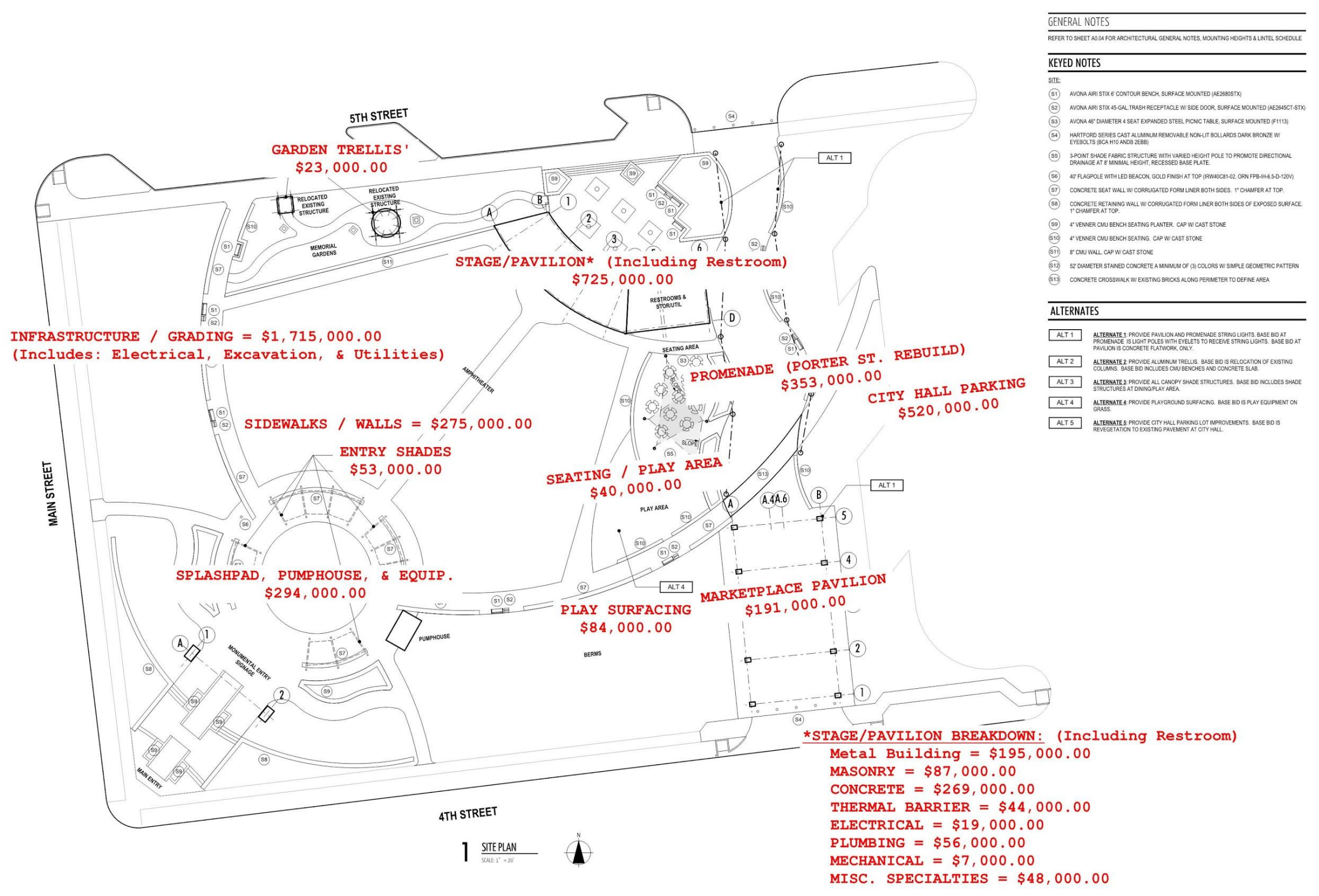
6. RECOMMENDATION

Review information and provide direction

7. ATTACHMENTS

- 1a. [Project information](#) (this information will be on display in a larger format for viewing at the meeting.)
- 1b. [Bid documentation and](#) other information from previous meetings.
- 1c. [Financing information](#)

GENERAL PROJECT INFORMATION



TIMELINE

May 22, 2014: Discussion prior to demolition of the Old 1935 City Hall structure: Rough estimate without a design in mind = \$2 million

Oct 15, 2014: Downtown Master Plan Community Workshop I:
Community Values

Nov 17, 2014: Downtown Master Plan Community Workshop II: Vision and Implementation Workshop

April 23, 2015: Council adopts final Downtown Master Plan

April 14, 2016: City hired SEC to provide design plan for Heritage Square

March 23, 2017: SEC presents conceptual design plan with specific design elements as outlined in the Downtown Master Plan; Funding identified as TIF, grants, and issuing debt to total \$4 million

March 29, 2017: Conceptual design plan presented to joint boards meeting (P&Z, Parks, Main St.)

April 27, 2017: Conceptual design plan presented to Council

Aug 10, 2017: Approved Concept Design Plans and Delivery Method (Design Build): Budget at \$3.1 without City Hall parking lot

Oct 12, 2017: Award Design Build contract to Baird Williams Construction

Dec 14, 2017: Consider approving Guaranteed Maximum Price of \$3,419,856

COST INFO

STAGE/RESTROOM: \$720,000

PORTER/PAVILION:: \$353,000 + \$191,000

SPLASHPAD: \$294,000

PLAY AREA (AND ADJACENT SEATING): \$40,000

ENTRANCE: \$116,000 (not including electrical)

GARDEN: \$48,000

SEATWALLS: \$91,250

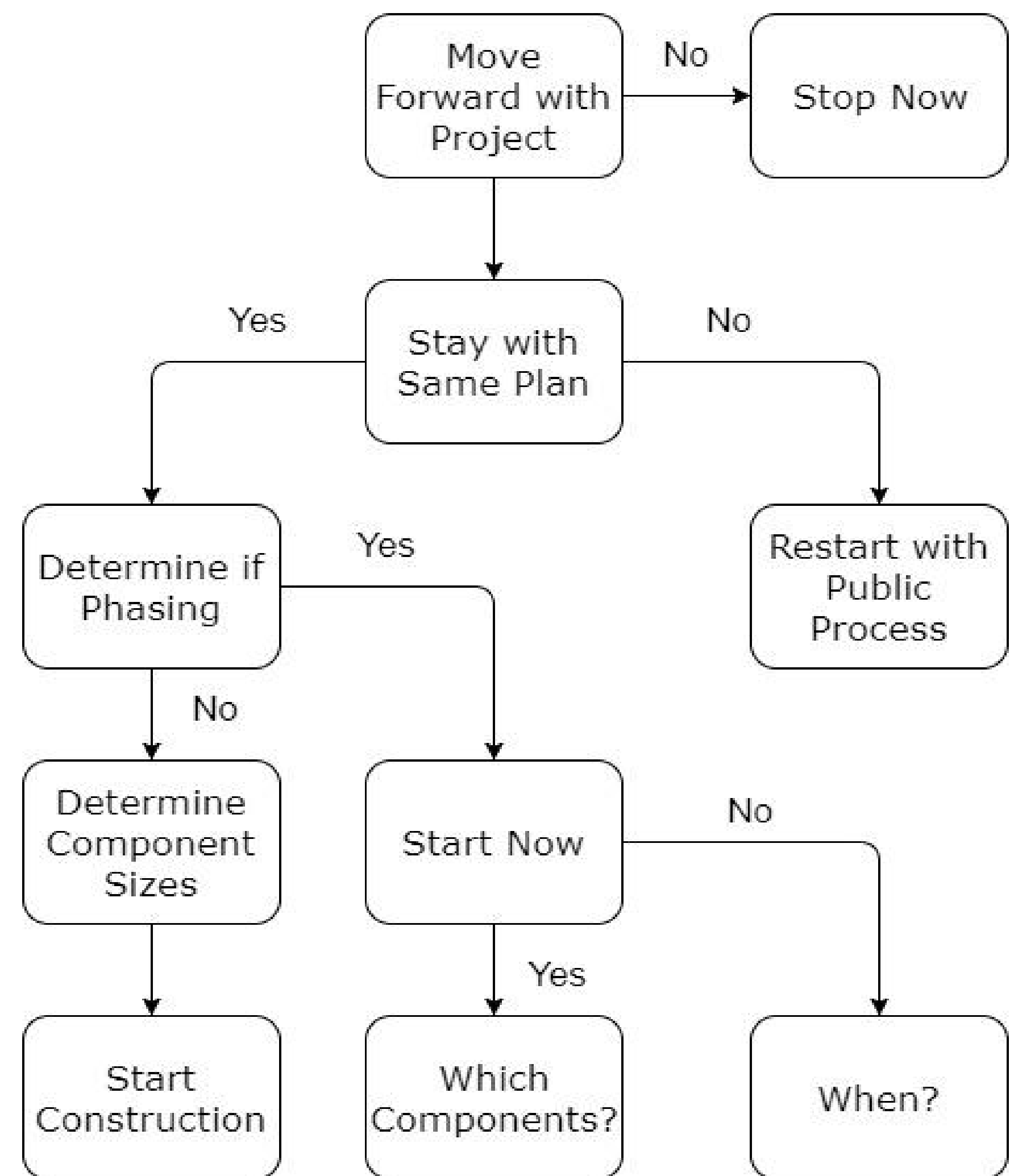
GRANT REQUIREMENTS

- Skatepark
- Amphitheater
- Recirculating Splashpad
- Shade Structures
- Park Benches made with Recycled Components
- Picnic Facilities made with Recycled Components
- Native Landscaping with Drip Irrigation
- Interpretive Signage
- Solar Lighting
- Trail Improvements
- Fitness Equipment

FUNDING

Grant Funds (Texas Parks & Wildlife)	\$ 250,000
Certificate of Obligations (Bonds FY18)	\$3,000,000
<u>City Funds (TIF funds)</u>	<u>\$ 170,000</u>
TOTAL	\$3,420,000

NEXT STEPS



STAGE/RESTROOM



MATERIAL CONSIDERATIONS DURING DESIGN

Wood structure for restroom - not preferred material due to maintenance costs

Brick and stone veneer - long lasting and cost efficient with very little maintenance vs high cost wood with regular -maintenance and upkeep requirements

Wood stage system - not preferred material due to maintenance costs

Restroom fixtures - porcelain fixtures were selected over stainless - both have a similar life span and maintenance with porcelain at far less cost than stainless

Stage flooring - concrete selected as long term durable material for outdoor area - concerns about wood maintenance and long term costs

Electrical and conduit for stage - including recommended amount of connections to provide power for bands so generators not needed

COMPARISON

East Petersburg Community Amphitheater, PA
Wooden w/sound sysytem installed - planned similar sized stage - estimated \$200,000

TISD Visitor Concession (restrooms only)
\$523,250 - 12 women and 8 men stalls, womens has 8 sinks and mens has 6

GENERAL INFORMATION

Size

Stage - 20' x 77' x 20'

Restroom - 24' x 39' x 14'

Cost

Stage - \$360,000

Restroom - \$365,000 - 6 total stalls and 4 total sinks

Grant requirement

No requirement for restroom

Requirement for amphitheater, stage size and type not specified in grant

Size reduction

Stage

- Reduce stage to 20' X50' X20' = \$270,000
- Minimal price reduction due to need for foundation for the rest of the building. Only reducing steel.

