



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Agenda

Mansfield Park Facilities Development Corporation

Thursday, October 20, 2016

7:00 PM

City Hall Council Chambers

1. **CALL TO ORDER**

2. **APPROVAL OF MINUTES**

[16-2065](#) Approval of Minutes - Regular Meeting - September 15, 2016

Attachments: [Minutes 09-15-16](#)

3. **CASH FLOW STATEMENT**

[16-2069](#) Cash Flow Statement as of September 30, 2016

Attachments: [Cash Flow 10-20-16](#)

4. **CITIZENS COMMENTS**

CITIZENS WISHING TO ADDRESS THE BOARD ON NON-PUBLIC HEARING AGENDA ITEMS AND ITEMS NOT ON THE AGENDA MAY DO SO AT THIS TIME. ONCE THE BUSINESS PORTION OF THE MEETING BEGINS, ONLY COMMENTS RELATED TO PUBLIC HEARINGS WILL BE HEARD. ALL COMMENTS ARE LIMITED TO 5 MINUTES. PLEASE REFRAIN FROM "PERSONAL CRITICISMS." IN ORDER TO BE RECOGNIZED DURING THE "CITIZEN COMMENTS" OR DURING A PUBLIC HEARING (APPLICANTS INCLUDED), PLEASE COMPLETE A BLUE OR YELLOW "APPEARANCE CARD" LOCATED AT THE ENTRY TO THE CITY COUNCIL CHAMBER AND PRESENT IT TO THE PARKS & COMMUNITY SERVICES SECRETARY.

5. **DEPARTMENT UPDATES**

DIRECTOR'S REPORT ON LISTED ITEMS (MATT YOUNG)

[16-2066](#) Monthly Calendar Updates on City Council Agenda Items, City Meetings & Activities
- Quarterly Report

PARKS SUPERINTENDENT'S REPORT ON LISTED ITEMS (TOBY FOJTIK)

[16-2067](#) Monthly Update on Daily Maintenance of Current Park Facilities

RECREATION SUPERINTENDENT'S REPORT ON LISTED ITEMS (ANDREW BINZ)

[16-2068](#) Monthly Update on Current Programs & Services

- 4th Quarter Report

6. OLD BUSINESS

- [15-1468](#) Update; Mansfield Fieldhouse
- [14-0911](#) Update; Walnut Creek Linear Park Phase II Design
- [16-2070](#) Update; Existing Park Improvements for FY2016-2017 Previously Approved
- [14-1139](#) Update; Pond Branch Linear Park
- [16-2040](#) Update; Chandler Park Phase II Construction

7. NEW BUSINESS

- [16-2038](#) Consider Awarding a Construction Contract to Morales Construction Services, Inc. in the Amount of \$266,300 for the Construction of a Restroom Building at the Michael L. Skinner Sports Complex
Attachments: [Bid Tab Sports Complex](#)
- [16-2072](#) Mansfield Park Facilities Development Corporation (MPFDC) Officer Elections

8. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

- 1. Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14: Saverio v. City of Mansfield

B. Discussion Regarding Possible Purchase, Exchange, Lease or Value of Real Property Pursuant to Section 551.072

- 1. Possible Linear Park Expansion
 - a. Property #12-15-01
 - b. Property #09-13-07
- 2. Possible Land Acquisition for Future Park Use
 - a. Property #08-15-01
- 3. Lease of a Parking Lot to Serve Mansfield's Historic Downtown

- C. **Personnel Matters Pursuant to Section 551.074**

- D. **Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087.**

- 9. **RECONVENE INTO REGULAR SESSION**

- 10. **TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

- 11. **INFORMATIONAL ITEMS**

- 12. **BOARD ANNOUNCEMENTS**

- 13. **ADJOURNMENT**

CERTIFICATION

I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board next to the main entrance of the City Hall, 1200 East Broad Street, of the City of Mansfield, Texas, in a place convenient and readily accessible to the general public at all times and said Agenda was posted on the following date and time: October 14, 2016 by 5:00 p.m., and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Bernadette McCranie, Administrative Assistant
Parks and Recreation

Approved as to Form by Allen Taylor, Attorney

This building is wheelchair accessible. Parking spaces for disabled citizens are available. Requests for sign interpreter services must be made forty-eight (48) hours prior to the meeting. To make arrangements, call (817) 473-0211 or (TDD) 1-800-RELAY TX, 1-800-735-2989.



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STAFF REPORT

File Number: 16-2065

Agenda Date: 10/20/2016

Version: 1

Status: Approval of Minutes

In Control: Mansfield Park Facilities Development Corporation

File Type: Meeting Minutes

Agenda Number:

Title

Approval of Minutes - Regular Meeting - September 15, 2016



CITY OF MANSFIELD

1200 East. Broad St.
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Meeting Minutes

Mansfield Park Facilities Development Corporation

Thursday, September 15, 2016

7:00 PM

City Hall Council Chambers

1. CALL TO ORDER

Harold Bell, President called the Regular Meeting to order at 7:03 p.m.

Present 7 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee; Dan Sides; Bob Kowalski and Dee Davey

2. APPROVAL OF MINUTES

[16-2028](#)

Approval of Minutes - Regular Meeting - August 18, 2016

A motion was made by Hightower, seconded by Kowalski, that this matter be Approved . The motion carried by the following vote.

Aye: 7 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee; Dan Sides; Bob Kowalski and Dee Davey

Nay: 0

Abstain: 0

3. CASH FLOW STATEMENT

[16-2029](#)

Cash Flow Statement as of August 31, 2016

Cash flow was distributed to Board members in their agenda packets (copy on file in the Parks & Recreation Director's office). A month to month sales tax comparison through August was also provided. No action was taken.

Matt Young, Parks and Recreation Director, pointed out that Fieldhouse fees have been updated.

4. CITIZENS COMMENTS

None.

5. DEPARTMENT UPDATES

DIRECTOR'S REPORT ON LISTED ITEMS (MATT YOUNG)

[15-1462](#)

Monthly Calendar Updates on City Council Agenda Items, City Meetings & Activities

1) Matt told the Board that the Marketing position posting closed today. Interviews will begin soon. This position will become the liaison with City Hall's Communication and Marketing Department.

2) Matt also mentioned that staff would be attending a "Staff Retreat" Tuesday, September 20 at the Lodge at Lloyd Park in Grand Prairie. Preparations for a new strategic business plan and vision, mission, and goals will be discussed.

3) Matt stated that board appointments took place Monday, September 12 at the City Council meeting. A new Board member, Neal Shaw, will be joining the Mansfield Park Facilities Development Corporation (MPFDC). October 20 will be Neal's first meeting, barring any special meetings that become necessary.

