



Mercer Park Update

Study Session Meeting | July 1, 2025

Requested By: Councilmember David Reid





Mercer Park Update

Background

- 1** Mercer Crossing Development began in 2017 with the developer Centurion American INC.
- 2** The City entered into a development agreement for infrastructure improvements and a park.
- 3** In September 2024, developer improvements were completed and the City took ownership of the park property.
- 4** In December 2024, Staff presented updates to the City Council regarding a phasing plan

Mercer Park Update

Phasing

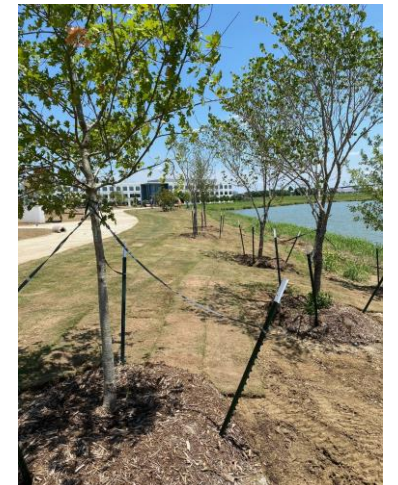
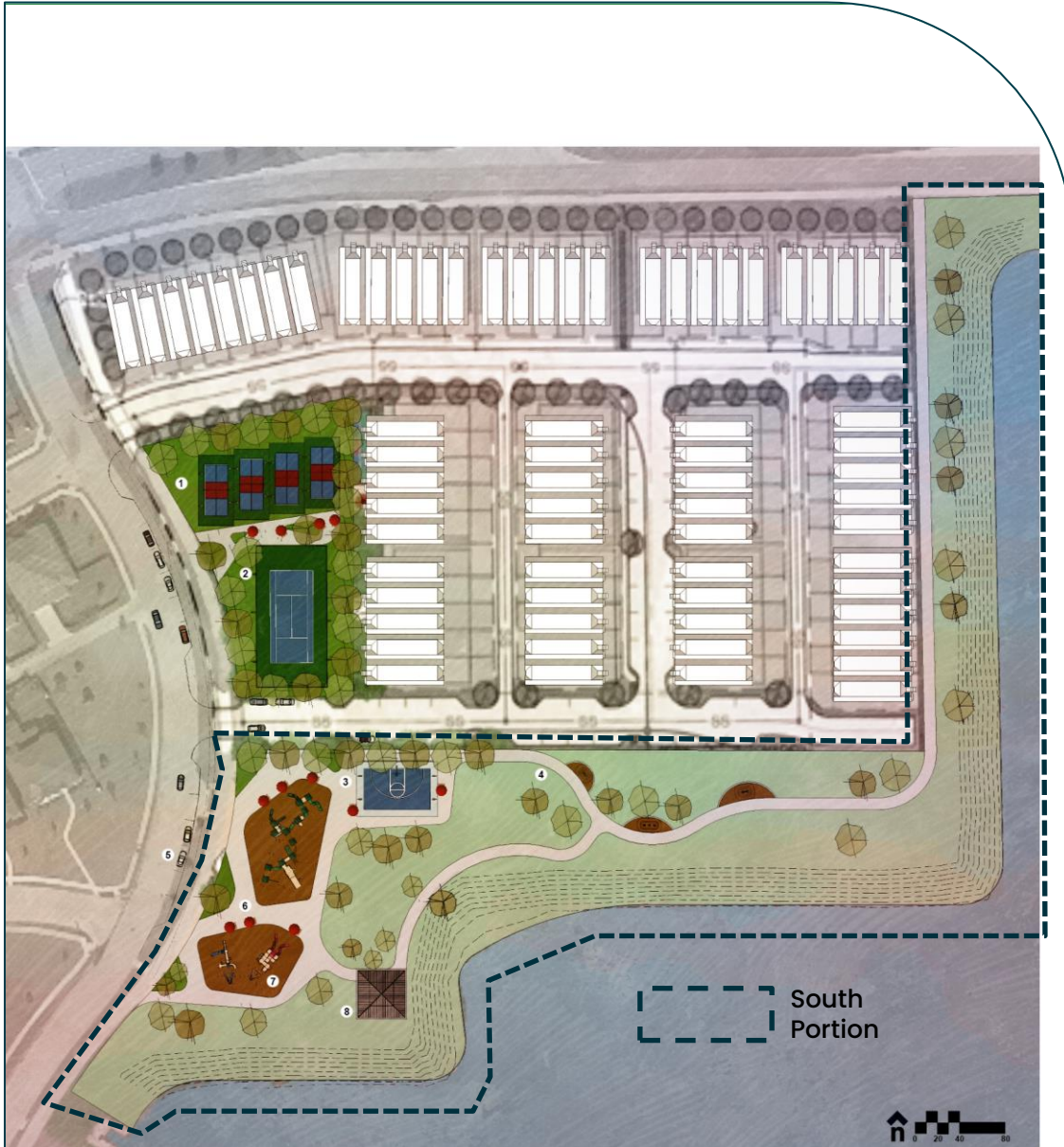
Staff was directed to provide an update to develop the park in a single phase.

