



Dallas Park & Recreation

Park and Recreation Planning and Construction Update I : Planning and Vertical

Park and Recreation

June 6, 2024

Purpose

- To provide an overview of the current projects managed by the Planning, Design and Facilities Division of the Dallas Park & Recreation Department.
- The Division oversees capital improvements and maintenance projects for parks, playgrounds, hike and bike trails, pedestrian bridges, park dams, recreation centers, aquatic facilities, spraygrounds, golf courses, athletic fields, tennis centers, large and small partnership match projects and renewal/transformational projects.
- Includes projects funded by City of Dallas Bond Funds, ARPA, CDBG, donations, grants, Brimer funds, Dallas County, CTC, NCTCOG, TxDOT, TPL, TPWD, TTF and more.
- Today's briefing highlights current projects for the Planning and Vertical Sections of the Planning, Design & Facilities Division.

Project Status Presenters

Jared White.....	4
Stefan Kesler.....	9

Citywide Skate Park – Master Plan
Approx. 15% Complete - Estimated Completion December 2024

Citywide
Project Managers : Megan O’Neal / Jared White

Budget

Preliminary Planning Process: \$0 - Internal Staff Project

Implementation Budget: TBD

Scope

- **Identify Best Practices for Skate Park Site and Design Criteria**
- **Establish Equitable Methodology for New Skate Park Locations**
- **Identify Standard Operation and Maintenance Costs based on size**
- **Estimate Capital Improvement Project Requirements and Estimated Costs**
- **Identify Funding Options**
- **Coordinate with maintenance staff / capacity**

Upcoming Activities

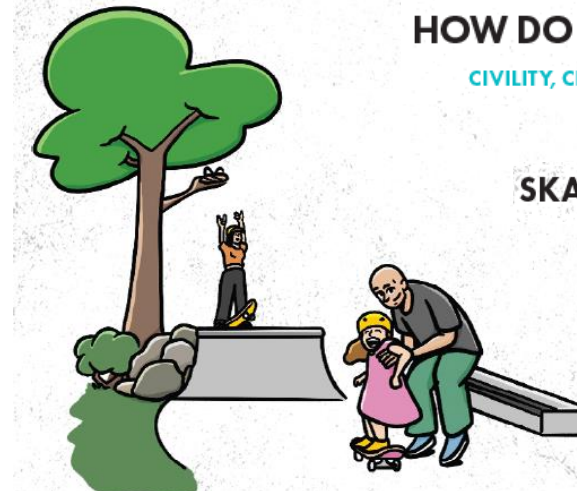
- **Complete preliminary planning process & analysis : 20%**
- **Resume plan development for 2024 completion**



HOW DO SKATEPARKS GET MADE?

CIVILITY, CIVIC DUTY, KINDNESS & CONCRETE

SKATEPARK IS A COMMUNITY ASSET



Orbiter Park Master Plan

Estimated Completion Date: TBD

CD 10

CM: Kathy Stewart / PBM: Scott Goldstein
Project Managers : Megan O'Neal / Jared White

