



DALLAS PARK AND RECREATION BOARD AGENDA

**THURSDAY, NOVEMBER 21, 2019
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
214-670-4078**

9:00	am:	Administration and Finance Committee, 6FS
9:00	am:	Planning and Design Committee, Room 6FN
10:00	am:	Park and Recreation Board, Room 6FN
1:00	pm:	Director's Search Committee, 6FS



Dallas
Park and Recreation

Public Notice

19 10 7 5

Robb P. Stewart, Chair
Taylor Toynes, Vice Chair
Harrison Blair
Maria Hasbany
Amanda Schulz
Lorena Tule-Romain
Daniel Wood

POSTED CITY SECRETARY
DALLAS, TX

NOV 15 11:17
CITY SECRETARY
DALLAS, TEXAS

DALLAS PARK AND RECREATION BOARD
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL – ROOM 6FS
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, NOVEMBER 21, 2019
(9:00 A.M.)

CONSENT ITEMS

PARK BOARD AGENDA ITEM NO. 3 – Samuell Grand Park (2) – Authorize reassignment of management for the Samuell Grand Tennis Center from TOPS Tennis, LLC to Lifetime Tennis, Inc. – total cost not to exceed \$36,000.00 – Financing: General Fund (Cost of one-year contract: \$18,000.00, Estimated Revenue foregone: \$18,000.00)

PARK BOARD AGENDA ITEM NO. 4 – Kiest Park (4), Crawford Park (5), Samuell Garland Park (9), Harry S. Moss Park (10) – Authorize a contract for playing surface and irrigation system renovations of soccer fields at Kiest Park located at 3080 South Hampton Road, Crawford Memorial Park located at 8700 Elam Road, Samuell Garland Park located at 12200 Garland Road and Harry S. Moss Park located at 8000 Greenville Avenue with Sports Field Solutions through the Texas Association of School Boards cooperative agreement – Not to exceed \$1,095,791.00 – Financing: Samuell Trust Fund (\$545,586.00), Athletic Field Trust Fund (\$150,000.00) and General Fund (\$400,205.00)



Dallas
Park and Recreation

DALLAS PARK AND RECREATION BOARD – PAGE 2
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL – ROOM 6FS
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, NOVEMBER 21, 2019
(9:00 A.M.)

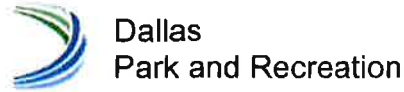
Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

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Dallas
Park and Recreation

Public Notice

19 10 77

POSTED CITY SECRETARY
DALLAS, TX

Jesse Moreno, Chair
Jeff Kitner, Vice Chair
Arun Agarwal
Barbara Barbee
Lane Conner
Timothy W. Dickey
Bo Slaughter

2019 NOV 15 PM 1:10

CITY SECRETARY
DALLAS, TEXAS

DALLAS PARK AND RECREATION BOARD
PLANNING AND DESIGN COMMITTEE
DALLAS CITY HALL – ROOM 6FN
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, NOVEMBER 21, 2019
(9:00 A.M.)

CONSENT ITEMS

PARK BOARD AGENDA ITEM NO. 5 – Main Street Garden (14) – Authorize a construction contract with Henneberger Construction, Inc. for the repair and upgrades of the glass and light art system for the shelters at Main Street Garden located at 1902 Main Street – Not to exceed \$187,947.05 – Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$137,100.02) and Capital Gifts, Donation and Development Fund (\$50,847.03)

PARK BOARD AGENDA ITEM NO. 6 – Fair Park (7) – Authorize a contract for the construction of the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive – Azteca Enterprises, Inc., best value proposer of three – Not to exceed \$10,042,531.00 – Financing: Fair Park Improvements (C) Fund (2017 Bond Funds) (\$6,345,209.50) and 2016 State Fair Excess Revenues (\$3,697,321.50)

PARK BOARD AGENDA ITEM NO. 7 – Brownwood Park (13) – Authorize a public hearing to be held on January 8, 2020, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Brownwood Park located at 3400 Walnut Hill Lane, totaling approximately 20,159 square feet (0.46 acres) of land, and temporary use of approximately 7,227 square feet of land (0.166 acres), by Dallas Water Utilities for the construction of a 36-inch wastewater main and a 10-inch wastewater line for the public benefit – Financing: No cost consideration to the City

PARK BOARD AGENDA ITEM NO. 8 – Fretz Park (11) – Authorize an increase in the construction services contract with The Fain Group, Inc. to add additional scope of work, including a playground and parking lot improvements, associated with the regional family aquatic center at Fretz Park located at 6994 Belt Line Road – Not to exceed \$571,937.41, from \$21,476,105.35 to \$22,048,042.76 – Financing: Elgin B. Robertson Land Sale Fund (\$22,687.41) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$549,250.00)



Dallas
Park and Recreation

DALLAS PARK AND RECREATION BOARD – PAGE 2
PLANNING AND DESIGN COMMITTEE
DALLAS CITY HALL – ROOM 6FN
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, NOVEMBER 21, 2019
(9:00 A.M.)

PARK BOARD AGENDA ITEM NO. 9 – Garrett Park (2) – Authorize the use of Land Acquisition and Partnership Match Funding in Proposition B of the 2017 Bond Program for match funding for a new playground at Garrett Park located at 1506 North Garrett Avenue – Not to exceed \$134,406.37 – Financing: This item has no cost consideration to the City (see Fiscal Information)

BRIEFING ITEMS

1. Garrett Park Playground Plans
2. Upcoming Items

Handgun Prohibition Notice for Meetings of Governmental Entities

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Dallas
Park and Recreation

Public Notice

19 10 78

AGENDA

**DALLAS PARK AND RECREATION BOARD
DALLAS CITY HALL – ROOM 6FN
1500 MARILLA STREET
DALLAS, TEXAS 75201**

**THURSDAY, NOVEMBER 21, 2019 10:00 A.M.
(Public Speakers sign in by 9:30 A.M.)**

POSTED CITY SECRETARY
DALLAS, TX

201 NOV 15 PM 1:16

CITY SECRETARY
DALLAS, TEXAS

Calvert Collins-Bratton, President (District 13)

Barbara A. Barbee, District 1	Bo Slaughter, District 8
Jesse Moreno, District 2	Maria Hasbany, District 9
Taylor I. Toyne, District 3	Robb P. Stewart, Vice President, District 10
Harrison Blair, District 4	Jeff Kitner, District 11
Lorena Tule-Romain, District 5	Lane Conner, District 12
Timothy W. Dickey, District 6	Amanda Schulz, District 14
Daniel Wood, District 7	Arun Agarwal, District 15

1. Public Speakers (agenda Items or other business)
2. Approval of Minutes of the November 7, 2019 Park and Recreation Board Meeting

CONSENT AGENDA (ITEMS 3 – 9)

ADMINISTRATION AND FINANCE COMMITTEE

3. Samuell Grand Park (2) – Authorize reassignment of management for the Samuell Grand Tennis Center from TOPS Tennis, LLC to Lifetime Tennis, Inc. – total cost not to exceed \$36,000.00 – Financing: General Fund (Cost of one-year contract: \$18,000.00, Estimated Revenue foregone: \$18,000.00)
4. Kiest Park (4), Crawford Park (5), Samuell Garland Park (9), Harry S. Moss Park (10) – Authorize a contract for playing surface and irrigation system renovations of soccer fields at Kiest Park located at 3080 South Hampton Road, Crawford Memorial Park located at 8700 Elam Road, Samuell Garland Park located at 12200 Garland Road and Harry S. Moss Park located at 8000 Greenville Avenue with Sports Field Solutions through the Texas Association of School Boards cooperative agreement – Not to exceed \$1,095,791.00 – Financing: Samuell Trust Fund (\$545,586.00), Athletic Field Trust Fund (\$150,000.00) and General Fund (\$400,205.00)

