



AGENDA ITEM SUMMARY FORM

MEETING DATE: 4/15/2024

PREPARED BY: Megan Mainer, Director of Parks & Recreation

AGENDA CONTENT: Discussion and possible action on Freedom Park Active Recreation Area redevelopment project.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$900,000.00 **FUNDS REQUESTED:** \$220,000.00

FUND: TBD

EXECUTIVE SUMMARY:

On April 3, 2024, funds were received for the recently approved ABLC bond in the amount of \$4M for the following projects:

- Abigail Arias Park development \$2M
- Freedom Park improvements \$900K
- Angleton Recreation Center (maintenance improvements and master plan) \$500K
- BG Peck Soccer Complex lights (1st priority) and field grading/park drainage improvements (2nd priority) \$250K
- Drainage improvements in flood-prone areas in the City limits, which are beyond the responsibility of the Angleton Drainage District (per ABLC bylaws – specific projects were not designated) \$350K

Burditt Land | Place was selected to develop the Freedom Park Master Plan and design services. Enclosed in the agenda packet is a scope of services for the design and development of a new 325' baseball field, concessions/restrooms renovation, and storage building which were priorities identified by the Angleton Little League President and association.

Burditt Land | Place understands that the specific budget for the baseball field is \$900,000, while the rest of the amenities are not yet funded for construction. The Park Master Plan Preliminary Opinion of Probable Cost (OPC) has been updated and amended to reflect the requested site improvements. As a result, the updated OPC is now at \$2,000,000 for the 325' baseball field with dugouts, spectator seating and field lighting, renovations of concessions/restrooms, storage building, and ancillary hardscapes. Burditt Land | Place fee proposal is structured in such a way to address full design for these amenities based on a \$2 million budget for which the Construction Administration fee can be adjusted to match the final approved and constructed amount.

Additionally, the opinion of probable cost is in direct reference to the original Master Plan's material quantities. The allowance shown for the Concession/Restroom upgrades is a placeholder based on the existing square feet. Final costs will be highly dependent on the level of renovations and material qualities.

Also included in your packet is an element breakdown; this shows the total cost of each element. Whichever element(s) chosen for the design must include walkways to ensure an accessible route is present.

RECOMMENDATION:

Staff recommends the Angleton Better Living Corporation discuss and approve the proposal, or consider a revised scope of services for the design and development of a new 325' baseball field only for review and approval.