

# Memorandum



CITY OF DALLAS

DATE January 31, 2025

Honorable Members of the City Council Economic Development Committee: Tennell  
TO Atkins (Chair), Omar Narvaez (Vice Chair), Carolyn King Arnold, Chad West, Adam Bazaldua, Paul Ridley, and Kathy Stewart

SUBJECT **Upcoming Agenda Item: Construction Services Contract with The Fain Group, Inc. for construction of the Trinity Strand Trail Hi-Line Span Project, including a pedestrian bridge at the Hi Line Drive trail head to span across Turtle Creek, a connector trail segment from the western side of the new bridge to Market Center Boulevard, and a connector trail segment from Market Center Boulevard to Irving Boulevard (Design District TIF District)**

On February 12, 2025, Park and Recreation Department staff will seek City Council authorization to execute a construction services contract with The Fain Group, Inc., the lowest responsible bidder of six, in an amount not to exceed \$8,790,898, payable from the Design District TIF District. This action will allow construction of the Trinity Strand Trail Hi-Line Span Project (see map and images attached as **Exhibit A**), a trail infrastructure project including a new pedestrian bridge at the end of Hi Line Drive in the Design District. The Project will connect the Circuit Trail and the Katy Trail to the Trinity Strand Trail, enhancing connectivity within the City's trail network. The scope of work for the Project includes the construction of a custom-designed pedestrian bridge at Hi Line Drive, a prefabricated pedestrian bridge at Irving Boulevard, approximately 26,000 square feet of concrete trail, retaining walls, a lookout plaza, and enhancements such as shade structures, lighting, and landscaping.

The Design District TIF District (TIF District) Project Plan and Reinvestment Zone Financing Plan includes a budget category specifically for the Trinity Strand Trail and a specific goal to increase recreational opportunities and public open space and improve connections to the City of Dallas trails and open space system, including the Trinity Strand Trail.

Beginning in 2019, through a collaboration with the City's Office of Economic Development, the City's Park and Recreation Department, Friends of the Trinity Strand Trail, the Circuit Trail Conservancy (i.e. The Loop), and Dallas County, a potential TIF "district-wide" funding proposal was conceived to further trail connections in the TIF District.

The Trinity Strand Trail Hi-Line Span Project officially began in February 2020 when the Design District TIF District Board of Directors (TIF District Board) recommended approval of funding from the TIF District in an amount not to exceed \$7,000,000 for the design and construction of the Project. Then, in September 2020, City Council authorized a professional services contract with Pacheco Koch Consulting Engineers, Inc. to begin

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design and engineering for the Project. The City's Park and Recreation Department has been leading the Project and managing the design and engineering contract.

Since 2020, City staff, including the Office of Economic Development, the Planning and Development Department, and Park and Recreation Department, have coordinated with key stakeholders (including the Friends of the Trinity Strand Trail, the Circuit Trail Conservancy, and Dallas County) to refine the design. Challenges related to the floodplain/floodway delayed progress, but the TIF District Board provided consistent support and guidance. During the design process, the conceptual plans were reviewed by the City's Urban Design Peer Review Panel in May 2021. The design was completed in June 2024, and the construction bid process began.

On November 20, 2024, the Design District TIF District Board of Directors unanimously voted to recommend approval of an increase in funding by \$2,722,123 from \$7,000,000 to \$9,722,123 (total for design and construction) to advance the Project to construction.

On January 23, 2025, the City's Park and Recreation Board reviewed and recommended approval of the construction services contract with The Fain Group, Inc.

The City's Park and Recreation Department, in coordination with the Office of Economic Development, will manage the construction services contract. Construction is anticipated to begin in April 2025, and completion is anticipated in 2026.

Should you have any questions, please contact Kevin Spath, Director (I), Office of Economic Development, at [kevin.spath@dallas.gov](mailto:kevin.spath@dallas.gov) or (214) 670-1691.

Service First, Now!



