

City of Cibolo 5 Year Park Improvements Plan

Presented by: David L. Howard

Date: January 28th 2025



Introduction

City Parks: 4 parks (93.63 acres)

***Not including the YMCA, Sports Complex, or MEC**

- Rentable Football Fields: 1
- Rentable Baseball/Softball Fields: 2
- Basketball Courts: 2
- Walking Trails: 15 miles

City Open Spaces (31 acres)

- Warbler Woods (21 Acres) – Future Park
- Town Creek (10 Acres)

City Sports Facilities (50.38 acres)

- Multi-Event Center
- Sports Complex



Council Considerations

- Does the City Council want to reallocate the FY24 \$656,000 to another park or hold the funds for Tolle Nature Preserve, awaiting the outcome of the second grant submittal to Texas Parks and Wildlife Department (T.P.W.D.)
- What City park would Council like to allocate the FY25 \$750,000 to?
- Does the City Council support initiating a Parks Master Plan in the FY26 budget?
- Does the City Council support the addition of two softball fields, which would support Cibolo Little League? This would promote Tournaments.
- Which field restoration process does the City Council want to undertake?



Current Issues

- No Rentable Field Availability
- No plan for how we will accommodate expected growth
- Lack of outdoor spaces for recreational activities
- Limited staff to allow for better programming and to host more events
- Limited Passive Recreation opportunities
- Walkability
- MEC Field Restoration



Schlather Park

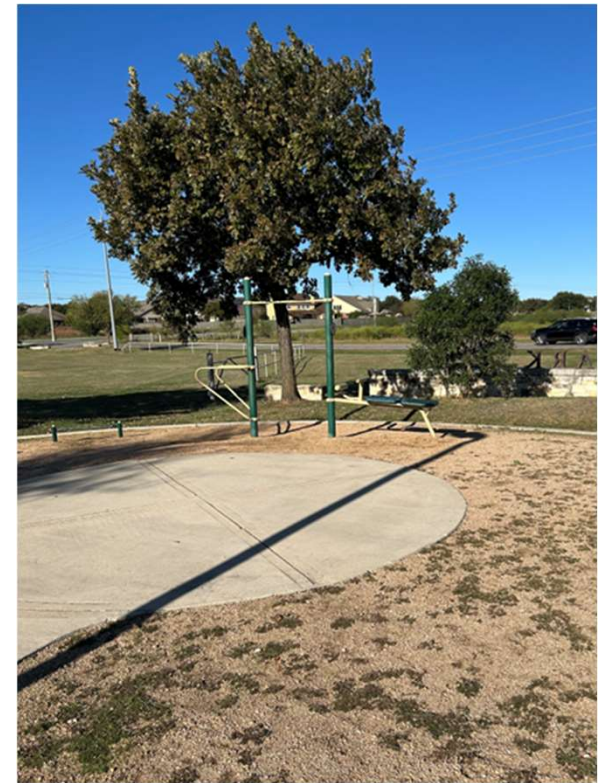


Schlather Park Features

- . 71.72 Acres
- . 18-Hole Dick Golf
- . Grills
- . Pavilion
- . Picnic Tables
- . Playground
- . Restroom
- . Walking Trails
- . Bird Watching Pavilion
- . Community Garden



Schlather Park Current Conditions



Schlather Park Renovations

2025 Revised Figure = \$1,332,634.00 (3% annual increase per CPI)

SCHLATHER PARK RENOVATIONS PROBABLE CONSTRUCTION COST ESTIMATE

NAME: SCHLATHER PARK RENOVATIONS

ENGINEER: KFW ENGINEERS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
100	Mobilization	LS	1	10%	\$93,755.00
101	Preperation of Right of Way	LS	1	5%	\$46,877.50
	Restroom Rehab	LS	1	\$50,000.00	\$50,000.00
	Poured-in-Place Playground Surface	SF	3000	\$16.00	\$48,000.00
	Playground Shade Structure	EA	1	\$50,000.00	\$50,000.00
	Disc Golf Tee Signage	EA	18	\$100.00	\$1,800.00
	Themed Playground (incl. Surfacing)	LS	1	\$750,000.00	\$750,000.00
	New Landcape	SF	4000	\$4.00	\$16,000.00
	Wildflower Area	SF	45000	\$0.10	\$4,500.00
	Fence for Wildflower Area - split rail	LF	750	\$15.00	\$11,250.00
	Irrigation	SF	4000	\$1.50	\$6,000.00
	SWPPP	LS	1	5%	\$46,877.50
	Contingency	LS	1	15%	\$168,759.00

