




**REVISED NOTICE OF SPECIAL JOINT MEETING**  
**TERRELL PARK BOARD AND**  
**THE PARKS DOWNTOWN IMPROVEMENT CORPORATION BOARD**  
**6:00 P.M., MONDAY, AUGUST 15, 2022**  
**TRAINING ROOM – CITY SERVICE CENTER**  
**400 INDUSTRIAL BOULEVARD, TERRELL, TEXAS 75160**

1. Call to Order
2. A Moment of Silence
3. Discuss ExCel Bridge & Sidewalk Connectivity To Soccer Fields
4. Update on Park Deferred Maintenance
5. Update on PADIC Improvements
6. Discuss Potential Future Park Improvements
7. Hear Remarks From Visitors
8. Adjourn



I hereby certify that this notice was posted on the bulletin board at Terrell City Hall, 201 E. Nash St., Terrell, Texas, on Tuesday, August 11, 2022 by 4:40 P.M.

  
\_\_\_\_\_  
Dawn Steil, City Secretary  
(Seal)



*Special Joint Meeting  
Park & PADIC Board  
August 15, 2022*

# **ExCel Bridge & Sidewalk Connectivity**

**RESOLUTION NO. 2002**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS, APPROVING THE RECOMMENDATION OF THE PARK AND DOWNTOWN IMPROVEMENT CORPORATION AUTHORIZING THE EXPENDITURE OF TYPE B FUNDS FOR PARK AND DOWNTOWN IMPROVEMENTS; AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO NEGOTIATE AND EXECUTE CONTRACTS FOR CONSTRUCTION OF BRIDGE IN BEN GILL PARK FROM THE EXCEL CENTER TO THE SOCCER COMPLEX IN ACCORDANCE WITH THE RECOMMENDATION OF THE PARK AND DOWNTOWN IMPROVEMENT CORPORATION BOARD OF DIRECTORS; AND DECLARING AN EFFECTIVE DATE**

**WHEREAS**, the City Council authorized the creation of the Park and Downtown Improvement Corporation ("PADIC"), a non-profit corporation to act on its behalf by providing capital improvements to the parks and downtown area of the City as authorized under state law; and

**WHEREAS**, the PADIC Board of Directors have recommended certain projects be funded with Type B Park and Downtown Improvement Corporation funds; and

**WHEREAS**, the City Council has determined that it is in the best interest of the City that the recommendation of the PADIC Board of Directors be approved and that the City Manager or his designee be authorized to negotiate and execute contracts in accordance with the recommendations of the PADIC Board of Directors.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TERRELL, TEXAS THAT:**

**Section I.**

The City Council approves the recommendation of the PADIC Board of Directors to fund certain downtown and park projects with Type B Park And Downtown Improvement Corporation funds and the transfer of the Type B funds to the City of Terrell Interest and Sinking Fund.

**Section II.**

1. On July 27, 2021 the City Council approved Resolution No. 1053 which included a \$400,000 Contingency Fund for alternative projects.
2. The City Council authorizes the City Manager or his designee to enter into a contract and for building a bridge over the drainage easement in Ben Gill Park between the TISD ExCel Center and the Soccer Complex in an amount not to exceed \$250,000.00.

**Section III.**

This Resolution shall be effective immediately after its passage.

**PASSED AND APPROVED** by the City Council of the City of Terrell, Texas, on this \_\_\_\_ day of May, 2022.

\_\_\_\_\_  
E. RICK CARMONA, Mayor

ATTEST:

\_\_\_\_\_  
Dawn Steil, City Secretary



# ExCel Bridge Project

Bridge	\$ 112,000 (Includes installation. Does not include abutment)
Bridge Abutment-2	\$ 15,000 (\$7,500 each)
Sidewalk 816 SF @ \$18.00	\$ 14,688 (Base)
Contingency: Sidewalk Extension	\$ 10,000
Drainage	\$ 14,250
<b>Total Cost Estimate</b>	<b>\$165,938</b>

# ExCEL BRIDGE

Contractor	Description	Cost Estimate
Bridge Brothers	Bridge: Design, manufacturing and installation	\$111,386
Bedford	Manufacture - Bridge only no installation	\$53,250
Contech	Manufacture - Bridge only no installation	\$48,700

\*Estimated cost for installation is \$50,000.

\*This cost does not include bridge abutment which is estimated at \$15,000



## NEXT STEPS

- August 15, 2022 proposed PADIC/Park Board Meeting
- September 2022 Council Action



# PARK DEFERRED MAINTENANCE UPDATES





# 2020 Park Deferred Maintenance Projects Pt.1

Stallings Park Shade Structure



New Ben Gill Playground  
Equipment



Arlie White Park  
Phase I



Pool Replaster &  
Revamp





# 2020 Park Deferred Maintenance Projects Pt.2

Arlie White Shade  
Structure



Ben Gill Shade  
Structure



Kings Creek Shade  
Structure



Breezy Hill Shade  
Structures





# 2022 Park Deferred Maintenance Projects

Kings Creek Parking Lot



Kings Creek Concrete Pads and Connectivity



Arlie White Concrete Pads and Sidewalk



# Park Deferred Maintenance Update

## Ben Gill Park:

- ~~Demo Wooden Structure~~
- ~~Install New Playground~~
- ~~New Playground Shading~~
- ~~Parking~~

## Breezy Hill Park:

- ~~Replace Ball Field Fence~~
- Install New Water Fountains
- ~~Sandpit Volleyball~~
- ~~Playground Shading~~
- ~~Fresh Coat of Paint on Playground Equipment~~
- ~~Install Phase I of Walking Trail~~

## Arlie White (pending site visit):

- ~~Paved Parking~~
- Outdoor Learning
- ~~Concrete Gazebo~~
- ~~Playground Shading~~

## Stallings:

- ~~Drainage Study~~
- ~~Remove Backstop~~
- ~~Relocate Weather Warning Pole and Electrical Components~~
- Relocate Pavilion
- ~~Playground Shading~~
- Paved Parking

**Budget \$1.2M**

<b>Master Plan &amp; Design</b> <ul style="list-style-type: none"> <li>— Surveys</li> <li>— Develop Concept Plan(s)</li> <li>— Revised Site Plan Based on Recommendations</li> </ul>	<b>Master Plan &amp; Design</b> <ul style="list-style-type: none"> <li>— 4-6 weeks</li> <li>— 4-6 weeks</li> <li>— 2 weeks</li> </ul>
<b>Construction Documents</b> <ul style="list-style-type: none"> <li>— Arlie White Complete</li> <li>— Breezy Hill Phase I and II Complete, <ul style="list-style-type: none"> <li>— Breezy Hill Park 100% Plan Design</li> <li>— Ben Gill Park 100% Plan Design</li> </ul> </li> <li>▶ Stallings Park-On Hold</li> <li>▶ Kings Creek- Review Grant opportunities</li> </ul>	<b>Construction Documents</b> <ul style="list-style-type: none"> <li>— 2 weeks (bidding)</li> <li>— Phase I and II 3 weeks (bidding)</li> <li>— 3 weeks (bidding)</li> <li>— 3 weeks (bidding) <ul style="list-style-type: none"> <li>▶ FY2023</li> <li>▶ FY2023</li> </ul> </li> </ul>
<b>Bidding &amp; Construction for Breezy Hill &amp; Ben Gill</b> <ul style="list-style-type: none"> <li>— Advertisement</li> <li>— Pre-Bid</li> <li>— Bids Due</li> <li>— Construction</li> </ul>	<b>Bidding &amp; Construction</b> <ul style="list-style-type: none"> <li>— Advertise: February 6, 2021</li> <li>— Pre Bid: February 19, 2021</li> <li>— Bids Due: March 8, 2021</li> <li>— (2-4 months)</li> </ul>
<b>TPWD Grant Application</b> Gold Star Park <ul style="list-style-type: none"> <li>▶ Engineering Design Phase</li> </ul>	<b>TPWD Grant Application</b> <ul style="list-style-type: none"> <li>— November 6, 2020</li> </ul>



