



BURLESON LEGACY PARK – PHASE 1

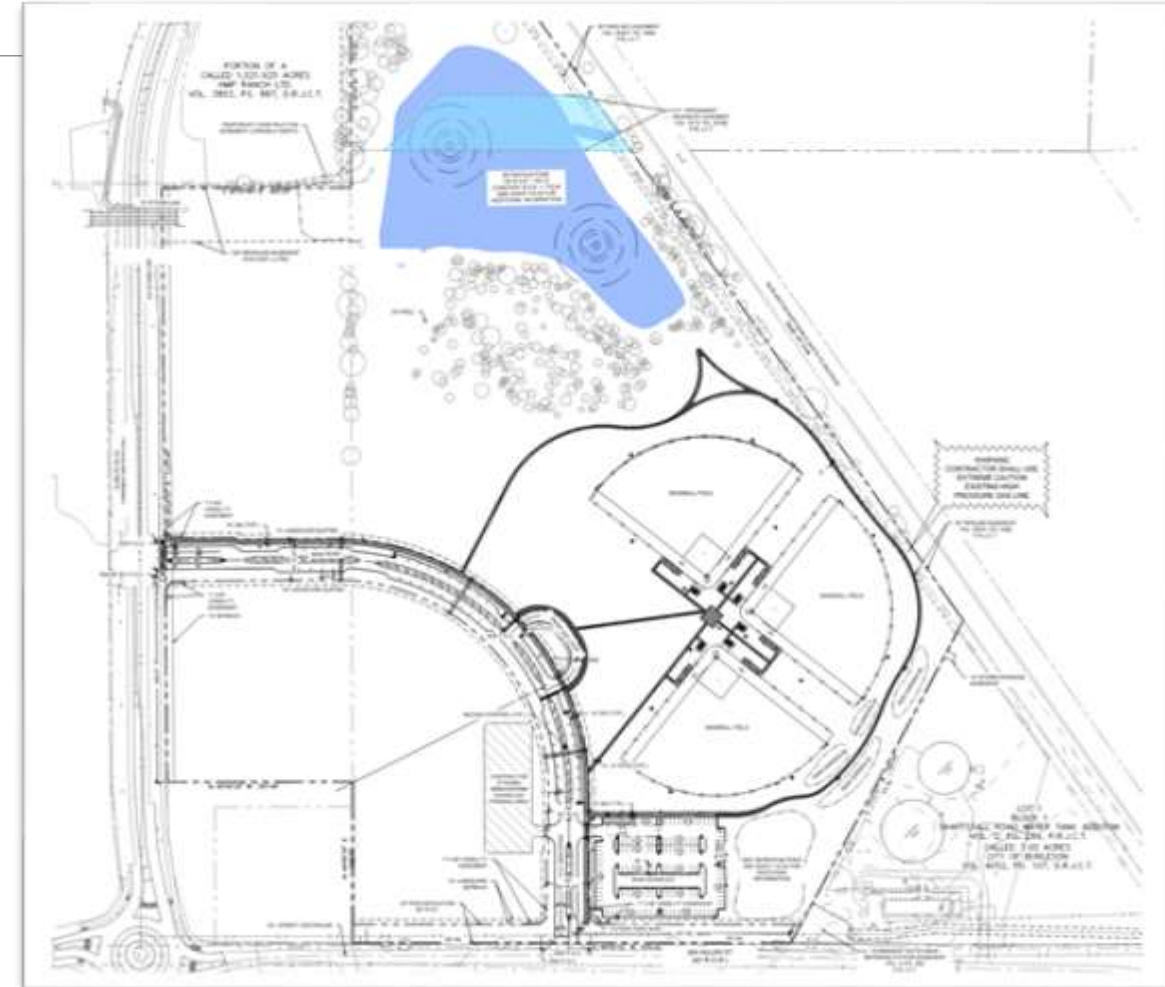
CONSTRUCTION CONTRACT AWARD

PRESENTED TO THE CITY COUNCIL

AUGUST 17, 2026

BACKGROUND

- Design Started April 7, 2025
- Located approximately 900' east of the Alsbury Blvd and SW Hulen intersection
- Project scope includes:
 - Public roadway access
 - On-street parking
 - Three softball fields
 - Drop-off loop for food trucks
 - 188-space parking lot
 - North-side sidewalk along the roadway
 - Roadway lighting (United Cooperative Services)
 - Athletic field lighting
 - Six-foot-wide path that loops around the ballpark
 - Drainage improvements
 - Rain Gardens





Maintenance and Operations Overview

Preparing for Long-Term Operations

As Legacy Park comes online, additional maintenance resources will be necessary to maintain the park at the level of service expected by the community while preserving service levels across the existing park system.

Long-Term Additional Operational Needs:

- Parks Maintenance Worker I positions
- Dedicated maintenance vehicle
- Utility vehicle (UTV)
- Commercial mowing equipment
- Storage
- Tools / Supplies

Goal: Build maintenance capacity proactively to protect the City's investment and sustain service levels citywide.

