



MEMORANDUM

PUBLIC WORKS

To: City Council
Through: Ben Williamson, City Manager
From: Maria Minter, Managing Superintendent, Public Works
CC: Jawaria Tareen, Deputy City Manager
Ray Silva-Reyes, Public Works Director
Date: August 15, 2025
Subject: West Side Art Trail – Phase 1 Update and Construction Services Agreement

Background Information

The West Side Art Trail has been in development for nearly a decade, originating from the 2015 Trail Master Plan, which first identified the need for a trail connection between the City’s central area and the west side. This connection is also recognized in the City’s proposed Active Transportation Plan, where it is designated as a Planned Facility.

The West Side Art Trail is a public-private initiative to develop a 12-foot-wide, multi-use trail connecting the Farmers Branch DART light rail station to the Campion Trail in Irving. The project will be delivered in two phases, with Phase 1 consisting of three segments, identified as “Area 1 Alignment,” “Area 3A Alignment,” and “Area 3B Alignment” in the attached Trail Alignment map.

There are no immediate plans for Phase 2 of the project. City staff intends to submit Phase 2 of the West Side Art Trail for consideration in the next anticipated TxDOT Call for Projects, scheduled for 2027, in an effort to secure federal funding. This approach aligns with the successful funding strategy utilized for Phase 1, which is primarily supported by federal funds.

Current Funding Sources for Phase 1

The Engineer’s Opinion of Probable Construction Cost (OPCC) for Phase 1 is \$5,558,001. The project is supported through a combination of federal, county, and City funding mechanisms, as outlined below:

Federal Funds via TxDOT

\$4,545,725 provided through an Advanced Funding Agreement (AFA). The City is responsible for fronting costs and submitting reimbursement requests. The AFA includes stringent oversight and compliance measures with TxDOT and federal requirements.

Dallas County

Up to \$1.5 million through a formal funding agreement.

City's Monetary Contributions

Up to \$1.5 million in matching funds for the Dallas County contribution.
\$22,729 Local Government Contribution (paid in 2021 under the AFA).

City's Non-Monetary Contribution

Transportation Development Credits (TDCs) are used in lieu of the required 20% financial participation. By utilizing TDCs, the City avoids a \$909,145 cash match of TxDOT funds, allowing federal funds to cover most or all of the project costs and thereby minimizing or eliminating the City's financial contribution.

Project Letting

The City advertised the project in May 2025 with bids opened on July 10, 2025. Two bids were received. Rebcon, LLC submitted the lowest bid. Rebcon, LLC is currently working on the Denton Drive project and recently completed the Rawhide Culvert Box Repair project, both with strong performance and communication. City staff is pleased with their performance.

Low Base Bid: Rebcon, LLC- \$5,494,832

High Base Bid: Axis Contracting, Inc- \$6,293,151

Immediate Next Steps

Present the low bid and Construction Services Agreement to City Council for approval on October 8, 2025.

Kimley-Horn has been engaged with the Westside Art Trail project nearly since its inception, providing professional services and continuity throughout its progression. This agreement would authorize Kimley-Horn to provide construction phase services. The scope includes engineering support to assist the City with construction oversight and coordination. Services include responding to contractor inquiries, reviewing shop drawings, evaluating substitutions, attending regular preconstruction and progress meetings, reviewing payment applications, and construction schedules. Additionally, Kimley-Horn would coordinate with City staff, contractors, utilities, and TxDOT, and assist with change orders. Kimley-Horn would conduct site visits, facilitate substantial and final completion walkthroughs, prepare record drawings, and support dispute resolution and project documentation. The agreement would authorize payment of up to \$225,000 on an hourly and reimbursable basis, with the City billed only for actual hours worked and expenses incurred, not to exceed this limit. This agreement would help the City meet TxDOT requirements and secure over \$4.5M in reimbursement.

Financial Impact

Up to \$1.75M utilizing current CIP budget for Dallas County match, Local Government Contribution (already paid), and Construction Services Agreement. No additional financial impacts are anticipated, barring unforeseen project overruns.

Attachments

Trail Alignment Map

Bid Tabulation

