

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Office of Cultural Affairs
Park & Recreation Department

CMO: Joey Zapata, 670-1204
Willis Winters, 670-4071

MAPSCO: 46 P

SUBJECT

Authorize the first amendment to the Lease Agreement with DSM Management Group, Inc. for Music Hall at Fair Park to provide for the City's contributions to the operations and utility costs of the facility, previously authorized on an annual basis, in the amount of \$290,000 per year for the period October 1, 2017 through June 30, 2029 - Not to exceed \$3,480,000 - Financing: General Funds (subject to annual appropriations)

BACKGROUND

On May 13, 2009, City Council authorized a Lease Agreement with DSM Management Group, Inc. (DSMMGI) for the Music Hall at Fair Park by Resolution No. 09-1226. In FY 2014-15, as part of the annual Cultural Services Program contracts for cultural services, the City Council authorized a contract with DSMMGI for operations and utility reimbursements up to \$290,000 for operation of the Music Hall facility by Resolution No. 14-1795. That increase was continued in fiscal years 2015-16 and 2016-17. The Audit of Fair Park Business Partners Oversight (Report No. A16-009) by the City Auditor's Office, published on May 13, 2016, recommended, in part, that the Office of Cultural Affairs establish procedures to ensure that all key contract requirements are monitored and are in compliance with the contract requirements. As part of this effort, the Office of Cultural Affairs is working with the City Attorney's Office to align each agreement with current expense reimbursement practices.

This action seeks to memorialize the operation and utility reimbursement into the lease agreement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 13, 2009, City Council authorized a Lease Agreement with DSM Management Group, Inc by Resolution No. 09-1226.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

On October 22, 2014, City Council authorized a Cultural Organizations Program Service Contract with DSM Management Group, Inc in the amount of \$290,000 for reimbursement of utilities and facility operations support of Dallas Summer Musicals by Resolution No. 14-1795.

On October 28, 2015, City Council authorized a Cultural Organizations Program Service Contract with DSM Management Group, Inc in the amount of \$290,000 for reimbursement of utilities and facility operations support of Dallas Summer Musicals by Resolution No. 15-1949.

On October 26, 2016, City Council authorized a Cultural Organizations Program Service Contract with DSM Management Group, Inc in the amount of \$72,500 for reimbursement of utilities and facility operations support of Dallas Summer Musicals by Resolution No. 16-1749.

On December 14, 2016, City Council authorized an amendment to the Cultural Organizations Program Service Contract with DSM Management Group, Inc to increase the contract amount by \$217,500 (revised total \$290,000) for reimbursement of utilities and facility operations support of Dallas Summer Musicals by Resolution No. 16-1995.

On October 25, 2017, City Council authorized a Cultural Organizations Program Service Contract with DSM Management Group, Inc in the amount of \$290,000 for reimbursement of utilities and facility operations support of Dallas Summer Musicals by Resolution No. 17-1658.

Information about this item will be provided to the Quality of Life, Arts & Culture Committee on February 26, 2018.

FISCAL INFORMATION

General Funds - \$3,480,000 (\$290,000 per year for 12 years) (subject to annual appropriations)

February 28, 2018

WHEREAS, on May 13, 2009, City Council authorized a Lease Agreement with DSM Management Group, Inc. (DSMMGI) for use of the Music Hall at Fair Park located at 909 First Avenue by Resolution No. 09-1226; and

WHEREAS, beginning in Fiscal Year 2014-15, as part of the annual Office of Cultural Affairs' Cultural Services Program contracts for cultural services, the City Council authorized a contract with DSMMGI for operations and utility reimbursements up to \$290,000 for operation of the Music Hall facility by Resolution No. 14-1795; and

WHEREAS, the City desires to enter into the first amendment to the Lease Agreement to memorialize the City's contribution for operations and utility costs of the Music Hall facility.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to sign the first amendment to the Lease Agreement with DSM Management Group, Inc., approved as to form by the City Attorney, for contribution to operations and utility costs for the Music Hall at Fair Park, up to \$290,000 per year, subject to annual appropriations, for the period October 1, 2017 through June 30, 2029, and for related revisions.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse, in periodic payments, to the DSM Management Group, Inc., an amount not to exceed \$3,480,000 (subject to annual appropriations) from Fund 0001, Department PKR, Unit 5206, Object 3099, Encumbrance/Contract No. MASC OCA-2018-00005201, Vendor VS0000049924.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Office of Cultural Affairs

CMO: Joey Zapata, 670-1204

MAPSCO: N/A

SUBJECT

Authorize the second amendment to the Master Agreement with Dallas Black Dance Theatre, Inc. for the Development, Use and Operation of the Dallas Black Dance Theatre facility to memorialize an increase to the City's contributions for the operations and utility costs of the facility by \$77,000, previously authorized on an annual basis, from \$93,000 to \$170,000 annually for the period October 1, 2017 through December 31, 2048, and for related revisions - Not to exceed \$2,387,000, from \$2,883,000 to \$5,270,000 - Financing: General Funds (subject to annual appropriations)

BACKGROUND

On December 14, 2005, City Council authorized a Master Agreement for the Development, Use and Operation of the former Moorland YMCA Building in the Dallas Arts District with Dallas Black Dance Theatre, Inc. (DBDT), ownership of which was transferred from DBDT to the City as part of the agreement. The master agreement provides that the City will reimburse DBDT up to \$93,000 annually for operation and utility expenses for facility, and provides for period increases related to utility rate adjustments.

