

Memorandum



DATE 19 August 2014

TO The Honorable Members of the Transportation and Trinity River Project Committee:
Vonciel Jones Hill (Chair), Lee Kleinman (Vice Chair), Deputy Mayor Pro Tem Monica Alonzo,
Mayor Pro Tem Tennell Atkins, Sandy Greyson, and Sheffie Kadane

SUBJECT Trinity Forest Projects Update

On Monday, 22 September 2014, you will be briefed on the Trinity Forest Projects Update. The briefing materials are attached for your review.

Please feel free to contact me if you need additional information.



Jill A. Jordan, P.E.
Assistant City Manager

Attachment

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Mark McDaniel, Assistant City Manager
Forest E. Turner, Assistant City Manager
Joey Zapata, Assistant City Manager
Charles M. Cato, (I) Assistant City Manager
Theresa O'Donnell, (I) Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Asst to the City Manager -Mayor & Council

Trinity Forest Projects Update

Transportation & Trinity River Project Committee

22 September 2014



Purpose

- Overview of the Great Trinity Forest Projects
- Update on-going projects
- Requested Committee Actions

Overview of the Great Trinity Forest

Great Trinity Forest

- Original 1998 Bond Program Allocation \$41,460,400
 - Expended, Encumbered,
Committed to-date \$40,281,148
-
- Remaining/Planned
Expenditures \$1,179,252

Great Trinity Forest

- **Completed**

- Master Implementation Plan
- Texas Buckeye Trail
- Canoe Launch – Loop 12
- Canoe Launch – Sylvan
- Groundwork Dallas
- Great Trinity Forest Southern Gateway and Horse Trails [“IH20”]
- Levee Top Trail



Great Trinity Forest

- **Completed**

- Land Acquisition (Future acquisitions will require additional funding)
- Moore Park Gateway
- Gateway at William Blair, Jr. Park
- Santa Fe Trestle Trail
- Soft Surface Trails
- Trinity River Audubon Center
- Trinity Trails - Phase I
- Trinity Trails - Phase II



Great Trinity Forest

- **Underway**
 - Loop 12 Gateway Design/Audubon Entry
 - MLK Jr. Gateway/Cedar Crest Bridge
Pedestrian and Streetscape Enhancement
 - Texas Horse Park
 - Trinity Trails - Phase III Design*
 - Trinity Trails – Phase V low water crossings only
 - Standing Wave