- ▶ Replace Scoreboards at all baseball fields, softball fields, and the football field
- ▶ Arlie White and Stallings Park sidewalk trail lighting installation
- ▶ Stallings Park 100% Plan Design is complete, but bid and advertisement is postponed until mid-summer of 2023
- ▶ King Creek Future Design Pending
- ▶ Park Signs for all residential parks pending review and approval



# FY23 Park Improv. Deferred Maintenance Financial Summary

<b>FY20 Park Improvements Deferred Maintenance</b>	<b>Deferred Maintenance Spending Plan</b>	<b>Deferred Maintenance Actual To-Date</b>	<b>Estimated Total Cost</b>
<b>Engineering/Design</b>	\$ 220,000	\$ 212,810	\$ 212,810
<b>Contingency</b>	\$ 60,000	-	
<b>Ben Gill Park</b>	\$ 500,000	\$ 737,332.51	\$ 704,516
<b>Breezy Hill Park</b>	\$ 250,000	\$ 359,530.10	\$ 495,549
<b>Stallings Park</b>	\$ 200,000	\$ 34,910	\$ 200,000
<b>Arlie White Park</b>	\$ 170,000	\$ 46,858	\$ 170,000
<b>Total Committed</b>	<b>\$1,400,000</b>	\$ 1,391,440.61	<b>\$1,782,875</b>

Note: As per FY21 budget, costs over \$1.4M are covered through the Capital Improvement Fund and the Park Dedication Fund.





# CITY OF TERRELL



PARKS

+



RECREATION

+



OPEN SPACE

# MASTER PLAN

2017

Approved by the City of Terrell City Council December 5, 2017





## Breezy Hill Park

### Site Improvements - Existing Park (7.5 acres)

Item	Quantity	Units	Unit Cost	Total
<b>Short Term</b>				
Demolition and Site Grading	1	EA	\$50,000	\$ 50,000.00
Remove unsafe playground equipment	1	LS	\$10,000	\$ 10,000.00
New benches	4	EA	\$1,000	\$ 4,000.00
Shade Structures @ playground	2	EA	\$ 25,000.00	\$ 50,000.00
Shade Structures @ Baseball Field	2	EA	\$ 25,000.00	\$ 50,000.00
Add security lighting	1	LS	\$80,000	\$ 80,000.00
Add field lighting	1	LS	\$80,000	\$ 80,000.00
Add backstop	1	EA	\$ 10,000.00	\$ 10,000.00
Replace playground (Dinosaur theme)	1	LS	\$ 250,000.00	\$ 250,000.00
Entry sign	1	LS	\$ 20,000.00	\$ 20,000.00
Walking trail around park (1970 LF @ 8' WIDE)	15760	SF	\$ 5.50	\$ 86,680.00
Add combination football/soccer field	1	LS	\$ 200,000.00	\$ 200,000.00
Refurbish existing pavilion	1	LS	\$ 75,000.00	\$ 75,000.00
<b>SUBTOTAL</b>				<b>\$ 965,680.00</b>
<b>GENERAL CONDITIONS</b>			<b>20%</b>	<b>\$ 193,136.00</b>
<b>CONTINGENCY</b>			<b>25%</b>	<b>\$ 289,704.00</b>
<b>DESIGN/TESTING</b>			<b>20%</b>	<b>\$ 289,704.00</b>
<b>TOTAL</b>				<b>\$ 1,738,224.00</b>
<b>Mid Term</b>				
Redo parking, address ADA access	86	EA	1250	\$ 107,500.00
Add pavilion to other side of park	1	EA	\$150,000	\$ 150,000.00
New Field Irrigation (baseball and soccer)	104000	SF	\$ 0.50	\$ 52,000.00
Resurface basketball court	1	LS	\$ 20,000.00	\$ 20,000.00
Planting and Irrigation	1	LS	\$ 50,000.00	\$ 50,000.00
<b>SUBTOTAL</b>				<b>\$ 379,500.00</b>
<b>GENERAL CONDITIONS</b>			<b>20%</b>	<b>\$ 75,900.00</b>
<b>CONTINGENCY</b>			<b>25%</b>	<b>\$ 113,850.00</b>
<b>DESIGN/TESTING</b>			<b>20%</b>	<b>\$ 113,850.00</b>
<b>TOTAL</b>				<b>\$ 683,100.00</b>

**GRAND TOTAL - Existing Park Improvements**

**\$ 2,421,324.00**

### Park Development - Park Expansion Area (5.3 acres)

Item	Quantity	Units	Unit Cost	Total
<b>Mid Term</b>				
Demolition and site grading	1	EA	\$125,000	\$ 125,000.00
Perimeter walking path @ 8' wide	7000	SF	\$ 5.50	\$ 38,500.00
Site Furnishings	1	LS	\$30,000	\$ 30,000.00
Interpretative Signage	5	EA	\$1,000	\$ 5,000.00
Shade structure	1	EA	\$150,000	\$ 150,000.00
New Field Irrigation (baseball and soccer)	208000	SF	\$ 0.50	\$ 104,000.00
Add combination baseball/soccer field	2	LS	\$ 200,000.00	\$ 400,000.00
Field lighting	2	EA	\$ 75,000.00	\$ 150,000.00
<b>SUBTOTAL</b>				<b>\$ 1,002,500.00</b>
<b>GENERAL CONDITIONS</b>			<b>20%</b>	<b>\$ 200,500.00</b>
<b>CONTINGENCY</b>			<b>25%</b>	<b>\$ 300,750.00</b>
<b>DESIGN/TESTING</b>			<b>20%</b>	<b>\$ 300,750.00</b>
<b>TOTAL</b>				<b>\$ 1,804,500.00</b>

**GRAND TOTAL - Park Expansion Improvements**

**\$ 1,804,500.00**

**GRAND TOTAL - BREEZY HILL PARK**

**\$ 4,225,824.00**

### COMMUNITY ROOM

Update interior (redo flooring, upgrade paneling, update bathrooms, replace chairs)	1	LS	\$300,000	\$ 300,000.00
Update exterior (add outdoor covered area, update masonry façade)	1	LS	\$300,000	\$ 300,000.00
<b>SUBTOTAL</b>				<b>\$ 600,000.00</b>
<b>GENERAL CONDITIONS</b>			<b>20%</b>	<b>\$ 120,000.00</b>
<b>CONTINGENCY</b>			<b>25%</b>	<b>\$ 180,000.00</b>
<b>DESIGN/TESTING</b>			<b>20%</b>	<b>\$ 180,000.00</b>
<b>TOTAL</b>				<b>\$ 1,080,000.00</b>