TOTAL: \$1,293,819.00



Schlather Park Renovations

2025 Revised Figure = \$928,885.00 (3% annual increase per CPI)

NEW VOLLEYBALL PARK PROBABLE CONSTRUCTION COST ESTIMATE

NAME: NEW VOLLEYBALL PARK

ENGINEER: KFW ENGINEERS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
100	Mobilization	LS	1	10%	\$65,350.00
101	Preperation of Right of Way	LS	1	5%	\$32,675.00
	Parking Lot (50 Spaces)	SF	20000	\$5.00	\$100,000.00
	Restroom	LS	1	\$50,000.00	\$50,000.00
	Playground (5-12 year olds)	LS	1	\$125,000.00	\$125,000.00
	Poured-in-Place Playground Surface	SF	5000	\$16.00	\$80,000.00
	Playground Shade Structure	EA	1	\$40,000.00	\$40,000.00
	Fence (6' Tall Metal)	LF	300	\$40.00	\$12,000.00
	Sand Volleyball Courts	EA	12	\$16,000.00	\$192,000.00
	New Landcape	SF	3000	\$4.00	\$12,000.00
	Trees (2" Caliper)	EA	20	\$250.00	\$5,000.00
	Irrigation	SF	30000	\$1.25	\$37,500.00
	SWPPP	LS	1	5%	\$32,675.00
	Contingency	LS	1	15%	\$117,630.00

TOTAL: \$901,830.00



Veterans Park



Veterans Park Features

- . 2.95 Acres
- . Multi-Purpose Field
- . Grills
- . Pavilion
- . Picnic Tables
- . Playground
- . Restroom
- . Basketball Court



Veterans Park Current Conditions



Veterans Park Renovations

2025 Revised Figure = \$631,907.00 (3% annual increase per CPI)

VETERANS MEMORIAL PARK RENOVATION PROBABLE CONSTRUCTION COST ESTIMATE

NAME: VETERANS MEMORIAL PARK RENOVATION

ENGINEER: KFW ENGINEERS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
100	Mobilization	LS	1	10%	\$44,040.00
101	Preperation of Right of Way	LS	1	5%	\$22,020.00
	Removal/Relocation of Monument	LS	1	\$5,000.00	\$5,000.00
	Poured-in-Place Playground Surface	SF	3000	\$16.00	\$48,000.00
	Playground Shade Structure	EA	1	\$50,000.00	\$50,000.00
	Resurface Basketball Court	SF	6200	\$2.00	\$12,400.00
	Basketball Court Shade Structure	EA	1	\$90,000.00	\$90,000.00
	Site Furnishings (one Bench, Trash/Rec, Table)	LS	4	\$5,000.00	\$20,000.00
	Multi-purpose Field Renovation	SF	40000	\$3.00	\$120,000.00
	Trees	EA	25	\$250.00	\$6,250.00
	Irrigation (entire park)	SF	75000	\$1.25	\$93,750.00
	SWPPP	LS	1	5%	\$22,020.00
	Contingency	LS	1	15%	\$80,022.00

TOTAL: \$613,502.00



Niemietz Park



Niemietz Park Features

- . 12.63 Acres
- . Baseball/Softball Field
- . Basketball Court
- . Bleachers
- . Concessions
- . Football Field
- . Grills
- . Lighted
- . Pavilion
- . Picnic Tables
- . Playground
- . Restroom
- . Walking Trails