*A portion of Phase III is under construction (AT&T Trail) using donated funds

Great Trinity Forest

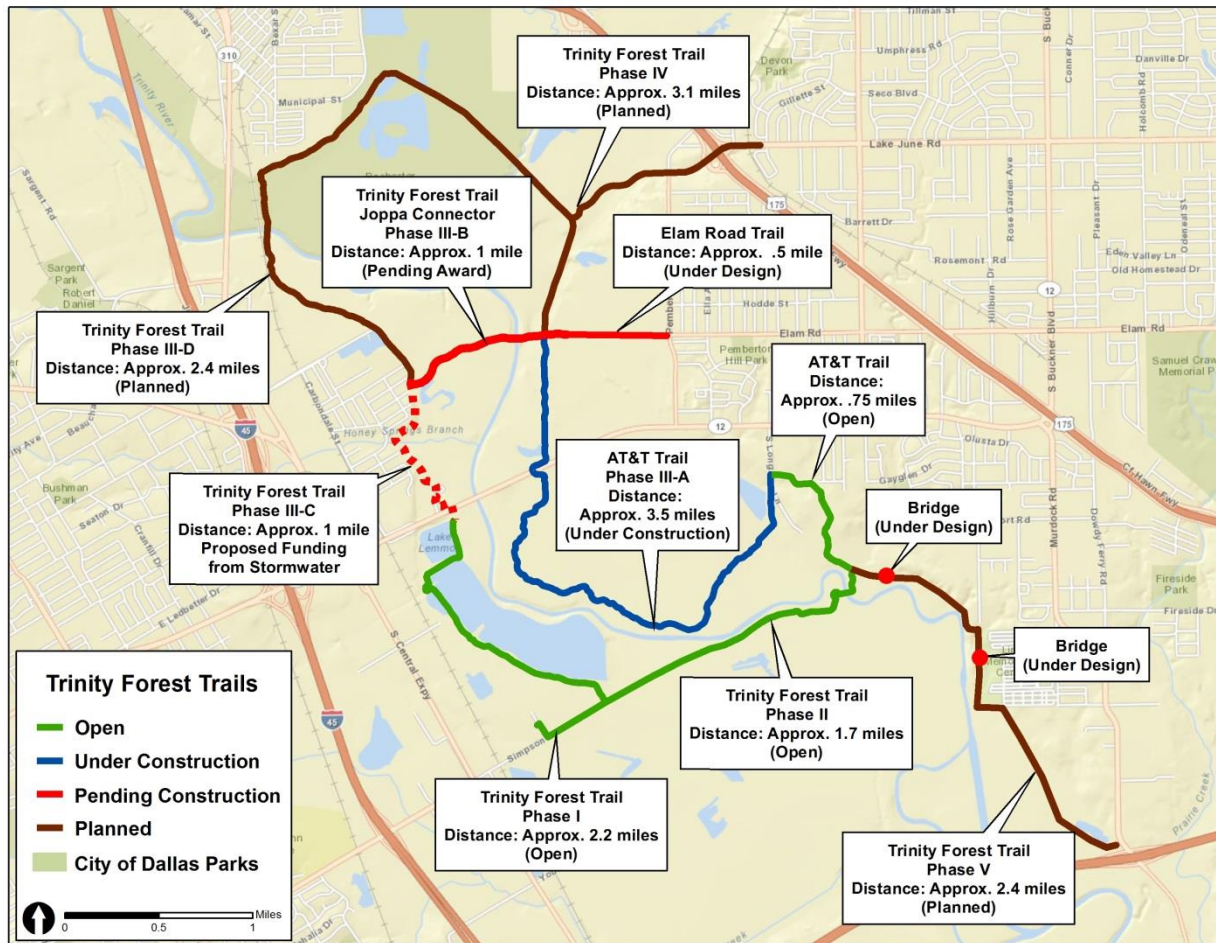
- Remaining Projects with Funding:
 - Joppa Gateway at South Central Park [“Joppa Gateway”]
 - Remaining Loop 12 Gateway
- Unfunded Projects:
 - Trinity Forest Trails III B, III C, III D, IV and V
 - Remaining Trinity Forest Spine Trail from Audubon to Arboretum

Update On-going Projects

- Trinity Forest Trails
- Joppa Gateway and Connector Trail
- AT&T Trail
- Trinity Forest Trail Phase V Low Water Crossings
- Texas Horse Park
- Loop 12 Gateway
- Trinity Forest Golf Course
- Big Spring
- Trinity River Tire Clean-up

Trinity Forest Trail Master Plan

These trail alignments represent trails/maintenance paths from Dallas Floodway Extension Environmental Impact Statement



Trinity Forest Trails

- City has been working toward the implementation of the Trinity Forest Trails Master Plan
- Phases I and II are complete (4.7 miles)
- Phase IIIA (AT&T Trail) is under construction (3.5 miles)
- Phase V low water crossings are under design

Trinity Forest Trails

Construction of Phases IIIB [“Joppa Connector”] and IIIC would:

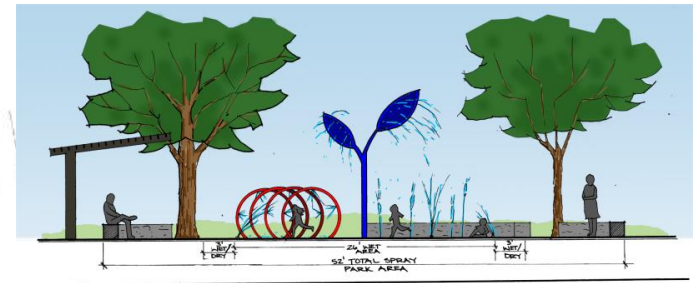
- Complete a 10-mile loop
 - Connect Joppa and Pleasant Grove
- Recommended funding for Joppa Connector:
 - Councilmembers made a substantial investment in Joppa by allocating 2003 Bond Program discretionary funds to this community
 - Remaining discretionary funds from this 2003 Council District would be appropriate for construction

