

Shadow Creek Ranch Park Phase II

12/5/2019

To: Mayor and City Council members

Next Phase II at our Sports Complex at Shadow Creek Ranch moving through design and readying for bidding, construction start early 2020. Clay



Scope: Phase 2 of the Sports Complex at Shadow Creek Ranch will include the addition of two cricket/rugby fields, a multipurpose ‘Miracle Field’ area (a sports surface designed to accommodate special needs athletes), additional field lighting, approximately 250 parking spaces, and expanded restrooms and concession offerings.

Justification: As a growing cosmopolitan suburb, as defined in a recent APA publication, our community is presenting an expanding need for diverse recreational programming. In consideration of the field types mentioned it is critical to consider that the need and desire of, once niche sports, are now becoming staples of a culturally diverse population. The need for rugby and miracle fields are increasing in particular due to the City of Houston acquiring a National rugby Franchise, and the continued growth of quality of life for disabled populations due to proximity to the expanding Texas medical Center, respectively.



Project Manager: Mahogany Isabell

Designer: Kimley-Horn

Contractor: N/A

Budget Info:

Funding Sources	Series	To Date	Future	Total Budget
General Revenue - Cash				-
Certificates of Obligation				-
TIRZ Reimbursable Debt (CO)	2019B	650,000	9,070,000	9,720,000
General Obligation Bonds				-
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources				-
Total Funding Sources		650,000	9,070,000	9,720,000

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	569,400		569,400
Construction		8,750,810	8,750,810
Construction Management/Inspection			-
Construction Materials Testing		40,000	40,000
FF&E			-

Total Expenditures	569,400	8,790,810	9,360,210
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Project Balance/Contingency			359,790
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The Shadow Creek Ranch Park Phase II project is funded by COs that will be reimbursed by Pearland Tax Increment Reinvestment Zone (TIRZ) No. 2.

Schedule Info:

	Base Line	Current
Design Start	February-19	April-19
Bid Start	December-19	January-20
Construction Start	March-20	
Construction Completion	November-20	

Highlights:

- On August 30, 2019 Kimley-Horn submitted a 60% preliminary schematic design and cost estimate, which was reviewed with Staff on September 12th at the design review progress meeting.
- The CIP Construction Budget totals \$9,070,000. To try and maximize the benefits of the TIRZ reimbursement, Staff is working with the design consultant to perfect the construction bid with add alternates that can be awarded in addition to the base bid items as project funds allow.
- Kimley-Horn’s 60% cost estimate was \$8,626,900. Park amenities included in the 60% estimate are: the miracle field, two multi-purpose fields (rugby/cricket), a Mini-Court (5,500 SF multi-purpose accessible court), field lighting, 250 additional parking spaces, a concessions building containing restrooms, and a huddle room. The estimate and included amenities will continue to be refined as the design progresses to the bid ready set of construction documents.
- In addition to the City funded amenities planned, The Forever Parks Foundation has committed to fund an “All-Inclusive” playground through their grant program to be completed in the future. The location for this playground will be left as green space in the overall construction plan in the interim.

Upcoming Work Items:

- The 90% plan submittal will be complete in December, followed by a design progress and review meeting.
- Advertising for bids is scheduled to begin in February 2020.

Previous Memos: 02/07/19, 07/11/19

Project Location Map:

VICINITY MAP



1:4,800
1 inch = 400 feet



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MAP PREPARED: JUNE 24, 2019

Design Schematic:

