CITY OF JOPLIN
COUNCIL AGENDA ITEM

ITEM
Council Bill 2025-615 – Approving the Construction Manager at Risk (CMAR) Guaranteed Maximum Price (GMP) Amendment #1 Agreement with Branco Enterprises, Inc. to construct the Ewert Splash Park Project.

MEETING DATE
September 15, 2025

ORIGINATING DEPT
Parks and Recreation

ATTACHMENTS
CB 2025-615 Ordinance; Exhibit "A" Branco Enterprises, Inc. GMP Amendment #1 Agreement including Attachment 1: GMP Cost Breakdown, Attachment 2: Value Engineering List, and Attachment 3: Drawing and Specifications Index; Exhibit "B" Branco Enterprises, Inc. Signed CMAR Contract

REVIEWED BY
Department Head: Paul Bloomberg; Finance Director: Leslie Haase; City Attorney: Peter Edwards; City Manager: Nick Edwards

SUMMARY
This Council Bill approves a CMAR GMP Amendment #1 Agreement with Branco Enterprises, Inc. in the amount of Eight Million Nine Hundred and Thirty-Five Thousand Three Hundred and Sixty-Five Dollars ($8,935,365) to construct the Ewert Splash Park Project as promised in the Parks and Stormwater Sales Tax approved by the voters.

BACKGROUND
In January 2021, the final report for the Ewert Pool Study was presented to City Council with the recommendation from Waters Edge Aquatic Design to renovate Ewert Aquatic Center into a splash park with an ice ribbon as well as adding several park improvements. During the community engagement process there was an overwhelming support for renovating the Ewert Aquatic Center with park improvements. In August 2021, the Joplin voters renewed the Parks and Stormwater ¼-cent Renewal Sales Tax, which included the Ewert Splash Park project.

The amenities included in this project are:

- Colored concrete and artificial turf, playground surfacing under dry play structure
- Additional shade structures
- Ground sprays
- Tall and larger sprays
- Water table
- Spray arches
- Wet sprays
- Wet play structure
- Dry play structure
- Dry play unit
- Ice ribbon

- Landscaping
- Bathhouse & buildings:
    - Reconfigure entry/admission area
    - Add 2 family changing rooms
    - Condition the bathhouse to utilize in the winter months (for ice skating)
    - Basic interior and exterior aesthetic improvements
    - New roof
    - Improvements to the entrance between the bathhouse and concession building
- Covered basketball / multiuse court
- An amphitheater west of covered court area
- A park kiosk and interpretative signage
- New playground with turf playground surface
- Security lighting and cameras

In October 2023, Olsson Studio was selected to be the engineering and design firm for this project. Several open houses, stakeholder meetings, and presentations were held to finalize the design elements for this project. In August 2024, Branco Enterprises, Inc. was selected and approved for a CMAR contract for the general conditions, terms, and pre-construction services of the Ewert Splash Park Project. On June 26, 2025, project bids were opened by Branco Enterprises, Inc. And on September 4, 2025, Branco Enterprises, Inc. submitted the final GMP to the City of Joplin.

FUNDING SOURCE

This item is funded through the Parks and Stormwater ¼-cent Renewal Sales Tax and Use Tax Beautification

RECOMMENDATION

Staff recommend approval of this council bill on 2nd and 3rd reading.