



Dallas Park & Recreation

Reverchon Ballpark Restoration Project



Dallas Park and Recreation Board
October 7, 2021

Reverchon Ballpark Restoration Project



Purpose

- To provide the Park and Recreation Board a project update and seek feedback on the scope of work options

Project Status

- Important to note that all information contained in this presentation is very preliminary and conceptual in nature
- At this point nothing has been designed
 - Opportunity for other options to be considered

Project Timeline Summary

- Contracted with Consultant Team (DSGN) - April 2021
- Held 2 Reverchon Task Force Meetings - June and August 2021
- Conducted 3 Community Meetings – August/September 2021
- Conducted Community Survey – August/September 2021

Project Components

- Maintain existing “footprint” of the ballpark
- Restore grandstand
- Preserve trees
- Provide supplemental seating as determined by preferred seating types
- Re-surface and re-stripe parking
- Add parking lighting
- Provide permanent restrooms for ballpark patrons
- Provide concession area or facility
- Make Reverchon Ballpark accessible to people with physical disabilities
- Resurface and regrade playing field to current standards
- Improve or replace dugouts
- Replace field lighting
- Replace scoreboard
- Replace umpire room
- Add groundskeeper storage

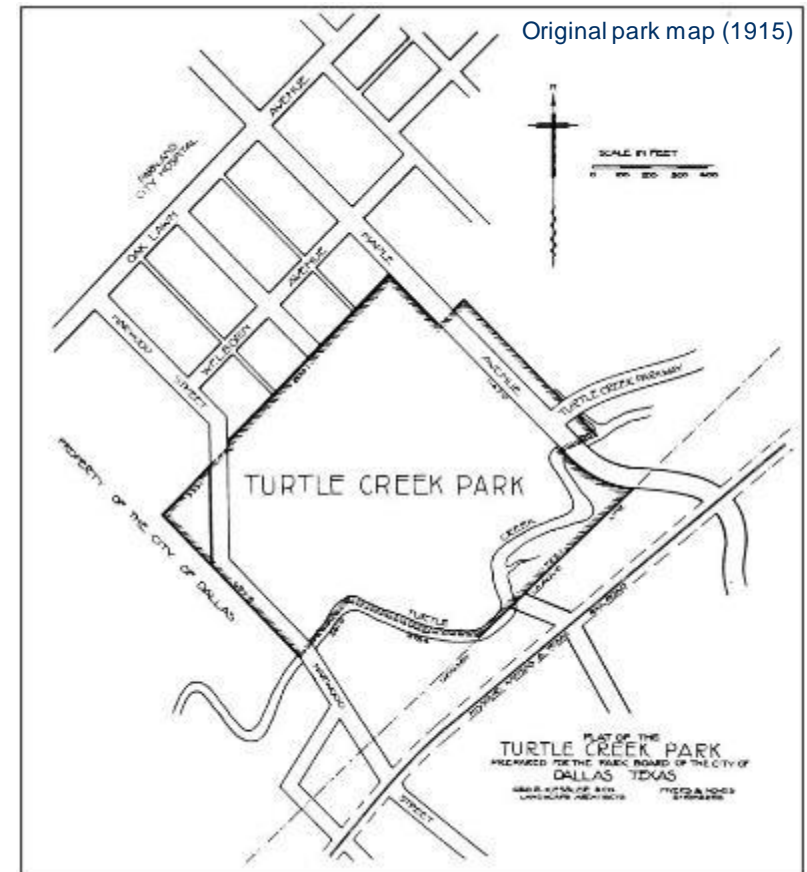
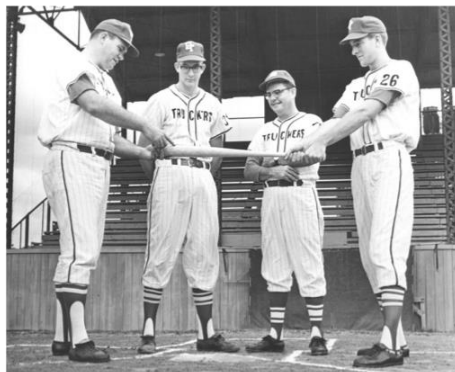
Community Engagement Process

