

STATEMENT OF QUALIFICATIONS
RFQ #19-001
Linda Spurlock Park Renovation

Presented to: City of North Richland Hills
October 12, 2018





October 12, 2018

Mr. Scott Kendall, Purchasing Manager
City of North Richland Hills
7301 NE Loop 820
North Richland Hills, TX 76180

RE: LINDA SPURLOCK PARK RENOVATION PROJECT - RFQ #19-001

Dear Scott and Members of the Selection Committee,

Our team at Dunaway is excited to present our experience and qualifications to work with the City of North Richland Hills on the new development within Linda Spurlock Park. We recognize that this park was a top recommendation within the Parks, Recreation, and Open Space Master Plan and has been a popular destination for the surrounding neighborhoods for many years. Our team would enjoy working with City staff, leaders and stakeholders to design the new improvements within the park.

Dunaway was established over 60 years ago and provides creative solutions in park planning and design, as well as engineering and related specialty services. Over the years, the members of our Park Planning + Design Studio have been recognized for their depth of creative park design projects. This includes a variety of established neighborhood parks where the new improvements bring fresh energy and activities for various park users. Through this process, we have helped communities find a good balance between site preservation and careful placement of new park amenities. We have had the privilege of working on these types of projects in communities such as Arlington, Fort Worth, Dallas, and Coppell.

Our team members have enjoyed working with North Richland Hills in the past and are eager to begin a new project with the City. We have already visited the site and look forward to sharing our initial thoughts with you. We look forward to hearing from you soon.

Sincerely,

A handwritten signature in blue ink, reading "Elizabeth McIlrath", written in a cursive style.

Elizabeth McIlrath, ASLA
Project Manager

TEAM BACKGROUND/PHILOSOPHY

The Park Planning + Design Studio at Dunaway understands that park systems play a vital role in promoting an enhanced quality of life for the citizens of every town. Neighborhood parks like Linda Spurlock Park are significant because they offer a variety of recreation activities including picnicking, playgrounds, open space, and memorable places for families and neighbors to gather. These parks often experience heavy use and, over time, develop life cycle challenges due to year-round activities and new trends in recreation.

TRANSFORMING PARKS...

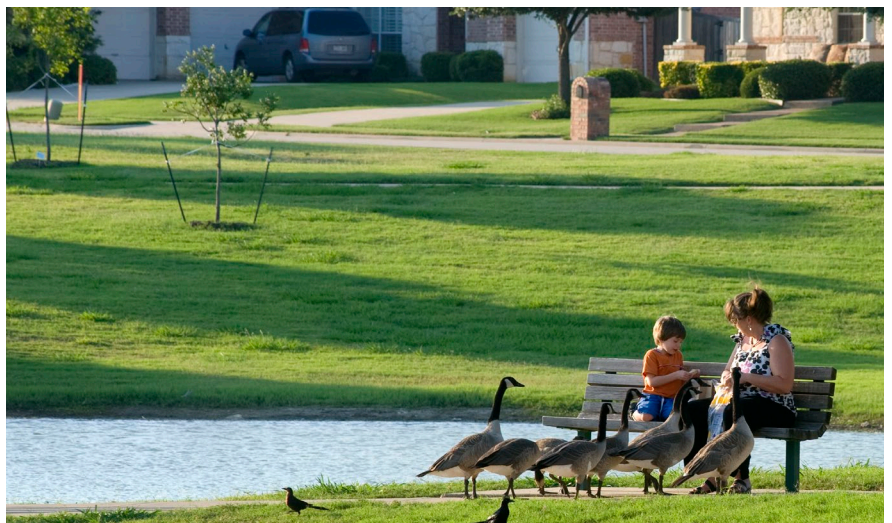
Our design team has a long history in transforming established parks to accommodate new uses and renewed interest by the surrounding neighborhoods. We regularly lead collaborations of landscape architects, engineers, and architects in the design of park renovations that address a variety of user demands and age groups. Recently in the City of Dallas, we worked closely with city staff, stakeholder groups and city leaders on the updated master plan for the high-profile Flag Pole Hill Park. Our team was sensitive to the beautiful natural resources and how to carefully implement new park features to serve today's needs.

COMMUNITY INTERACTION...

