

June 25, 2025

WHEREAS, the 2019 Novel Coronavirus pandemic was declared a public health emergency in the United States in January 2020; and

WHEREAS, on August 24, 2022, the City Council authorized the acceptance of grant funds from the Texas Parks and Wildlife Department (TPWD) for the Coronavirus State and Local Fiscal Recovery Fund (CFDA / Assistance Listing No. 21 .027, Federal Award Identification No. 2021-CS-21027, TPWD Contract No. CA-0003308, Project No. AR-000001) in the amount of \$20,000,000.00 for the purpose of housing and workforce development, parks and trails, libraries and cultural centers, and citizens health and physical development by Resolution 22-1240; and

WHEREAS, on March 21, 2025, three bids were received as follows for the construction of the TPWD Group 1 Project, the replacement and/or installation of playground areas, equipment, surfaces, shade structures, prefabricated restrooms, site hardscape and softscape, and furnishings at four parks, including Daniel Dale Park located at 540 West Wheatland, Meadow Stone Park located at 2700 Meadow Stone Lane, Beckley Heights Park, located at 6700 Starkey Street, and Twin Falls Park located at 6300 South Polk Street in an amount not to exceed \$2,957,000.00; and

*Denotes successful bidder

****Alternate Nos.**
D2a, D2b, D4, D7,
D10, D11, D12, D15,
D16, M2a, M2b, M4,
M7, M8, M9, M10,
M13, M13, B1a, B1b,
B4, B10, B11, B12,
B13, B16, B17, T1a,
T1b, T4, T7, T8, T9,
T10, T13, T14, T15

<u>Bidders</u>	<u>Base Bid</u>	<u>Bids</u>	<u>Total Bid</u>
*Northstar Construction, LLC 2112 Solona Street Fort Worth, TX 76117	\$ 486,350.00	\$2,470,650.00	\$2,957,000.00
C. Green Scaping, LP	\$ 629,954.50	\$2,481,310.60	\$3,111,265.10
ALCC, LLC	\$1,771,122.62	\$2,818,682.53	\$3,789,627.88

Danieldale Park

- **Alternate No. D2a – provides for Playworld Playground Equipment.
- **Alternate No. D2b - provides for Playworld Shade Structure.
- **Alternate No. D4 - provides for Rubber Playground Surface for New Playground.
- **Alternate No. D7 - provides for Rubber Playground Surface for Existing Playground.
- **Alternate No. D10 - provides for Sanitary Line Service.
- **Alternate No. D11 - provides for 1-1/2" Water Line Service.
- **Alternate No. D12 - provides for Electric Service.
- **Alternate No. D15 - provides for CXT Prefabricated Restroom Building.
- **Alternate No. D16 - provides for Hi Lo Drinking Fountain and Pet Bowl.

Meadow Stone Park

- **Alternate No. M2a - provides for Playworld Playground Equipment.
- **Alternate No. M2b – provides for Playworld Shade Structure.
- **Alternate No. M4 – provides for Rubber Playground Surface.
- **Alternate No. M7 – provides for Sanitary Line Service.
- **Alternate No. M8 – provides for Reinforced Concrete Parking Lot and Street Pavement.
- **Alternate No. M9 – provides for 1-1/2" Water Line Service.
- **Alternate No. M10 – provides for Electric Service.
- **Alternate No. M13 – provides for CXT Prefabricated Restroom Building.
- **Alternate No. M15 – provides for Hi Lo Drinking Fountain and Pet Bowl.

Beckley Heights Park

- **Alternate No. B1a – provides for Landscape Structures Playground Equipment.
- **Alternate No. B1b – provides for Landscape Structures Shade Structures.
- **Alternate No. B4 – provides for Rubber Playground Surface.
- **Alternate No. B10 – provides for Sanitary Line Service.
- **Alternate No. B11 – provides for Reinforced Concrete Parking Lot and Street Pavement.
- **Alternate No. B12 – provides for 1-1/2" Water Line Service.
- **Alternate No. B13 – provides for Electric Service.
- **Alternate No. B16 – provides for CXT Prefabricated Restroom Building.
- **Alternate No. B17 – provides for Hi Lo Drinking.

