

22 April 2021

To: Mayor and City Council members

Positive progress on additions and expansion of our Shadow Creek Ranch Sportsplex, Good pricing allowing to maximize the TIRZ #2 reimbursement, add some elements. Moving to finish work this fall. 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:

- Construction of the building pad(s) along with underground systems/sanitary lines for the concession stand and maintenance building have been completed
- Grading, lime stabilization and concrete placement is complete for the entire south parking lot to include electrical rough-in(s) for the light poles.
- Soil stabilization, and reinforced concrete slab-on-grade is complete for the Miracle Field artificial turf and shock pad placement.
- All primary construction activities, to include rebar, concrete placement and light pole stub outs, for the Northwest and Northeast parking lots are complete.
- All wood light-framing and exterior sheathing for the Concession Building is complete.
- The contractor will complete placement of all sidewalks around the multipurpose field by 23 April.
- Contractor is currently 70% complete with steel erection for the maintenance building.

During this phase of the project, there have been little (if any) impacts to schedule or production. On average the contractor has placed 520 CY of concrete for each parking lot placement without incident and communication within the construction team has been effective in resolving all utility conflicts. Other schedule impacts have been minor. The fence footings on the east side of the project, adjacent to Kingsley, have been shifted to inside of the sidewalk to avoid a gas line conflict in addition to small adjustments to the sidewalk on the south side due to the same gas line pre-existing location.

Due to the competitive pricing from Forney Construction on this project, City Parks and Recreation staff have brought forth the list of improvements for the contractor to provide a proposal to complete. The items were requests that were removed from the project due to opinion of probable costs that were evaluated during the design. The items were removed from the project prior to bidding to ensure the bids were within the proposed budget. Funding for the project is being reimbursed through an agreement with the Tax Incremental Reinvestment Zone (TIRZ) #2, legal counsel and TIRZ managers agree that the inclusion of the items requested by Parks are within the scope of the Letter of Finance Agreement. To fully use the capacity of the TIRZ funds allocated to park improvements staff will recommend Council award a change order to the contractor for this additional work in the amount of \$287,289.50. This equals 6.3% of the total contract of \$4,552,384.78. As with all expenditures on the project, the City is providing interim financing that will be reimburse by the TIRZ with interest. A breakdown is provided below.



Requested & Approved by TIRZ	Proposal Total
Electrical outlets in dugouts/backstop area	\$ 4,100.00
Fiber Run to Buildings (security, network access)	\$ 60,287.00
Irrigation for areas not included	\$ 85,315.65
Stamping of concrete edge	\$ 35,308.61
Cricket Bleacher & Shade with concrete pads	\$ 56,988.64
Concrete Sidewalk connector	\$ 34,977.60
Add sod to high-vis plaza areas	\$ 10,321.00

Additionally, a scoreboard to be placed at the Miracle Field will be recommended for purchase through the BuyBoard coop at the May 10th, 2021 Council meeting. The Spectrum digital scoreboard proposal includes the visual and audio systems, framework design with engineered stamped drawings and installation for a total of \$129,766. Spectrum was selected to provide this amenity due to their longstanding relationship with the Miracle Field League and the competitive pricing received.

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	7,112,436	760,823	7,873,258
Construction Management/Inspection			-
Construction Materials Testing	64,700		64,700
FF&E	65,785	781,644	847,429
Total Expenditures	7,856,620	1,542,467	9,399,087

Project Contingency	3%	316,834
Project Balance		300,913



	Base Line	Current
Design Start	February-19	April-19
Bid Start	October-19	August-20
Construction Start	November-20	December-20
Proposed Construction Completion	September-21	

Rain Days: 5

Upcoming Work Items:

- Contractor will continue placing forms for the Multipurpose Field.
- Contractor is scheduled to form and pour the Wicket Field concrete slab by 23 April.
- Drainage Installation for the Multipurpose Field
- Maintenance Building Interior Framing
- Exterior block along with mechanical and plumbing rough-ins.
- Water-proofing and exterior block for the concession stand.
- Turf installation anticipated for the 2nd week of June.

Project Manager: Morgan R Early

Construction Manager: Cornelius Coleman

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, 02/04/21



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 2010



Wood Light-Framing and Sheathing for the Concession Stand.



Concrete Placement for South Parking Lot Complete



Concrete Slab-On-Grade for the Miracle Field.



Construction of Maintenance Building.



Sidewalk Installation around the Multipurpose Field Perimeter.



Concrete Placement for the NE and NW Parking Lots