



PARKS AND RECREATION DEPARTMENT

To: Mayor and Town Council

From: Dan Baker, Parks and Recreation Director

Through: Mario Canizares, Town Manager
Robyn Battle – Executive Director

Re: Raymond Community Park Change Order No. 1

Town Council Meeting – December 10, 2024

Strategic Visioning Priority: 1. Acceleration of Infrastructure
4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon authorizing the Town Manager to execute Change Order No. 1 to Dean Construction to include a water well and all required appurtenances, new electrical service to a well and well equipment, multi-use field irrigation, and a hike and bike trail with a pedestrian bridge at Raymond Community Park in the amount of \$2,637,633.

Description of Agenda Item:

The proposed Change Order No. 1 will provide for a water well, irrigation to the multi-use fields, and a hike and bike trail with a pedestrian bridge in Raymond Community Park. Town staff proposed the installation of a water well to mitigate future irrigation costs and watering restrictions. Staff was directed to move forward and identify funding that could be used to fund the construction of the well. Included in Change Order No. 1 is a water well and electrical service for the well, a booster pump, a submersible pump, a control panel, and air-gap backflow prevention. The well was designed to pump water to the large pond on the northwest section of the park property and supply water to the irrigation system for the park.

Town staff is also proposing to install irrigation to the multi-use fields in the park. Irrigation to the baseball complex was included in the original GMP; however, it had not been included for the multi-use fields. Staff believes it is necessary to irrigate the multi-use fields to ensure the fields remain safe for sports activities and to maintain the turf. The irrigation system will be designed so that it may use either well water or Town water.

The third component of the proposed Change Order No. 1 is to construct a hike and bike trail that will run along the west and north sides of the Raymond Park property. The trail will include a pedestrian bridge. Grant funding for the trail has been awarded from Collin County in the amount of \$400,000. The Town is required to match those funds and had previously budgeted \$448,000 in Park Fees for the matching funds. An additional \$152,000 is needed to complete the project. Town staff is proposing to use 2020 Bond Funds allocated to Various Hike and Bike Trails (account PK202337) in the amount of \$152,000.

The previous project budget was \$19,800,000, including Design, Testing, Project Management, Contingency and Construction. To fund the well and irrigation, additional funds were identified from the 2020 bond program allocated for future park projects in the amount of \$1,900,000. Additional Park Bond Interest in the amount of \$200,000 was also identified, bringing the total project budget to \$21,900,000.

The budget for the Trail portion of the project is \$1,000,000 and will be tracked separately since it is partially funded through Collin County grant funds.

The information on this agenda item will be presented to the CIP Subcommittee at their meeting on Monday, December 9. Town staff will share the Subcommittee's recommendation at the December 10 Town Council meeting.

Budget Impact:

The total amount of Change Order No. 1 is \$2,637,633, itemized as follows:

Water Well and Associated Equipment	\$1,286,876
Multi-Use Field Irrigation with Purple Pipe	\$434,222
Subtotal:	\$1,721,098
Trail	\$916,535
Total Change Order No. 1:	\$2,637,633

This Change Order will bring the new Guaranteed Maximum Price (GMP #1 plus GMP #2) to \$20,544,583. Funds are available in account PK202122 – Raymond Community Park and account PK202510 – Raymond Comm. Park, Trail/Bridge.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:

1. Change Order No. 1 document
2. Water Well and Multi-Use Field Irrigation Detail
3. Trail Detail
4. Updated Alternates List
5. CIP Subcommittee Presentation

Town Staff Recommendation:

Town Staff recommends that the Town Council authorize the Town Manager to execute Change Order No. 1 to Dean Construction to include a water well and all required appurtenances, new electrical service to a well and well equipment, multi-use field irrigation, and a hike and bike trail with a pedestrian bridge at Raymond Community Park in the amount of \$2,637,633.

Proposed Motion:

I move to authorize the Town Manager to execute Change Order No. 1 to Dean Construction to include a water well and all required appurtenances, new electrical service to a well and well equipment, multi-use field irrigation, and a hike and bike trail with a pedestrian bridge at Raymond Community Park in the amount of \$2,637,633.