We enjoy engaging stakeholders, neighborhoods, City staff and leaders in creating a legacy of great parks for their communities. Recently, we had the opportunity to help the City of Coppell guide the public through the complex redevelopment of one of their most beloved parks, Andrew Brown Community Park. Throughout the planning process, Dunaway facilitated multiple focus groups and input gathering sessions with citizens, City leaders, and stakeholder groups. Taking time to listen to their needs, goals, and concerns, as well as to provide informational updates on the progress of planning helped foster an environment of support and enthusiasm for the project.

DELIVERING SUCCESS...

Once enthusiasm for a project turns to the delivery stage, our team knows the challenges faced by City staff of delivering projects within the allotted budget. We work closely with City staff to specify finishes, products and materials that are thoughtful, economical and able to be maintained over time. We maintain strong relationships with contractors that can be of assistance in verifying estimated construction costs in current market conditions. If necessary, we engage them in a value engineering process that may identify savings to a project. More and more frequently, we work with City staff to evaluate the most beneficial delivery method for their project (Competitive Sealed Bids, Construction Manager at Risk, etc.). These strategies have helped our clients' budget realities on recent projects in Coppell, Mansfield, Allen, and Little Elm.



SIMILAR PROJECTS

ADVENTURE WORLD ALL-ABILITIES PLAYGROUND

City of North Richland Hills

YEAR COMPLETED:

2014

PROJECT COST (BUDGET):

\$500,000

TEAM:

Elizabeth McIlrath, ASLA

Project Manager

Philip Neeley, ASLA

Project Director

REFERENCE:

Joe Pack, ASLA

Senior Park Planner

City of North Richland

Hills

6720 NE Loop 820

North Richland Hills, Texas

76180

817.427.6622



New renovations of the Adventure World Playground at Cross Timbers Park immerses children in an all-inclusive playful “tree adventure” experience. Instead of traditional play equipment, the new play components are an extension of the magnificent trees and Cross Timbers ecosystem character. Kids can now safely play on equipment with natural forms like tree trunks, stumps, boulders and logs. Childlike discovery continues in the adjacent woods on a “woodland excursion” boardwalk and series of nature trails. Dunaway’s services included provided site analysis, conceptual design, design development, construction documents, bidding assistance, and construction oversight.



FLAG POLE HILL TRAIL AND PARK MASTER PLAN

Dallas, Texas

YEAR COMPLETED:

2018 (Expected)

PROJECT COST (BUDGET):

\$1 million

TEAM:

Elizabeth McIlrath, ASLA
Project Manager

Philip Neeley, ASLA
Project Director

Anita Beard, ASLA
Landscape Architect

Tanner Dyson, ASLA
Landscape Architect

REFERENCE:

Richard Stauffer / Leong Lim

Parks and Recreation
Department
City of Dallas
1500 Marilla Street
Dallas, Texas 75201
214.670.4105



At the northern reaches of White Rock Lake Park, Flag Pole Hill has been a popular destination in the Dallas park system for over a century. With a recent surge of neighborhood interest in improving amenities at the park, the City of Dallas commissioned Dunaway landscape architects to develop a master plan that would establish a sensitive approach for park development over the coming years. The Dunaway team worked closely with the City to produce an analysis of current conditions, a community-based list of program elements, conceptual alternatives, and final master plan for the park. These steps include facilitation of several community meetings to gather input and presentations to City leaders to garner support for future funding and implementation. As a concurrent project, the team provided design and construction phase services for extending a 14-foot wide, 3/4 mile trail connection through the park eastward to a nearby city facility – a key trail network connection for residents and regional trail users to Flag Pole Hill.



POST OAK PARK

Flower Mound, Texas

YEAR COMPLETED:

2013

PROJECT COST (BUDGET):

\$1.2 million

TEAM:

Elizabeth McIlrath, ASLA
Landscape Architect

Adam Brewster, ASLA
Project Manager

Alan Moore, RPLS
Survey

REFERENCE:

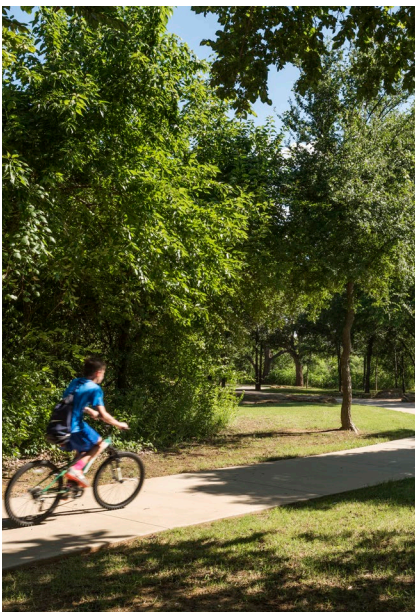
Chuck Jennings

*Recreation
Superintendent
Town of Flower Mound
1001 Cross Timbers Road
Suite 2330
Flower Mound, Texas
75028
972.874.6000*