Restroom

- Current designed restroom has 3 stalls for men and 3 stalls for women with 1 ADA compliant stall per men and women
- 1 ADA compliant stall minimum for each restroom is required
- If only 1 stall each in two unisex restroom, both would have to be ADA requirements
- Two unisex bathrooms with 1 ADA compliant stall each could save \$115,000

Materials

Concrete - 1,540 square foot (SF)

Rear Stage Masonry - 1,309 SF

Restroom Masonry - 1,620 SF

Conduit - 603 linear foot (LF)

Steel - 15 tons

Electrical - 23 electrical outlets, associated wiring and breaker panels

Waterline - 149 LF

Sewer line - 83 LF

DIFFERENCE BETWEEN RESIDENTIAL AND COMMERCIAL

High flow tankless plumbing fixtures - require less maintenance and more reliably flush solids than residential grade plumbing fixtures.

Load bearing stage cover structure to account for the sound and lighting system use by bands - rated to carry an additional 150 lbs per foot

Wall mounted restroom fixtures to allow for easier daily cleaning.

Public use restroom facilities must provide ADA compliant access - toilet and sink areas designed to accommodate.

Underground pipe and electrical placed at engineered depth

PORTER & OPEN PAVILION



MATERIAL CONSIDERATIONS DURING DESIGN

Stained Concrete - was selectively included to add appeal without adding unneeded cost

Decorative Etched Surfacing or Stamped Concrete - these items were in the concept plan but were not included in final design due to the very high cost. We have included products that have the same feel at a lower cost.

Subgrade fill to reduce movement of expansive soils

Reduced pavement quantity originally approved with conceptual plan

Approved conceptual plan did not include Pavilion. Opted for steel over wooden to reduce maintenance and increase life-span of structure

Concrete pavement for Porter promenade instead of asphalt. Cost of both similar, but concrete has more park/pedestrian feel.

String lights weaving over Porter - not chosen to reduce maintenance and eliminate overhead lighting conflict with possible farmers market vehicles

COMPARISON

Menomonie Farmers Market Pavilion, WI
4,200 SF / \$385,000

Robinson Park Pavilion, Taylor
2,800 SF / \$319,000 - 70' X 40'

GENERAL INFORMATION

Size

Porter street 11,524 SF pavement (including Pavilion)
Pavilion 6,000 SF - 100' x 60'

Cost

Porter \$353,000 - includes pavement, lighting and landscaping to first row of parking in City Hall lot
Pavilion \$ 191,000 - includes structure and lighting under structure only

Grant requirement

No

Size reduction

Porter

- Total 5,273SF of pavement reduced from approved concept plan - 15,299 SF to 10,026 SF
- Not a grant requirement, but requested as tie-in to City Hall parking

Pavilion

- There is an option to remove 25' of pavilion and save around \$38,000. This option would move the north side of the pavilion 25' to the south and remove one bay of the metal building. Adjusted size would be 4,500 SF - 75' x 60'

Materials

Walls - seating walls totaling 207 LF

Porter Lighting - 13 each pole lights along both sides of Porter.

Pavilion Lighting - 18 lights under canopy

Steel - 11.5 tons

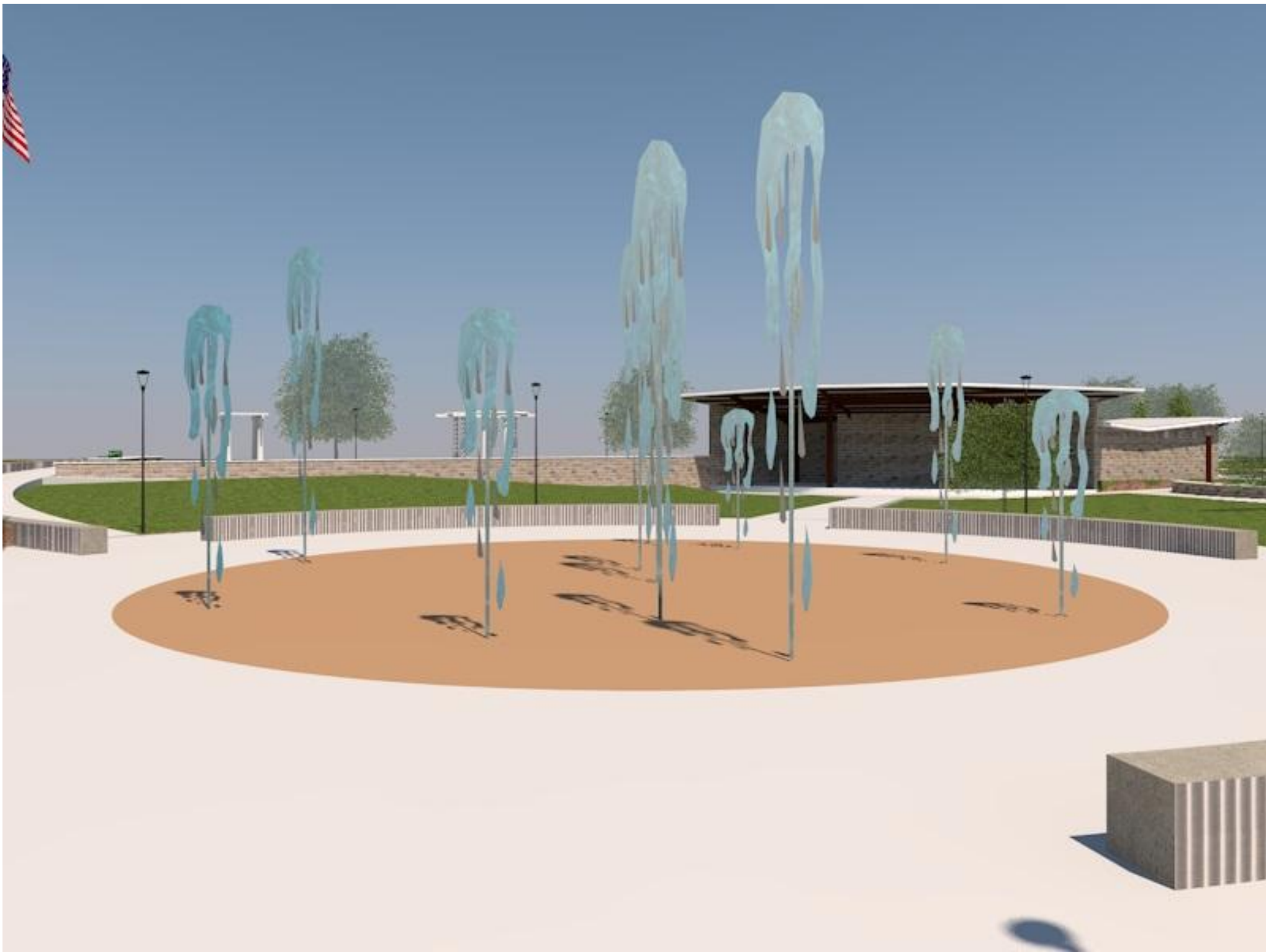
DIFFERENCE BETWEEN RESIDENTIAL AND COMMERCIAL

Engineered foundation under the sidewalks

High strength/long lasting masonry units

Pavilion designed for 105 MPH wind loads with a 20 year warranty.

SPLASHPAD



MATERIAL CONSIDERATIONS DURING DESIGN

Waterjets without LED lights

Decorative pavement

Fountain with timing or water show controls

Perimeter shade covers

Conceptual plan number of sprayheads was 114 vs designed number of sprayheads concept of 11. Original sprayheads from concept plan were not lit.

Perimeter walk area material - crushed granite or stone/pavers - maintenance and cost prohibitive

COMPARISON

Robinson Park Sprayground, Taylor
1,100 SF / \$170,000

Village of Surfside Beach Splash Park, Surfside Beach
2,000 SF / under \$400,000

Port Neches Park Sprayground, Port Neches
4,500 SF / \$600,000

GENERAL INFORMATION

Size
2,300 SF

Cost
\$294,000

Grant requirement
Yes, must be recirculating

- Size reduction
- Reduction of surface of splashpad minimally impacts overall cost of splashpad, majority of cost is due to recirculation requirement and standard operating components
 - Reduction of sprayheads can see cost savings. Proposed sprayheads cost around \$3,000 each. Cost reduction from LED to non-lit sprayheads from \$3,000 to \$1,100 each - Total possible savings of \$20,922

Materials
Electrical - 315 LF
Plumbing - 315 LF
Tanks - size - 3000 Gallon
Pumphouse - 160 SF
Sprayheads - 11 each
Controller - Water Odyssey Dynamic

DIFFERENCE BETWEEN RESIDENTIAL AND COMMERCIAL

Low maintenance pumps to handle high volume of water

Treatment and containment of water for public safety

Inground sprayheads designed for long term continuous use and large amount of foot traffic

PLAY AREA & SEATING



MATERIAL CONSIDERATIONS DURING DESIGN

- Wood chips for play area - undesirable long term maintenance and cost for the city
- Artificial turf instead of rubber surface is roughly same cost but more maintenance
- Traditional playground equipment - more expensive than proposed and not staying with overall concept of park

COMPARISON

Very unique park area, no readily available comparisons of similar size park play area with cost

GENERAL INFORMATION

- Size
 - 3,500 SF (2,342 SF play / 1,158 SF seating)
- Cost
 - Rubber play surface \$84,000
 - Play equipment/seating \$40,000
- Grant requirement
 - No
- Size reduction
 - Completely eliminate the seating area in playground area only for cost savings of \$18,000
 - Eliminate the shade covering at seating for cost savings of \$4,000 (but some shade must be included in park for grant requirement)
 - Eliminate play area for cost savings of \$89,000
 - Alternate wood chips in lieu of poured in place rubber savings of \$51,000
- Materials
 - Play area items - rubber play surface with metal and resin play equipment
 - Play area suface - poured in place rubber - 2,152 SF
 - Seating surface area - 125 LF concrete plus benches
 - Shade - UV Fabric , 744 SF
 - Seating - stone benches with lighting along edges of seating area

DIFFERENCE BETWEEN RESIDENTIAL AND COMMERCIAL

- Highly durability materials required for larger number of users
- Vandal resistant anchored/fixed seating and fixed equipment
- Permanently secured to concrete foundation
- Fall protection
- ADA compliant access to play area and seating area