# Arlie White Park

## Site Improvements - Existing Park (5.7 acres)

Item	Quantity	Units	Unit Cost	Total
<b>Short Term (1-5 years)</b>				
Demolition and Site Grading	1	EA	\$50,000	\$ 50,000.00
Replace pavilion	1	EA	\$150,000	\$ 150,000.00
Sidewalk connection to pavilion, playground, basketball court for ADA access	950	SF	\$ 5.50	\$ 5,225.00
Resurface basketball court	1	LS	\$ 20,000.00	\$ 20,000.00
Add security lighting	1	LS	\$80,000	\$ 80,000.00
Replace entry sign	1	LS	\$ 20,000.00	\$ 20,000.00
Replace playground (Tiger theme)	1	LS	\$ 250,000.00	\$ 250,000.00
<b>SUBTOTAL</b>				<b>\$ 575,225.00</b>
<b>GENERAL CONDITIONS</b>			<b>20%</b>	<b>\$ 115,045.00</b>
<b>CONTINGENCY</b>			<b>25%</b>	<b>\$ 172,567.50</b>
<b>DESIGN/TESTING</b>			<b>20%</b>	<b>\$ 172,567.50</b>
<b>TOTAL</b>				<b>\$ 1,035,405.00</b>

## Mid Term

Interpretative signage	4	EA	\$ 1,000.00	\$ 4,000.00
Pave parking area off of Eastgate Dr.	12	EA	\$ 2,500.00	\$ 30,000.00
New Baseball/Softball Field	1	LS	\$ 200,000.00	\$ 200,000.00
Bleachers	2	EA	\$ 10,000.00	\$ 20,000.00
Planting and Irrigation	1	LS	\$ 50,000.00	\$ 50,000.00
<b>SUBTOTAL</b>				<b>\$ 304,000.00</b>
<b>GENERAL CONDITIONS</b>			<b>20%</b>	<b>\$ 60,800.00</b>
<b>CONTINGENCY</b>			<b>25%</b>	<b>\$ 91,200.00</b>
<b>DESIGN/TESTING</b>			<b>20%</b>	<b>\$ 91,200.00</b>
<b>TOTAL</b>				<b>\$ 547,200.00</b>

**GRAND TOTAL - Existing Park Improvements**

**\$ 1,582,605.00**

## Park Development - Park Expansion Area (9.3 acres)

Item	Quantity	Units	Unit Cost	Total
<b>Long Term</b>				
Demolition and site grading	1	EA	\$150,000	\$ 150,000.00
Perimeter walking path @ 10' wide	30000	SF	\$ 5.50	\$ 165,000.00
Site Furnishings	1	LS	\$30,000	\$ 30,000.00
New field irrigation	150000	SF	\$ 0.50	\$ 75,000.00
Add soccer fields	2	LS	\$ 100,000.00	\$ 200,000.00
Bleachers	4	EA	\$ 10,000.00	\$ 40,000.00
Parking lot	120	EA	\$ 2,500.00	\$ 300,000.00
Entry sign	1	LS	\$ 20,000.00	\$ 20,000.00
Planting and Irrigation	1	LS	\$ 50,000.00	\$ 50,000.00
<b>SUBTOTAL</b>				<b>\$ 1,030,000.00</b>
<b>GENERAL CONDITIONS</b>			<b>20%</b>	<b>\$ 206,000.00</b>
<b>CONTINGENCY</b>			<b>25%</b>	<b>\$ 309,000.00</b>
<b>DESIGN/TESTING</b>			<b>20%</b>	<b>\$ 309,000.00</b>
<b>TOTAL</b>				<b>\$ 1,854,000.00</b>

**GRAND TOTAL - Park Expansion Improvements**

**\$ 1,854,000.00**

**GRAND TOTAL - ARLIE WHITE PARK**

**\$ 3,436,605.00**

## Stallings Park

### Site Improvements - Existing Park (1.6 acres)

Item	Quantity	Units	Unit Cost	Total
<b>Short Term</b>				
Demolition and Site Grading	1	LS	\$ 75,000.00	\$ 75,000.00
Replace benches	2	EA	\$1,000	\$ 2,000.00
Replace backstop	1	EA	\$10,000	\$ 10,000.00
Cover electrical equipment adjacent to playground	1	LS	\$25,000	\$ 25,000.00
Add security lighting	1	LS	\$80,000	\$ 80,000.00
Develop Historical Marker	1	LS	\$ 20,000.00	\$ 20,000.00
Replace playground (Cowboy theme)	1	LS	\$ 150,000.00	\$ 150,000.00
Shade Structures @ playground	2	EA	\$ 25,000.00	\$ 50,000.00
Entry sign	1	LS	\$ 20,000.00	\$ 20,000.00
Demolition and site grading Expansion	1	EA	\$150,000	\$ 150,000.00
Pavilion / Master Plan	2	EA	\$150,000	\$ 300,000.00
<b>SUBTOTAL</b>				<b>\$ 882,000.00</b>
<b>GENERAL CONDITIONS</b>			<b>20%</b>	<b>\$ 176,400.00</b>
<b>CONTINGENCY</b>			<b>25%</b>	<b>\$ 264,600.00</b>
<b>DESIGN/TESTING</b>			<b>20%</b>	<b>\$ 264,600.00</b>
<b>TOTAL</b>				<b>\$ 1,587,600.00</b>
<b>Mid Term</b>				
Pave existing parking lot	12	EA	\$ 2,500.00	\$ 30,000.00
Install a fitness course along walking path	1	LS	\$50,000	\$ 50,000.00
Planting and Irrigation	1	LS	\$ 50,000.00	\$ 50,000.00
<b>SUBTOTAL</b>				<b>\$ 130,000.00</b>
<b>GENERAL CONDITIONS</b>			<b>20%</b>	<b>\$ 26,000.00</b>
<b>CONTINGENCY</b>			<b>25%</b>	<b>\$ 39,000.00</b>
<b>DESIGN/TESTING</b>			<b>20%</b>	<b>\$ 39,000.00</b>
<b>TOTAL</b>				<b>\$ 234,000.00</b>

**GRAND TOTAL - Existing Park Improvements**

**\$ 1,821,600.00**

### Park Development - Park Expansion Area (9.7 acres)

Item	Quantity	Units	Unit Cost	Total
<b>Long Term</b>				
Demolition and site grading	1	EA	\$150,000	\$ 150,000.00
Perimeter walking path @ 8' wide	20800	SF	\$ 5.50	\$ 114,400.00
Site Furnishings	1	LS	\$30,000	\$ 30,000.00
New field irrigation	150000	SF	\$ 0.50	\$ 75,000.00
Add soccer fields	2	LS	\$ 100,000.00	\$ 200,000.00
Bleachers	4	EA	\$ 10,000.00	\$ 40,000.00
Parking lot	75	EA	\$ 2,500.00	\$ 187,500.00
Entry sign	1	LS	\$ 20,000.00	\$ 20,000.00
Pavilion	1	EA	\$150,000	\$ 150,000.00
Playground	1	EA	\$150,000	\$ 150,000.00
Planting and Irrigation	1	LS	\$ 50,000.00	\$ 50,000.00
<b>SUBTOTAL</b>				<b>\$ 1,166,900.00</b>
<b>GENERAL CONDITIONS</b>			<b>20%</b>	<b>\$ 233,380.00</b>
<b>CONTINGENCY</b>			<b>25%</b>	<b>\$ 350,070.00</b>
<b>DESIGN/TESTING</b>			<b>20%</b>	<b>\$ 350,070.00</b>
<b>TOTAL</b>				<b>\$ 2,100,420.00</b>