PARKS SUPERINTENDENT'S REPORT ON LISTED ITEMS (TOBY FOJTIK)

[15-1463](#)

Monthly Update on Daily Maintenance of Current Park Facilities

1) Sports Complex: The City of Mansfield along with Dallas Baptist University hosted the annual NCAA cross country meet September 3. Parks and Recreation, as well as Mansfield Convention & Visitors Bureau received many compliments regarding the facility. The Annual Kyle Lewis Baseball Tournament was also held last weekend at the Sports Complex. Opening season games for soccer began September 10.

2) Rose/Town/Allmon: Staff is preparing the wildflower area to sow native mixes, indian paintbrushes and bluebonnet seeds. The parks now have new adapted swings. Staff has also been busy repainting trail rule signs, performing light checks and replacing burned out lights. The addition of topsoil and seeding along erosion prone areas is proving to be successful.

3) Chandler Park: Mansfield Pee Wee Football Association (MPWFA) season is well underway. Allowing football to practice on the grass near the Colt Field has allowed the two game fields to recover and they are now in great shape.

4) Oliver Nature Park: The first leg of the new service trail has been constructed and is covered with decomposed granite. Hardwire electricity and a new timer have been installed for the front pond aerator. Additional fescue seed was added to the front pecan grove and watered in with the new temporary irrigation system.

5) Overall: It is pre-emergent herbicide time. Staff has been applying pre and post-emergent herbicides to battle king ranch bluestem as well as dallisgrass and crabgrass.

RECREATION SUPERINTENDENT'S REPORT ON LISTED ITEMS (ANDREW BINZ)

[15-1464](#)

Monthly Update on Current Programs & Services

1) Athletics:

- The next All Sports Association Meeting is Wednesday, October 12.
- Mansfield High School will be hosting its annual cross country meet Friday, October 7 at the Michael L. Skinner Sports Complex.

2) MAC Programming Update:

- Pickleball continues to grow in popularity.
- Footgolf, a first time offered program, at Mansfield National has 8 participants.
- Fall basketball league has 6 teams.

3) Oliver Nature Park:

- National Wildlife Federations: Mayors Monarch Pledge
 - a) A proclamation will be read at the September 26 City Council Meeting.
 - b) The MAC butterfly garden was installed September 8 and is a certified Monarch way station.
 - c) A butterfly garden was installed at Oliver Nature Park September 12 and is also a certified way station.
- Little Naturalists, Homeschool Nature Class, and Kayaking programs are all doing well.
- A new Painting at the Park class starts this Saturday.

4) Upcoming Special Events:

- The Senior Art Show took place this past weekend. Winning submissions are on display in the foyer of City Hall.
- The Senior Picnic is on Friday, Sept. 30 at Town Park.
- The Fire Department's Safety Palooza is October 1 at the MISD Center for the Performing Arts.
- The Senior Health & Wellness Expo is Friday, October 14 at the MAC.
- Night on the Town will take place October 15 at Katherine Rose Memorial Park.
- The Heartland Cross Country meet will take place October 21 and 22 at the Michael L. Skinner Sports Complex.
- Boo Bash is Friday, October 28 at the MAC.
- The Police Department's Fall Fest is October 29 at Katherine Rose Memorial Park.
- Hometown Holidays is December 2 with the parade on December 3.

5) General:

- 5k's continue to be very popular this fall at Katherine Rose Memorial Park.
- The Winter brochure is in the works.
- The Legacy High School tennis courts are now open to the public on Saturdays and Sundays from 8:15 a.m. to 8:00 p.m or sundown.

6. OLD BUSINESS

[15-1468](#)

Update; Mansfield Fieldhouse

James Fish, Sr. Park Planner, reported work on the facility roof continues, with electrical and plumbing moving forward inside the building. Interior finish out will commence once the plumbing, mechanical and electrical work progresses. Site concrete continues to be formed and placed around the building. Off-site drainage work is nearing completion through McKnight Park East. The second driveway is underway and should be poured in the next week or so. The architect and project manager continue to stress to the contractor that time is of the essence. Current finish date based upon the latest schedule is December 29, including completion of the punch list items.

Sandra Hightower asked if there had been any extra security measures implemented

as a result of recent reports of theft and vandalism in the area.

James responded that police have increased visits through the project site. There have been a couple instances where batteries and fuel were stolen, but that no graffiti had taken place.

[14-0911](#)

Update; Walnut Creek Linear Park Phase II Design

James Fish, Sr. Park Planner, reported the consultant continues work on the design development plans and is moving into the construction plan development stage. Staff has a meeting scheduled with the U.S. Army Corps of Engineers on August 19 to discuss the trail alignment through their property. Staff is working to schedule a meeting with representatives from the City of Grand Prairie to discuss the trail corridor through their city limits.

Harold Bell asked if James foresaw any potential issues working with Grand Prairie.

James responded that this is a challenging coordinated effort, but that staff will continue to work through any hurdles.

[15-1636](#)

Update; Existing Park Improvements for FY2015/2016 Previously Approved

James Fish, Sr. Park Planner, reported the fabric shade structures for Chandler Park are in production. Installation will begin at the end of the month. Concrete for the Sports Complex baseball storage entry is under way and will be complete by the end of the month.

Harold Bell asked how much was left of the appropriated funds for FY2016's existing park improvements list once this project was complete?

James stated that without including the signage project that is carrying over into FY2017, there would be approximately \$1600 of the adopted items.

Matt Young, Parks and Recreation Director, also stated that the appropriation showed to be exceeding because of FY2014/2015 roll over.

[14-1139](#)

Update; Pond Branch Linear Park

James Fish, Sr. Park Planner, reported that everyone is excited about this project. The project has been advertised and bids will be opened October 5. Staff is awaiting the final approval from the railroad, but plans are in permitting. The project should take approximately nine to twelve months for construction. Staff anticipates that a construction contract will be ready for MPFDC Board and City Council award in October.

Wayne Lee asked if there were any updates on the overall project price.

James stated that so far the estimate is still about \$3 million. However, an increase should be expected due to current industry labor costs.

[16-2040](#)

Update; Chandler Park Phase II Construction

Chris Ray, Park Planner, reported staff received final contracts today and will be holding a pre-construction meeting with the contractor and design consultant to

organize submittals and the project schedule. Construction is currently scheduled to begin October 3 and the park will be closed to the public. There is a nine month estimate for project completion.

Matt Young, Parks and Recreation Director, asked if the closure included the tennis courts to which Chris stated yes.

Harold Bell, asked what the public will need to do to use the tennis courts at Legacy High School.

Andrew Binz, Recreation Superintendent, answered that Mansfield Activities Center (MAC) staff will be responsible for unlocking the Legacy courts on Saturday and Sunday. There will be open courts available between 8:15 a.m. and sundown on Saturdays and Sundays only. A bulletin board has been posted at the location and will notate any reservation or programming schedules. However, open courts will also be available on a first-come first-served basis. Reservations may be made at the MAC during regular business hours.