ENTRANCE / GARDEN / WALLS



ENTRANCE

13,533 SF of concrete and grass area

165 LF of elevated planting beds/ seating walls

Backlit LED entrance signage

Cost - \$116,000

Designed to include ADA accessible ramp at main entrance to park

Placement of relocated plaques from park



GARDEN

1,435 SF of crushed granite walking paths

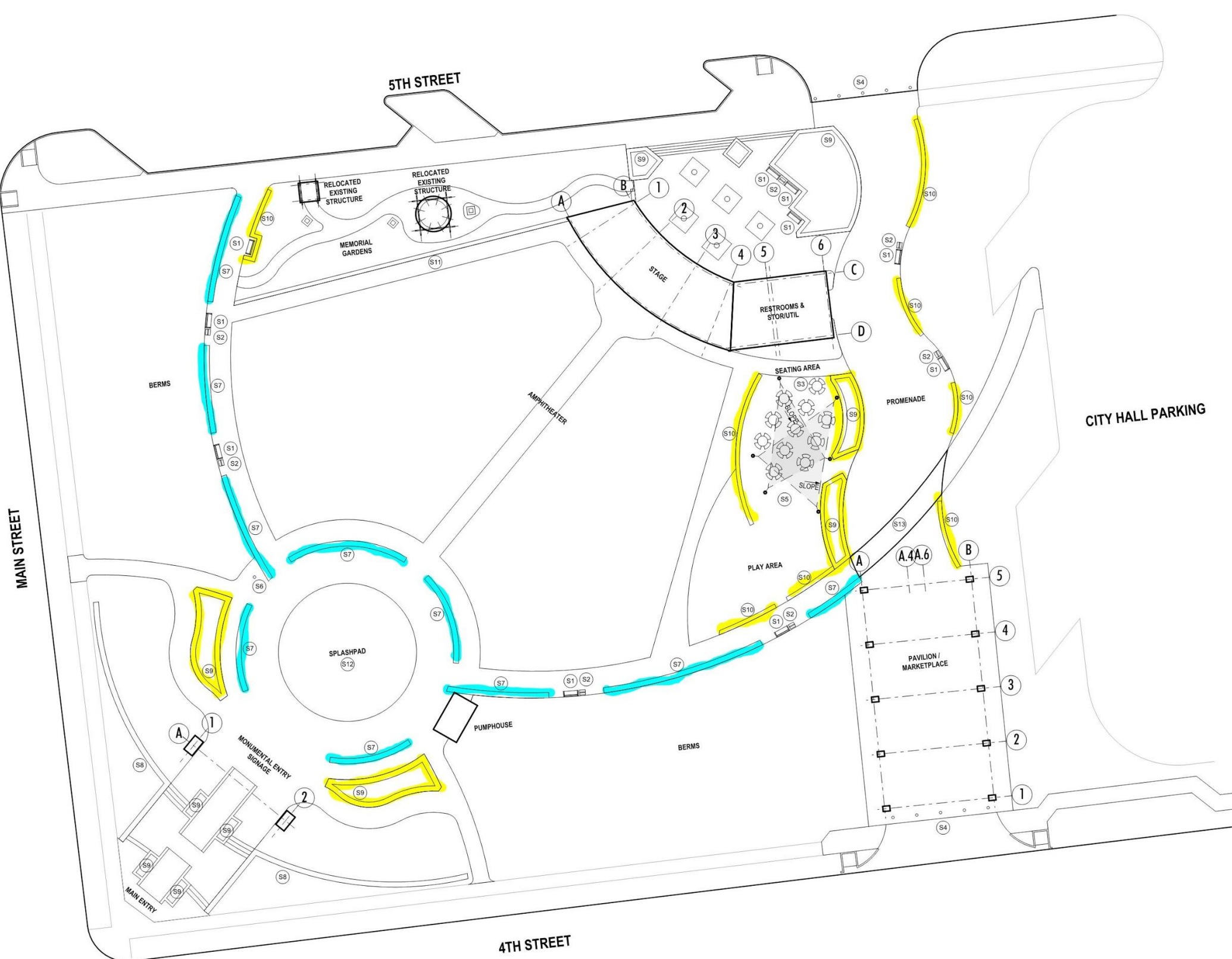
3,000 SF of planting area

250 SF gazebo

Reuse of existing park and old City Hall materials

Drip irrigation

Cost - \$48,000



SEATING WALLS

1,625 LF of conceptual seat walls vs 1,130 LF of designed seat walls

Gaps added between seat walls along edge of path to allow pedestrian flow on lawn throughout park and reduce overall costs

Conceptual design included IPE wood bench (imported wood) and curved concrete walls - cost prohibitive due to material cost and labor required

Cost - \$91,250



***City Council Meeting
January 11, 2018
Agenda Item Transmittal***

STRATEGIC PILLAR

☐ Streets/Infrastructure

☒ Quality of Life

☐ Economic Vitality

Agenda Item #: 15

Agenda Title: Consider approval of Guaranteed Maximum Price Proposal for Heritage Park Improvements

Council Action to be taken: Consider approval of Guaranteed Maximum Price for Heritage Park Improvements

Initiating Department: Parks and Recreation

Staff Contact: Casey Sledge

1. PURPOSE/DESCRIPTION

This item provides Council detailed information and the opportunity to consider and award the Guaranteed Maximum Price (GMP) proposed for Heritage Park Improvements.

2. STAFF ANALYSIS/ RECOMMENDATION

The information below is a more detailed breakdown of project costs, starting with the raw infrastructure cost and showing the cost of each element added. This 'bottom-up' approach is intended to show how much each desired project element adds to the overall project cost. This data is not intended to represent alternates that are suggested for removal from the project, though the information could help Council reduce the project if desired. If Council desires to remove elements that are not currently priced as Alternates, the project team will have to estimate the potential GMP Award amount during discussions.

- Alternate 1 will add the pavilion and pavilion string lights at the south end of the promenade (Porter and 3rd). If the pavilion is not selected, that area of the promenade will be open with no structures. The bollards will be constructed whether or not the pavilion is constructed.
- Alternate 2 will relocate the existing white columns in the park that are under old wooden structure to the garden area near the corner of Main and 5th and install an aluminum trellis over the columns. If this alternate is not selected, the columns are not planned for reuse.

- Alternate 3 adds canopy shade structures to the spray-ground area and an extra shade structure by the play area. If this alternate is not selected, minimal shade structures will still be constructed at the playground and adjacent seating area. Some shade structures must be included per the grant agreement.
- Alternate 4 adds a poured rubber surface and artificial turf to the play area. If this alternate is not selected, the surface under the play area will be a standard wood chip or similar surface.
- Alternate 5 reconstructs the City Hall parking lot from the edge of the Heritage Park construction on the east side of Porter to the front of City Hall. If this alternate is not selected, no paving work to the City Hall parking lot will occur.

The project includes reuse of old City Hall bricks (from building demoed that was previously located in Heritage Park). We are hoping to be able to relocate some of the wood pavers from 2nd Street if they can be excavated without too much damage. The plan is to place the old building bricks and wood pavers in strategic areas along the walking path in the park. All of the plaques currently in the park will be collected and placed in the park near the stage. LED lighting is planned throughout the park. Additional electrical connection for concerts and Christmas lighting is being provided.

Currently included is \$70,000 of Owner Contingency, \$0 of Contractor Contingency, and \$30,000 of Tex Avery Sign Contingency included in the GMP. This GMP does not include Skatepark sidewalks or Gateway Signage.

Council awarded the Design-Build contract to Baird-Williams Construction. Baird-Williams Construction is ready to move into the construction phase. Bid prices are good only through January 2018. Several items were priced as Alternates to give Council flexible options.

RECOMMENDATION

Staff recommends Council consider awarding a Guaranteed Maximum Price of \$3,413,154 with Alternates added as desired. Staff recommends discussing Alternate 5 for the City Hall parking lot improvements in February when the GMP amendment for the Skatepark sidewalks is brought to Council.

3. FUNDING/BUDGET

The Heritage Park Improvements project is partially funded with grant money from Texas Parks and Wildlife Department and City of Taylor general funds.

4. TIMELINE CONSIDERATIONS

If the GMP is awarded tonight, Baird Williams Construction plans to begin work on the improvements in January 2018 and reach substantial completion in July 2018.

5. REFERENCE FILES

- 15a. Bid Tab Analysis
- 15b. Bid Tabulation
- 15c. Guaranteed Maximum Price
- 15d. Presentation

Presented at a Previous Meeting

City of Taylor, Texas
400 Porter Street
Taylor, Texas 76574

C/O

Jennifer Black
Sledge Engineering

RE: Improvements to Heritage Park
Guaranteed Maximum Price (GMP)

Dear Ms. Jennifer Black and the City of Taylor,

Baird/Williams Construction appreciates the opportunity to present our guaranteed maximum price (GMP) for the Improvements to Heritage Park project.

Baird/Williams Construction understands the importance of teamwork in any building program and we are committed to working together in the spirit of cooperation and partnership. Throughout the years, Baird/Williams Construction has carefully developed and maintained a philosophy of providing the excellent construction services that every Owner deserves. We are not so large that we have lost sight of this personal care that is the very basis of our success and reputation for client satisfaction.

Our team designated for this project has extensive construction experience and has successfully worked together delivering quality, on-time projects. Baird/Williams Construction is prepared to commit these key staff personnel and other resources of our organization to ensure the success of your project.

We are honored to present to you the GMP for consideration by Sledge Engineering and the City of Taylor. On the following page(s) you will see our outline of the Base Bid amount along with six (6) independent Bid Alternates. If I can answer any questions or be of assistance in any way, please do not feel free to contact me.

Sincerely,

BAIRD/WILLIAMS CONSTRUCTION, LTD.



Derek Marshall
Vice President of Administration
254-773-3499 x 208*
derek@bwconst.com
cc: WBW / BW / DM / KZ

Guaranteed Maximum Price (GMP – Base Bid): \$3,591,452.00
(Three Million Five Hundred Ninety One Thousand Four Hundred Fifty Two Dollars)

Bid Alternate No. 1: (Add) \$190,912.00
Provide the pavilion and promenade string lights.

Bid Alternate No. 2: (Add) \$22,692.00
Provide aluminum trellis'.

Bid Alternate No. 3: (Add) \$53,297.00
Provide all canopy shade structures.

Bid Alternate No. 4: (Add) \$84,187.00
Provide playground surfacing.

Bid Alternate No. 5: (Add) \$520,000.00
Provide the City Hall parking lot.

Bid Alternate No. 6: (Deduct) (\$32,603.00)
Provide standard water fountain feature spray heads
in lieu of LED.

**HERITAGE PARK IMPROVEMENTS
CITY OF TAYLOR
TAYLOR, TEXAS
BID TABULATION
BWC JOB # 572
December 5, 2017**

Earthwork

Champion Site Prep	Georgetown, Texas
Wolff Construction	Temple, Texas
Ranger Excavating	Austin, Texas
R.T. Schneider Construction	Belton, Texas

Pavement Markings

Precision Pavement Maintenance	Bryan, Texas
Straight Line Striping	San Antonio, Texas
Wolff Construction	Temple, Texas

Erosion Controls

Baird/Williams Construction	Temple, Texas
ABC Erosion Controls	Leander, Texas
Environmental Allies	Houston, Texas

Landscaping & Irrigation

Baird/Williams Construction	
Chick Landscaping	Salado, Texas
Riata Landscape Services	Austin, Texas
Heart of Texas Landscape & Irrigation	Temple, Texas

Water Fountain Feature

Kraftsman Playgrounds & Water Parks	Spring, Texas
Creative Components	New Braunfels, Texas

Site Utilities

Smetana & Associates	Temple, Texas
Wolff Construction	Temple, Texas
Bell Contractors	Temple, Texas
Allied Underground	Bertram, Texas

Concrete

CJ's Concrete Construction	Gatesville, Texas
Wolff Construction	Temple, Texas
Baird/Williams Construction, Ltd	Temple, Texas
Saunders Comercial Construction	Gatesville, Texas

**HERITAGE PARK IMPROVEMENTS
CITY OF TAYLOR
TAYLOR, TEXAS
BID TABULATION
BWC JOB # 572
December 5, 2017**

Masonry

E&T Masonry	Round Rock, Texas
Brick Builders	Lorena, Texas
J.T. Williams Masonry	Hutto, Texas
Tejano Construction	Austin, Texas

Structural Steel - Fabrication

Bludau Fabrication	Hallettsville, Texas
Blue Diamond Steel	New Braunfels, Texas
Fischbeck Welding	Victoria, Texas
Southern Star Steel Services	Lorena, Texas

Thermal & Moisture Protection

Division 7 Waterproofing	Waco, Texas
Alpha Insulation & Waterproofing	Round Rock, Texas

Doors / Frames / Hardware - Material Only

Hidell Builders Supply	Austin, Texas
H&H Doors & Hardware	Victoria, Texas
American Door Products	Houston, Texas