PLANNING AND DESIGN COMMITTEE

5. Main Street Garden (14) – Authorize a construction contract with Henneberger Construction, Inc. for the repair and upgrades of the glass and light art system for the shelters at Main Street Garden located at 1902 Main Street – Not to exceed \$187,947.05 – Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$137,100.02) and Capital Gifts, Donation and Development Fund (\$50,847.03)

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DALLAS CITY HALL – ROOM 6FN
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6. Fair Park (7) – Authorize a contract for the construction of the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive – Azteca Enterprises, Inc., best value proposer of three – Not to exceed \$10,042,531.00 – Financing: Fair Park Improvements (C) Fund (2017 Bond Funds) (\$6,345,209.50) and 2016 State Fair Excess Revenues (\$3,697,321.50)
7. Brownwood Park (13) – Authorize a public hearing to be held on January 8, 2020, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Brownwood Park located at 3400 Walnut Hill Lane, totaling approximately 20,159 square feet (0.46 acres) of land, and temporary use of approximately 7,227 square feet of land (0.166 acres), by Dallas Water Utilities for the construction of a 36-inch wastewater main and a 10-inch wastewater line for the public benefit – Financing: No cost consideration to the City
8. Fretz Park (11) – Authorize an increase in the construction services contract with The Fain Group, Inc. to add additional scope of work, including a playground and parking lot improvements, associated with the regional family aquatic center at Fretz Park located at 6994 Belt Line Road – Not to exceed \$571,937.41, from \$21,476,105.35 to \$22,048,042.76 – Financing: Elgin B. Robertson Land Sale Fund (\$22,687.41) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$549,250.00)
9. Garrett Park (2) – Authorize the use of Land Acquisition and Partnership Match Funding in Proposition B of the 2017 Bond Program for match funding for a new playground at Garrett Park located at 1506 North Garrett Avenue – Not to exceed \$134,406.37 – Financing: This item has no cost consideration to the City (see Fiscal Information)

BRIEFINGS

10. 2019 State Fair of Texas Review
John Lawrence, Interim Assistant Director
11. Youth Sports and Aquatics Program Partnership with DISD
Crystal Ross and Daniel Huerta, Assistant Directors



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DALLAS CITY HALL – ROOM 6FN
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OTHER/NON-ACTION ITEMS

12. Park and Recreation Board Members Liaison Reports: Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Trail, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Park Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park
13. Staff Announcements – Upcoming Park and Recreation Department Events
14. Next Park and Recreation Board Regular Meeting: Thursday, December 12, 2019, at Dallas City Hall
15. Adjournment

DALLAS PARK AND RECREATION BOARD – PAGE 4
DALLAS CITY HALL – ROOM 6FN
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, NOVEMBER 21, 2019 10:00 A.M.

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

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Regular Meeting: Calvert Collins-Bratton, President, presiding

Present: Calvert Collins-Bratton, President; Robb Stewart, Vice-President; Arun Agarwal, Barbara A. Barbee, Harrison Blair, Lane Conner, Maria Hasbany, Jeff Kitner, Jesse Moreno, Amanda Schulz, Ernest Slaughter, Taylor Toyne, Daniel Wood - 14

Absent: NONE
Vacant: District 5

President Collins called the meeting to order at 10:10 a.m.

Agenda Item 1. Speakers: Vernon Proctor, of MART Inc. spoke about an administrative impasse for change orders on the Buckner Park and Singing Hills projects.

Agenda Item 2. A motion by Barbara Barbee, seconded by Bo Slaughter, to approve the minutes of the October 24, 2019 Park and Recreation Board Meeting, was carried. The vote was unanimous.

SPECIAL RECOGNITION

Agenda Item 3. Recognition of former Park Board President Robert Abtahi for his service to the Park and Recreation Board. Mr. Abtahi got up to say a few remarks.

President Collins recognized new Board Member Arun Agarwal for District 15. Mr. Agarwal said a few words of greeting.

President Collins introduced Shelly White, the new Director of the Trinity River Audubon Center (TRAC) and Roxanne Ward, the new Operations Manager.

CONSENT AGENDA (ITEMS 4 – 9)

Vice President Stewart moved, seconded by Barbara Barbee to approve items 4-6, 8, 9 on consent. Item #7 had 2 changes to the language – this will be addressed at Item 7.

ADMINISTRATION AND FINANCE COMMITTEE

Agenda Item 4. Cedar Ridge Preserve (3) – A motion by Robb Stewart, seconded by Barbara Barbee, to authorize a twelve (12) month funding agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas for Cedar Ridge Preserve in the amount of \$58,949 to provide services and programs within the City of Dallas for the period of January 1, 2020 through December 31, 2020 – Not to exceed \$58,949 – Financing: Current Funds, was carried by unanimous vote.

PLANNING AND DESIGN COMMITTEE

Agenda Item 5. Umphress Park (5), Campbell Green Park (12) – A motion by Robb Stewart, seconded by Barbara Barbee, to authorize a construction contract for surfacing renovations of two spraygrounds at Umphress Park located at 7611 Umphress Road and Campbell Green Park located at 16600 Hillcrest Road – Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks through the Texas Association of School Boards, only proposer – Not to exceed \$93,687.22 – Financing: Park Improvement Fund (\$38,169.97) and General Fund (\$55,517.25), was carried by unanimous vote.

Agenda Item 6. Trinity River Audubon Center (8) – A motion by Robb Stewart, seconded by Barbara Barbee, to authorize a contract for the construction of the Trinity River Audubon Center Drainage Improvements located at 6500 Great Trinity Forest Way – Iron T Construction, Inc., lowest responsible bidder of three – Not to exceed \$85,000.00 – Financing: Capital Construction Fund, was carried by unanimous vote.

DRAFT

Agenda Item 7. Chalk Hill Trail (3) – A motion by Robb Stewart, seconded by Barbara Barbee, to authorize **1)** a land exchange (also known as a land swap) of approximately 14,211 square feet of land, within the future Chalk Hill Trail property corridor located at 4300 W Illinois Ave, for abutting land owned by QuikTrip Corporation of approximately 24,874 square feet, **2)** the granting of a pedestrian access easement of approximately 539 square feet and a vehicular access easement of approximately 11,982 square feet to the City by QuikTrip, to allow for development of a trailhead, parking, and other amenities for safer and efficient park management to better serve Dallas residents, and **3)** a development and management agreement with QuikTrip Corporation for the design and construction of a trail and trailhead on land acquired by the City and design, construction, maintenance, and management of all improvements within the pedestrian and vehicular easement areas – Financing: No cost consideration to the City, with amended language to read: *the maintenance obligation is tied with the land as a responsibility of the landowner; and, [wherever possible] install a permeable surface in the parking area, was carried by unanimous vote.*

Agenda Item 8. K.B. Polk Park (2), Jaycee Zaragoza Park (6), Kleberg Park (8) – A motion by Robb Stewart, seconded by Barbara Barbee, to authorize an increase in the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, through the Texas Association of School Boards cooperative agreement, for trashcan lids, additional security bars for the filtration enclosures, additional sod and hydromulch, credit for signage and hydromulch for three spraygrounds at Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, K.B. Polk Park located at 3860 Thedford Avenue - Not to exceed \$136,086.37, from \$7,156,336.47 to \$7,292,422.84 – Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds), was carried by unanimous vote.