7. RECESS INTO EXECUTIVE SESSION

Harold Bell, President, recessed the Regular Meeting into Executive Session at 7:32 p.m.

A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

1. Seek Advice of City Attorney Regarding Pending Litigation - Cause No. 348-270155-14: Saverio v. City of Mansfield

B. Discussion Regarding Possible Purchase, Exchange, Lease or Value of Real Property Pursuant to Section 551.072

1. Possible Linear Park Expansion
 - a. Property #12-15-01
 - b. Property #03-14-05
 - c. Property #09-13-07
 - d. Property #15-16-03
2. Possible Land Acquisition for Future Park Use
 - a. Property #03-16-02
 - b. Property #08-15-01

C. Personnel Matters Pursuant to Section 551.074

D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087.

8. NEW BUSINESS

[16-2036](#)

Consider Approval of the Proposed FY2016-2017 Existing Park Improvements Project List

James Fish, Sr. Park Planner, reported that as part of the FY 2016-2017 budget cycle, the MPFDC approved \$250,000 for existing park improvements. Staff reviewed the projects listed in the Facility Infrastructure Report, and compiled a list of the highest priority improvements for existing parks and facilities. The proposed project list includes:

*Park Monument Signage - Michael L. Skinner Sports Complex, McKnight Park East
Playground Improvements - Add swings at Donald Barg Park and Katherine Rose Memorial Park*

Mansfield Activities Center - Replace countertops, Provide alcove storage and adjustable basketball goals

Oliver Nature Park - Provide electricity to the back maintenance shop and pond

McKnight Park East - Provide concrete slab for batting cage construction

Magnolia Service Center - Add rock façade around building

Skinner Sports Complex - Supplemental funding for construction of a new restroom building

General park amenities - Replace grills, benches, picnic tables and bleachers

An estimate of each project cost was provided to the Board.

A motion was made by Hightower, seconded by Sides, that this matter be Approved . The motion carried by the following vote.

Aye: 7 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee; Dan Sides; Bob Kowalski and Dee Davey

Nay: 0

Abstain: 0

[16-2039](#)

Consider Purchasing 0.262 Acres of Land Located at 106 E. Kimball Street in the Amount of \$18,000

A motion was made by Sides, seconded by Davey, that this matter be Approved . The motion carried by the following vote.

Aye: 7 - Harold Bell; Wendy Collini; Sandra Hightower; Wayne Lee; Dan Sides; Bob Kowalski and Dee Davey

Nay: 0

Abstain: 0

9. RECONVENE INTO REGULAR SESSION

Harold Bell, President, reconvened the Regular Meeting at 8:05 p.m.

10. TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

None.

11. **INFORMATIONAL ITEMS**

None.

12. **BOARD ANNOUNCEMENTS**

Wayne Lee said, " I enjoyed Wurstfest."

Wendy Collini said, "Good luck, Dan. I have enjoyed working with you."

Sandra Hightower said, " I would like to echo Wendy's sentiment."

Dan Sides said, " It's been a privilege to serve. I will miss you all. I have loved coming to meetings. They have been a lot of fun. I will see you all at events."

Dan also told Neal Shaw, new member, that he was inheriting a great job and group of people to work with.

13. **ADJOURNMENT**

Harold Bell, President, adjourned the Regular Meeting at 8:24 p.m.

Harold Bell, President

ATTEST:

Bernadette McCranie, Administrative Assistant
Parks and Recreation



CITY OF MANSFIELD

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STAFF REPORT

File Number: 16-2069

Agenda Date: 10/20/2016

Version: 1

Status: To Be Presented

In Control: Mansfield Park Facilities Development Corporation

File Type: Cash Flow
Statement

Agenda Number:

Title

Cash Flow Statement as of September 30, 2016

MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION
CASH FLOW REPORT

OCTOBER 2016

Oct-16

DESCRIPTION	October Actual	November Actual	December Actual	January Actual	February Actual	March Actual	April Actual	May Actual	June Actual	July Actual	August Actual	September Actual	Year-End Projection	FY15-16 Budget	Variance
Sales Tax	476,768	381,567	376,756	575,958	401,827	343,561	501,919	376,065	395,811	515,846	393,176	413,094	5,152,348	4,854,956	297,392
Interest	250	250	250	250	250	250	250	250	250	250	250	250	3,000	3,000	0
MAC Fees	25,672	21,165	20,886	24,622	23,571	28,101	26,313	21,817	44,458	37,465	32,362	26,016	332,447	361,928	(29,481)
Outdoor Recreation Fees	247	269	66	458	179	170	1,179	1,540	2,894	1,433	393	645	9,474	5,244	4,230
Athletic Field Fees	10,669	11,982	13,862	8,448	945	8,388	11,815	8,194	5,682	4,299	1,007	13,582	98,874	128,026	(29,152)
Pavilion Fees	3,175	1,710	0	90	90	1,540	3,557	4,513	3,588	3,023	1,625	2,993	25,902	25,036	866
Other Fees	2,313	2,224	2,224	2,224	2,224	2,224	2,224	2,313	2,405	2,405	2,405	2,755	27,940	26,688	1,252
Donations	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hawaiian Falls Lease Payments	0	0	232,797	0	0	0	0	0	0	0	0	0	232,797	297,000	(64,203)
Mansfield National Lease Payments	4,167	0	0	0	16,667	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000	50,000	0
BLD Lease Payments	0	51,676	0	0	37,742	0	0	40,433	0	0	59,951	0	189,802	178,264	11,538
BLD Turf Payments	0	2,934	0	0	2,934	0	0	2,934	0	0	120,934	0	129,736	129,496	240
BLD Supplemental Income	0	0	0	0	226	0	0	0	0	0	0	0	226	0	226
Mineral Lease Proceeds	129	22,589	19,728	28	13,200	14,149	0	7,658	0	9,665	10,669	32,779	130,593	150,000	(19,407)
Bond Proceeds	0	0	0	15,400,000	0	0	0	0	0	0	0	0	15,400,000	15,400,000	0
Total Revenues	523,389	496,365	666,570	16,012,078	499,855	402,550	551,424	469,882	459,255	578,551	626,939	496,280	21,783,139	21,609,638	173,501

