



28 October 2021  
 To: Mayor and City Council members  
 Update on our improvements at Shadow Creek Ranch Park Ph. 2 that's nearing completion. 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 approximately 90% of the contract value and approximately 83% of allotted contract time.
- The newly installed left-turn lane on Kingsley Road has been striped and is open for public use.
- Completed irrigation tie-ins within Kingsley Road medians and system is fully operational.
- Completed landscape at northern parking lots with sod and Hydroseed. Completed sod and landscaping around finished areas at buildings.
- Fencing is installed between posts at Cricket and Miracle Fields, to include netting.
- Shade structures to cover the fields' spectator bleachers have been installed.
- Concessions building progress includes: electrical is energized and HVAC is now in service. All building plumbing and mechanical systems are installed, and finishes have begun on the interior.
- Maintenance building has reached substantial completion, to include: completed spray-in insulation, hung sheetrock, established fire-rated wall, finished interior paint, installed overhead rolling doors and storefronts.
- Site work progress includes: finalized utility and electrical pulls, installed cricket field drainage, sub-base crushed stone, and synthetic turf. Also installed wickets on field and completed fencing and sidewalk around multipurpose fields.
- Musco Sports Lighting completed field and parking lot lighting installation, and commissioning. These lights now tie-in to the existing field lighting completed during the previous phase 1 improvements.
- Completed application process with Texas Park and Wildlife Department for the \$750,000 allocated to the City of Pearland for the Inclusive Playground.

### 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	658,690	69,800	728,490
Construction	7,511,835	1,458,922	8,970,757
Construction Management/Inspection			-
Construction Materials Testing	64,700	30,000	94,700
FF&E	90,965	131,922	222,886
<b>Total Expenditures</b>	<b>8,326,190</b>	<b>1,690,644</b>	<b>10,016,834</b>
<b>Project Contingency</b>	<b>0%</b>		
<b>Project Balance</b>			<b>0</b>

**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>Construction Completion</i>	September-21	November-21

**Upcoming Work Items:**

- Rolling door at concession building window install.
- Complete interior and exterior finishes at concession building
- Complete irrigation at South Lot and tie piping into Phase 1 system.
- Miracle Field rubberized surfacing to be completed.
- Procure the Inclusive Playground

**Project Manager:** Morgan R Early

**Construction Manager:** Morgan R Early

**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 complex and field lighting, approximately 250 new parking spaces, a pre-engineered metal maintenance building and expanded restrooms and concession offerings.

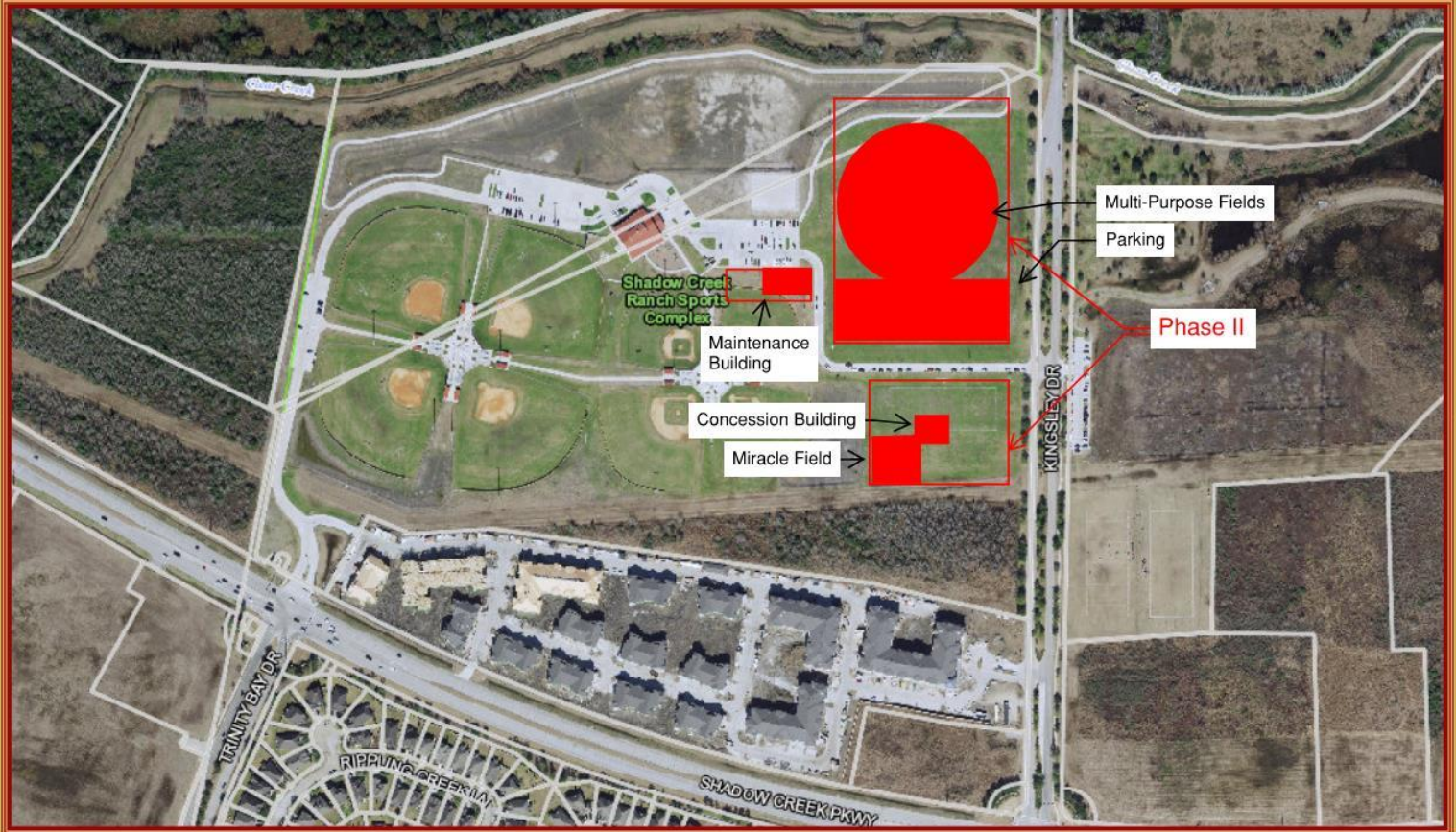
**Justification:** As a growing cosmopolitan suburb, as defined in a recent APA publication, the diversity of our community is presenting an expanding need for diverse programming. In consideration of the field types mentioned it is critical to consider that the need and desire of, once niche sports, 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, 06/24/2021



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



Aerial of Miracle Field, with fencing and shade structures



Aerial of Concession Building North-facing entrance



Completed left-turn lane from Kingsley Road



Drainage system beneath cricket field aggregate base



Install of Miracle Field shade structures





Cricket pitch concrete underlay



Cricket pitch synthetic turf installation and field markings