**GRAND TOTAL - Park Expansion Improvements**

**\$ 3,922,020.00**

**GRAND TOTAL - STALLINGS PARK**

**\$ 5,743,620.00**

# Kings Creek Park

## Site Improvements - Existing Park 31.5 acres)

Item	Quantity	Units	Unit Cost	Total
<b>Short Term</b>				
Demolition and Site Grading	1	EA	\$150,000	\$ 150,000.00
Shade Structures @ playground	2	EA	\$ 25,000.00	\$ 50,000.00
Sidewalk connection from parking to playground for ADA access	570	SF	\$ 5.50	\$ 3,135.00
Walking trail around park (4600 LF @ 8' WIDE)	36800	SF	\$ 5.50	\$ 202,400.00
Add bleachers to basketball court	2	EA	\$ 10,000.00	\$ 20,000.00
Add backstops/practice goals	4	EA	\$ 10,000.00	\$ 40,000.00
Add security lighting	1	LS	\$80,000	\$ 80,000.00
Entry sign	1	LS	\$ 20,000.00	\$ 20,000.00
Replace playground (medieval theme)	1	LS	\$ 250,000.00	\$ 250,000.00
<b>SUBTOTAL</b>				<b>\$ 815,535.00</b>
<b>GENERAL CONDITIONS</b>			<b>20%</b>	<b>\$ 163,107.00</b>
<b>CONTINGENCY</b>			<b>25%</b>	<b>\$ 244,660.50</b>
<b>DESIGN/TESTING</b>			<b>20%</b>	<b>\$ 244,660.50</b>
<b>TOTAL</b>				<b>\$ 1,467,963.00</b>
<b>Mid Term</b>				
New Field Irrigation for practice fields	350000	SF	\$ 0.50	\$ 175,000.00
Add combination baseball/soccer fields	4	EA	\$ 200,000.00	\$ 800,000.00
Field lighting	4	EA	\$ 75,000.00	\$ 300,000.00
Paved parking lot	100	EA	\$ 2,500.00	\$ 250,000.00
Add pavilion + Lighting	1	LS	\$200,000	\$ 200,000.00
Site Furnishings	1	LS	\$20,000	\$ 20,000.00
Planting and Irrigation	1	LS	\$ 150,000.00	\$ 150,000.00
<b>SUBTOTAL</b>				<b>\$ 1,895,000.00</b>
<b>GENERAL CONDITIONS</b>			<b>20%</b>	<b>\$ 379,000.00</b>
<b>CONTINGENCY</b>			<b>25%</b>	<b>\$ 568,500.00</b>
<b>DESIGN/TESTING</b>			<b>20%</b>	<b>\$ 568,500.00</b>
<b>TOTAL</b>				<b>\$ 3,411,000.00</b>

**GRAND TOTAL - Park Improvements** **\$ 4,878,963.00**

## Park Development - Park Expansion Area (17 acres)

Trail connection (included in trails estimates)



