



## Legislation Text

---

**File #:** 23-563, **Version:** 1

---

**STRATEGIC PRIORITY:** Quality of Life, Arts & Culture  
**AGENDA DATE:** March 8, 2023  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** John D. Jenkins

---

### **SUBJECT**

Authorize a professional services contract with Arredondo, Zepeda & Brunz, LLC for staff augmentation support to complete the 2017 Bond Program projects for City Parks and Fair Park - Not to exceed \$428,960.00 - Financing: Bond Program Administration Fund (subject to annual appropriations)

### **BACKGROUND**

This action will authorize a professional services contract with Arredondo, Zepeda and Brunz, LLC for staff augmentation to complete the 2017 Bond Program projects for City Parks and Fair Park, in an amount not to exceed \$428,960.00.

On November 7, 2017, Dallas voters approved ten bond propositions for public purposes totaling \$1,050,000,000.00. Each proposition consists of individual projects that were to be funded and completed over a five-year period. The City Manager's Office directed staff to implement a new concept plan to provide on-time, under budget, and value engineered projects to complete the Bond within a five-year period. Staff proposed to utilize the services of consultants to serve as Program Managers and augment staff as needed.

Through the City's competitive procurement process, the joint venture of McKissack and McKissack and Arredondo, Zepeda & Brunz, LLC (AZ&B) was selected to serve as the Program Manager and provide staff augmentation for the projects included in Proposition B (Park & Recreation) and Proposition C (Fair Park) totaling approximately \$300 million. Under the terms of the agreement, the McKissack and McKissack and AZ&B joint venture deployed its resources to the City for a period of up to five years to provide support during the design and construction phases of all the Parks and Recreation and Fair Park construction projects.

The term of the original Program Manager agreement with the joint venture with McKissack and McKissack and A&ZB was not renewed in January 2023. Since the Bond was started, the timeframe for completion has been extended by two years because of funding impacts due to the pandemic. To complete the Bond on-time, staff proposes to utilize the services of AZ&B to augment staff as needed for a period of up to one year.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On February 23, 2023, the Park and Recreation Board authorized a professional services contract with Arredondo, Zepeda & Brunz, LLC for staff augmentation support to complete the 2017 Bond Program projects for City Parks and Fair Park.

### **FISCAL INFORMATION**

Fund	FY 2023	FY 2024	Future Years
Bond Program Administration Fund	\$321,720.00	\$107,240.00	\$0.00

### **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
\$428,960.00	Professional Services	38.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
0.00%	100.00%	\$428,960.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.		
• Arredondo, Zepeda and Brunz, LLC - Local; Workforce - 19.20% Local		

### **PROCUREMENT INFORMATION**

In accordance with the City of Dallas Administrative Directive 4-05: Contracting Standards and Procedures, Section 10.5.6, the Park & Recreation Department sent a justification memorandum to the City Manager's Office and received their concurrence to utilize the Special Need/Justification consultant selection process to select Arredondo, Zepeda and Brunz, LLC as uniquely qualified.

### **OWNER**

#### **Arredondo, Zepeda and Brunz, LLC**

Alfonso P. Garza, PE, RPLS, President