Dunaway worked with the Town of Flower Mound to develop a 19-acre nature-based neighborhood park at Post Oak Park. This park highlights the natural aspects of the site, provides play areas and open space for the adjacent neighborhoods, and links two segments of the Town's trail system. The Dunaway team master planned and designed the site to take advantage of the site's unique natural qualities which include two ponds, mature trees, and wildflowers.

Strategic clearing of understory and invasive species opened views to the two ponds. Signature elements like the floating wetland boardwalk and elevated woodland observation deck make these natural features accessible to all users. The park also includes nature theme play equipment and several small pavillions for children and picnickers visiting the site.



BEARD PARK

Little Elm, Texas



YEAR COMPLETED:

2015

PROJECT COST (BUDGET):

\$1.2 million

TEAM:

Elizabeth McIlrath, ASLA
Project Manager

Philip Neeley, ASLA
Project Director

Anita Beard, ASLA
Landscape Architect

Daniel Tremper, PE
Civil Engineer

REFERENCE:

Chad Hyde
Director of Parks and Recreation
Town of Little Elm
303 Main Street
Little Elm, TX 75068
972.377.5564



Dunaway designed the Beard Park expansion that recently opened in the Town's growing Lakefront District. Comfortably nestled in the wooded edges of Lake Lewisville, this lively addition includes a destination playground, legacy garden plantings, and planned nature trails with interpretive signage that attempt to capture Little Elm's unique rural heritage – paying tribute to the days of wide open prairies, log cabins and one-room post offices. In a fun and interactive way, this park serves to connect the local community with past generations who enjoyed this park for daily play, small town gatherings, and seasonal festivities.



ANDREW BROWN COMMUNITY PARKS REDEVELOPMENT

Coppell, Texas

YEAR COMPLETED:

2017

PROJECT COST (BUDGET):

\$22 million

TEAM:

Elizabeth McIlrath, ASLA

Landscape Architect

Philip Neeley, ASLA

Project Manager

Adam Brewster, ASLA

Landscape Architect

Anita Beard, ASLA

Landscape Architect

Daniel Tremper, PE

Civil Engineer

Alan Moore, RPLS

Survey

REFERENCE:

Brad Reid

Director Parks and
Recreation

Department

City of Coppell

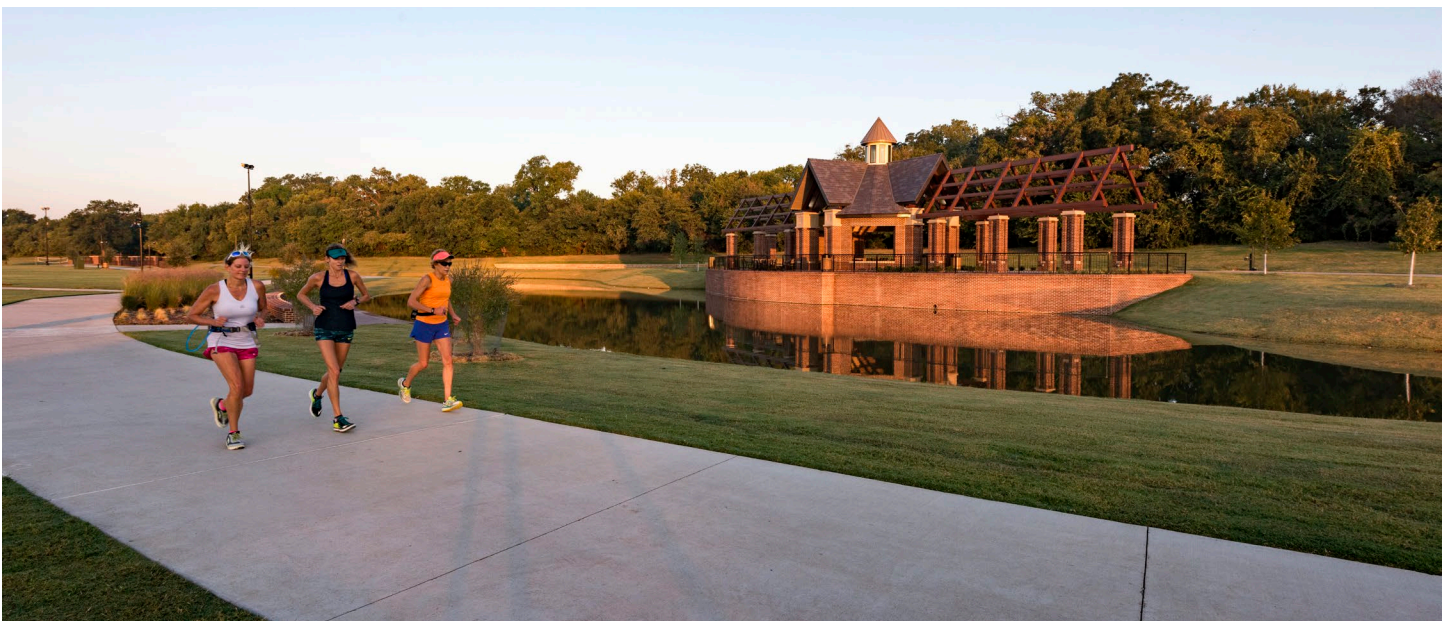
255 Parkway Blvd

Coppell, TX 75019

972.462.5100

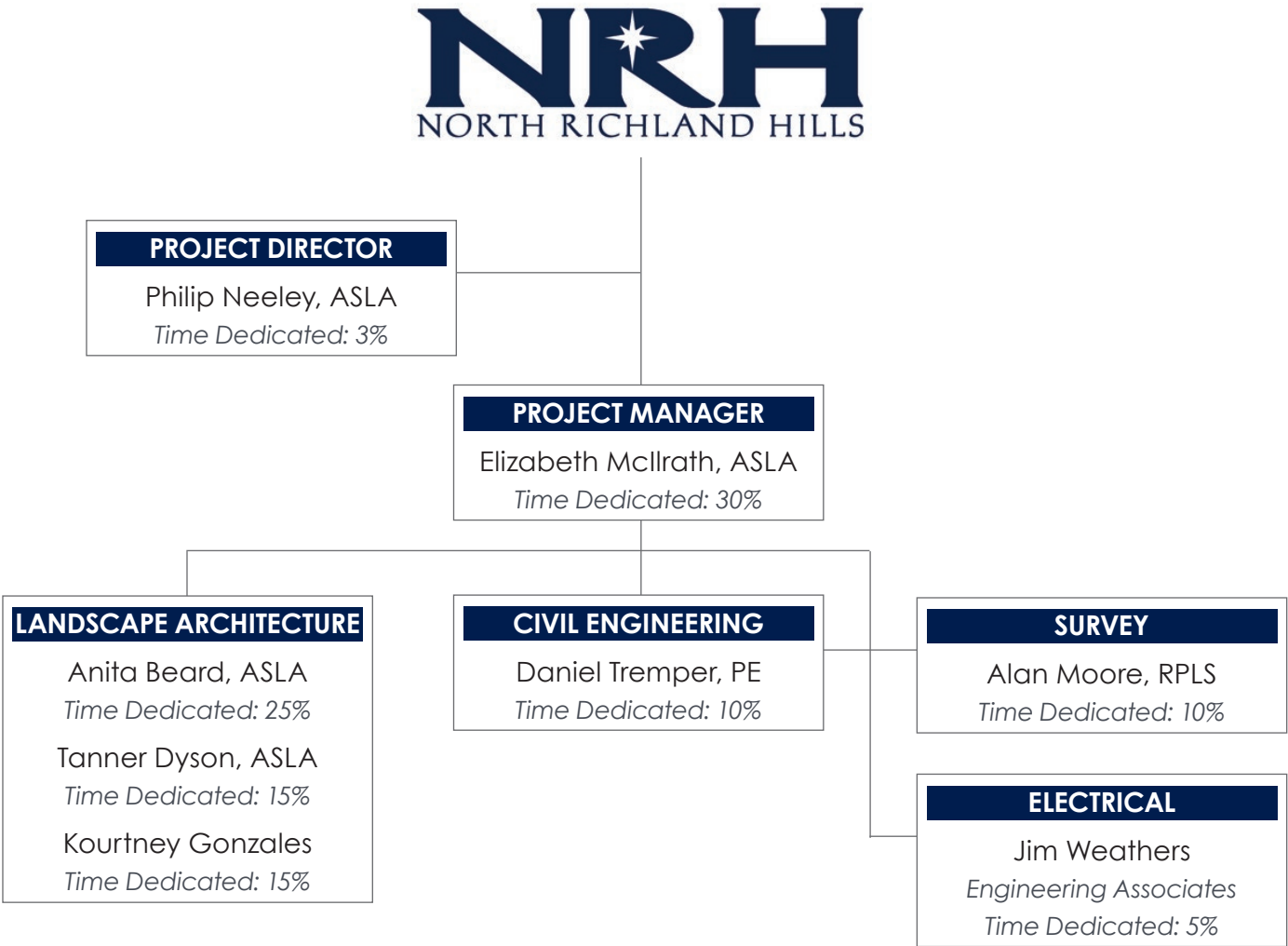


The Dunaway design team worked closely with City leaders and citizen groups on a visionary plan for the redevelopment of Andrew Brown Community Park. Early on, the team facilitated several community focus groups to identify new programming ideas that would expand the dynamic uses within the park. One key strategy was to create a variety of civic spaces & plazas that could host seasonal events and festivals. The arrival court has become an exciting gathering space – with a formal central lawn, radial walkways, sitting areas, and an elegant grand pavilion.



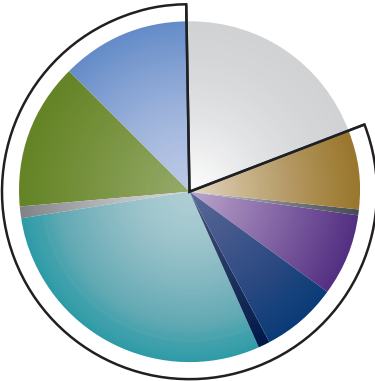
KEY PERSONNEL

ORGANIZATIONAL CHART



In addition to the staff proposed for this project, Dunaway has over 183 total employees available as additional resources capable of providing water and wastewater engineering, structural engineering, planning, environmental services, traffic and parking engineering, hydraulics/ hydrology and GIS. The table and pie chart below illustrates the depth of our staff capabilities.

14 CADD Technicians	50 Project Engineers
1 Construction Manager	3 GIS Analysts
18 Landscape Architect/ Urban Planners	32 Project Managers
11 Principals	30 Surveyors
3 Environmental Scientists	28 Administrative Staff





Philip **NEELEY** ASLA

Project Role: Project Director

EXPERIENCE

