



# Memo

To: Clay Pearson, City Manager

From: Morgan R Early, Project Manager

CC: Jon Branson, Deputy City Manager  
Trent Epperson, Deputy City Manager  
Robert D. Upton, P.E., Director of Engineering & Capital Projects  
Skipper Jones, Assistant Director of Capital Projects  
Chris Orlea, Director of Parks and Recreation

Date: October 22, 2020

Re: Shadow Creek Ranch Park Phase II

27 October 2020  
To: Mayor and City Council members  
Background and recommendation for award of Shadow Creek Ranch Park Phase II improvements, to be reimbursed by TIRZ #2. Clay

## Purpose

This memo provides information about the progress of the Shadow Creek Ranch Park Phase II project and advanced notice of the proposed Construction contract award for the project to Forney Construction, LLC. This contract, as well as the proposed construction material testing (CMT) award to QC Laboratories, is scheduled for presentation to Council on the November 9, 2020 meeting agenda.

## Background

Phase II of the Park project provides major upgrades to the Shadow Creek Ranch Sports Complex. Phase I construction was completed in 2016 and included a restroom and concessions building under the pavilion, a lawn amphitheater, youth and adult ballfields, playground equipment and associated detention, lighting and irrigation systems. As the City continues to grow in cultural diversity, there is an increased desire for facilities that cater to previously considered niche sports, such as cricket and rugby. The Phase II improvement project includes the addition of (2) cricket/rugby fields which are sized to meet the needs of the three levels of cricket players: youth, soft ball and hard ball players. The project will also address the expanding needs to provide opportunities for an improved quality of life for physically challenged citizens. As a result, this complex will include the installation of a multi-purpose "Miracle Field" designed to safely accommodate special needs athletes. The improvements will include 250 additional parking spaces, a new left-turn lane off of Kingsley, and a 4,300 square foot concession building with locker rooms, huddle rooms, and restrooms.

In Phase I, the project was unable to provide a desired on-site Parks and Recreation maintenance building. The inclusion of a 2,200 square foot pre-engineered metal building (PEMB) shell with a restroom, an office and a warehouse for maintenance equipment with overhead doors was able to be included in Phase II. The addition of this warehouse was a result of some remaining funds from the Phase I project and also from careful control of the amenity budget and design throughout the development of this project.

This project is funded from Certificates of Obligation which will utilize reimbursement from the Tax Increment Reinvestment Zone (TIRZ) No. 2 letter of funding agreement (LFA) which was adopted at the September 28, 2020 Council meeting.

The budget includes funding for the Contractor's scope of construction work, the Construction Material Testing lab's scope, and acquisition of several owner provided items that are being purchased through the BuyBoard Cooperative Agreement. The City provided items include: the rugby/cricket field turf and shock

pads, the additional lighting for the fields and complex, necessary waste and recycle receptacles, shade structures, team benches, small maintenance equipment and spectator bleachers.

## **Bid and Award**

Advertising for the project commenced on August 5, 2020 and followed the standard practice of publishing for two consecutive weeks and a mandatory pre-bid conference was held the 15<sup>th</sup> day. Four addenda were issued, providing clarifications, answering questions and revising project manual sections and construction plans as necessary. Competitive Sealed Proposals were publicly opened on September 3, 2020 with option to attend in-person or virtually via a call-in phone number. There were six proposals received, evaluated per the selection criteria outlined in the project manual and ranked in order of provision of Best Value to the City.

The Selection Criteria is as follows, each with a specified Point Value, totaling 50 points:

1. Proposed price for performance of the full scope of work (50 points)
2. Experience and qualifications of Offeror's project team (15 points)
3. Offeror's experience with projects of similar scope, value and complexity (10 points)
4. Completeness of Offeror's project approach narrative and proposed schedule (5 points)
5. Reputation and Offeror's history with proposed sub-contractors/ vendors (10 points)
6. Offeror's Quality Assurance Program and Safety Record (5 points)
7. Offeror's financial capacity to adequately fund the work of the project (5 points)

The **Competitive Sealed Proposal process**, under Texas Government Code 2269, allows the City to consider the contractor's proposed schedule, experience, reputation, safety record, and project approach, in addition to price, which is imperative for multi-discipline projects that require an experienced contractor. Proposals were evaluated by Staff from Engineering and Parks and Recreation and the design consultant, Kimley-Horn (KH). Scores ranged from 72.29 to 83.25 out of 100. The two highest scoring contractors were Forney Construction, LLC (83.25) and SpawGlass Civil Construction, Inc. (79.22). Excluding the price points, SpawGlass scored 39.63 and Forney scored 33.25 for qualifications. Based on price proposals, SpawGlass was the among lowest ranking respondents with 39.59 points earned, while Forney was the highest scored, gaining the full 50 points for having the lowest proposed price. The attached Exhibit A: Contractor Scoring Table details the scoring each respondent received and their subsequent ranking.

