

April 8, 2026

WHEREAS, the City Council authorized \$30,000,000.00 of voter-approved 2024 Dallas City Bond for the Safari Habitat Trail Project (or “Project”) and other improvements; and

WHEREAS, the Dallas Zoo has undertaken to raise more than \$70,000,000.00 from private sources for the design, development, and construction of the Safari Habitat Trail and other improvements; and

WHEREAS, the Park & Recreation Department desires to partner with the Dallas Zoological Society on the Safari Trail Project, located at 650 South R.L. Thornton Freeway, that includes improvements that include new animal exhibits, animal holding facilities, and dining facilities, as well as renovation to existing animal holding facilities throughout Wilds of Africa section of the Zoo; and

WHEREAS, due to the size of the construction budget, complexity of the work, and schedule constraints of the Project, it was determined that utilizing a Construction Manager at Risk Agreement project delivery, to be solicited in a two-step solicitation process, with a Request for Qualifications and a Request for Proposals, under Chapter 2269, Subchapter F, of the Texas Government Code, would be the most efficient way to accomplish the Project; and

WHEREAS, the Project has a total estimated construction budget not to exceed \$90,000,000.00 and will be constructed over three timeframes with Part One, with an estimated construction budget of \$25,000,000.00, to be completed by March 1, 2028, Part Two, with an estimated construction budget of \$45,000,000.00, to be completed by April 30, 2029, and Part Three, with an estimated construction budget of \$20,000,000.00, to be completed by May 1, 2030; and

WHEREAS, on November 19, 2025, a request for qualifications solicitation for CMAR Services for the Project was publicly advertised by the City of Dallas; and

WHEREAS, on December 10, 2025, the City Council authorized a development agreement between the City of Dallas and the Dallas Zoo for the design and construction of the Safari Habitat Trail and other improvements, by Resolution No. 25-1839; and

WHEREAS, on December 12, 2025, the City of Dallas received statements of qualifications from four firms; and

WHEREAS, on December 17, 2025, a selection committee scored and ranked the statements of qualifications; and

WHEREAS, on December 22, 2025, the Park and Recreation Department sent a request for proposals to the two highest ranking respondents; and

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WHEREAS, on January 16, 2026, two proposals were received; and

WHEREAS, on January 22, 2026, the selection committee interviewed the two proposers and ranked the proposals; and

WHEREAS, the Linbeck Group, LLC received the highest ranking, making them the best value CMAR proposer of the four respondents; and

WHEREAS, this action will authorize a Construction Manager at Risk Agreement (CMAR Agreement) with Linbeck Group, LLC to provide the preconstruction and construction services for the Project with a preconstruction services fee in the amount of \$90,000.00 and a construction management services rate of three and seventy-five hundredths percent (3.75%) of the cost of construction within the total estimated project construction budget.

Now, Therefore,

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

SECTION 1. That the Park and Recreation Board and the City Manager are hereby authorized to execute a Construction Manager at Risk Agreement with Linbeck Group, LLC, approved as to form by the City Attorney, to provide pre-construction and construction services for the Dallas Zoo Safari Trail Project, located at 650 South R.L. Thornton Freeway, in an amount not to exceed \$90,000.00.

SECTION 2. That the City Manager hereby authorized to increase appropriations, in an amount not to exceed \$60,000.00, in the Capital Gifts Match Donations and Development Fund, Fund 0552, Department PKR, Unit X068, Object Code 4599.

SECTION 3. That expenditures made pursuant to this Resolution shall be made from lawfully available funds, including the General Obligation Commercial Paper Notes Series A and B (the "Commercial Paper Notes"), as amended, and any expenditures made pursuant to this Resolution from lawfully available funds shall be reimbursed from the proceeds of the Commercial Paper Notes or from the proceeds of general obligation bonds issued by the City up to the amount of expenditures authorized by this Resolution.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$90,000.00 to Linbeck Group, LLC, as follows:

Capital Gifts Match Donations and Development Fund
Fund 0552, Department PKR, Unit X068, Object 4599
Activity DZOO, Program 0552X068
Encumbrance/Contract No. PKR-2026-00029291
Commodity 95826, Vendor VC0000035117

\$ 60,000.00

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SECTION 4. (continued)

Park and Recreation Facilities (B) Fund	
Fund 1Y00, Department PKR, Unit YB26, Object 4599	
Activity DZOO, Program PK24YB26	
Encumbrance/Contract No. PKR-2026-00029291	
Commodity 95826, Vendor VC0000035117	<u>\$ 30,000.00</u>
Total amount not to exceed	\$ 90,000.00

SECTION 5. 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.