



AGENDA ITEM SUMMARY FORM

MEETING DATE: 9/29/2026

PREPARED BY: Jason O'Mara, Director of Parks & Recreation

AGENDA CONTENT: Discussion and possible action on Freedom Park Field Project.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$1,250,000 **FUNDS REQUESTED:** TBD

FUND: TBD

EXECUTIVE SUMMARY:

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At the July 28, 2026 special meeting, the Angleton Better Living Corporation (ABLC) discussed additional funding associated with drainage improvements for the Freedom Park Baseball Field Expansion Project. At that time, the proposed expanded drainage scope was estimated at approximately \$300,000. The Board voted to table the item to allow additional evaluation of the proposed improvements and requested additional project representatives participate in a subsequent discussion.

Following additional engineering review, Burditt developed a revised approach intended to address the drainage concerns without raising the entire playing field. The revised approach focuses primarily on lowering and regrading the existing northern and southern drainage swales and grading adjacent areas to establish positive drainage.

On September 14, Frost Construction submitted Change Proposal #8 in the amount of **\$240,326.63** for the revised drainage improvements. The proposal includes \$210,000 in subcontractor-performed work plus applicable contractor overhead and profit, insurance, and bond costs. The underlying proposal includes 740 LF of northern swale regrading, 850 LF of southern swale regrading, 450 LF of additional swale work, and approximately 60,000 SF of fine grading.

Following review of CP #8, Burditt requested additional clarification regarding the proposed fine-grading unit price, swale quantities and limits, exclusions, contractor markups, and anticipated schedule impacts. Frost provided additional information and indicated the proposed work would have an anticipated schedule impact of approximately five weeks.

Included with this agenda item are the project design team's **Change Order Request 004 and clarification sketch**, which identify the recommended drainage improvements and limits of work, along with **Frost Construction's Change Proposal #8**, which provides the contractor's proposed scope and pricing for completing the work.

Due to the cost of Change Proposal #8, staff obtained third-party pricing for an alternative approach to completing the recommended drainage improvements. The alternative includes regrading approximately 1,800 linear feet of existing swales, grading around the field to establish positive drainage, addressing drainage between the new baseball field and practice fields, and relocating excess soil. Staff is also soliciting an additional quote to ensure City purchasing requirements are met before proceeding.

Additionally, staff previously received a change proposal for a trench drain system that is not included in Change Proposal #8 or the current alternative pricing. Based on the most recent project discussions, the trench drain may not be necessary depending on the final elevations established following completion of the swale grading.

Representatives from Frost Construction and the project design team will be in attendance and available to address questions regarding the project, proposed scope, and Change Proposal #8.

RECOMMENDATION:

Staff recommends ABLC review and discuss Change Proposal #8, alternative options for completing the recommended drainage improvements, and available project funding, and provide direction to staff on how to proceed with the Freedom Park Baseball Field Expansion Project.