



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
9/2/2025

Item Type:
Action Item

Subject: Snider Plaza Surface Improvements Scope of Work Addition

Prepared By: Katie Barron, PE, ENV SP, Director of Engineering

Background:

The Snider Plaza Phase 1 construction project was awarded to SYB Construction in March 2024 for \$15,664,531.60, and construction began in April 2024. At the February 2, 2025 City Council meeting, SYB's scope of work for this project was expanded to include the realignment of Daniel and Hillcrest, and the remainder of Rosedale from the alley east to Hillcrest Ave. That addition brought the total amount of SYB's contract for this project to \$18,747,243.13. SYB is currently in the final phases of this construction contract, finishing out the remainder of the Daniel/Hillcrest realignment and the work in the 3400 block of Rosedale, from Snider Plaza to Hillcrest. SYB continues to perform excellently, and even with the added scope of work, is ahead of the original schedule by several months, with an anticipated completion date in Fall 2025.

Once the hardscape of the project is complete, the trees and landscaping installation will begin. City Council awarded contracts for large and medium tree installation to SRH Landscaping, LLC at the June 17, 2025 City Council meeting, and that installation will begin in late September. At that same June 17th meeting, City staff recommended rejecting all bids for the remainder of the landscaping, including shrubs and groundcover, in order to re-evaluate the plant palette and adjust the scope of work for the plantings and maintenance.

SYB has a licensed irrigator as a subconsultant on their team for this project, to install all of the irrigation as part of this contract. This subconsultant is also a licensed landscape installer, and has worked with Parks staff in the past. Staff asked SYB if they would consider doing the plant installation as well as the irrigation under this contract. This would eliminate the addition of another contractor, and potentially save the City time and money for mobilization. Staff received the attached bid for the additional items for the revised plant palette layout, in the amount of \$611,785.52. The planting would begin in tandem with the tree installation after the main infrastructure work is complete in late September. SYB will coordinate with SRH, to follow behind as the trees get planted, and finish the landscaping and irrigation. It is anticipated that this effort will take 4-6 weeks.

State of Texas procurement laws allow for changes to the original contract amount by 25% without requiring the project to be re-bid. That equates to \$3,916,132.90 for this contract, for a total contract amount of \$19,580,664.50. Including this scope of work with the previous addition would bring SYB's total construction contract to \$19,359,028.65.

Fiscal Impact:

- ☐ Not Applicable
- ☐ Budget Amendment Required
- ☐ Proposed Revenue
- ☒ Proposed Expenditure

Funding Source: Capital Improvements Budget

Master Plan Goal:

Please check the associated Theme and provide the corresponding action item number.



	Theme	Action Item(s)
<input checked="" type="checkbox"/>	Affirming Sense of Place	2.1
<input type="checkbox"/>	Assuring Connectivity	
<input type="checkbox"/>	Innovative Governance	
<input type="checkbox"/>	Technological Integration	
<input type="checkbox"/>	Preparing for the Future	
<input type="checkbox"/>	Not Applicable	

Recommendation:

Staff recommends adding the additional scope of work to SYB Construction's existing contract for Snider Plaza Phase 1 Surface Improvements, to install the remaining landscaping, for a total cost of \$611,785.52.

Attachments: Snider Plaza Landscape Bid