



AGENDA ITEM SUMMARY FORM

MEETING DATE: 8/17/2026

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

AGENDA CONTENT: Update, discussion, and possible action on Freedom Park Field Project supported by Angleton Better Living Corporation.

AGENDA ITEM SECTION: Regular Agenda

BUDGETED AMOUNT: \$1,250,000

FUNDS REQUESTED: TBD

FUND: N/A

EXECUTIVE SUMMARY:

Staff will provide an update on the Freedom Park Baseball Field Expansion Project and the ongoing evaluation of drainage concerns identified during construction.

The original construction bid awarded to Frost Construction was \$1,234,004.84. After accounting for project soft costs, including design, survey, and geotechnical services, the construction allocation available for the project is approximately \$1,123,036. As a result, the original construction contract already exceeds the available construction allocation prior to consideration of additional drainage-related work.

At the July 28, 2026 Special ABLC meeting, staff presented options for addressing drainage concerns identified during construction, including a change proposal from Frost Construction totaling \$302,538.03 to raise the playing field, improve drainage behind the backstop, and modify the existing drainage swales. Staff also advised the Board that Burditt was pursuing additional engineering analysis to determine whether a less extensive and more cost-effective solution could address the drainage concerns.

Since that meeting, staff met onsite with Burditt, their engineer, and Frost Construction to further evaluate existing field conditions. Based on the continued engineering review, raising the entire playing field as presented on July 28 is no longer anticipated to be the preferred approach. The current direction is focused on modifications to the existing drainage swales and associated drainage structures to address the drainage concerns while reducing the amount of additional work required.

Staff has also requested additional review of the survey information associated with the project. Frost Construction has been asked to provide its survey information for comparison

with the original Baker & Lawson survey to determine whether discrepancies in benchmarks or field elevations may have contributed to the conditions identified during construction.

Burditt representatives are present to provide the Board with an update on their engineering review, discuss current site conditions, and provide additional information regarding the recommended approach and plans for moving the project forward.

Construction activities affected by the drainage concerns remain paused pending final engineering direction. Once the recommended scope is finalized, staff will coordinate with Burditt and Frost Construction on necessary revisions to the project scope, cost, and construction schedule.







RECOMMENDATION:

Staff recommend the ABLC Board discuss the proposed path forward with Burditt and staff and provide direction or take appropriate action necessary to move the Freedom Park Field Project forward.