Trinity Forest Trails

- Recommended funding for Phase IIIC:
 - With the Corps turning over the Lower Chain of Wetlands [“Wetlands”] to the City this fall, the recommendation is to pave the existing maintenance road with stormwater funds
 - Same shared maintenance and recreational path as the Skyline Trail
 - This facilitates maintenance of the Wetlands and provides access to the recreational amenities
- Should this be approved, staff will also develop ideas for encouraging use of the newest 10-mile loop and present to Council in a later briefing

Joppa Gateway at South Central Park [“Joppa Gateway”]

Enhancements to existing South Central Park (as requested through extensive public involvement) include a sprayground, improvements to the existing basketball court, additional open play space, sidewalks and off-street parking



Joppa Gateway and Joppa Connector Trail

- Environmental community has expressed concerns over exact alignment of Joppa Connector Trail
 - Proximity of potential seasonal nesting birds, trees and potential drainage impacts
- Trail has been staked for interested parties to walk the alignment

Joppa Gateway and Joppa Connector Trail

- Both projects were bid as one construction contract
- Bid opened on 7 August 2014
- Amount \$3,536,435*
- Apparent Low Bidder – RoeschCo Construction, Inc.
- Proposed Award Date: 8 October 2014
- Completion Date: May 2015

*Note: in order to award this project, additional funding (\$542,050) is necessary. Proposed source is identified on page 28.

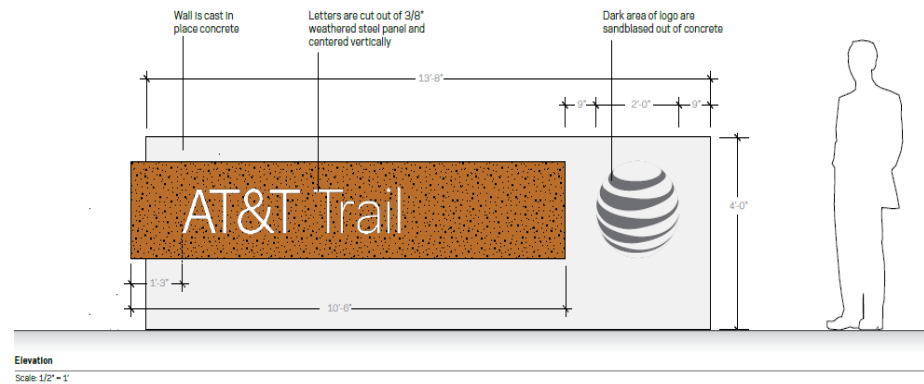
AT&T Trail

Connects to existing Trinity Forest Trails at Trinity River Audubon and extends to Elam Road. Trail funded through \$2.5M donation and naming rights agreement (\$100,000 dedicated to Trinity Audubon). Twelve (12) foot wide concrete trail used for recreation and maintenance

- Naming rights agreement and donation accepted on 15 May 2013 by Resolution No. 13-0775
- Construction Awarded 22 May 2013
 - Initial Award: \$1,910,452.87
- Trinity Audubon has requested the original funding set aside for a bird observation tower (\$100,000) as part of the original agreement
 - Anticipate receipt of these funds from AT&T in October 2014

AT&T Trail

- Proposed Change Order on 22 October 2014
Council Action:
 - Add AT&T Entry portals at two locations and add logo to benches
 - Add bollards
 - Add item overruns
- Opening in November