In FY 2014-15, as part of the annual Cultural Organizations Program contract with DBDT for cultural services, City Council authorized an increase to the City's payment obligation for operation and utility costs of the facility from \$93,000 to \$170,000. That increase was continued in fiscal years 2015-16 and 2016-17. The Audit of Business Partners Oversight - Arts District (Report No. A17-010) by the City Auditor's Office, published on August 25, 2017, recommended, in part, that the Office of Cultural Affairs work with the individual business partners and the City Attorney's Office to align each agreement with current expense reimbursement practices.

This action seeks to memorialize the increased operation and utility reimbursement into the contract, and delete the periodic utility rate adjustments based on an annual utility usage amount, which was never established following execution of the agreement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 14, 2005, City Council authorized a Development and Use Agreement with Dallas Black Dance Theatre for the donation of the facility to the City and the design, development, construction, maintenance, management, use and operation of the facility located at 2700 Flora Street as a multi-use dance rehearsal, instructional and administrative office facility by Resolution No. 05-3604.

On January 16, 2008, City Council authorized the First Amendment to the Master Agreement for the Development, Use and Operation of the Dallas Black Dance Theatre facility to (1) extend the term of the Master Agreement by thirty-six months to end December 31, 2048; and (2) consent to the sublease of the Dallas Black Dance Theatre facility located at 2700 Flora Street to a master tenant entity controlled by the Dallas Black Dance Theatre to allow the Dallas Black Dance Theatre to receive federal historic tax credits in connection with the improvement and rehabilitation of the Dallas Black Dance Theatre facility by Resolution No. 08-0225.

On October 22, 2014, City Council authorized a Cultural Organizations Program Service contract with Dallas Black Dance Theatre, Inc. in the amount of \$311,603, of which \$170,000 was designated for reimbursement of utilities and facility operations support of the Dallas Black Dance Theatre facility by Resolution No. 14-1795.

On October 28, 2015, City Council authorized a Cultural Organizations Program Service contract with Dallas Black Dance Theatre, Inc. in the amount of \$357,711, of which \$170,000 was designated for reimbursement of utilities and facility operations support of the Dallas Black Dance Theatre facility by Resolution No. 15-1949.

On October 26, 2016, City Council authorized a Cultural Organizations Program Service contract with Dallas Black Dance Theatre, Inc. in the amount of \$357,711, of which \$170,000 was designated for reimbursement of utilities and facility operations support of the Dallas Black Dance Theatre facility by Resolution No. 16-1749.

Information about this item will be provided to the Quality of Life, Arts & Culture Committee on February 26, 2018.

FISCAL INFORMATION

General Funds - \$2,387,000 (subject to annual appropriations)

February 28, 2018

WHEREAS, the Dallas Black Dance Theatre, Inc. (DBDT) is a world-class modern dance company, whose mission is to achieve artistic excellence through performance and educational programs bridging cultures, reaching diverse communities and encompassing national and international audiences; and

WHEREAS, in 1999 DBDT acquired the former Moorland YMCA, an approximately 20,058 square foot tract of land improved with a building, located at 2700 Flora Street for conversion into a multi-use dance rehearsal, instructional and administrative office facility for DBDT; and

WHEREAS, in the City's 2003 Bond election, the voters approved a proposition which included \$3,263,976 for the planning, design, construction and renovation of the former Moorland YMCA building as a multi-use dance rehearsal, instructional and administrative office facility for DBDT; and

WHEREAS, on December 14, 2005, City Council authorized a Development and Use Agreement with Dallas Black Dance Theatre for the donation of the facility to the City and the design, development, construction, maintenance, management, use and operation of the facility located at 2700 Flora Street as a multi-use dance rehearsal, instructional and administrative office facility by Resolution No. 05-3604; and

WHEREAS, on January 16, 2008, City Council authorized the First Amendment to the Master Agreement for the Development, Use and Operation of the Dallas Black Dance Theatre facility to (1) extend the term of the Master Agreement by thirty-six months to end December 31, 2048; and (2) consent to the sublease of the Dallas Black Dance Theatre facility located at 2700 Flora Street to a master tenant entity controlled by the Dallas Black Dance Theatre to allow the Dallas Black Dance Theatre to receive federal historic tax credits in connection with the improvement and rehabilitation of the Dallas Black Dance Theatre facility by Resolution No. 08-0225; and

WHEREAS, pursuant to the Master Agreement the City is responsible to pay a portion of the annual operations and utilities costs of the premises up to but not exceeding \$93,000; and

WHEREAS, beginning in Fiscal Year 2014-15, the Dallas City Council authorized its annual Cultural Organizations Program (COP) contract with DBDT inclusive of an appropriation increase to the City's payment obligation for DBDT's annual Operation and Utilities Cost from \$93,000 to \$170,000 annually; and

