



## MEMORANDUM

**To:** Coppel Recreation Development Corporation

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

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

**Date:** June 14, 2021

**Reference:** Consider approval of funding the Grapevine Springs Park Dredging and Wall Repairs Project Budget, not to exceed the amount of \$377,060.77.

**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 Coppel's ecological zones

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### General Information:

Grapevine Springs Park is a historically significant park situated in Coppel 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 Coppel 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 Coppel 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 Coppel 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 Coppell 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.
- 6/8/2021 – City Council awarded 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.
- 6/8/2021 – City Council approved a professional services agreement with American Underwater Services, Inc., for dredging of the canal at Grapevine Springs Park, not to exceed the amount of \$74,425.00.

### **Introduction:**

In 2015 The City of Coppell contracted with Teague Nall Perkins to design/engineer construction documents related to canal dredging and 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).

A condition of the Antiquities Permit is to utilize hand dredging of the canal to protect against damage to the historic masonry retaining walls along the canal. Per standard municipal procurement practice, the City was able to utilize an interlocal agreement with the City of Southlake to obtain a quote from American Underwater Services in the amount of \$74,425.00 to perform the hand dredging of the Grapevine Springs Park canal.

An additional condition of the Antiquities Permit is to have an archeological monitor with a minimum of five years of experience (that includes architectural resources) present during the dredging and wall repair. The archeological monitor will be present at any occurrence of ground disturbance, dredging, and wall repair until project completion. The assigned monitor will record any encountered artifact type, material, and approximate stratigraphic and horizontal location. Encountered artifact assemblages will be quantified and photographed at the project site. The City of Coppell received a quote from Integrated Environmental Solutions in the amount of \$12,735 to perform this service. Integrated Environmental Solutions was the sub-consultant for Teague Nall

Perkins hired to prepare the Cultural Resources Survey and Antiquities Permit Application for this project.

For the dredging operation to take place, trees that overhang the canal at Grapevine Springs Park will need to be trimmed. The City of Coppell has a contract in place with Elite Tree Service for tree trimming & removal. We anticipate spending \$10,000 with Elite Tree Service to trim the trees away from the canal.

The City of Coppell 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. Knight Erosion Control was the lowest responsible bid at \$269,900.77.

The project will require concrete lab testing for the installation of the diversion wall. The City will contract with CMJ Engineering to perform the lab testing in the amount not to exceed \$10,000. CMJ Engineering was the sub-consultant for Teague Nall Perkins hired to prepare the Geotech Report for this project.

**Analysis:**

The Project Budget for the Grapevine Springs Dredging & Wall Repairs Project contains five (5) sections:

- \$74,425.00 Dredging Operation
- \$269,900.77 Wall Repairs
- \$12,735.00 Archeological Monitor
- \$10,000.00 Concrete Lab Testing
- \$10,000.00 Tree Trimming
- \$377,060.77 Total Project Budget**

Coppell and Dallas County have enjoyed a long and beneficial relationship sharing this historical preserve. Dallas County has agreed to reimburse the City of Coppell 50% of the total construction cost of this project (\$188,530 each from each entity).

The Parks and Recreation Department recommends approval of funding the Grapevine Springs Park Dredging and Wall Repairs Project Budget, not to exceed the amount of \$377,060.77.

**Legal Review:**

All contracts associated with this item have been reviewed by the City Attorney.

**Fiscal Impact:**

The fiscal impact of this agenda item is \$377,060.77, as provided for in the CRDC fund balance. Dallas County will reimburse the City of Coppell 50% of the total cost of this project (\$188,530).

**Recommendation:**

The Parks and Recreation Department recommends approval of this item.