



MEMORANDUM

To: Coppel Recreation Development Corporation Board

From: Aaron Tainter, P.E., Assistant Director of Public Works
Mike Garza, P.E., Director of Public Works

Date: September 22, 2025

Reference: Consider approval of funding Contract Amendment No. 2 with Teague Nall and Perkins, Inc.; for additional design services related to the Dog Park Reconstruction project; in the amount of \$9,500.

2040: Sustainable City Government: Excellent and Well-Maintained City Infrastructure and Facilities

Introduction:

The purpose of this agenda item is to seek approval of funding Contract Amendment No. 2 with Teague Nall and Perkins, Inc. (TNP), requesting additional design services for the reconstruction of the Dog Park, in the amount of \$9,500. While the original Dog Park Reconstruction design contract was less than \$50,000, this contract amendment increases the total design contract amount to \$58,400 and consequently requires Council approval.

Background:

In early 2023, City staff conducted a Dog Park User Survey to determine the most critical issues of concern to park users, and staff presented the survey results in Council Work Session. Following Council direction, staff engaged with our design consultant, TNP, for the design of the Dog Park Reconstruction, with an initial design contract amount of \$45,400. In August 2023, a second Park User Survey was conducted to better equip staff to follow Council's direction to meet the community's expectations for the park. Based on the survey results, the proposed Dog Park footprint was expanded, and additional enhancements were added. In March 2025, an additional fee of \$3,500 was approved for the additional design work for the project changes.

Following City Council's approval on April 8, 2025, and CRDC's approval on April 21, 2025, a contract in the amount of \$1,932,114 was awarded to Cole Construction, Inc. for the construction of the Dog Park Reconstruction project. Construction began in mid-June, and as the contractor

cleared brush out of the wooded area adjacent to MacArthur Blvd., the contractor made staff aware of their concerns regarding erosion in this wooded area.

In the existing site conditions, there is a City storm drain outfall that discharges drainage runoff into the wooded area of the Dog Park. The flow from this outfall has resulted in significant erosion of the Dog Park property that was previously obscured by dense vegetation. Based on conversations with TNP, the erosion of this area has worsened since they originally surveyed the property in early 2023.

Because this portion of the park has sufficient slope for runoff to drain naturally across the ground surface, the current reconstruction plans called for this outfall to remain in its existing condition, with runoff following its existing drainage path across a portion of the park until being collected by the proposed Dog Park drainage system. This original design was proposed to reduce the impacts on the trees that are to remain in the area while providing an economical design.

Following the contractor's discovery of the erosion, City staff met with TNP onsite and agreed that the existing drainage conditions would present ongoing maintenance challenges due to erosion and difficulty establishing vegetation in the area. Staff has had multiple subsequent meetings with TNP and have come to a solution for conveying runoff underground through the Dog Park.

This agenda item is for grading and drainage design revisions to allow for the storm drain system to be extended through the Dog Park. This design contract amendment brings the total design fee to \$58,400.

Upon completion of the design, a change order for the additional work will be negotiated with the contractor.

Benefit to the Community:

This project will provide an improved park and space for dogs and dog owners to enjoy.

Legal Review:

Standard professional services agreements are periodically reviewed by the City Attorney.

Fiscal Impact:

The fiscal impact of this agenda item is \$9,500 and is provided for in the Coppell Recreation Development Corporation (CRDC) assigned fund balance.

Recommendation:

The Public Works Department and Community Experiences Department recommend approval of this item.