## Ben Gill Park Master Plan - Conceptual Cost Estimate

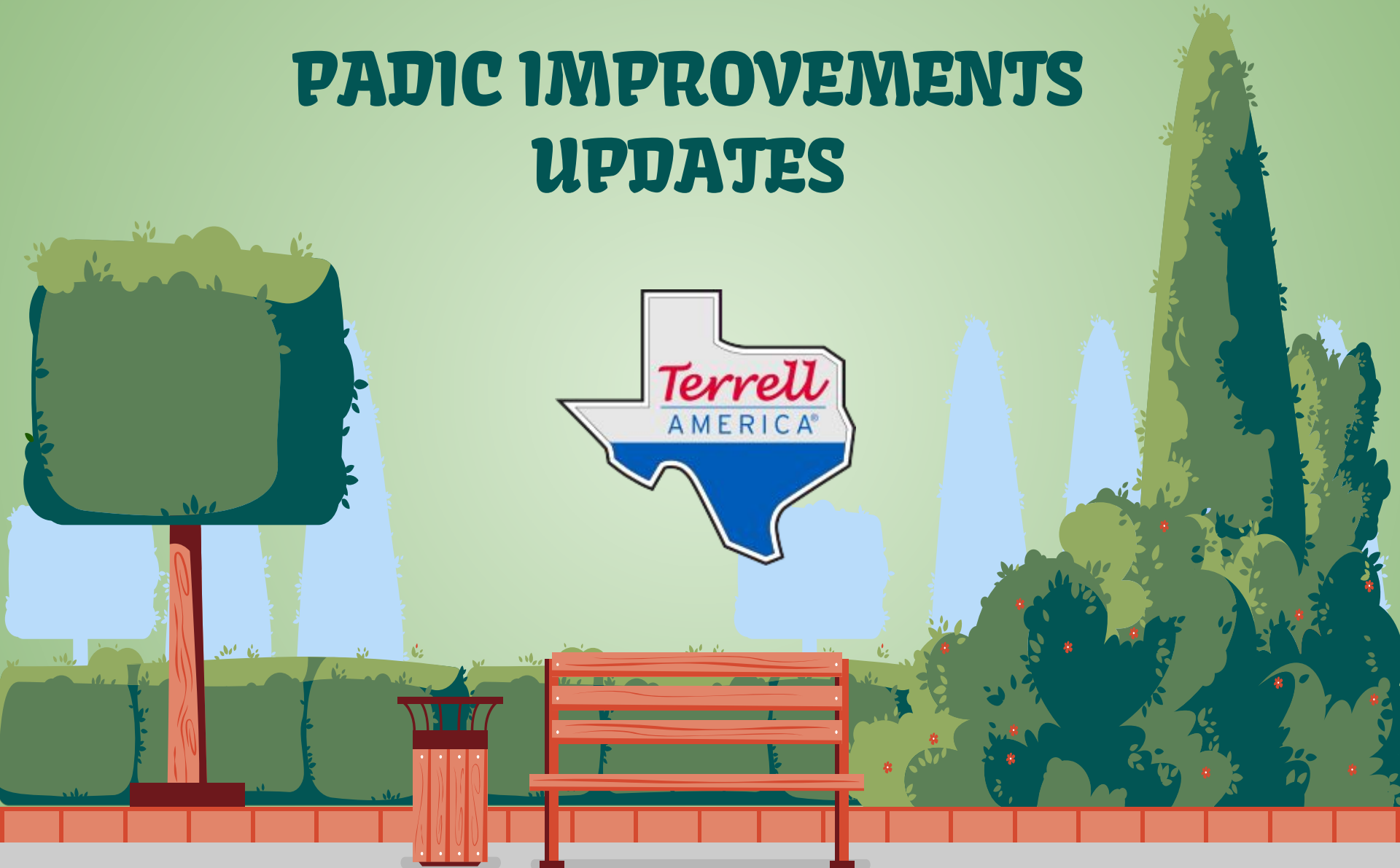
Item	PHASE 1								PHASE 2			
	PHASE 1A (1-5 Years)				PHASE 1B (5-10 Years)				PHASE 2 (10-25 Years)			
	Quantity	Units	Unit Cost	Total	Quantity	Units	Unit Cost	Total	Quantity	Units	Unit Cost	Total
<b>Sitework</b>												
Mobilization	1	LS	\$ 75,000.00	\$ 75,000.00	1	LS	\$ 75,000.00	\$ 75,000.00	1	LS	\$ 75,000.00	\$ 75,000.00
SWPPP Controls and Maintenance	1	LS	\$ 50,000.00	\$ 50,000.00	1	LS	\$ 50,000.00	\$ 50,000.00	1	LS	\$ 100,000.00	\$ 100,000.00
Clearing and Grubbing	1	LS	\$ 25,000.00	\$ 25,000.00	1	LS	\$ 25,000.00	\$ 25,000.00	1	LS	\$ 10,000.00	\$ 10,000.00
Tree Removal	1	LS	\$ 5,000.00	\$ 5,000.00	1	LS	\$ 5,000.00	\$ 5,000.00	1	LS	\$ 5,000.00	\$ 5,000.00
Pond & Swale Excavation (8' Depth)	0	CY	\$ -	\$ -	0	CY	\$ -	\$ -	0	CY	\$ -	\$ -
Tree Protection	1	LS	\$ 10,000.00	\$ 10,000.00	1	LS	\$ 10,000.00	\$ 10,000.00	1	LS	\$ 5,000.00	\$ 5,000.00
Paving Demolition	50000	SF	\$ 2.00	\$ 100,000.00	70000	SF	\$ 2.00	\$ 140,000.00	10000	SF	\$ 2.00	\$ 20,000.00
Court Demolition	1	EA	\$ 2,000.00	\$ 2,000.00	2	EA	\$ 2,000.00	\$ 4,000.00	0	EA	\$ -	\$ -
Wooden Park Playscape Demolition	0	EA	\$ -	\$ -	1	EA	\$ 10,000.00	\$ 10,000.00	0	EA	\$ -	\$ -
Structure Demolition	1	EA	\$ 10,000.00	\$ 10,000.00	2	EA	\$ 10,000.00	\$ 20,000.00	0	EA	\$ -	\$ -
103 E. 9th Structure Demolition	1	LS	\$ 20,000.00	\$ 20,000.00	0	LS	\$ -	\$ -	0	LS	\$ -	\$ -
Lights for Existing Soccer Fields	4	EA	\$ 25,000.00	\$ 100,000.00	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Athletic Field Demolition	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -	0	EA	\$ -	\$ -
Earthwork (assumes average of 12" cut/fill over entire site)	15,000	CY	\$ 10.00	\$ 150,000.00	15,000	CY	\$ 10.00	\$ 150,000.00	5000	CY	\$ 10.00	\$ 50,000.00
<b>Subtotal Sitework</b>				\$ 547,000.00				\$ 489,000.00				\$ 265,000.00
<b>Utilities</b>												
Storm Sewer	1	LS	\$ 10,000.00	\$ 10,000.00	1	LS	\$ 10,000.00	\$ 10,000.00	1	LS	\$ 5,000.00	\$ 5,000.00
Water Service	1	LS	\$ 50,000.00	\$ 50,000.00	1	LS	\$ 50,000.00	\$ 50,000.00	1	LS	\$ 20,000.00	\$ 20,000.00
Sanitary Sewer	1	LS	\$ 25,000.00	\$ 25,000.00	1	LS	\$ 25,000.00	\$ 25,000.00	1	LS	\$ 12,500.00	\$ 12,500.00
<b>Subtotal Utilities</b>				\$ 85,000.00				\$ 85,000.00				\$ 37,500.00
<b>Site Hardscape Elements</b>												
Pedestrian Paving (8' Sidewalk, 8' Trail)	50000	SF	\$ 6.00	\$ 300,000.00	100000	SF	\$ 6.00	\$ 600,000.00	20000	SF	\$ 6.00	\$ 120,000.00
Football Stadium Reconfiguration (Box Culvert, Parking, Drive)	1	LS	\$ 500,000.00	\$ 500,000.00	0	LS	\$ -	\$ -	0	LS	\$ -	\$ -
24' Wide Asphalt Drive	36000	SF	\$ 6.00	\$ 216,000.00	40000	SF	\$ 6.00	\$ 240,000.00	0	SF	\$ -	\$ -
Rehabilitated Existing Parking	1	LS	\$ 50,000.00	\$ 50,000.00	0	LS	\$ -	\$ -	0	LS	\$ -	\$ -
Asphalt Parking Lot	25000	SF	\$ 6.00	\$ 150,000.00	40000	SF	\$ 6.00	\$ 240,000.00	0	SF	\$ -	\$ -
Concrete Curb & Gutter	5000	LF	\$ 5.00	\$ 25,000.00	6500	LF	\$ 5.00	\$ 32,500.00	0	LF	\$ -	\$ -
Vehicular Bridge (Abutments, Drill Shafts, Railing, Median, Sidewalk)	0	SF	\$ -	\$ -	0	SF	\$ -	\$ -	0	SF	\$ -	\$ -
Decorative Pedestrian Paving	5000	SF	\$ 7.00	\$ 35,000.00	2500	SF	\$ 7.00	\$ 17,500.00	2500	SF	\$ 7.00	\$ 17,500.00
<b>Subtotal Site Hardscape Elements</b>				\$ 1,276,000.00				\$ 1,130,000.00				\$ 137,500.00