Staff and the design team then interviewed both highest scoring contractors (Forney and Spaw) to allow them to provide further details on their experience with local specialty turf recreational areas, previous lessons learned on those similar projects and their relationships with the subcontractors they proposed. Forney Construction, LLC demonstrated experience with similar scope and value work completed on recent projects, such as several Greater Houston golf courses and the Houston Arboretum and Nature Center. Their project team has worked together for seven years completing these, and other, projects. Their dedicated project manager has 23 years of experience in golf course construction, which mirrors the specifics in this project in terms of drainage, compaction and grading requirements. Forney also provided a realistic schedule that incorporated efficient subcontractor coordination to reach milestones and complete the project ahead of schedule. Kimley-Horn contacted the references provided and received only positive feedback from previous, and often, reoccurring customers. Additionally, Forney illustrated they had a long-standing relationship with their proposed subcontractors and provided with their proposal a sum of subcontract values with each based on a five-year history. Based on these conversations that displayed their knowledge and experience, Kimley-Horn has provided a Recommendation of Award to Forney Construction, LLC.

Staff ranked SpawGlass highly for their project approach and the experience and qualifications of their team. They interviewed very well and scored just below Forney in Staff evaluations. SpawGlass also was one of the few contractors who would be self-performing a significant portion of the project. SpawGlass proposal came in above the engineer estimate at \$5,397,810 with \$352,315 in add alternates (totaling \$5,750,125). Forney's base bid amounted to \$4,266,065.70 before the alternates and staff recommends the inclusion of all additional alternates proposed in the bid form, which total \$286,319.10, for a total recommended contract

award of totaling \$4,552,384.78. The alternates include adding a parking area to the northwest and installation of bleachers, shade structures and additional lighting which are to be direct purchased by the City. With the alternates included, Forney's proposed total price for the work is \$1,197,740 below that of SpawGlass.

Staff received proposals for the direct purchase items, through the BuyBoard, which include the multi-purpose field turf and shock pad, three shade structures, spectator bleachers, team benches, waste and recycle receptacles, and a lighting package for the improved areas. The design consultant included these items in their opinion of probable cost and their inclusion has been incorporated since inception. The high value direct purchase items are the turf and shock pad from Paragon Sports which is proposed at \$1,314,144 and the sports field and complex lighting package from Musco which is proposed at \$1,210,500. Staff is preparing these contracts for recommendation to Council.

The original Request for Proposal included a 255-day schedule. Forney's proposed schedule includes 215 days for Substantial Completion, with an additional 30 days to achieve final completion. With Council approval in early November, Staff intends to hold the pre-construction conference and issue the contractor's Notice to Proceed in December 2020. Anticipated construction completion is August 2021.

As part of any project the need for Construction Materials Testing will be provided. Staff will be submitting to Council for approval on November 9, 2020 will be a Construction Materials Testing (CMT) contract to QC Laboratories, Inc in the amount of \$64,700.

**Schedule**

	<i>Base Line</i>	<i>Current</i>
<i>Design Start</i>	February-19	April-19
<i>Bid Start</i>	October-19	August-20
<i>Construction Start</i>	November-20	December-20
<i>Proposed Construction Completion</i>	August-21	

**Budget Info**

<b>Funding Sources</b>	<b>Series</b>	<b>To Date</b>	<b>Future</b>	<b>Total Budget</b>
General Revenue - Cash				-
Certificates of Obligation				-
TIRZ Reimbursable Debt (CO)	2019B	650,000		650,000
TIRZ Reimbursable Debt (CO)	2020B	9,070,000		9,070,000
General Obligation Bonds				-
W/S Revenue Bonds				-
Impact Fee - Debt				-
Other Funding Sources - Phase I		296,834		296,834
<b>Total Funding Sources</b>		<b>10,016,834</b>	<b>-</b>	<b>10,016,834</b>

<b>Expenditures</b>	<b>To Date</b>	<b>Future</b>	<b>Total</b>
PER			-
Land			-
Design	613,700		613,700
Construction		8,852,385	8,852,385
Construction Management/Inspection			-
Construction Materials Testing		64,700	64,700
FF&E			-



<b>Total Expenditures</b>	<b>613,700</b>	<b>8,917,085</b>	<b>9,530,785</b>
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<b>Project Balance/Contingency</b>			<b>486,049</b>
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The Shadow Creek Ranch Park Phase II project is currently funded by COs that will be reimbursed by Pearland Tax Increment Reinvestment Zone (TIRZ) No. 2.