Twin Falls Park

- **Alternate No. T1a – provides for Landscape Structures Playground Equipment.
- **Alternate No. T1b – provides for Landscape Structures Shade Structures.
- **Alternate No. T4 – provides for Rubber Playground Surface.
- **Alternate No. T7 – provides for Sanitary Line Service.
- **Alternate No. T8 – provides for Reinforced Concrete Parking Lot and Street Pavement.
- **Alternate No. T9 – provides for 1-1/2" Water Line Service.
- **Alternate No. T10 – provides for Electric Service.
- **Alternate No. T13 – provides for CXT Prefabricated Restroom Building.
- **Alternate No. T14 – provides for Hi Lo Drinking Fountain and Pet Bowl.
- **Alternate No. T15 – provides for Chain Link Fencing.

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WHEREAS, in accordance with the City of Dallas Administrative Directive 4-05 procurement guidelines, Northstar Construction, LLC., was selected as the lowest responsible bidder for TPWD Group 1 Improvements Project for Daniieldale Park, Meadow Stone, and Beckley Heights, and Twin Falls Parks; and

WHEREAS, this action will authorize a construction services contract with Northstar Construction, LLC, lowest responsible bidder of three, for the construction of the Texas Parks and Wildlife Department Group 1 Project, the replacement and/or installation of playground equipment, surfaces, shade structures, prefabricated restrooms, site hardscape, and furnishings at four parks - Daniieldale Park located at 540 West Wheatland, Meadow Stone Park located at 2700 Meadow Stone Lane, Beckley Heights Park, located at 6700 Starkey Street, and Twin Falls Park located at 6300 South Polk Street, in an amount not to exceed \$2,957,000.00.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a construction services contract with Northstar Construction, LLC, approved as to form by the City Attorney, for the construction of the Texas Parks and Wildlife Department Group 1 Project, the replacement and/or installation of playground equipment, surfaces, shade structures, prefabricated restrooms, site hardscape, and furnishings at four parks – Daniieldale Park located at 540 West Wheatland, Meadow Stone Park located at 2700 Meadow Stone Lane, Beckley Heights Park, located at 6700 Starkey Street, and Twin Falls Park located at 6300 South Polk Street, in an amount not to exceed \$2,957,000.00, this being the lowest responsible bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$2,957,000.00 to Northstar Construction, LLC, as follows:

Daniieldale Park

TPWD Coronavirus State and Local Fiscal Recovery Fund

Fund FC31, Department MGT, Unit 937G

Object 4599, Activity RFSI, Program PKTWPDP03

Encumbrance/Contract No. PKR-2025-00027662

Commodity 91200, Vendor VS0000051851

\$ 779,200.00

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SECTION 2. (continued)

Meadow Stone Park

TPWD Coronavirus State and Local Fiscal Recovery Fund

Fund FC31, Department MGT, Unit 937G

Object 4599, Activity RFSI, Program PKTWPD04

Encumbrance/Contract No. PKR-2025-00027662

Commodity 91200, Vendor VS0000051851 \$ 686,900.00

Beckley Heights Park

TPWD Coronavirus State and Local Fiscal Recovery Fund

Fund FC31, Department MGT, Unit 937G

Object 4599, Activity RFSI, Program PKTWPD01

Encumbrance/Contract No. PKR-2025-00027662

Commodity 91200, Vendor VS0000051851 \$ 790,400.00

Twin Falls Park

TPWD Coronavirus State and Local Fiscal Recovery Fund

Fund FC31, Department MGT, Unit 937G

Object 4599, Activity RFSI, Program PKTWPD07

Encumbrance/Contract No. PKR-2025-00027662

Commodity 91200, Vendor VS0000051851 \$ 700,500.00

Total amount not to exceed \$2,957,000.00

SECTION 3. That this contract is designated as Contract No. PKR-2025-00027662.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.