Administration	88,047	70,227	80,863	94,831	132,381	177,219	94,487	104,036	113,103	116,093	88,004	197,965	1,357,256	1,196,243	161,013
Sports Complex Operations	30,253	17,213	27,658	28,806	34,928	27,913	25,756	36,382	16,312	22,484	22,644	40,274	330,624	360,897	(30,274)
Rose Park/Town Park Operations	28,251	25,924	18,111	22,076	22,545	26,655	25,451	30,182	56,757	11,243	33,198	40,169	340,563	373,762	(33,199)
MAC Operations	56,485	37,162	64,336	52,862	47,691	52,901	63,240	55,009	52,722	66,200	52,202	71,948	672,757	763,057	(90,299)
Oliver Nature Park	33,794	29,263	36,841	28,922	34,145	30,213	44,172	58,164	139,072	7,561	48,172	44,298	534,617	601,570	(66,953)
Debt Service - Pond Branch	18,333	18,333	18,333	18,333	18,333	18,333	18,333	18,333	18,333	18,333	18,333	18,333	219,999	220,000	(1)
Debt Service	103,509	103,509	103,509	103,509	103,509	103,509	103,509	103,509	103,509	103,509	103,509	103,509	1,242,104	1,242,104	0
Transfers	1,459	1,459	1,459	1,459	1,459	1,459	1,459	1,459	1,459	1,459	1,459	1,459	17,511	17,511	(0)
Total Operating Expenditures	360,131	303,090	351,110	350,798	394,991	438,202	376,407	407,074	501,267	346,883	367,521	517,955	4,715,431	4,775,144	(59,713)

PROJECT FUNDS AVAILABLE	163,258	193,275	315,460	15,661,280	104,864	(35,652)	175,017	62,808	(42,012)	231,668	259,417	(21,675)	17,067,708	16,834,494		Project Budget
Capital Purchases	23,200	7,039	0	42,256	0	0	16,759	0	0	0	11,469	58,668	159,391	0	159,391	--
Land Acquisition	0	0	18,068	34,368	0	0	24,080	0	0	18,150	0	52,895	147,560	500,000	(352,440)	500,000
Existing Parks Improvements	0	28,149	0	5,122	10,817	15,340	5,374	109,981	64,726	8,236	908	81,124	329,777	265,000	64,777	265,000
On-Street Bike Plan Implementation	0	0	0	0	5,576	0	0	0	0	0	995	17,928	24,499	120,000	(95,501)	120,000
Chandler Park, Phase II Design	0	0	0	0	3,550	53,250	7,100	19,400	41,326	52,456	1,953	11,000	190,035	1,300,000	(1,109,965)	4,000,000
Walnut Creek Linear Park,Phase II (design/const)	0	0	0	0	4,886	47,901	0	1,144	3,802	8,739	18,356	29,200	114,028	2,190,000	(2,075,972)	2,690,000
Sports Complex Improvements	0	0	0	0	700	0	0	0	0	0	3,411	23,215	27,326	350,000	(322,674)	350,000
McKnight Park West Improvements	0	0	0	0	0	0	0	0	0	0	0	0	0	300,000	(300,000)	300,000
McClendon West Improvements	0	186,147	0	11,280	0	0	2,105	0	0	0	0	0	199,532	280,000	(80,468)	480,000
Philip Thompson Soccer Complex	0	0	0	0	0	0	0	0	0	0	0	0	0	50,000	(50,000)	350,000
Fieldhouse	0	114,200	0	533,084	502,713	1,367,473	763,191	1,252,902	641,442	1,030,445	22,819	540,600	6,768,870	12,000,000	(5,231,130)	12,900,000
Pond Branch Linear Park	0	15,543	0	19,493	23,143	50,403	29,330	36,602	2,585	8,280	14,062	5,250	204,690	3,400,000	(3,195,310)	3,400,000
Dog Park	0	0	0	0	0	0	0	0	0	0	0	0	0	750,000	(750,000)	750,000
Walnut Ridge Park	0	0	0	0	0	0	0	0	0	0	0	0	0	750,000	(750,000)	750,000
Total Capital Expenditures	23,200	351,078	18,068	645,602	551,385	1,534,367	847,940	1,420,029	753,880	1,126,307	73,974	819,878	8,165,708	22,255,000	(14,089,293)	

FY2015-2016 NET	140,058	(157,803)	297,392	15,015,678	(446,521)	(1,570,018)	(672,923)	(1,357,221)	(795,893)	(894,638)	185,443	(841,554)	8,902,000	(5,420,506)	
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	Beginning Balance														
FUNDS AVAILABLE	8,418,763	8,558,821	8,401,018	8,698,409	23,714,087	23,267,566	21,697,548	21,024,625	19,667,405	18,871,512	17,976,874	18,162,317	17,320,763	2,998,257	



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STAFF REPORT

File Number: 16-2066

Agenda Date: 10/20/2016

Version: 1

Status: To Be Presented

In Control: Mansfield Park Facilities Development Corporation

File Type: Discussion Item

Agenda Number:

Title

Monthly Calendar Updates on City Council Agenda Items, City Meetings & Activities
- Quarterly Report

Parks and Recreation Department
Quarterly Report
July - September 2016

MPFDC Work Program for 2016	
Pond Branch Linear Trail	
<ul style="list-style-type: none"> • Feasibility Study • Design development through construction documents • Construction funding options • Bid out/Award bid • Groundbreaking • Construction 	Completed November 2014 Completed July 2016 MPFDC Scheduled for October 2016 TBD Scheduled for December 2016 - September 2017
Walnut Creek Linear Park Phase II	
<ul style="list-style-type: none"> • Conceptual design layout • Negotiate land acquisition with property owners • Design development through construction documents • Bid out/Award bid • Construction • Grand opening 	Completed May 2014 Completed November 2015 Scheduled for completion March 2017 2016 Scheduled for April 2017 Scheduled for June 2017 - May 2018 TBD
Clayton Chandler Park Phase II	
<ul style="list-style-type: none"> • Replace Colt Field with community park amenities • Community meeting • Joint work session with Council/MPFDC • Schematic design complete/ cost estimates • Public meeting • Design development through construction documents • Bid out/Award bid • Construction 	Concept completed 2014 Completed June 26, 2014 Completed Completed November 2014 Completed January 8, 2015 Completed June 2016 Completed August 2016 Scheduled for October 2016 - September 2017
Skinner Sports Complex Re-design	
<ul style="list-style-type: none"> • Enlarge field #6 for Colt league play • South referee shelter for soccer fields/MYBA storage area • Restroom building for baseball fields 7, 8 & 9 	Completed 2014 Completed Spring 2015 Scheduled for Winter 2016
On-Street Bicycle Plan	
<ul style="list-style-type: none"> • Education/marketing plan prepared by staff • Education/marketing plan presented to Council • Year 1 Implementation • Year 2 Implementation 	Completed January 2015 Completed February 2015 Completed September 2015 Completed September 2016
Fieldhouse USA Mansfield	
<ul style="list-style-type: none"> • Bid out/Award bid • Construction • Grand opening 	Completed November 2015 Scheduled for completion November 2016 TBD
Neighborhood Park Development	
<ul style="list-style-type: none"> • Spring Lake Estates <ul style="list-style-type: none"> • Preliminary design • Neighborhood meeting • Design development / construction documents • Bid out/award bids • Construction • Dedication • Naming - Gary & Lucretia Mills Park • McClendon West (playground/ball field improvements) <ul style="list-style-type: none"> • Construction documents • Construction 	Completed Completed February 2015 Completed April 2015 Completed June 2015 Completed March 2016 Completed April 2, 2016 Approved by MPFDC & City Council, December 14, 2015 Completed April 2015 Completed February 2016