Agenda Item 9. Singing Hills Recreation Center (8) – A motion by Robb Stewart, seconded by Barbara Barbee, to authorize an increase in the construction services contract with 3i Contracting, LLC to add increased scope of work at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way - Not to exceed \$447,307.59, from \$6,121,076.45 to \$6,568,384.04 – Financing: 2017 Bond Funds, was carried by unanimous vote.

BRIEFING

Agenda Item 10. Southern Skates Roller Rink Program and Facility Update was presented by Crystal Ross, Assistant Director. Ms. Ross introduced Keisha Randle, Manager III and Vernon Pellum and Denzel Newsome, Park and Recreation employees.

ITEMS FOR INDIVIDUAL CONSIDERATION

Vice President Stewart skipped Item #11 until President Collins could be present for the vote.

Agenda Item 11. 2019-2020 Park Board Schedule – A motion by Robb Stewart, seconded by Barbara Barbee, to authorize adoption of the proposed schedule of Park Board meetings for 2019 – 2020, was carried by unanimous vote.

Agenda Item 12. 2019 Park Board Schedule – A motion by Jesse Moreno, seconded by Arun Agarwal, to authorize cancellation of the December 5, 2019 Park Board meeting, was carried by unanimous vote.

OTHER/NON-ACTION ITEMS

Agenda Item 13. The Park and Recreation Board Members liaison reports regarding Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas, Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Trail, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park were as follows:

Jesse Moreno announced that the Zoo raised over \$1 million at their recent fundraiser.

Agenda Item 14. Staff announcements regarding upcoming Park and Recreation Department events.

Daniel Huerta, Assistant Director provided a brief social media video that was created to illustrate to citizens about the Park Department projects that occurred in the month of October.

Oscar Carmona, Assistant Director provided an update to the Board regarding the Tornado response/clean up status.

Crystal Ross, Assistant Director provided an update to the Board regarding the status of programming and recreation centers damaged by the tornado.

Agenda Item 15. Next Park and Recreation Board will be held at Dallas City Hall on Thursday, November 21, 2019.

Agenda Item 16. President Collins adjourned the Board meeting at 11:11 a.m.

Anthony M. Becker, Secretary
Park and Recreation Board

Calvert Collins-Bratton, President
Park and Recreation Board

NOTE: For more information on discussion of any issue heard during this meeting, refer to the tape recording retained in the Park Department's Central File.

DRAFT

MEMORANDUM

DATE: November 15, 2019
TO: Calvert Collins-Bratton, President, and
Members of the Dallas Park and Recreation Board
SUBJECT: November 21, 2019 Park and Recreation Board Briefings



On Thursday, November 21, 2019, the following briefings will be presented to the Dallas Park and Recreation Board:

2019 State Fair of Texas Review
John Lawrence, Interim Assistant Director

Youth Sports and Aquatics Program Partnership with DISD
Crystal Ross and Daniel Huerta, Assistant Directors

Should you have any questions, please contact me at 214-670-4071.

A handwritten signature in blue ink that reads "John D. Jenkins".

John D. Jenkins, Interim Director
Park and Recreation Department

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: November 21, 2019
COUNCIL DISTRICT: 2
STAFF: John Jenkins – (214) 670-4073

SUBJECT

Authorize reassignment of management for the Samuell Grand Tennis Center from TOPS Tennis, LLC to Lifetime Tennis, Inc. – total cost not to exceed \$36,000.00 – Financing: General Fund (Cost of one-year contract: \$18,000.00, Estimated Revenue foregone: \$18,000.00)

BACKGROUND

Samuell Grand Tennis Center is located at 6200 E. Grand Avenue. On December 13, 2017, the City, authorized by City Council Resolution Number 17-1944, entered into a five year with a three-year option concessions contract with TOPS Tennis, LLC to manage and operate the tennis center from January 1, 2018 through December 31, 2023.

On October 28, 2019, TOPS Tennis, LLC defaulted on their contract to operate Samuell Grand Tennis Center and TOPS Tennis, LLC was notified of the City's intent to exercise its right to terminate the contract effective November 27, 2019. On November 28, 2019, Lifetime Tennis, Inc. will be brought in to operate the tennis center. Lifetime Tennis, Inc. agreed to operate Samuell Grand Tennis Center for the next twelve (12) months until such time as a Request for Proposal (RFP) can be developed and a long-term contract can be awarded. Lifetime Tennis Inc. has over 15 years of tennis teaching and coaching experience and has provided tennis teaching services and pro shop operations at the Fretz Tennis Center for the last 20-months. Lifetime Tennis Inc. also took over the operation of L.B. Houston Tennis Center after default by TOPS Tennis, LLC defaulted on that contract.

In consideration of the start up expenses experienced by Lifetime Tennis, Inc. the City proposes to waive its right to commissions on all gross receipts less sales tax, or rent payments, up to an amount equal to the estimated start-up costs of \$18,000.00. Lifetime Tennis, Inc. will pay the City 15% commissions on all gross receipts, less sales tax, on singles, doubles, league and tournament play once the estimated start-up cost is recouped. The City also proposes to provide a stipend in the amount of \$1,500.00 per month during the period of this action (for a total of \$18,000.00).

PRIOR ACTION/REVIEW

The Administration and Finance Committee will review this item on November 21, 2019 and will bring their recommendation to the full Board the same day.

FISCAL INFORMATION

The City waives the standard commissions (50%) on gross sales which historically has averaged \$18,000.00 annually as well as rent payments for the center.

Monthly stipend payment of \$1,500.00 (12-month contract totaling \$18,000.00).

STAFF RECOMMENDATION

Staff recommends approval of this item.

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: November 21, 2019
COUNCIL DISTRICT(S): 4, 5, 9, 10
STAFF: Oscar Carmona, (214) 670-8871

SUBJECT

Authorize a contract for playing surface and irrigation system renovations of soccer fields at Kiest Park located at 3080 South Hampton Road, Crawford Memorial Park located at 8700 Elam Road, Samuel Garland Park located at 12200 Garland Road and Harry S. Moss Park located at 8000 Greenville Avenue with Sports Field Solutions through the Texas Association of School Boards cooperative agreement – Not to exceed \$1,095,791.00 – Financing: Samuel Trust Fund (\$545,586.00), Athletic Field Trust Fund (\$150,000.00) and General Fund (\$400,205.00)

BACKGROUND

On October 15, 2019 and October 30, 2019, two proposals were received for playing surface and/or irrigation system renovations of soccer fields at Kiest Park located at 3080 S. Hampton Road, Crawford Memorial Park located at 8700 Elam Road, Samuel Garland Park located at 12200 Garland Road and Harry S. Moss Park located at 8000 Greenville Avenue.

This action will authorize a maintenance contract with Sports Field Solutions for playing surface and irrigation system renovations of soccer fields in an amount not to exceed \$1,095,791.00.

