

Mayor and Council Communication

DATE: 03/25/25

M&C FILE NUMBER: M&C 25-0277

LOG NAME: 80MEADOWBROOK GC CO#4

SUBJECT

(CD 11) Authorize Execution of Change Order No. 4, in the Amount of \$175,496.07, to the Construction Contract with Heritage Links, a Division of Lexicon, Inc., for the Meadowbrook Golf Course Renovation Project, Increasing the Contract Amount to \$12,074,855.15 (2022 Bond Program)

RECOMMENDATION:

It is recommended that the City Council authorize execution of Change Order No. 4, in the amount of \$175,496.07, to the Construction Contract with Heritage Links, a Division of Lexicon, Inc., (City Secretary Contract No. 60753) for the 2022 Bond Meadowbrook Golf Course Renovation project (City Project No. 104201), increasing the contract amount to \$12,074,855.15.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize execution of Change Order No. 4, in the amount of \$175,496.07 to City Secretary Contract (CSC) No. 60753, a Construction Contract with Heritage Links, a Division of Lexicon, Inc. (Heritage Links), increasing the contract amount to \$12,074,855.15.

On November 14, 2023 (M&C 23-0988), the City Council authorized execution of a construction contract with Heritage Links; in the amount of \$11,358,398.00 for the renovation of Meadowbrook Golf Course (GC).

Upon commencement of construction activities, it was determined that additional tree removal was necessary in areas denoted for clearing on plan documents and bid proposal. The clearing areas were mainly around existing ponds and drainage structures, which are being cleaned out and enlarged in order to provide better water quality and retention (as an amenity). The additional 168 trees were in excess of 6" but less than 18" caliper and consisted of primarily hackberry and cottonwood. The removal of declining and lower value tree species (cottonwood, hackberry, etc.) to facilitate increasing the size and holding capacity of ponds on the site enhances both storm water storage and water quality. Subsequently, the additional tree removals will improve both playability and the overall aesthetics of the course while allowing designers to preserve trees in better condition, higher value species (post oak, bur oak, cedar elm, etc.) and with greater longevity. The initial tree removal permit, issued October 25, 2023, by the city forester, was revised to include this additional removal on February 14, 2024. The additional tree removal work was completed in Change Order No. 1, in the amount of \$81,075.00, which was executed administratively on April 22, 2024 (CSC No. 60753-C01).

On June 11, 2024 (M&C 24-0525), City Council authorized execution of Change Order #2 with Heritage Links, in the amount of \$139,615.50 for the relocation of the course pump station to a pond out of the natural flow of the drainage way, and the installation of a new 30" storm drainage pipe and associated fitting on holes 1 and 9 which will replace two sections of existing storm drainage pipe that had deteriorated and no longer functioned.

On October 15, 2024 (M&C 24-0884), City Council authorized execution of Change Order #3 with Heritage Links, in the amount of \$320,270.58 for additional site security fencing along Wilson Street and the existing parking area, the re-establishment of water line service to a restroom facility, cart path re-routing to better align with course features, installation of a new pump station structure and grassing adjustments to better accommodate turf establishment (sod in lieu of sprigging in fairways and tee boxes, along with increased sprig bushels in remaining fairway areas not receiving sod).

Change Order No. 4 will correct accessibility issues in the parking lot and provide supplemental grassing to be applied in Spring 2025.

The renovation of Meadowbrook Golf Course began in February 2024 and was substantially completed in October 2024. The course re-opening is anticipated to be Summer 2025 to allow for turf grow-in. The additional scope of work will require an additional 200 days for a total contract time of 460 calendar days.

Funding for the difference of \$716,457.15 in change orders to date and the appropriation amount is available in the base project budget (contingencies).

Total Project Costs:

Description	Fund	M&C	Amount
Meadowbrook Master Plan (City Project No. 103213)	General Capital Projects Fund (Transfer from Municipal Golf Fund)	M&C 21-0365	\$110,823.64
Meadowbrook GC Design Document	2022 Bond Program	M&C 22-0655	\$553,500.00

Total Project Costs:

Description	Fund	M&C	Amount
Preparation			
Project Design Total:			\$664,323.64
Construction Contract	2022 Bond Program; PARD Gas Capital Project Lease Fund; Municipal Golf Gas Lease Capital Project Fund; and General City Gas Lease Capital Project Fund	M&C 23-0988	\$11,358,398.00
Change Order No. 1	2022 Bond Program	N/A	\$81,075.00
Change Order No. 2	2022 Bond Program	M&C 24-0525	\$139,615.50
Change Order No. 3	2022 Bond Program	M&C 24-0884	\$320,270.58
Change Order No. 4	2022 Bond Program	This M&C	\$175,496.07
Construction Administration & Contingencies	2022 Bond Program	N/A	\$285,821.21
Project Construction Total:			\$12,360,676.36
Total Project Cost:			\$13,025,000.00

This project is included in the 2022 Bond Program. The City's Extendable Commercial Paper (ECP) (M&C 22-0607; Ordinance 25675-08-2022) provides liquidity to support the appropriation. Available resources will be used to actually make any interim progress payments until debt is issued. Once debt associated with a project is sold, debt proceeds will reimburse the interim financing source in accordance with the statement expressing official Intent to Reimburse that was adopted as part of the ordinance canvassing the bond election (Ordinance 25515-05-2022).

Funding is budgeted in the 2022 Bond Program Fund for the purpose of funding the Meadowbrook Golf Course Renovation project.

Heritage Links, A Division of Lexicon, Inc., agrees to maintain its initial M/WBE commitment of 6% that it made on the original contract and extend and maintain that same M/WBE commitment of 6% for this Change Order No. 4. Therefore, Heritage Links, A Division of Lexicon, Inc., remains in compliance with the City's M/WBE Ordinance and attests to its commitment by its signature on the Acceptance of Previous M/WBE Commitment form executed by an authorized representative of its company.

Meadowbrook Golf Course is located in Council District 11.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the 2022 Bond Program Fund for the 2022 Bond Meadowbrook GC project to support the above recommendation and execution of the change order. Prior to any expenditure being incurred, the Park & Recreation Department has the responsibility to validate the availability of funds.

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