Niemietz Park Current Conditions



Niemietz Park Renovations

2025 Revised Figure = \$1,324,745.00 (3% annual increase per CPI)

NIEMIETZ PARK RENOVATION PROBABLE CONSTRUCTION COST ESTIMATE

NAME: NIEMIETZ PARK RENOVATION

ENGINEER: KFW ENGINEERS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
100	Mobilization	LS	1	10%	\$93,200.00
101	Preperation of Right of Way	LS	1	5%	\$46,600.00
	Football Field Renovation	SF	60000	\$2.00	\$120,000.00
	Softball Field Renovation	SF	60000	\$3.00	\$180,000.00
	Softball Field Fence (Backstop, Dugouts, 6' Perime	LS	1	\$50,000.00	\$50,000.00
	Small Restroom Renovation	LS	1	\$30,000.00	\$30,000.00
	Concession Renovation	LS	1	\$100,000.00	\$100,000.00
	Walking Trail - 6' Wide DG (4" DG w/ 6" Base)	SF	15000	\$3.00	\$45,000.00
	Walking Trail - Edging (6"x12" Conc Curb)	LF	5000	\$17.00	\$85,000.00
	Site Furnishings (one Bench, Trash/Rec, Table)	EA	4	\$5,000.00	\$20,000.00
	Resurface Large Pavilion	SF	6000	\$2.00	\$12,000.00
	Renovate Kitchen, Restroom, Meeting Room	LS	1	\$150,000.00	\$150,000.00
	Poured-in-Place Playground Surface	SF	5500	\$16.00	\$88,000.00
	Engineered Wood Fiber Playground Surface	SF	5500	\$4.00	\$22,000.00
	Cibolo Creek Trailhead	LS	1	\$30,000.00	\$30,000.00
	SWPPP	LS	1	5%	\$46,600.00
	Contingency	LS	1	15%	\$167,760.00

TOTAL: \$1,286,160.00



Al Rich Park



Al Rich Park Features

- . 6.34 Acres
- . Softball/Baseball Field
- . Bleachers
- . Pavilion
- . Picnic Tables
- . Restroom
- . Playground
- . Hiking Trails