Low Water Crossings for Trinity Forest Trails Phase V

Provides access between the Great Trinity Forest Gateway and Horse Trails Park (IH20 & Dowdy Ferry) and Trinity River Audubon Center

- Design awarded 22 May 2014
- Anticipate award of construction of crossings in late 2014/early 2015 pending environmental reviews and permits



Low Water Crossings for Trinity Forest Trails Phase V

- Crossings are funded with 2012 Bond funds. Paving of Phase V Trail is unfunded
- Engineer's cost estimate is right on budget with no room for contingencies.
- Site has limited access from roadways which could increase costs higher than expected
- If bidding comes in above available funding, the project will need supplemental funding. If needed, a potential source is identified on page 28.



Texas Horse Park

Phased equestrian center that includes a therapeutic center, covered and uncovered arenas, an activity building and riding trails

- Management and Operations contracts with Equest and River Ranch Educational Charities
- Future phases could include additional operators

Texas Horse Park

- Construction Awarded 22 May 2013
 - Initial Award: \$10,683,100
 - Change Orders to-date: \$795,937
 - Tree mitigation expenses to be finalized
 - Additional change orders will be needed to complete project estimated at \$140,000-\$200,000 (See Appendix A)
- Remaining funding from 1998 Bond Program Great Trinity Forest would fund the change orders and tree mitigation expenses

Texas Horse Park

Status of Construction

- Complete remaining construction items and install public art (September/October 2014)
- Process pending change orders (Anticipated October 2014)
- Complete temporary Certificate of Occupancy (October/November 2014)



SEDALCO Metallbau Design/Build Corporation
Arlene, Texas

Texas Horse Park

Print #140903509
Date: 09/03/14
Lat/Lon: 32.727073 - 98.719995
Order No. 52340
Aerial Photography, Inc. 954-568-0484

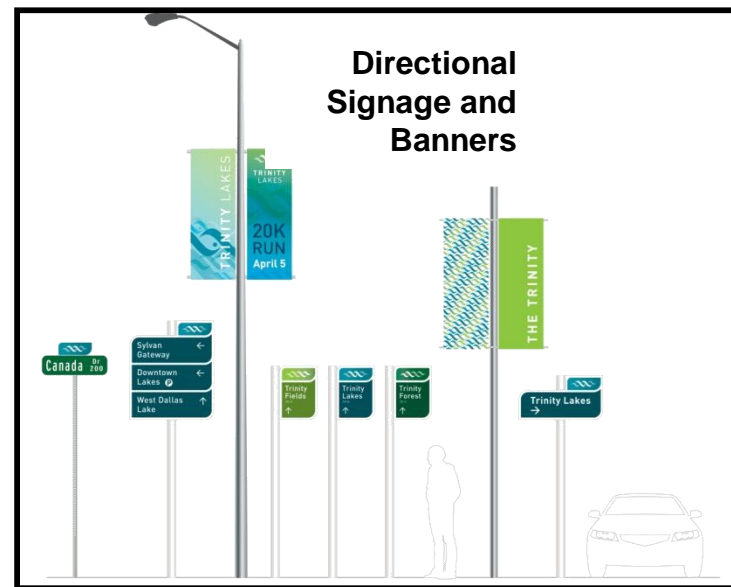
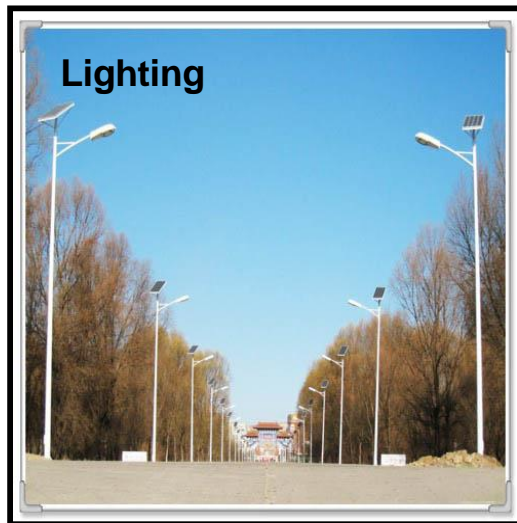
Texas Horse Park

