

## Agenda Information Sheet

**DEPARTMENT:** Parks and Recreation

**DCM:** Bryan Langley

**Date:** September 12, 2017

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### **SUBJECT**

#### **..Title**

Receive a report, hold a discussion, and give staff direction regarding the construction of the G. Roland Vela Athletic Complex.

#### **..Body**

### **BACKGROUND/DISCUSSION**

This project originated in the 2005 CIP program. The original concept called for purchasing 16 acres from the DISD at the C.H. Collins Complex and constructing three lighted soccer fields and a restroom concession building at a cost of \$1,600,000. This plan was abandoned when it was determined the proposed area was part of the storm water detention for the complex and the amenities could not be built on that site.

Staff began a search for a new location. In 2008, council members requested that Parks pool funds with the Police Department to help purchase the 20 acre site that the McNatt Animal Adoption facility now sits on. The property was purchased in the spring of 2009.

In the fall of 2009, Jacobs Engineering was hired to design the project using part of the 20 acres and the area north of the Windsor pond in North Lakes Park. Concept designs were prepared but met with strong opposition when presented to the community who wanted to preserve the proposed site as a natural area.

In October of 2012, staff received approval from City Council to purchase a 26-acre tract between Riney Road and the natural area in North Lakes Park at a cost of \$1,000,000.

In July of 2013, a contract was signed with Dunaway & Associates for the design on the new property. The original intent was to enter and exit from Riney Road. During preliminary review, the City Traffic Engineer instructed Parks to move the parking entrance from Riney Road to the McNatt driveway so that traffic could enter from either direction off Highway 77. This design required the driveway to cross a drainage channel and that change necessitated a Conditional Letter of Map Revision (CLOMR) Study.

In the fall of 2014, voters approved an additional \$1,333,000 in the CIP for this project to construct a restroom/concession building and a playground. The design for this building was added to the Dunaway contract.

Design is now complete and the Engineer's Estimate of Probable Cost for the total project is \$5,143,869. In addition, pro rata fees owed for the construction of water and sewer lines combined

with impact and tap fees will bring the total estimated cost for this project to \$5,674,499. There is currently \$3,169,808 available for this construction.

Staff recommends using \$1,945,000 that was approved in the 2014 CIP to help fund this project. \$945,000 in the 2014 CIP is available for property acquisition. This amount is slightly less than the cost of the land purchased for the Vela project. Use of these funds will expend all dollars allocated in the 2014 CIP for property acquisition. Any additional property purchases will require the use of Park Dedication funds. There is also \$1,200,000 approved in the 2014 CIP to develop a Master Plan for the 200-acre Southwest Park at Bonnie Brae and Allred Roads. Staff proposes using \$1,000,000 of this funding for the Vela Project and using the remaining funds combined with Parks General Fund dollars, if needed, to complete the Southwest Park Master Plan. Use of these funds will still allow staff to complete a Master Plan, survey and platting for the Southwest Park but no Phase I construction drawings will be developed.

If City Council approves this funding, Parks will move forward with bidding the project. If the bids received are greater than identified funding, staff will determine if the difference can be closed using Park Maintenance labor and resources to purchase and install items identified on the alternative bid items list (Exhibit 3). If the gap is too large for this option, staff will come back to Council to request additional funding or to present Council with a smaller project that can be completed with the available funding.

### **ESTIMATED SCHEDULE OF PROJECT**

Construction of the Vela project will take approximately 12 months after bidding is complete and contracts are signed.

### **FISCAL INFORMATION**

Various funding sources

### **STRATEGIC PLAN RELATIONSHIP**

The City of Denton's Strategic Plan is an action-oriented road map that will help the City achieve its vision. The foundation for the plan is the five long-term Key Focus Areas (KFA): Organizational Excellence; Public Infrastructure; Economic Development; Safe, Livable, and Family-Friendly Community; and Sustainability and Environmental Stewardship. While individual items may support multiple KFAs, this specific City Council agenda item contributes most directly to the following KFA and goal:

**Related Key Focus Area:**     **Safe, Liveable & Family-Friendly Community**

**Related Goal:**                 **3.2 Make Denton a destination for visitors**

### **EXHIBITS**

1. Exhibit 1 – AIS
2. Exhibit 2 – PowerPoint
3. Exhibit 3 – Engineer's Probable Cost / Funding

Respectfully submitted:  
Emerson Vorel  
Director of Parks and Recreation