The scope of work for the each of the soccer fields includes:

- Removal of existing vegetation on the athletic field
- Laser grade and compact to proper density and planarity to ensure proper drainage
- Utilization of existing soils for proper and level surfacing grade
- Design and installation of athletic field irrigation system ensuring proper head to head coverage to include as built drawings, loop main with 4 inch ball valve for emergency shutoff, wifi controller with wireless rain/freeze sensors, quick connect hose at playing field and flow sensor
- Provide and install Tif-419 sod on playing field
- Clean up site and haul away any materials

Authorize a contract for playing surface and irrigation system renovations of soccer fields at Kiest Park located at 3080 South Hampton Road, Crawford Memorial Park located at 8700 Elam Road, Samuell Garland Park located at 12200 Garland Road and Harry S. Moss Park located at 8000 Greenville Avenue with Sports Field Solutions through the Texas Association of School Boards cooperative agreement – Not to exceed \$1,095,791.00 – Financing: Samuell Trust Fund (\$545,586.00), Athletic Field Trust Fund (\$150,000.00) and General Fund (\$400,205.00) - Page 2

BACKGROUND (continued)

The Texas Association of School Boards (BuyBoard) cooperative agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction January 2020
 Complete Construction August 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSION)

This item has no prior action.

FISCAL INFORMATION

Samuell Trust Fund - \$545,586.00
 Athletic Field Trust Fund - \$150,000.00
 General Fund - \$400,205.00

<u>Council District</u>	<u>ParkName</u>	<u>Amount</u>
4	Kiest Park	\$255,205.00
5	Crawford Memorial Park	\$145,720.00
9	Samuell Garland Park	\$399,866.00
12	Harry S. Moss Park	<u>\$295,000.00</u>
Total		\$1,095,791.00

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$1,095,791.00	CO-OP	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Cooperative Purchasing Agreements (CO-OPs).				

Authorize a contract for playing surface and irrigation system renovations of soccer fields at Kiest Park located at 3080 South Hampton Road, Crawford Memorial Park located at 8700 Elam Road, Samuel Garland Park located at 12200 Garland Road and Harry S. Moss Park located at 8000 Greenville Avenue with Sports Field Solutions through the Texas Association of School Boards cooperative agreement – Not to exceed \$1,095,791.00 – Financing: Samuel Trust Fund (\$545,586.00), Athletic Field Trust Fund (\$150,000.00) and General Fund (\$400,205.00) - Page 2

PROCUREMENT INFORMATION

The following proposal was received and opened on October 30, 2019:

<u>Bidder</u>	<u>Total Bid</u>
Sports Field Solutions 16400 Dallas Parkway Dallas, TX 75248	\$1,095,791.00

OWNER

Sports Field Solutions

Chase Jardin, Chief Executive Officer

COMMITTEE ACTION

The Administration and Finance Committee will review this item on November 21, 2019, and provide a recommendation to the full Board the same day.

This item will be scheduled for Council consideration on January 8, 2020.

STAFF RECOMMENDATION

Staff recommends approval.

MAPS

Attached



Crawford Memorial Park
8700 Elam Rd

Mapsc0
 58 V

CD
 5



0 300 600 1,200 1,800 Feet



54 B

District
4

Kiest Park
3080 S. Hampton Rd



Samuell-Garland Park 1200 Garland Road

28 V District
9



Mapsc
26 L



Harry S. Moss Park 8000 Greenville Ave

0 262.5 525 1,050 1,575 Feet

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: November 21, 2019
COUNCIL DISTRICT: 14
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize a construction contract with Henneberger Construction, Inc. for the repair and upgrades of the glass and light art system for the shelters at Main Street Garden located at 1902 Main Street – Not to exceed \$187,947.05 – Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$137,100.02) and Capital Gifts, Donation and Development Fund (\$50,847.03)

BACKGROUND

In 2018, Henneberger Construction, Inc. was hired by the City of Dallas for the repair of the glass garden shelters at Main Street Garden located at 1902 Main Street as a result of a car striking one of the shelters. More extensive damage was discovered during the initial repair work. The light art system was destroyed and needs to be replaced, since repair parts are no longer available. This work is very specialized and complex and Henneberger Construction, Inc. is familiar with the project. It is recommended that they be selected to do the additional repairs in the amount of \$187,947.05.

On August 26, 2019, the City Manager's Office authorized the selection of Henneberger Construction, Inc. for the repair and upgrades of the glass and light art system for the shelters at Main Street Garden located at 1902 Main Street, under the Special Need/Justification section of Administrative Directive 4-5.

This action will authorize a construction contract with Henneberger Construction, Inc. for repair and upgrades of the glass and light art system for the shelters at Main Street Garden located at 1902 Main Street. The scope of work includes additional repair and replacement of broken and deteriorated glass, replacement of the shelter down-lights for security and illumination on the north side of the park, and the complete replacement of the obsolete lighting art system for all the existing shelters.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	January 2020
Complete Construction	April 2020

Authorize a construction contract with Henneberger Construction, Inc. for the repair and upgrades of the glass and light art system for the shelters at Main Street Garden located at 1902 Main Street – Not to exceed \$187,947.05 – Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$137,100.02) and Capital Gifts, Donation and Development Fund (\$50,847.03) – Page 2

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Park and Recreation Facilities Fund (2006 Bond Funds) - \$137,100.02
Capital Gifts, Donation and Development Fund - \$50,847.03

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$187,947.05	Construction	25.00%	31.64%	\$59,467.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

On August 26, 2019, the City Manager’s Office authorized the selection of Henneberger Construction, Inc. for the repair and upgrades of the glass and lighting to the shelters at Main Street Garden located at 1902 Main Street under the Special Need/Justification section of Administrative Directive 4-5.

COMMITTEE ACTION

The Planning and Design Committee will consider this item on November 21, 2019 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on January 8, 2020.

STAFF RECOMMENDATION

Staff recommends approval.

OWNER

Henneberger Construction, Inc.

Cynthia Henneberger, President

MAP

Attached

BID AGENDA APPROVAL COVER SHEET

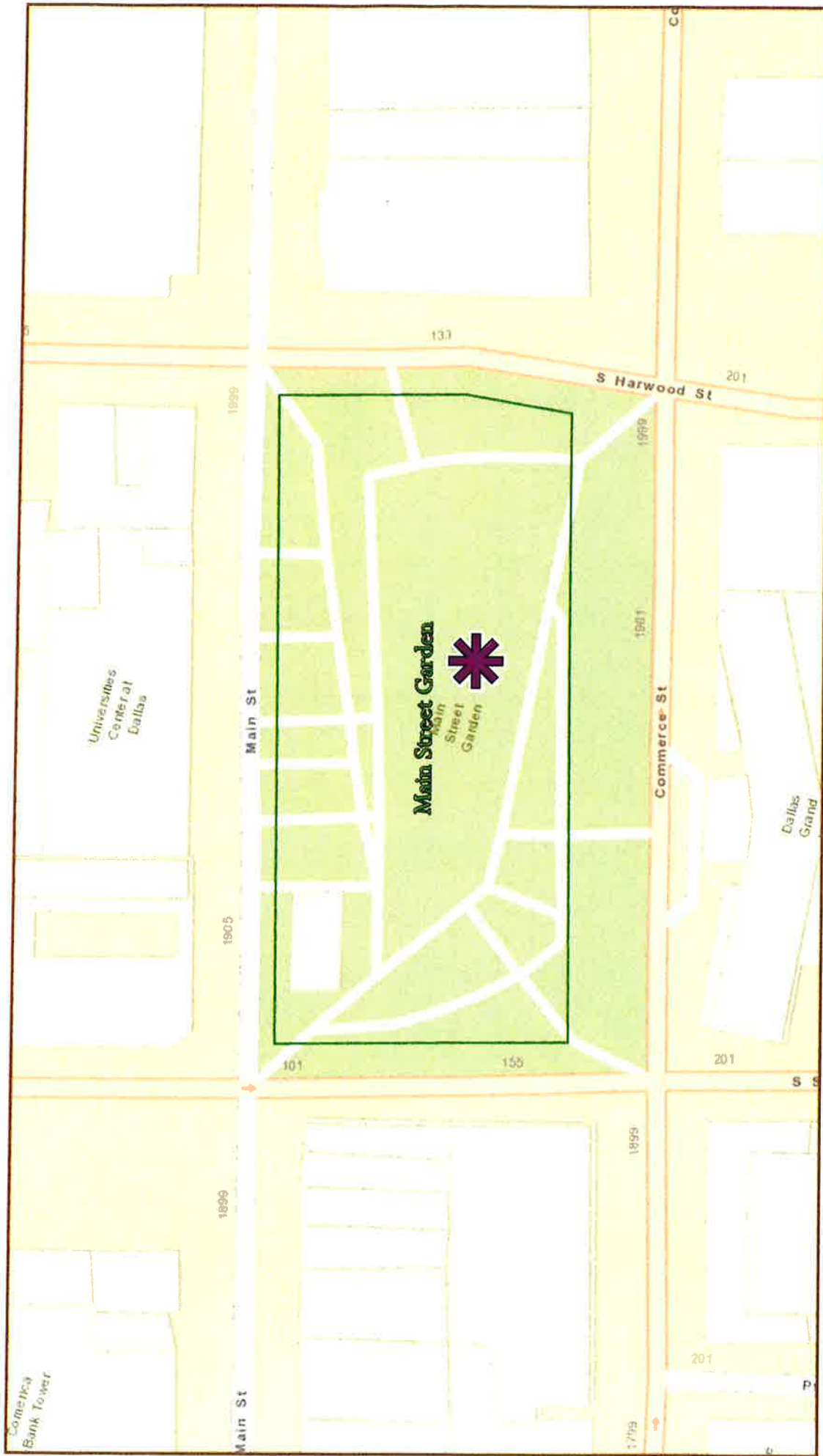
Project Meets
BID
Requirements **Total M/WBE** **31.64%**