# Ben Gill Continued...

Amenities											
Amphitheater (Stage, Seating, Pavilion)	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -	1 EA	\$ 400,000.00	\$ 400,000.00		
Volleyball	0 EA	\$ -	\$ -	2 EA	\$ 15,000.00	\$ 30,000.00	0 EA	\$ -	\$ -		
Concession & Restroom Building	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -		
Soccer Field (4U-12U, Turn Key)	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -		
Baseball Field (8U-12U, Turn Key)	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -		
Basketball Court	1 EA	\$ 75,000.00	\$ 75,000.00	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -		
Multi-Purpose Court	1 EA	\$ 50,000.00	\$ 50,000.00	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -		
Skate Park	1 EA	\$ 250,000.00	\$ 250,000.00	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -		
Splash Pad	1 EA	\$ 550,000.00	\$ 550,000.00	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -		
Pond Fountains	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -		
Pool Enhancements	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -	1 EA	\$ 250,000.00	\$ 250,000.00		
Playground	1 EA	\$ 350,000.00	\$ 350,000.00	1 EA	\$ 450,000.00	\$ 450,000.00	0 EA	\$ -	\$ -		
Fishing Pier	0 LF	\$ -	\$ -	0 LF	\$ -	\$ -	0 LF	\$ -	\$ -		
Boardwalk	0 LF	\$ -	\$ -	0 LF	\$ -	\$ -	0 LF	\$ -	\$ -		
Maintenance Building	0 EA	\$ -	\$ -	1 EA	\$ 15,000.00	\$ 15,000.00	0 EA	\$ -	\$ -		
Entryway Signage/Icon Element	1 EA	\$ 15,000.00	\$ 15,000.00	1 EA	\$ 15,000.00	\$ 15,000.00	0 EA	\$ -	\$ -		
<b>Subtotal Amenities</b>		\$	<b>1,290,000.00</b>		\$	<b>510,000.00</b>		\$	<b>650,000.00</b>		
Site Furnishings											
Drinking Fountain	2 EA	\$ 5,000.00	\$ 10,000.00	1 EA	\$ 5,000.00	\$ 5,000.00	1 EA	\$ 5,000.00	\$ 5,000.00		
Grills	5 EA	\$ 500.00	\$ 2,500.00	5 EA	\$ 500.00	\$ 2,500.00	0 EA	\$ -	\$ -		
Bike Rack	2 EA	\$ 800.00	\$ 1,600.00	2 EA	\$ 800.00	\$ 1,600.00	1 EA	\$ 800.00	\$ 800.00		
Picnic Seating/Tables & Chairs	5 EA	\$ 2,000.00	\$ 10,000.00	5 EA	\$ 2,000.00	\$ 10,000.00	5 EA	\$ 2,000.00	\$ 10,000.00		
Trash Receptacle	5 EA	\$ 1,500.00	\$ 7,500.00	5 EA	\$ 1,500.00	\$ 7,500.00	5 EA	\$ 1,500.00	\$ 7,500.00		
Removable Bollard	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -	0 EA	\$ -	\$ -		
<b>Subtotal Site Furnishings</b>		\$	<b>31,600.00</b>		\$	<b>26,600.00</b>		\$	<b>23,300.00</b>		
Lighting/Electrical											
Parking Lot/Roadway Lighting	1 LS	\$ 100,000.00	\$ 100,000.00	1 LS	\$ 125,000.00	\$ 125,000.00	0 LS	\$ -	\$ -		
<b>Subtotal Lighting/Electrical</b>		\$	<b>100,000.00</b>		\$	<b>125,000.00</b>		\$	<b>-</b>		
Landscaping											
Shade Tree	200 EA	\$ 500.00	\$ 100,000.00	100 EA	\$ 500.00	\$ 50,000.00	50 EA	\$ 500.00	\$ 25,000.00		
Ornamental Tree	100 EA	\$ 350.00	\$ 35,000.00	50 EA	\$ 350.00	\$ 17,500.00	25 EA	\$ 350.00	\$ 8,750.00		
Landscape Planting	4000 SF	\$ 5.00	\$ 20,000.00	4000 SF	\$ 5.00	\$ 20,000.00	0 SF	\$ -	\$ -		
Turfgrass SOD	40000 SF	\$ 0.50	\$ 20,000.00	60000 SF	\$ 0.50	\$ 30,000.00	0 SF	\$ -	\$ -		
Turfgrass Hydromulch	40000 SF	\$ 0.15	\$ 6,000.00	60000 SF	\$ 0.15	\$ 9,000.00	0 SF	\$ -	\$ -		
Permanent Irrigation System	1 LS	\$ 110,000.00	\$ 110,000.00	1 LS	\$ 50,000.00	\$ 50,000.00	1 LS	\$ 50,000.00	\$ 50,000.00		
<b>Subtotal Landscaping</b>		\$	<b>291,000.00</b>		\$	<b>176,500.00</b>		\$	<b>83,750.00</b>		
Land Acquisition											
Land Acquisition	14 AC	\$ 20,000.00	\$ 280,000.00	4 AC	\$ 20,000.00	\$ 80,000.00	0 AC	\$ -	\$ -		
<b>Subtotal Land Acquisition</b>		\$	<b>280,000.00</b>		\$	<b>80,000.00</b>		\$	<b>-</b>		
<b>Subtotal</b>		\$	<b>3,900,600.00</b>		\$	<b>2,542,100.00</b>		\$	<b>1,197,050.00</b>		
Contingency		25%	\$ 975,150.00		25%	\$ 635,525.00		25%	\$ 299,262.50		
<b>Total</b>		\$	<b>4,875,750.00</b>		\$	<b>3,177,625.00</b>		\$	<b>1,496,312.50</b>		
Other Costs											
Engineering, Design & Construction Documents	1 LS	\$ 731,362.50	\$ 731,362.50	1 LS	\$ 476,643.75	\$ 476,643.75	1 LS	\$ 224,446.88	\$ 224,446.88		
<b>Subtotal</b>		\$	<b>731,362.50</b>		\$	<b>476,643.75</b>		\$	<b>224,446.88</b>		
<b>Grand Total w/ Engineering, Design &amp; Construction Documents</b>		\$	<b>5,607,112.50</b>		\$	<b>3,654,268.75</b>		\$	<b>1,720,759.38</b>		



# PADIC IMPROVEMENTS UPDATES



# BEN GILL PARK RESTROOM



- Contract executed December 5, 2021
- Design Drawing approved on February 22, 2022
- Color selection process completed and submitted on March 8, 2022
- Building plans were approved by the State of Texas Industrialized Building Code Council on May 5, 2022
- Plans were submitted to the City of Terrell Building Official and approved June 1, 2022
- Estimated delivery date is September 23, 2022

