



Dallas Park & Recreation

Reverchon Park Ballfield Improvement Project Update

January 28, 2021

Presentation Overview

Purpose

- Describe process to date
- Review preliminary scope of work
- Provide overview of meetings conducted and feedback received
- Review Preliminary Project Timeline
- Seek input and guidance from Park and Recreation Board

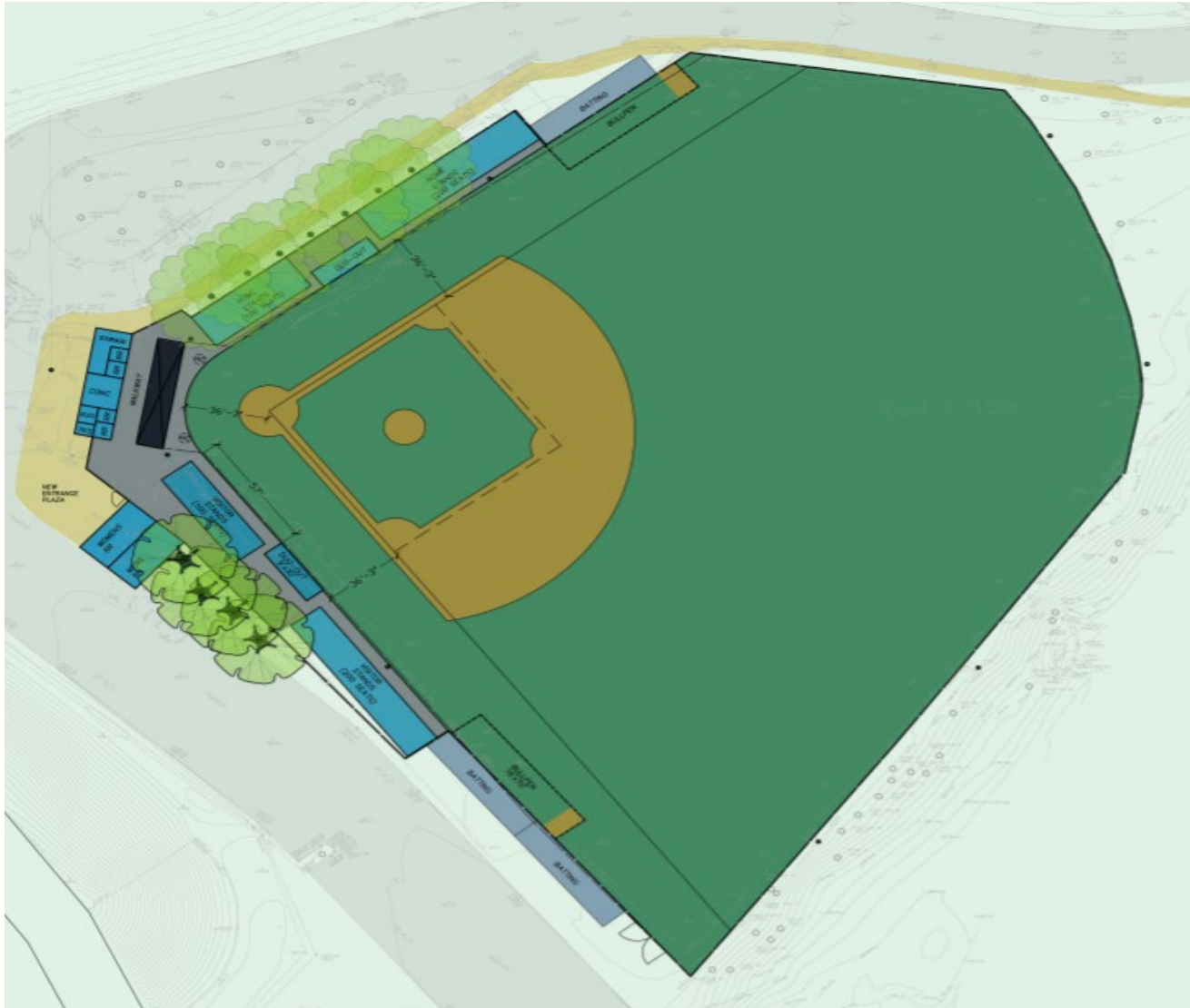
Background

- After recission of RPSE contract, staff evaluated options to address condition of ballfield
- Department has remaining 2006 Bond Program funds in the amount of \$320k
- At the request of Councilmembers and Board members, staff developed two options to address major areas of concern that included preliminary cost estimates (\$2.5M to \$5M)
 - Direction was for Dallas Park and Recreation to operate and maintain the facility

Background

- Department was approached by Restore Reverchon Park Committee to fund selected improvements at the ballfield
- Fall of 2020 Park staff was approached by Dallas ISD to discuss an improvement project for the ballfield
- Based upon options that were developed in-house, staff created preliminary scope of work/site plan

Preliminary Site Plan



Preliminary Scope of Work Components

- Overarching goal of project is to maintain the historic look and feel of the facility
- Program elements could/may include:
 - Required minimal improvements for code/permitting and playability
 - Grandstand structure
 - Utilities/Restrooms
 - Field grading/drainage
 - New bullpens and batting cages
 - Restored dugouts
 - Artificial turf
 - Renovated entry area
 - Reduced seating capacity
 - Press box
 - No tree removal

Preliminary Engagement Efforts

- Staff has conducted meetings with 4 groups that may be interested in partnering financially in the project
 - Received feedback on preliminary scope of work components
 - Discussion of project timeline and process
 - Preliminary discussion of willingness to contribute financially

Preliminary Engagement Efforts

- Summary of Feedback Received
 - Only allowed uses of ballfield should be amateur, high school and youth sports
 - No concerts, professional sports or other events that generate noise/disturbances
 - Prohibit alcohol sales
 - Reduce existing seating capacity
 - Discussion of 750 and 450 seats with options to add seating platforms for folding chairs
 - Eliminate ticket booth and concession area
 - Discussion of appropriate number of batting cages

Preliminary Engagement Efforts

- Summary of Feedback Received Continued
 - Discussion of preference for artificial turf field and impacts of floodplain on artificial turf maintenance
 - Discussion of appropriate space for storage and field maintenance equipment
 - Discussion of small area for changing space for players/users of facility
 - Design feedback on dugouts, batting cages and bullpens
 - Interest in assisting with the maintenance requirements of the field
 - Advocacy for the appropriate maintenance budget to properly care for the facility once it is improved

Preliminary Project Timeline

- Preliminary Engagement Meetings with Potential Funding Partners
 - Complete
- RFQ for Historic Preservation Architect
 - Complete
- RFP for Historic Preservation Architect
 - February 2021
- Community Input
 - Summer 2021
- Agreements with Funding Partners
 - Summer/Fall 2021
- Completion of Design and Construction
 - Fall 2021 – 2022
- Dallas Park and Recreation Operations and Management
 - Commences upon completion of construction

Next Steps

- Staff needs feedback and guidance on the following:
 - Scope of Work preferences
 - Community input
 - Taskforce, public input meetings or both
 - Appropriate number of public input meetings
 - Partner Agreements



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