



**Approval to Authorize a Contract Amendment with Nix
Construction Company, Inc. for Construction of Phase II
Development at the New Riverside Barn Park Project
(Fiscal Impact - \$10,903,573.00)**

Presentation to Town Council

Kimberly Washok-Jones

Department of Projects & Watershed Resilience

October 10, 2023

Background



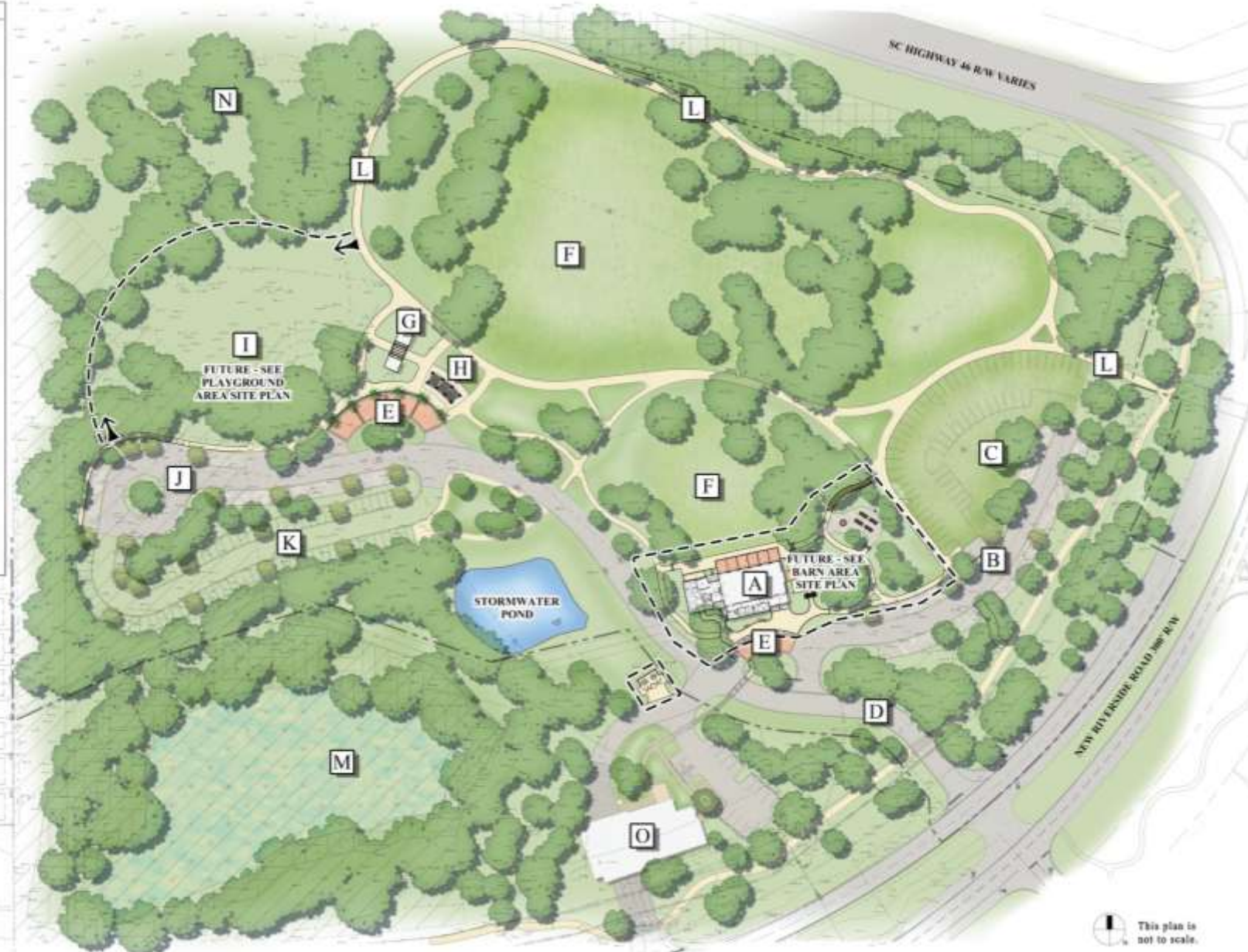
- December 2018: Town Council approved the purchase of 37 acres in New Riverside for a community gathering space and passive park.
- October 2020: Council approved the Conceptual Master Plan for the 37-acre New Riverside Barn Park.
- December 2022: Council approved a Phase 1 site development contract with JS Construction to install initial park infrastructure including roads, parking, trails, storm drainage, and utility extensions. Phase 1 construction is scheduled to be complete in December 2023.
- May 2023: After completion of a competitive RFQu solicitation, the Town Manager executed a Construction Manager At Risk (CMAR) with Nix Construction to provide pre-construction services and develop a Guaranteed Maximum Price (GMP) to construct Phase II Development including:
 - Renovation and expansion of the existing barn
 - Restroom buildings
 - Destination playground
 - Shelters, landscape, hardscape, signage, site furnishings and lighting