February 28, 2018

WHEREAS, the City desires to enter into a second amendment to the Master Agreement with Dallas Black Dance Theatre, Inc. for the Development, Use and Operation of the Dallas Black Dance Theatre facility to memorialize an increase to the City's contributions for the operations and utility costs of the facility by \$77,000, previously authorized on an annual basis, from \$93,000 to \$170,000 annually for the period October 1, 2017 through December 31, 2048.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to sign the second amendment to the Master Agreement with Dallas Black Dance Theatre, Inc., approved as to form by the City Attorney, for the Development, Use and Operation of the Dallas Black Dance Theatre facility to memorialize an increase to the City's contributions for the operations and utility costs of the facility by \$77,000, previously authorized on an annual basis, from \$93,000 to \$170,000 annually for the period October 1, 2017 through December 31, 2048, and for related revisions.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$2,387,000 (subject to annual appropriations), in periodic payments to the Dallas Black Dance Theatre, Inc. from the General Fund, Fund 0001, Department OCA, Unit 4854, Object 3099, Encumbrance/Contract No. MASC OCA-2018-00003856, Vendor 219206.

SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

STRATEGIC PRIORITY: Quality of Life
Economic and Neighborhood Vitality

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Park & Recreation Department
Office of Economic Development

CMO: Willis Winters, 670-4071
Raquel Favela, 670-3309

MAPSCO: 46 Q

SUBJECT

Authorize a Chapter 380 Economic Development Grant Agreement with ESPN Production Inc. in consideration of bringing teams from the Big Ten, Big 12 or Conference USA to play in an annual bowl game at the Cotton Bowl Stadium at Fair Park in December 2018 and December 2019 pursuant to the City of Dallas Public/Private Partnership Program - Not to exceed \$800,000 - Financing: General Funds (subject to annual appropriations)

BACKGROUND

The first Cotton Bowl collegiate game was held on January 1, 1937 at the Cotton Bowl Stadium with the Texas Christian University Horned Frogs defeating the Marquette Golden Avalanche, 16-6. A bowl game has been held at the Cotton Bowl Stadium each year since, except in 2010. The Cotton Bowl Stadium has hosted more bowl games than any other stadium in the United States, with the exception of the Rose Bowl.

On November 14, 2012, the City of Dallas (City) and the Heart of Dallas, a Texas non-profit corporation, entered into a Chapter 380 Economic Development Grant Agreement. Under the authority of Chapter 380 of the Texas Local Government Code (the "Act"), the City has made grants of public money to: (1) promote local economic development and (2) stimulate business and commercial activity in the City; more particularly within the South Dallas/Fair Park area. The City desired to provide an economic incentive to the Heart of Dallas to bring teams from the Big Ten, Big 12, or Conference USA to play in an annual bowl game at Cotton Bowl Stadium which would also help promote development and diversification of the economy, elimination of unemployment and underemployment and development and expansion of commerce.

BACKGROUND (continued)

The Heart of Dallas expressed a commitment to contract with the City to host bowl games with specified National Collegiate Athletic Association (NCAA) football conferences and in consideration for the completion and compliance of said functions, the City committed to make an economic development grant to the Heart of Dallas of \$400,000, renewed for up to five additional 12-month periods and subject to annual approval and appropriation by the City Council and continued statutory authorization of the incentive under the Act.

In 2013, ESPN Production Inc. (ESPN) took over management and operation of the Plains Capital Heart of Dallas Bowl and in 2014 Zaxby's became the title sponsor. On December 26, 2017, the final bowl game was played under the Chapter 380 Economic Development Grant Agreement between the City and Heart of Dallas/ESPN.

According to Visit Dallas, the bowl game between Utah and West Virginia on December 26, 2017 had an economic impact of \$7,024,513. The bowl game between Army and North Texas on December 27, 2016 had a total economic impact of \$5,903,619 and the bowl game between Louisiana Tech and Illinois played on December 26, 2014 had an economic impact of \$14,890,630.

Via a separate agreement, the Heart of Dallas/ESPN has two years remaining in a six-year partnership agreement with the Big 12 (seventh selection), Big Ten (ninth selection) and Conference USA. Remaining matchups include Conference USA versus Big Ten in 2018 and Conference USA versus Big 12.

On November 2, 2017, the Park and Recreation Board was briefed on the history of the bowl games and future Chapter 380 Economic Development Grant Agreement funding options. Staff is recommending that a new two-year funding agreement be pursued as a shorter term would result in better aligning of City interests with contract terms of any new agreement between ESPN and the college conferences.