- 3 Community Engagement Meetings (same format each time in English and Spanish)
 - August 28, 2021 - in person
 - September 2, 2021 - virtual
 - September 9, 2021 - virtual
- Social media, flyers and sidewalk decals with QR codes linking to:
- Project website link: ReverchonBallFieldRestoration.org
- Public survey (in English and Spanish) was launched on August 28

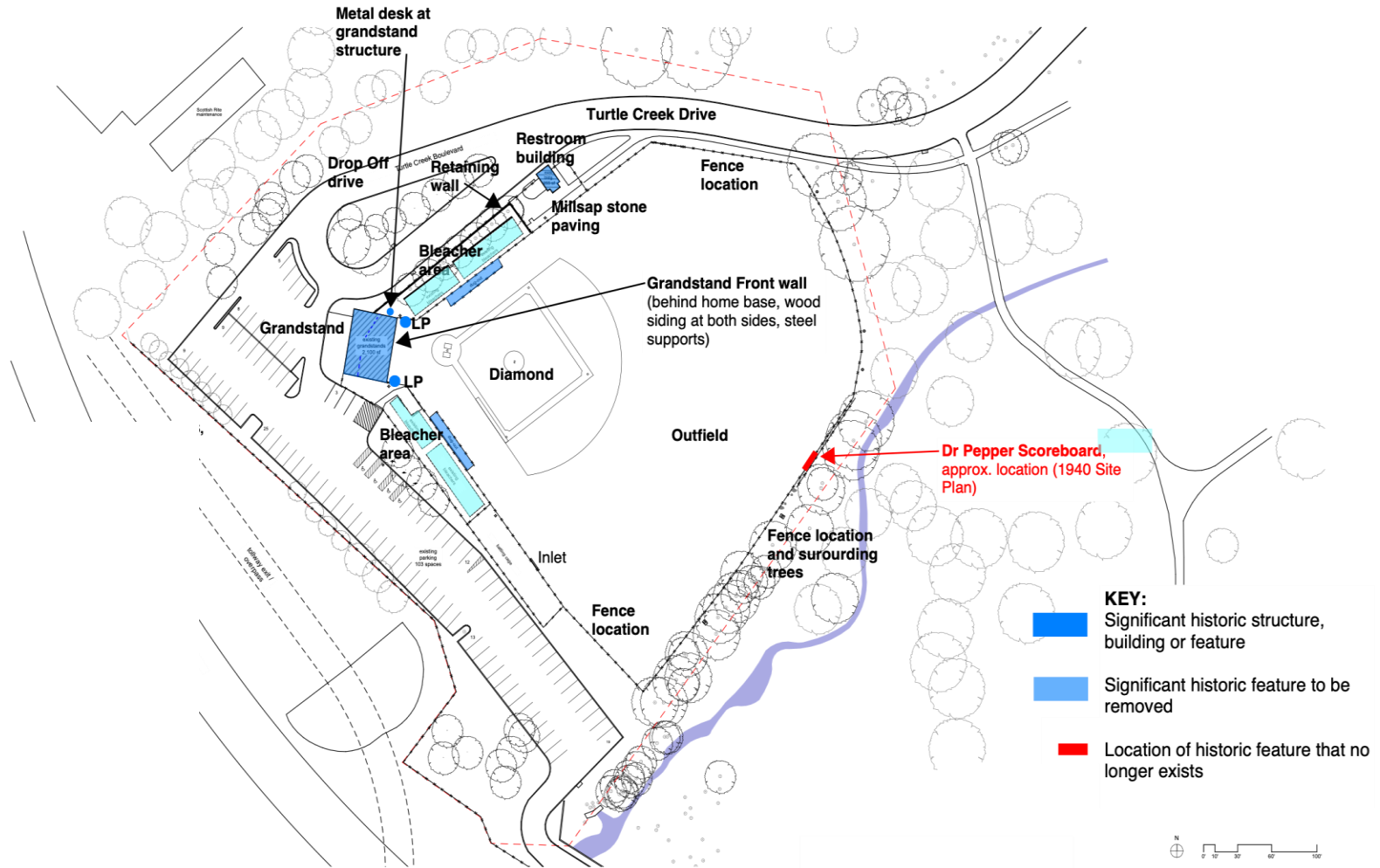


History of the Ballpark

- 1915 Land purchased from the John Cole Estate (38 acres); Park named for Julien Reverchon, nationally known Dallas botanist
- 1920s Records show two ballfields at the park (#1, #2)
- 1924 Grandstand, built behind 3rd base (\$6,380)
- 1927 First fence built at Ballfield #1, preventing baseballs going into the creek.
- 1920s Service road from Maple Ave with teardrop loop at ballfields built
- 1935-1937 Site improvements by WPA
- 1939 Grandstand moved to current location ('back of home base')
- 1940-46 Improvements to grandstand - new lights at ballfield (first night games in Dallas held), new dugouts, outfield fence added, ballfield regraded, Dr Pepper sign added.
