



# FAIR PARK FIRST

Fair Park, A National Historic Landmark

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## **Fair Park: Site Survey and Geotechnical Report – Request for Qualifications**

**Release date: July 27, 2020**

**Submittals due: August 19, 2020, 5pm PT**

Fair Park First, Spectra, and Biederman Redevelopment Ventures, as the management and operations team of Fair Park, are seeking qualifications for professional engineering firms to provide the following services: 1) furnish a comprehensive land survey and 2) perform a geotechnical investigation and detail findings in a report, for a 20-acre site within Fair Park in Dallas, Texas, as described on the following pages.

### **Client Team Introduction**

On October 24, 2018, the Dallas City Council, after receiving a recommendation from the Dallas Park and Recreation Board, voted to approve a 20-year management agreement with Fair Park First, a 501c3 non-profit organization. Management of Fair Park by a non-profit organization was recommended by the 2003 Fair Park Comprehensive Development Plan and the 2014 Fair Park Mayor's Task Force.

Fair Park First is tasked with private management of Fair Park and has partnered with Spectra for daily operations of park activities, vendors and resident institutions. Fair Park First/Spectra began daily operations on January 1, 2019. Fair Park First has partnered with Biederman Redevelopment Ventures (BRV) for park programming and placemaking expertise. BRV is responsible for supervising Fair Park's Master Plan Update and design for the public Community Park within Fair Park.

### **Introduction of Fair Park**

Fair Park is a 277-acre park designed to accommodate the State Fair of Texas. Fair Park was also host to the 1936 Texas Centennial Exhibition and home to the Cotton Bowl Stadium built in 1930. It is two miles east of downtown Dallas, served by two DART stations, and is surrounded primarily by residential neighborhoods with some mix of commercial and industrial uses.

The features that have earned it National Historic Landmark status were constructed for the 1936 Texas Centennial Exposition that celebrated the Spirit of Texas, its products, and cultural achievement. George Dahl designed the Beaux Arts inspired symbolic buildings. Fair Park is home to the largest collection of Art Deco architecture and art in the United States. The major outdoor spaces and Beaux Arts landscapes were designed by George Kessler. Each of these designers went on to design prominent civic places throughout Texas and the nation.

After the 1936 Exposition closed, Fair Park attracted many of the leading Dallas cultural institutions. Fair Park also attracted the construction of the Texas Discovery Gardens designed by Joel Lambert Jr. who organized the first City-wide Garden Shows. The Beaux Arts public spaces and broad swaths of pavement of the Fair Park exhibition grounds are well suited to festivals, parades, and outdoor events. Fair Park remains the most important festival and outdoor events venue in Dallas.

Fair Park attracts more than five million visitors a year, significantly more than any other Dallas park. The signature event, the State Fair of Texas, is an important tenant that provides the Park and city a strong identity with iconic features like Big Tex and the AT&T Red River Showdown each fall.

In addition to the State Fair of Texas, Fair Park is home to many diverse resident institutions such as Dallas Summer Musicals, hosting Broadway traveling shows, the African American Museum, home to many cultural artifacts and art, Texas Discovery Gardens, Dallas Children's Aquarium, the Hall of State, home to the Dallas Historical Society, and the iconic Cotton Bowl.

Fair Park First, Spectra, and BRV, along with consultant Perkins and Will, are currently completing the 2020 Fair Park Master Plan Update, which updates and refreshes the adopted 2003 Fair Park Comprehensive Development Plan. Among other recommendations, the Master Plan Update locates a new signature Community Park within Fair Park and an associated parking garage within Fair Park. The design process for



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those two construction projects will begin in October 2020. Prior to the commencement of design, a site survey and geotechnical investigation are required to provide a clear understanding of the site's character and condition, enabling an informed design process.

