



## WOLF PEN CREEK PROJECT / IMPLEMENTATION PROCESS

August 1977	7.69 acre Brentwood Park site is acquired through Park Land Dedication.
March 1987	Conceptual idea for corridor development is first discussed at joint meeting between the City Council and Parks And Recreation Advisory Board concerning the use of Brentwood Park.
July 1987	City of College Station solicits proposals for a Wolf Pen Creek Corridor Study.
Sept 1987	J.T. Dunkin and Associates are assigned to produce the Wolf Pen Creek Corridor Study.
December 1988	City Council establishes a Tax Increment Finance District for the Wolf Pen Creek Corridor to enhance future financing.
April 1989	City Council incorporates the development policies of the Wolf Pen Creek Master Plan into the City's Comprehensive Plan.
May 1989	City of College Station applies for a \$500,000 matching grant from the Texas Parks and Wildlife Department.
August 1989	City Council accepts a \$100,000 donation from the Astin Trust.
September 1989	City Council adopts the Wolf Pen Creek Zoning Ordinance.
October 1989	Archeological Survey is completed for the Texas Antiquities Committee.
November 1989	J.T. Dunkin and Associates are retained to design Wolf Pen Creek Phase I

	Project.
December 1989	Texas Parks and Wildlife Department approves the \$500,000 matching grant.
January 1990	Design of Phase I begins.
April 1990	Staff meets with Amphitheater user groups for design input.
June 30, 1990	City Council approves final schematic design for Wolf Pen Creek Phase I.
July 1990	City Council decides to place additional funds for Phase I and a future Phase II on the December 8, 1990 bond election.
December 1990	Bond election proposition for additional Wolf Pen Creek funds fails to pass.
December 1990	1.59 acre tract acquired from Statesman Bank of Iowa.
January 1991	Condemnation of the 5.04 Kahan tract begins.
March 1991	Application is submitted to Texas Water Commission for impoundment permit.
April 1991	Texas Water Commission notifies City of the need to study for endangered species ( <i>Spiranthes Parksii</i> ).
May 1991	Kahan tract acquisition is completed
May 1991	Kathie Parker (Botanist) provides report that <i>S. Parksii</i> is not present at Wolf Pen Creek.
June 1991	Environmental assessment of soil to be removed from the proposed lake is complete.
July 1991	City receives water impoundment permit from the Texas Water Commission.
July 1991	City Council approves contract for sewer line relocation.
August 1991	City of College Station Structural Standards Board grants variance for Wolf Pen Creek Amphitheater fire lane.
August 12, 1991	College Station parks and recreation staff begin clearing site for construction.
August 14, 1991	Approval of plans and specifications granted by the State Purchasing and General Services Commission.
August 14, 1991	Verbal approval to proceed with project is obtained from Texas Parks & Wildlife Department.
August 25, 1991	Project is advertised for bid.
September 9, 1991	Pre Bid Meeting is held.
September 17, 1991	Bids opened – Construction Resource Group is the apparent low bidder.
October 9, 1991	C.R.G. sends first cost reduction proposal.
October 16, 1991	Council Finance Committee reviews bids and options to build Phase I.
October 18, 1991	C.R.G. issues second cost reduction proposal.
October 31, 1991	Council directs staff to continue negotiations and raises construction budget from \$1,250,000 to \$1,400,000.
November 13, 1991	C.R.G. issues final cost reduction proposal.
November 20, 1991	Council accepts C.R.G. bid based on a change order that reduces costs to below \$1,400,000.
November 26, 1991	W.P.C. construction contract executed.
November 27, 1991	Purchase order issued for construction.
December 3, 1991	Pre-construction meeting.
December 3, 1991	Construction begins.
December 23, 1991	Change Orders to J.T. Dunkin's contract are complete
January 1992	Rainy weather begins and leads to rain delays
January 23, 1992	User Policies and Fees approved by City Council.
February 11, 1992	C.R.G. Change Order #1 is issued, reducing cost to \$1,398,731.

April 28, 1992	Received final plans minus slab drainage system.
April 30, 1992	Staff met with the design team to discuss the difficulties of obtaining complete plans and submittals.
May 6, 1992	Received a set of plans based on the Buchanan Soil information.
May 6, 1992	The Wolf Pen Creek Project Management Team formed.
May 19, 1992	Met with the Design Team to discuss the difficulties in the design and other related problems.
May 26, 1992	Received plans based on the Berger soils information.
May 27, 1992	Building Permit issued by the City of College Station.
June 12, 1992	Lake excavation resumes after rain delays.
June 25, 1992	City Council approves Change Order #2 and allocates an additional \$150,000 contingency fund for the approved project.
June 30, 1992	Change Order #3 drilled piers for the restroom/shelter slab.
July 1, 1992	Foundation pier drilling begins and first concrete is poured.
July 6, 1992	Concrete foundation for lake retaining wall is begun.
July 27, 1992	Requested 180 day extension for project completion from Texas Parks and Wildlife Department (current expiration date – September 1, 1992).
August 5, 1992	Change Order #4 approved for Lime Stabilization for the parking lot and select fill for the Transformer Pad.
August 13, 1992	Texas Parks and Wildlife Department approves a 180 day extension for the Wolf Pen Project.
August 24, 1992	Change Order #5 approved for Box Culvert Cleanout.
August 26, 1992	Change Order #6 approved for 10 ft walk at rim of amphitheater seating area.
August 26, 1992	Change Order #7 approved for Storm Sewer portion on the Wolf Pen Creek property.
September 15, 1992	Change Order #8 approved for Irrigation additions.
September 18, 1992	Change Order #9 approved for Concrete for the Moat.
October 30, 1992	Acquired 5.17 acre tract on the northwest corner of the Dartmouth / Holleman intersection.
November 2, 1992	Change Order #10 approved for 10 ft. walk and playground steps.
November 2, 1992	Change Order #11 approved for pier casings, additional piers, additional beams and brush cleaning.
November 27, 1992	Structural steel installation for the amphitheater begins.
December 18, 1992	Acquired the 10.41 acre Thompson Tract to the west of the Phase I site for \$349,849.
March 17, 1993	Bridge across lake set in place.
March 18, 1993	Stamped concrete crosswalks completed.
April 1, 1993	Lake pumping begins for final lake cleanout
April 1, 1993	Jazzfest cancelled due to construction.
April 6, 1993	Stucco subcontractor begins work.
April 25, 1993	Kelly Burt Dozer completes second lake dig.
April 29, 1993	Lake refills.
May 1, 1993	Brazos Valley Symphony Orchestra performs at Amphitheater
May 28, 1993	Grand Opening Gala is held at Amphitheater.
June 8, 1993	Certificate of occupancy issued.
June 11, 1993	Final Payment made to Construction Resource Group, Inc.

1993	Sidewalks and crosswalks at Holleman and Dartmouth are built.
March 1994	Added concrete dance floor, soundstage, slabs.
March 1995	Added concrete slab and curb for concessions.
1995	Added restrooms on west-side of amphitheater.
October 1995	Dredging of lake begins.
January 2000	Tributary bridge, walks, lights and trees are installed.
October 2000	WPC Design Charette is held.
December 2001	Wolf sculpture and water feature on Holleman installed.
June 2003	Lower trails is completed.
April 2003	Marquee sign is Added
January 2004	Cylex arch and totem signs on WPC Corridor are installed.
October 2004	Added 50 Trees.
April 2006	Upper trails construction completed.
April 2007	Disc Golf Course is installed.
April 2007	Plaza, concessions, office and Green Room completed.
March 2008	Added sidewalks to main entry and Green Room.