The proposed Chapter 380 Economic Development Grant Agreement is subject to the following key terms:

1. The grant shall be payable in two installments of \$400,000 each in December 2018 and December 2019
 - The first installment will be payable in December 2018 upon completion and verification of ESPN bringing teams in from the Big Ten, Big 12 or Conference USA to play in an annual bowl game at the Cotton Bowl Stadium at Fair Park to promote with the City of Dallas, and in particular within the South Dallas/Fair Park area that will promote development and diversification of the economy; elimination of unemployment and underemployment; and development and expansion of commerce

BACKGROUND (continued)

- The second installment will be payable in December 2019 upon completion and verification of ESPN bringing teams in from the Big Ten, Big 12 or Conference USA to play in an annual bowl game at the Cotton Bowl Stadium at Fair Park to promote with the City of Dallas, and in particularly within the South Dallas/Fair Park area that will promote development and diversification of the economy; elimination of unemployment and underemployment; and development and expansion of commerce
2. ESPN shall contract with the City to host bowl games at the Cotton Bowl Stadium with specified NCAA football conferences in 2018 and 2019
 3. ESPN shall organize and manage advertising, broadcasting, news media, promotional activities and other such related game functions
 4. The grant shall renew each year for up to one additional 12-month period, subject to approval and appropriation by the City Council
 5. Continued statutory authorization of this incentive under the Act
 6. ESPN shall host the annual bowl game at Cotton Bowl Stadium at Fair Park in December 2018 and December 2019

Pursuant to the City's Public/Private Partnership (PPP) Program, Guidelines and Criteria (effective for the period of January 1, 2018 through December 31, 2018) the project does not meet the minimum eligibility requirements for a non-target area. Notwithstanding, the project represents a unique economic development opportunity and, as such is considered a "Non-Conforming Project" pursuant to the PPP Program. As a Non-Conforming Project, the proposed Grant requires approval by a three-fourths vote of the Dallas City Council.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 14, 2012, City Council authorized an economic development grant agreement with The HOFD, Incorporated pursuant to the City's Public/Private Partnership Program for participating universities from the Big Ten, Big 12 or Conference USA subject to the annual New Year's Day Bowl Game at the Cotton Bowl, by Resolution No. 12-2785.

On November 2, 2017, the Park and Recreation Board was briefed on the history of the bowl games and future Chapter 380 Economic Development Grant Agreement funding options.

On February 1, 2018, the Park and Recreation Board authorized staff to work with the Office of Economic Development to seek the reauthorization of a Chapter 380 Economic Development Grant Agreement with ESPN and for staff to seek additional match funding sources, specifically the Tourism Public Improvement District.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (continued)

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 26, 2018.

FISCAL INFORMATION

General Funds - \$800,000 (subject to annual appropriations)

February 28, 2018

WHEREAS, under the authority of Chapter 380 of the Texas Local Government Code, the City of Dallas has made grants of public money to promote local economic development and to stimulate business and commercial activity in the City of Dallas, and more particularly within the South Dallas/Fair Park area; and

WHEREAS, on November 14, 2012, City Council authorized an economic development grant with The HOFD, Incorporated to bring teams from the Big Ten, Big 12 or Conference USA to play their annual New Year's Day bowl game at the Cotton Bowl Stadium at Fair Park, by Resolution No. 12-2785; and

WHEREAS, holding the games at the Cotton Bowl Stadium, along with advertising, broadcasting, news media, and promotion activities related to the Heart of Dallas Bowl game, attracts tourists to the City and Fair Park, increases business opportunities throughout the City, and portrays the City in a positive fashion; and

WHEREAS, in 2013, ESPN Production Inc. (ESPN) took over management and operation of the Plains Capital Bank Heart of Dallas Bowl and in 2014 Zaxby's became the title sponsor of the Bowl; and

WHEREAS, on December 14, 2016, City Council adopted a new Public/Private Partnership Program Guidelines and Criteria for the period of January 1, 2017 through December 31, 2018, unless new Guidelines to the Public/Private Partnership Program are adopted before such date pursuant to the Property Redevelopment and Tax Abatement Act, as amended (V.T.C.A., Tax Code Chapter 312) and other incentives intended to promote private investment, tax base growth and job creation by Resolution No. 16-1984; and

WHEREAS, according to Visit Dallas, the bowl game on December 26, 2017 between Utah and West Virginia had an economic impact of \$7,024,513, the bowl game on December 27, 2016 between Army and North Texas had a total economic impact of \$5,903,619; and the bowl game on December 26, 2014 between Louisiana Tech and Illinois had an economic impact of \$14,890,630; and

WHEREAS, ESPN has expressed a commitment to contract with the City of Dallas to host bowl games at the Cotton Bowl Stadium with specified football conferences in December 2018 and December 2019 in exchange for certain considerations; and

WHEREAS, on February 1, 2018, the Park and Recreation Board authorized staff to proceed working with the Office of Economic Development to seek reauthorization of a Chapter 380 Economic Development Grant Agreement with ESPN in an amount not to exceed \$800,000 in consideration of bringing teams from the Big Ten, Big 12 or Conference USA to play in an annual bowl game at the Cotton Bowl Stadium at Fair Park.

February 28, 2018

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to sign a Chapter 380 Economic Development Grant Agreement with ESPN Production Inc. in consideration of bringing teams from the Big Ten, Big 12 or Conference USA to play in an annual bowl game at the Cotton Bowl Stadium at Fair Park in December 2018 and December 2019 pursuant to the City of Dallas' Public/Private Partnership Program.

SECTION 2. That the City Manager is hereby authorized to provide annual funding beginning 2018 through 2019, in the amounts as set forth in SECTION 4 below, subject to the games being played at the Cotton Bowl Stadium and annual appropriation of funding by the City Council.

SECTION 3. That the President of the Park and Recreation Board and the City Manager, are hereby authorized to execute a Chapter 380 Economic Development Grant Agreement with ESPN, approved as to form by the City Attorney.

