

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Stacie Anaya, Director of Parks and Recreation

DATE: August 17, 2026

SUBJECT: **Approval of a Professional Services Agreement Between the City of Lewisville and Halff Associates, Inc. for Professional Engineering and Consulting Services for the Design for Vista Ridge Park; in the Amount of \$1,907,000; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

BACKGROUND

The Vista Ridge Sports Complex is over 30 years old and is no longer used for the original purpose due to the development of new sports complexes and event venues, as well as a lack of compliance with ADA guidelines. The park is often inundated with water after a sustained rain event rendering it unusable and inaccessible in many areas. This not only limits access to the fields for athletic programs during rainy seasons, but this becomes a significant maintenance issue for the park crews.

The City previously hired Halff Associates to develop a concept plan for the redevelopment of Vista Ridge Park that staff presented to City Council in December 2020. The plan was approved, and the project was included in the Parks Proposition of the 2024 Bond Program. With the approval of the bond in May 2024, the department is prepared to pursue landscape architecture and engineering design services to initiate this project. It was determined that Halff was the appropriate organization to lead this effort considering their conceptual design of the park, as well as their ongoing involvement with projects in the Levee District, which allows for streamlining the project by leveraging existing plans, reports and studies to create efficiencies throughout the design process with projects in this area.

In November 2025, Halff completed the preliminary analysis and 30% schematic design for Vista Ridge Park and presented it to the Parks Board. With the acceptance of the design, the department is now prepared to advance the plan and move into the construction documents phase.

ANALYSIS

The proposed professional services agreement includes landscape architecture and engineering services for Vista Ridge Park, an approximately 20.55-acre park located at 2950 Lake Vista Drive in Lewisville, Texas. This project includes project management and coordination of professional services, public and stakeholder engagement, subsurface utility engineering (SUE),

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survey, geotechnical engineering, civil engineering, landscape architecture, and architectural services.

The final deliverable will provide 100% construction documents, estimate of probable construction costs, specifications, and a bid package for the project. Halff anticipates the design of the improvements will take approximately 67 weeks. Funding is available in the Vista Ridge Park Capital Project.

CITY STAFF'S RECOMMENDATION

That the City Council approve the agreement and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.