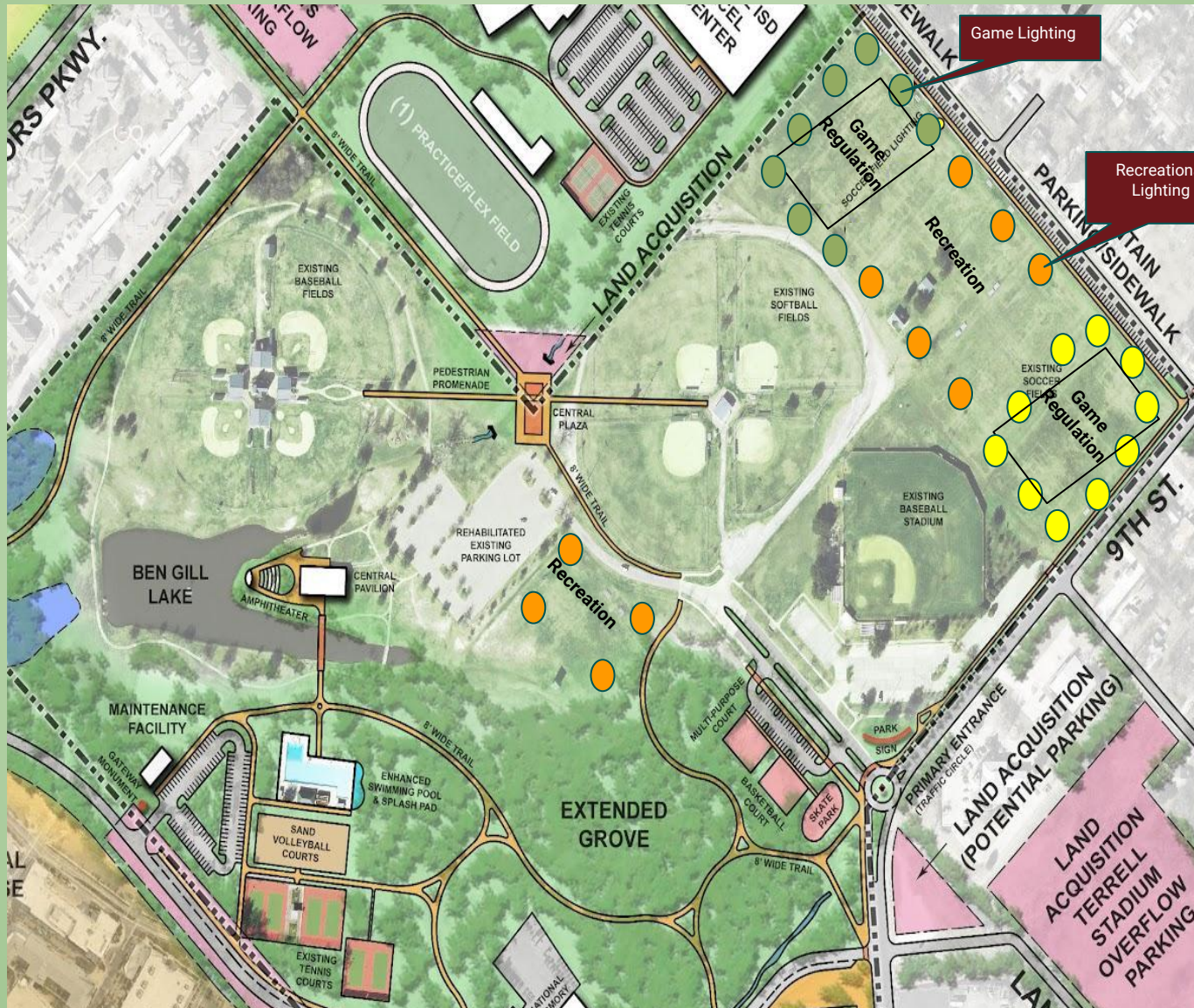


# Proposed Modular Restroom Test Location





# Ben Gill Sports Lighting Locations





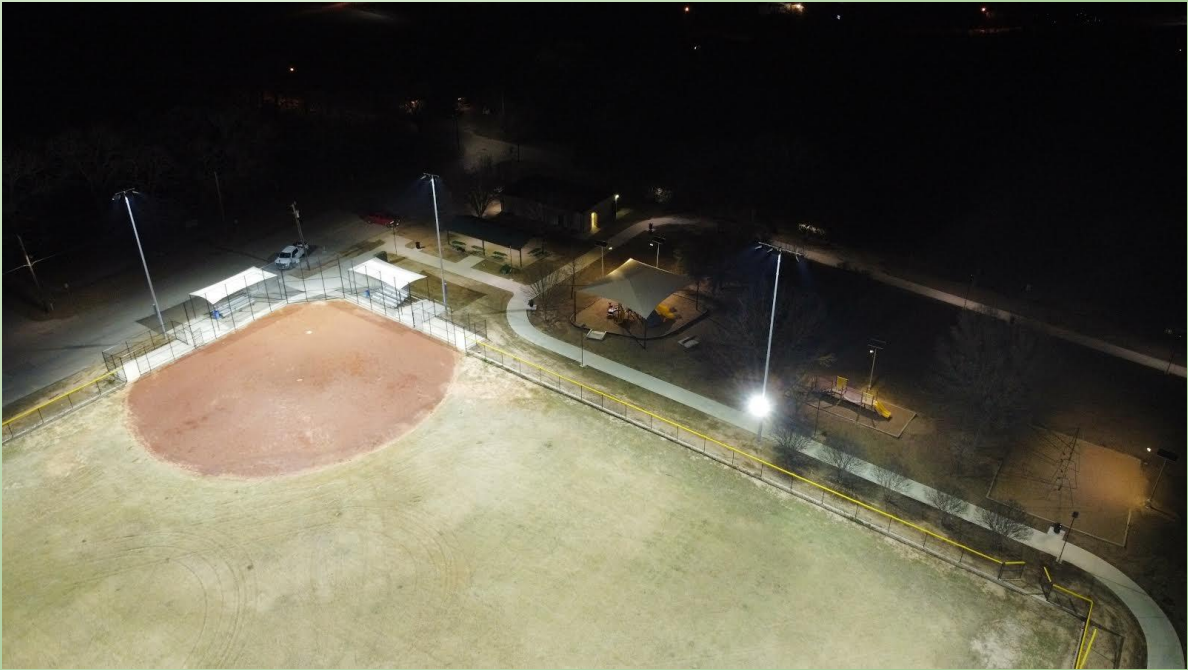


Breezy Hill  
Ballfield Lighting





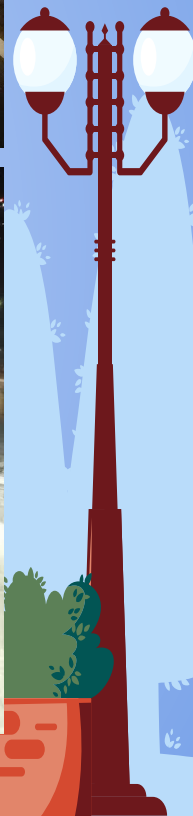
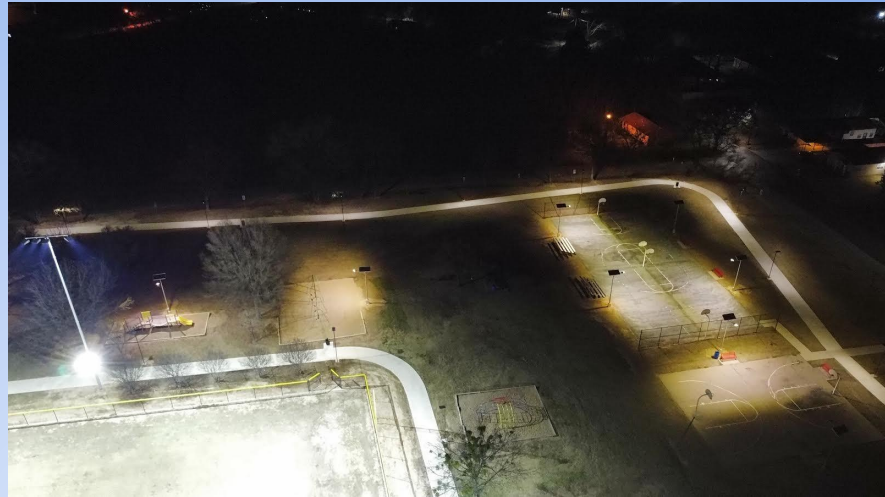
BREEZY HILL PARK





# **PADIC LIGHTING PROJECT**

## **BREEZY HILL WALKING TRAIL**



# Ben Gill Soccer Field Lighting



# Ben Gill Football Field Lighting



# PADIC Improvement (Council Resolution No. 1053)

	Estimated Cost	Actual Expense
Breezy Hill Ballfield Lighting/Area Lighting (Resolution 1062)	\$ 250,000	\$ 219,000
Breezy Hill Land Acquisition/Land Preparation/Drainage	\$ 250,000	Land Acquisition Process Underway
Ben Gill Parking Lot Lighting	\$ 100,000	Pending
Ben Gill Park Field Lighting	\$1,000,000	\$ 998,122
Restroom Package ( Resolution 1062)	\$1,500,000	\$ 245,318 (Restroom No.1) Additional RR's will be purchased after PADIC Board Review of #1
Contingency/Alternative Projects	\$ 400,000	Pending
<b>Total</b>	<b>\$ 3,500,000</b>	<b>\$1,462,440</b>





# **Parks/Recreation Proposed FY23**

# PARKS DEPARTMENT

## FY23 Budget



### **Ben Gill Park:**

- Install Toddler Playground (Tiger Park)

### **Breezy Hill Park:**

- Install New Water Fountains

### **Kings Creek Park:**

- Sidewalk
- Trail/Parking Lighting

### **Gold Star Park**

- Design

### **Arlie White Park:**

- Trail lighting
- Utilize pending land donations to leverage grant opportunity

### **Stallings Park:**

- Drainage Study (Engineering) COMPLETE
- Drainage Project Started
- Demolish existing pavilion
- New pavilion with landscape
- Paved Parking

# Playground Safety Inspection



# Recommendations

- Get City Staff certified as National Recreation and Parks Association Certified Playground Safety Inspectors (CPSI) Cost- \$1,800.00
- Apply recommendations of CPSI
- Minimize the liability of the city.