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds to ESPN Production Inc. in an amount not to exceed \$800,000 from General Fund, Fund 0001, Agency PKR, Unit 5208, Object 3099, Vendor VC18227, subject to annual appropriations.

SECTION 5. That this contract is designated as Contract No. PKR-2018-00005409.

SECTION 6. That the commitments for funding set forth in this resolution shall be terminated by the City Manager, without liability in the event of non-appropriation of such subsequent funding by the City Council; provided, however, the City Manager is hereby authorized to include such funding in the proposed budget submissions to the City Council.

SECTION 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14

DEPARTMENT: Park & Recreation Department

CMO: Willis Winters, 670-4071

MAPSCO: Various

SUBJECT

Authorize a ten-year Interlocal Agreement, with two five-year renewal options, with Dallas Independent School District for shared access of campus grounds after school hours and weekends - Financing: This action has no cost consideration to the City (see Fiscal Information for future cost)

BACKGROUND

Currently, approximately only half of Dallas residents live within a ten minute walk of a park. Throughout Dallas, there are areas that are highly deficient in open space. A strategy utilized nationally to increase resident access to park and open space is to partner with schools to make their campuses available for resident use after school hours and weekends. By partnering with multiple school districts including Dallas Independent School District (DISD), the City will be able to fill many gaps in service without the need to acquire new park land.

There are two primary deal points in the agreement. First, DISD will formally allow neighborhood resident access to the campuses after school hours and weekends. Second, DISD and the City will partner on capital improvements subject to funding availability of both parties. It is anticipated that the primary improvements will be playground enhancements. DISD will provide new play equipment and the City will provide a subsurface drainage system, concrete containment edge and an Americans with Disabilities Act accessible walkway, if one is not present. Any capital improvements completed under the agreement will be maintained by the City and owned by DISD.

On February 14, 2018, City Council approved an Interlocal Agreement with Richardson Independent School District for shared access of campus grounds after school and weekends. The City is seeking grant opportunities for capital improvements, which will be funded and procured in future, separate authorizations.

BACKGROUND (continued)

The agreement will cover the following 25 schools:

<u>School Name</u>	<u>Council District</u>
Leila P. Cowart Elementary School	1
L.O. Donald Elementary School	1
John H. Reagan Elementary School	1
Arturo Salazar Elementary School	1
Sam Houston Elementary School	2
Esperanza Hope Medrano Elementary	2
Alex W. Spence Middle Learning Center & Talented/Gifted Academy	2
Anson Jones Elementary School	3
John Leslie Patton Jr. Academic Center	4
Boude Storey Middle School	4
John Ireland Elementary School	5
David G. Burnet Elementary School	6
Francisco F. Pancho Medrano Middle School	6
S.S. Conner Elementary School	7
Frank Guzick Elementary School	7
Harold Wendell Lang Sr. Middle School	7
C.A. Tatum Jr. Elementary School	7
Frederick Douglass Elementary School	8
Reinhardt Elementary School	9
Anne Frank Elementary School	11
Tom C. Gooch Elementary School	13
Jill Stone At Vickery Meadow Elementary School	13
Jack Lowe Sr. Elementary School	13
Dan D. Rogers Elementary School	14
Stonewall Jackson Elementary School	14

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 18, 2017, the Park and Recreation Board was briefed on this item.

On January 4, 2018, the Park and Recreation Board deferred this item.

On February 1, 2018, the Park and Recreation Board authorized a ten-year Interlocal Agreement, with two five-year renewal options, with Dallas Independent School District.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 26, 2018.

FISCAL INFORMATION

This action has no cost consideration to the City. In the event that both parties choose to make capital improvements to a campus and subject to funding availability, the anticipated cost of a subsurface drainage system, concrete containment edge and an Americans with Disabilities Act accessible walkway per school playground, if not present, ranges between \$25,000 and \$50,000 depending upon existing site conditions.

MAP

Attached

February 28, 2018

WHEREAS, a national best practice is for park systems to partner with school districts to increase the availability of park land and open space to residents; and

WHEREAS, the City of Dallas has joined the Trust for Public Land's ten minute walk initiative to ensure as many residents as possible have access to a park or open space within a ten minute or 0.5 mile walk of their home; and

WHEREAS, the City of Dallas and Dallas Independent School District (DISD) desire to enter into a ten-year Interlocal Agreement, with two five-year renewal options, for shared access of campus grounds after school hours and weekends and to partner on capital improvements subject to funding availability; and

WHEREAS, any capital improvements to the school campuses completed under this agreement will be maintained by the City and owned by DISD.