Year	Focus
Year 1-2	Contractor maintains mowing and landscape services, reducing the City's initial operating burden; Parks staff focuses on inspections, athletic field support, irrigation oversight, and quality control.
Year 3	Parks assumes full responsibility for landscape and mowing operations, requiring additional operational funding. This would be in addition to the parks staff related items above.
Year 4-5	Fully integrated maintenance program with established replacement cycle.

Future Phases 3+ Consideration:

Phase 3 improvements are not currently funded and are not included operating forecast. Future operational impacts will be evaluated and incorporated as funding and project scope are established.

Operational Growth Strategy

Benefits

- Protects capital investment
- Maintains current park service levels
- Reduces deferred maintenance
- Minimizes emergency repairs

CONSTRUCTION PROCUREMENT

- Request for Competitive Sealed Proposal issued May 30, 2026
- Evaluation Criteria:
 - Qualifications = 50 points
 - Firm Profile, Financial Capability and Project History = 15 points
 - Key Staff and Subcontractors' Qualifications and Comparable Experience = 15 points
 - Project Approach = 15 points
 - Compliance with RFCSP = 5 points
 - Proposal Price = 50 points
 - Interview = 15 points
 - **Total = 115 max points**
- Proposals Opened July 9th, 2026
- Proposal Evaluation completed July 24th, 2026



CONSTRUCTION PROCUREMENT

RANKING	CONTRACTOR/ PROPOSER	TOTAL - /115 pts	B-5 - PROPOSAL PRICE
1	Millis Development and Construction - Dallas, LLC	108.01	\$9,221,616.28*
2	Green Scaping, LP	98.19	\$10,557,083.67
3	Ratcliff Constructors, LPC	95.36	\$9,256,377.19
4	The Fain Group, Inc.	92.34	\$11,395,606.64

- Recommended Award: \$9,370,172.20 *After Negotiation Phase
- Construction Contingency (10%): \$937,017.22
- **Total Construction Contract Cost: \$10,307,189.42**
- Budgeted Resources: \$11,550,616



TOTAL ESTIMATED CONSTRUCTION COST

Millis Development and Construction - Dallas, LLC

- Construction Contract - \$10,307,189.42

BNSF Railroad Coordination Estimate - \$8,558.00

- Application Fee, Permit Fee, Insurance
- Flagger (3 days)
- Culvert Cleaning, Clearing and Grubbing

UCS Construction Estimate - \$250,000

- Roadway Lighting and Pedestrian Lighting

Materials Testing - \$200,000

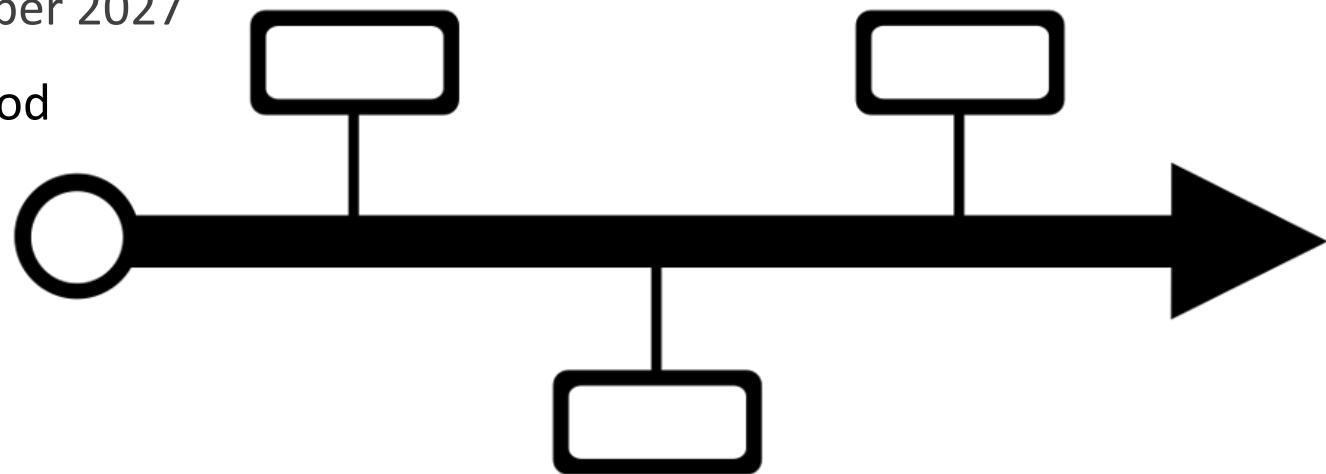
Total - \$10,765,747.42

Budget - \$11,550,616



TIMELINE

- Contract Award: August 17, 2026
- Notice to Proceed: September 2026*
 - *Estimated contract execution, preliminary submittals and Precon = 31 days estimated
- Contract Time: 365 calendar days
- Estimated Completion: September 2027
- 2-year plant establishment period



ACTION REQUESTED

Consider and take possible action on a contract with Millis Development and Construction - Dallas, LLC for construction services on Burleson Legacy Park - Phase 1 (RFCSP 2026-022) for the base bid plus all add alternates in the amount of \$9,370,172.20, with a project contingency of \$937,017.22, for a total amount of \$10,307,189.42 (Project PK2311).



Questions/Comments

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