



**To:** Mayor and City Council Members  
Doug Faseler, City Manager

**From:** Jack Jones, Director of Parks and Recreation

**Through:** Rick Cortes, Assistant City Manager

**Date:** August 5, 2014

**Subject:** **Presentation regarding the site plan for the new community park on the west side of Seguin as approved in the November 2013 Parks Bond Election.**

The City of Seguin purchased approximately 48 acres of property (commonly known as the Hoermann Property) located south of San Antonio Ave. and east of N. Vaughan Ave. in June 2007 with Destination Seguin bond funds. In September 2009, the City commissioned Rialto Studio, Inc. to analyze and prepare a master plan for a park on that site. The plan was recommended by the Parks and Recreation Advisory Board for approval in January 2010 and approved by the City Council in July 2010. The master plan was revised in June 2013 and everything in the revised master plan was included (with the exception of the natatorium) as part of the successful Parks Bond Election in November 2013 (revised master plan attached).

With voter approval of the Parks Bond Election, staff began moving forward with plans to construct all park projects as publically presented to Seguin voters. On December 3, 2013, the City Council authorized the City Manager to seek Request for Qualifications (RFQ's) for the design of various new park improvements. The first step was to select a landscape architectural/engineering firm for the overall design of new park improvements with the exception of the skate park. On April 15, 2014, the City Council approved a resolution authorizing the City Manager to execute a Professional Services Agreement with Rialto Studio for landscape architectural/engineering design and construction administration services for a new community park on the west side of Seguin and three new public restroom facilities.

As presented/discussed, the design and construction of the skate park would be handled separately by a design/build skate park firm. The contracted design/build skate park firm, along with City staff, would lead a public process to solicit input from local skaters on design of the skate park within the budgetary limitations. This is similar to how other skate park projects are built throughout Texas. Rialto Studio will work with the contracted design/build skate park firm to design (into the overall project) all of the infrastructure including drainage, detention, site utilities, trail connections, site amenities, parking, lighting, etc. related to the skate park that will be completed by a General Contractor. The design/build skate park firm will only be responsible for designing and building the skate park (concrete work only) since this is highly specialized work that should not be done by the General Contractor for the entire park project.

Before construction documents can be completed, a detailed site plan (attached) has been developed by Rialto Studio to guide park development and where park amenities will be located exactly in the new community park. The site plan has the following base bid items that are within the project budget:

- Splash/Spray Pad
- Large Inclusive/Accessible Playscape
- Multi-Use Recreational/Athletic Fields
- Nature Trails
- Lighted Skate Park
- Lighted Basketball Court
- Off-Road Bicycle Trails
- Large and Small Picnic Pavilions
- Restroom/Concession Facility
- The proposed site plan is not inclusive of the three offsite restroom facilities (one at Manuel C. Castilla Park and two at Max Starcke Park) that will be constructed as part of the project.

The site plan has the following add-alternate bid items to consider if the base bid comes in under budget:

- North Restroom
- Sidewalk along San Antonio Ave.
- TxDOT Trail Connector
- Nature Trail South Link
- Trail Lighting
- Third Soccer Field
- Landscape Irrigation for Common Areas