



Legislation Text

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Update; McClendon Park Improvements

Project Update

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McClendon Park East was constructed in 1994 with assistance from Texas Parks and Wildlife and is connected to McClendon Park West by an unimproved, natural trail. The park is comprised of one lighted baseball field, a concession/restroom, a pavilion and small playground area. With growing surrounding residential development, these parks are seeing more public use and in need of general improvements.

Funding was provided through repurposed general obligation bonds allocated by the City Council during the FY2020-2021 capital budget discussion to address the aging park playground amenities, trail connection, and the addition of a splash pad for the southwest quadrant of the city.

January 2021 - Staff accepted a professional services proposal for park design and redevelopment from Pacheco Koch in the amount of \$49,600. An initial design meeting was held in December between staff and two members of their firm to discuss design concepts and scheduling. Currently, staff is reviewing the updated site plan that was received in mid-January. As we move forward with construction documents, the project schedule will be evaluated and refined to provide the best plan for construction activities.

March 2021 - After reviewing the initial site design, staff held a meeting with the Engineering Department to discuss options of right of way use and safety concerns regarding the Pacheco Koch concept. Staff then presented these findings to the design consultant to establish a better direction for the site plan. Currently, staff is reviewing the new concept and project schedule.

April 2021 - Currently the design consultant is working on construction documents and project cost projections. Staff has given direction with amenities and general layout. A meeting is scheduled the week of April 26th to review the 90% completed plans with anticipation of submitting them to permitting in June.

May 2021 - Staff internally evaluated the consultant's opinion of cost at 30% design completion on May 7th. The consultant was directed to refine the three main amenity specifications by exploring all design opportunities before moving forward with construction documents. A follow-up meeting with the consultant will be scheduled in the coming week to discuss the final design and project timeline.

June 2021 - Following City Council's direction at their May 24th meeting, staff is re-evaluating the design opportunities of this project. The major project goal revolves around finding a way to add a splash pad in McClendon Park West while ensuring that the park provides the necessary infrastructure to support this amenity.

July 2021 - Following City Council's direction at their June 14th meeting, staff moved forward with a design concept showing a splash pad, restroom-pump house, additional parking, existing pavilion improvements, and a small playground amenity at McClendon Park West. These new elements will be located in the current

basketball court area and the original restroom building. The basketball court will be relocated to the back of the park in place of the existing softball field, with additional park amenities to accommodate the relocation. Running congruently with this design work are new park amenities at McClendon Park East involving new playground equipment and improvements to the existing pavilion. This project will be run as a Construction Manager-At-Risk delivery method with an accelerated timeline. The basketball court portion will be designed and bid separately. Staff is currently evaluating the project schedules with design.

August 2021 - On July 29th staff received several submittals for the Construction Manager-At-Risk request for qualifications for the McClendon and Gertie Barrett Park projects. A general internal evaluation was conducted on the submittals and presentations for the finalist firms conducted on August 18th by potential two contractors for the project. Staff is currently evaluating design and scheduling options for the projects.

September 2021 - Contracts are being finalized with The Fain Group to assume the Construction Manager-At-Risk for the McClendon Park and Gertie Barrett Park projects. New direction was given to only focus design improvements to McClendon Park West and not McClendon Park East at this time. Staff has been working with the design consultant in order to stay on schedule and finalize the project's concept and scope. Further discussions about schedule goals and construction dates are taking place.

The project will provide new and improved park amenities for residents in the southwest quadrant of the city as indicated by the master plan.

Repurposed General Obligation Bond Funding

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