Floor Sealing

C&Z Enterprises	Pflugerville, Texas
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Signage

Benchmark Signs	Benbrook, Texas
A1 Banner & Sign	Waco, Texas

Site Furnishings - Material Only

Kraftsman Playgrounds & Water Parks	Spring, Texas
Bike Rack	

Special Fabric Shade Structures

Kraftsman Playgrounds & Water Parks	Spring, Texas
Creative Components	New Braunfels, Texas

**HERITAGE PARK IMPROVEMENTS
CITY OF TAYLOR
TAYLOR, TEXAS
BID TABULATION
BWC JOB # 572
December 5, 2017**

PEMB Systems - Material Only

Kirby Building Systems	Starkville, Mississippi
CECO Building Systems	San Antonio, Texas
Red Dot Metal Buildings	Athens, Texas

PEMB Insulation - Material Only

Distribution International	Dallas, Texas
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PEMB & Misc. Structural Steel - Erection

Baird/Williams Construction	Temple, Texas
Comal County Erectors	San Antonio, Texas
JP Steel	Bruceville Eddie, Texas

Plumbing

RAMS Mechanical	Temple, Texas
Triad Mechanical	Austin, Texas
Rabroker	Temple, Texas
LochrIDGE-Priest	Waco, Texas

HVAC

Air Craft	Pflugerville, Texas
Air Control	Temple, Texas
Rabroker	Temple, Texas

Electrical

Amos Electric	Temple, Texas
Warren Electric	Temple, Texas
Bartlett Electric	Waco, Texas
R.K. Bass Electric	Killeen, Texas

BAIRD / WILLIAMS CONSTRUCTION

ESTIMATE NO. : GMP
PROJECT : HERITAGE PARK IMPROVEMENTS
LOCATION: TAYLOR, TEXAS
TIME of COMPLETION:
OWNER: CITY OF TAYLOR

BASE BID

Bid Date: 12/5/2017

CODE NO.	SPEC REF	DESCRIPTION	ACCT. # 112 SUB- CONT	ACCT. # 111 LUMP SUM MATERIAL	ACCT. # 110 MATERIALS	ACCT. # 113 LABOR
	02 40 20	ALTERATION OF EXISTING CONDITIONS	IN 2A	\$0	\$0	\$0
2A	02 41 13	SELECTIVE SITE DEMOLITION	\$11,120	\$0	\$0	\$0
2B	31 00 00	EARTHWORK	\$149,200	\$0	\$0	\$0
	31 05 04	GENERAL SITEWORK REQUIREMENTS	IN 2B	\$0	\$0	\$0
	31 05 21	GEOGRID SOIL REINFORCEMENT	IN 2B	\$0	\$0	\$0
	31 11 00	CLEARING & GRUBBING	IN 2B	\$0	\$0	\$0
	31 11 01	SITE PREPARATION	IN 2B	\$0	\$0	\$0
	31 14 31.23	TOPSOIL STRIPPING & STOCKPILING	IN 2B	\$0	\$0	\$0
	31 22 13	ROUGH GRADING	IN 2B	\$0	\$0	\$0
	31 22 19	FINISH GRADING	IN 2B	\$0	\$0	\$0
	31 23 13	SUBGRADE PREPARATION	IN 2B	\$0	\$0	\$0
	31 23 17	TRENCH SAFETY	IN 2L / 22A / 26A	\$0	\$0	\$0
2B	31 25 00	EROSION & SEDIMENTATION CONTROLS	\$11,845	\$0	\$0	\$0
2C	31 31 16	TERMITE CONTROL	ELIMINATED	\$0	\$0	\$0
	31 41 33	TRENCH SHIELDING	IN 2L / 22A / 26A	\$0	\$0	\$0
	31 48 00	DRILLED PIERS	IN 3A	\$0	\$0	\$0
2D		SPRINKLING FOR DUST CONTROL	\$9,000	\$0	\$0	\$0
2E		DISPOSE EARTHWORK EXCAVATION SPOILS	IN 2B	\$0	\$0	\$0
2F	32 01 17	FLEXIBLE PAVING REPAIR	IN 88A	\$0	\$0	\$0
	32 01 30	OPERATION & MAINTENANCE OF SITE IMPROVEMENTS	IN 2B / 2L / 3A	\$0	\$0	\$0
	32 11 23	AGGREGATE BASE COURSE	IN 2B	\$0	\$0	\$0
	32 12 16	ASPHALT PAVING	IN 2B	\$0	\$0	\$0
	32 13 13	CONCRETE PAVING	IN 3A	\$0	\$0	\$0
	32 13 73	CONCRETE PAVING JOINT SEALANTS	IN 7A	\$0	\$0	\$0
	32 15 40	DECOMPOSED GRANITE PAVING - STABILIZED	IN 2I	\$0	\$0	\$0
	32 16 21	CONCRETE CURBS, GUTTERS, & WALKS	IN 3A	\$0	\$0	\$0
2G	32 17 23	PAVEMENT MARKINGS	\$950	\$0	\$0	\$0
	31 17 26	TACTILE WARNING SURFACE	IN 3A	\$0	\$0	\$0
2H	32 18 16.13	PLAYGROUND PROTECTIVE SURFACING	\$29,070	\$0	\$0	\$0
2I		LANDSCAPING & IRRIGATION	\$172,566	\$0	\$0	\$0
	32 91 19.13	SPREADING & GRADING TOPSOIL	IN 2I	\$0	\$0	\$0
	32 92 02	SODDING	IN 2I	\$0	\$0	\$0
	32 92 19.16	HYDRAULIC SEEDING	IN 2I	\$0	\$0	\$0
2J		IRRIGATION SLEEVES	\$12,978	\$0	\$0	\$0
2K		WATER FOUNTAIN FEATURE	\$234,774	\$0	\$0	\$0
2L	33 00 00	SITE UTILITIES	\$237,404	\$0	\$0	\$0
	33 01 30	TESTING OF GRAVITY SEWER SYSTEMS	IN 2L	\$0	\$0	\$0
	33 05 16	UTILITY STRUCTURES	IN 2L	\$0	\$0	\$0
	33 11 00	WATER UTILITY DISTRIBUTION PIPING	IN 2L	\$0	\$0	\$0
	33 13 00	DISINFECTION OF WATER DISTRIBUTION PIPING	IN 2L	\$0	\$0	\$0
	33 31 00	SANITARY UTILITY SEWERAGE PIPING	IN 2L	\$0	\$0	\$0
	33 39 13	SANITARY UTILITY MANHOLES, FRAMES, & COVERS	IN 2L	\$0	\$0	\$0
	33 41 00	STORM UTILITY DRAINAGE PIPING	IN 2L	\$0	\$0	\$0
	33 49 13	STORM DRAINAGE MANHOLES, FRAMES, & COVERS	IN 2L	\$0	\$0	\$0
3A	03 00 00	CONCRETE	\$784,347	\$0	\$0	\$0
	03 10 00	CONCRETE FORMING & ACCESSORIES	IN 3A	\$0	\$0	\$0
	03 15 20	EXPANSION & CONTRACTION JOINTS	IN 3A	\$0	\$0	\$0
	03 20 00	CONCRETE REINFORCING	IN 3A	\$0	\$0	\$0
	03 30 00	CAST-IN-PLACE CONCRETE	IN 3A	\$0	\$0	\$0
3B	03 35 19	STAINED CONCRETE FLOOR FINISH	\$24,025	\$0	\$0	\$0
	03 35 20	INTEGRALLY COLORED CONCRETE	EXCLUDED	\$0	\$0	\$0
3C		CONCRETE FLOOR SEALER	\$3,000	\$0	\$0	\$0
3D		DISPOSE STRUCTURAL EXCAVATION SPOILS	\$5,750	\$0	\$0	\$0
4A	04 00 00	MASONRY	\$199,819	\$0	\$0	\$0
	04 01 21	UNIT MASONRY RESTORATION & CLEANING	IN 4A	\$0	\$0	\$0
	04 05 16	MASONRY GROUTING	IN 4A	\$0	\$0	\$0
	04 05 19	MASONRY ANCHORAGE & REINFORCNG	IN 4A	\$0	\$0	\$0
	04 05 23	MASONRY CAVITY DRAINAGE, WEEPHOLES, & VENTS	IN 4A	\$0	\$0	\$0
	04 22 00	CONCRETE UNIT MASONRY	IN 4A	\$0	\$0	\$0
	04 72 00	CAST STONE MASONRY	IN 4A	\$0	\$0	\$0
5A	05 12 00	STRUCTURAL STEEL FRAMING	\$72,951	\$68,110	\$0	\$0
	05 50 00	METAL FABRICATIONS	IN 5A	IN 5A	\$0	\$0
	05 52 13	PIPE & TUBE RAILINGS	IN 5A	IN 5A	\$0	\$0
6A	06 10 00	ROUGH CARPENTRY	\$7,545	\$0	\$0	\$0
7A	07 00 00	THERMAL & MOISTURE PROTECTION	\$30,210	\$0	\$0	\$0
	07 19 00	WATER REPELLENTS	IN 7A	\$0	\$0	\$0
	07 26 18	UNDER-SLAB VAPOR BARRIER	IN 3A	\$0	\$0	\$0
	07 92 00	JOINT SEALANTS	IN 7A	\$0	\$0	\$0
8A	08 11 13	HOLLOW METAL DOORS & FRAMES	\$3,394	\$7,555	\$0	\$0
	08 71 00	DOOR HARDWARE	IN 8A	IN 8A	\$0	\$0
8B	08 83 00	MIRRORS	IN 10B	\$0	\$0	\$0
8C	08 91 00	LOUVERS	\$1,600	\$0	\$0	\$0
9A	09 91 00	PAINTING	ELIMINATED	\$0	\$0	\$0
10A	10 14 00	SIGNAGE	\$47,720	\$0	\$0	\$0
10B	10 21 13	SOLID PLASTIC TOILET COMPARTMENTS	\$16,065	\$0	\$0	\$0
	10 28 00	TOILET, BATH, & LAUNDRY ACCESSORIES	IN 10B	\$0	\$0	\$0
	10 44 16	FIRE EXTINGUISHERS & CABINETS	IN 10B	\$0	\$0	\$0
10C	10 73 16	ALUMINUM CANOPIES	BID ALT	\$0	\$0	\$0
10D	10 75 00	FLAGPOLES	IN 12A	\$0	\$0	\$0
	10 95 10	MISC. ACCESSORIES & EQUIPMENT	SEE BELOW	\$0	\$0	\$0
		BABY CHANGING STATIONS	IN 10B	\$0	\$0	\$0
		COAT HOOKS	EXCLUDED	\$0	\$0	\$0
		CANOPY COLUMN WRAP DOWNSPOUT NOZZLE	BID ALT	\$0	\$0	\$0
12A	12 93 00	SITE FURNISHINGS	\$10,150	\$33,427	\$0	\$0
		SEATING	IN 12A	IN 12A	\$0	\$0
		TABLES	IN 12A	IN 12A	\$0	\$0
		TRASH RECEPTACLES	IN 12A	IN 12A	\$0	\$0
		BOLLARDS	IN 5A	IN 5A	\$0	\$0
13A	31 31 33	SPECIAL FABRIC STRUCTURES	\$18,763	\$0	\$0	\$0
13B	31 34 19	METAL BUILDING SYSTEM	IN 5A	\$108,754	\$0	\$0
13C		METAL BUILDING INSULATION	IN 13B	\$1,000	\$0	\$0
	20 00 00	MEP GENERAL PROVISIONS	IN 22A / 23A / 26A	\$0	\$0	\$0
	20 01 00	MEP BASIC MATERIALS & METHODS	IN 22A / 23A / 26A	\$0	\$0	\$0
	20 07 00	MEP INSULATION	IN 22A / 23A / 26A	\$0	\$0	\$0
		PAGE 1 SUBTOTAL	\$2,094,246	\$218,846	\$0	\$0

