

The City of Waco

Alice Martinez Rodriguez Park Update

08.19.2025



Jonathan Cook, Director of Parks & Recreation

Alice Martinez Rodriguez Park Update

Purpose

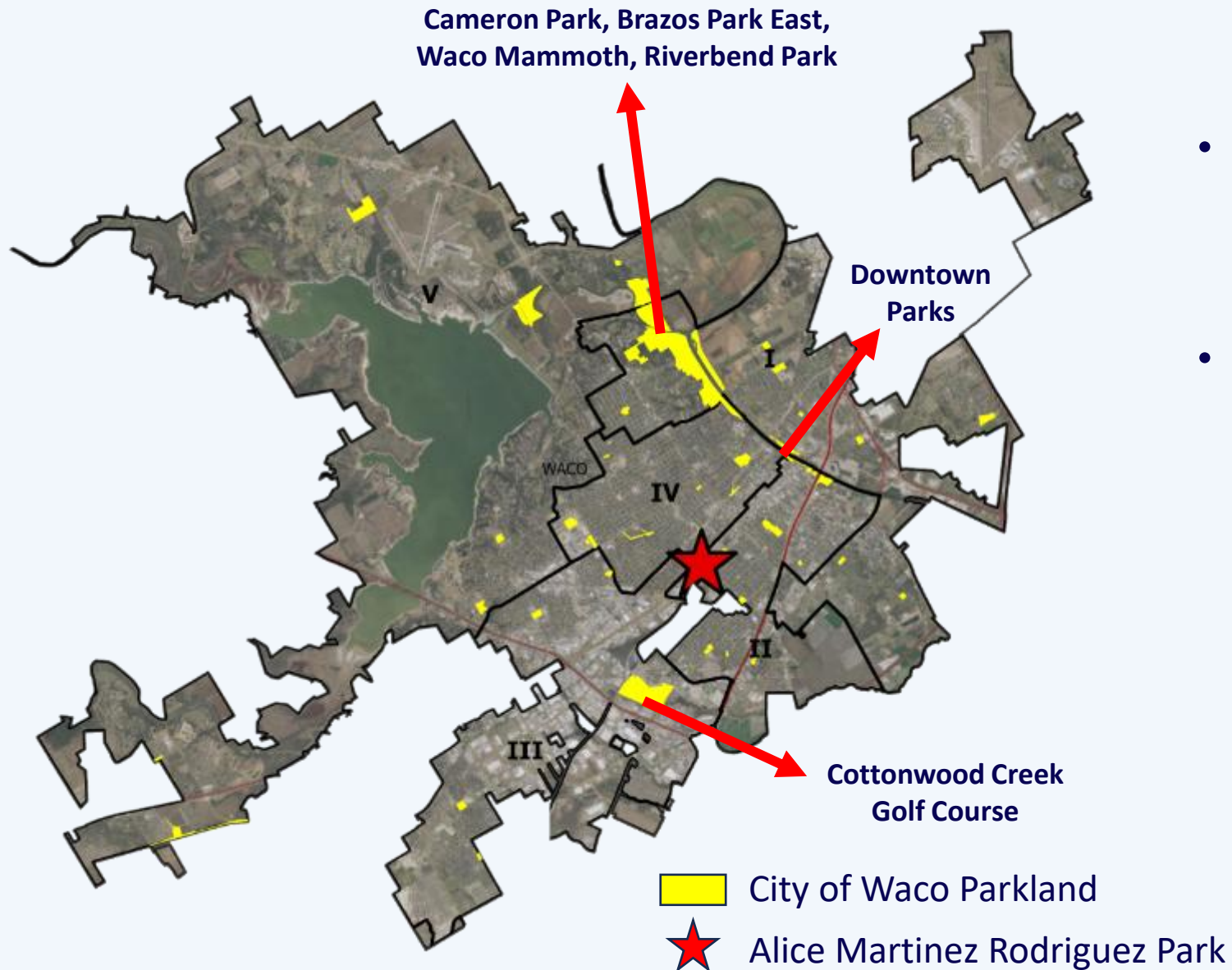
- Overview of Agenda Items
- Project Background and Milestones
- Bid and Proposal Summary
- Project Budget and Scope
- Park Preview
- Summary and Next Steps

Project Background

- Alice Martinez Rodriguez Park will transform 30 acres of open space into an inclusive, regional park.
- Celebrating the area's cultural heritage, the park will feature a variety of natural spaces and recreational amenities to create a sense of vibrancy and serve the community's diverse needs.
- The project represents Waco's largest investment in a public park, which will be home to Waco's first all-inclusive playground.