Park Programming includes:

- Installation of Multi-functional Courts
- Pickleball, Tennis, Basketball Court
- Installation of Lighting
- Installation of Playground
- Install of Shade Pavillion

Recent updates:

- Installation of Landscaping and Turf (South portion)



Mercer Park Update

December 2024

Proposed Phasing plan

Proposed for development in three (3) phases

- Install of Multi-functional Courts
- Pickleball, Tennis, Basketball
- Install Lighting
- Future Phase Items:
 - Install of Playground
 - Install of Shade Pavilion

Cost: \$1,055,000.00

June 2025

Proposed no phasing plan

Proposed in for development one (1) phase

- Install of Multi-functional Courts
- Pickleball, Tennis, Basketball
- Install Lighting
- Install of Playground
- Install of Shade Pavilion
- Landscaping

Cost: \$3,062,000.00

A stylized, light blue leaf graphic is positioned on the left side of the slide, extending from the bottom left towards the center. It consists of several elongated, pointed leaves arranged along a central stem.

Mercer Park Update

Project Cost Estimate

Project engineering and design
services totaling \$229,550

20% Contingency Fee: \$472,080

Earthwork/Site Features & Playground
Installation: \$2,360,400

Additional \$2,007,000 needed to
complete the project

Questions



FARMERS BRANCH
TEXAS



Estimated Order of Magnitude Opinion of Probable Cost
Project: Mercer Park
TNP Project No.: FAR22129
Location: Farmers Branch, Texas

825 Watters Creek Boulevard, Suite M300
Allen, Texas 75013
Texas Registration #F-230
(214) 461-9867
Date: January 30, 2025
By: JP & JM

