

AGENDA ITEM REPORT

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To: Town Council

Subject: Discuss, consider and act upon awarding a contract to Hellas Construction in the amount of \$1,904,198 for the design and construction of the Vineyard Park athletic fields turf conversion and lighting upgrade project; and authorizing the Town Manager to execute the contract.

Meeting: Town Council - April 28, 2025

Department: Parks

Staff Contact: Kari Pacheco

SUGGESTED ACTION:

Staff recommends approval.

BACKGROUND INFORMATION:

In early 2024, Town staff initiated the Parks Master Plan Design process for two parks—Jobson Park and Samuell Farm North Park. To support this effort, the Town entered into a professional services agreement with Halff Associates, Inc. to develop a comprehensive master plan and graphic renderings for these parks. This work was guided by the programming recommendations outlined in the Town’s Parks, Recreation, and Open Space Master Plan 2021–2031.

A key component of the planning process was extensive public engagement. The scope of work included a thorough public involvement strategy incorporating community surveys, public input meetings, and joint sessions with the 4B Board and Town Council. Town staff and design consultants from Halff, Inc. received and reviewed substantial community feedback throughout this process.

Following several rounds of public input and joint Council and 4B Board meetings, staff began to explore opportunities to develop multiple design options to reflect the community’s priorities. One such option focused on implementing short-term, high-impact improvements to enhance the playability and overall condition of the existing athletic fields. This included the potential

conversion of the natural turf fields at Vineyard Park to synthetic turf, along with upgrades to the lighting system.

The proposed improvements will enhance one of the Town's existing athletics facilities that serves multiple sports and many youth athletes. These upgrades will increase field availability after weather events and flexibility for a variety of practices and events, while also improving safety, accessibility, and the overall experience of open spaces. Additionally, Vineyard Park is well-positioned to support expanded use due to existing infrastructure including traffic access, parking, and restroom facilities.

Hellas Construction was selected to begin working on options for building a turf field at Vineyard Park due to their expertise, experience, and commitment to quality.

They are a leading sports construction company with a strong reputation and extensive experience in turf installation. Hellas offers in-house design and engineering services that will help ensure this project meets the Town's specific needs and expectations. They also have experienced crews with specialized skills in turf installation, and their turf systems are designed to withstand intense use and harsh weather conditions. Lastly, Hellas' customizable fields are built to last with a 12-year warranty that will provide consistent playability and performance for years.

Pricing is based on Hellas' current cooperative contract entitled TIPS Contract Number 23020102 – Synthetic Turf or Natural Sports Fields, Grounds, Courts, and Tracks Goods and Services (JOC).

FINANCIAL IMPACT:

The Town's 5-Year Capital Improvement Plan has approximately \$7.1 Million scheduled for park-related improvements in FY25 & FY 26. Funding for this conversion of natural grass fields to synthetic turf fields at Vineyard Park will come from the Town's 4B Fund (520-6010-57201).

Vineyard Park Synthetic Turf Multi Use Field Budget Proposal:

1,540,848

LED Lighting System

\$363,350

Total Cost:

\$1,904,198

ATTACHMENTS:

[Robert Lee Vineyard Park - Lighting Proposal.pdf](#)

[Robert Lee Vineyard Park Multi Use Turf Field Proposal.pdf](#)

[TX-Robert Lee Vineyard Park \(MP\) ClirSV TSLSV 630w 650w.pdf](#)