Al Rich Park Current Conditions



Al Rich Park Renovations

2025 Revised Figure = \$788,074.00 (3% annual increase per CPI)

AL RICH PARK RENOVATION PROBABLE CONSTRUCTION COST ESTIMATE

NAME: AL RICH PARK RENOVATION

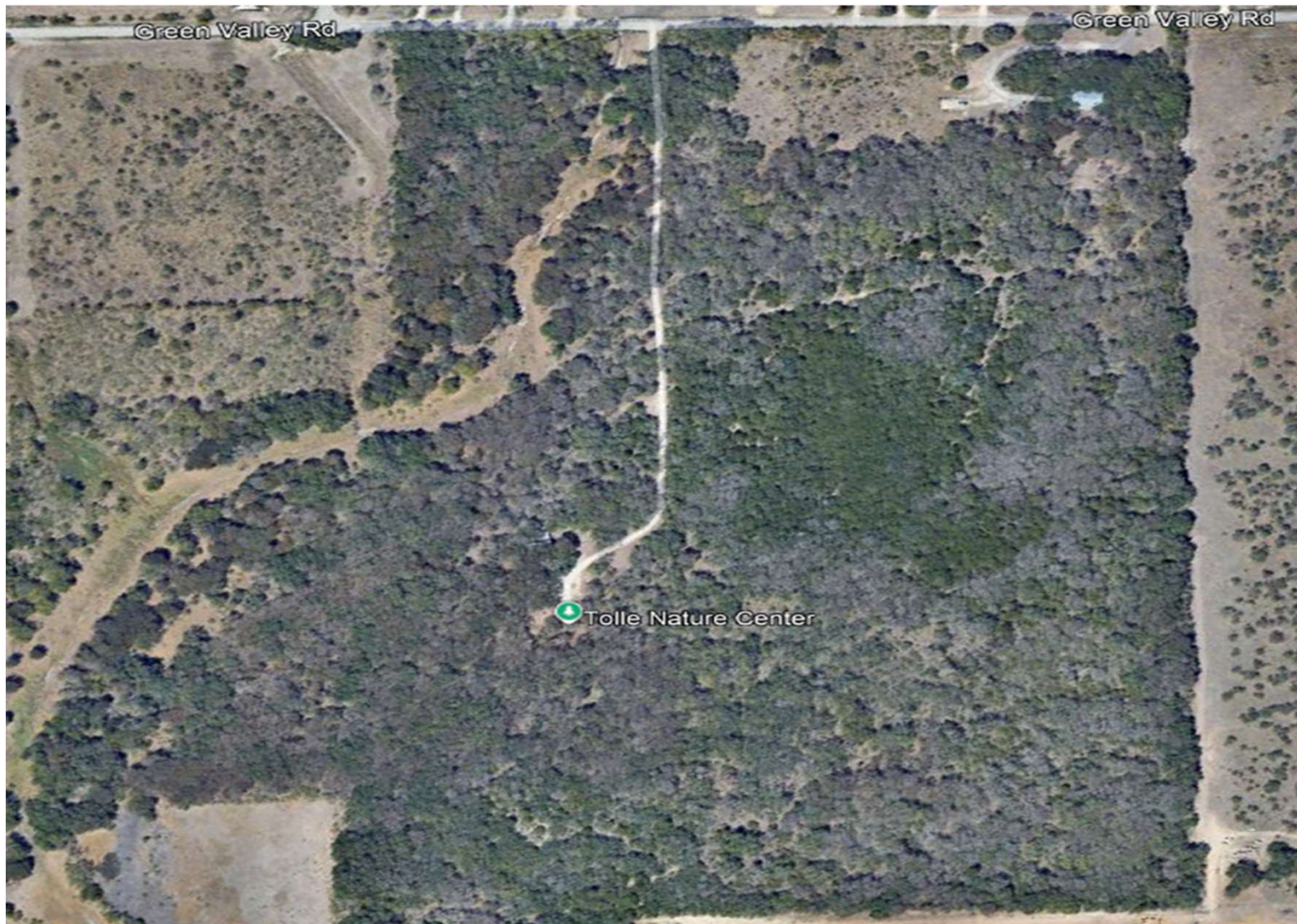
ENGINEER: KFW ENGINEERS

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	AMOUNT
100	Mobilization	LS	1	10%	\$55,450.00
101	Preperation of Right of Way	LS	1	5%	\$27,725.00
	Softball Field (Prep, Infield, Outfield)	SF	64000	\$3.00	\$192,000.00
	New Fence (Backstop, Dugouts, 6' Perimeter)	LS	1	\$50,000.00	\$50,000.00
	Field Lighting	LS	1	\$250,000.00	\$250,000.00
	Irrigation	SF	50000	\$1.25	\$62,500.00
	SWPPP	LS	1	5%	\$27,725.00
	Contingency	LS	1	15%	\$99,810.00