33 years

EDUCATION

M. Landscape
Architecture // University of
Texas at Arlington

B.S. in Architecture //
University of Texas at
Arlington

REGISTRATIONS AND CERTIFICATIONS

Registered Landscape
Architect // Texas #1419

Registered Landscape
Architect // Arkansas
#5203

PHILIP NEELEY is widely recognized for leading multidisciplinary teams on large, complex parks and recreation projects that involve engaging community leaders and stakeholder groups in the overall vision for the project. He serves as Senior Discipline Lead for the Planning + Landscape Architecture Department. He guides collaborative teams on parks and open space master plans, trail mobility master plans, and river corridor/greenway master plans. Philip leads teams on the design of signature parks, community parks, sports complexes, trail corridors, neighborhood parks, and unique nature-based parks.

PROJECT EXPERIENCE

- **FLAG POLE HILL MASTER PLAN**
Dallas, Texas
- **JOHN F. BURKE NATURE PRESERVE MASTER PLAN**
Farmers Branch, Texas
- **CARROLLTON PARKS, RECREATION AND OPEN SPACE MASTER PLAN**
Carrollton, Texas
- **LITTLE ELM PARKS AND RECREATION MASTER PLAN**
Little Elm, Texas
- **GRAND PRAIRIE PARKS, RECREATION AND OPEN SPACE MASTER PLAN**
Grand Prairie, Texas
- **FARMERS BRANCH TRAIL MASTER PLAN (2016 TRAPS PLANNING EXCELLENCE AWARD WINNER)**
Farmers Branch, Texas
- **FRONTIER PARK NORTH**
Prosper, Texas
- **ELMER W. OLIVER NATURE PARK DESIGN**
Mansfield, Texas
- **ANDREW BROWN COMMUNITY PARKS REDEVELOPMENT**
Coppell, Texas



