

Memo



To: Clay Pearson, City Manager
From: Mahogany Isabell, Project Manager
CC: Trent Epperson, Assistant City Manager
Robert D Upton, P.E., Director of Engineering & Projects
Chris Orlea, Director of Parks and Recreation
Skipper Jones, Assistant Director of Capital Projects

Date: February 7, 2019

Re: Shadow Creek Ranch Park Phase 2

Purpose

This memo provides advanced notice of the proposed engineering design services contract award for Shadow Creek Ranch Park Phase 2.

Background

The Shadow Creek Ranch Park Phase 2 project was initially included in the FY 2015 Capital Improvement Program (CIP) and is scheduled to start design this year in the FY2019 CIP. Construction is scheduled to start in FY2020.

Phase 1 of the park was constructed northwest of the intersection of Shadow Creek Parkway and Kingsley Drive, with entrances at Trinity Bay drive on Shadow Creek Parkway and opposite the Nature Trail off of Kingsley. Phase 1 of the park was opened March 2017 and includes eight softball/baseball fields, a lawn amphitheater, hike & bike trail throughout the site, covered pavilion, restroom/concession building, ample parking, site detention and cleared/graded green space. The Sports Complex at Shadow Creek Ranch is the home site for all of our adult softball leagues. Since opening, the city has had more than 69 total teams register for the league which has brought in nearly 825 participants and 208 game nights to the facility. In addition to softball, The Sports Complex at Shadow Creek Ranch will also host adult flag football leagues. More than 121 rental permits have been issued for the facility with a total of \$89,000 in rental fees. Many of the rentals are for baseball/softball practices, however there has been a wide range of rental types as well.

The open green space area created in Phase 1 of the development sets the stage for Phase 2 of the park. This project will add a unique component to the City's park and recreation sports facilities inventory with the addition of 2 synthetic turf multi-purpose fields (serving soccer, rugby, and cricket), 1 'miracle field' diamond with playground surfacing, lighting for fields and parking, associated utilities, 250 additional parking spaces, and another restroom/concessions building on a +/- 13 acre area. The need for 'miracle fields' in this area continues to increase since these facilities provide a sports surface specifically designed to accommodate special needs athletes as well as our wounded warriors. The proximity to the expanding Texas Medical Center and the

newly acquired National Rugby Franchise in City of Houston also increase the interest in these innovative sports facilities. The diversity of sports interests in our community continue to expand and the multi-purpose fields are now becoming staples of a culturally diverse population and will be a great addition to our community.

Scope of the Contract

The scope of the proposed work in Phase 2 will include Preliminary Design, Final Design, Bidding, Construction Phases Services, and Additional Services as approved to prepare the construction contract package including drawings and specifications. Design Phase Services, include Preliminary and Final Design, as proposed for the contract are \$505,900.00 and will be performed on a lump sum basis and include surveying and geotechnical investigations. Estimated reimbursable expenses as proposed in the contract are \$9,000. Bidding and Construction Phase services will be performed on an hourly not to exceed basis for a sum of \$53,400.00. The total contract value to encompass the work of the project is \$568,300.00, which is approximately 7.89% of the current construction estimate. **This park expansion is included in the group of projects that has been approved for TRIZ reimbursement funding and will be funded in the interim with Certificates of Obligation.**

The proposal from Kimley-Horn and Associates, Inc. for professional services associated with the design and construction of Phase 2 is scheduled to be presented to Council for consideration on February 25, 2019 meeting agenda.

Schedule

	<i>Base Line</i>	<i>Current</i>
<i>Design Start</i>	February-19	
<i>Bid Start</i>	August-19	
<i>Construction Start</i>	September-19	
<i>Proposed Construction Completion</i>	October-20	

Budget Info

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
TIRZ Reimbursable Debt (CO)			9,720,000	9,720,000
TIRZ Reimbursable Debt (CO)				-
General Obligation Bonds				-
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		-	9,720,000	9,720,000

Expenditures	To Date	Future	Total
PER			-

Land		-
Design	568,300	568,300
Construction	7,200,000	7,200,000
Construction Management/Inspection		-
Construction Materials Testing		-
FF&E		-
Total Expenditures	-	7,768,300
Project Balance/Contingency		1,951,700

Recommendation

Staff will recommend Council approve and award the engineering services contract to Kimley-Horn and Associates, Inc. in the amount of \$568,300 at the February 25, 2019 Council meeting.

VICINITY MAP



Legend/Notes

Parcels

Shadow Creek Ranch Park Phase II



1:4,800
1 inch = 400 feet



This product is for informational purposes only and may not be prepared or be suitable for legal, engineering, or surveying purposes.

MAP PREPARED: JANUARY 2, 2019