

Memorandum



CITY OF DALLAS

DATE February 28, 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

Upcoming Agenda Item: Construction Services Contract with Meca Construction, LLC in an amount not to exceed \$887,790.60, for construction of the original scope of work for the Rosemont Safe Routes to School Project, including speed humps, neckdowns and curb extensions, bike lanes, sidewalks, Americans with Disabilities Act ramps, pedestrian crosswalk markings, four-way stop signs, and stop bars on Montclair Avenue, 7th Street, Ranier Street, W. Canty Street, N. Windomere Avenue, and N. Winnetka Avenue near the Rosemont Upper Campus and Rosemont Lower Campus (Davis Garden TIF District)

SUBJECT

On March 26, 2025, the Department of Transportation and Public Works will seek City Council authorization to execute a construction services contract with Meca Construction, LLC, the lowest responsible bidder of four, in an amount not to exceed \$887,790.60, payable from Davis Garden TIF District ("TIF District") funds and federal Transportation Alternatives Set-Aside ("TASA") funds. This action will allow commencement of construction of the original scope of the Rosemont Safe Routes to School Project ("Project") to create a system of limited-access safe streets connecting the Rosemont Upper Campus and Rosemont Lower Campus to the surrounding neighborhood (see map attached as **Exhibit A**).

The purpose of this Project is to support the neighborhood's desire for more children to safely bike and walk to school. The Project's scope of work consists of the design and construction of bicycle and pedestrian improvements, including speed humps, neckdowns and curb extensions, bike lanes, sidewalks, Americans with Disabilities Act (ADA) ramps, pedestrian crosswalk markings, four-way stop signs, and stop bars.

On January 8, 2025, the Davis Garden TIF District Board of Directors unanimously voted to recommend approval of an amount not to exceed \$1,053,923.59 in TIF District funds to support construction of this Project.

Background

The National Center for Safe Routes to School ("SRTS") serves as the U.S. Department of Transportation's clearinghouse for pedestrian and bicycle research and tools. SRTS programs aim to make it safer for students to walk and bike to school and encourage more walking and biking where safety is not a barrier. The SRTS approach promotes walking and bicycling to school through infrastructure improvements, enforcement, tools, safety, and education. The Transportation Alternatives Program ("TAP"), a federal program administered through the U.S. Department of Transportation, provides funding for a variety of generally smaller-scale transportation projects such as Safe Routes to

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School projects. In the North Central Texas region, TAP funding is deployed through the North Central Texas Council of Government (“NCTCOG”) Regional Transportation Council (“RTC”), which determines the allocation of federal, state, and regional transportation funds. The RTC periodically funds SRTS infrastructure projects through TAP calls for projects.

In 2014, this Project was awarded a TAP grant by the RTC in an amount not to exceed \$86,957, with \$69,566 as the federal share for engineering design and a local match requirement of \$17,391 from the TIF District. On April 11, 2018, City Council authorized a professional services contract with Halff Associates, Inc. to provide engineering design services for this Project. In November 2018, discussions between NCTCOG and the City of Dallas led to a change in design scope which resulted in a change directive. In the change directive, Halff Associates, Inc. was asked to take the revised scope to 60% design using the original funds. Completing the design (the remaining 40%) would increase the design cost by \$151,425 due to the change in scope. Since any additional costs associated with this Project (in excess of \$86,957) are the responsibility of the City, the Department of Transportation and Public Works approached the Office of Economic Development and the TIF District with a request for the supplemental funding.

The request was initially presented to the Davis Garden TIF District Board of Directors (“TIF District Board”) on June 15, 2022. Based on input from the community and after TIF District Board discussion during the June 15 meeting, two additional streets (Stevens Forest Drive and Mary Cliff Road) adjacent to the Rosemont Upper Campus and Rosemont Lower Campus were added to the scope of this Project with an estimated additional design cost of \$50,000. The request for the total supplemental design cost of \$201,425 (\$194,400 for engineering design services from Halff Associates, Inc. and \$6,894 for design review by TxDOT) to complete the design of this Project was presented to the TIF District Board on August 2, 2022 and was approved unanimously. The supplemental funding request for this Project was also presented to the Transportation and Infrastructure Committee on August 15, 2022. On September 14, 2022, City Council authorized Supplemental Agreement No. 1 to the professional services contract with Halff Associates, Inc.

On March 27, 2023, a public focus group meeting was held to discuss improvements proposed for the two additional streets that were added to the scope of this Project, and preliminary designs were presented for consideration. At the meeting, participants requested a two-way curb-separated cycle track on the south side of Stevens Forest Drive, a bicycle and pedestrian crossing, and an advanced pedestrian warning such as a Rectangular Rapid Flashing Beacon (RRFB). Additionally, Department of

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Transportation and Public Works staff determined that, for safety and comfort of pedestrians and cyclists, concrete buffers should be added to the bicycle lanes on Mary Cliff Road, and a sidewalk should be added between Rainer Street and Stevens Bluff Lane.

The previously approved scope of additional design/engineering services for Stevens Forest Drive and Mary Cliff Road (\$50,000) included site visits, traffic analysis, sign and marking inventory, alternative development, and bike lane plans. However, to support the additional design and survey services required for the supplemental pedestrian and bicycle modifications and supplemental infrastructure improvements identified during the March 27, 2023 focus group meeting, the TIF District Board approved a request on June 21, 2023 from the Department of Transportation and Public Works for an additional \$50,500 in TIF District funding for supplemental design/engineering costs. On October 18, 2023, Supplemental Agreement No. 2 for the supplemental design/engineering costs in the amount of \$50,500.00 was executed via Administrative Action.

On August 23, 2024, the Texas Department of Transportation (TxDOT) issued federal and state letters of authority to authorize the City to advertise the *original* scope of the Project for construction.

On October 11, 2024, four bids were received for the construction of the *original* scope of this Project. The lowest responsible bid received was in the amount of \$887,790.60 submitted by Meca Construction, LLC.

On December 3, 2024, the City's Department of Transportation and Public Works provided a construction cost estimate for the *supplemental* scope for this Project in the amount of \$759,731.75. The *supplemental* scope of work will be performed through the City's Department of Transportation and Public Works Street Resurfacing Group utilizing an existing construction services contract with Estrada Concrete Company. Utilizing the existing construction services contract with Estrada Concrete Company to deliver the *supplemental* scope will avoid conflicts with the federalized portion (i.e. original scope) of the Project.

On April 23, 2025, the Department of Transportation and Public Works will seek City Council authorization to execute Change Order No. 1 to the construction services contract with Estrada Concrete Company in an amount not to exceed \$759,732.00, payable from Davis Garden TIF District funds. This action will allow commencement of construction of the *supplemental* scope of the Rosemont Safe Routes to School Project to specifically deliver a two-way curb-separated cycle track, bicycle and pedestrian

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crossing, two-way left turn lane, asphalt pavement resurfacing (or possibly full concrete reconstruction), and a recessed drainage inlet on Stevens Forest Drive as well as ADA ramps, concrete buffers, and additional sidewalks on Mary Cliff Road.

The Department of Transportation and Public Works will manage the construction services contract with Meca Construction, LLC (i.e. original scope) as well as the construction services contract with Estrada Concrete Company (i.e. supplemental scope). Construction is anticipated to begin in May 2025, and completion is anticipated in February 2026.

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

Service First, Now!



Robin Bentley
Assistant City Manager

c: Kimberly Bizer 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
Jack Ireland, Chief Financial Officer
Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors

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EXHIBIT A