Elizabeth **MCILRATH** ASLA

Project Role: Project Manager

EXPERIENCE

17 years

EDUCATION

M. Landscape
Architecture // Texas A&M
University

M. Horticulture // Stephen
F. Austin State University

B.S. Horticulture // Texas
A&M University

REGISTRATIONS AND CERTIFICATIONS

Registered Landscape
Architect // Texas #2480

ELIZABETH MCILRATH is an experienced Project Manager in Dunaway's Planning + Landscape Architecture Group. Her work history includes landscape architecture and urban design for a diverse range of projects. Her expertise with public sector parks and recreation projects includes trail systems and greenways, athletic complexes, regional destination parks, community and neighborhood parks, lake and waterfront parks, as well as urban parks and streetscapes.

PROJECT EXPERIENCE

- **BEARD PARK**
Little Elm, Texas
- **ARMSTRONG PARK | KIDSVILLE RENOVATION**
Duncanville, Texas
- **MCCORD PARK PHASE II - SPLASHPAD**
Little Elm, Texas
- **WALNUT CREEK LINEAR TRAIL PHASE II**
Mansfield, Texas
- **MARTHA WALKER PARK**
Arlington, Texas
- **PLAG POLE HILL MASTER PLAN**
Dallas, Texas
- **TURNER PARK MASTER PLAN**
Grand Prairie, Texas
- **SPIRIT PARK (WATERS BRANCH COMMUNITY PARK)**
Allen, Texas
- **ELMER W. OLIVER NATURE PARK**
Mansfield, Texas
- **ANDREW BROWN COMMUNITY PARKS REDEVELOPMENT**
Coppell, Texas



Anita **BEARD** ASLA

Project Role: Landscape Architect

EXPERIENCE

7 years

EDUCATION

B.S. in Landscape
Architecture // University

REGISTRATIONS AND CERTIFICATIONS

Registered Landscape
Architect // Texas #2953

ANITA BEARD is a well-rounded landscape architect who specializes in park planning and graphics. She has contributed to a wide range of municipal projects including park and open space master plans, trail network planning, athletic fields and neighborhood parks. One of her strengths lie in supporting the design team by preparing design graphics and construction document packages.

PROJECT EXPERIENCE

- **BEARD PARK**
Little Elm, Texas
- **TURNER PARK MASTER PLAN**
Grand Prairie, Texas
- **HARRIS ROAD NEIGHBORHOOD PARK**
Arlington, Texas



Tanner **DYSON** ASLA

Project Role: Landscape Architect

EXPERIENCE

6 years

EDUCATION

B.S. Landscape
Architecture // Texas Tech
University

REGISTRATIONS AND CERTIFICATIONS

Registered Landscape
Architect // Texas #3180

TANNER DYSON has experience in a broad range of project types, market sectors and clients. He has been part of project teams ranging from parks, recreation facilities, sports complexes, trails, amenity centers, and streetscapes.

PROJECT EXPERIENCE

- **ANDREW BROWN COMMUNITY PARKS REDEVELOPMENT**
Coppell, Texas
- **CHISHOLM TRAIL COMMUNITY PARK**
Fort Worth, Texas
- **SPIRIT PARK (WATTERS BRANCH COMMUNITY PARK)**
Allen, Texas



Kourtney GONZALES

Project Role: Graphics

EXPERIENCE

1 year

EDUCATION

B.S. in Landscape
Architecture // Texas A&M
University

KOURTNEY GONZALEZ is a graduate landscape architect in Dunaway's Planning + Landscape Architecture group. She supports the design team by collaborating in conceptual design, creating construction documents, and hand/digital graphic renderings. Her skills include Adobe Photoshop, Illustrator, InDesign, SketchUp, and AutoCAD, etc.

PROJECT EXPERIENCE

- **PARKS AND OPEN SPACE MASTER PLAN**
Van Alstyne, Texas
- **ARMSTRONG PARK/KIDSVILLE RENOVATION**
Duncanville, Texas
- **TURNER PARK MASTER PLAN**
Grand Prairie, Texas



Daniel TREMPER PE

Project Role: Civil Engineer

EXPERIENCE

37 years

EDUCATION

Tarleton State University
University of Texas

DANIEL TREMPER'S experience includes extensive water and wastewater capital improvement infrastructure design, land development design and planning, water and wastewater modeling, water transmission pipeline design, roadway design, drainage design and site grading.