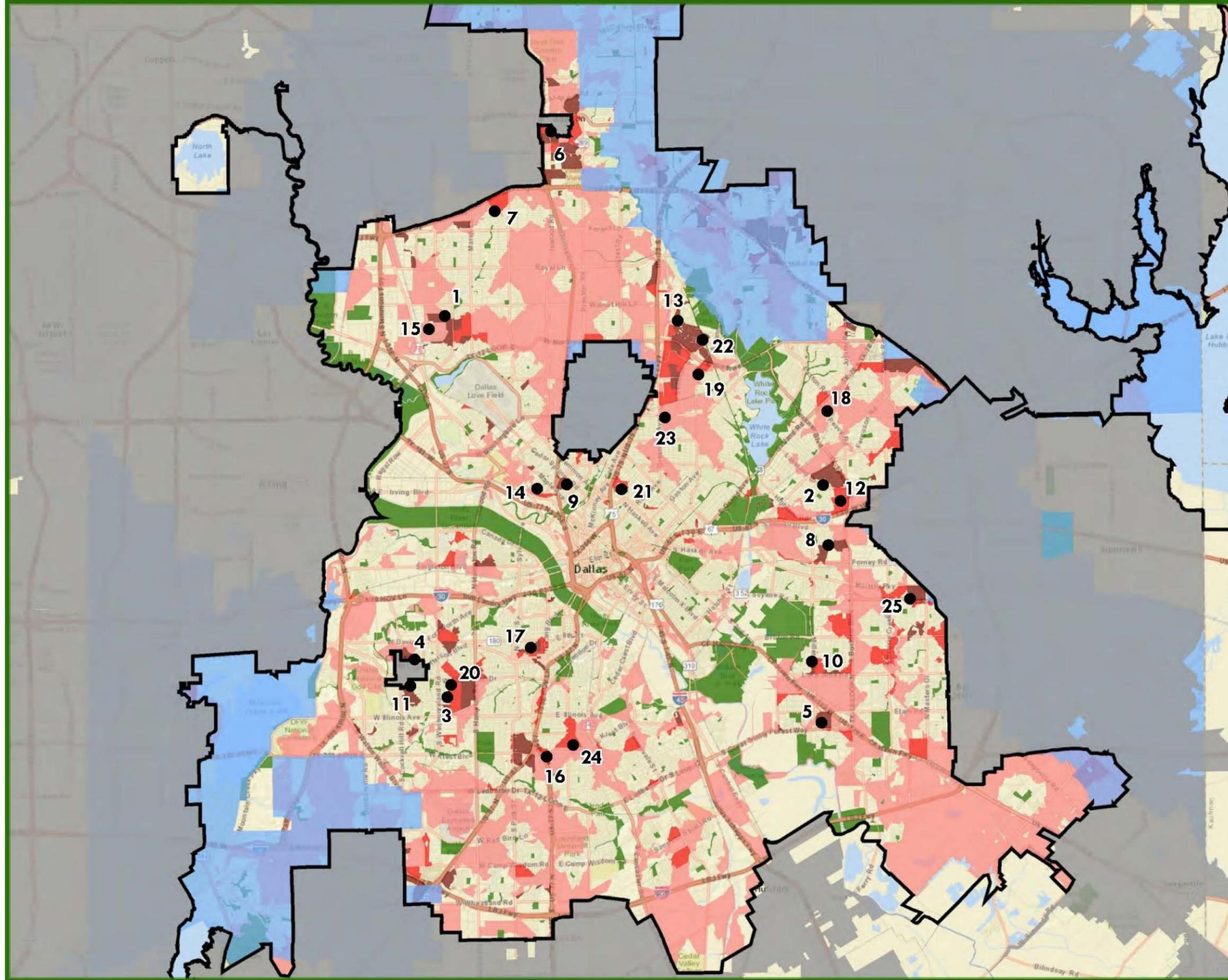
Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to sign a ten-year Interlocal Agreement, with two five-year renewal options, with Dallas Independent School District, approved as to form by the City Attorney, for shared access of campus grounds after school hours and weekends.

SECTION 2. That this contract is designated as Contract No. PKR-2018-00005277.

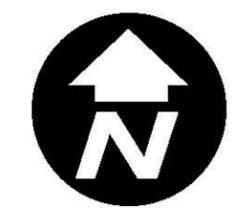
SECTION 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



ID	DISD Campus	Type	CD	BOT
1	Burnet	ES	6	8
2	Conner	ES	7	3
3	Cowart	ES	1	7
4	Donald	ES	1	7
5	Douglass	ES	8	9
6	Frank	ES	11	1
7	Gooch	ES	13	1
8	Guzick	ES	7	9
9	Houston	ES	2	8
10	Ireland	ES	5	4
11	Jones	ES	3	7
12	Lang	MS	7	9
13	Lowe Sr	ES	13	3
14	Medrano	ES	2	8
15	Medrano	MS	6	8
16	Patton	ES	4	6
17	Reagan	ES	1	7
18	Reinhardt	ES	9	3
19	Rogers	ES	14	2
20	Salazar	ES	1	7
21	Spence	ES	2	8
22	Stone	ES	13	3
23	Stonewall Jackson	ES	14	2
24	Storey	MS	4	6
25	Tatum	ES	7	9



Dallas Independent School District
Dallas Park and Recreation Department
Partnership Campuses



STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Park & Recreation Department

CMO: Willis Winters, 670-4071

MAPSCO: 50 E F J K

SUBJECT

Authorize a ten-year development and maintenance agreement, with two, five-year renewal options with Dallas Zoo Management for the development, construction, operation and maintenance of a two-acre whooping crane breeding facility at Samuell Farm, located at 100 US Highway 80E, Mesquite, Texas 75149 – Financing: No cost consideration to the City

BACKGROUND

The City, through the Park and Recreation Department, maintains Samuell Farm that is approximately 609 acres in size. Dallas Zoo Management (DZM) shall construct a two-acre breeding facility that will sit on approximately five acres of land near the west/southwest corner of Samuell Farm.