Prime: **Henneberger Construction** **Agenda Date:** **11/13/2019**
Project: **Main Street Garden Lighting Repair** **Review Date:** **10/28/2019**
Total Local: **\$187,947.05** **Total Non-Local:** **\$0.00**
Local
Sub Vendor # **Vendor Name** **Cert. #** **Dollar Amount** **Percent**
 Henneberger Construction WFWB1702401220 \$59,467.00 31.6403%

Total M/WBE **\$59,467.00** **0.0000%**
Non-M/WBE **\$128,480.05** **0.0000%**
Total Local **\$187,947.05** **0.0000%**

Non-Local **0.0000%**
Sub Vendor # **Vendor Name** **Cert. #** **Dollar Amount** **Percent**
 \$0.00 **0.0000%**
 \$0.00 **0.0000%**
 \$0.00 **0.0000%**

Total Action **\$187,947.05** **100.0000%**



District
14

**Main Street Garden
(1920 Main St)**

Feet
 0 30 60 120 180
 1 in = 60 ft

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

AGENDA DATE: November 21, 2019
COUNCIL DISTRICT(S): 7
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize a contract for the construction of the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive – Azteca Enterprises, Inc., best value proposer of three – Not to exceed \$10,042,531.00 – Financing: Fair Park Improvements (C) Fund (2017 Bond Funds) (\$6,345,209.50) and 2016 State Fair Excess Revenues (\$3,697,321.50)

BACKGROUND

On October 11, 2019, three proposals were received for the Fair Park Coliseum Facility Improvements. This action will authorize the award of a construction contract with Azteca Enterprises, Inc. for a Best and Final Offer of Base Price and Alternates Nos. 1-5, 13 and 14 for a total contract amount of \$10,042,531.00.

Azteca Enterprises, Inc. has had zero completed contractual activities with the City of Dallas for the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2019
Completed Design	September 2019
Begin Construction	January 2020
Complete Construction	September 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 5, 2019, the Park and Recreation Board Planning and Design Committee were briefed on the plans.

FISCAL INFORMATION

Fair Park Improvements (C) Fund (2017 Bond Funds) - \$6,345,209.50
State Fair Excess Revenues - \$3,697,321.50

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE \$
\$10,042,531.00	Construction	25.00%	55.95%	\$5,618,756.81
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following three proposals were received and opened on October 11, 2019:

*Denotes the successful proposer

<u>Proposers</u>	<u>Base Bid</u>	<u>Alt. Nos.</u> <u>1,2,3,4,5,13,14**</u>	<u>Total Bid</u>	<u>Rank</u>
*Azteca Enterprises, Inc. 2518 Chalk Hill Road Dallas, TX 75212	\$8,749,200.00	\$1,964,556.00	\$10,713,756.00	1
Big Sky Construction Company, Inc.	\$10,600,000.00	\$2,335,000.00	\$13,135,000.00	2
Phoenix I Restoration and Construction, Ltd.	\$10,800,000.00	\$3,580,500.00	\$14,180,500.00	3

**Alternate No. 1—provides new seating in the arena’s lower level

**Alternate No. 2—provides new seating in the arena’s middle level.

**Alternate No. 3—provides new seating in the arena’s upper level.

**Alternate No. 4—provides painting of and repairs/replacement to the arena ceiling panels.

**Alternate No. 5—provides new acoustical insulation above the arena’s ceiling.

**Alternate No. 13—provides an inverter for emergency lighting

**Alternate No. 14—provides paving at the south entrance and an accessible route from the south concourse to the north concourse.

OWNER

Azteca Enterprises, Inc.

Luis Spinola, President/CEO

Authorize a contract for the construction of the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive – Azteca Enterprises, Inc., best value proposer of three – Not to exceed \$10,042,531.00 – Financing: Fair Park Improvements (C) Fund (2017 Bond Funds) (\$6,345,209.50) and 2016 State Fair Excess Revenues (\$3,697,321.50) – Page 3

COMMITTEE ACTION

The Planning and Design Committee will consider this item on November 21, 2019 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on December 11, 2019.

STAFF RECOMMENDATION

Staff recommends approval.

MAP

Attached

BID AGENDA APPROVAL COVER SHEET

Project Meets
 BID
 Requirements **Total M/WBE 55.95%**

Prime: **Azteca** Agenda Date: 12/11/2019
 Project: **Fair Park Coliseum Improvements** Review Date: 11/4/2019
Total Local: \$8,806,902.36 Total Non-Local: \$1,235,628.64

Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
	Azteca	HMMB75976N0121	\$2,600,256.81	25.8924%
	Kahn Air Conditioning & Heating	WFWB46570N0921	\$3,018,500.00	30.0572%
			0.0000%	0.0000%
			0.0000%	0.0000%
			0.0000%	0.0000%
			0.0000%	0.0000%
			\$5,618,756.81	55.9496%
			\$3,188,145.55	31.7464%
			\$8,806,902.36	87.6960%

Non-Local Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
			\$0.00	0.0000%
			\$1,235,628.64	12.3040%
			\$1,235,628.64	12.3040%
			\$10,042,531.00	100.0000%



**CITY OF DALLAS
CONTRACTOR'S AFFIDAVIT
SCHEDULE OF WORK AND ACTUAL PAYMENT FORM**

Project Name Fair Parks - Coliseum Facility Improvements

Bid/Contract #: CIZ1859

Instructions:

Column 1: List type of work to be performed by Prime and 1st tier subcontractors.

Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: www.bids.dallascityhall.org). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.

Column 3: List name of firm; M/WBE Certification Number (if applicable).