PROJECT EXPERIENCE

- **BEARD PARK**
Little Elm, Texas
- **SPIRIT PARK (WATERS BRANCH COMMUNITY PARK)**
Allen, Texas
- **MARTHA WALKER PARK**
Arlington, Texas



Alan MOORE RPLS

Project Role: Survey

EXPERIENCE

20 years

EDUCATION

B.S. Geology and
Geography // Stephen
F. Austin University

REGISTRATIONS AND CERTIFICATIONS

Registered
Professional Land
Surveyor // Texas #5537

ALAN MOORE is the Survey Executive and is a Principal of Dunaway. He has extensive experience in right-of-way and boundary surveying, horizontal and vertical control surveying, and topographical surveying. Many of the tracts of land surveyed involved complex boundary issues in high-valued urban areas of North Texas.

PROJECT EXPERIENCE

- **ADVENTURE WORLD PARK TOPOGRAPHIC/TREE SURVEY**
North Richland Hills, Texas
- **ANDREW BROWN COMMUNITY PARKS REDEVELOPMENT**
Coppell, Texas
- **SPIRIT PARK (WATTERS BRANCH COMMUNITY PARK)**
Allen, Texas

Jim WEATHERS PE

Project Role: Electrical

EXPERIENCE

37 years

EDUCATION

Tarleton State
University

University of Texas

JIM WEATHERS has over 37 years of experience in the design of electrical and lighting systems including aquatic, athletic, institutional, government, entertainment, commercial, hospitality, retail, industrial, housing, and aviation facilities.

PROJECT EXPERIENCE

- **ANDREW BROWN COMMUNITY PARKS REDEVELOPMENT**
City of Coppell, Texas
- **SPIRIT PARK (WATTERS BRANCH COMMUNITY PARK)**
City of Allen, Texas
- **BEARD PARK**
Town of Little Elm, Texas



REFERENCES

WILLIS WINTERS

Director of Park and Recreation
City of Dallas
1500 Marilla Street, Room 6FS
Dallas, Texas 75201
willis.winters@dallascityhall.com
214.670.4100

STEVE PLUMER

Senior Parks Project Manager
City of Grand Prairie
400 College Street
Grand Prairie, Texas 75050
splumer@gptx.org
972.237.8392

DE'ONNA GARNER

Parks Planning Manager
City of Arlington
717 W. Main Street
Arlington, Texas 76013
deonna.garner@arlingtontx.gov
817.459.5474

BRAD REID

Director of Parks and Recreation
City of Coppell
P.O. Box 9478
Coppell, Texas 75019
breid@coppelltx.gov
972.462.0022

