

3/10/2022
 To: Mayor and City Council members
 Wrap up memo for the SC Sportsplex completed on time and well within budget. Grand Opening this weekend. Remaining TIRZ funding to be utilized for a combination of fencing, maintenance equipment, and/or existing field turf conversion.
 -Trent

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>
Project Phase?				
Construction				

Highlights:

- **The Shadow Creek Ranch Park Phase 2 Improvements project is completed both on time and within budget. The park and its amenities are available for Parks and Recreation staff use.**
- Substantial completion was achieved for the left turn lane on July 19th, 2021.
- Substantial completion was achieved for the site, the multi-purpose turf fields, and the maintenance building on November 19th, 2021.
- A change order to add additional days to the contract time due to the concession building door frames encountering shipping delays was issued to the contractor. This change order increased the contract by 100 calendar days which moved the substantial completion date to February 2022.
- Substantial completion was achieved for the concession building on February 28th, 2022.
- **Apart from the concession building, the sports complex was turned over to Parks and Recreation staff beginning December 19th, 2021 in concurrence with the milestone.**
- The contractor, EPW and Parks and Recreation staff and the design consultant team completed a punchlist walk through of the concession building on February 22nd, 2022. Corrections required were minor and included paint touchups, trim and caulking rework, and door hardware installations in various interior locations.
- **Installation, testing, and commissioning of the Miracle Field Video Board will be completed in May.**
- Procurement and installation of the Inclusive Playground through Park and Recreation's partnership with the Forever Parks Foundation is underway.
- **Grand Opening and Ribbon Cutting ceremony for the sports complex improvements, as well as a groundbreaking ceremony for the Inclusive Playground, is scheduled for March 12-13th, 2022.**

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	659,015		659,015
Construction	7,753,158	1,150,824	8,903,982
Construction Management/Inspection			-
Construction Materials Testing	64,700	30,000	94,700
FF&E	183,909	132,886	316,795
Total Expenditures	8,660,782	1,313,710	9,974,492
Project Contingency	0%		42,342
Project Balance			0

The future expenditures shown above are being directed towards converting the existing baseball fields to artificial turf under a separate contract.

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	February-22

The construction contract was substantial in February 2022; however, there is still additional work being completed at the park. Staff anticipate the turf retrofit being completed in November 2022.

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 included 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, 10/28/2021



Project Location Map:

VICINITY MAP



Legend/Notes

- Parcels

Shadow Creek Ranch Park Phase II



1:4,800
1 inch = 400 feet

NORTH
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



Project Photos:



View from announcer's platform of Miracle Field with fencing, dugouts and shade structures



Concession building which includes team locker rooms and a training area



Aerial of Miracle Field, Concession building and added parking lot



North facing view of synthetic turf multi-purpose fields



East facing view of multi-purpose fields, with new field lighting and covered spectator bleachers



Aerial view of improvements completed at the Sports Complex