Explanation of Views: monument sign and site location

Budget

Council District 10 Equity Funds

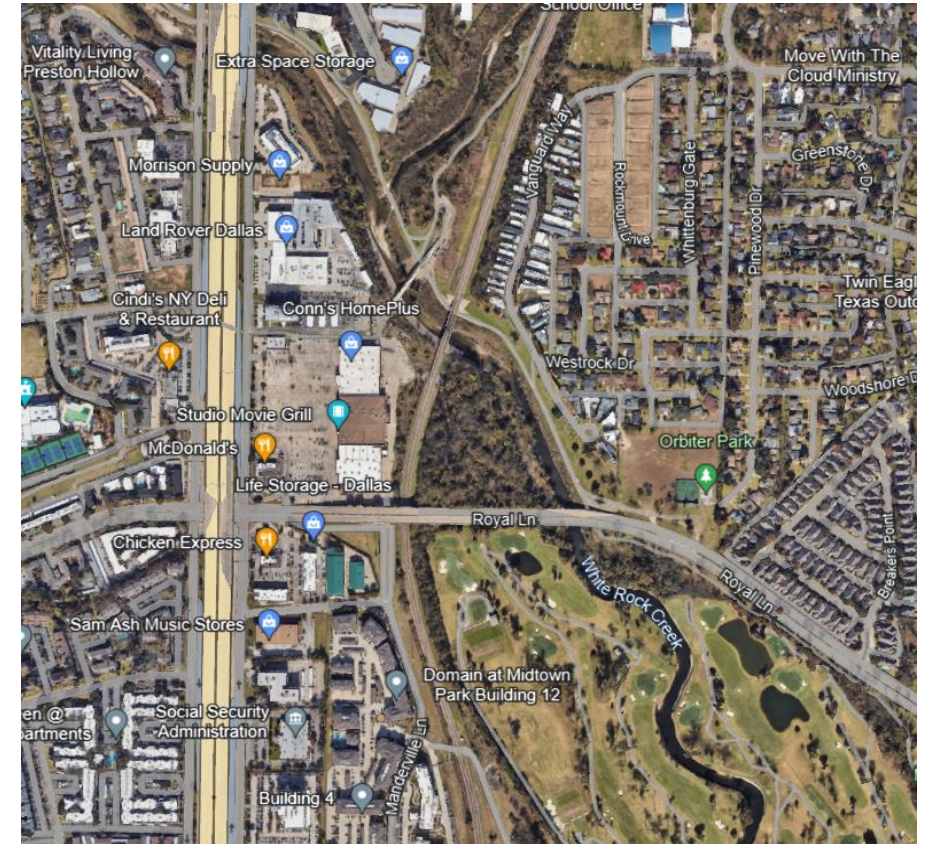
Estimated Budget: TBD

Scope

- **Develop a new master plan for Orbiter Park**

Upcoming Activities

- **Develop and release RFP for consultant services – sent out 5-3-2024**
- **Review consultant responses and select firm**
- **Process contract agreement and begin the master plan**



Cotton Belt Trail

CD 11 & 12

Design 100% Complete – Design began 1/2021

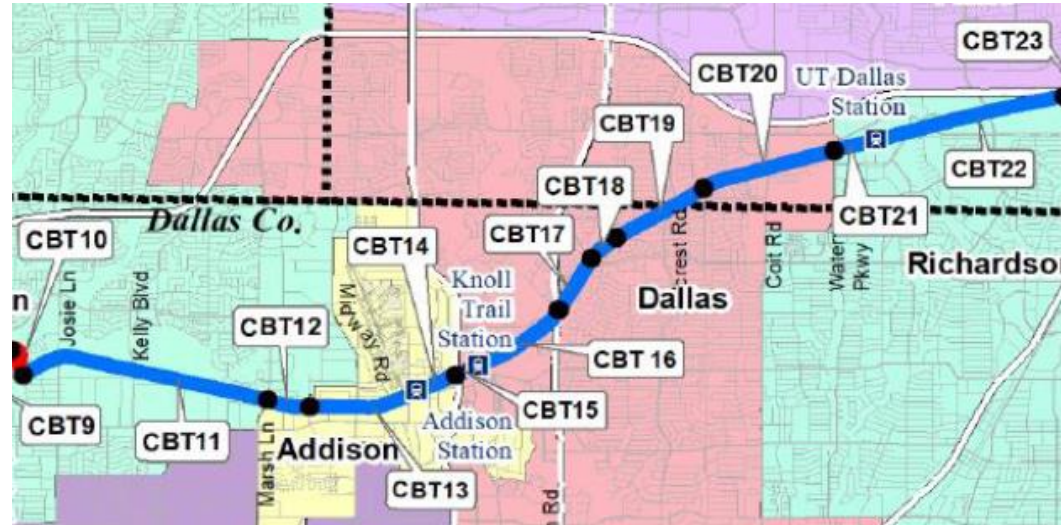
Design Completion Date: Fall 2023

Projected In Service Date: TBD

CM: Jaynie Schultz & Cara Mendelsohn

PBM: Jeff Kitner & Lane Conner

Project Manager: Jared White



Explanation of View: trail alignment

Completed Activity

- Trail design is complete
- Trail bridge construction over White Rock Creek and in Preston Green Park