MPFDC Work Program for 2016

Land Acquisition

• 0.169 ac. purchase, 3205 Ridge Trace Circle	Council approved November 9, 2015
• 0.527 ac. Purchase, 217 Sycamore Street (Pond Branch)	Council approved August 22, 2016
• 0.219 ac. Purchase, 115 Depot Street (Pond Branch)	Council approved August 22, 2016
• 0.464 ac. Purchase, 216 Sycamore Street (Pond Branch)	Council approved August 22, 2016
• 0.0259 ac. Purchase, 208 E. Broad Street (Pond Branch)	Council approved August 22, 2016

Existing Park Improvements

• MAC front counter renovations	Completed November 2015
• MAC parking lot expansion	Completed December 2015
• Magnolia Service Center renovations	Completed May 2016
• Recreation equipment/goals/bleacher replacement	Completed May 2016
• Julian Feild playground, ADA walks, seating	Completed May 2016
• Sports Complex Renovations - Scoreboard hardwire	Completed August 2016
• Chandler Park Football shade structures	Scheduled for October 2016

Recreation Programs/Services

	Projected 15/16	Year to Date 15/16
Memberships Sold	3,300	3,285
Program Participants	8,000	8,179
Facility Rentals-MAC	575	660
Facility Rentals-Pavilions	400	383
Facility Rentals-Athletic Fields	200	229
Oliver Nature Park Field Trips	20	28
Recreation Department Revenue	\$523,794	\$459,826

Special Events

Winter Walk	Completed January 23, 2016; Participants = 150
Run with Heart 1/2 Marathon	Completed January 30, 2016; Participants = 985 runners and 2,000 at event
Sweetheart Dance	Completed February 6, 2016; Participants = 118
St. Patrick's Day Pickle Parade	Completed March 12, 2016; Participants = 20,000
Bunny Brunch	Completed March 19, 2016; Participants = 39
Spring - Bike Rodeo	Completed April 9, 2016; Participants = 200
H2Grow	Completed April 23, 2016; Participants = 200
The LOT Grand Opening	Completed April 30, 2016; Participants = 500
Wisteria Street Market - Spring	Completed May 14, 2016; Participants = 350
Red, White and Rockin' Kids Triathlon	Completed July 2, 2016; Participants = 103 athletes
Rockin' 4th of July	Completed July 3, 2016; Participants = 10,000
Wurst Fest	Completed September 10, 2016; Participants = 5,000
Senior Picnic	Completed September 30, 2016; Participants = 150
Safety Palooza	Completed October 1, 2016; Participants = 2,500
Senior Health and Wellness Expo	Scheduled for October 14, 2016
Night On the Town	Scheduled for October 15, 2016
MAC Halloween Party	Scheduled for October 28, 2016
Fall Fest (Police Dept.)	Scheduled for October 29, 2016
Turkey Trot - 5K and 10 K	Scheduled for November 24, 2016
Hometown Holidays	Scheduled for December 2, 2016
Hometown Holidays Parade	Scheduled for December 3, 2016
Senior Holiday Breakfast	Scheduled for December 13, 2016

Projects Outside MPFDC Work Plan

The LOT	Grand opening held on April 30, 2016
E. Broad St. median design/construction (Holland to Day Miar)	Construction scheduled for completion Fall 2016
Green Ribbon Grant project on HWY 917	Construction scheduled for completion Fall 2016
TAP Grant for Hike/Bike Trail connection Town Park-Oak St.	Design 2015/Construction to begin 2016 (completion scheduled for 2017)



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

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Status: To Be Presented

In Control: Mansfield Park Facilities Development Corporation

File Type: Discussion Item

Agenda Number:

Title

Monthly Update on Daily Maintenance of Current Park Facilities



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 16-2068

Agenda Date: 10/20/2016

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File Type: Discussion Item

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Title

Monthly Update on Current Programs & Services
- 4th Quarter Report



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 15-1468

Agenda Date: 10/20/2016

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Status: Old Business

In Control: Mansfield Park Facilities Development Corporation

File Type: Discussion Item

Title

Update; Mansfield Fieldhouse

Requested Action

Project update

Recommendation

Project update

Description/History

Fieldhouse, USA contacted the City to discuss the possibility of creating a public/private partnership for the construction and operation of a sports facility called Mansfield Fieldhouse, USA. During a Joint Work Session between City Council and the MPFDC on July 13, 2015, the MPFDC agreed to fund construction of the project.

The MPFDC approved the development agreement and awarded the Construction Manager At Risk to Pete Durant on August 6, 2015 and the City Council approved the development agreement and the CMR contract on August 10, 2015. The development agreement outlines the scope of the project to include design, development and construction of an in-door 90,000 square foot facility with eight basketball/volleyball courts, concession area, and programming space, viewing area and parking lot. The construction of the facility will be paid for by the MPFDC and will be built on City-owned land. The estimated cost of the project is \$12 million and will be publicly bid through the Construction Manager At-Risk delivery method. The CMR will bid the project and present a Guaranteed Maximum Price for the construction costs at a future meeting for MPFDC and City Council. This facility will be a public facility and Mansfield Fieldhouse, LLC will operate the facility through a lease and operating agreement between the City and Mansfield Fieldhouse, LLC.

August - MPFDC and City Council approved the development agreement and the CMR contract. City Council is scheduled to consider the third and final reading for the Lease and Operating Agreement on August 18, 2015.

October - The on-site, off-site and building construction bids are scheduled to be received in mid-October. The expectation is that contract considerations for these improvements will be presented at a special meeting on October 22nd in order to meet the previously approved schedule.

November - Bids have been received and the construction contract for the facility is on the agenda for consideration under New Business. Richard Wright, Director of Development Services, will present the contract for consideration.

December - Construction is under way on the onsite/offsite elements of the project. McKnight

Park East will be impacted with the redesign of the Park entry drive off the frontage road and a sanitary and Storm sewer crossing the Park to reach the creek. MGSA has been notified and coordinated with in regards to interruptions to the program

January - Construction is continuing with major impacts to McKnight Park. Sanitary sewer has been installed through the park. Storm section installation will begin in February. Entrance impacts continue and electrical switchover is scheduled for the end of the month. MGSA is advised and up to date with impacts to their program.