Obligation of the City of Dallas includes the following:

- 1. Provide approximately five acres of land for use by DZM.

Obligations of DZM include the following:

- 1. The term of the contract is for ten years with two, five-year renewal options and allows the City to terminate on a 90-day notice.
- 2. DZM shall develop, construct, operate, and maintain the breeding facility.
- 3. DZM, at its sole cost, shall undertake the development of the premises as approved by the Park and Recreation Director or designee.
- 4. DZM shall provide educational and outreach programs to the public including schools and other groups, to present the conservation message about this endangered species.
- 5. DZM shall pay for all utilities.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 1, 2018, the Park and Recreation Board authorized a ten-year agreement development and maintenance with two, five-year renewal options with Dallas Zoo Management.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 26, 2018.

FISCAL INFORMATION

No cost consideration to the City.

February 28, 2018

WHEREAS, the City Charter provides for the Park and Recreation Board to grant contracts and agreements within park facilities with such terms and conditions as it shall deem proper; and

WHEREAS, the City of Dallas Park and Recreation Department (City) and Dallas Zoo Management (DZM) desire to enter into a ten-year development and maintenance agreement, with two, five-year renewal options, for the development, construction, operation and maintenance of a two-acre whooping crane breeding facility at Samuell Farm located at 100 US Highway 80E, Mesquite, Texas 75149; and

WHEREAS, the City shall provide approximately five acres of land for use by DZM; and

WHEREAS, DZM shall develop, construct, operate and maintain this whooping crane breeding facility at its sole cost.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a ten-year development and maintenance agreement, with two, five-year renewal options with Dallas Zoo Management, approved as to form by the City Attorney, for the development, construction, operation and maintenance of a two-acre whooping crane breeding facility at Samuell Farm located at 100 US Highway 80E, Mesquite, Texas 75149.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a ten-year development and maintenance agreement, with two, five-year renewal options with Dallas Zoo Management, approved as to form by the City Attorney.

SECTION 3. That the duration of the agreement will be for a term of ten years with two, five-year renewal options.

SECTION 4. That this contract is designated as Contract No. PKR-2018-00005422.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 28, 2018

COUNCIL DISTRICT(S): 3

DEPARTMENT: Park & Recreation Department

CMO: Willis Winters, 670-4071

MAPSCO: 61B L M

SUBJECT

Authorize Supplemental Agreement No. 5 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for the third phase of the park Master Plan; design, construction documents, construction procurement and construction administration phases for the disassembly/reassembly and new foundation for the historic barn at the future Sharrock-Niblo Park located at 6900 Grady Niblo Road - Not to exceed \$103,310, from \$229,207 to \$332,517 - Financing: 2006 Bond Funds (\$4,745) and 2017 Bond Funds (\$98,565)

BACKGROUND

The original professional services contract with Marcel Quimby Architecture Preservation, Inc. was authorized by City Council on September 13, 2006 for an archaeological survey, historic structures report, Historic American Building Survey, park development plan and the preparation of a City of Dallas Landmark Designation report for Grady Niblo/Sharrock property located at the southwest corner of Grady Niblo Road and Kiwanis Road, in an amount not to exceed \$101,532.63, by Resolution No. 06-2375.

On April 6, 2007, Administrative Action No. 07-1222 authorized Supplemental Agreement No. 1 to the professional services contract for the reassignment of the contract from Marcel Quimby Architecture Preservation, Inc. to the new firm of Quimby McCoy Preservation Architecture, LLP.

On August 8, 2012, City Council authorized Supplemental Agreement No. 2 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for survey, landscape architecture and structural services for a construction document package for bidding for further State and National Historic Registry of the site at Sharrock-Niblo Park, in an amount not to exceed \$74,385.00, increasing the contract amount from \$101,532.63 to \$175,917.63, by Resolution No. 12-1911.

BACKGROUND (continued)

On January 30, 2013, Administrative Action No. 13-0142 authorized Supplemental Agreement No. 3 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for surveyor services for the identification of possible land acquisitions and for identification of boundaries of the historical site for a State Historical marker and National Historic Registry of the site at Sharrock-Niblo Park, in an amount not to exceed \$9,450.00, increasing the contract amount from \$175,917.63 to \$185,367.63.

On June 28, 2017, Administrative Action No. 17-0797 authorized Supplemental Agreement No. 4 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for architectural, civil engineering, landscape architecture and archaeological services at Sharrock-Niblo Park, in an amount not to exceed \$43,839.00, increasing the contract amount from \$185,367.63 to \$229,206.63.

This action will authorize Supplemental Agreement No. 5 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for the third phase of the park Master Plan; design, construction documents, procurement and construction administration phases for the disassembly/reassembly and new foundation for the historic barn structure at the future Sharrock-Niblo Park, in an amount not to exceed \$103,310.00, increasing the contract amount from \$229,206.63 to \$332,516.63.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	March 2018
Complete Design	December 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 17, 2006, the Park and Recreation Board authorized award of the professional services contract.