Column 4: List firm(s); contact name; address; telephone number.

Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than M/WBE.

Column 6: Indicate firm's location as L=local (within Dallas county limits);

N=Non-local (Outside Dallas county limits).

Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Demolition		Zion Demolition LLC	Erica Calderon, 703 Helena St, Dallas, Texas, 75217, (214) 391-6318	Non	L	\$ 82,000.00	0.82%	\$ -	N/a
Notes:									
Concrete	1460640297300	Modern Day Concret Corp.	Enrique Carstens, 10942 Wye Dr Ste 2016, San Antonio, Texas, 78217, (210) 371-9876	Non	N	\$ 40,019.00	0.40%	\$ -	N/a
Notes:									
Masonry		R & A Masonry Inc	Andrea Alaniz, 1601 S Main St, Hutchins, Texas, 75141, (214) 398-5703	Non	L	\$ 5,000.00	0.05%	\$ -	N/a
Notes:									
Steel/Metals	1752467447400	Omega Contracting, Inc	Tedd Edmondson, 2518 Chalk Hill Rd, Dallas, Texas, 75212, (214) 689-3815	Non	L	\$ 288,047.00	2.87%	\$ -	N/a
Notes:									

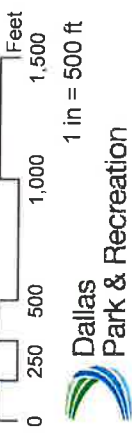
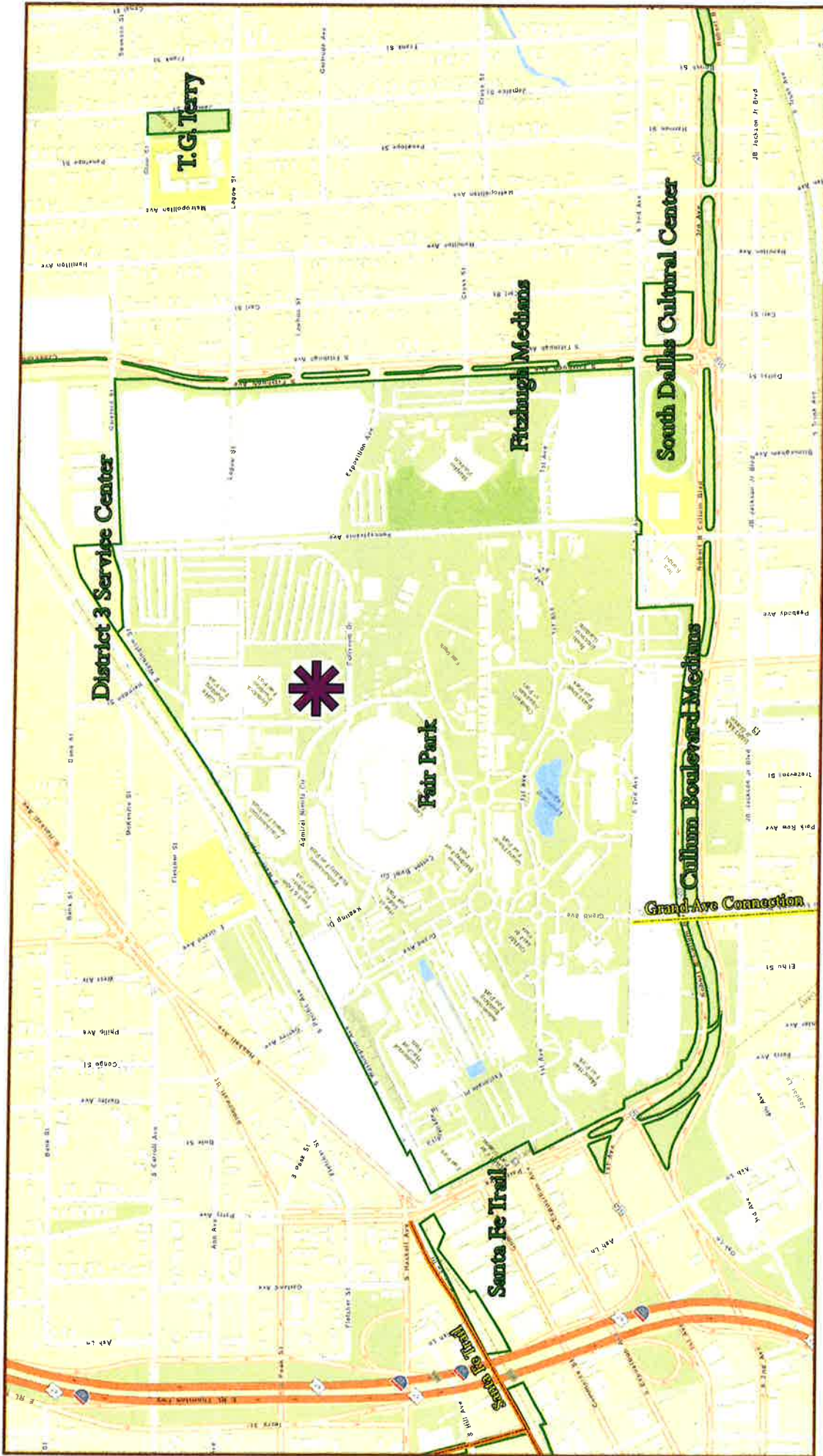
Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Millwork		Williams & Clark Custom Woodworking Inc	Brenna Williams, PO Box 1680, Frisco, Texas, 75034, (972) 335-3656	Non	L	\$ 12,000.00	0.12%	\$ -	N/a
Notes:									
Roofing	1752629087300300	Texas Roof Management, Inc, TxHUB1752629087	Eddie Laws, 728 Lingco Dr, Richardson, Texas, 75081, (972) 670-4983	Non	L	\$ 291,167.00	2.90%	\$ -	N/a
Notes:									
Doors	1751970101900	Ace Door & Repair Co. Inc	Marisol Perez, 1601 W. Irving Blvd., Irving Texas 75061 (972)254-4201	Non	L	\$ 68,202.91	0.68%	\$ -	N/a
Notes:									
Doors		Overhead Door Co	Chuck Blume, 840 Southway Circle, Fort Worth, Texas, 76115, (817) 992-9906	Non	L	\$ 42,102.00	0.42%	\$ -	N/a
Notes:									
Glazing		Sunbelt Glaziers Inc	Michael Gallahe, 4408 Frazier Ave, Fort Worth, TX 76115 (817)921-6276	Non	L	\$ 62,000.00	0.62%	\$ -	N/a
Notes:									
Finishes	1752467447400	Azteca Enterprises, Inc, HMMB75976N0121	Ronnie Beck, 2518 Chalk Hill Rd, Dallas, Texas, 75212, (972) 670-6012	H	L	\$ 2,600,256.81	25.89%	\$ -	N/a
Notes:									
Plumbing		WinTex Mechanical	Winda Jackson, PO Box 382082, Duncanville, Texas, 75137	Non	L	\$ 20,000.00	0.20%	\$ -	N/a
Notes:									
Seating		Irwin Seating Company	Matt Huebsch, 3251 Fruit Range Rd, NW, Grand Rapids, Michigan, 49544, (616) 333-0514	Non	N	\$ 764,609.64	7.61%	\$ -	N/a
Notes:									