Scope of Work – Conceptual Master Plan:



PLAN LEGEND:

- A** BARN EXPANSION (FUTURE)
- B** BARN PARKING
- C** BARN OVERFLOW / EVENT PARKING
- D** ENTRY DRIVE
- E** DROP OFF / FOOD TRUCK COURT
- F** EVENT LAWN
- G** RESTROOMS
- H** PLAZA W/ SHADE STRUCTURE
- I** FUTURE PLAYGROUND
- J** PLAYGROUND PARKING
- K** FUTURE PARKING
- L** TRAIL
- M** WETLAND
- N** FUTURE (TRAILS, SHELTERS, ETC.)
- O** EXISTING FIRE STATION



Scope of Work – Barn Rendering:



Scope of Work – Barn Site Plan:



PLAN LEGEND

- ① New Drop-Off
- ② Covered Porch
- ③ Event Courtyard
- ④ Fire Pit & Oyster Roast Area
- ⑤ Boardwalk



This plan is not to scale.
Plan is conceptual and subject to change.

Scope of Work – Playground Site Plan:



- NEW RIVERSIDE BARN PARK -
PLAYGROUND AREA**
- 1 Playground Entry
 - 2 Medium Pavilion
 - 3 Small Pavilion
 - 4 Iconic 2-5 Structure
 - 5 Iconic 5-12 Structure
 - 6 Dynamic Play Zone
 - 7 Youth Agility / Climber
 - 8 Agility / Adventure
 - 9 Zipline
 - 10 Tot Lot & Spinners
 - 11 Swing Experience
 - 12 Misting Zone
 - 13 Playground Event Lawn
 - 14 Shade Umbrellas
 - 15 Restroom Buildings