TOTAL: \$765,210.00



Tolle Nature Center



Tolle Nature Center

2025 Revised Figure = \$1,100,112.00 (3% annual increase per CPI)



**TOLLE NATURE CENTER
DESIGN CONSTRUCTION COST ESTIMATE
September 28, 2021**

	ITEM	TASK / DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TASK SUBTOTAL
SW3P	1	GENERAL CONDITIONS (8%)	1	LS	\$ 47,125.10	\$ 47,125.10
	2	BONDS AND INSURANCE (3%)	1	LS	\$ 17,671.91	\$ 17,671.91
	3	SEDIMENTATION AND EROSION CONTROL MEASURES	1	LS	\$ 2,500.00	\$ 2,500.00
EARTH	4	TEMPORARY FENCING	1	LS	\$ 1,000.00	\$ 1,000.00
	5	EARTHWORK / SITE GRADING	1	LS	\$ 30,000.00	\$ 30,000.00
	6	REMOVE EXISTING CONCRETE (FLATWORK, ETC)	1,391	SY	\$ 25.00	\$ 34,775.00
DEMO	7	REMOVE EXISTING STORM (SIDEWALK DRAINS, ETC.)	1	LS	\$ 1,000.00	\$ 1,000.00
	8	SAWCUT & TIE-IN TO GREEN VALLEY ROAD	1	EA	\$ 10,000.00	\$ 10,000.00
	9	2-IN ASPHALT PAVEMENT (MEDIUM DUTY, TYPE D)	5,652	SY	\$ 30.00	\$ 169,560.00
PAVEMENT	10	10-IN FLEXIBLE BASE (TYPE A, GRADE 1-2)	5,652	SY	\$ 14.00	\$ 79,128.00
	11	6-IN COMPACTED SUBGRADE	5,652	SY	\$ 4.25	\$ 24,021.00
	12	GEOGRID (TENSAR TX5)	5,652	SY	\$ 5.00	\$ 28,260.00
	13	PRIME COAT	565	GAL	\$ 5.00	\$ 2,826.00
	14	TACK COAT (0.10 GAL/SY)	565	GAL	\$ 5.00	\$ 2,826.00
	15	TRAFFIC SIGNAGE AND PAVEMENT MARKINGS	1	LS	\$ 20,000.00	\$ 20,000.00
SIDEWALK	16	WELDED WIRE FLAT SHEETS (6"X6" W5.5X W5.5)	10	EA	\$ 82.28	\$ 822.80
	17	5-IN CONCRETE (FLATWORK & SIDEWALKS)	135	SY	\$ 85.00	\$ 11,475.00
	18	TAPPING SLEEVE (24-IN X 6-IN, MANIFOLD)	1	EA	\$ 5,000.00	\$ 5,000.00
UTILITIES	19	PIPE (6-IN, C900, FIRE)	1,343	LF	\$ 60.00	\$ 80,580.00
	20	PIPE (2-IN,PVC, DOM. WATER)	824	LF	\$ 35.00	\$ 28,840.00
	21	FIRE BACKFLOW AND VAULT	1	EA	\$ 25,000.00	\$ 25,000.00
	22	FIRE HYDRANT	1	EA	\$ 4,000.00	\$ 4,000.00
	23	METER W/ BOX (2-IN, DOM. WATER)	1	EA	\$ 6,000.00	\$ 6,000.00
	24	PRESSURE REDUCING VALVE (2-IN, DOM. WATER)	1	EA	\$ 3,000.00	\$ 3,000.00
DRAINAGE	25	GATE VALVE, M.J, W/ BOX (6-IN, FIRE)	2	EA	\$ 2,500.00	\$ 5,000.00