Status of Operators

- Operators begin mobilizing (October/November 2014)
 - Operators will be moving in, staffing and acclimating horses prior to offering services in late fall
- Open house to occur after operators are operating and will be coordinated with Council

Loop 12 Gateway

- Planned projects included:
 - Lighting improvements
 - Enhancements to the entrance to Trinity River Audubon Center
 - Monument & directional signage



Loop 12 Gateway

- Lighting improvements are included as part of the overall Trinity Forest Golf Course lease agreement
- Entry to Audubon has been awarded and will begin construction in coming months
- TxDOT did not approve the monument signage
- Lower Chain of Wetlands is being heavily used by fishermen and birders
 - There is an opportunity to enhance this area for public benefit

Loop 12 Gateway

- Corps is installing a pipe rail fence around the paved area to help address illegal dumping and four wheeling
- City has installed trash cans
- Recommendation is to add benches, picnic tables, and shade structures



Remaining 1998 Trinity Forest Bond Funds

- \$1.1M remains for the Loop 12 Gateway
 - Joppa Gateway Connector needs \$542,050
 - Texas Horse Parks needs \$140,000-\$200,000, plus tree mitigation once determined
 - Low water crossing for Trinity Forest Trails Phase V, if necessary after bidding project
 - Recommendation is to use the remaining Loop 12 Gateway funds first for the above uses and remaining Loop 12 funds for benches, picnic tables and shade structures at the Lower Chain of Wetlands

Trinity Forest Golf Course

To facilitate development of the Trinity Forest Golf Course, City entered into a lease agreement with The Company of the Trinity Forest Golfers, Inc. [“CTFG”] by Resolution No. 13-0776

- Exhibit C of the lease agreement stipulated up to \$12M in City expenditures on specified items (See Appendix B for this item and expenditures to-date)
- City is proceeding with design and construction activities of these items

Trinity Forest Golf Course

- CTFG is proceeding with design and construction activities to complete courses, club house, and amenities. The First Tee is proceeding with their efforts
- CTFG's goal is to complete all activities by Fall 2015



Trinity Forest Golf Course

Remedial Work

City's environmental remediation consultants did extensive investigation of these landfills to determine what remediation efforts were needed. The landfills do not have a methane collection system

Based upon these studies, the appropriate remediation efforts of these two landfills and Pond J were awarded in two contracts, as submitted in the Texas Commission on Environmental Quality ["TCEQ"] Subchapter T permit :

- Contract for repair of the clay cap (minimum two (2) feet thick), slope repair and stabilization at the landfills, and trash removal and repair to slopes at Pond J began May 2014
- Contract for additional vegetative support layer (minimum 1.5 feet) began in June 2014
- Estimated completion December 2014

Trinity Forest Golf Course Remedial Work



Slope Repair



Cap Repair with Clay & Vegetative Support

The Pond

- Plans included option for contractors to use on-site water sources for dust control (subject to approval by the engineer) or metered water from Dallas Water Utilities (which would have to be paid for and charged back to the City)
- Contractors requested use of on-site water for dust control, which was approved by the engineer
- Contractors drew down the pond to a much lower level than staff anticipated and use of water was halted by staff
- Contractors refilled pond at their cost
- Developing a plan to establish appropriate vegetation and trees on the path to and around the pond (must be approved by Corps)

The Pond



Pond before re-filling efforts



Pond after re-filling efforts

Borrow Area A

Plans included possible use of four borrow areas for soil for vegetative support layer

- “Borrow Area A” (19.5 acres) was selected, along with “Borrow Area C” in lieu of using all four potential sites
- Minimized the tree removals and impacts to the area
- Borrow Area C will become the irrigation pond

Borrow Area A



Borrow Area "A"



Borrow Area "C"