BAIRD / WILLIAMS CONSTRUCTION

ESTIMATE NO. : GMP
PROJECT : HERITAGE PARK IMPROVEMENTS
LOCATION: TAYLOR, TEXAS
TIME of COMPLETION:
OWNER: CITY OF TAYLOR

BASE BID

Bid Date: 12/5/2017

CODE NO.	SPEC REF	DESCRIPTION	ACCT. # 112 SUB- CONT	ACCT. # 111 LUMP SUM MATERIAL	ACCT. # 110 MATERIALS	ACCT. # 113 LABOR
		SUBTOTAL FROM PAGE 1	\$2,094,246	\$218,846	\$0	\$0
21A	21 00 00	FIRE SPRINKLER SYSTEM	EXCLUDED	\$0	\$0	\$0
22A	22 00 00	PLUMBING	\$42,090	\$0	\$0	\$0
23A	23 00 00	HVAC	\$4,725	\$0	\$0	\$0
26A	26 00 00	ELECTRICAL	\$253,000	\$0	\$0	\$0
27A	27 00 00	NETWORK & TECHNOLOGY SYSTEMS	EXCLUDED	\$0	\$0	\$0
28A	28 00 00	ELECTRONIC SAFETY & SECURITY	EXCLUDED	\$0	\$0	\$0
		SCHEDULED ALLOWANCES	SEE BELOW	\$0	\$0	\$0
	NO. 1	OWNER'S CONTINGENCY	\$70,000	\$0	\$0	\$0
	NO. 2	CONTRACTOR'S CONTINGENCY	\$0	\$0	\$0	\$0
	NO. 3	INFORMATIVE SIGNS	\$30,000	\$0	\$0	\$0
85A		TEMPORARY POWER GENERATORS	\$10,500	\$0	\$0	\$0
86A		TEMPORARY WATER	\$1,550	\$0	\$0	\$0
87A		STREET CLEANING	\$9,750	\$0	\$0	\$0
88A		ASPHALT PATCHING	\$7,000	\$0	\$0	\$0
89A		SWPPP	\$1,500	\$0	\$0	\$0
91A		GENERAL REQUIREMENTS	\$15,627	\$0	\$71,315	\$121,128
		SUBTOTAL	\$2,539,988	\$218,846	\$71,315	\$121,128
92A		PAYROLL INSURANCE & TAXES				\$38,761
		TOTAL SUB BIDS				\$2,539,988
		TOTAL LUMP SUM MATERIAL				\$218,846
		TOTAL MATERIAL				\$71,315
		TOTAL LABOR				\$121,128
93A		BUILDERS RISK INSURANCE				\$2,967
94A		BUILDING PERMIT & INSPECTIONS				EXCLUDED
95A		SPECIAL INSURANCE				\$0
96A		LIABILITY INSURANCE				\$9,428
		SUBTOTAL				\$3,002,433
97A		SALES & USE TAX				\$0
98A		BOND				\$36,324
		SUBTOTAL				\$3,038,757
99A		DESIGN/BUILD FEE			8.50%	\$258,294
		PRE-AMENDMENT DESIGN FEE CREDIT				(\$48,750)
FEE		CONSTRUCTION FEE			5.00%	\$164,853
		TOTAL				\$3,413,154



Heritage Square Park

Council Update

January 11, 2018





Project Highlights

- All Concept Plan elements included
- TPWD Grant requirements included (\$250K)
- Recycling splashpad
- Re-use of existing materials (Old City Hall bricks, park columns)
- Decorative concrete seat walls
- Tex Avery & Heritage signage
- Stage / Restroom / Farmer's Market
- Schedule: **approve tonight = July, 2018**



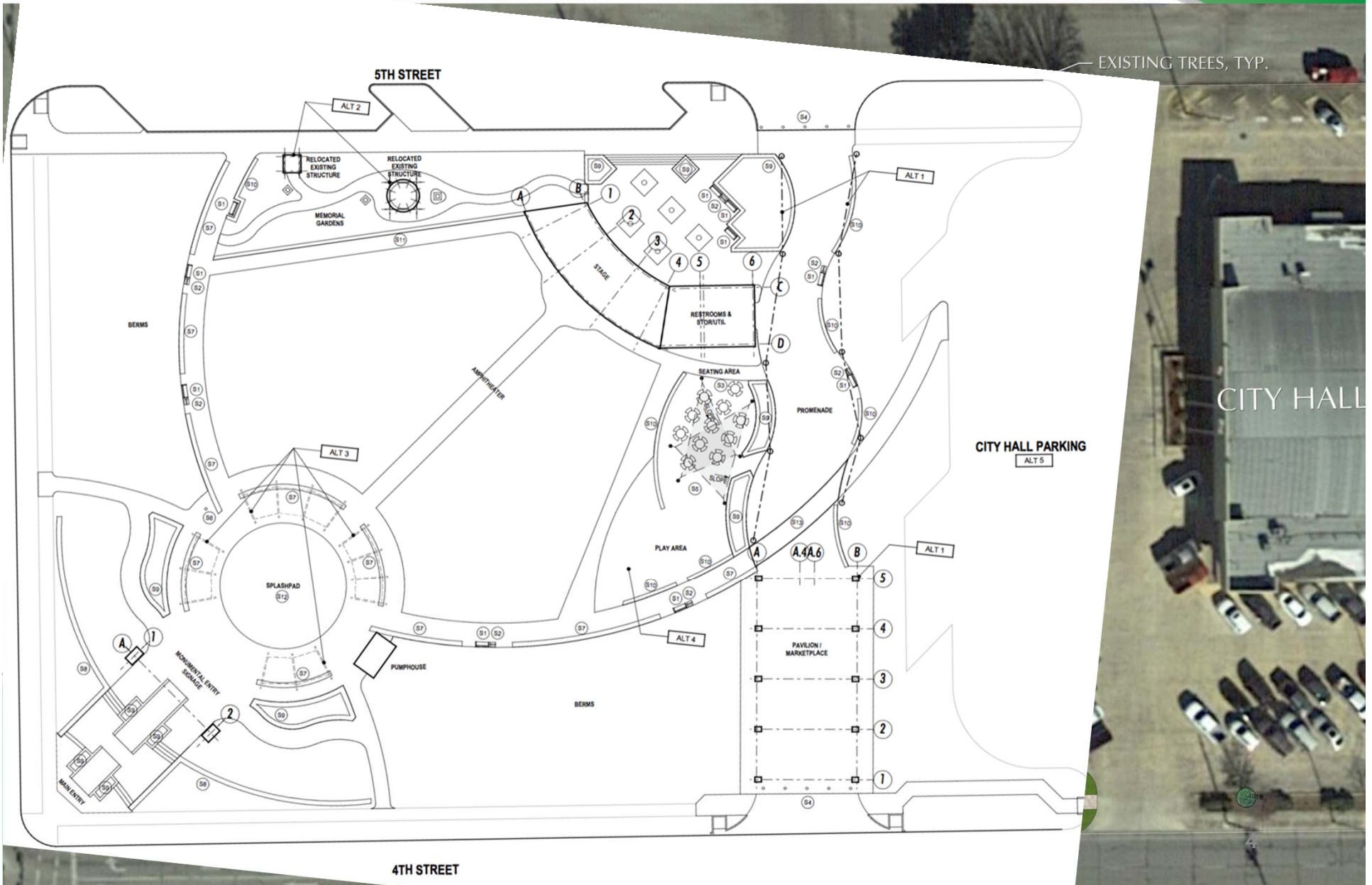


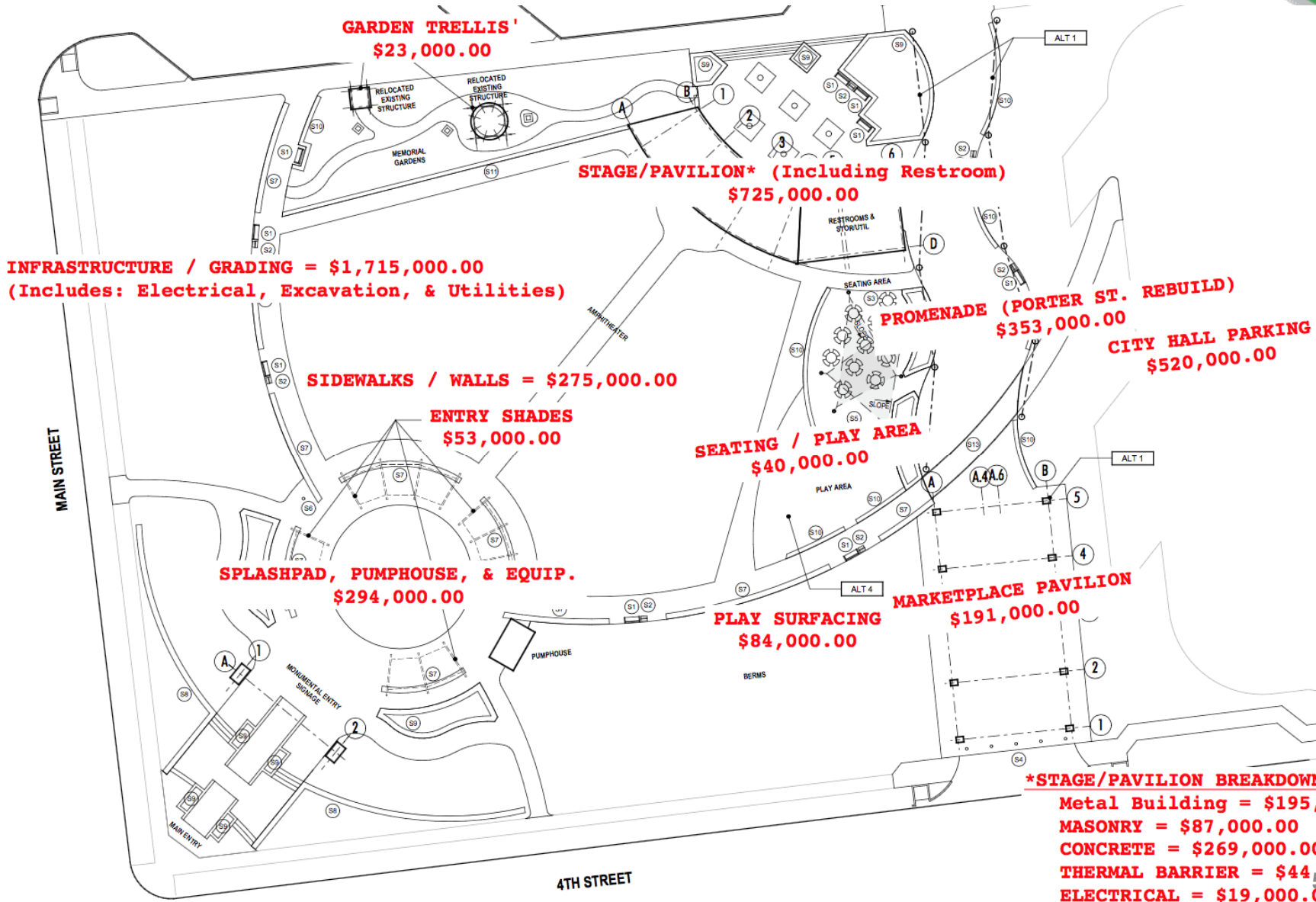
Approved Concept Plan





Current Site Plan





- S84 HARTFORD SERIES GAS EYEBOLTS (BCA H10 AN
- S85 3-POINT SHADE FABRIC DRAINAGE AT 8' MINIMA
- S86 40' FLAGPOLE WITH LED
- S87 CONCRETE SEAT WALL
- S88 CONCRETE RETAINING 1' CHAMFER AT TOP
- S89 4" VENNER CMU BENCH
- S90 4" VENNER CMU BENCH
- S91 8" CMU WALL CAP W/ CI
- S92 52" DIAMETER STAINED I
- S93 CONCRETE CROSSWALL