**Robin Bentley**  
Assistant City Manager (I)

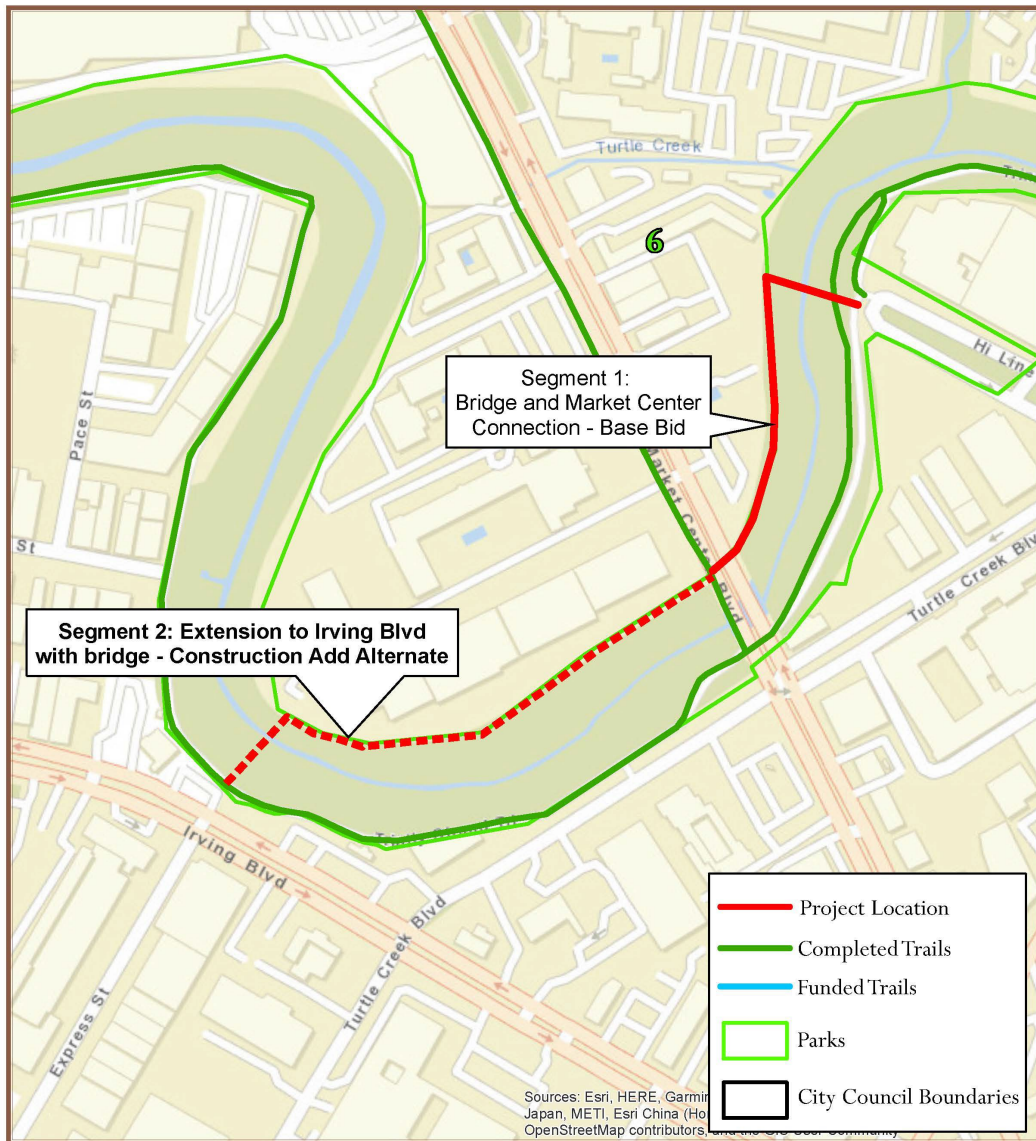
c: Kimberly Bizzor Tolbert, City Manager  
Tammy Palomino, City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Dominique Artis, Chief of Public Safety  
Dev Rastogi, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Alina Ciocan, Assistant City Manager  
Donzell Gipson, Assistant City Manager (I)  
Jack Ireland, Chief Financial Officer  
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)  
Directors and Assistant Directors

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### EXHIBIT A



Trinity Strand Trail  
Hi Line Span

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