Training Efforts

- City management realized staff would benefit from additional training beyond basic environmental training
- Training courses to be available to design, inspection, and operations staff in Trinity Watershed Management, Park and Recreation, DWU and Public Works Departments
- Field based classes conducted by recognized environmental professionals
 - TWM has hired Audubon to conduct field based classes
 - Other training classes are pending
 - Anticipated cost for all departments to participate in training is \$100,000
- City will be bidding several contracts for environmental expertise and quality control on projects (i.e. botanist, archeologist, wetlands expert and wildlife expert)
 - Anticipated total contracting costs \$200,000

Trinity Forest Golf Course

Elam Road

Improvements to Elam Road from Pemberton Hill on Elam towards the Trinity River includes:

- Two (2) 12-foot lanes, with no curb and gutter
- Two (2), eight (8) to ten (10) foot grass shoulders with a twelve (12) foot separated hike/bike path
- Twelve (12) foot trail connector at the end of Elam Road to the AT&T Trail and Joppa Connector
- Design underway
- Construction could begin as early as January 2015

Trinity Forest Golf Course

Utilities

Water and wastewater:

- Approximately 4,900 feet of water replacements and approximately 400 feet of wastewater improvements
- Design and construction as part of Elam Road contract

Irrigation Line:

- Will run from the Trinity River across Audubon to Borrow Area C
- Will serve both Audubon and Trinity Forest Golf Course
- Provides an alternative to using treated drinking water for irrigation
- City will be paid for this water
- Permitting is underway
 - Draft plans will be shared with stakeholders

Big Spring

- University of North Texas, [“UNT”] in conjunction with the Lewisville Aquatic Ecosystem Research Facility [“LAERF”], the City and stakeholders have been surveying and developing a draft land and spring management plan
- Summer mowing took place on 25 July 2014 using the draft land and spring management plan



Big Spring

- Continue meeting with UNT, LAERF, and Stakeholders to finalize Draft Management Plan
- Fire occurred at the coneflower field near Big Spring
 - Dallas Fire Rescue is working on a Community Wildfire Protection Plan for the Trinity Forest
- Remove soils from the low water crossing to the coneflower field that was placed for fire response as well as the removal of the damaged pvc pipe
- Complete Landmark Commission Process and present item to Council for final designation in 2015
 - Continue monitoring and maintenance, as appropriate

Trinity River Tire Clean-Up

Partnership with Chisholm Trail RC&D, Inc. Bowie (CTRCD) to remove approximately 346 tons of abandoned tires along stretches of the river at I-20 and I-45 as well as in the Great Trinity Forest (\$294,000) through their funding program with TCEQ



Trinity River Tire Clean-Up

- To-date, an estimated 100 tons of tires (approximately 8,928) have been removed
- Goal over the next three to six months is to essentially clear the tires from under IH20 and work towards the Audubon



Requested Committee Actions

- Use Loop 12 Gateway funding to help fund
 - Joppa Gateway and Connector Trail Project
 - Texas Horse Park change orders and associated tree mitigation
- Use stormwater funding to complete the joint use path Trinity Forest Trails Phase 3C
- Use the remaining funding to make site improvements at the Lower Chain of Wetlands

Appendix

Appendix A - Texas Horse Park Anticipated Change Orders

- Swap water heaters from River Ranch Admin to Equest wash bay
- Demolish existing well house and miscellaneous concrete flat work
- Ten (10) building numbers 15" high aluminum letters
- Add natural gas to Equest Administration Building
- Modify light fixtures to achieve higher efficiency
- Install yard hydrants in lieu of non-freeze drinking fountains
- Additional access gate at the north entry, add power and controls
- Install a dry well sump for back flow preventer per code
- Relocate trash receptacles and hand dryers in room #104 and 105
- Install interlocking ramp at Equest Administration entrance
- Remove two private utility poles (non Oncor)
- Cabinet modifications to accommodate a disposal unit
- Install special condition Fire Lane marking on the north side of the RR Arena
- Add 12 new parking spaces to the north entrance for public parking
- Provide freeze proof enclosure for fire sprinkler riser per Fire Marshall
- Credit for replacement mechanical hand sink faucets in lieu of infrared sensor units
- Six Solar powered exterior light fixtures to be located at the three (3) entry gates
- Add additional handicap parking spaces

