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MINUTES
PARKS AND RECREATION BOARD
City Hall, 385 S. Goliad, Rockwall, TX 75087
October 6, 2015
6:00 PM

7 **Call To Order**

8 The meeting was called to order in the Council Chambers at 6:00pm by Chairman Brad
9 Bassett with the following Board Members present: Kevin Moffatt, Bob Lewis, Ray
10 Harton and Larry Denny. Charles Johnson arrived at 6:07pm. Wayne Larson was absent.
11 Also present were Parks and Recreation Manager Andy Hesser and Administrative
12 Secretary Wendy Young.

13
14 **Consider approval of the minutes from the September 1, 2015 Park Board meeting**
15 **and take any action necessary**

16 The minutes from the September 1, 2015 Park Board meeting were provided to the Board
17 for their review and approval. Board Member Kevin Moffatt made a motion to approve
18 the minutes. Board Member Charles Johnson seconded the motion which passed by a
19 vote of 6-0 (Larson absent).

20
21 **Open Forum**

22 Chairman Bassett explained how Open Forum is conducted and asked if anyone in the
23 audience would like to come forth and speak during this time. There being no one
24 wishing to speak, Chairman Bassett then closed the Open Forum.

25
26 **Discuss and consider a recommendation to City Council for a Construction**
27 **Manager at Risk contract for The Park at Stone Creek**

28 Mr. Hesser explained that on August 27, 2015, the City issued a public notice for a
29 Request for Qualifications (RFQ) for qualified general contractors to provide
30 Construction Manager at Risk (CMAR) services for the construction of The Park at Stone
31 Creek. The CMAR process is a one that the City has used on many facility and park
32 construction projects and has been very successful. The CMAR process is somewhat
33 different than a standard General Contractor "hard" bid process in that the construction
34 manager at risk provides preconstruction services to the City and the designer. Rather
35 than the entire project being bid, the CMAR bids a pre-construction services fee and a
36 lump sum general conditions cost. Pre-construction services assist with establishing a
37 buildable project with a realistic budget. General conditions costs include supervisory
38 labor, onsite office, supplies, site clean up, and other administrative costs. Once a final
39 scope is agreed upon, the contractor then bids out the sub-trades and as "at-risk" to build
40 it for a Guaranteed Maximum Price (GMP). If the project is over budget without
41 substantial changes in scope, the contractor is liable for the cost overruns. Conversely if
42 the project is under the budget, the City is entitled to a portion of all of the savings. The
43 deadline for receiving RFQ responses was on September 11, 2015. The City also sent
44 specific notices or invitations to contractors that we have worked with in the past or that
45 were recommended by the project designer, MHS Planning and Design. At the deadline,
46 the City received one qualified response from Dean Construction. A copy of the RFQ,

47 project budget and Dean Construction's proposal is included in your packet for review.
48 Dean Construction has been in business over 24 years and has an impeccable reputation
49 throughout Texas in the parks and recreation industry. Contingent on City Council
50 approval, the construction schedule would conceivably begin in December and be
51 completed in May or June of 2016, weather permitting. Board Member Moffatt made a
52 motion to recommend City Council enter into an agreement for a Construction Manager
53 at Risk contract for the Park at Stone Creek with Dean Construction. Bob Lewis
54 seconded the motion which passed by a vote of 6-0 (Larson absent).
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56 **Hear staff monthly report and updates on programs and events and take any action**
57 **necessary.**

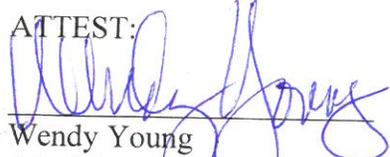
58 Mr. Hesser gave updates on Rib Rub which was a success. The Halloween Extravaganza
59 will be Saturday, Oct 24 at The Harbor. The 66 boat ramp will be a well funded boating
60 access grant paid for by tax from gasoline sales from marine tax. There will be additional
61 parking spaces for overflow on the weekends. Board Member asked if a water fountain
62 could be placed somewhere in the parking lot. Mr. Hesser stated that it was probably
63 something that could be done. The lighting will also be improved in the parking lot. The
64 budget was approved and property and sales tax were healthy. A few vehicles will be
65 replaced and an infield groomer will be purchased, graphic wraps, trail sections at Dalton
66 Ranch and Quail run connecting the trails, 3 ponds will be stocked, an aerial fountain will
67 be installed at the 2 ponds at Myers Park, trail maps and wayfinders will be replaced,
68 another bike repair station for Myers Park and a picnic station at Phelps Lake.
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70 **Adjournment**

71 There being no further business to come before the Board at this time, the meeting was
72 adjourned at 6:34 p.m.
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74 PASSED AND APPROVED BY THE PARK BOARD OF THE CITY OF
75 ROCKWALL, TEXAS, this 11th day of November 2015.
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78 
79 Brad Bassett
80 Chairman, Park Board

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83 Wendy Young
84 Administrative Secretary