- 1971 Parking lot by ballfield paved
- 1974 New lighting at ballfield
- 1979 Restroom renovated
- 2010-13 Restoration of stone WPA features in park received Preservation Dallas and Preservation Texas Preservation Awards.
- 2007 New lighting at ballfield (MESA)



Historic Structures



Reverchon Ballpark - Significant historic Buildings, Structures and Features

Not for regulatory approval, permitting, or construction. Issued under the authority of Robert L. Meckfessel, FAIA.



Quimby Preservation Studio

Existing Trees and Landscape

- Existing trees - sycamores, elms, and crepe myrtles are 60+ yrs old
- Extreme care to preserve existing roots systems and shade canopies



Utilities

- Storm sewer lines will need to be re-worked to provide better site drainage
- Domestic water and sanitary lines will need to be upgraded and re-routed to new restrooms
- Electrical and gas lines and meters may need to be relocated
- Telecom / data / phone will need to be brought to the site



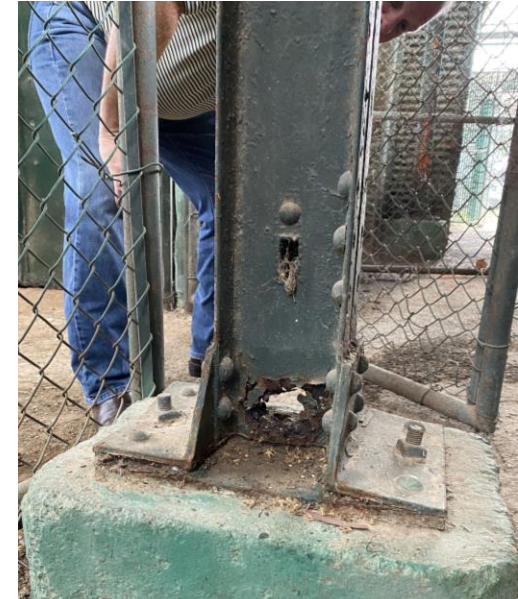
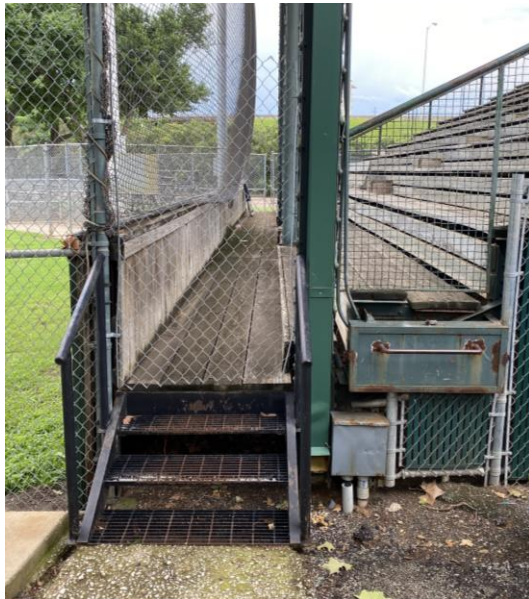
Ballfield & Parking Lot