Appendix B – City Commitment for TFGC and Expenditures to-date

EXHIBIT C

Not to exceed \$12M

City Commitment for Trinity Forest Golf Course Project

1	Survey, zoning and platting - field work on boundary and topography survey, and preparation of field notes, plats and maps for CPC and Council Approval of the plats and planned development.
2	Tree survey - field survey of trees 8 inches and above.
3	Remediation testing - testing required to remediate the site conditions related to the former use as a landfill of the Simpkins property and for obtain regulatory closure.
4	Remediation design - design plans to remediate the site conditions related to the former use as a landfill of the Simpkins property and to obtain regulatory closure.
5	Remediation construction - construction to remediate the site conditions related to the former use as a landfill of the Simpkins property and to obtain regulatory closure - may be assigned to TFGNP for management.
6	Installation of the vegetative support layer as submitted to TCEQ.
7	Tree clearing and grubbing of all disturbed landfill areas.
8	Median opening at Great Trinity Forest Way - design and construction of median opening, deceleration and acceleration lanes, left turn lane and driveway approach to main entrance of the TFGC.
9	Elam Road - design and construction of a two-lane concrete roadway, drainage system, bike and pedestrian lanes, and street lights from Pemberton Hill to west to dead end.
10	Water and wastewater improvements - design and construction of approximately 4,900 feet of water replacements for completing the loop system and approximately 400 feet of wastewater improvements on Elam Road.
11	Irrigation system and components for joint use at Audubon and TFGC (Estimated amount to be verified)
12	Street lights along Great Trinity Forest Way - design and construction of street lights from Pemberton Hill to Sleepy Hollow Golf Course.
13	Traffic signals at Longacre Drive and Great Trinity Forest Way - construction of new traffic signals.
14	Wetland Mitigations - for trails and other public improvements.
15	Traffic signals at Pemberton Hill and Great Trinity Forest Way - construction of new traffic signals.

Appendix B – City Commitment for TFGC and Expenditures to-date

TRINITY FOREST GOLF COURSE

City Commitment for this project - Not to exceed \$12 Million
as of June 26, 2014

ITEM	DESCRIPTION	ACTION	AMOUNT
1	Planned Development (PD) application fee to Sustainable Development and Construction Department for the Elam and South Loop Landfills also known as the Simpkins Landfill. Council approved the PD District.	April 24, 2013	\$28,100
2	Council authorized design services with Pacheco Koch Consulting Engineers for Elam Road improvements, pedestrian and bike trail along Elam Road, water and wastewater improvements, traffic light, intersection and driveway improvements along Great Trinity Forest Way (GTFW), and raw water irrigation system to serve both the Audubon Center and Trinity Forest Golf Course.	April 9, 2014	\$842,290
3	Council authorized construction services with L.D. Kemp Excavating, Inc. for the remediation of the Simpkins Landfill.	April 9, 2014	\$2,530,277
4	Council authorized engineering services with Terracon Consultants for additional efforts for engineering design and assessment, and regulatory submittals to address closed landfill improvements to be in compliance with the restoration of landfill caps per TCEQ regulation for the Simpkins Landfill.	April 9, 2014	\$273,720
5	Council authorized construction services with DCI Contracting for closed landfill improvements associated with the Simpkins Remediation	May 14, 2014	\$2,371,711
6	Council authorized Supplemental Agreement No.1 to Streamns, Conrad and Schmidt Consulting engineers, Inc. for additional detailed environmental investigation, assessment, and Texas Commission on Environmental Quality technical assistance during construction associated with the Subchapter T permit for the Simpkins Remediation	June 25, 2014	\$46,500
Total encumbrances/expenditures			\$6,092,598