

## **MEMORANDUM**

**TO:** Claire Powell, City Manager

**FROM:** Stacie Anaya, Director of Parks and Recreation

**DATE:** February 16, 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 Schematic Design for Lake Park; in the Amount of \$3,378,100; and Authorization for the City Manager, or Her Designee, to Execute the Agreement**

### **BACKGROUND**

Lake Park has approximately 385 acres consisting of a golf course, athletic fields, boardwalk/fishing pier, day use picnic areas, walking trails/disc golf area, RV campgrounds and overnight campgrounds. Lake Park is adjacent to the Lewisville Lake Development area that holds a Marina, boat sale and service facility, restaurant and a DCTA station. It is also adjacent to our Lewisville Lake Environmental Learning Area (LLELA), a nature preserve that has a rich history, both within the community and ecologically. It is the center for ecological research and education in the City of Lewisville. These three areas and the Trinity River corridor are the Green Centerpiece recognized in Lewisville's Vision 2025 plan.

Lake Park is located on the shores of Lewisville Lake, which is managed and operated by the United States Army Corps of Engineers (USACE). The primary focus of the USACE is Flood Damage Reduction, Water Supply, Natural Resource Preservation and Recreation. In 2020, the City executed a Professional Services Agreement (PSA) with Halff Associates to assist with the development of a Master Plan for Lake Park. The plan was completed in 2023 and approved by the City Council and the USACE in 2024.

While surveying Lake Park for development of the master, Halff identified several areas with extensive erosion along approximately 2 miles of shoreline. Erosion along the shoreline in two locations was deemed severe enough to cause safety concerns and threaten physical assets such as trails and a pavilion. Since 2023, the City has worked with Halff on the design and execution of temporary shoreline erosion protection measures, as well as more permanent improvement near Boat Ramp #2 and the former swim beach on the eastern edge of the park that align with the overall master plan. The construction documents for these improvements will be completed this spring and sent to the USACE for approval before moving forward with construction.

In addition, over the past 18 months, the City has been working with Suntex Marinas to finalize a lease agreement for the redevelopment and operation of the marina, and a short term lease

agreement for the upland area of the marina until Matthew Southwest can identify a developer for the hotel, lodge and accessory components envisioned for the northern area of Lake Park in the master plan. These leases were approved by City Council on January 30, 2026. Having these leases in place helped determine the scope of services Halff needs to provide for the next phase of design for Lake Park.

### **ANALYSIS**

The proposed PSA includes engineering services for 15% preliminary schematic design for all phases of the master plan (A-E for Lake Park, and F-H at the marina), and 30% schematic design for Phase A of Lake Park proper and Phases F and G for the marina. Refining the conceptual designs of the master plan for the entire park will help create a consistent framework for design, decision making, and implementation including the development of design standards, environmental and flood plain assessments for regulatory compliance and USACE review/permitting.

Once the 15% preliminary schematic designs are approved, 30% schematic designs will be developed for the RV and Day-use areas in Lake Park, and the utility and infrastructure components of the marina. In addition to the schematic design, an Opinion of Probable Construction Cost (OPCC) with an escalation estimate over a 5-year period will be provided. These documents will help the City and marina uplands developer plan for design and construction costs of the improvements.

Halff anticipates the design of the improvements will take approximately 22 months and construction approximately 44 weeks. Anticipated completion of the schematic design documents and OPCC is in January 2028. Funding is available in the Lake Park Improvement 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.