A Destination Park for All



- Centrally located and easily accessible, Alice Martinez Rodriguez Park will serve as a community and regional destination
- Other regional parks in Waco include:
 - Cameron Park
 - Brazos Park East
 - Indian Spring Park
 - Martin Luther King, Jr. Park
 - Bridge Street Plaza
 - Cottonwood Creek
 - Riverbend Park
 - Waco Mammoth National Monument

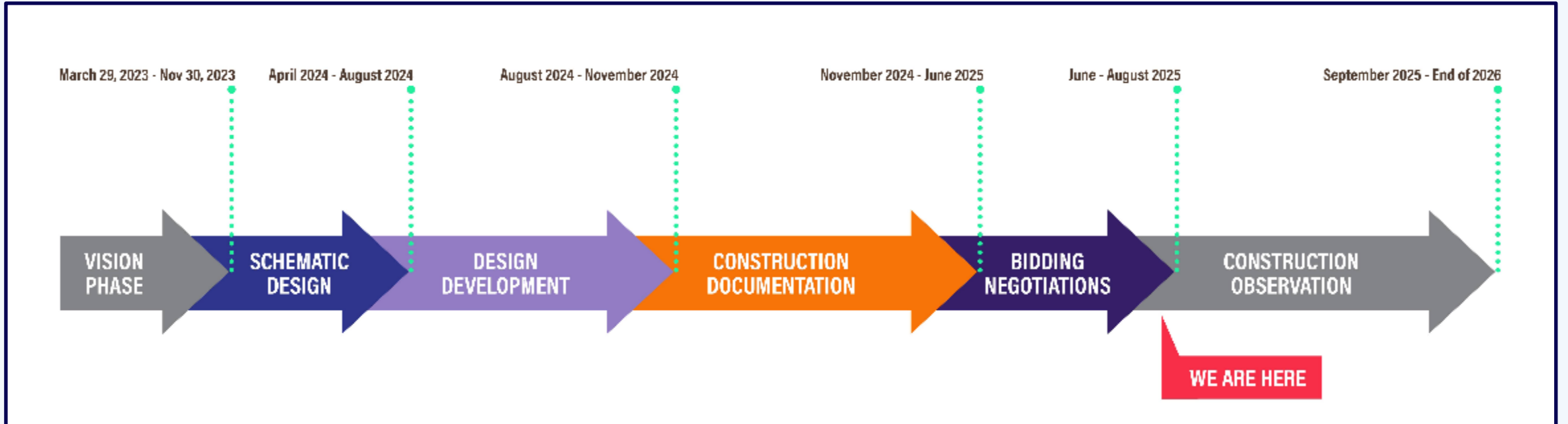
Project Background

Purpose: Create an inclusive park along Clay Avenue and adjacent to the former site of Floyd Casey Stadium

- 2022 – Master Development Agreement for development of stadium site
- 2022-2023 – Council allocation of \$25.34 million for park design and construction
- 2023 – 2025 – Community Input, Vision Plan, Design Documents, Construction Documents, Proposal Packets and Strategies



Project Timeline



Current Milestones

Overview

- May 2025: Development of Bid Strategy and Alternates
- June 23: Requests for Proposals and Bid Documents Released
- July 15: Pre-Bid Meeting Onsite with Prospective Contractors
- July 31: Proposal Opening
- August 1: Bid Scoring
- August 6: Contractor Interview
- August 7-14: Contract Execution
- September: Groundbreaking and Construction
- End of 2026: Park Opening

Proposal Summary and Recommendation

Contractor Submissions:

- Millis Development and Construction
- The Fain Group
- Barsh Company

Bid Totals (with Alternates 1,4,5,6)

\$16,510,622
\$23,343,957
\$23,418,546

Base Bid and Alternate Overview:

- Base bid included infrastructure, interpretative areas, and core park amenities such as playground, trails, plaza, pavilion and bridge
- Alternates included sports courts (1), great lawn (4), all wheels park (5), playground procurement deduction (6)
- Alternates for Track and Field (2, 3) are not included in totals. A scope reserve of \$2.2M remains in the overall budget for Track and Field.

Evaluation Process and Criteria:

- Scored on five categories included pricing, duration, project experience project manager experience and company reputation



