

4 February 2021

To: Mayor and City

Council members

Update on construction progress at our Shadow Creek Ranch Park, phase 2 west of Kingsley. Foundational work underway. Anticipate complete this fall for availability to play Spring 2022. Clay

Shadow Creek Ranch Park Ph. 2

Is It in Budget?		Is It On Schedule?		Community Benefit
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<i>Improved quality of life for residents of all abilities</i>
Project Phase?				
Construction				

Highlights:

- The Notice to Proceed was issued to the contractor, Forney Construction, on November 30, 2020. A pre-construction meeting was held December 02, 2020 and Contractor's crews mobilized to the site.
- Contractor has completed set up of site security and storm water protection devices in the working area. They have finished removal of existing grass from the cricket/rugby and miracle fields and begun grading. QC laboratories, the project construction material testing (CMT) firm, has been onsite during select fill placement and compaction.
- Concrete foundation pads have been formed and poured for the concession stand/restrooms and for the maintenance building. Plumbing and electrical permits have been applied for through the City eTRAK-iT site.
- A ground-breaking ceremony was held on January 13, 2021 with the Mayor, City Council members, the City Manager's Office, Engineering and Parks and Recreation staff, the design Architect and the contractor. Communications department provided livestream access to the event online for public viewing.
- Staff have issued purchases orders for the owner provided/contractor installed items, to include the bleachers and shade structures for the miracle field, cricket/rugby field spectator bleachers, team benches, waste and recycle receptacles and ADA tables. Delivery of these items is in accordance with the contractor's project schedule.

Budget Info:

Funding Sources	Series	To Date	Future	Total Budget
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
Total Funding Sources		10,016,834	-	10,016,834

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	613,700		613,700
Construction	7,077,029	842,912	7,919,940



Construction Management/Inspection			-
Construction Materials Testing	64,700		64,700
FF&E	33,490	191,500	224,990
Total Expenditures	7,788,919	1,034,412	8,823,330

Project Balance/Contingency			1,193,504
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Staff will reduce the project budget at mid-year.

Schedule Info:

	<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>	September-21	

Rain Days: N/A

Upcoming Work Items:

- Contractor will begin sidewalk construction along Kingsley Ln, then install cricket/rugby field fencing prior to installation of drainage systems and finalizing the grading for the synthetic turf. Sequencing construction this way minimizes disturbance to site improvements that have been completed.
- During the development of the design and the engineer's opinion of probable cost the project was proposed to be over budget for the construction. To reduce cost projections Staff worked with the design to reduce the scope of equipment such as additional irrigation and sod, bleachers, score boards, shade structures and some concrete sidewalk enhancements. With bids for the work below the engineers estimate and TIRZ funds remaining, staff have requested proposals from the contractor for construction of these improvements. The proposals will be evaluated for inclusion in the project.
- The maintenance building (previously removed from Phase 1 for cost reasons) is included in the Phase 2 work. The building will be a pre-engineered metal building (PEMB) with a CMU and split-face stone veneer which is scheduled to be erected in late May 2021. The shop drawings are being completed by Whirlwind, the selected manufacturer, and will be sent to City permitting for their final review and approval.

Project Manager: Morgan R Early

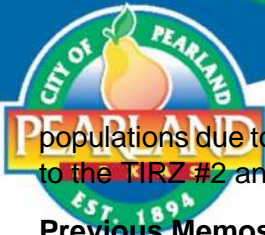
Construction Manager: Michael Collins

Designer: Kimley-Horn & Associates

Contractor: Forney Construction, LLC

Scope: Phase II of the Sports Complex at Shadow Creek Ranch will include the addition of two cricket fields (which can also serve the needs of Rugby groups), a multipurpose 'Miracle Field' (adaptive multi-use 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, the diversity of our community is presenting an expanding need for diverse 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 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. This project was submitted to the TIRZ #2 and was approved to receive funding.

Previous Memos: 02/07/19, 07/11/19, 12/5/19, 01/23/20, 10/20/20

Project Location 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.

MAP PREPARED: JANUARY 2, 2019



Installation of Storm Drain System



Installation of Storm Drain Inlet boxes



Grading of Miracle Field



Future Miracle Field



Installation of Plumbing Underground



Pad Finished and Plumbing Underground Installed