



# **MEMORANDUM**

## **ADMINISTRATION**

**To:** Jawaria Tareen, Deputy City Manager

**From:** Robert Diaz, Director of Parks and Recreation

**Date:** March 11, 2025

**Subject:** Mercer Park Cost Projection Update

**CC:** Mark Moffeit, Parks Superintendent  
Tara Bradley, Parks Planner

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**Requestor:** Councilman David Reid

**Background Information:** The City of Farmers Branch Parks Division is undertaking the Mercer Park Development project, which involves developing a new neighborhood park.

**Action Requested:** Councilman Reid and Councilman Roman requested staff review an option during the Mercer Park update Study Session on December 10, 2024, to provide a plan to produce the park as presented to the public in conceptual renderings without phasing the project.

**Discussion:** The City's initial proposed cost for Mercer Park, submitted by the consultant, was \$1,289,000. The park would be developed in two phases, with the developer responsible for the initial phase (grading, parallel parking spaces, trail installation, and landscaping).

The project is currently allocated \$1,055,000 based on the phasing program and fees associated with the first proposal. The current budget would dictate what elements could be constructed in the park. Those elements would be finalized with the City Council before design begins.

During the December 10, 2024, meeting, the City Council asked staff to inquire with the consultant about the cost to develop the overall site. Staff sought an updated cost estimate to align with this request. The consultant proposes developing the project from design to completion for **\$3,062,000**. This includes the development of the park's north and south features and not any phasing for the project.

**Financial  
Considerations  
& Costs:**

The project consultant has provided an updated estimated project cost for the park of \$3,062,000, which includes the following breakdown:

| <b>Park Development Items</b>  | <b>Cost</b>        |
|--|--------------------|
| Earthwork/Site Features (including Landscaping), Playground Installation | <b>\$2,360,400</b> |
| Contingency (20% +/-):   | <b>\$472,080</b>   |
| Design Fee   | <b>\$229,550</b>   |
| <b>Overall Total</b>   | <b>\$3,062,000</b> |

The proposed plan includes work from start to finish, covering the full scope of the consultant's services and executing the entire project in a single phase. This approach is expected to streamline the process compared to implementing it in three separate phases, particularly by combining earthwork and other site preparation tasks into one continuous operation.

**Cost Increase:** The updated Order of Magnitude Opinion of Probable Cost (OMOPCC) is approximately \$1,773,000 more than the previously projected OMOPCC.

**Contingency:** OMOPCC figures include a contingency percentage. However, with the lapse of time, those fees have increased due to the addition of tasks and labor costs. The proposed contingency for this project is 20%.

The budget for the Mercer Park project was \$1,055,000.00. This updated cost estimate requires an additional \$2,007,000 to complete the project.

Due to the increase in the overall budget, not phasing the park development, staff would recommend that we return to a phasing approach to developing the park based on the current budgeted amount.

**Strategic Link:** CB04 – Plan for, build, and maintain high-quality assets.

**Attachments:** Mercer Park Order of Magnitude Opinion of Probable Cost (OMOPCC) for year 2023 and 2025.