



City of Benbrook

CITY COUNCIL COMMUNICATION

DATE: 02/19/26	REFERENCE NUMBER: C-388	SUBJECT: Design Contract to Freese and Nichols for the Dutch Branch Park Improvements Project	PAGE: 1 of 2
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City Council expressed interest in making improvements to Dutch Branch Park, including replacing all asphalt parking lots with concrete, improving park drainage, adding parking lot lights, and completing other ancillary projects.

During its December 18, 2025 meeting, the City Council approved an updated five-year Capital Improvement Program (CIP) that includes the design of the Dutch Branch Park improvements identified in Table 1.

Table 1 - Dutch Branch Park Improvement Project Priority List
Phase 1
Engineering Design (paving, lighting, drainage)
Front Parking Lot Paving
Lighting - Front Parking Lot
Irrigation Replacement
Signage & Wayfinding
Drainage Improvements
Restroom Improvements
Beacons for the Low Water Crossing
Phase 2
Rear Parking Lot Paving
Lighting - Rear Parking Lot
Interior Road and Access Gates
Rear Access Road
Phase 3
Andy Wayman Drive Paving
Tennis/Pickleball Parking Lot Paving
Tennis/Pickleball New Parking Lot Paving

The design contract agreement with Freese and Nichols covers the design of all three (3) phases, but does not include any construction services. The approved CIP for the current fiscal year identifies funding for construction of Phases 1 and 2; however, actual construction contracts will require separate approval by Council and are not part of this agreement. Phase 3 construction will be planned for a future fiscal year as funding becomes available.

Restroom improvements and installation of the low water crossing beacons will be performed by City staff.

SUBMITTED BY:	DISPOSITION BY COUNCIL: <input type="checkbox"/> APPROVED <input type="checkbox"/> OTHER (DESCRIBE)	PROCESSED BY:
		CITY SECRETARY
CITY MANAGER		DATE:

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The general project schedule is as follows:

- Design completed – 7 months after Notice to Proceed
- U.S. Army Corps of Engineers (USACE) review – 2 months after final design submittal
- Incorporate USACE comments, bid, and award construction contract – 3 months
- Construction start – 1 month after contract award
- Construction completion – 12 months after award contract award

FINANCING

The Stormwater Utility Fund will be used to fund the drainage-related components of the project, and General Fund Reserves will be used to fund the remainder of the project.

RECOMMENDATION

Staff recommends that the City Council approve the design contract with Freese and Nichols, Inc. for the Dutch Branch Park Improvements Project for \$888,000.