ALTERNATES

- ALT 1 ALTERNATE 1 PROMENADE PAVILION IS CI
- ALT 2 ALTERNATE 2 COLUMNS: SA
- ALT 3 ALTERNATE 3 STRUCTURES
- ALT 4 ALTERNATE 4 GRASS
- ALT 5 ALTERNATE 5 REVEGETATIO



TPWD Grant Information

- **\$1.0M** to comply with minimum TPWD Grant requirements;
 - *does NOT comply with approved Concept Plan*

TPWD Grant requires:

- Amphitheater
- Splash Pad
- Native Landscaping
- Historical Signage
- Picnic Tables & Benches





Cost Information

- **\$1.71M** Raw Infrastructure; electric, water, sewer, demo, grading; *per approved Concept Plan*
- **\$1.99M** add **sidewalks and walls** *per Concept Plan*
- **\$2.28M** add **splashpad, pumphouse** *per Concept Plan*
- **\$3.01M** add **Stage & Pavilion** *per Concept Plan*
- **\$3.36M** add **Promenade (Porter St)** *per Concept Plan*
- **\$3.40M** add **seating and play areas** *per Concept Plan*

**green items could be redesigned and reduced somewhat*





Award Suggestions

1. **\$3,497,341** Base bid + Alt 4 (playground surfacing)
2. **\$3,688,253** Base bid + Alt4 + Alt 1(Marketplace Pavilion)
3. **\$3,710,945** Base + Alt4 + Alt1 + Alt 2 (reuse columns)
4. **\$3,764,242** Base + Alt4 + Alt1 + Alt2 + Alt 3 (entry canopy shades)
5. **\$3,413,154** Base bid only
6. **\$3.17 M** Base bid but reduced sprayground, reduced shades, reduced seat walls, reduced signage, no decorative concrete, no LED lighting
7. **\$2.95M** same as prior but remove a Concept Plan element such as Restroom or Porter Street

















Funding Hertiage Square Park Worksheet

Funding Sources:

	<u>Amount</u>
Grant Funds	\$ 250,000
Certificate of Obligations (Bonds FY18)	\$ 3,000,000
City Funds-TIF funds	\$ 170,000
Total Funding Sources for Heritage Sq. Park	\$ 3,420,000

TIF BALANCE AND COMMITTED FUNDS

Revenues:

Beginning Fund Balance 10/1/2017	\$ 734,028
Projected Revenues FY18	\$ 293,027
Total Revenue	\$ 1,027,055

Expenditures: Committed Either By Budget or Contract

Gateway, Beautification Project	\$ 350,000
Heritage Square Design	\$ 68,000
Main Street Program-Façade Grant	\$ 30,000
Fire Suppression Grant	\$ 25,000
Cash Overmatch (Heritage/SkatePark)	\$ 80,000
YTD PAID on Gateway & Hertiage (SEC)	\$ (71,777)
Total Expenditure	\$ 481,223
Available Funds FY18	\$ 545,832
Funds to be used in FY18-Hertiage	\$ (170,000)
Estimated Year-End Remaining Funds	\$ 375,832

DEBT AMORTIZATION SCHEDULE 2018

4,000,000	
7-years	
	Net Interest Cost: 2.81% Level
9/30/2018	\$ 63,790.80
9/30/2019	\$ 646,812.50
9/30/2020	\$ 646,012.50
9/30/2021	\$ 650,012.50
9/30/2022	\$ 647,300.00
9/30/2023	\$ 650,050.00
9/30/2024	\$ 647,200.00
9/30/2025	\$ 648,900.00
Totals	\$ 4,600,078.30
	Net Interest Cost: 2.83% Deferred
	\$ 65,563.80
	\$ 424,781.26
	\$ 528,481.26
	\$ 639,981.26
	\$ 748,400.00
	\$ 748,450.00
	\$ 747,900.00
	\$ 746,750.00
	\$ 4,650,307.58

3,000,000	
	Net Interest Cost: 2.81% Level
	\$ 48,024.13
	\$ 485,412.50
	\$ 487,312.50
	\$ 489,012.50
	\$ 489,450.00
	\$ 486,400.00
	\$ 488,050.00
	\$ 489,250.00
	\$ 561,350.00
	\$ 562,250.00
	\$ 561,450.00
	\$ 562,700.00
	\$ 480,675.00
	\$ 397,075.00
	\$ 321,875.00
	\$ 48,897.57
Totals	\$ 3,462,911.63
	Net Interest Cost: 2.83% Deferred
	\$ 3,496,272.57

4,000,000	
10-years	
	Net Interest Cost: 3.02% Level
9/30/2018	\$ 71,394.18
9/30/2019	\$ 474,543.76
9/30/2020	\$ 477,443.76
9/30/2021	\$ 476,493.76
9/30/2022	\$ 475,243.76
9/30/2023	\$ 478,693.76
9/30/2024	\$ 476,693.76
9/30/2025	\$ 479,393.76
9/30/2026	\$ 476,643.76
9/30/2027	\$ 478,593.76
9/30/2028	\$ 479,531.26
Totals	\$ 4,844,669.28
	Net Interest Cost: 3.05% Deferred
	\$ 72,487.85
	\$ 336,375.00
	\$ 372,000.00
	\$ 414,425.00
	\$ 460,275.00
	\$ 504,475.00
	\$ 552,025.00
	\$ 552,775.00
	\$ 548,075.00
	\$ 548,075.00
	\$ 551,852.50
	\$ 4,912,840.35

3,000,000	
	Net Interest Cost: 3.02% Level
	\$ 53,723.87
	\$ 359,956.26
	\$ 359,556.26
	\$ 356,306.26
	\$ 357,906.26
	\$ 359,206.26
	\$ 360,206.26
	\$ 360,906.26
	\$ 361,306.26
	\$ 356,406.26
	\$ 360,937.50
	\$ 412,937.50
	\$ 417,287.50
	\$ 416,187.50
	\$ 414,787.50
	\$ 412,600.00
Totals	\$ 3,646,417.71
	Net Interest Cost: 3.05% Deferred
	\$ 54,518.92
	\$ 251,287.50
	\$ 283,087.50
	\$ 312,237.50
	\$ 345,337.50
	\$ 377,237.50
	\$ 412,937.50
	\$ 417,287.50
	\$ 416,187.50
	\$ 414,787.50
	\$ 412,600.00
	\$ 3,697,506.42

TIF Revenue Projections

Based Values 2005 \$ 24,550,177

	Taxable		% Increase	Taxable Value		City of Property		County		Property Tax	Total City & County		Cumulative
	Valuation			Increment	Tax	Tax Rates	County	County					
2006-07	\$ 27,125,451		10.5%	\$ 2,575,274	\$ 21,750			\$ 13,949	\$ 35,699	\$	\$ 35,699	\$ 35,699	
2007-08	\$ 29,688,793		20.9%	\$ 5,138,616	\$ 39,783	0.4891		\$ 25,133	\$ 64,916	\$	\$ 64,916	\$ 100,615	
2008-09	\$ 31,868,912		7.3%	\$ 7,318,735	\$ 56,662	0.46832		\$ 34,275	\$ 90,937	\$	\$ 90,937	\$ 191,552	
2009-10	\$ 32,348,414		1.5%	\$ 7,798,237	\$ 61,606			\$ 38,211	\$ 99,817	\$	\$ 99,817	\$ 291,368	
2010-11	\$ 31,615,458		-2.3%	\$ 7,065,281	\$ 57,504	0.48999		\$ 34,620	\$ 92,124	\$	\$ 92,124	\$ 383,492	
2011-12	\$ 32,350,851		2.3%	\$ 7,800,674	\$ 63,489	0.487687		\$ 38,043	\$ 101,532	\$	\$ 101,532	\$ 485,024	
2012-13	\$ 32,667,295		1.0%	\$ 8,117,118	\$ 66,065	0.489029		\$ 39,695	\$ 105,760	\$	\$ 105,760	\$ 590,784	
2013-14	\$ 35,224,482		7.8%	\$ 10,674,305	\$ 86,877	0.489029		\$ 52,200	\$ 139,078	\$	\$ 139,078	\$ 729,862	
2014-15	\$ 39,482,746		12.1%	\$ 14,932,569	\$ 121,535	0.489029		\$ 72,651	\$ 194,186	\$	\$ 194,186	\$ 924,048	
2015-16	\$ 42,003,045		6.4%	\$ 17,452,868	\$ 142,048	0.486529		\$ 84,041	\$ 226,088	\$	\$ 226,088	\$ 1,150,136	
2016-17	\$ 44,979,430		7.1%	\$ 20,429,253	\$ 164,229	0.476529		\$ 97,351	\$ 261,581	\$	\$ 261,581	\$ 1,411,717	
2017-18	\$ 47,228,402		5%	\$ 22,678,225	\$ 182,309	0.476529		\$ 108,068	\$ 290,377	\$	\$ 290,377	\$ 1,702,094	
2018-19	\$ 49,589,822		5%	\$ 25,039,645	\$ 201,292	0.476529		\$ 119,321	\$ 320,613	\$	\$ 320,613	\$ 2,022,707	
2019-20	\$ 52,069,313		5%	\$ 27,519,136	\$ 221,224	0.476529		\$ 131,137	\$ 352,361	\$	\$ 352,361	\$ 2,375,068	
2020-21	\$ 54,672,778		5%	\$ 30,122,601	\$ 242,153	0.476529		\$ 143,543	\$ 385,696	\$	\$ 385,696	\$ 2,760,765	
2021-22	\$ 57,406,417		5%	\$ 32,856,240	\$ 264,129	0.476529		\$ 156,570	\$ 420,699	\$	\$ 420,699	\$ 3,181,463	
2022-23	\$ 60,276,738		5%	\$ 35,726,561	\$ 287,203	0.476529		\$ 170,247	\$ 457,451	\$	\$ 457,451	\$ 3,638,914	
2023-24	\$ 63,290,575		5%	\$ 38,740,398	\$ 311,431	0.476529		\$ 184,609	\$ 496,041	\$	\$ 496,041	\$ 4,134,954	
2024-25	\$ 66,455,104		5%	\$ 41,904,927	\$ 336,871	0.476529		\$ 199,689	\$ 536,560	\$	\$ 536,560	\$ 4,671,514	
2025-26	\$ 69,777,859		5%	\$ 45,227,682	\$ 363,582	0.476529		\$ 215,523	\$ 579,105	\$	\$ 579,105	\$ 5,250,620	
2026-27	\$ 73,266,752		5%	\$ 48,716,575	\$ 391,629	0.476529		\$ 232,149	\$ 623,778	\$	\$ 623,778	\$ 5,874,397	
2027-28	\$ 76,930,089		5%	\$ 52,379,912	\$ 421,078	0.476529		\$ 249,605	\$ 670,684	\$	\$ 670,684	\$ 6,545,081	
2028-29	\$ 80,776,594		5%	\$ 56,226,417	\$ 452,000	0.476529		\$ 267,935	\$ 719,935	\$	\$ 719,935	\$ 7,265,017	
2029-30	\$ 84,815,424		5%	\$ 60,265,247	\$ 484,468	0.476529		\$ 287,181	\$ 771,649	\$	\$ 771,649	\$ 8,036,666	

ACTUALS

PROJECTIONS



City Council Workshop Meeting January 29, 2018 Agenda Item Transmittal

Agenda Item #: 2

Agenda Title: Consider approving a Guaranteed Maximum Price Proposal for Heritage Square Park improvements

Council Action to be taken: Consider approval of Guaranteed Maximum Price for Park Improvements

Initiating Department: Parks and Recreation

Staff Contact: Casey Sledge

1. INTRODUCTION/PURPOSE

Council can consider and award the Guaranteed Maximum Price (GMP) proposed for Heritage Park Improvements.

