

24 June 2021

To: Mayor and City Council members

Progressing with the construction to complete expansion of our sportsplex west of Kingsley. On track to complete work by end of calendar year. Pix attached. Clay

## Shadow Creek Ranch Park Ph. 2

Is it in Budget?		Is it on Schedule for the Current Phase per the Contract?		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>
<b>Project Phase?</b>				
Construction				

### Highlights:

- The construction phase has progressed to approx. 68% completed scope in approx. 56% of the allotted contract time.
- The pre-engineered metal maintenance building is fully erected, and waterproofing is nearing completion.
- The southeast and southwest parking lots have been poured at the multi-purpose fields.
- The parking lots, curbs and sidewalks are poured at the miracle field.
- Musco has completed installation of the light poles around the new multi-purpose and miracle fields. They have begun preparation work for the light poles around existing field #4.
- The driveway and concrete flatwork around the maintenance building have been completed.
- The general contractor has begun placement of the exterior fencing around the fields and the interior fencing for the maintenance building.
- Roof decking has been completed, inspected, and approved at the concession building.
- The left-turn lane on Kingsley has been poured and restoration work in the median is underway.
- The additional items were approved by Council on May 10<sup>th</sup> at which time work began on the irrigation addition, the trail connector sidewalk, and the concrete pads for the multipurpose field bleachers and shade structures.

### 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
<b>Total Funding Sources</b>		<b>10,016,834</b>	-	<b>10,016,834</b>

Expenditures	To Date	Future	Total
PER			-
Land			-
Design	652,700		652,700
Construction	7,409,252	464,007	7,873,258
Construction Management/Inspection			-



Construction Materials Testing	64,700		64,700
FF&E	65,785	781,644	847,429
<b>Total Expenditures</b>	<b>8,192,436</b>	<b>1,245,651</b>	<b>9,438,087</b>

<b>Project Contingency</b>	<b>3%</b>		<b>316,834</b>
<b>Project Balance</b>			<b>261,913</b>

**Schedule Info:**

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

**Upcoming Work Items:**

- Once cylinder breaks have demonstrated the concrete is adequately cured, the left-turn lane will be opened for public use, and associated traffic control devices will be removed.
- Fencing will be installed between posts at multi-purpose and miracle fields.
- The miracle field scoreboard will be competitively bid, in lieu of creating a cooperative purchase order through Buy Board. Catalogue or pricelist details could not be verified by city Finance staff due to custom nature of the digital scoreboard audio and visual components and project specific features, such as including the City logo.
- Installation of the synthetic turf for the multi-purpose fields was purposefully delayed, minimizing construction debris dirtying or damaging the turf. Once the project is closer to completion, the certified turf installers will ensure the grade and compaction of the subgrade meets requirements, prior to installation.

**Project Manager:** Morgan R Early

**Construction Manager:** Luis Medina

**Designer:** Kimley-Horn and 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' (an adaptive, multi-use sports field 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, 04/22/21



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 BY: JA NUNEZ, 2019



**Project Photos:**



Left Turn Lane



Concession Building (Team rooms entrance)



Integral color concrete sidewalk between Concession Building and Miracle Field



Concession Building (Concession Window and Training Room entrances)



Miracle Field Fence Posts



Southeast and Southwest Parking Lots at Multi-Purpose Fields



French Drain installation in-progress Between Multi-Purpose fields



Maintenance Building with new Driveways