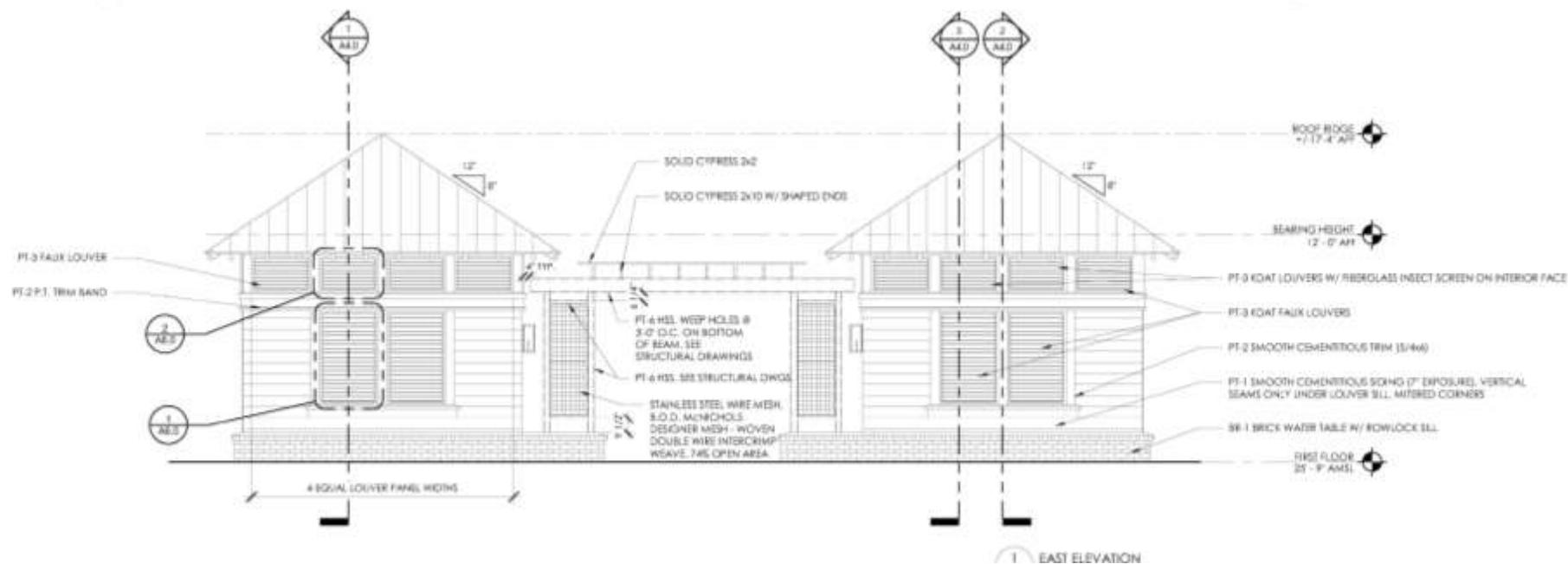
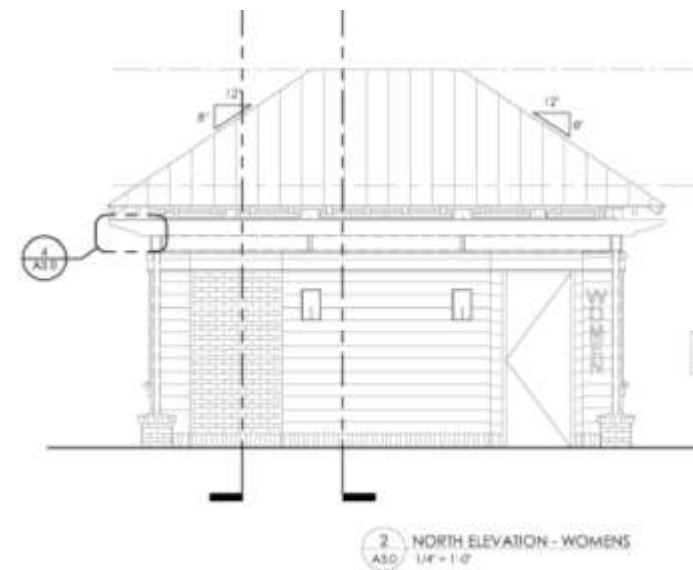
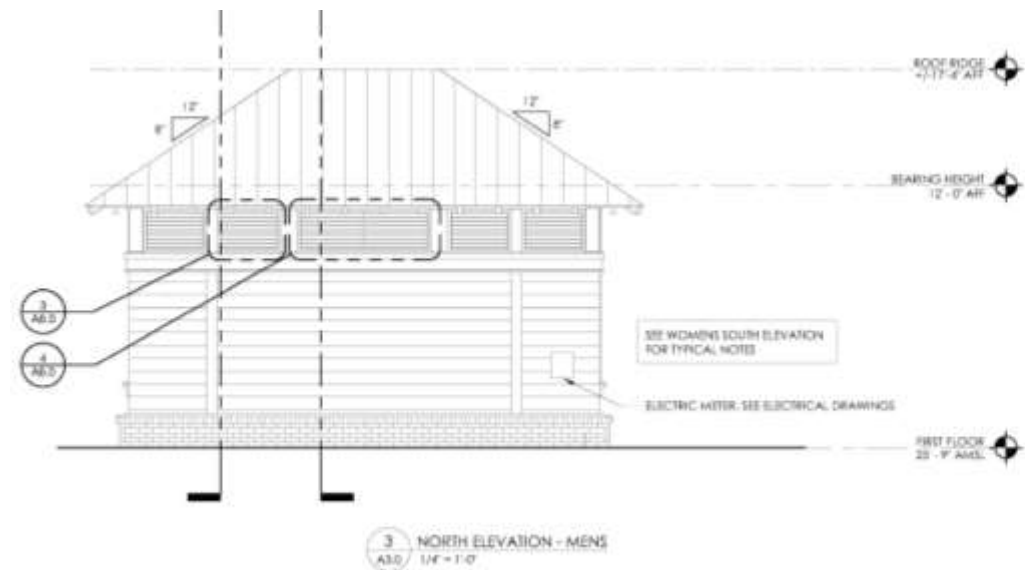
Scope of Work – Playground Perspective:



Scope of Work – Playground Perspective:



Scope of Work – Restroom Buildings:





	Activity Name	Duration (Days)	Start Date	Finish Date	2024												2025															
					D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			
14	PG - Small Pavilion	104.00	12/4/23	4/25/24																												
15	PG - Large Pavilion	126.00	12/7/23	5/30/24																												
24	Restroom Building	182.00	12/11/23	8/20/24																												
12	Playground Work	207.00	1/1/24	10/15/24																												
13	PG - Drainage	43.00	1/1/24	2/28/24																												
16	PG - Paving	37.00	4/1/24	5/21/24																												
23	PG- Trellis	25.00	4/8/24	5/10/24																												
25	Large Trellis @ Drop Off	72.00	4/22/24	7/30/24																												
1	Phase 1 Landscape	104.00	4/30/24	9/20/24																												
2	Ph-1 Irrigation Well	15.00	4/30/24	5/20/24																												
6	Ph-1 Site Paving	47.00	5/1/24	7/4/24																												
17	PG - Fencing	50.00	5/6/24	7/12/24																												
21	PG - Kompan Equip.	40.00	5/6/24	6/28/24																												
26	Barn Building	331.00	5/6/24	8/11/25																												
18	PG - Irrigation	26.00	5/13/24	6/17/24																												
19	PG - Landscaping	55.00	5/27/24	8/9/24																												
4	Ph-1 - Irrigation	46.00	6/3/24	8/5/24																												
7	Ph-1 Fencing	43.00	6/3/24	7/31/24																												
8	Ph-1 Vehicle Gates	38.00	6/10/24	7/31/24																												
9	Ph-1 Park I.D. Sign	23.00	7/1/24	7/31/24																												
3	Ph-1 Pump Controllers	11.00	7/8/24	7/22/24																												
5	Ph-1 Landscaping	36.00	7/15/24	9/2/24																												
22	PG - Kompan Surfaces	40.00	7/15/24	9/6/24																												
10	Ph-1 Bollards - SF-1	21.00	8/1/24	8/29/24																												
11	Ph-1 Site Furnishings	25.00	8/12/24	9/13/24																												
20	PG - Furnishings	30.00	8/27/24	10/7/24																												
27	Barn Landscaping	84.00	8/11/25	12/4/25																												
					D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D			



Recommendation

- Staff recommends Town Council authorize the Town Manager to execute a Contract with Nix Construction Company Inc. for a Guaranteed Maximum Price of \$10,903,573.00. Based on terms of the CMAR contract, no contingency funding is requested or required.
- This contract type protects the Town from any price increases that may occur over the term of the contract and requires the CMAR to manage all construction activity for the entire scope of work.
- The contract amount is within the current budget for FY 24 and FY 25. Additional funding will be requested for FY 26 to cover any remaining costs associated with this contract.



Next Steps

- Following Council approval of the contract, the Town Manager will execute the CMAR amendment with Nix Construction Company Inc., and Staff will schedule a Construction Kick off meeting in October with the contractor.
- The construction schedule is estimated to take 24 months to complete, subject to favorable weather conditions and material availability.



QUESTIONS & **DISCUSSION**



Proposed Motion

“I move to **approve** authorizing the Town Manager to amend the New Riverside Barn Park Construction Manager At Risk Contract with Nix Construction Company, Inc with a Fiscal Impact of \$10,903,573.00.”