2. DESCRIPTION/ JUSTIFICATION

Council awarded the Design-Build contract to Baird-Williams Construction. Baird-Williams Construction is ready to move into the construction phase. A Guaranteed Maximum Price of \$3,419,856.00 has been provided for the Heritage Park Improvements. With the GMP proposal are add alternates that the Council may choose to consider.

Add Alternate 1 will add the pavilion and pavilion string lights at the south end of the promenade (Porter and 3rd). If the pavilion is not selected, that area of the promenade will be open with no structures. The bollards at both ends of Porter will be constructed whether or not the pavilion is constructed.

Add Alternate 2 will relocate the existing white columns in the park that are under old wooden structure to the garden area near the corner of Main and 5th and install an aluminum trellis over the columns. If this alternate is not selected, the columns are not planned for reuse.

Add Alternate 3 adds canopy shade structures to the sprayground area and an extra shade structure by the play area. If this alternate is not selected, minimal shade structures will

still be constructed at the playground and adjacent seating area. Some shade structures must be included per the grant agreement.

Add Alternate 4 adds rubber poured and artificial turf to the play area. If this alternate is not selected, the surface under the play area will be a standard wood chip or similar surface.

Add Alternate 5 reconstructs the City Hall parking lot from the edge of the Heritage Park construction on the east side of Porter to the front of City Hall. If this alternate is not selected, no paving work to the City Hall parking lot will occur.

The project includes reuse of old City Hall bricks (from building demoed that was previously located in Heritage Park). We are hoping to be able to relocate some of the wood pavers from 2nd Street if they can be excavated without too much damage. The plan is to place the old building bricks and wood pavers in strategic areas along the walking path in the park.

All plaques currently in the park will be collected and placed in the park near the stage.

LED lighting is planned throughout the park

Additional electrical connection for concerts and Christmas lighting is being provided.

There is currently \$70,000 of Owner Contingency, \$0 of Contractor Contingency, and \$30,000 of Tex Avery Sign Contingency included in the GMP.

This GMP does not include skatepark flatwork or gateway signage.

3. FINANCIAL/BUDGET

The Heritage Park Improvements project is partially funded with grant money from Texas Parks and Wildlife Department and City of Taylor general funds.

4. TIMELINE CONSIDERATIONS

If the GMP is awarded, Baird Williams Construction plans to begin work on the improvements February 5, 2018.

5. RECOMMENDATION

Staff recommends Council award the Guaranteed Maximum Price in the amount of \$3,419,856.00 and consider awarding Bid Alternates 1-4. If GMP and Bid Alternates 1-4 are awarded, the total award is \$3,770,944. Staff recommends discussing Alternate 5 for the City Hall parking lot improvements in March when the GMP amendment for the Skatepark flatwork is brought to Council.

6. REFERENCE FILES

2a. [Bid documents](#)

City of Taylor, Texas
400 Porter Street
Taylor, Texas 76574

C/O

Jennifer Black
Sledge Engineering

RE: Improvements to Heritage Park
Guaranteed Maximum Price (GMP)

Dear Ms. Jennifer Black and the City of Taylor,

Baird/Williams Construction appreciates the opportunity to present our guaranteed maximum price (GMP) for the Improvements to Heritage Park project.

Baird/Williams Construction understands the importance of teamwork in any building program and we are committed to working together in the spirit of cooperation and partnership. Throughout the years, Baird/Williams Construction has carefully developed and maintained a philosophy of providing the excellent construction services that every Owner deserves. We are not so large that we have lost sight of this personal care that is the very basis of our success and reputation for client satisfaction.

Our team designated for this project has extensive construction experience and has successfully worked together delivering quality, on-time projects. Baird/Williams Construction is prepared to commit these key staff personnel and other resources of our organization to ensure the success of your project.

We are honored to present to you the GMP for consideration by Sledge Engineering and the City of Taylor. On the following page(s) you will see our outline of the Base Bid amount along with six (6) independent Bid Alternates. If I can answer any questions or be of assistance in any way, please do not feel free to contact me.

Sincerely,

BAIRD/WILLIAMS CONSTRUCTION, LTD.



Derek Marshall
Vice President of Administration
254-773-3499 x 208*
derek@bwconst.com
cc: WBW / BW / DM / KZ

Guaranteed Maximum Price (GMP – Base Bid): \$3,591,452.00
(Three Million Five Hundred Ninety One Thousand Four Hundred Fifty Two Dollars)

Bid Alternate No. 1: (Add) \$190,912.00
Provide the pavilion and promenade string lights.

Bid Alternate No. 2: (Add) \$22,692.00
Provide aluminum trellis'.

Bid Alternate No. 3: (Add) \$53,297.00
Provide all canopy shade structures.

Bid Alternate No. 4: (Add) \$84,187.00
Provide playground surfacing.

Bid Alternate No. 5: (Add) \$520,000.00
Provide the City Hall parking lot.

Bid Alternate No. 6: (Deduct) (\$32,603.00)
Provide standard water fountain feature spray heads
in lieu of LED.

**HERITAGE PARK IMPROVEMENTS
CITY OF TAYLOR
TAYLOR, TEXAS
BID TABULATION
BWC JOB # 572
December 5, 2017**

Earthwork

Champion Site Prep	Georgetown, Texas
Wolff Construction	Temple, Texas
Ranger Excavating	Austin, Texas
R.T. Schneider Construction	Belton, Texas

Pavement Markings

Precision Pavement Maintenance	Bryan, Texas
Straight Line Striping	San Antonio, Texas
Wolff Construction	Temple, Texas

Erosion Controls

Baird/Williams Construction	Temple, Texas
ABC Erosion Controls	Leander, Texas
Environmental Allies	Houston, Texas

Landscaping & Irrigation

Baird/Williams Construction	
Chick Landscaping	Salado, Texas
Riata Landscape Services	Austin, Texas
Heart of Texas Landscape & Irrigation	Temple, Texas

Water Fountain Feature

Kraftsman Playgrounds & Water Parks	Spring, Texas
Creative Components	New Braunfels, Texas

Site Utilities

Smetana & Associates	Temple, Texas
Wolff Construction	Temple, Texas
Bell Contractors	Temple, Texas
Allied Underground	Bertram, Texas

Concrete

CJ's Concrete Construction	Gatesville, Texas
Wolff Construction	Temple, Texas
Baird/Williams Construction, Ltd	Temple, Texas
Saunders Comercial Construction	Gatesville, Texas

**HERITAGE PARK IMPROVEMENTS
CITY OF TAYLOR
TAYLOR, TEXAS
BID TABULATION
BWC JOB # 572
December 5, 2017**

Masonry

E&T Masonry	Round Rock, Texas
Brick Builders	Lorena, Texas
J.T. Williams Masonry	Hutto, Texas
Tejano Construction	Austin, Texas

Structural Steel - Fabrication

Bludau Fabrication	Hallettsville, Texas
Blue Diamond Steel	New Braunfels, Texas
Fischbeck Welding	Victoria, Texas
Southern Star Steel Services	Lorena, Texas

Thermal & Moisture Protection

Division 7 Waterproofing	Waco, Texas
Alpha Insulation & Waterproofing	Round Rock, Texas

Doors / Frames / Hardware - Material Only

Hidell Builders Supply	Austin, Texas
H&H Doors & Hardware	Victoria, Texas
American Door Products	Houston, Texas

Floor Sealing

C&Z Enterprises	Pflugerville, Texas
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Signage

Benchmark Signs	Benbrook, Texas
A1 Banner & Sign	Waco, Texas

Site Furnishings - Material Only

Kraftsman Playgrounds & Water Parks	Spring, Texas
Bike Rack	

Special Fabric Shade Structures

Kraftsman Playgrounds & Water Parks	Spring, Texas
Creative Components	New Braunfels, Texas

**HERITAGE PARK IMPROVEMENTS
CITY OF TAYLOR
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PEMB Systems - Material Only

Kirby Building Systems	Starkville, Mississippi
CECO Building Systems	San Antonio, Texas
Red Dot Metal Buildings	Athens, Texas

PEMB Insulation - Material Only

Distribution International	Dallas, Texas
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PEMB & Misc. Structural Steel - Erection

Baird/Williams Construction	Temple, Texas
Comal County Erectors	San Antonio, Texas
JP Steel	Bruceville Eddie, Texas

Plumbing

RAMS Mechanical	Temple, Texas
Triad Mechanical	Austin, Texas
Rabroker	Temple, Texas
Lochridge-Priest	Waco, Texas

HVAC

Air Craft	Pflugerville, Texas
Air Control	Temple, Texas
Rabroker	Temple, Texas

Electrical

Amos Electric	Temple, Texas
Warren Electric	Temple, Texas
Bartlett Electric	Waco, Texas
R.K. Bass Electric	Killeen, Texas

BAIRD / WILLIAMS CONSTRUCTION

ESTIMATE NO. : GMP
PROJECT : HERITAGE PARK IMPROVEMENTS
LOCATION: TAYLOR, TEXAS
TIME of COMPLETION:
OWNER: CITY OF TAYLOR