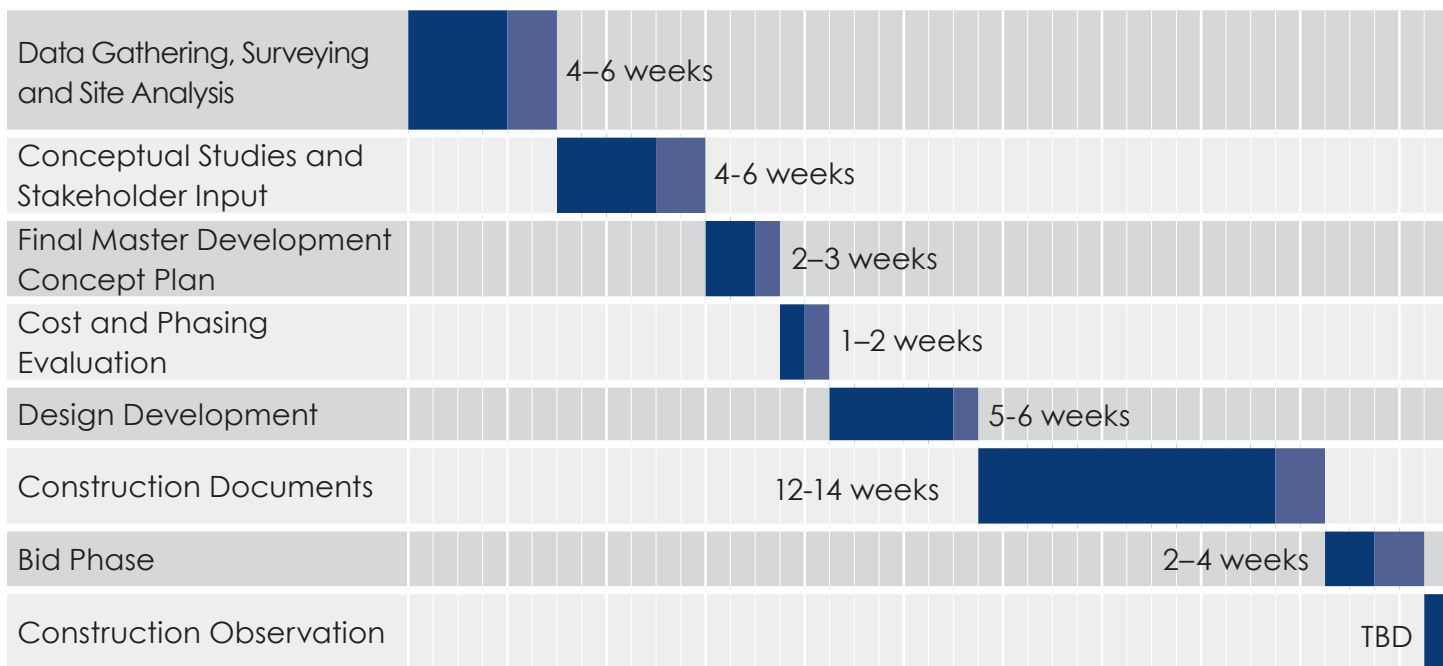
ROBERT DIAZ

Director of Parks and Recreation
City of Wylie
300 Country Club Dr.
Bldg. 100, 3rd Floor
Wylie, Texas 75098
rdiaz@wylietetexas.gov
972.516.6341

PROPOSED SCHEDULE

PROPOSED TASK

WEEKS



Please Note: These time frames may be adjusted to address final scope of work and meet scheduling milestones set by the City.

SUPPLEMENTAL INFORMATION



PUBLIC INVOLVEMENT



Public Hearings



Town Hall Meetings



Focus Groups

The Dunaway Team is respected for its creative approach to engaging citizens and City leaders in the master planning process. Some techniques used by the team include the following:

- **Public Hearings** – keeps citizens up-to-date on vision and future direction
- **Town Hall Meetings** – allows breakout groups for topics of interest
- **Focus Groups** – involve stakeholders and special interest groups
- **Community Meetings** – citizen outreach in certain areas and districts
- **Presentation to City Leaders** – engages city leaders in the planning process through presentations to boards, council, etc.



Community Meetings



Presentation to City Leaders



APPROACH & SITE REVIEW

Our park planning & design team uses a methodical approach to park renovation projects like Linda Spurlock Park. First, we thoughtfully assemble a team of experts from our staff of landscape architects, engineers, drainage specialists, and environmental scientists who are ready to address specific issues that can occur when renovating parks that have been highly utilized over time. We then focus on understanding community goals, programming needs, maintenance issues and budgetary parameters of the project with City staff, leaders, citizen groups and other stakeholders as required.

Paramount to moving forward with a successful renovation plan is a thorough understanding of the current site conditions, existing program elements, and infrastructure. This includes documenting unique features of a site that contribute to its natural beauty; as well as, identifying potential areas for improvements regarding maintenance, circulation, equipment / furnishings, infrastructure, and other upgrades. Our team has already visited the park, observed several visitors enjoying the spaces, and made note of its existing natural features. The following pages note our initial observations. We look forward to the opportunity to discuss this project, programming needs and goals, and our initial observations with the City, neighborhood or other stakeholders in the coming days.



CHARACTER ZONES

Not to Scale



1 Open Space / Trail Edge



2 Practice Field / Backstop



3 Water's Edge Gazebo



4 Duck Pond with Fountain and Public Art



5 Open Lawn with Mature Shade Trees



6 Natural Meadow



7 Playground with Natural Shade



8 Restroom and Storage Structure



9 Parking along Dawn Drive



10 Park Access along Harmonson Road



11 Loop Trail



12 Neighborhood Edge



 **DUNAWAY**

FORT WORTH

AUSTIN

MIDLAND

SAN ANTONIO

dunawayassociates.com