	26	CONCRETE HEADWALL (24-IN)	2	EA	\$ 5,000.00	\$ 10,000.00
	27	PIPE (24-IN RCP)	25	LF	\$ 60.00	\$ 1,500.00
	28	GUARD RAIL FENCE	50	LF	\$ 39.00	\$ 1,950.00



Tolle Nature Center

SUBTOTAL	\$	653,860.82
CONTINGENCY (15%)	\$	98,079.12
TOLLE NATURE CENTER CML TOTAL COST	\$	751,939.94

TRAILS	29	CLEAR AND GRUB ADA TRAIL ALIGNMENTS (3610 LF, 8' WIDE)	28,880	SF	\$ 0.20	\$ 5,776.00
	30	CLEAR NATURAL SURFACE TRAIL ALIGNMENTS (3380 LF, 8' WIDE)	27,040	SF	\$ 0.10	\$ 2,704.00
	31	EXCAVATE ADA TRAIL SECTION (4" DEPTH)	356	CY	\$ 20.00	\$ 7,120.00
	32	SOIL SEPERATION FABRIC UNDER ADA DG TRAIL	3,210	SY	\$ 5.00	\$ 16,050.00
	33	DECOMPOSED GRANITE ADA TRAIL COMPACTED (4" DEPTH, 8' WIDE)	480	TON	\$ 50.00	\$ 24,000.00
	34	STEEL EDGING BORDER ADA DG TRAIL	7,220	LF	\$ 10.00	\$ 72,200.00
	35	NATIVE WOOD MULCH FOR NATURAL SURFACE TRAIL (4" DEPTH ON GRADE)	330	CY	\$ 40.00	\$ 13,200.00
	36	NATIVE GRASS AND WILDFLOWER SEEDMIX (4' EACH SIDE OF ALL TRAILS)	55,920	SF	\$ 0.25	\$ 13,980.00
	37	CONCRETE SIDEWALKS (CONNECT PICNIC UNITS TO PARKING LOT SIDEWALKS)	526	SF	\$ 12.00	\$ 6,312.00
	38	MISC. CONC. TRAIL SECTIONS FOR DRAINAGE (ALLOWANCE OF 5 @ 100 SF EA)	500	SF	\$ 12.00	\$ 6,000.00
AMENITIES/FURNITURE	39	PICNIC UNIT (CONC. SLAB, CONC. TABLE, TRASH RECEPTICAL, GRILL) (ADA)	7	EA	\$ 7,500.00	\$ 52,500.00
	40	CAMPSITE PICNIC TABLE (EXPANDED METAL, 8' LENGTH) (7 ADA, 5 STANDARD)	12	EA	\$ 1,500.00	\$ 18,000.00
	41	CRITTER PROOF TRASH RECEPTACLE (INCLUDES CONC. SLAB)	2	EA	\$ 2,500.00	\$ 5,000.00
	42	BENCH WITH BACKREST	2	EA	\$ 2,000.00	\$ 4,000.00
	43	LARGE CAMPSITE GRILL (TRIPLE BAY)	2	EA	\$ 1,800.00	\$ 3,600.00
	44	STANDARD CAMPSITE GRILL (SINGLE BAY, NON-ADA)	2	EA	\$ 800.00	\$ 1,600.00
	45	STANDARD CAMPSITE GRILL (SINGLE BAY, ADA)	4	EA	\$ 800.00	\$ 3,200.00
	46	WILDLIFE OBSERVATION STATION/BLIND	2	EA	\$ 2,500.00	\$ 5,000.00
	47	BOULDERS AT TRAILHEAD (4'X3'X2')	8	EA	\$ 400.00	\$ 3,200.00