CONCEPTUAL DESIGN

DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL
GENERAL				
Mobilization	1	LS	\$113,000	\$113,000
Stormwater Pollution Prevention Plan & Erosion Control, Complete In Place, Inc. Maintenance & Removal	1	LS	\$5,000	\$5,000
Grading Sub-Total:				\$118,000
GRADING				
Unclassified Excavation	6,622	CY	\$10	\$66,220
Select Fill (Assumed 2 feet of select fill under Tennis and Pickle Ball Courts)	935	CY	\$75	\$70,125
4' Tall Concrete Retaining Wall	600	FF	\$80	\$64,000
Grading Sub-Total:				\$200,345
SITE FEATURES				
Furnish & Install site lighting (sport court lighting)	10	EA	\$15,000	\$150,000
Furnish & Install site lighting (pedestrian poles)	10	EA	\$5,000	\$50,000
Furnish & Install Electrical Infrastructure for lighting	1	LS	\$50,000	\$50,000
Furnish & Install Water Meter & Box	2	EA	\$2,700	\$5,400
Furnish & Install 1" Water Service Line	100	LF	\$30	\$3,000
Furnish & Install Backflow Preventer	2	EA	\$5,000	\$10,000
CRS Prefabricated Pavilion (20x30)	1	EA	\$54,000	\$54,000
Post-Tensioned Slab Half Basketball Court (Design & Build)	1	LS	\$50,000	\$50,000
Basketball Goal	4	EA	\$5,000	\$20,000
Tennis Court	1	EA	\$100,000	\$100,000
Pickleball Court	3	EA	\$50,000	\$150,000
10' Black Vinyl Coated Fence	840	LF	\$90	\$75,600
Dumor Bench	9	EA	\$2,000	\$18,000
Dumor Trash Receptacle	10	EA	\$2,200	\$22,000
Dumor Picnic Table	12	EA	\$3,000	\$36,000
Dumor Picnic Table (ADA)	3	EA	\$3,000	\$9,000
Park Sign	1	EA	\$15,000	\$15,000
Small Park Wayfinding Signs	6	EA	\$800	\$4,800
Drinking Fountain w/ Refill Station	2	EA	\$9,650	\$19,300
Charcoal Grill	2	EA	\$2,500	\$5,000
Miracle Playground Structure w/ Swing Set (Ages 2-5)	1	EA	\$160,000	\$160,000
Shade Structure for Playground (Ages 2-5)	1	EA	\$75,000	\$75,000
Miracle Playground Structure w/ Swing Set (Ages 5-12)	1	EA	\$200,000	\$200,000
Shade Structure for Playground (Ages 5-12)	1	EA	\$130,000	\$130,000
P.I.P. Rubberized Surface	8,300	SF	\$20	\$166,000
Furnish & Install 12"x12" Area Drain	4	EA	\$3,000	\$12,000
Furnish & Install 12" HDPE Pipe	200	LF	\$140	\$28,000
Furnish & Install 6" HDPE Pipe	150	LF	\$134	\$20,100
Furnish & Install 4" Subsoil Drain	435	LF	\$133	\$57,855
Furnish & Install Sloped Headwall (For 6" playground drain)	1	EA	\$500	\$500
Connect to Exst. Storm Drain	1	EA	\$1,500	\$1,500
4" Concrete Flatwork at playground area	1,800	SY	\$80.00	\$144,000
Site Features:				\$1,842,055
LANDSCAPE				
Landscape General Costs	1	LS	\$200,000.00	\$200,000
Tif 419 Bermuda Sod	18,700	SF	\$0.45	n/a
Sahara II Hydromulch	76,000	SF	\$0.12	n/a
4" Cal. Tree	51	EA	\$850	n/a
45 Gallon Ornamental Tree	10	EA	\$350	n/a
3 Gallon Shrub	200	EA	\$25.00	n/a
5 Gallon Shrub	100	EA	\$45.00	n/a
7 Gallon Shrub	30	EA	\$65.00	n/a
Motorola Irrigation Controller	1	EA	\$8,000.00	n/a
Irrigation	94,700	SF	\$1.00	n/a
Landscape				\$200,000
TOTAL				\$2,360,400



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CONCEPTUAL DESIGN

DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL
This Engineer's opinion of probable cost is made on the basis of the Engineer's experience and best judgment as a design professional. This opinion of probable cost does not include city fees; such as easement acquisition, permits, and application fees among others. It must be recognized that any evaluation of work to be performed to construct this project must be by necessity and is speculative in nature until completion of its actual detailed design. In addition the Engineer has no control over the cost of labor, materials or services to be furnished by others or over market conditions. Accordingly, TNP Inc. cannot guarantee that actual costs will not vary from the opinions expressed herein.				
Note: 20% contingency is being used to account for preliminary stage of design and rising prices for fuel, steel, PVC, concrete, and material supply chain issues.				
<input checked="" type="checkbox"/> No Design Completed	SUBTOTAL, Phase 1, By City only			\$2,360,400
<input type="checkbox"/> Preliminary Design	CONTINGENCY 20% (+/-)			\$472,080
<input type="checkbox"/> Final Design	Design fee			\$229,550
TOTAL			\$3,062,000	