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Plaster	1752927348800	Ronzani Inc, DBA Ronparco	Daniel Cook Sr., 900 Marlene Dr, Euless, Texas, 76040, (817) 354-8217	Non	L	\$ 20,810.04	0.21%	\$ -	N/a
Notes:									
Drywall		Neuco & Associates Inc.	W. Tracy Patton, Glenda Ln Ste 500, Dallas, Texas, 75229, (972) 620-2717	Non	L	\$ 247,600.00	2.47%	\$ -	N/a
Notes:									
Flooring		Texas Custom Commercial Flooring	Mark Favers, 1501 Heritage Pkwy Ste 105, Mansfield, Texas, 76063, (817) 477-9111	Non	L	\$ 16,900.00	0.17%	\$ -	N/a
Notes:									
Specialties		D10 Specialties	Amory Duron, 1505 Chinaberry Dr, Flower Mound, Texas, 75028, (469) 293-8784	Non	L	\$ 62,865.00	0.63%	\$ -	N/a
Notes:									
HVAC	1751457048400	Kann Air Conditioning & Heating, WFWB46570N0920	David Mansour, 2787 Irving Blvd, Dallas, Texas, 75207, (214) 631-1010	Non	L	\$ 3,018,500.00	30.06%	\$ -	N/a
Notes:									
Electrical	1751659641200	Alman Construction Services, LP	Ben Hernandez, 7677 Hunnicut Rd, Dallas, Texas, 75228, (214) 388-1800	Non	L	\$ 1,700,000.00	16.93%	\$ -	N/a
Notes:									
AV		Broadcast Works	Aaron Comer, 20980 FM 2493, Bullard, Texas, 75757, (903) 509-2470	Non	N	\$ 431,000.00	4.29%	\$ -	N/a
Notes:									
Electronic Safety	175251884500	Communications Concepts	Ed Manning, 4216 Hann Blvd, Fort Worth, Texas, 76117, (817) 920-9902	Non	L	\$ 154,577.00	1.54%	\$ -	N/a
Notes:									
Utilities	1800920788900	Calvo Construction Inc	Juan Calvo, 10600 Braewood Dr, Fort Worth, Texas, 76131, (817) 707-6490	Non	L	\$ 114,874.60	1.14%	\$ -	N/a

Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Notes:									
[Note: Totals and Percentages will automatically calculate.]						Total Bid Amount: \$ 10,042,531.00	100.00%	\$ -	\$ -

The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas contract. If any changes are made to this list, the Prime contractor must submit to the City for approval a revised schedule with documented explanations for the changes. Failure to comply with this provision could result in termination of the contract, sanctions against the Prime contractor, and/or ineligibility for future City contracts.

Officer's Signature: _____ Title: President, C.E.O.
Printed Name: Luis Spinola Date: October 31, 2019
Company Name: Azteca Enterprises, Inc.



Fair Park Coliseum
 (1438 Coliseum Drive)

**DALLAS PARK AND RECREATION BOARD
AGENDA INFORMATION SHEET**

AGENDA DATE: November 21, 2019
COUNCIL DISTRICT: 13
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize a public hearing to be held on January 8, 2020, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Brownwood Park located at 3400 Walnut Hill Lane, totaling approximately 20,159 square feet (0.46 acres) of land, and temporary use of approximately 7,227 square feet of land (0.166 acres), by Dallas Water Utilities for the construction of a 36-inch wastewater main and a 10-inch wastewater line for the public benefit – Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns municipal parkland known as Brownwood Park (approximately 15.5 acres) located at 3400 Walnut Hill Lane, on the northwest side of Dallas. The park is currently used for passive recreation.

Dallas Water Utilities (DWU) currently has wastewater lines in the section of Brownwood Park which is on the north side of Walnut Hill Lane. One line receives wastewater from the west across Joe's Creek to a manhole in the park. Another line receives wastewater from the east from Timber Trail Drive to the same manhole. From this manhole a single line transports wastewater south through the park to Walnut Hill Lane. DWU proposes to install a new 36-inch wastewater main from Bowman Boulevard north through the park to Timber Trail Drive. DWU also proposes to install a new 10-inch line along the same general alignment of the existing 27-inch line currently flowing from Timber Trail Drive to the existing manhole. This project will reverse the wastewater flow to Timber Trail Drive. DWU requires a new easement for the 36-inch water main totaling approximately 18,093 square feet (0.415 acres) and an additional easement for the 10-inch replacement wastewater line of 2,066 square feet (0.047 acres) in addition to the existing reservation or easement (Exhibit A). DWU also requires a temporary construction easement of approximately 7,227 square feet of land (0.166 acres) for the project (Exhibit A). In consideration for these conveyances by easement, DWU will pay \$28,086.00, the fair market value of these easements, as determined by an independent appraisal. Lastly, DWU proposes to abandon any reservation or easement for the existing 27-inch wastewater line running north-south through the park, said reservation or easement will revert to parkland. This project is needed to meet the increased wastewater demand for Dallas residents in this area.

Authorize a public hearing to be held on January 8, 2020, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Brownwood Park located at 3400 Walnut Hill Lane, totaling approximately 20,159 square feet (0.46 acres) of land, by Dallas Water Utilities for the construction of a 36-inch wastewater main and a 10-inch wastewater line for the public benefit – Financing: No cost consideration to the City – page 2

DWU agrees as condition of the conveyance of easements to:

BACKGROUND - continued

- 1) Permit future construction of any park amenities and other improvements within the easements.
- 2) Future construction, maintenance, and operations of the utilities within the trail corridor will be coordinated with the Park and Recreation Department operations to minimize disruption of use and operation of the park.
- 3) DWU shall request approval from the Director of the Park and Recreation Department should DWU's operations, maintenance, or construction require DWU to disrupt, demolish, or modify any improvements, vegetation, or terrain within the easement or park, except for in a situation which affects the public's immediate health, safety, or welfare, in which case DWU shall notify the Director of the Park and Recreation Department as soon as possible of such activities. In any case, repair or replacement of park improvements or vegetation damaged or damage to terrain as the result of DWU activities, shall be at the discretion of the Director of the Park and Recreation Department, and shall be at DWU's sole cost with no cost to the Park and Recreation Department.

In compliance with the law, the City must determine that there is a need, that there is no feasible and prudent alternative, and that all reasonable care will be taken not to damage the remainder of the park property and to mitigate any disruption of park services.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of parkland.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City

COMMITTEE ACTION

The Planning and Design Committee will review this item on November 21, 2019 and will provide a recommendation to the full Park and Recreation Board on the same day.

The authorization of a public hearing will be scheduled for City Council consideration on December 11, 2019, and if approved, the public hearing will be scheduled for January 8, 2020.

Authorize a public hearing to be held on January 8, 2020, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Brownwood Park located at 3400 Walnut Hill Lane, totaling approximately 20,159 square feet (0.46 acres) of land, by Dallas Water Utilities for the construction of a 36-inch wastewater main and a 10-inch wastewater line for the public benefit – Financing: No cost consideration to the City – page 2

STAFF RECOMMENDATION

Staff recommends approval.

MAPS and EXHIBITS

Attached

EXHIBIT A-TRACT 1

18,093 SQ.FT. (0.415 ACRES)
CITY OF DALLAS BLOCK 6426
WASTEWATER EASEMENT
CITY OF DALLAS (PUBLIC USE)

BEING a 18,093 square foot (0.415 acres) tract of land situated in the J.J. Mooneyham Survey, Abstract No. 929, Dallas County, Texas and being a part of City Block 6426 as dedicated to the City of Dallas for public use (Block 6426 Reservation) as shown on the Walnut Gardens Revised Plat as recorded in Volume 67119, Page 18 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod stamped "HAYDEN" set on the west right of way line of Timber Trail Drive, a 50 foot right of way, at the southeast corner of Lot 25-A as shown on the Timberbrook 3RD Installment Revision Plat as recorded in Volume 29, Page 31 of said Map Records, said point being on the south line of said Timberbrook Plat and on the north line of said Walnut Gardens Revised Plat;

THENCE South 18 degrees 15 minutes 15 seconds East, along said west line of Timber Trail Drive, a distance of 15.35 feet to a calculated point at the beginning of a non-tangent curve to the left, said curve having a radius of 50.00 feet and a chord bearing and distance of South 09 degrees 41 minutes 34 seconds West— 97.66 feet.

