



Legislation Text

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Update; Gertie Barrett Park

Project Update

Gertie Barrett Park will be a new neighborhood park to serve residents in the northwest quadrant of Mansfield, an area identified in our 2020 master plan as moderate to highest need of park space and amenities. The property, located off Gertie Barrett Road near Business 287/Main Street and Garretson Lane, was purchased in 2009 to serve as future parkland and was the highest priority project in this quadrant. In May 2021, Mansfield City Council allocated funding to develop this park and bring residents much-needed space and amenities. Based on feedback from community engagement during the master plan, the park design will include a playground, parking lot, splash pad, walking trail and open natural spaces.

Funding in the amount of \$1,500,000 was provided for design and construction through general obligation bonds allocated by the City Council during the FY2020-2021 capital budget discussion.

July 2021 - Following City Council's direction at their June 14th meeting, staff moved forward with retaining Dunaway Associates LP as the consultant for the project. General design concepts showing a splash pad, restroom-pump house, parking, pavilions, playgrounds, trails and picnicking along with a half-court basketball court have been considered. Geotechnical and site surveys were contracted and staff is currently evaluating the project schedules and beginning the process of selecting a Construction-Manager-at-Risk (CMAR) contractor.

August 2021 - On July 29th, staff received several submittals for the CMAR 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. The geotechnical and site surveys have been completed and forwarded to the consultant.

September 2021 - CMAR firms have been interviewed with The Fain Group being selected to provide preconstruction services and a Guaranteed Maximum Price for the project. On September 8th, a public meeting was held to discuss the preliminary design concept and receive input. The design consultant and staff are reviewing that information and will consider any changes before generating the final master plan. The project is on schedule to meet the proposed opening in the summer of 2022.

October 2021 - Staff has been in contact with the design consultant (Dunaway Associates) to help bring The Fain Group on board as the Construction Manager-At-Risk (CMAR) for the park improvements. The CMAR scope was finalized, and a site visit was conducted. An official kick off meeting has been scheduled.

November 2021 - Staff along with the design consultant (Dunaway Associates) has been working to refine the site master plan based upon input from engineering related to storm water and the improvements that will need to be considered for the project. The Fain Group (CMAR) has provided a preliminary opinion of cost for the park improvements to date and we are now working to determine how to phase the improvements to stay within the allocated budget and provide the amenities as directed. The project is on schedule with a targeted park opening in summer 2022.

January 2022 - The site master plan has been finalized with phased improvements identified to be within the current budget. The Fain Group has prepared the opinion of cost based upon the phased improvements for the Guaranteed Maximum Price (GMP) in the CMAR contract. The award of the GMP is included under the new business section of this agenda. Following City Council award, the project is on schedule with a targeted park opening in summer 2022.

February 2022 - The site master plan has been finalized with phased improvements identified to be within the current budget. The Fain Group has prepared an opinion of cost based upon the phased improvements for the Guaranteed Maximum Price (GMP) in the CMAR contract. The project was advertised for public bid and bids were received by the CMAR. The consideration of the award of the GMP is included under the new business section of this agenda. Following City Council award, construction is scheduled to begin in early spring.

March/April/May 2022 - The project has been submitted for permitting and we are awaiting the issuance a site development permit in order to start turning earthwork. We are also waiting on full permitting and the final review of the mechanical/electrical/pluumbing drawings for the splash pad from the supplier. Oncor has been released to remove the overhead utility lines and poles through the park in anticipation of construction. The latest revised schedule has the project being completed in December 2022.

June 2022 - All permit items have been cleared with the exception of the Engineering comments which we are working through and will have resubmitted on Friday June 10th. The contractor has placed orders for long lead time items with staff approvals. Staff is working with the city attorney in regards to resolving the access drive use and improvements related to the adjacent private property issue. Construction is forthcoming if not already under way on the site. The current schedule still holds for completion in December of 2022. The construction sign has been installed on the site notifying the public of the upcoming project.

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

General Obligation Bonds

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