On September 13, 2006, City Council authorized a professional services contract with Marcel Quimby Architecture Preservation, Inc. by Resolution No. 06-2375.

On August 8, 2012, City Council authorized Supplemental Agreement No. 2 to the professional services contract Quimby McCoy Preservation Architecture, LLP by Resolution No. 12-1911.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 26, 2018.

FISCAL INFORMATION

2006 Bond Funds - \$4,745.00
2017 Bond Funds - \$98,565.00

Design Contract	\$101,532.63
Supplemental Agreement No. 1	\$ 0.00
Supplemental Agreement No. 2	\$ 74,385.00
Supplemental Agreement No. 3	\$ 9,450.00
Supplemental Agreement No. 4	\$ 43,839.00
Supplemental Agreement No. 5 (this action)	<u>\$103,310.00</u>
Total	\$332,516.63

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

<u>Contract Amount</u>	<u>Category</u>	<u>M/WBE Goal</u>	<u>M/WBE %</u>	<u>M/WBE \$</u>
\$103,310.00	Professional Services	36.30%	90.80%	\$93,810.00

- This contract exceeds the M/WBE goal of 36.30%
- This item is a supplemental agreement. The overall M/WBE participation 75.74%

OWNER

Quimby McCoy Preservation Architecture, LLP

Nancy McCoy, FAIA, Principal

MAP

Attached

February 28, 2018

WHEREAS, on September 13, 2006, City Council authorized a professional services contract with Marcel Quimby Architecture Preservation Inc. for an archaeological survey, historic structures report, Historic American Building Survey, park development plan and the preparation of a City of Dallas Landmark Designation report for Grady Niblo/Sharrock property located at the southwest corner of Grady Niblo Road and Kiwanis Road, in an amount not to exceed \$101,532.63, by Resolution No. 06-2375; and

WHEREAS, on April 6, 2007, Administrative Action No. 07-1222 authorized Supplemental Agreement No. 1 to the professional services contract for the reassignment of the contract from Marcel Quimby Architecture Preservation, Inc. to the new firm of Quimby McCoy Preservation Architecture, LLP; and

WHEREAS, on August 8, 2012, City Council authorized Supplemental Agreement No. 2 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for survey, landscape architecture and structural services for a construction document package for bidding for further State and National Historic Registry of the site at Sharrock-Niblo Park, in an amount not to exceed \$74,385.00, from \$101,532.63 to \$175,917.63, by Resolution No. 12-1911; and

WHEREAS, on January 30, 2013, Administrative Action No. 13-0142 authorized Supplemental Agreement No. 3 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for surveyor services for the identification of possible land acquisitions and for identification of boundaries of the historical site for a State Historical marker and National Historic Registry of the site at Sharrock-Niblo Park, in an amount not to exceed \$9,450.00, from \$175,917.63 to \$185,367.63; and

WHEREAS, on June 28, 2017 Administrative Action No. 17-0797 authorized Supplemental Agreement No. 4 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for architectural, civil engineering, landscape architecture and archaeological services at Sharrock-Niblo Park, in an amount not to exceed \$43,839.00, from \$185,367.63 to \$229,206.63; and

WHEREAS, this action will authorize Supplemental Agreement No. 5 to the professional services contract with Quimby McCoy Preservation Architecture, LLP for the third phase of the park Master Plan; design, construction documents, procurement and construction administration phases for the disassembly/reassembly and new foundation for the historic barn structure at the future Sharrock-Niblo Park, in an amount not to exceed \$103,310.00, increasing the contract amount from \$229,206.63 to \$332,516.63.

February 28, 2018

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to sign Supplemental Agreement No. 5 to the professional services contract with Quimby McCoy Preservation Architecture, LLP, approved as to form by the City Attorney, for the third phase of the park Master Plan; design, construction documents, procurement and construction administration phases for the disassembly/reassembly and new foundation for the historic barn at the future Sharrock-Niblo Park, in an amount not to exceed \$103,310.00, increasing the contract amount from \$229,206.63 to \$332,516.63.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$103,310.00 to Quimby McCoy Preservation Architecture, LLP, as follows:

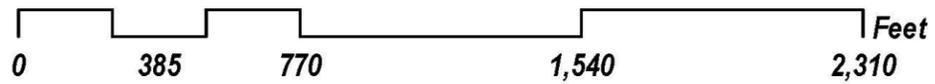
Park and Recreation Facilities Fund Fund 1T00, Department PKR Unit T155, Object 4112, Activity CWPK Program PKGRADY, Encumbrance CT-PKR06018824 Commodity 92500, Vendor VS0000017961	\$ 4,745.00
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Park and Recreation Facilities Fund Fund 1V00, Department PKR Unit VB53, Object 4112, Activity CWPK Program PK17VB53, Encumbrance CT-PKR06018824 Commodity 92500, Vendor VS0000017961	<u>\$ 98,565.00</u>
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Total amount not to exceed	\$103,310.00
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SECTION 3. That this contract is designated as Contract No. PKR-2017-00002029.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Sharrock Niblo Park



Mapsco
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