



## Legislation Details (With Text)

<b>File #:</b>	16-2038	<b>Version:</b>	1	<b>Name:</b>	Consider Awarding a Construction Contract to Morales Construction Services, Inc. in the Amount of \$266,300 for the Construction of a Restroom Building at the Michael L. Skinner Sports Complex
<b>Type:</b>	Consideration Item	<b>Status:</b>			New Business
<b>File created:</b>	9/8/2016	<b>In control:</b>			Mansfield Park Facilities Development Corporation
<b>On agenda:</b>	10/20/2016	<b>Final action:</b>			10/20/2016
<b>Title:</b>	Consider Awarding a Construction Contract to Morales Construction Services, Inc. in the Amount of \$266,300 for the Construction of a Restroom Building at the Michael L. Skinner Sports Complex				
<b>Sponsors:</b>					
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<b>Code sections:</b>					
<b>Attachments:</b>	1. Bid Tab Sports Complex				

Date	Ver.	Action By	Action	Result
10/20/2016	1	Mansfield Park Facilities Development Corporation	Approved	Pass

Consider Awarding a Construction Contract to Morales Construction Services, Inc. in the Amount of \$266,300 for the Construction of a Restroom Building at the Michael L. Skinner Sports Complex

Consider Awarding a Construction Contract to Morales Construction Services, Inc. of Mansfield, Texas in the Amount of \$266,300 for the Construction of a Restroom Building at the Michael L. Skinner Sports Complex

### Approve Award of Construction Contract

In the spring of 2013, staff met with the youth sports associations to gather feedback on needed facility improvements. Each youth association prioritized their requested improvements. Mansfield Youth Baseball Association (MYBA) requested a restroom facility to service baseball fields 7, 8 and 9. Staff researched different methods of procurement and recommended installing a pre-fabricated building through the Buy Board system as the most effective method to construct a building while limiting the disruption the MYBA program.

It was presented and approved at the MPFDC Board meeting on August 21, 2014 and subsequently presented for City Council approval. On August 25, 2014, the City Council rejected the proposal and directed staff to build the restroom like what is represented on site as a concrete block, site-built building due to cost considerations. Staff proceeded to implement a design-bid-build program in the fall of 2014. In working with MYBA, the floor plan and the contract that was originally presented as a pre-fabricated concrete restroom was redesigned by Level 5 Architects.

During the January 2015 All Sports Association meeting, the subject of participation funding was revisited with MYBA. Staff asked if MYBA was still willing to participate as they had previously committed in the amount of \$53,000 toward the construction, but MYBA never recommitted to participate.

The project was advertised publicly for bid and opened on February 19, 2015 with four contractors submitting bids. Posse Construction LLC was the apparent low bidder, but requested to withdraw their bid due to subcontractors not holding pricing due to delays in the award. Staff was unable to obtain additional participation funding commitment from MYBA or hold any meetings to discuss additional participation.

During the FY2015-2016 budget process, staff recommended that the project be funded by the half cent sales tax and \$175,000 was allocated for the restroom. Staff revisited the restroom through the summer of 2016 and changed the roof from wood to metal for sustainability. The project was advertised for public bid in late July and early August. Bids were opened on August 25, 2016, with three contractors submitting bids. The bid tab is attached to this staff report.

In order to fully fund the low-bid price of \$266,300, the MPFDC Board approved an additional \$40,000 as a part of the 2016-2017 Existing Park Improvement budget at their September 15, 2016 board meeting. MYBA has agreed to participate in the amount of \$50,000 towards the construction of the building. The remaining \$1,300 would need to be allocated out of the existing park improvements budget to fully fund the project.

The MPFDC allocated funds for the sports complex improvements in the FY 2016-2017 budget for the facility. This improvement will increase convenience and satisfaction for younger baseball players and spectators.

#### MPFDC ½ Cent Sales Tax

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