

# Parking Expansion Construction for Bailey Lake and Chisenhall

An aerial photograph of a parking lot under construction. The lot is divided into several sections of different materials: dark brown dirt, light-colored gravel, and yellowish-brown gravel. Four cars are parked on these sections: a blue car on the top right (gravel), a purple car on the top left (dirt), a white car on the middle right (gravel), and a yellow car on the bottom left (dirt). The text 'Parking Expansion Construction for Bailey Lake and Chisenhall' is overlaid in white at the top.

Parks Board Meeting  
April 13, 2023

Presented by David Lopez, Deputy Director of Parks



# Overview

- ① Background
- ② Project Scope
- ③ Bid Summary
- ④ Timeline
- ⑤ Action Options

# Background

- June 2021: Park Board recommended approval of Bailey Lake and Chisenhall parking lot expansions as part of Capital Improvements Program (CIP)
- October 2021: Council approved design contract with Baird, Hampton and Brown for construction documents
- March 2023: Council approved the .39 acre land purchase required to expand Bailey Lake's parking from Burleson Independent School District

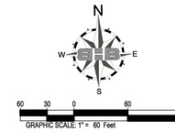


Project Sites



# Chisenhall Site Plan

8/10/2022 4:49PM E:\2020\000\0002021\01\001 - Construction Docs for Chisenhall Field Parking Addn - Burleson\01 Design & Design\01 Chisenhall Overall Site Plan.dwg OVERALL SITE PLAN



	NUMBER OF PARKING STALLS
PROPOSED	96
ADA	4
TOTAL	100
FUTURE	214
ADA	7
TOTAL	321

**B=B**  
BAIRD, HAMPTON & BROWN  
engineering and surveying  
3801 Wilson Dr., Suite 200, Dallas, TX 75205  
972.381.1000  
bhb@bhb.com  
BHB is an Equal Opportunity Employer

City of Burleson  
**CHISENHALL FIELDS & BAILEY  
LAKE PARK IMPROVEMENTS**  
BURLESON, TX 76028

CHISENHALL OVERALL SITE PLAN

NO.	DESCRIPTION	DATE



8/10/22

**WARNING!**  
PROJECT LOCATED WITHIN THE FEMA  
FLOODPLAIN AND FLOODWAY. WATER  
SURFACE ELEVATIONS MAY REACH 7'14"  
OR HIGHER. CONTRACTOR ASSUMES ALL  
RISK ASSOCIATED WITH WORKING,  
STOCKPILING, AND EQUIPMENT STORAGE  
IN THIS LOCATION.

PROJECT NUMBER: 2020.735.001  
DATE: 8/10/22 DRAWN BY: LL  
DESIGN BY: LL CHECKED BY: KB

SHEET  
**2**

The darker outlined area is the scope of this project. The lighter grey outlines are for future phases

# Bailey Lake Site Plan





# Project Scope

- Remove existing materials
- Site grading
- Subgrade stabilization
- Concrete paving for spaces and drives
- Striping and signage
  - Additional 52 spaces for Bailey Lake (new total of 63 spaces total for park)
  - Additional 100 spaces for Chisenhall (new total of 775 spaces for complex)
- Turf and landscape improvements
- Lighting



# Bid Summary



- Total Construction Budget: \$2,001,000
- Total qualified bids: 5
- Bid range:
  - High \$2,223,153.10
  - Low \$1,629,631.30
- Recommended award:
  - Contractor: Northstar Construction, LLC
  - Bid: \$1,629,631.30
  - 10% contingency: \$162,963.13
  - Total award: \$1,792,594.43
- Additional non-contract costs:
  - Materials testings: \$12,000
  - Public Works inspections: \$45,000.00
  - Accessibility Inspection: \$1,700.00
  - Total non-contract costs: \$58,700.00
- Funding source: 4B Bonds



# Estimated Timeline





# Options

Staff recommendation



Recommend awarding a contract to Northstar Construction, LLC in the amount of \$1,792,594.43 for the construction of Bailey Lake Park and Chisenhall Fields parking expansions



Deny