The Signature Community Park will be a highly-activated public open space with a concentration of amenities and infrastructure that may include, but is not limited to, the following: an open-air pavilion structure, a flexible lawn, native plantings, trees, naturalized stormwater treatment, an interactive water feature, paved walkways and plazas, public art, and a children's playground. The new Parking Garage is planned to be a three-story structure, accommodating between 1,450 – 1,550 parking spaces (final building specifications subject to change).

## Scope of Work

The Land Survey Scope of Work is to include, at minimum, the following for the approximate 20-acre site:

- Provide a topographic survey with contours at one-foot intervals and spot elevations at site high/low points, and at all drain rims. Above grade identify significant site features, structures, drain bodies, invert locations, curbs, utility structures and poles with overhead lines, signage, paving extents, and trees with trunks having a 6" or larger caliper.
- Below grade, identify all utility routing and connections to public services.
- Graphically identify the location of all legal site boundaries, easements, and landmarks with written descriptions as required.
- Survey to be used as a basis for construction and demolition.

The Geotechnical Engineering Scope of Work is to include, at minimum, the following for the approximate 20-acre site:

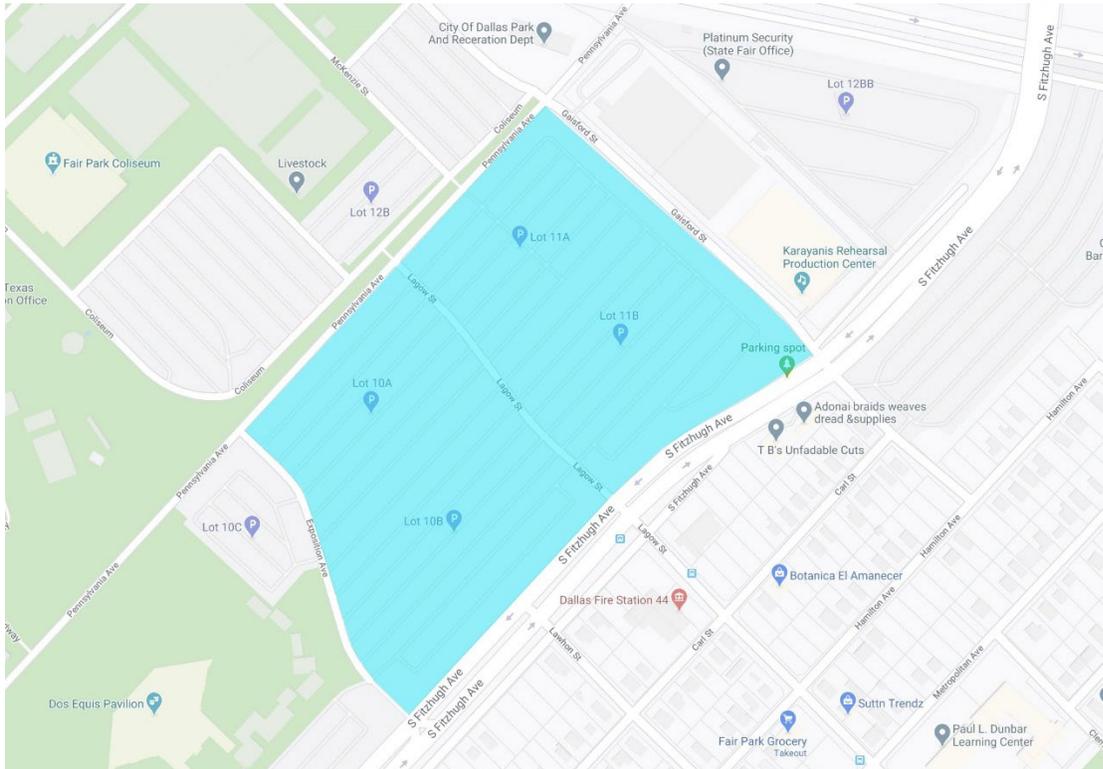
- Geotechnical Engineering services shall perform soil borings and analyze the soils in the area of new construction. The selected team is to propose locations and depths of these test borings based on the preliminary Park design, the proposed structures, and proposed stormwater infiltration areas, as detailed in the Fair Park Master Plan Update.
- Provide a Geotechnical Report, signed and sealed by a Texas licensed professional engineer, which presents findings of subsurface exploration and provides geotechnical recommendations regarding the design and construction of proposed new structure foundations, floor slabs, and pavements for the project.
- In addition to the above, the report shall include the following information:
  - Soil classification, soil group, and soil type
  - USCS Series and textural class of the soil horizons, the thickness of soil and rock strata, and historical high groundwater mark
  - Field conditions
  - Depth to Groundwater
  - Soil permeability at three feet (3') below surface cover material or until groundwater is encountered
  - Infiltration Rate at three feet (3') below surface cover material or until groundwater is encountered
  - Contamination
  - Geotechnical hazards
  - Site specific constraints

