



## Legislation Text

---

**File #:** 21-3933, **Version:** 2

---

Update; McClendon Park Improvements

Project Update

Project Update

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.

**\*\*Prior Fiscal Year activity available upon request\*\***

**October 2021** - Staff has been in contact with the design consultant (Pacheco Koch) to help bring The Fain Group on board as the Construction Manager-At-Risk (CMAR) for the parking lot and park amenity improvements. The CMAR scope was finalized and a site visit was conducted. Construction documents are at 60%. An official kick off meeting has been scheduled.

Staff has also contracted with Fain Cuppett Landscape Architecture to design the relocation of the existing basketball court to the back section of the park. The scope includes the redesign of a larger court with additional half courts, shaded seating, additional back parking, and lighting. Completing these improvements as a separate project will enable the project to stay on schedule. Currently, the plans are going through permit review and waiting for public bid advertisement.

**November 2021** - Staff has been working with the design consultant (Pacheco Koch) to reach 90% construction documents. Additional information will be needed for the structural and civil work. As the documents progress, staff will be in contact with the CMAR about schedule updates and permitting processes. Staff is also working with the City's permitting office to submit revisions of the basketball court relocation project. Approval is anticipated soon to begin the bidding process.

**January 2022** - The construction documents are 95% complete and ready for bidding 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 construction documents are being finalized and reviewed in the permitting process. Staff has been working with The Fain Group through the CMAR bidding process. 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.

**May 2022** - In anticipation of the construction start date, staff has been working with the CMAR contractor and the design consultant to adjust the construction documents according to the city permitting office's comments. A general permit should be issued soon and construction will be underway while we finalize park amenities.

**June 2022** - Construction is scheduled to begin on the back section of the park involving the relocation of the basketball courts on June 13<sup>th</sup>. This portion incorporates the renovation of the softball field area into the new basketball courts with an additional 24 parking spaces, safety lights, and a focus on the trail connection. The back section is anticipated to be completed by early fall. Staff has also been working with Pacheco Koch in conjunction with the CMAR contractor to address the permitting office's comments involving the front portion of the park. This area's construction documents are currently being rereviewed with the anticipation of a general permit being issued soon and construction starting.

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

Chris Ray, ASLA  
Park Planner  
[Chris.Ray@mansfieldtexas.gov](mailto:Chris.Ray@mansfieldtexas.gov)  
817-728-3393