February - Electrical switch over has yet to be completed due to delays by Oncor. Preparation is underway for storm sewer installation beginning at the end of the month. New fence quotes for McKnight Park have been presented to the team. Fieldhouse site work continues with some paving installed. Utility construction is ongoing and pier drilling for the building is underway. The weather has been good, so earthwork is almost complete. Plan revisions continue to accommodate the StarCenter on the site.

March - Site work continues with the large storm drain installation underway through the park. Onsite concrete installation has begun with the roadways beginning to be placed. Review of the plan set for additional paving for additional parking is being discussed. Rain has impacted the project by a week. Work continues on utilities and pad prep for the building.

April - Site work continues with the installation of the large storm drain continuing to the south. Casting beds is underway. Electric has been relocated and the gas line move is underway. Walls are scheduled to be up by the end of June. Site work is at a stop through McKnight Park East until outfall plans are provided. Mansfield Girls' Softball Association programming has been heavily impacted by the construction.

May - Onsite and offsite work continues. Wall panel pouring is underway. Site work for utilities and concrete continues. Wall erection will begin next month.

June - Site work has finally resumed after all the recent rain. Wall panels continue to be poured and are ready for placement. Walls will begin to go vertical by the end of the month. The ground breaking for the project is scheduled for June 13th. Schedule revisions will be forthcoming.

July - Wall panels are ready to go vertical. The contractor is waiting for the cranes to arrive on-site to begin. Site work through the park has resumed and will be completed by the third week in August. Fencing for the ball fields has been re-quoted and direction has been given to get the fences reinstalled before the start of the Mansfield Girls' Softball Association's fall season.

August - The wall panels have been installed and the roof installation is in progress. The site work continues with paving underway for the parking lots and roadways. The revised schedule is showing completion in December of 2016. The construction through McKnight Park East has been delayed due to design issues with the headwall by the consultant. The fences for field 3 are installed. Roadway entrances to the park are pending the construction for the entrances to the Fieldhouse off of Highway 287.

September - Work on the facility roof continues, with electrical and plumbing moving forward inside the building. Interior finish out will commence once the plumbing, mechanical and electrical work progresses. Site concrete continues to be formed and placed around the building. Off-site drainage work is nearing completion through McKnight Park East. The

architect and project manager continue to stress to the contractor that time is of the essence. Current finish date based upon the latest schedule is December 29th, including completion of the punch list items.

October - Site roadwork into the park continues to the north and all construction drainage activities through the park are complete with project clean up and sodding scheduled. The project has transitioned to more of an indoor construction finish out project. Access from the frontage roads drive approaches has begun. The project remains on a tight schedule and is scheduled to be completed in December of 2016.

Justification

This facility will add an additional indoor element to the park system that could operate year-round focusing on basketball/volleyball leagues and tournaments. This facility will provide sports opportunities to our local youth and adults as well as out-of-town visitors. An economic and feasibility study was conducted on this project by Conventions Sport and Leisure, International and estimated approximately one million visitors will come to the center annually.

Funding Source

MPFDC ½ cent sales tax

Prepared By

James Fish, RLA, ASLA
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CITY OF MANSFIELD

1200 East. Broad St.
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STAFF REPORT

File Number: 14-0911

Agenda Date: 10/20/2016

Version: 25

Status: Old Business

In Control: Mansfield Park Facilities Development Corporation

File Type: Discussion Item

Agenda Number:

Title

Update; Walnut Creek Linear Park Phase II Design

Requested Action

Project Update

Recommendation

Project Update

Description/History

The 2009 Parks, Recreation, Trails and Open Spaces Master plan included a spine trail phasing and prioritization plan. The first priority on this plan was trail segment "I" which is 2.75 miles from Oliver Nature Park through Philip Thompson to Loyd Park on Joe Pool Lake, which is a continuation of the existing Walnut Creek Linear Park. Dunaway was hired in summer 2013 to help staff formulate conceptual trail plans that could be used for future land acquisition and trail development.

October, 2015 - Staff continues negotiations with property owners along the trail corridor. The design consultant has made trail alignment modifications to avert two of the properties.

November 2015 - All properties at the title company for closing, Design consultant and staff walked the trail corridor in anticipation of the detail scope of services.

December 2015 - Staff has been in contact with the lake operations manager and is opening the lines of communication for trail development through Corp property and at Joe Pool Lake. Staff has also provided information to the design consultant working for TxDOT for the crossing under SH360. Dunaway and Associates has submitted a proposal for design development and construction document preparation which is also an item under new business for consideration.

January 2016 - A design development meeting was conducted and included Engineer, Survey and Parks staff. The project is moving forward with construction scheduled to begin in the fall 2016 pending approvals by outside agencies.

February - The topographic and tree surveys are complete. Consultants are working with the Corp of Engineers for alignment through the Corp's property and compiling and integrating the survey data into the alignment corridor. All creek-crossing data for bridges has been acquired, and flood studies are underway based upon the new data for the new bridges.

March - The consultant has final survey data of the alignment. Work continues on the alignment and detail design.

April - Waters of the US delineation is underway. A meeting with the Lake Parks and City of Grand Prairie Lake manager was held on Friday March 15 to discuss corridor alignment. Preliminary flood study work has begun.

May - The consultant, Dunaway Associates, is working on cleaning up the survey file Brittain and Crawford sent so they can align the next round of trail around existing trees. Waters of the US delineation is complete. Another tributary was found and may require a bridge which staff will further discuss. The archaeological survey and natural resources assessment are underway. Staff is working on the Walnut Creek modeling from Highway 360 to Elmer W. Oliver Nature Park. Dunaway will coordinate directly with our Engineering Department to make sure they are addressing all potential concerns.

June - The Consultant has met with the U.S. Army Corps of Engineers' Lake Manager to discuss flowage easements and the overall project. The wetland delineation field work is complete. The new flood study model is underway by combining the previous bridge study with the Matlock Road model. This model will then be superimposed onto the new survey. Once these are complete the preliminary trail layout will become more final.

July - Discussions are ongoing with the Consultant about findings with the U.S. Army Corps of Engineers. The Consultant is compiling information gathered and will prepare the preliminary design based upon the information in hand. Preliminary design is scheduled to be complete by the end of August with design development 35% complete by the end of September. The property acquisitions for the trail corridor are wrapping up with closings scheduled soon.

August - Staff met for a work session with the consultants on August 3rd and reviewed the preliminary trail corridor design. Staff was briefed on the U.S. Army Corps of Engineers' (USACE) requirements for construction on property classified as low-density recreation areas. The layouts were also revised for better trail corridors through the USACE property. The final closing for property acquisition along the corridor is moving forward. Discussions were held regarding cost and materials for the trails, bridges, and concrete boardwalk areas. The project continues to move forward for a winter 2016 advertisement.