# YOUTH SPORTS PARTNERSHIPS

## Track & Field

- The City of Terrell donated funds to assist with the cost of State/Junior Olympic meets for both TAAF and AAU track teams
  - AAU 45
  - TAAF 95

## Football

- User Fees received.
  - Fall 185

## Baseball

- DFW - East Texas User Fees received.
  - Spring 605
  - Fall 400

## Soccer

- Entered into an interlocal agreement with TISD to manage the soccer program. The City of Terrell provided \$32,500 per season to assist TISD. There are two seasons per year
  - Fall 282
  - Spring 282



## **POOL SLIDE SAFETY CONCERNS**



## Water Slide Inspection - 2022

City of Terrell

Complete

Member Entity Name

City of Terrell

Date of Inspection

25 May 2022 09:00 CDT

Inspection Conducted By

Mike Shaw

### Safety Concerns Identified:

- Main support columns and arms appear in tact,
- The connection to the stair tower supports are in question. It does not appear that the stairs are connected to, or even touching in some cases, the supports are designed to be in contact with the stairs.
- Several “gaps” between the support arms and stair stringers were identified and should be evaluated by a qualified structural engineer to ensure the integrity and safety of the slide tower and stairs.



Photo 3



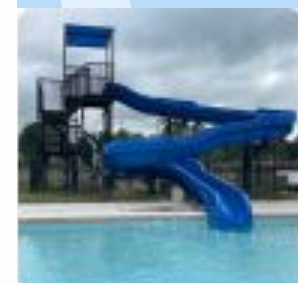
Photo 4



Photo 5



Photo 6



- Several of the support arms are showing signs of rust and corrosion and further professional evaluation is necessary to determine the safety and integrity of these components.
- The support arm appears to have corroded entirely through the bottom of the support arm, which could cause weakening or failure.
- Under the top landing/platform, the steel appears to be corroded to the point of delamination, which could cause weakness



Photo 7



Photo 8



Photo 9



Photo 10





Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

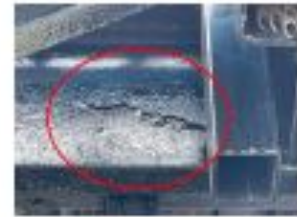


Photo 10



Photo 11



Photo 12

# RECENT FAILURES

- August 2nd the water slide at the Terrell City Pool sent a spark that was bright orange in color from the pool motor that sent an electrical current up to the top of the slide where patrons and staff were standing.
- We closed the pool and gave all patrons a free pass to return for another day.
- The Fire Marshall made sure all power sources to the slide were off and gave the "all clear" to open the pool only to the public.
- The slide will remain closed indefinitely.





- Dietz Engineers conducted a visual observation of the structural supports for the water slide and stair framing at the above referenced location on June 22, 2022.
- The structural steel framing is showing signs of rust and corrosion from being exposed to moisture and chlorine.
- If the structure is to be kept in service longer than a year, we recommend reinforcing the beam with new steel plates and repainting.
- Otherwise, the beam will be sufficient until taken out of service this year.



# SWIMMING POOL WATER SLIDE

2021 -2022 - Cost Estimate

**Option 1: (Not Recommended by Structural Engineer)**

- |   |              |
|---|--------------|
| • Annual repairs to existing pool slide | \$ 28,513.00 |
| • Structural Repairs                    | \$ 60,000.00 |

**Option 2:**

- |  |              |
|--|--------------|
| • New Slide (just the flume and connecting hardware) | \$170,000.00 |
| • Dismantle, removal and disposal of the old slide   | \$ 35,000.00 |
| • Installation of new slide                          | \$ 35,000.00 |
| • New slide tower (different slide configuration)    | \$ 50,000.00 |
| • Electrical, plumbing,pumps, etc.                   | \$ 10,000.00 |

<b>Total Estimate</b>	<b>\$300,000.00+</b>
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# **Discussion List of Unfunded Potential Projects**

## **(No Particular Priority or Order)**

Excel / Soccer Bridge

Basketball Courts-

- Arlie White
- Kings Creek
- Ben Gill Park

Tennis Courts

Ben Gill Park Scoreboards

- Soccer
- Baseball
- Football
- Softball

Irrigation - All Fields

Fencing - Ben Gill Soccer

Drainage - Ben Gill Park

Pavement - Every Park

Shade Structure - All Parks

# Parkland Dedication Fund Budget Summary

	2021 Actual	2022 Budget	2022 Actual	2022 Projected	2023 Proposed Budget
<b>Revenue by Category</b>					
NE Zone Fees	62,400.00	-	21,200.00	40,000.00	50,000.00
NW Zone Fees	9,600.00	-	50,800.00	50,800.00	63,500.00
SE Zone Fees	40,800.00	-	34,400.00	40,000.00	50,000.00
SW Zone Fees	20,800.00	-	836,128.00	844,258.00	255,000.00
Others	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>133,600.00</b>	<b>-</b>	<b>942,528.00</b>	<b>975,058.00</b>	<b>418,500.00</b>
<b>Expenditures by Category</b>					
Contract & Professional Services	13,975.00	153,000.00	93,808.70	153,000.00	-
NE Park Development & Improvements	-	45,000.00	29,475.00	45,000.00	150,000.00
NW Park Development & Improvements	-	-	-	-	150,000.00
SE Park Development & Improvements	-	16,000.00	10,325.00	16,000.00	150,000.00
SW Park Development and Improvements	-	35,000.00	772.50	35,000.00	880,000.00
<b>TOTAL Expenditures</b>	<b>13,975.00</b>	<b>249,000.00</b>	<b>134,381.20</b>	<b>249,000.00</b>	<b>1,330,000.00</b>
<b>Net Income (Expense)</b>	<b>119,625.00</b>	<b>(249,000.00)</b>	<b>808,146.80</b>	<b>726,058.00</b>	<b>(911,500.00)</b>
<b>Fund Balance, Beginning of Year</b>	<b>895,117.99</b>		<b>1,014,742.99</b>	<b>1,014,742.99</b>	<b>1,740,800.99</b>
<b>Fund Balance, End of Year</b>	<b>1,014,742.99</b>		<b>1,822,889.79</b>	<b>1,740,800.99</b>	<b>829,300.99</b>