BASE BID

Bid Date: 12/5/2017

CODE NO.	SPEC REF	DESCRIPTION	ACCT. # 112 SUB- CONT	ACCT. # 111 LUMP SUM MATERIAL	ACCT. # 110 MATERIALS	ACCT. # 113 LABOR
	02 40 20	ALTERATION OF EXISTING CONDITIONS	IN 2A	\$0	\$0	\$0
2A	02 41 13	SELECTIVE SITE DEMOLITION	\$11,120	\$0	\$0	\$0
2B	31 00 00	EARTHWORK	\$149,200	\$0	\$0	\$0
	31 05 04	GENERAL SITEWORK REQUIREMENTS	IN 2B	\$0	\$0	\$0
	31 05 21	GEOGRID SOIL REINFORCEMENT	IN 2B	\$0	\$0	\$0
	31 11 00	CLEARING & GRUBBING	IN 2B	\$0	\$0	\$0
	31 11 01	SITE PREPARATION	IN 2B	\$0	\$0	\$0
	31 14 31.23	TOPSOIL STRIPPING & STOCKPILING	IN 2B	\$0	\$0	\$0
	31 22 13	ROUGH GRADING	IN 2B	\$0	\$0	\$0
	31 22 19	FINISH GRADING	IN 2B	\$0	\$0	\$0
	31 23 13	SUBGRADE PREPARATION	IN 2B	\$0	\$0	\$0
	31 23 17	TRENCH SAFETY	IN 2L / 22A / 26A	\$0	\$0	\$0
2B	31 25 00	EROSION & SEDIMENTATION CONTROLS	\$11,845	\$0	\$0	\$0
2C	31 31 16	TERMITE CONTROL	ELIMINATED	\$0	\$0	\$0
	31 41 33	TRENCH SHIELDING	IN 2L / 22A / 26A	\$0	\$0	\$0
	31 48 00	DRILLED PIERS	IN 3A	\$0	\$0	\$0
2D		SPRINKLING FOR DUST CONTROL	\$9,000	\$0	\$0	\$0
2E		DISPOSE EARTHWORK EXCAVATION SPOILS	IN 2B	\$0	\$0	\$0
2F	32 01 17	FLEXIBLE PAVING REPAIR	IN 88A	\$0	\$0	\$0
	32 01 30	OPERATION & MAINTENANCE OF SITE IMPROVEMENTS	IN 2B / 2L / 3A	\$0	\$0	\$0
	32 11 23	AGGREGATE BASE COURSE	IN 2B	\$0	\$0	\$0
	32 12 16	ASPHALT PAVING	IN 2B	\$0	\$0	\$0
	32 13 13	CONCRETE PAVING	IN 3A	\$0	\$0	\$0
	32 13 73	CONCRETE PAVING JOINT SEALANTS	IN 7A	\$0	\$0	\$0
	32 15 40	DECOMPOSED GRANITE PAVING - STABILIZED	IN 2I	\$0	\$0	\$0
	32 16 21	CONCRETE CURBS, GUTTERS, & WALKS	IN 3A	\$0	\$0	\$0
2G	32 17 23	PAVEMENT MARKINGS	\$950	\$0	\$0	\$0
	31 17 26	TACTILE WARNING SURFACE	IN 3A	\$0	\$0	\$0
2H	32 18 16.13	PLAYGROUND PROTECTIVE SURFACING	\$29,070	\$0	\$0	\$0
2I		LANDSCAPING & IRRIGATION	\$172,566	\$0	\$0	\$0
	32 91 19.13	SPREADING & GRADING TOPSOIL	IN 2I	\$0	\$0	\$0
	32 92 02	SODDING	IN 2I	\$0	\$0	\$0
	32 92 19.16	HYDRAULIC SEEDING	IN 2I	\$0	\$0	\$0
2J		IRRIGATION SLEEVES	\$12,978	\$0	\$0	\$0
2K		WATER FOUNTAIN FEATURE	\$234,774	\$0	\$0	\$0
2L	33 00 00	SITE UTILITIES	\$237,404	\$0	\$0	\$0
	33 01 30	TESTING OF GRAVITY SEWER SYSTEMS	IN 2L	\$0	\$0	\$0
	33 05 16	UTILITY STRUCTURES	IN 2L	\$0	\$0	\$0
	33 11 00	WATER UTILITY DISTRIBUTION PIPING	IN 2L	\$0	\$0	\$0
	33 13 00	DISINFECTION OF WATER DISTRIBUTION PIPING	IN 2L	\$0	\$0	\$0
	33 31 00	SANITARY UTILITY SEWERAGE PIPING	IN 2L	\$0	\$0	\$0
	33 39 13	SANITARY UTILITY MANHOLES, FRAMES, & COVERS	IN 2L	\$0	\$0	\$0
	33 41 00	STORM UTILITY DRAINAGE PIPING	IN 2L	\$0	\$0	\$0
	33 49 13	STORM DRAINAGE MANHOLES, FRAMES, & COVERS	IN 2L	\$0	\$0	\$0
3A	03 00 00	CONCRETE	\$784,347	\$0	\$0	\$0
	03 10 00	CONCRETE FORMING & ACCESSORIES	IN 3A	\$0	\$0	\$0
	03 15 20	EXPANSION & CONTRACTION JOINTS	IN 3A	\$0	\$0	\$0
	03 20 00	CONCRETE REINFORCING	IN 3A	\$0	\$0	\$0
	03 30 00	CAST-IN-PLACE CONCRETE	IN 3A	\$0	\$0	\$0
3B	03 35 19	STAINED CONCRETE FLOOR FINISH	\$24,025	\$0	\$0	\$0
	03 35 20	INTEGRALLY COLORED CONCRETE	EXCLUDED	\$0	\$0	\$0
3C		CONCRETE FLOOR SEALER	\$3,000	\$0	\$0	\$0
3D		DISPOSE STRUCTURAL EXCAVATION SPOILS	\$5,750	\$0	\$0	\$0
4A	04 00 00	MASONRY	\$199,819	\$0	\$0	\$0
	04 01 21	UNIT MASONRY RESTORATION & CLEANING	IN 4A	\$0	\$0	\$0
	04 05 16	MASONRY GROUTING	IN 4A	\$0	\$0	\$0
	04 05 19	MASONRY ANCHORAGE & REINFORCNG	IN 4A	\$0	\$0	\$0
	04 05 23	MASONRY CAVITY DRAINAGE, WEEPHOLES, & VENTS	IN 4A	\$0	\$0	\$0
	04 22 00	CONCRETE UNIT MASONRY	IN 4A	\$0	\$0	\$0
	04 72 00	CAST STONE MASONRY	IN 4A	\$0	\$0	\$0
5A	05 12 00	STRUCTURAL STEEL FRAMING	\$72,951	\$68,110	\$0	\$0
	05 50 00	METAL FABRICATIONS	IN 5A	IN 5A	\$0	\$0
	05 52 13	PIPE & TUBE RAILINGS	IN 5A	IN 5A	\$0	\$0
6A	06 10 00	ROUGH CARPENTRY	\$7,545	\$0	\$0	\$0
7A	07 00 00	THERMAL & MOISTURE PROTECTION	\$30,210	\$0	\$0	\$0
	07 19 00	WATER REPELLENTS	IN 7A	\$0	\$0	\$0
	07 26 18	UNDER-SLAB VAPOR BARRIER	IN 3A	\$0	\$0	\$0
	07 92 00	JOINT SEALANTS	IN 7A	\$0	\$0	\$0
8A	08 11 13	HOLLOW METAL DOORS & FRAMES	\$3,394	\$7,555	\$0	\$0
	08 71 00	DOOR HARDWARE	IN 8A	IN 8A	\$0	\$0
8B	08 83 00	MIRRORS	IN 10B	\$0	\$0	\$0
8C	08 91 00	LOUVERS	\$1,600	\$0	\$0	\$0
9A	09 91 00	PAINTING	ELIMINATED	\$0	\$0	\$0
10A	10 14 00	SIGNAGE	\$47,720	\$0	\$0	\$0
10B	10 21 13	SOLID PLASTIC TOILET COMPARTMENTS	\$16,065	\$0	\$0	\$0
	10 28 00	TOILET, BATH, & LAUNDRY ACCESSORIES	IN 10B	\$0	\$0	\$0
	10 44 16	FIRE EXTINGUISHERS & CABINETS	IN 10B	\$0	\$0	\$0
10C	10 73 16	ALUMINUM CANOPIES	BID ALT	\$0	\$0	\$0
10D	10 75 00	FLAGPOLES	IN 12A	\$0	\$0	\$0
	10 95 10	MISC. ACCESSORIES & EQUIPMENT	SEE BELOW	\$0	\$0	\$0
		BABY CHANGING STATIONS	IN 10B	\$0	\$0	\$0
		COAT HOOKS	EXCLUDED	\$0	\$0	\$0
		CANOPY COLUMN WRAP DOWNSPOUT NOZZLE	BID ALT	\$0	\$0	\$0
12A	12 93 00	SITE FURNISHINGS	\$10,150	\$33,427	\$0	\$0
		SEATING	IN 12A	IN 12A	\$0	\$0
		TABLES	IN 12A	IN 12A	\$0	\$0
		TRASH RECEPTACLES	IN 12A	IN 12A	\$0	\$0
		BOLLARDS	IN 5A	IN 5A	\$0	\$0
13A	31 31 33	SPECIAL FABRIC STRUCTURES	\$18,763	\$0	\$0	\$0
13B	31 34 19	METAL BUILDING SYSTEM	IN 5A	\$108,754	\$0	\$0
13C		METAL BUILDING INSULATION	IN 13B	\$1,000	\$0	\$0
	20 00 00	MEP GENERAL PROVISIONS	IN 22A / 23A / 26A	\$0	\$0	\$0
	20 01 00	MEP BASIC MATERIALS & METHODS	IN 22A / 23A / 26A	\$0	\$0	\$0
	20 07 00	MEP INSULATION	IN 22A / 23A / 26A	\$0	\$0	\$0
		PAGE 1 SUBTOTAL	\$2,094,246	\$218,846	\$0	\$0

BAIRD / WILLIAMS CONSTRUCTION

ESTIMATE NO. : GMP
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LOCATION: TAYLOR, TEXAS
TIME of COMPLETION:
OWNER: CITY OF TAYLOR

BASE BID

Bid Date: 12/5/2017

CODE NO.	SPEC REF	DESCRIPTION	ACCT. # 112 SUB- CONT	ACCT. # 111 LUMP SUM MATERIAL	ACCT. # 110 MATERIALS	ACCT. # 113 LABOR
		SUBTOTAL FROM PAGE 1	\$2,094,246	\$218,846	\$0	\$0
21A	21 00 00	FIRE SPRINKLER SYSTEM	EXCLUDED	\$0	\$0	\$0
22A	22 00 00	PLUMBING	\$42,090	\$0	\$0	\$0
23A	23 00 00	HVAC	\$4,725	\$0	\$0	\$0
26A	26 00 00	ELECTRICAL	\$253,000	\$0	\$0	\$0
27A	27 00 00	NETWORK & TECHNOLOGY SYSTEMS	EXCLUDED	\$0	\$0	\$0
28A	28 00 00	ELECTRONIC SAFETY & SECURITY	EXCLUDED	\$0	\$0	\$0
		SCHEDULED ALLOWANCES	SEE BELOW	\$0	\$0	\$0
	NO. 1	OWNER'S CONTINGENCY	\$70,000	\$0	\$0	\$0
	NO. 2	CONTRACTOR'S CONTINGENCY	\$0	\$0	\$0	\$0
	NO. 3	INFORMATIVE SIGNS	\$30,000	\$0	\$0	\$0
85A		TEMPORARY POWER GENERATORS	\$10,500	\$0	\$0	\$0
86A		TEMPORARY WATER	\$1,550	\$0	\$0	\$0
87A		STREET CLEANING	\$9,750	\$0	\$0	\$0
88A		ASPHALT PATCHING	\$7,000	\$0	\$0	\$0
89A		SWPPP	\$1,500	\$0	\$0	\$0
91A		GENERAL REQUIREMENTS	\$15,627	\$0	\$71,315	\$121,128
		SUBTOTAL	\$2,539,988	\$218,846	\$71,315	\$121,128
92A		PAYROLL INSURANCE & TAXES				\$38,761
		TOTAL SUB BIDS				\$2,539,988
		TOTAL LUMP SUM MATERIAL				\$218,846
		TOTAL MATERIAL				\$71,315
		TOTAL LABOR				\$121,128
93A		BUILDERS RISK INSURANCE				\$2,967
94A		BUILDING PERMIT & INSPECTIONS				EXCLUDED
95A		SPECIAL INSURANCE				\$0
96A		LIABILITY INSURANCE				\$9,428
		SUBTOTAL				\$3,002,433
97A		SALES & USE TAX				\$0
98A		BOND				\$36,324
		SUBTOTAL				\$3,038,757
99A		DESIGN/BUILD FEE			8.50%	\$258,294
		PRE-AMENDMENT DESIGN FEE CREDIT				(\$48,750)
FEE		CONSTRUCTION FEE			5.00%	\$164,853
		TOTAL				\$3,413,154