September - The consultant continues work on the design development plans and is moving into the construction plan development stage. Staff requested a meeting with the U.S. Army Corps of Engineers to discuss the trail alignment through their property. Staff will also be meeting with representatives from the City of Grand Prairie to discuss the trail corridor through their city limits.

October - Staff and the consultants met with the U.S. Army Corps of Engineers (USACE) the last week of September to discuss the trail corridor and construction details for the USACE property. In the meeting, the USACE explained that the areas east of Philip Thompson are designated as wildlife preservation areas and thus different rules apply for construction activities. Staff is evaluating the feedback from the meeting to determine the best possible solution to several issues, including not being able to use concrete for the trail surface. Staff will be meeting with the consultants again on October 18th to discuss the meeting and possible alignment changes and construction challenges.

Justification

The MPFDC allocated funds for the Walnut Creek Linear Park/Oliver Nature Park Phase II in the FY13-14 budget. Staff has been working with the consultant to develop conceptual design plans to help with future land acquisition and trail development.

Funding Source

MPFDC ½ cent sales tax

Prepared By

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CITY OF MANSFIELD

1200 East. Broad St.
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STAFF REPORT

File Number: 16-2070

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Status: Old Business

In Control: Mansfield Park Facilities Development Corporation

File Type: Discussion Item

Agenda Number:

Title

Update; Existing Park Improvements for FY2016-2017 Previously Approved

Requested Action

Project Update

Recommendation

Project Update

Description/History

Each year staff compiles a list of recommended improvements for the existing parks in the City's park system.

September 2016- The MPFDC approved \$250,000 for existing park improvements in the FY 2016-2017 budget. The proposed list for park improvements includes park monument signage at Michael L. Skinner Sports Complex and McKnight Park East, playground improvements at Donald Barg Park and Katherine Rose Memorial Park, replacing countertops and adding adjustable basketball goals at the Mansfield Activities Center, providing electricity to the back maintenance shop and pond at Oliver Nature Park, providing a concrete slab for batting cages at McKnight Park East, adding a rock façade around the Magnolia Service Center, providing supplemental funding for construction of a new restroom building at Skinner Sports Complex, and replacing various grills, benches, picnic tables and bleachers throughout the park system.

October - Hold overs from the FY 2015-2016 year are under way and being completed, including the 10 fabric shade structures at Chandler football fields and concrete at the Skinner Sports Complex. The new projects are in the process of being quoted and/or designed.

Justification

To continue providing quality facilities throughout the park and recreation system with ongoing updates and improvements.

Funding Source

MPFDC ½ Cent Sales Tax

Prepared By

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CITY OF MANSFIELD

1200 East. Broad St.
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STAFF REPORT

File Number: 14-1139

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Version: 21

Status: Old Business

In Control: Mansfield Park Facilities Development Corporation

File Type: Discussion Item

Agenda Number:

Title

Update; Pond Branch Linear Park

Requested Action

Project Update

Recommendation

Project Update

Description/History

The 2009 Parks, Recreation, Trails and Open Space Master Plan included a spine trail phasing and prioritization plan with the Pond Branch corridor shown on the map, however, it is not delineated as an improved linear trail. The on-street connection with Town Park is shown as segment 12 in the spine trail phasing and prioritization plan, and received funding through TxDOT's Transportation Alternatives Program. With development in the downtown area increasing, staff was directed by the downtown TIRZ committee to explore a feasibility analysis and provide opinion of costs to develop a connection from Rose Park to the east side of the Historic Downtown area along the Pond Branch corridor. This connection would utilize an existing drainage culvert under the Union Pacific Railroad as pedestrian access only. The trail will then follow the west upper bank of the creek and terminate at Dallas Street.

As future development occurs along the creek, the trail will provide additional benefit for outside patio dining areas and connections to other venues in the downtown area with improved pedestrian access. Graham and Associates was retained in July 2014 to formulate a feasibility analysis and opinions of cost. The report was funded through the drainage program and the draft report was completed in November 2014.

**** For earlier history, please see the report of August 2016**

June - Property acquisition negotiations are ongoing. Plan revisions are underway to some retaining walls to address the Railroad's and the "Back Yard's" Engineering comments. Resubmittal to the Railroad is pending structural design comments from the sub-consultant. The consultant has received the full hydrologic-and-hydraulic-modeling-report and it should be submitted to the City soon.

July - Property acquisition negotiations are ongoing. Construction plans are 100% complete and under review. Staff is preparing to advertise the project for construction.

August - Final in-house review of the construction plans are underway. Acquisition of all rights-of-way has been negotiated. The closings for the properties will be scheduled following approval from City Council. Construction is anticipated to last nine months and will be complete in the summer of 2017.

September -The project has been advertised and bids will be opened in the first week of October. Staff anticipates that a construction contract will be ready for MPFDC Board and City Council award in October.

October - The bid opening was held on October 5, 2016, with three firms submitting bids. However, we are working with the consultant on final issues with the trail access under the Union Pacific Railroad before proceeding with the construction bid award.

Justification

The downtown TIRZ committee directed staff to procure a feasibility analysis and opinion of cost for the Pond Branch Creek Corridor. Staff has been working with the consultant to explore the feasibility to help with future development and trail development. The report indicated it would be feasible to build a linear trail utilizing the railroad culvert as a pedestrian access passage into the Historic Downtown.

Funding Source

MPFDC ½ cent sales tax

Prepared By

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CITY OF MANSFIELD

1200 East. Broad St.
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mansfieldtexas.gov

STAFF REPORT

File Number: 16-2040

Agenda Date: 10/20/2016

Version: 2

Status: Old Business

In Control: Mansfield Park Facilities Development Corporation

File Type: Discussion Item

Agenda Number:

Title

Update; Chandler Park Phase II Construction

Requested Action

Project Update

Recommendation

Project Update

Description/History

Clayton W. Chandler Park is a 13-acre community park located in the northeast quadrant of the city. It is surrounded by single family housing and two Mansfield ISD schools. Originally named "North Park," the park was constructed in 1976 with the assistance of grant funds from the United States Department of Interior and Texas Parks and Wildlife Department. Renovations funded by the Mansfield Park Facilities Development Corporation were completed in May 2004, including a new restroom/concession/announcer's area, two new football fields with lights, four new t-ball fields, entry/drop off area, accessible parking, pavilion, landscaping, irrigation and fencing. The existing large baseball field was left intact at that time.

The scope of phase two renovations includes construction of a new parking lot, restroom building, looped concrete trail, playground for 2-5yrs and 5-12yrs, splash pad, basketball court, sand volleyball court, skate spot, pond, pavilions, fitness equipment, tennis court improvements, landscaping, benches, picnic tables, park monument sign and irrigated open space. The construction contract was awarded to Northstar Construction, LLC on August 18, 2016 by the MPFDC and August 22, 2016 by City Council resolution.