- due to ponding and functionality for baseball players, majority of infield and outfield needs to be re-graded
- parking lot in very poor shape, beyond resurfacing, no adequate lighting, not ADA compliant
- re-grading of parking lot to storm sewer



Grandstand

- Steel is in adequate condition, paint and rust will need to be removed, some patching and repairs and re-painted
- Wood will need to be replaced
- Currently does not meet ADA - design accommodations to be made
- Riser and run of seating is being checked against current standards for best views



Grandstand

Concessions Below:

- Built after 1950 (not historic)
- Very poor condition/ dilapidated
- Drainage issues
- Not functional



Existing Restrooms

- Built in the 30s and upgraded in 1979
- Closed to the public for several years
- Do not meet ADA or minimum number of fixtures

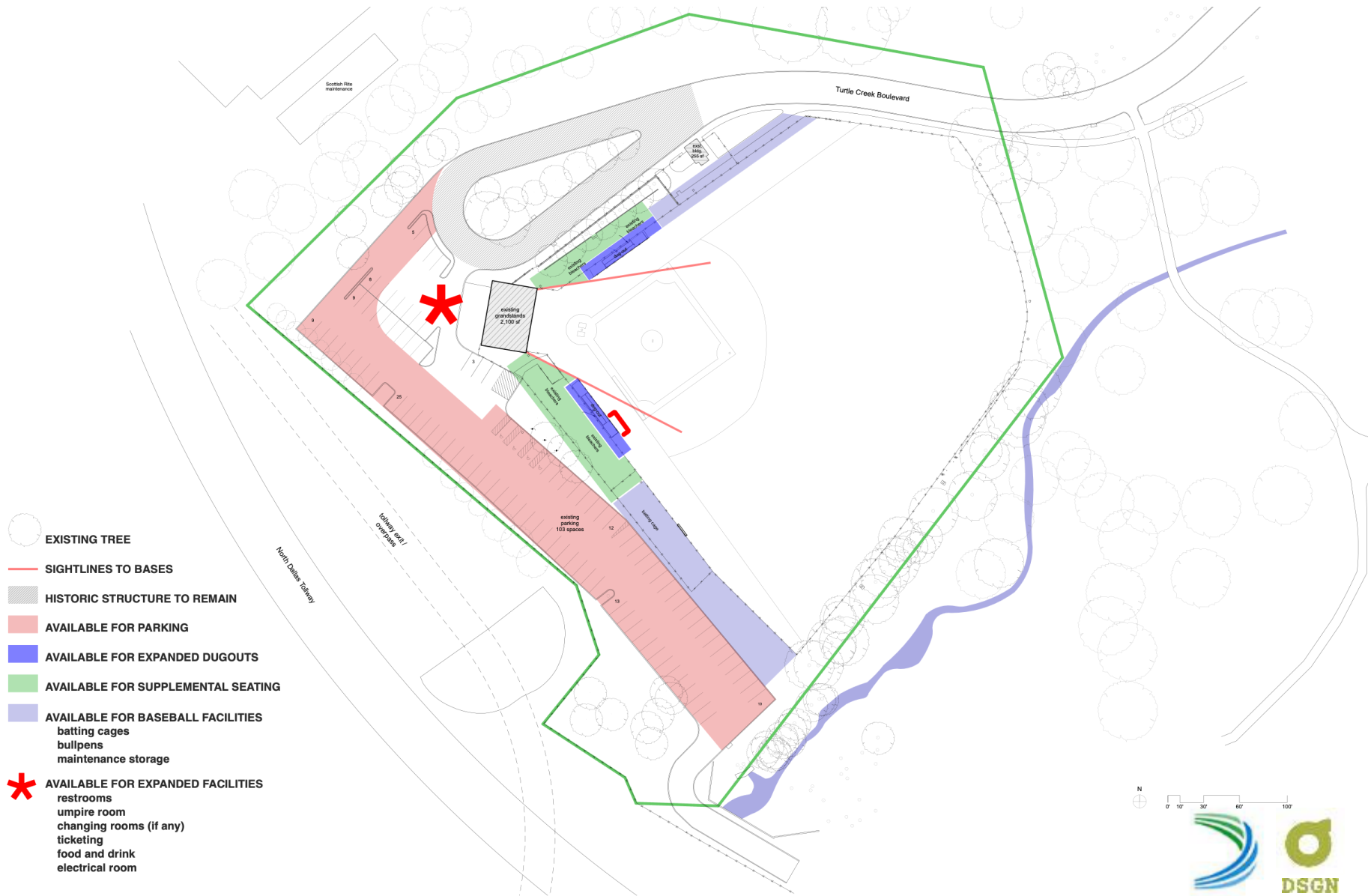


Side Bleachers and Dugout

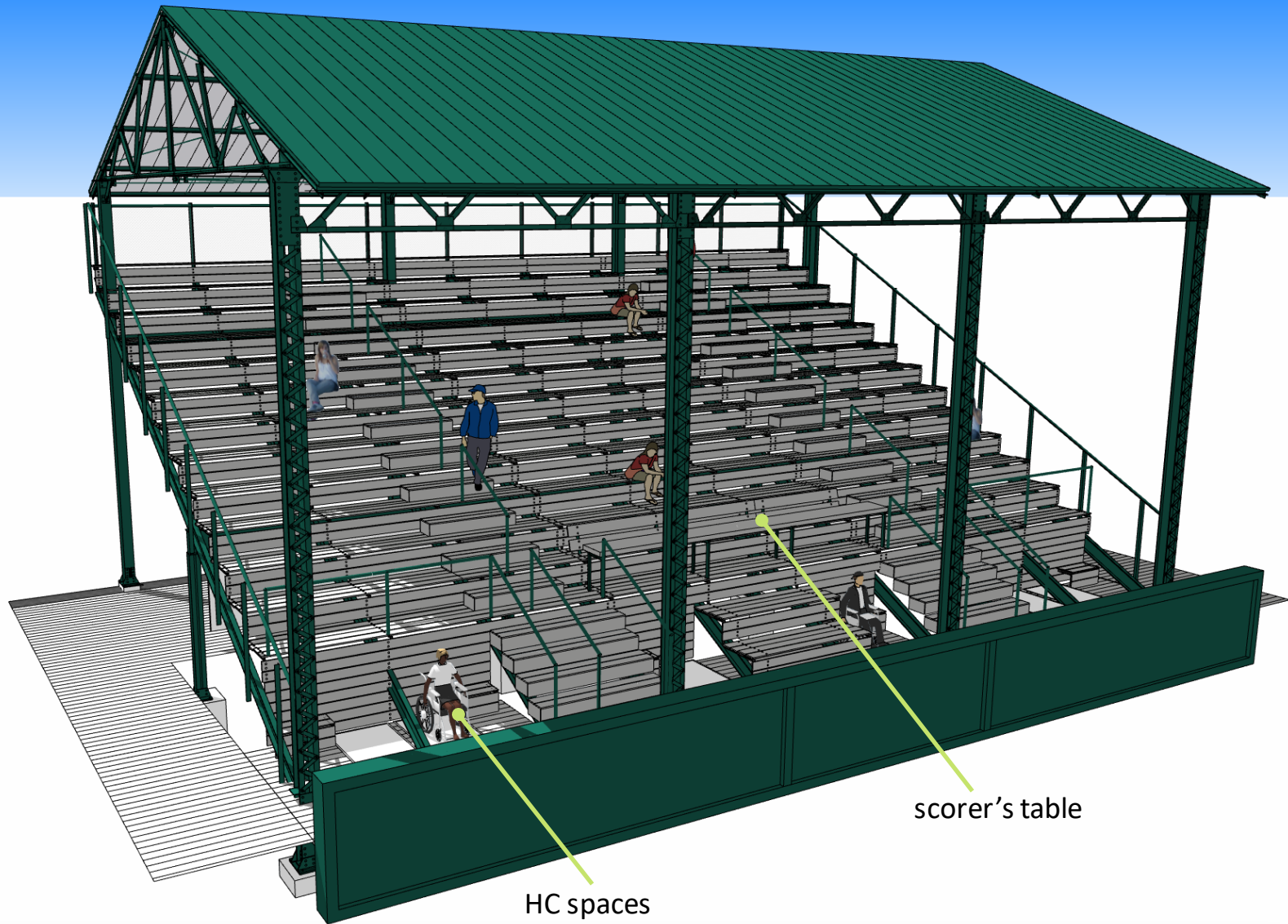
- Bleachers are not functional for today's codes, standards an ADA
- Bleachers are rusted and do not have adequate safety rails
- Dugouts are solid concrete, but drainage system will need to be repaired and do not meet today's needs for a dugout



