



## CITY OF GRAND PRAIRIE COMMUNICATION

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**MEETING DATE:** 08/19/2025

**PRESENTER:** Rashad Jackson, AICP, CPM, Planning and Development Director

**TITLE:** Professional Services contract with Salcedo Group, Inc. to prepare 30% - 100% Construction Design Plans for the Pioneer Parkway Improvement Project, as part of the Pioneer Parkway “International Corridor” Urban Design Strategy Plan, in an amount not to exceed \$2,575,570.22

**REVIEWING COMMITTEE:** (Presented to the City Council Development Committee on 12/17/2024)

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**SUMMARY:**

| <i>Vendor Name</i>  | <i>Total Cost</i> |
|---------------------|-------------------|
| Salcedo Group, Inc. | \$2,575,570.22    |

**PURPOSE OF REQUEST:**

This contract will continue the schematic design development and establish the final cost of construction for Pioneer Parkway improvements as part of Pioneer Parkway “International Corridor” Urban Design Strategy Plan. In 2020, the City of Grand Prairie conducted a detailed urban design analysis of Pioneer Parkway and its existing infrastructure and cultural uses. On August 17, 2021, City Council approved a resolution that adopted the Pioneer Parkway Urban Design Strategy Plan. The consultant, Salcedo Group, Inc. has completed the 30% schematic drawings for this project. The current contract will continue the plan drafting for the remaining phases of construction drawing preparation resulting in final construction drawings and finalized construction costs.

The adopted Pioneer Parkway “International Corridor” Urban Design Strategy Plan includes several infrastructure improvements and streetscape enhancements between S. Great Southwest Parkway to east of Belt Line (FM1382). The plan can be found here: <https://www.gptx.org/Departments/Planning-and-Development/Planning-Division/Long-Range-Planning/Pioneer-Parkway-Urban-Design-Strategy-Plan>.

This contract will help bring the City one step closer to bringing the urban design plan to fruition. The City has spent approximately \$700,000 dollars of 2023 capital improvement funds for the development of the 30% schematic plans for this project and allotted \$2.7 million dollars for 2024 for the final 30% - 100% construction drawing costs. Overall project costs for construction of this project are estimated at \$27 million dollars.

Costs are broken down as follows (Total costs include subconsultant costs):

- A. 100% Construction Documents scope of work - \$1,219,320
- B. Landscape Architecture Design - \$490,000
- C. Surveying Services - \$123,601
- D. Traffic Engineering - \$392,000
- E. Geotechnical Investigation - \$57,750
- F. Structural Engineering - \$50,000
- G. SUE Services - \$40,000
- H. MEP Electrical Engineer - \$25,000
- I. Environmental & Public Involvement - \$167,899.22
- J. Reimbursables - \$10,000

Total - \$2,570,570.22

Once approved to proceed, the anticipated time for completion of the plans is 18 months.

**PROCUREMENT DETAILS:**

Procurement Method: ☐ Cooperative/Interlocal ☒ RFQ # 23017 ☐ Sole Source ☒ Professional Services ☐ Exempt

☒ Local Vendor ☐ HUB Vendor

**FINANCIAL CONSIDERATION:**

|           |                                     |            |                          |
|-----------|-------------------------------------|------------|--------------------------|
| Budgeted? | <input checked="" type="checkbox"/> | Fund Name: | Capital Reserve CIP Fund |
|-----------|-------------------------------------|------------|--------------------------|

|                         |             |                       |     |                    |             |
|-------------------------|-------------|-----------------------|-----|--------------------|-------------|
| If Capital Improvement: |             |                       |     |                    |             |
| Total Project Budget    | \$2,600,700 | Proposed New Funding: | \$0 | Remaining Funding: | \$24,429.78 |

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- None