

Shannon Creek Nature Park

Bid Rejection Recommendation

PRESENTED TO THE CITY COUNCIL – JULY 21, 2025

JEN BASHAM, DIRECTOR OF PARKS AND RECREATION



Project Background

Shannon Creek is centrally located as part of our park system and creates linkages between multiple trails, parks, and open space. It is positioned to serve over 4,000 households within 1 mile.

- Identified as priority in the 2019 Parks and Recreation Master Plan
- **Fall 2021: Round 1 Public Engagement**
 - 303 online survey responses + 28 in-person town hall attendees.
 - Community provided input on desired park features.
 - Council presentation held on Nov. 8, 2021; supported moving forward with design (\$3.23M construction estimate).
- **Feb. 7, 2022**
 - Council awarded design contract to Studio Outside for \$488,985.
- **Fall 2022: Public Engagement Round 2**
 - 509 survey responses + 32 on-site participants.
 - Focus on parking, screening, and programming.
 - Input led to a phased design approach with strong neighborhood support.
- **Nov. 2022**
 - Council approved phased design; Park Board unanimously supported final concept and phasing.
- **Ongoing**
 - Staff has finalized construction documents, incorporating updates with consideration of the newly oncoming community park to avoid duplication and ensure equitable distribution of amenities.
 - The project was released for bid on June 6, 2025.
 - This project required extensive time and coordination to complete flood studies, addressing both current drainage conditions and future needs.
 - Council has been briefed on design direction updates during Capital Improvement Program discussions.



Current Project Overview

- **Location:** 1624 Stillwater Drive, Burleson, TX 76028
- **Size:** 14.86 acres
- **Total Project Budget:** \$1.8 million
- **Purpose:** Transform undeveloped land into a nature-based community park; Strengthen connectivity within the Burleson parks and trails network
- **Key Features:**
 - Fishing pond with pier and boardwalk
 - Natural surface trails and paved walkways
 - Wildflower areas and native tree plantings
 - Site furnishings and landscape enhancements
 - Integrated storm water management and drainage solutions



Bid Summary

Bid Opening Date: June 6, 2025

Bid Closing Date: July 2, 2025

Total Bids Received: 6

- Submitted Bids (Lowest to Highest):
 - Northstar Construction: \$3,611,623.89
 - Home Run Construction: \$3,827,476.16
 - Millis Development & Construction: \$3,893,514.72
 - The Fain Group: \$4,519,529.49
 - 2L Construction: \$4,563,991.63
 - C. Green Scaping: \$4,873,523.58



Reason for Rejection

- Contributing factors include ongoing market volatility and continued supply chain disruptions, both of which are driving construction and material costs higher than originally anticipated.
- Staff is proposing re-evaluating this project holistically by taking it back to park board and bringing forth a new recommendation prior to re-bidding.
- Options may include:
- Any option that removes the pond and features
 - *Note that removal of the pond will trigger a new flood study which will add a minimum of 6 months and \$75,000 to the project
- As a natural area that would limit the scope to natural foot paths, and re-vegetation of trees, prairies and wildflowers
 - Would still include irrigation as a component, but the park would be minimally developed
- Not move forward with Shannon Creek at this time



OPTIONS



Approve resolution rejecting bids for (RFCSP 2025-002) for the construction of Shannon Creek Nature Park.



Deny



Questions / Comments

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