

**To: Mayor and Town Council**

**From: Dan Baker, Director of Parks and Recreation**

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

**Re: Award of Raymond Community Park GMP2 Bid – Site Development**

**Town Council Meeting – May 28, 2024**

**Strategic Visioning Priority: 4. Provide Excellent Municipal Services**

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**Agenda Item:**

Consider and act upon authorizing the Town Manager to execute a Guaranteed Maximum Price (GMP) Contract #2 between the Town of Prosper and Dean Construction related to Site Development for Raymond Community Park in the amount of \$9,363,174.

**Description of Agenda Item:**

This item is to approve the Guaranteed Maximum Price (GMP) Contract #2 in the amount of \$9,363,174 for the second and final phase of the project including all components of site development. The GMP #1 contract with Dean Construction for Site Preparation was awarded on December 12, 2023, in the amount of \$8,543,776. The total construction budget including the Construction Manager-at-Risk (CMAR) contract amount is \$17,906,950.

GMP #2, if approved by the Owner (the Town), will provide the Owner's authorization for the construction of the balance of the work required to provide a complete and functional project. Included in GMP #2 is a \$1.2 million contingency and the following items:

- Lighted Baseball Four Field Complex with Restroom Concession Building
- Storm Drain System, Sanitary Sewer Lines with Required Lift Station
- Required Onsite Detention Ponds (3)
- Multipurpose Fields (5) without Lighting
- Pickleball Courts (8) with Lighting
- Multi-Level, Accessible Playground with Integral Shade
- Restroom at Playground
- 400+ Parking Spaces

Town staff has prepared a list of unfunded items that may be purchased using any available contingency funding and have also provided timelines of when the bids for these unfunded items' pricing expires.

At the April 29, 2024, CIP Subcommittee meeting, Town staff shared the list of recommended items to be funded through contingency funds. The Subcommittee requested cost estimates for the trail that parallels the creek as well as artificial turf.

The Parks and Recreation Board (PARB) was briefed on the status of GMP #2 at their May 9, 2024, Regular Meeting. Town staff informed the Board of the alternate bid items that could eventually be awarded if contingency dollars were available. The Board approved moving forward with GMP #2.

At the May 21, 2024, CIP Subcommittee, Town staff presented an updated list of bid alternate items. The CIP Subcommittee and Town staff recommend purchasing the following items as major milestones are achieved resulting in the freeing up of contingency funds. The items are as follows and are in priority order:

Pedestrian lighting	\$ 204,000
Restrooms @ Pickleball / Tennis	258,000
Tennis courts (2)	557,000
Shade structures @ Tennis & PB	35,000
Other amenities (site furnishings)	<u>146,000</u>
Total Owner's Contingency	\$1,200,000

The CIP Subcommittee has asked staff to identify \$1.2M of funding outside of this project to construct a well that will provide water for irrigation. Municipal water costs are anticipated to exceed \$250,000 per year at this park. The use of well water also offers the Town the ability to use appropriate amounts of water to keep fields safe when watering restrictions are in place.

The CIP Subcommittee also asked for staff to add back in the trail that parallels the creek along the north side of the park and for staff to apply for grant funding through Collin County to fund a portion of this addition. The remaining portion may be paid with Park Dedication/Improvement Funds. The CIP Subcommittee did not recommend moving forward with artificial turf at Raymond Community Park.

**Budget Impact:**

The Contract Sum is guaranteed by the Construction Manager (Dean Construction) not to exceed nine million three hundred sixty-three thousand one hundred seventy-four dollars (\$9,363,174), subject to additions and deductions by Change Order as provided in the Contract Documents. Funding is provided via the 2020 Bond Program in account 750-6610-10-00-2122-PK

**Legal Obligations and Review:**

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

**Attached Documents:**

1. AIA Document A133 – Guaranteed Maximum Price Amendment
2. Project Budget Update
3. CIP Subcommittee Presentation – May 21, 2024

**Town Staff Recommendation:**

Town staff recommends the Town Council authorize the Town Manager to execute a Guaranteed Maximum Price (GMP) Contract #2 between the Town of Prosper and Dean Construction related to Site Development for Raymond Community Park in the amount of \$9,363,174.

**Proposed Motion:**

I move to authorize the Town Manager to execute a Guaranteed Maximum Price (GMP) Contract #2 between the Town of Prosper and Dean Construction related to Site Development for Raymond Community Park in the amount of \$9,363,174.