

Memorandum



CITY OF DALLAS

DATE January 3, 2025

TO Honorable Members of the City Council Economic Development Committee: Tennell 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 for Roland G. Parrish Phase 1 Park Improvements (City Council District 4)**

On January 9, 2025, Park and Recreation Department staff will seek Park Board authorization of a construction services contract with the best value proposer of three for Roland G. Parrish Phase 1 Park Improvements located at 3800 E. Kiest Boulevard on approximately 23.8 acres generally bounded by E. Kiest Boulevard, Cedar Crest Boulevard, Birdsong Drive, Packard Street, and Morrell Avenue.

Assuming favorable action by the Park Board on January 9, Park and Recreation Department staff will seek City Council authorization on January 22, 2025 of a construction services contract with the best value proposer of three for Roland G. Parrish Phase 1 Park Improvements.

The Park and Recreation Department is the lead department to deliver the design and construction of improvements for Phase 1 of Roland G. Parrish Park. The scope of the Phase 1 project includes horizontal site preparation (e.g. demolition, grading, tree preservation) and horizontal infrastructure (e.g. stormwater, water, wastewater) as well as vertical park improvements including an athletic field with a track, bleachers, sports field lighting, basketball court, 16' by 30' picnic pavilion, children's playground, disc golf, walking trails, off-street parking lots, landscaping, irrigation, and park accessories such as picnic tables, litter receptacles, interpretive signs, benches, and drinking water fountains.

During the design phase (November 2022 to September 2024), the Office of Economic Development coordinated with the Park and Recreation Department to ensure that the scope of the Phase 1 project would also include enhanced streetscape improvements (e.g. new 7 foot-wide sidewalks along the western perimeter of the park along Kiest and Cedar Crest, Americans with Disabilities Act improvements along Kiest and Cedar Crest, and approximately 14 new pedestrian-scale lights along the perimeter sidewalk along Kiest and Cedar Crest).

On September 18, 2024, the City advertised a Request for Competitive Sealed Proposals (CIZ24-PKR-3123) for the construction of Roland G. Parrish Phase 1 Park Improvements. On October 25, 2024, the solicitation period closed with the City having received three proposals.

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Based on the total cost of the best value proposal, the Park and Recreation Department has calculated a gap of approximately \$3 million in their available construction funding to deliver the Roland G. Parrish Phase 1 Park Improvements. However, the Office of Economic Development is recommending that the relatively new Infrastructure Investment Fund (created with City Council's 2023 adoption of the Economic Development Incentive Policy) be used to fill the funding gap in an amount not to exceed \$3 million to ensure that the Phase 1 project can be fully delivered without scope reduction or cost-cutting.

Assuming City Council authorization of a construction services contract with the best value proposer on January 22, the Park and Recreation Department anticipates officially commencing construction in early-mid February and substantially completing construction by the end of 2025.

If you have any questions or concerns, please contact Kevin Spath, Director (I) of the Office of Economic Development or John Jenkins, Director of the Park and Recreation Department.

Service First, Now!



Robin Bentley,
Assistant City Manager (I)

c: Kimberly Bizzor Tolbert, City Manager (I)
Tammy Palomino, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Dominique Artis, Chief of Public Safety (I)

Dev Rastogi, Assistant City Manager
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager
Alina Ciocan, Assistant City Manager
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Elizabeth Saab, Chief of Strategy, Engagement, and Alignment (I)
Directors and Assistant Directors