Proposal Summary and Recommendation

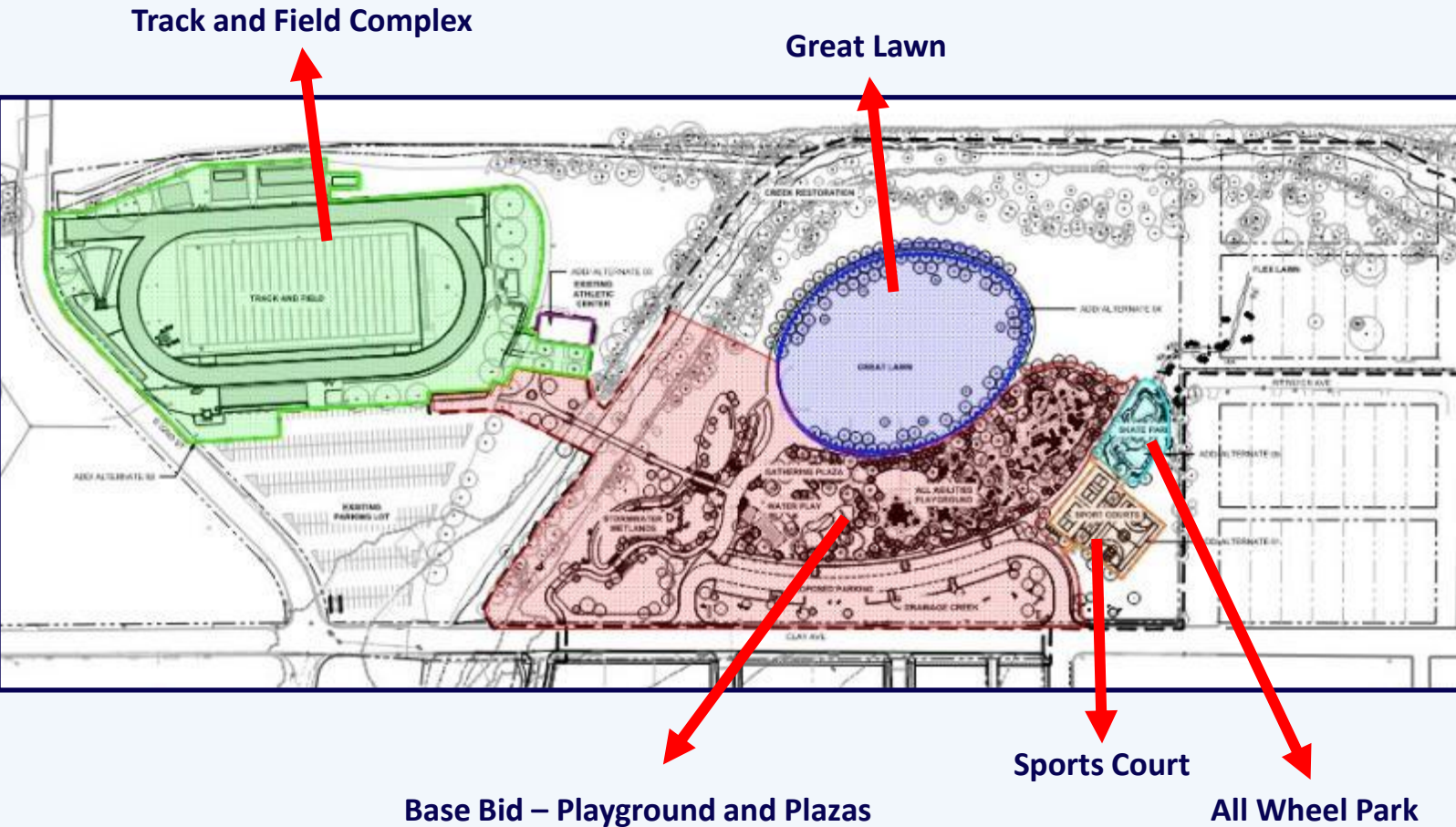
Recommendation

- Award Millis Development & Construction
 - Contract Amount: \$16,510,622
- Bid aligns with multiple project cost estimates
- With offices in Austin, DFW and Houston, Millis Development & Construction provides construction services for public recreational and commercial projects that have a special focus on landscape architecture.

Overall Budget Allotment

Design and Professional Services:	\$4,010,157
Construction (Minus Track Scope):	\$16,510,622
Playground Equipment:	\$1,603,873
Contingency Reserve (6%)	\$1,000,000
Track Scope Reserve	\$2,215,348
TOTAL:	\$25,340,000





Millis Development and Construction

Base Bid	\$16,804,881
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Alt 01 – Sports Court	\$680,941
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Alt 04 – Great Lawn	\$633,505
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Alt 05 – All Wheel Park \$245,726

Alt 06 – Deduction for
Direct Procurement of
Playground Equipment (\$1,854,432)

Total (Alts 1, 4, 5, & 6) \$16,510,622

Track Reserve	\$2,215,348
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ART, HISTORY, IMAGINATION, MOVEMENT & MUSIC





Plaza and Interactive Fountain



View of Great Lawn



Sports Court



All Wheels Course



Summary

Next Steps

- Project is on track and on budget
- Proposal includes base park amenities, alternate amenities and Hispanic Heritage naming elements. Reserve remains for track and field improvements.
- Continued coordination with surrounding neighborhood, stakeholder groups
- Following consideration of agenda items related to Alice Martinez Rodriguez Park, contractor to begin mobilization with groundbreaking taking place in the coming month
- Estimated project duration of 15 months

THANK YOU.

Please contact jonathanc@wacotx.gov for any questions

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