

TOWN COUNCIL

STAFF REPORT

Projects and Watershed Resilience Department



MEETING DATE:	October 10, 2023
PROJECT:	Approval to Authorize an Amendment to Contract #2023-42 with Nix Construction Company, Inc. for Construction of Phase II Development at the New Riverside Barn Park Project (Guaranteed Maximum Price Fiscal Impact – \$10,903,573.00
PROJECT MANAGER:	Kimberly Washok-Jones, Director of Projects and Watershed Resilience

REQUEST: Town Staff requests that Town Council authorize the Town Manager to execute a contract amendment #1 (Attachment 2) with Nix Construction Company, Inc. for construction of Phase II Development of the New Riverside Barn Park. Phase II consists of the renovation and expansion of the existing barn, construction of restroom buildings, a destination playground including shelters, and associated landscape, hardscape, signage, site furnishings, and lighting. The total fiscal impact is **\$10,903,573.00** and is within the approved budget limit for Fiscal Years 2024-2025 and illustrated on the attached Project Data Sheet (Attachment 3). Additional funding will be requested in the FY 2026 budget to cover any remaining cost of this contract. Please note that this is a Guaranteed Maximum Price (GMP) contract that will not require contingency funding. This contract type protects the Town from any price increases that may occur over the term of the contract and requires Nix Construction Inc. to manage all construction activities for the entire scope of work described above.

BACKGROUND: The 37-acre New Riverside Barn property was purchased in December 2018 for the purpose of creating a community open space for civic gatherings and passive park use. A Conceptual Master Plan was prepared and presented to Town Council in October of 2020. With the approval of the FY 21-22 Strategic Plan, Town Council authorized Town Staff to proceed with design and construction of the Phase 1 infrastructure to support the future park development. Phase 1 construction consists of Clearing, Grading, Stormwater/Drainage, Roadways, Sidewalks, Utilities, Lighting, and other necessary infrastructure needed for the project. Phase 1 construction is underway and expected to be completed by the end of 2023.

In anticipation of the next phase of development, Town staff posted a Request for Qualifications for a Construction Manager at Risk (CMAR) contract to complete Phase II development (Attachment 4, 5, 6, 7 and 8). Six general contractors submitted qualifications for the project. In compliance with the Town of Bluffton Procurement Policy, the submittals were evaluated by a Review Team and Nix Construction Company Inc., was selected to provide pre-construction

services and produce the Guaranteed Maximum Price (GMP) submitted with this request. The CMAR contract includes the following:

1. Pre-construction Phase Services	\$ 23,430.00
2. Amendment #1 Guaranteed Maximum Price	<u>\$10,903,573.00</u>
Total Contract	\$10,927,006.00

NEXT STEPS: Upon approval of this Amendment, Staff will schedule a Pre-construction meeting and establish a Notice to Proceed in October 2023. Construction is anticipated to take 24 months to complete (Attachment 9), subject to material availability and favorable weather conditions.

SUMMARY: This project originated from the Town of Bluffton's Comprehensive Plan and FY 2021-2024 Strategic Plans. It is supportive of the following guiding principles of the Town:

- Community Quality of Life Strategic Focus Area, Guiding Principle #5: Foster and support place-based initiatives and evaluate community policies, programs, gathering places, and events that promote healthy and quality lifestyles for our diverse citizenry.
- Infrastructure Strategic Focus Area, Guiding Principal #3: Establish long-term planning, prioritization and investment strategies for future infrastructure and facilities that improve the quality of life for citizens while being financially sustainable.

Consistent with these Guiding Principles, Staff is requesting Town Council authorize the Town Manager to execute the proposed Addendum 1 with Nix Construction Company, Inc. to complete construction of the New Riverside Barn Park - Phase II Development.

ATTACHMENTS:

1. Presentation
2. Draft Contract
3. Project Data Sheet
4. Concept Plan
5. Barn Rendering
6. Barn Site Plan
7. Playground Site Plan
8. Restroom Building Elevation
9. Project Schedule
10. Proposed Motion