Upcoming Activity

- Continued coordination with NCTCOG and the design consultant on alignment and constructability concerns
- Finalize acquisition of property needed for construction
- Awaiting bidding and construction timelines from NCTCOG and DART

Lemmon Ave Trail/Midway Manor Park Department of Aviation

Projected In Service Date: July 2024
Completion Percentage: 70% Complete

CD 06 & 13
CM: Omar Narvaez & Gay Donnell Willis
PBM: Tim W. Dickey & Calvert Collins-Bratton
Project Manager: Jared White



Explanation of View: concept plan

Scope of Work:

Streetscape, multi-use trail, park and intersection improvements along Lemmon Ave. from Bachman Lake to Mockingbird. Park site development at Midway Manor Park

Construction Cost: \$30M*

Costs include additional scope items related to Aviation's beautification project

Ongoing Activity:

1. Under Construction

Upcoming Activity w/Date:

1. Playground installation June 2024
2. Continued trail and streetscape improvements to be complete in Summer 2025

Planning Group Project Listing

* = in appendix

Master Plans/Design Guidelines

Dog Park Design Guidelines

Orbiter Park Master Plan *

Parkdale Lake Master Plan *

Preston Green Park Master Plan *

Skate Park Design Guidelines *

Asset Management

2024 Bond Program Preparation *

Needs Inventory Updates *

Asset Inventory Updates *

Trail and Park Planning

Cedar Crest Trail

Charley Pride Trail

Cotton Belt Trail *

EcoCounter Trail Usage Reporting

Fair Park Trail *

Five Mile Creek Trail

Kleberg Trail

Lemmon Avenue Trail *

Mayor's Greening Initiative

Midway Manor Park Improvements

Santa Fe Trail Master Plan Improvements

SoPac Trail

The Loop

Trail Wayfinding Signs

White Rock Creek Trail



Dallas Park & Recreation

Vertical Group Projects

Park and Recreation

June 6, 2024

Dallas Zoo South Parking Garage

CD 04

DMPT: Carolyn King Arnold / PBM: Harrison Blair
Project Manager: David Mills

Projected In Service Date: Spring 2025
Completion Percentage: 0%



Explanation of View: Rendering of the parking garage

Scope of Work:

Garage capacity is 510 spaces on five levels and 70 surface parking spaces

Construction Cost:

- 1. Rogers-O'Brien awarded contract (\$14,640,308) by City Council on 2/28/24**
- 2. PKR has \$3.5M in match funding from 2017 Bond Program**

Ongoing Activity:

- 1. Groundbreaking scheduled June 13, 2024**

Upcoming Activity w/ Date:

- 1. Construction start is expected early June.**
Construction start has been delayed due to permitting issues caused by the abandonment of water and wastewater easement in old 15th Street.

Fair Park - TOWER BUILDING REHABILITATION

CD 07

CM: Adam Bazaldua / PBM: Daniel Wood
Project Manager: David Mills

Projected Completion : June 2024
Completion Percentage: Construction – 95%



Explanation of View: actual images from tower building construction

Scope of Work:

Exterior envelope (foundation, walls and roof)

Construction Cost: \$5,131,268.90

Ongoing Activity:

1. Significant scope increases due to condition of the exterior walls

Upcoming Activity w/ Date:

- 1. OCA is working with Phoenix 1 on the artwork restoration of the three medallions and the frieze at the main entrance and three medallions on the exterior of the building.**
- 2. Artwork restoration to be completed by July 2024**

Forest Audelia Park

CD 10

CM: Kathy Stewart / PBM: Scott Goldstein
Project Manager: David Mills

Projected In Service : Summer 2025
Completion Percentage: Design – 0%



Explanation of View: renderings of park

Scope of Work: Park to include covered playground, pavilion, lawn, sport court and multipurpose field

Construction Budget: \$1,400,000.00

Ongoing Activity:

1. Public meeting held April 23, 2024
2. Online survey is in progress

Upcoming Activity w/ Date:

1. PKR is working through the MAC team to engage the community through an online survey and events at neighborhood apartments, public gatherings and schools.
2. Consultant teams' proposal will be taken to PB June 6 and June 20 with CC approval June 26.

Forest Audelia Multipurpose Center

CD 10

CM: Kathy Stewart / PBM: Scott Goldstein
Project Manager: David Mills

Projected In Service : Fall 2025

Completion Percentage: Design – 0%



Explanation of View: rendering of multipurpose center

Scope of Work: Renovation of a portion of existing building

Construction Budget: \$4,000,000.00

Ongoing Activity:

- 1. Demolition of a portion of existing building is complete**
- 2. Water leaks due to February freeze have been repaired however PKR is working with OEQ to mitigate mold that resulted from water damage in two vacant suites**
- 3. Space needs for DPD have been determined with CM Stewart and DPD. Architect has provided a revised layout which reduces DPD's footprint in the community center**
- 4. Public meeting held April 23, 2024**

Upcoming Activity w/ Date:

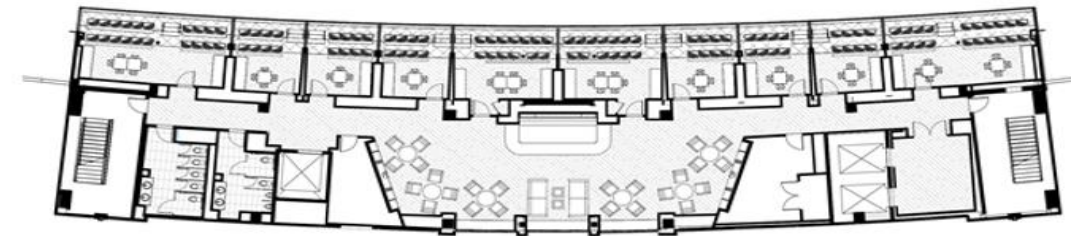
- 1. PKR is working through the MAC team to engage the community through an online survey and events at neighborhood apartments, public gatherings and schools.**
- 2. Consultant teams' proposal will be taken to PB June 6 and June 20 with CC approval June 26.**

Cotton Bowl Renovation, Rehabilitation and Addition Design Contract

CD 07

CM: Adam Bazaldua / PBM: Daniel Wood
Project Manager: Stefan Kesler

Projected Completion: Fall 2025
Completion Percentage - Design: 75%



Explanation of View: Design renderings and floor plans of West Tower - Levels 5 & 7 – Luxury Suites

Scope of Work:

Design and construction documents for renovations, rehabilitations and additions

Design Contract Amount: \$7,692.123.00

Ongoing Activity:

- 1. Construction Documents for 2025 scope of work**
- 2. Furniture Package for 2024 scope**

Upcoming Activity w/Date:

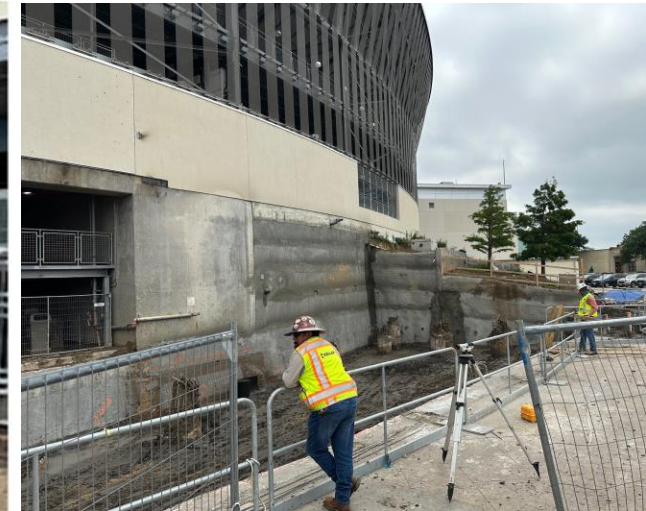
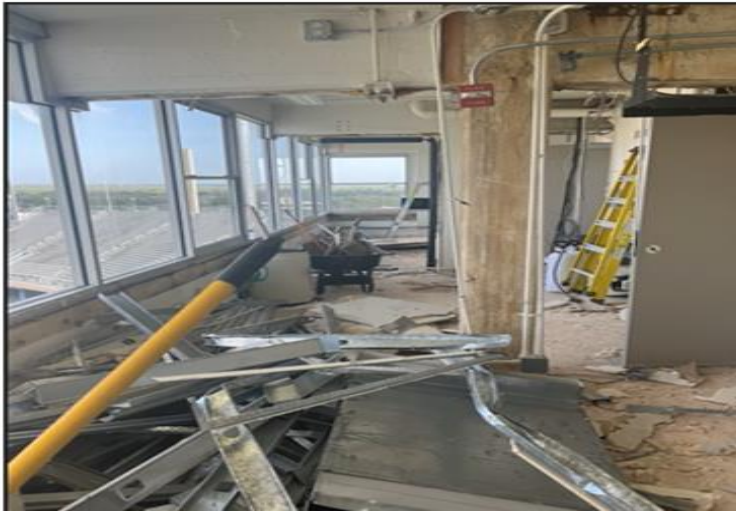
- 1. Submission of 100% CD set – 6/20**

**Cotton Bowl Renovation, Rehabilitation and Addition
CMAR Contract**

CD 07

**CM: Adam Bazaldua / PBM: Daniel Wood
Project Manager: Stefan Kesler**

**Projected Completion: Fall 2025
Completion Percentage : Construction – 15%**



Explanation of View: demolition of exterior ramps and stairs / demo of Level 7 boxes

Scope of Work:

- 1. Renovation to the West tower boxes and concourses on the west side of the stadium**
- 2. Removal of pedestrian ramps to make way for enlarged concourses with new concession spaces, elevators, escalators and stairs**

Construction Cost: \$110,000,000

Ongoing Activity:

- 1. Drilling/Pouring Piers**
- 2. Framing Level 7 boxes**
- 3. Purchasing of long lead items like elevators**
- 4. Utility connections**

Upcoming Activity w/Date:

- 1. Pour Grade Beams – 6/18/2024**
- 2. Build L00 Restrooms – 6/25/2024**
- 3. Approval of GMP #2 – 8/15/2024**

Reverchon Ballpark Improvements
Design – Build Contract

CD 02
CM: Jesse Moreno / PBM: Fonya Naomi Mondell
Project Manager: Stefan Kesler

Projected Completion: August 2024
Completion Percentage : Construction – 80%



Explanation of View: Ballpark Grandstand with all wood components removed, utility installation and field grading

Scope of Work:

Ballpark renovation, including new field, dugouts and a restored grandstand

Construction Cost: \$4,969,264.00

Ongoing Activity:

- 1. Grandstand demolition**
- 2. Grading Field**

Upcoming Activity w/Date:

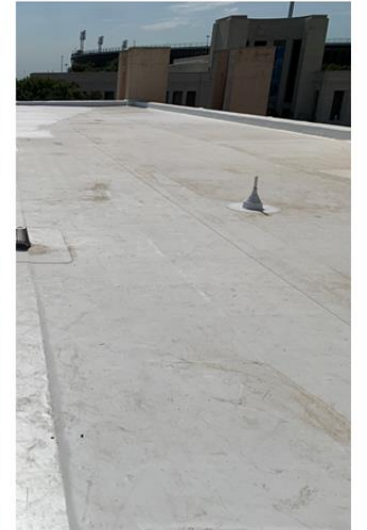
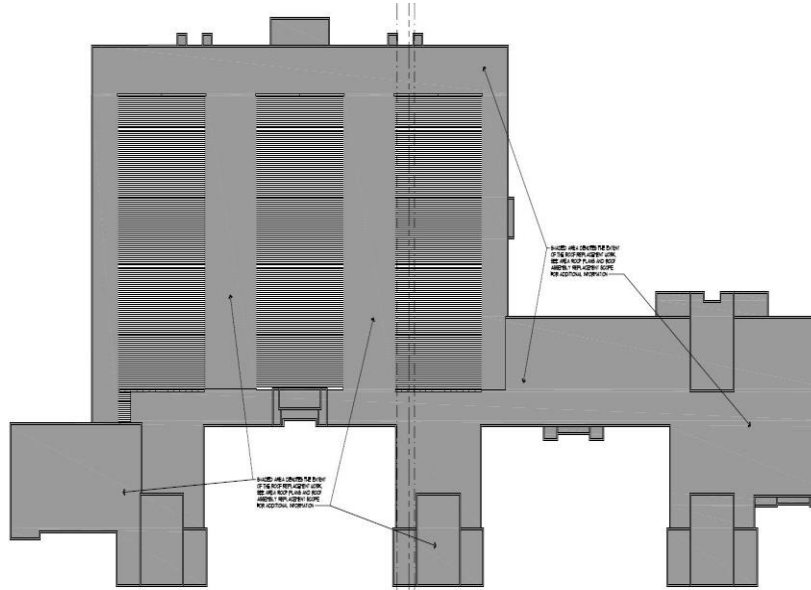
- 1. Lay new sod – 6/20**
- 2. Award supplement for the Support Building – 8/14**

**Fair Park - Centennial Building Facility Improvements
(Roof, HVAC, and Steel Columns)**

CD 07

**CM: Adam Bazaldua / PBM: Daniel Wood
Project Manager: Stefan Kesler**

Project Completed : May 2024



Explanation of Views: Images of roof plan, new roof, new HVAC components and completed structural repairs

Scope of Work:

1. Replacement of low-sloped roof sections, replacement of chillers and air handlers, new HVAC controls, repairs to structural columns

Final Construction Cost: \$5,201,867.44

Ongoing Activities:

