

9/20/2018

To: Mayor and City

Council members

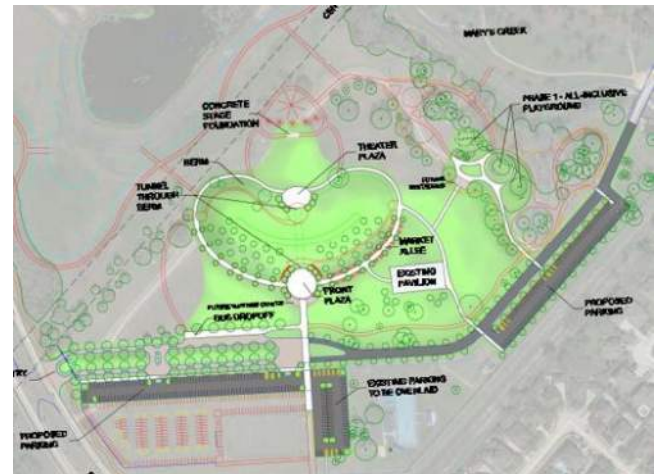
First phase of Independence Park

improvements inching closer to completion and reopening of the park. Clay



Independence Park Improvements, Phase I

Scope: Phase I improvements include a reorientation of the of the entry into the park, relocation and replacement of the existing playground, improvements to electrical & lighting along with minor architectural details in the existing pavilion, upgrade electrical and water around the park for vendor access, pedestrian lighting, re-stripe basketball court, the construction of additional parking, additional 4-6 restrooms, a small stage and sloped earthen berm type amphitheater for special events and landscaping and add Wi-Fi to the park at the time fiber is extended along John Lizer Rd.



Justification: Independence Park is one of the oldest and most recognized parks that the City owns. According to the park utilization survey conducted with the master plan, this park had the second highest utilization of all City parks. Most of the current amenities at the park are outdated or in bad condition and are in need of replacement. This project was approved by voters in the 2007 Bond Program. The Master Plan lists improvements to this park as a high priority.

Project Manager: Ronnie Hart

Designer: Talley Landscape Architects

Contractor: Harper Brothers Construction

Budget Info:

Funding Sources	Series	To Date	Future	Total Budget
Certificates of Obligation	2017	506,202		506,202
Certificates of Obligation		29,437		29,437
General Obligation Bonds	2015	180,000		180,000
General Obligation Bonds	2016A	1,820,447		1,820,447
General Obligation Bonds	2017	1,353,964		1,353,964
CVB		390,000		390,000
CVB		227,225		227,225
Other Funding Sources (Park Dev Fund)	2017	130,000		130,000
Other Funding Sources (Park Zone 11)	2016	86,000		86,000
Total Funding Sources		4,723,275	-	4,723,275

Expenditures	To Date	Future	Total
PER	29,437		29,437
Land			-
Design	325,005		325,005

Construction	3,997,878	198,750	4,196,628
Construction Management/Inspection			-
Construction Materials Testing	26,100	10,000	36,100
FF&E			-
Total Expenditures	4,378,420	208,750	4,587,170
Project Balance/Contingency			136,105

Schedule Info:

	<i>Base Line</i>	<i>Current</i>
Design Start	April-16	April-16
Bid Start	March-17	July-17
Construction Start	September-17	October-17
Proposed Construction Completion	August-18	Dcember-18

Rain Days: 3

Highlights: On May 21, 2018, a design contract amendment and additional Convention and Visitors Bureau (CVB) Hotel Occupancy Tax (HOT) funds were approved by Council for the re-design of the stage building to structurally support a sound and lighting truss system and to increase power running to the stage building.

Kraftsman, the building designer, had committed to providing engineered drawings for the stage building by the end of July 2018. The original re-design was completed on time but some additional redesign efforts to accommodate additional sound equipment weights delayed the final design. Final design is being reviewed with approval pending. The approximate lead time to fabricate, deliver, and install the building is expected to be around 90 days. With the exception of the installation of the stage building, all other major construction tasks are projected to be substantially complete on time by October 2018.

CVB, as approved by Council, is responsible financially for the cost associated with the stage work up to the approved amount of HOT funds of \$617,225. With the stage modifications included the stage work now totals \$586,640. A breakdown of the stage cost are as follows:

- The Landscape Architect, Talley Landscape Architects' contract has been amended in the amount of \$28,475.00 to modify the project site and redesign the electrical systems.
- Harper Brothers, the general contractor's construction cost for the additional work is \$46,500.00.
- **Kraftsman has submitted a proposal to make the necessary changes to the stage and stage building in the amount of \$147,885.00. This amount increases the original contract with Kraftsman by approximately 39% which exceeds statutes and policy limitations on contract increases.**
- **On the October 8, 2018 Council Agenda, staff will present for Council consideration an agenda request to rescind the current contract with Kraftsman and re-issue a new contract in the amount of \$511,665.00 because the increase exceeds the allowable 25% increase.**

Since the previous progress memo, the contractor has completed the following items:

- Poured side walk at the new restrooms
- Started grading for walkway at Plaza and tunnel
- Started to pour walkway inside the tunnel and poured some side walks around the berm
- Median cut to create left turn bay on Pearland Parkway
- Grade pad site for playground

Ongoing activities include:

- Irrigation system needs drips, heads, and laterals
- Fine grading and sidewalk formation at base of berm

Centerpoint Energy is installing a drop to the main distribution panel and providing three additional transformers for the new power requirements for the Park as a whole. Completion of several key components of the project are dependent on the electrical additions such as the irrigation system installation, stage building installation, and restroom facility inspection, as power is required in order to inspect the new facility and to pass inspection.

Next Steps:

- Engineered drawings for stage building, including recent changes to the structure, to be received from architect by end of the month
- Rescind and reissue the contract to Kraftsman for the revised stage and stage building.
- Increase power to park – CenterPoint estimates the work will be complete in 6 weeks.
- Install playground
- Restroom facility inspection for plumbing and electrical
- Parking lot and roadway asphalt paving
- Pour all concrete for sidewalks at base of berm
- Planting according to landscape plan
- Install stage building and utility connections

Previous Memos: 04.14.16, 09.08.16, 11.29.16, 02.02.17, 05.18.17, 05.25.17, 08.17.17, 09.28.17, 12.14.17, 02.15.18, 07.12.18

Independence Park Ph 1



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Scale 1:3,500
1 in = 292 ft
April 07, 2016



Project Images:



Areas of completed Concrete work



Setting forms for tunnel sidewalk pour



Stabilize sand used for grading inside the tunnel for sidewalk



Concrete placement inside tunnel



Concrete placement @ Tunnel





Side walk around the Berm.

