



Legislation Text

File #: 23-167, Version: 1

STRATEGIC PRIORITY: Quality of Life, Arts & Culture
AGENDA DATE: January 25, 2023
COUNCIL DISTRICT(S): 4
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize **(1)** the use of Cadillac Heights land located near the 2900 block of Cedar Crest Boulevard to include a future park; and **(2)** Supplemental Agreement No. 4 to the professional services contract with Dunaway Associates, LLC dba Dunaway Associates for design services for the Cadillac Heights Park near the 2900 block of Cedar Crest Boulevard - Not to exceed \$747,425.00, from \$378,155.00 to \$1,125,580.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

BACKGROUND

This action will authorize **(1)** the use of Cadillac Heights land located near the 2900 block of Cedar Crest Boulevard to include a future park; and **(2)** Supplemental Agreement No. 4 to the professional services contract Dunaway Associates, LLC dba Dunaway Associates for design services for the Cadillac Heights Park near the 2900 block of Cedar Crest Boulevard. The professional services will include design development of the conceptual site plan (see Exhibit A), construction documentation of park amenities, and cost estimation services. Conceptual park amenities include a loop trail, running track, football field, playground, basketball courts, pavilion, and parking. The project site for Cadillac Heights Park is approximately 26.3 acres and currently consists of approximately 109 parcels and 5 streets.

On November 7, 2006, the Dallas voters approved the 2006 Bond Program in the amount of \$1,353,520,000.00 authorizing general obligation bonds for funding permanent public improvements. Pursuant to Proposition 10, the City was authorized and issued general obligation bonds in the aggregate principal amount of \$22,550,000.00 to acquire land in the area known as Cadillac Heights for the future location of police academy related facilities and/or city service and maintenance facilities.

Cadillac Heights has a land area of approximately 70-acres and is sub-divided into 233 individual lots. As of today, the City has acquired 220 individual lots or 94% of the identified individual lots.

While acquired with the intent stated in the proposition, subsequently the need for police academy related facilities was met through the Dallas Police Department's partnership with University of North Texas at Dallas, thus making Cadillac Heights land unsuitable for the future location of police academy related facilities.

A new park and other city facilities will improve the quality of life and serve as a destination for the community and visitors to the City. The proposed park will use approximately 26 acres of the acquired land.

On April 8, 2021, the Park and Recreation Board authorized a professional services contract with Dunaway Associates.

On April 28, 2021, City Council authorized a professional services contract with Dunaway Associates for the conceptual design and surveying services for the park development plan for Cadillac Heights Park, located near the 2900 block of Cedar Crest Boulevard by Resolution No. 21-0712.

On May 12, 2021, Administrative Action No. 21-5723 authorized Supplemental Agreement No. 1 to the professional services contract with Dunaway Associates for platting services for Cadillac Heights Park, in an amount not to exceed \$49,850.00, increasing the contract from \$169,945.00 to \$219,795.00.

On December 20, 2021, Administrative Action No. 22-5164 authorized Supplemental Agreement No. 2 to the professional services contract with Dunaway Associates, for a drainage study, 3D modeling and additional platting services for Cadillac Heights Park, in an amount not to exceed \$58,500.00, increasing the contract from \$219,795.00 to \$278,295.00.

On July 12, 2022, Administrative Action No. 22-5164 authorized Supplemental Agreement No. 3 to the professional services contract with Dunaway Associates, for additional design services with demolition, grading, erosion control and planting drawings for Cadillac Heights Park, in an amount not to exceed \$99,860.00, increasing the contract from \$278,295.00 to \$378,155.00.

ESTIMATED SCHEDULE OF PROJECT

Began Design	May 2021
Complete Design	September 2023
Begin Demolition	April 2023
Begin Construction	December 2023
Complete Construction	December 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 8, 2021, the Park and Recreation Board authorized a professional services contract with Dunaway Associates.

On April 28, 2021, City Council authorized a professional services contract with Dunaway Associates for the conceptual design and surveying services for the park development plan for Cadillac Heights Park located near the 2900 block of Cedar Crest Boulevard by Resolution No. 21-0712.

FISCAL INFORMATION

Fund	FY 2023	FY 2024	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)	\$747,425.00	\$0.00	\$0.00

Original Consulting Contract	\$ 169,945.00
Supplemental Agreement No. 1	\$ 49,850.00
Supplemental Agreement No. 2	\$ 58,500.00
Supplemental Agreement No. 3	\$ 99,860.00
Supplemental Agreement No. 4 (this action)	\$ 747,425.00
Total	\$1,125,580.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$747,425.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
32.78%	32.78%	\$245,000.00
• This contract exceeds the M/WBE goal.		
• Dunaway Associates, LCC dba Dunaway Associates - Local; Workforce - 0.17% Local		

PROCUREMENT INFORMATION

In accordance with the City of Dallas Administrative Directive 4-05 procurement guidelines, Dunaway Associates, LLC. dba Dunaway Associates was selected as the most qualified consultant for this project.

OWNER

Dunaway Associates, LLC dba Dunaway Associates
6060 North Central Expressway, Suite 650
Dallas, Texas 75206

Thomas Galbreath, President

MAP

Attached