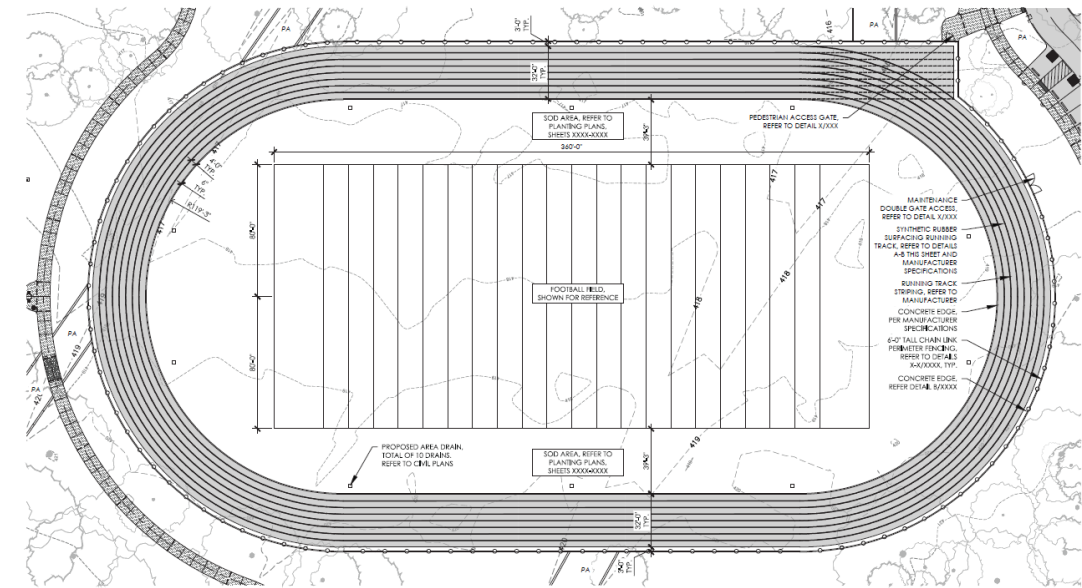
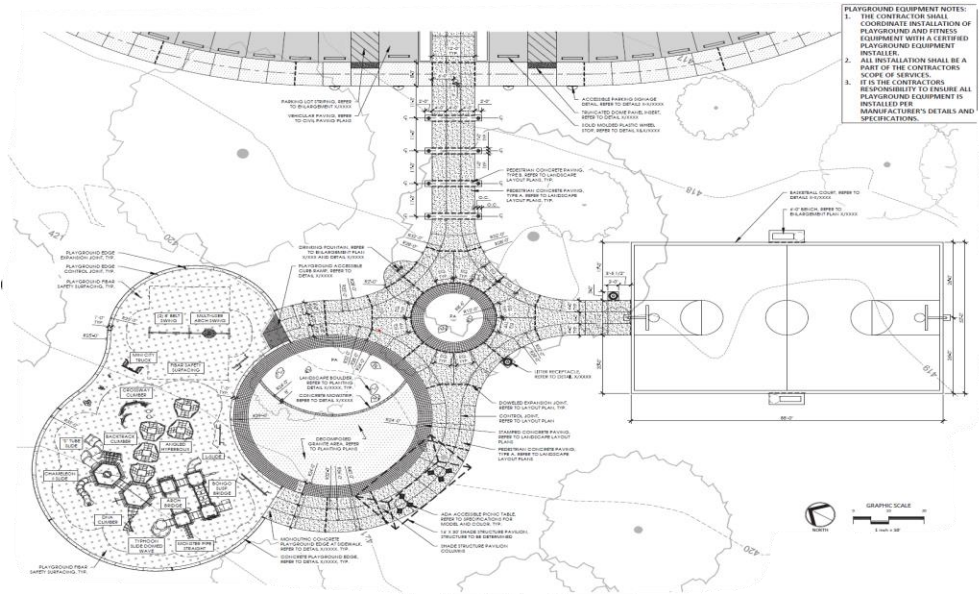
1. Closeout Documents

Roland G. Parrish Park
Design Contract

Projected Completion: Fall 2025
Completion Percentage : Design – 60%

CD 04

CM: DMPT Carolyn King Arnold / PBM: Harrison Blair
Project Manager: Stefan Kesler / Vincent Ogbuehi



Explanation of View: 30%-level site plans for playground, pavilion, sport court and running track and athletic field

Scope of Work:
Redevelopment of 24 acres for new park with trails, track & field, courts, playground, picnic areas, pavilion and parking

Construction Cost: \$6,800,000

Ongoing Activity:

1. 60% Construction Drawings

Upcoming Activity w/Date:

1. Permitting and Bidding to start in July 2024

Paul Dyer Administration Building

Projected Completion: December 2024

Completion Percentage : Construction – 70%

CD 10

CM: Kathy Stewart / PBM: Scott Goldstein

Project Manager: Johnnie Brumfield



Explanation of View: the front receptionist desk area, corridor area, and an office area on the first floor

Scope of Work:

Remodel of the interior which included new carpet tiles, painting, furniture, mechanical HVAC, electrical, and plumbing

Construction Cost: \$4,261,000.00

Ongoing Activity:

1. N/A

Upcoming Activity w/Date:

1. Award of Supplemental Agreement No. 3 – 6/26

Arboretum DeGolyer House Restroom Building

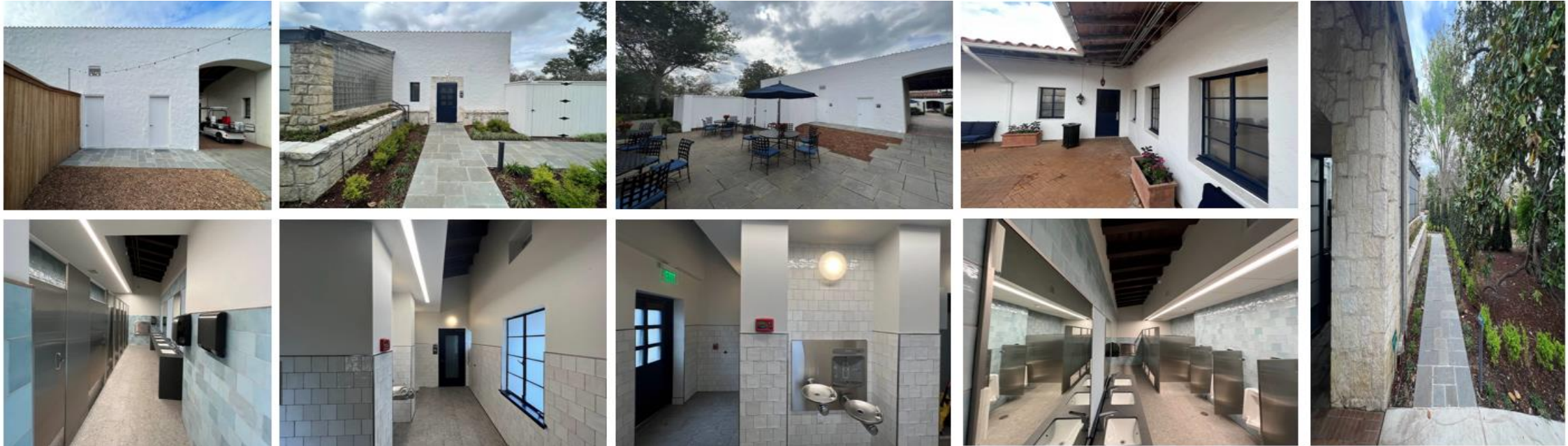
Project Completed: September 15, 2023

Photos Date: 04/26/23

CD 09

CM: Paula Blackmon / PBM: Maria Hasbany

Project Manager: Johnnie Brumfield



Explanation of View: DeGolyer House Restroom Exterior and Interior

Scope of Work:

Work involved completion of remodel for restroom building at the Arboretum

Project received the 2024 Historical Preservation Award.

Vertical Group Project Listing

* = in appendix

Buildings

Fair Park Tower Building - Rehabilitation*

Dallas Zoo Garage *

Magnolia Lounge *

Fair Park Music Hall Boiler Replacement *

Children's Aquarium *

Fair Park Food and Fiber Building *

Forest Audelia Multipurpose Center *

Arlington Hall - Column Repairs

City Hall Fountain Repair

Grauwlyer Recreation Center: White Building

White Rock Lake Filter Building

Big Thicket

Park in the Woods – Gym Floor Replacement

Modular Building Installation – 8740 Elam

Modular Building Installation – 836 Sunset Inn Cr.

White Rock lake Boathouse – Ventilation Improvements

Kleberg Rylie Recreation Center – Repairs *

Fair Park Centennial Building – Roof & HVAC *

Anita Martinez Recreation Center – Repairs *

Paul Dyer Administration and Service Center *

DeGoler House – Restroom Remodel *

Buildings (cont.)

Cotton Bowl Design *

Cotton Bowl Construction *

Fair Park Storm Damage Repairs

Master Plans

Samuel Farm Master Plan *

Old City Park - Site Assessment and Master Plan *

Parks

Glendale Park *

Old East Dallas Work Yard - Splash Pad

Westmoreland Skate Park

Reverchon Park - Ballpark Restoration and Improvements *

Park in the Cedars - Pavilion & Sitework

Roland G. Parrish Park *

Eloise Lundy Park - Playground Expansion *

Everglade Park

Dallas Zoo – Safari Trail

Guard Park – Site Development

Forest Audelia Park

Next Steps

- Continue to update the Park Board on current projects
- The Planning, Design and Facilities Division will present current projects for the Horizontal and Facilities Section on June 20, 2024



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