

Informal Report to Mayor and Council



Texas Rangers Ballpark Working Group

City Council Meeting Date: 11-29-2016

ISSUE

The purpose of this report is to provide the Mayor and City Council with information regarding the alignment of staff resources, professional services, and contractors to effectively manage the City's obligations pursuant to the Master Agreement with the Texas Rangers.

DISCUSSION

The preliminary schedule for the Texas Rangers Ballpark development is:

- End of 2016 – team selects architect and owner's representative; interviews of structural, mechanical, electrical, and plumbing consultants begins; City initiates selection of the financial team for project financing
- Spring of 2017 – conceptual and schematic design, begin interviews for construction manager at risk, select 3rd party plan review and inspection contractor
- Fall 2017 – early construction drawings release, begin construction (projected 31 month duration)
- Spring 2018 – guaranteed maximum price set
- April 2020 - opening

Additionally, the City will update existing planning documents for the Entertainment District to facilitate future development. Those include the Glorypark Planned Development, Thoroughfare Development Plan, and the Tax Increment Reinvestment Zone #5 Project and Financing Plan.

The following diagram depicts the initial framework designed to meet the project's needs and be responsive to Mayor and Council's expectations. It is intended to be flexible in order to adapt during the course of the project, as necessary.



- The **Executive Steering Committee** guides the overall implementation of the project and is comprised of the City Manager, Deputy City Managers, and City Attorney
- The **Texas Rangers Ballpark Working Group** involves key City personnel, contractors, and Texas Rangers' staff to work collaboratively to successfully complete the project
- Various functional subcommittees of the Working Group exist to closely monitor project activities. Each is led by a member of the Executive Steering Committee and they currently include:
 - **Legal** – The City Attorney's Office, with the assistance of Bracewell, will provide legal advice and document preparation
 - **Finance** – The Finance Department, with the assistance of Estrada Hinojosa and Bracewell, will determine the underwriting team through a competitive process, manage existing Cowboys Stadium bonds for savings, determine the overall financial structure, conduct rating agency meetings, close the transaction, process project payment authorizations, and monitor the budget
 - **Real Estate** – The Community Investment and Economic Development Group will manage easement and rights-of-way adjustments necessary for the project. No land acquisition is expected
 - **M/WBE Participation** – The Finance Department and the Texas Rangers will establish a Community Advisory Committee to develop and implement a Community Benefits Plan as well as monitor contracting and assist in outreach to minority and women business enterprises
 - **Development** – The Community Investment and Economic Development Group will coordinate plan review, construction inspections, and infrastructure development with the assistance of a third party organization expected to be selected in the near future
 - **Communications and Archives** – The Management Resources Department will provide document management, media relations, and project communications to the general public and surrounding neighborhood
 - **Operations** – The Neighborhood Services Group will coordinate public safety, traffic coordination, health inspections, and garbage/recycling services

ACTION

Beginning in the spring of 2017, staff and the Texas Rangers will provide a quarterly project status report to assist the Mayor and Council in monitoring progress on the new facility.

ADDITIONAL INFORMATION

Attached:	None
Under separate cover:	None
Available in the City Manager's office:	None

STAFF CONTACT(S)

Trey Yelverton
City Manager
817-459-6100
trey.yelverton@arlingtontx.gov