September- Staff is currently finalizing signatures of the contract and will holding a pre-construction meeting with the contractor and design consultant to organize submittals and the project schedule. Construction is anticipated to begin in the fall of 2016, with nine months estimated for project completion.

October- A pre-construction meeting was held between staff and the contractor on October 6, 2016. Demo of the existing site elements and light sub-grading has started. Staff will continue to work with the contractor through the expected nine month construction process.

Justification

Completion of phase II of Clayton W. Chandler Park will provide the citizens with a much needed community park in the northeast quadrant of the City as indicated by the master plan.

Funding Source

MPFDC ½ Cent Sales Tax

Prepared By

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CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 16-2038

Agenda Date: 10/20/2016

Version: 1

Status: New Business

In Control: Mansfield Park Facilities Development Corporation

File Type: Consideration Item

Agenda Number:

Title

Consider Awarding a Construction Contract to Morales Construction Services, Inc. in the Amount of \$266,300 for the Construction of a Restroom Building at the Michael L. Skinner Sports Complex

Requested Action

Consider Awarding a Construction Contract to Morales Construction Services, Inc. of Mansfield, Texas in the Amount of \$266,300 for the Construction of a Restroom Building at the Michael L. Skinner Sports Complex

Recommendation

Approve Award of Construction Contract

Description/History

In the spring of 2013, staff met with the youth sports associations to gather feedback on needed facility improvements. Each youth association prioritized their requested improvements. Mansfield Youth Baseball Association (MYBA) requested a restroom facility to service baseball fields 7, 8 and 9. Staff researched different methods of procurement and recommended installing a pre-fabricated building through the Buy Board system as the most effective method to construct a building while limiting the disruption the MYBA program.

It was presented and approved at the MPFDC Board meeting on August 21, 2014 and subsequently presented for City Council approval. On August 25, 2014, the City Council rejected the proposal and directed staff to build the restroom like what is represented on site as a concrete block, site-built building due to cost considerations. Staff proceeded to implement a design-bid-build program in the fall of 2014. In working with MYBA, the floor plan and the contract that was originally presented as a pre-fabricated concrete restroom was redesigned by Level 5 Architects.

During the January 2015 All Sports Association meeting, the subject of participation funding was revisited with MYBA. Staff asked if MYBA was still willing to participate as they had previously committed in the amount of \$53,000 toward the construction, but MYBA never recommitted to participate.

The project was advertised publicly for bid and opened on February 19, 2015 with four contractors submitting bids. Posse Construction LLC was the apparent low bidder, but requested to withdraw their bid due to sub-contractors not holding pricing due to delays in the award. Staff was unable to obtain additional participation funding commitment from MYBA or hold any meetings to discuss additional participation.

During the FY2015-2016 budget process, staff recommended that the project be funded by the half cent sales tax and \$175,000 was allocated for the restroom. Staff revisited the

restroom through the summer of 2016 and changed the roof from wood to metal for sustainability. The project was advertised for public bid in late July and early August. Bids were opened on August 25, 2016, with three contractors submitting bids. The bid tab is attached to this staff report.

In order to fully fund the low-bid price of \$266,300, the MPFDC Board approved an additional \$40,000 as a part of the 2016-2017 Existing Park Improvement budget at their September 15, 2016 board meeting. MYBA has agreed to participate in the amount of \$50,000 towards the construction of the building. The remaining \$1,300 would need to be allocated out of the existing park improvements budget to fully fund the project.

Justification

The MPFDC allocated funds for the sports complex improvements in the FY 2016-2017 budget for the facility. This improvement will increase convenience and satisfaction for younger baseball players and spectators.

Funding Source

MPFDC ½ Cent Sales Tax

Prepared By

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BID OPENING FORM

Owner: City of Mansfield

Bid No.: 2016-23-01-08

Project: Mansfield Sports Complex Public Restrooms

Date: 8/25/16 @ 2:00 p.m.

Name of Bidder	Addendum Received	CIQ Form Received	Bid Bond Attached	Bid Amount	Comments
JLJ & Sons Construction, LLC	<input checked="" type="checkbox"/> Yes		<input checked="" type="checkbox"/> Yes	Base Bid \$268,000.00	Received 8/25/16 @ 1:15 p.m. by SR
10 Biltmore Court	<input type="checkbox"/> No		<input type="checkbox"/> No	Alt. #1 - \$225,000.00	
Trophy Club, TX 76262					
Basecom Construction Services	<input checked="" type="checkbox"/> Yes		<input checked="" type="checkbox"/> Yes	Base Bid \$292,020.00	Received 8/25/16 @ 1:43 p.m. by SM
5209 Vesta Farley Rd.	<input type="checkbox"/> No		<input type="checkbox"/> No		
Fort Worth, TX 76119					
Morales Construction Services	<input checked="" type="checkbox"/> Yes		<input checked="" type="checkbox"/> Yes	Base Bid \$266,300.00	Received 8/25/16 @ 1:49 p.m. by SM
2365 Hwy 287 N., Suite 107	<input type="checkbox"/> No		<input type="checkbox"/> No	Alt. #1 - \$295,000.00	
Mansfield, TX 76063					
	<input type="checkbox"/> Yes		<input type="checkbox"/> Yes		
	<input type="checkbox"/> No		<input type="checkbox"/> No		
	<input type="checkbox"/> Yes		<input type="checkbox"/> Yes		
	<input type="checkbox"/> No		<input type="checkbox"/> No		
	<input type="checkbox"/> Yes		<input type="checkbox"/> Yes		
	<input type="checkbox"/> No		<input type="checkbox"/> No		
	<input type="checkbox"/> Yes		<input type="checkbox"/> Yes		
	<input type="checkbox"/> No		<input type="checkbox"/> No		
	<input type="checkbox"/> Yes		<input type="checkbox"/> Yes		
	<input type="checkbox"/> No		<input type="checkbox"/> No		
	<input type="checkbox"/> Yes		<input type="checkbox"/> Yes		
	<input type="checkbox"/> No		<input type="checkbox"/> No		



CITY OF MANSFIELD

1200 East. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

STAFF REPORT

File Number: 16-2072

Agenda Date: 10/20/2016

Version: 1

Status: New Business

In Control: Mansfield Park Facilities Development Corporation

File Type: Discussion Item

Agenda Number:

Title

Mansfield Park Facilities Development Corporation (MPFDC) Officer Elections

Requested Action

Elect officers

Recommendation

Elect officers

Description/History

The MPFDC must have members of the Board holding the positions of President, Vice President, and Treasurer. Officers must be elected annually per the Board's bylaws. Nominations are made among the seven current Board members. The nominated Board member who receives the majority of votes from the Board will be elected to the office for which they have been nominated.

Justification

To fulfill the requirements of the MPFDC bylaws and provide leadership for the Board.

Funding Source

N/A

Prepared By

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817-804-5798