SUBTOTAL	\$	263,442.00
MOBILIZATION (10%)	\$	26,344.20
CONTINGENCY (10%)	\$	26,344.20
TOLLE NATURE CENTER LANDSCAPE TOTAL COST	\$	316,130.40

GRAND TOTAL	\$	1,068,070.34
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Multi-Event Center



Multi-Event Center Features

- 5.94 Acres
- Multi Purpose Field



Multi-Event Center Current Conditions

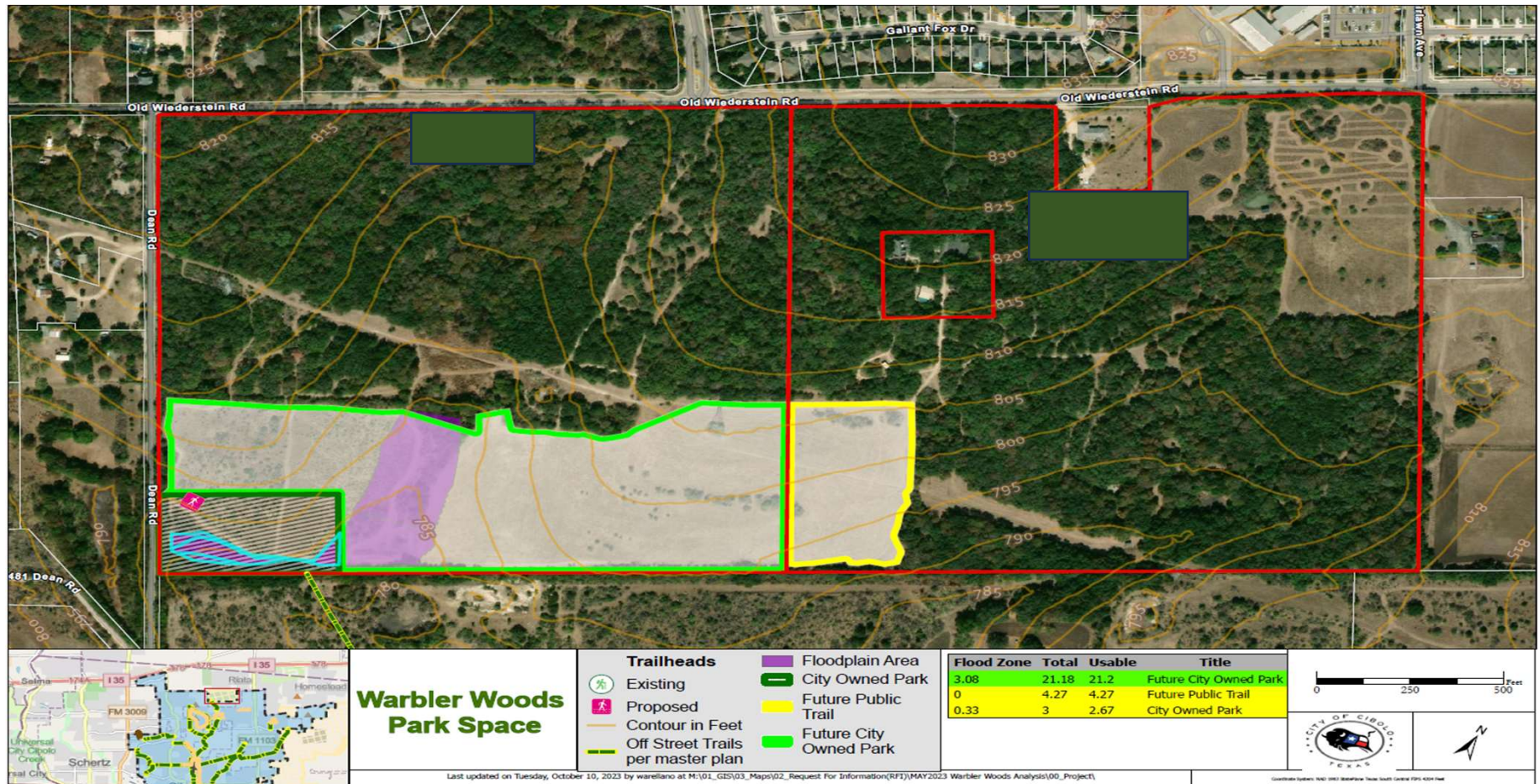


MEC Field Restoration Cost Options

- Install New Sod
 - \$150K - \$180K
- Install New Sod and New Irrigation
 - \$200k - \$224K
- Install Turf
 - \$1.33M - \$2M



Warbler Woods Park Space



Warbler Woods Update

- City allocated \$1M towards the Warbler Woods Project
- The remaining \$140K can be used when Green Space Alliance is ready to acquire a portion or the remaining property



Sports Complex



Sports Complex Features

- 44.44 Acres
- Miracle League Field
- Two Softball Fields
- Two Soccer Fields
- Restrooms
- Concessions



Sports Complex Master Plan



Grant Opportunities

Many grants provide points to cities with a Master Plan completed within the last 5 years.

- <https://www.baseballydf.com/>
- <https://www.littleleague.org/grant-resources/grant-listings-by-state/>
- <https://tpwd.texas.gov/business/grants/recreation-grants/about-local-parks-grants>
- <https://www.eda.gov/funding/programs/American-rescue-plan>
- <https://www.nrpa.org/our-work/Grant-Fundraising-Resources/other-opportunities/musco-sports-lighting-and-us-soccer-foundation-soccer-fund-grant/>
- <https://texas.grantwatch.com/cat/34/sports-and-recreation-grants.html>
- <https://www.pdga.com/pdga-diversity-and-outreach-grant-application>



Staff Recommendations

- Using the existing \$656K from FY24, move forward with the first phase of construction of the Tolle Nature Center Master Plan and forego reapplying for the TPWD Grant
- Move forward with the restoration of the Niemietz Park walking trail (Less than \$20k)
- Fund improvements to Veterans Park (Less than \$650K)
- Fund a Parks Master Plan in FY26
- Work with the EDC to allow teams to rent the front of the EDC property as a temporary solution for increased demand in field rental
- (Monument and Pond Project)



Staff Recommendations

- Fund MEC field restoration
- Relocate the CiboloFest Carnival to the Parking Lot and place the vendors on the MEC Field
- Limit the number of days the MEC field is open for public use each week.



Council Considerations

- Does the City Council want to reallocate the FY24 \$656,000 to another park or hold the funds for Tolle Nature Preserve, awaiting the outcome of the second grant submittal to Texas Parks and Wildlife Department (T.P.W.D.)
- What City park would Council like to allocate the FY25 \$750,000 to?
- Does the City Council support initiating a Parks Master Plan in the FY26 budget?
- Does the City Council support the addition of two softball fields, which would support Cibolo Little League? This would promote Tournaments.
- Which field restoration process does the City Council want to undertake?