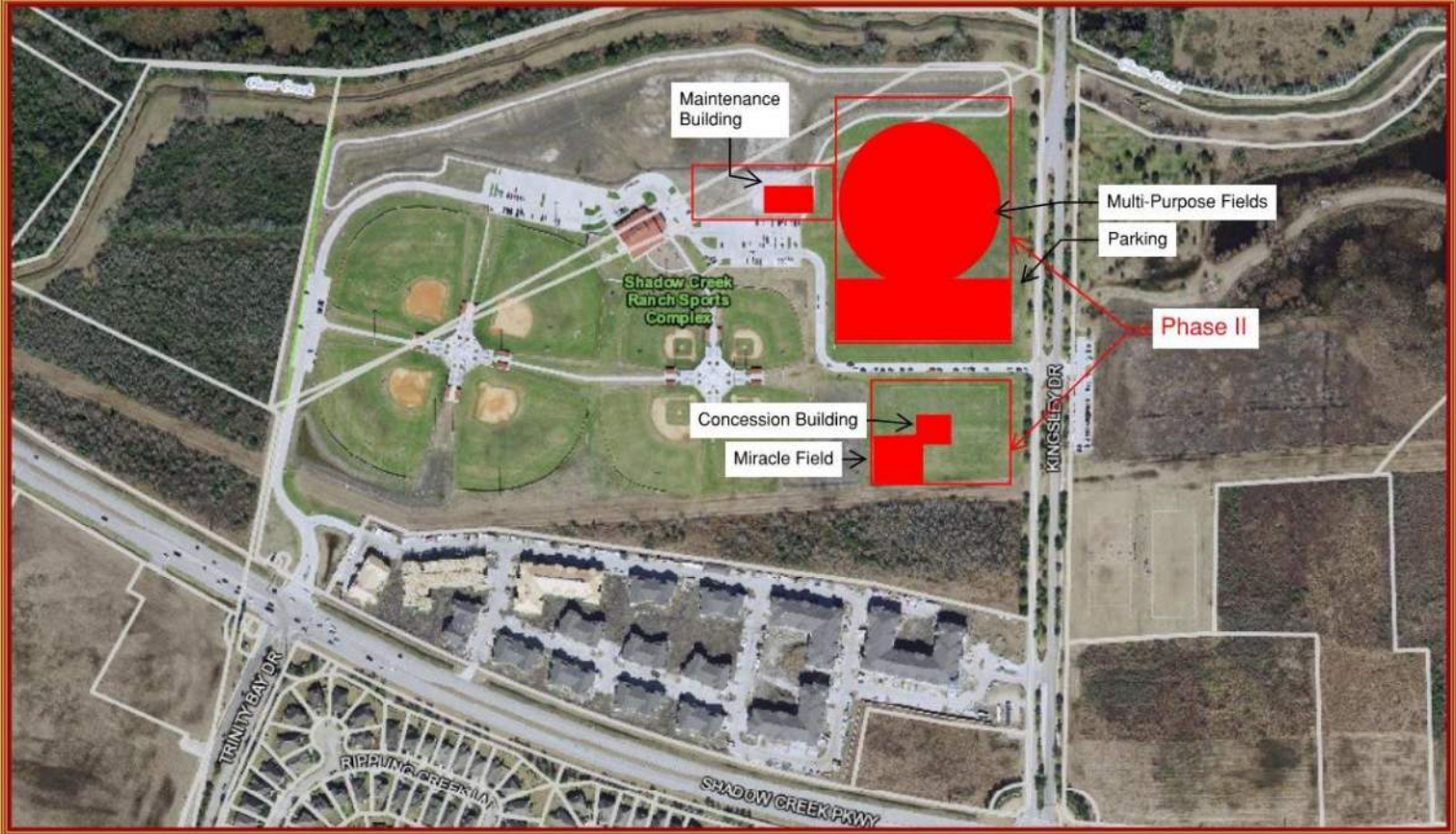
**Recommendations**

On November 9, 2020 Staff will recommend Council award the contract to Forney Construction, LLC in the amount of \$4,552,384.78 and to recommend approval for the Construction Materials Testing (CMT) contract to QC Laboratories, Inc in the amount of \$64,700

**Previous Memos:** 02/07/19, 07/11/19, 12/5/19, 01/23/20

**Project Map**

**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.

MA P PREPARED: JANUARY 2, 2019

# Project Concept Map

**LEGEND:**

- |                           |                             |
|---------------------------|-----------------------------|
| A. MULTI-PURPOSE FIELD    | H. EXISTING BALLFIELDS      |
| B. PARKING                | I. EXISTING PARKING         |
| C. MIRACLE FIELD          | J. EXISTING PAVILION        |
| D. RESTROOM / CONCESSIONS | K. FUTURE ENTRY ENHANCEMENT |
| E. FUTURE PLAYGROUND      | L. FUTURE OVERLOOK          |
| F. MINI COURT             | M. FUTURE MAINT. BLDG.      |
| G. EXISTING DETENTION     | N. FUTURE MAINT. LOT        |



## THE SPORTS COMPLEX AT SHADOW CREEK RANCH

PRELIMINARY DESIGN  
PREPARED FOR THE CITY OF PEARLAND, TEXAS



Kimley»Horn