Site Constraints



Grandstand Enhancements



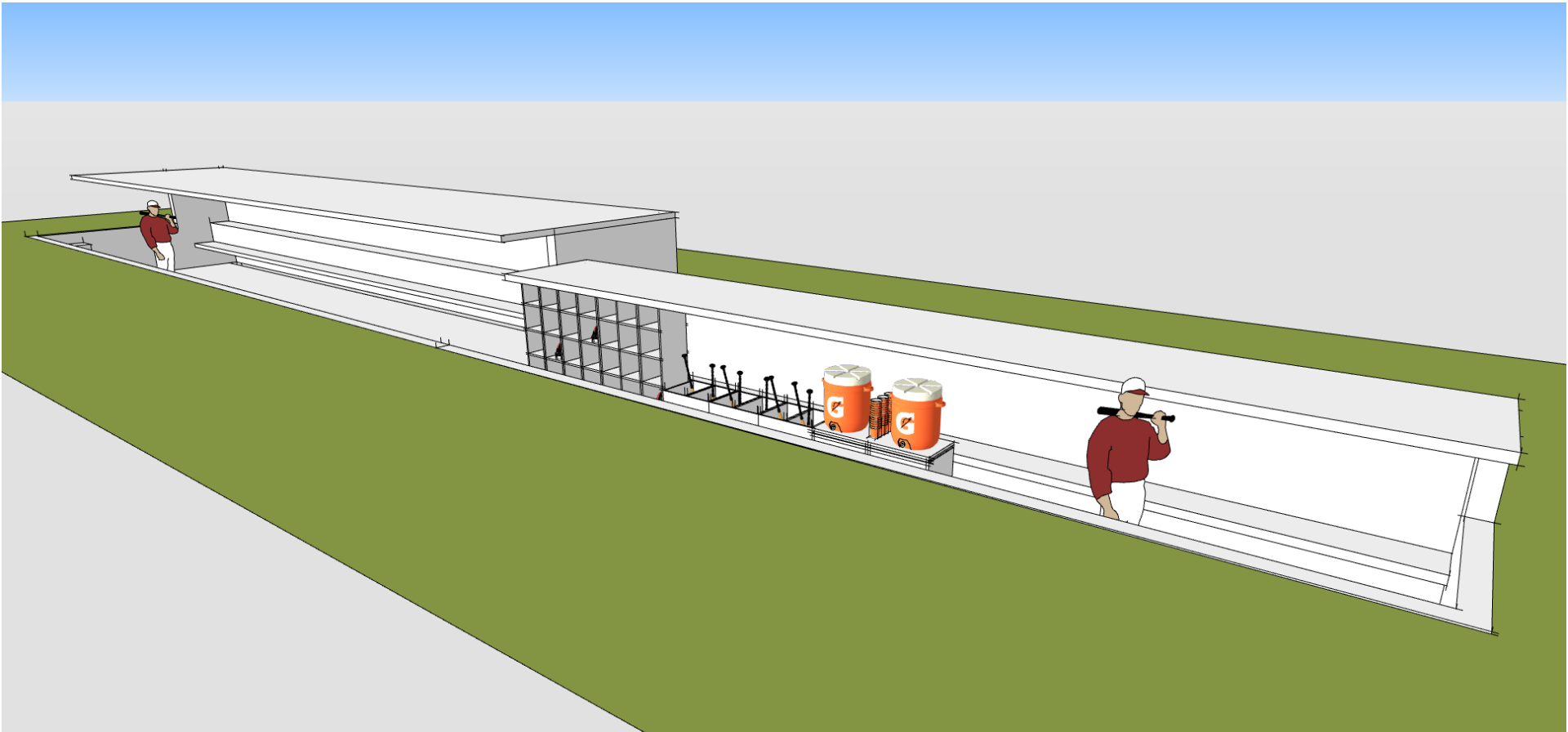
Supplemental Seating - Flex



Supplemental Seating - Bleachers



Dugout Option - Expand Existing



Dugout Option – New At-Grade



Playing Surfaces

Option	Infield	Outfield
1	natural grass	natural grass
2	natural grass sand cap underfield drainage	natural grass sand cap underfield drainage
3	artificial turf	natural grass
4	artificial turf	artificial turf



Playing Surface Preliminary Cost Estimates

Option	Infield	Outfield	Cost	Maintenance	Other Impacts	
T1	natural grass	natural grass	\$	383,5	most	same as existing, but re-graded for drainage & safety more historic appearance greatest drainage slope required cannot save dugouts impact on historical grandstand field wall
			42			
T2	natural grass sand cap underfield drainage	natural grass sand cap underfield drainage	\$	841,9	most	more historic appearance lower drainage slope OK may save dugouts
			82			
T3	artificial turf	natural grass	\$	550,5	less	partial replacement every 10-15 years hybrid appearance may save dugouts if underfield drainage installed partial replacement every 10-15 years potential environmental impact
			66			
T4	artificial turf	artificial turf	\$	947,6	least	replacement every 10-15 years may save dugouts lower drainage slope OK potential environmental impact fastest turnaround between games
			86			

Plaza Early Concept Sketch



Food and Beverage Options



Food and Beverage Options



Site Plan



Parking

- After making ADA improvements and reconfiguring the plaza area there will be **90** spaces
 - Currently 100
 - Other parking options include **49** spaces at nearby Reverchon Park Recreation Center and opportunity to add approximately **30** along park road
 - Other improvements to lot include the addition of security lighting, surface repair and striping

Project Construction Cost Estimate

Site, landscape, parking and parking lot lighting \$ 1,500,000 - \$ 1,900,000

Baseball field, re-grading, bullpens, batting cages, field lighting and fencing \$ 1,400,000 - \$ 2,050,000

Restoration of historic grandstand and other historic features \$ 650,000 - \$ 750,000

New restrooms, entry paving, and signage \$ 750,000 - \$ 1,050,000

Total range

Note: Costs include the following:

General Contractor Jobsite Expenses (7%)

General Contractor Home Office Expenses (4.5%)

Bonds, permits, access fees (2.95%)

Insurance (0.55%)

General Contractor Profit (5%)

