



## MEMORANDUM

**To:** Mayor and City Council

**From:** John Elias, Parks Projects Manager

**Via:** Jessica Carpenter, Director of Parks and Recreation

**Date:** June 8, 2021

**Reference:** Consider award of Bid No. Q-0521-01 to Knight Erosion Control, Inc. DBA KEC Retaining Walls & Construction, for wall repairs and diversion wall replacement at Grapevine Springs Park, not to exceed \$269,900.77, as provided for in the CRDC Fund Balance, and authorizing the City Manager to sign all necessary documents.

**2040:** Pillar 0: Sustainable City Government  
Goal 3: Well-maintained City Infrastructure  
Pillar 7: Apply 'Smart City' Approach to Resource Management  
Goal 1: Rebuild and revitalize Coppell's ecological zones

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### General Information:

Grapevine Springs Park is a historically significant park situated in Coppell and enjoyed by residents including passive park users, birthday party attendees, wedding ceremony guests and small event participants. The Parks and Recreation Department maintains the site which is owned by Dallas County. The City of Coppell signed an Open Space Use Agreement with Dallas County in 1994. The agreement includes the following statements pertaining to the shared responsibility for the preserve:

“The City of Coppell has agreed to maintain this Preserve...for a period not to exceed ninety-nine years;”

“The City also agrees, once initial installation and/or restoration work has been completed, to maintain the park's structures, improvements, and facilities (i.e. flumes, parking lot, walls, bridges, dam, BBQ pits, etc.). In the event of substantial damage caused by an act of God, the City may ask the County to consider funding some of the repair costs.”

- 2015 - City of Coppell contracted with Teague Nall Perkins to design/engineer canal dredging & repairs to canal walls. Due to the historic nature of the park, a Cultural Resources Survey and Antiquities Permit were required for the project.

- 2016 - The diversion wall that routed water through the park canal failed.
- 2017 - Project was put on hold.
- 12/19/2018 - City staff met at Dallas County offices to discuss funding some of the repair cost of Grapevine Springs Park project.
- 2019 - City of Coppel contracted with Teague Nall Perkins to conduct a Feasibility Study to evaluate and recommend a course of action to address the failed diversion wall and/or how to get water to flow through the park canal.
- 5/25/2021 – City Council Work Session regarding Grapevine Springs Park Projects and partnership with Dallas County.

### **Introduction:**

In 2015 The City of Coppel contracted with Teague Nall Perkins to design/engineer construction documents related to canal dredging & repairs to canal walls at Grapevine Springs Park. Due to the historic nature of the park, a Cultural Resources Survey and Antiquities Permit were required for the project. As the project approached the final design phase in 2016, storm waters caused the failure of a diversion wall located in Grapevine Creek. The purpose of the diversion wall was to deflect water from the creek into the canal at Grapevine Springs Park. It is essential to have water movement or flow through the canal to prevent water quality issues such as stagnant or standing water and algae growth. In 2017 the project was put on hold. In 2019 the City contracted with Teague Nall Perkins to conduct a Feasibility Study to evaluate and recommend a course of action to address the failed diversion wall and/or how to get water to flow through the park canal. City Staff, Dallas County and Teague Nall Perkins concluded that the best solution was to reconstruct the failed diversion wall. Separate construction documents for the wall repairs and the dredging operation were prepared. Dallas County has agreed to fund 50% of the construction cost for the dredging and wall repairs, which were estimated to be \$400,000 total (\$200,000 each from each entity).

The City of Coppel opened bids for Bid No. Q-0521-01 for the Grapevine Springs Wall Repairs Project on May 6, 2021. A total of (6) bids were received ranging from \$269,900 to \$474,688. Below are the (4) lowest bids received:

- Knight Erosion Control: \$269,900.77
- Iron T Construction: \$322,00.00
- Bernal Commercial Construction: \$351,774.00
- A&B Construction: \$352,720.00

### **Analysis:**

This project will restore the site back to its original functionality and restore the aesthetic water feature as it was intended. The current condition of the canal allows stagnant water, mosquito

proliferation and odors. Coppell and Dallas County have enjoyed a long and beneficial relationship sharing this historical preserve.

The Parks and Recreation Department recommends awarding Bid No. Q-0521-01 to lowest responsible bidder, Knight Erosion Control, Inc. DBA KEC Retaining Walls & Construction in the amount of \$269,900.77.

**Legal Review:**

This contract was reviewed by the City Attorney.

**Fiscal Impact:**

The fiscal impact of this agenda item is \$269,900.77, as provided for in the CRDC fund balance. Dallas County will reimburse the City of Coppell 50% of the total cost of this project.

**Recommendation:**

The Parks and Recreation Department recommends approval of this item.