Prior to furnishing the survey and geotechnical data, the selected Engineering Consultant may be requested to coordinate with the Project Design Team to finalize the list of specific information to provide.



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*Location and boundaries of 20-acre site*

## **M/WBE Participation**

M/WBE participation is encouraged. Please provide copies of current certificates with your submission. See City of Dallas webpage for more information.

<https://dallascityhall.com/departments/procurement/Pages/mwbe.aspx>

## **Submittal Requirements**

Please include the following within your response:

- Cover letter including main contact for team
- Firm introduction
- Proposed timeline to complete the scope of work
- Key personnel and resumes including location of key personnel
- A copy of required licenses and other pertinent licenses
- Relevant project experience (please only include project experience that proposed team members have worked on)
  - 2-3 projects
  - For each project include firm's role on the project, key staff who worked on the project, project construction cost (if relevant), and client references (name, organization, email, and phone number)

Please be concise in your response and keep the overall response to a reasonable number of pages.

## **Selection Process**

Questions due:

August 5, 2020

RFQ response due:

August 19, 2020

Decision and contracting:

August/September 2020



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Project start: September 2020  
Project completion: October 2020

The selection committee will be made up of members from Fair Park First (and board members), Spectra, and BRV. Firm selection will be based on prior work of comparable size and caliber in the greater Dallas-Fort Worth area, depth of experience and knowledge of firm and key personnel, and recommendations by references.

## **Contact**

Your main contact for the RFQ process is:

Ashley Langworthy  
Director, Western Region  
Biederman Redevelopment Ventures  
[alangworthy@brvcorp.com](mailto:alangworthy@brvcorp.com)

Questions, requests for clarifications, additional information, etc., should be addressed in writing by email to [alangworthy@brvcorp.com](mailto:alangworthy@brvcorp.com) by **August 5, 2020 at 5pm PT**.

Consultant teams responding should submit an electronic PDF copy of the qualifications via email attachment or file download by **August 19, 2020 at 5pm PT** to [alangworthy@brvcorp.com](mailto:alangworthy@brvcorp.com). Please note attachments larger than 25MB cannot be received. Dropbox, google links, etc. are all acceptable for files over 25MB.

## **Notes**

**Amendments to RFQ:** The Client reserves the right to amend the RFQ by addendum prior to the final proposal submittal date. The Client also reserves the right to extend the due date, or to cancel this RFQ at any time.

**Non-commitment:** This RFQ does not commit the Client to award a contract, to pay any costs incurred in the preparation of a proposal for this request, or to procure or contract for services. The Client reserves the right to accept or reject any or all proposals received as a result of this request, to negotiate with any qualified consultant or to modify or cancel in part or in its entirety the RFQ if it is in the best interests of the Client to do so.

Information included with this RFQ is provided solely for the convenience of the proposers. While this information is believed to be accurate, respondents are solely responsible for conducting such independent due diligence investigations as may be necessary for the preparation of responses.

The successful firm shall be required to comply with the provisions of all State of Texas, federal laws, and City of Dallas ordinances.