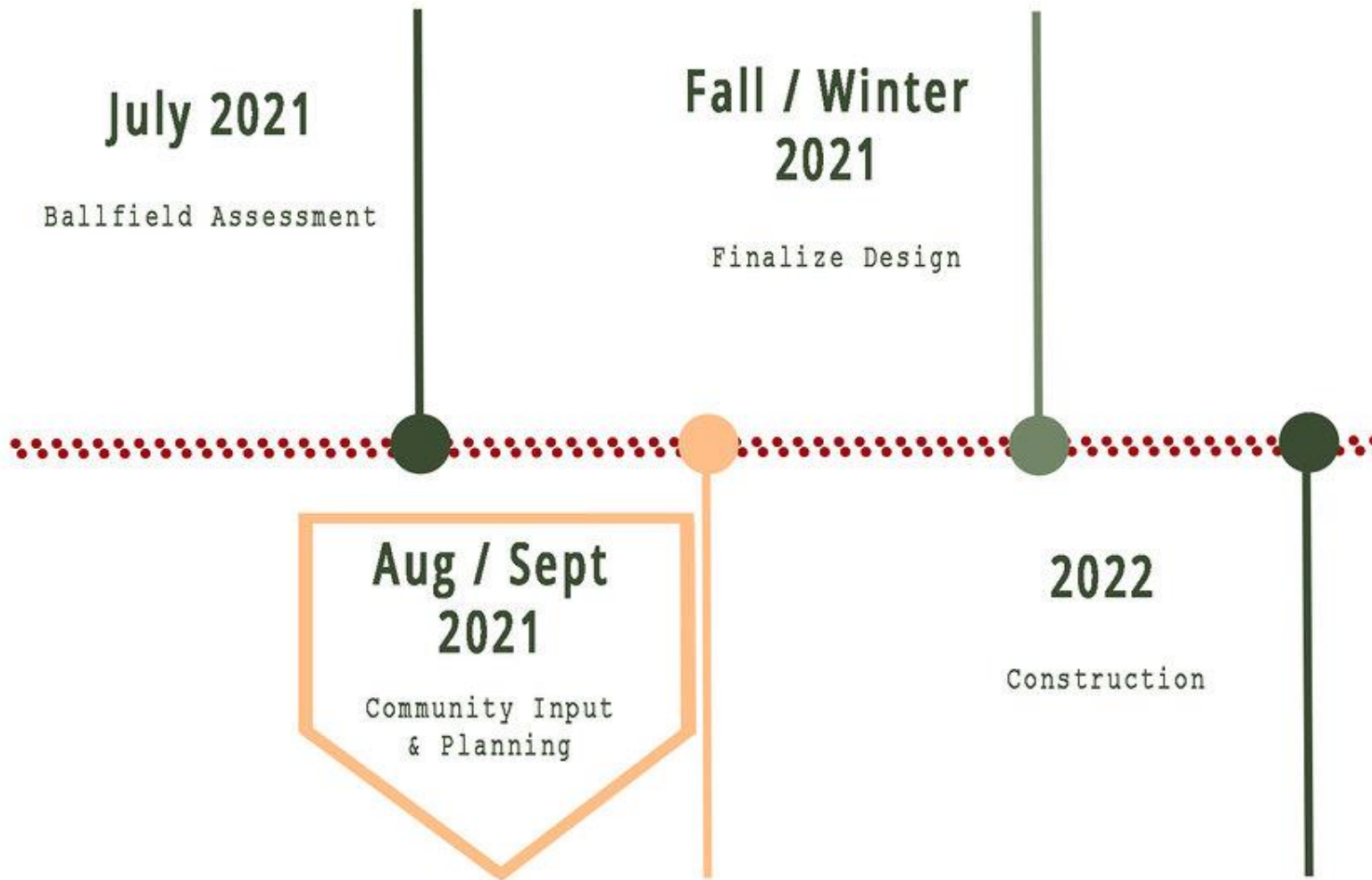
Estimating Contingency (15%)

Escalation (4.5%)

\$ 4,300,000 - \$ 5,750,000



Project Timeline



Next Steps

- Based upon feedback received today, provide additional conceptual options on November 4th, if needed
 - Location and size of restroom building (size to be determined by building code)
 - Size/scale of plaza area
 - Playing surface
 - Location and type of concession area
 - Additional seating options
 - Dugout preference



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