



Legislation Text

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Update; Mansfield Fieldhouse

Project update

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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 the 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.

November - The project remains on a tight schedule and is still scheduled to be complete in December. The building is moving as fast to completion as possible, but rain has impacted the site work. We are still awaiting TxDOT's approval of the drive approach for concrete placement. Numerous trades and sequencing are being managed to expedite completion. The installation of the hardwood gymnasium flooring is scheduled to begin during the week of November 14th. The turf was installed at McKnight Park East on October 28th. There were issues with watering due to leaks in the irrigation system that had not been repaired, so staff is monitoring the

turf grow-in.

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.

MPFDC ½ cent sales tax

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