THENCE continuing along said west line of Timber Trail Drive and along said curve an arc distance of 135.39 feet, a delta angle of 155° 09'01" to a ½ inch iron rod with cap stamped "Hayden" set at the **POINT OF BEGINNING** of the tract described herein and at the beginning of a tangent curve to the left, said curve having a radius of 50.00 feet, a delta angle of 57° 24' 04" and a chord bearing and distance of North 83 degrees 25 minutes 02 seconds East – 48.02 feet;

THENCE continuing along said right of way line and curve, an arc distance of 50.09 feet to a 1/2 inch iron rod found at the northwest corner of Lot 2, Block 6/6426 of said Walnut Gardens Revised Plat, being a northeast corner of said Block 6426 Reservation;

THENCE South 35 degrees 30 minutes 02 seconds East, along the west line of Lot 2 and east line of said Block 6426 Reservation, a distance of 3.97 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set on said west line;

THENCE South 00 degrees 20 minutes 42 seconds West, over and across said Block 6426 Reservation, a distance of 53.13 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set;

THENCE South 34 degrees 26 minutes 30 seconds East, continuing over and across said Block 6426 Reservation, a distance of 118.53 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set;

THENCE South 42 degrees 30 minutes 15 seconds East, over and across said Block 6426 Reservation, a distance of 91.49 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set the south line of a 20' wide alley as shown on said Walnut Gardens Revised Plat;

THENCE South 16 degrees 39 minutes 43 seconds West, along the west line of said alley, a distance of 54.97 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set at an angle point therein;

THENCE South 66 degrees 17 minutes 29 seconds East, along the south line of said alley, a distance of 117.67 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set on the west right of way line of Bowman Boulevard, a 50' right of way per said Walnut Gardens Revised Plat;

EXHIBIT A-TRACT 1
18,093 SQ. FT. (0.415 ACRES)
CITY OF DALLAS BLOCK 6426
WASTEWATER EASEMENT
CITY OF DALLAS (PUBLIC USE)

THENCE South 23 degrees 42 minutes 31 seconds West, along said west right of way line, a distance of 54.92 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set on said west right of way;

THENCE North 42 degrees 30 minutes 15 seconds West, continuing over and across said Block 6426 Reservation, a distance of 253.03 feet, to a ½ inch iron rod with cap stamped "HAYDEN"

THENCE North 34 degrees 26 minutes 30 seconds West, continuing over and across said Block 6426 Reservation, a distance of 137.70 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set;

THENCE North 00 degrees 20 minutes 42 seconds East, a distance of 66.22 feet to the **POINT OF BEGINNING** and containing 18,093 square feet or 0.415 acres of land, more or less.

A Survey Plat of even date accompanies this legal description.

BASIS OF BEARINGS: All bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202), NAD 83.

I, Brian C. Wright, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

 7/17/19

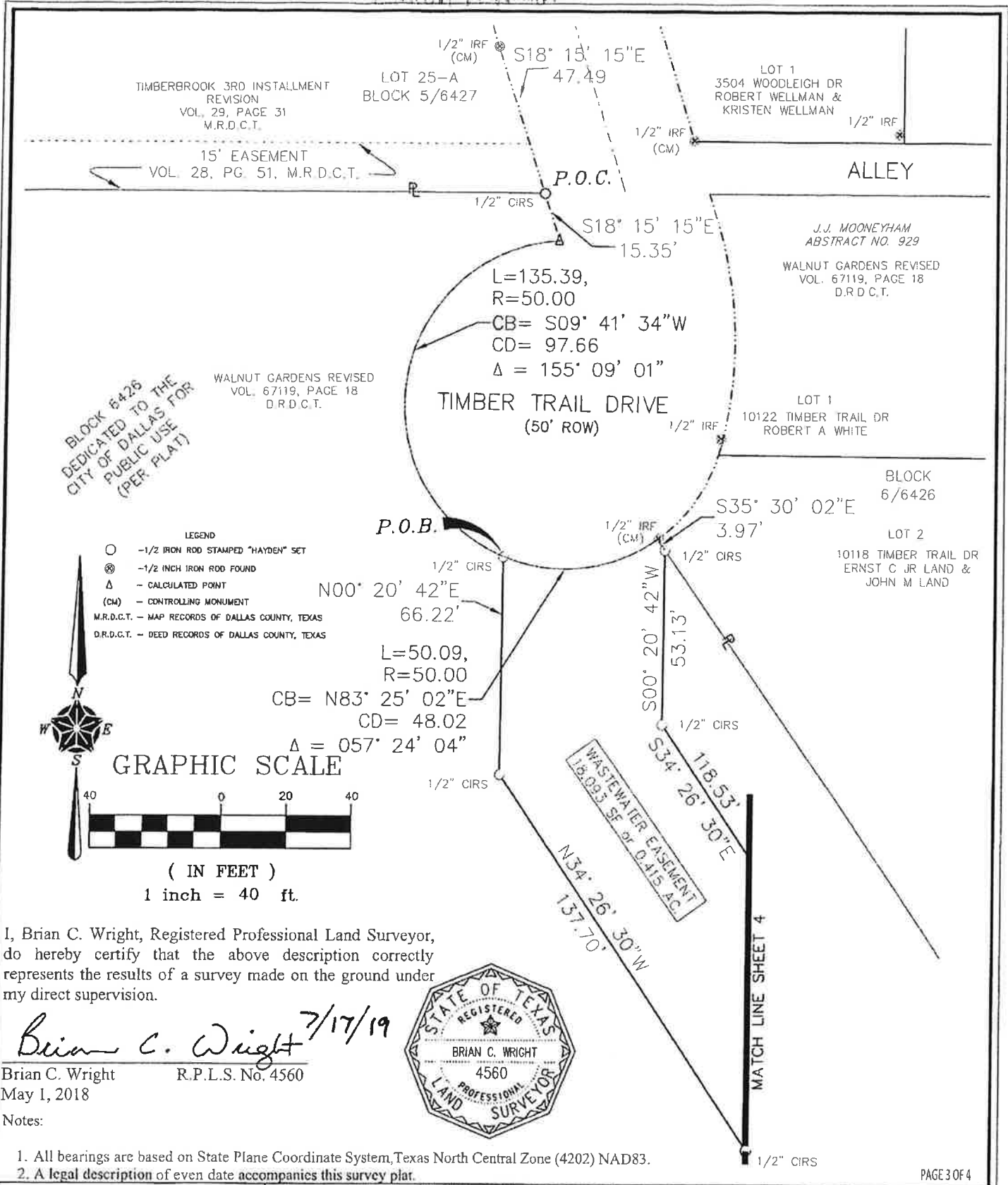
Brian C Wright, RPLS
Registered Professional Land Surveyor
Texas Registration No. 4560

Date

Mayo-Wright Consultants, LLC
123 Shenandoah Court
Forney, Texas 75126
TBPLS Firm No. 10194516



JQ Infrastructure, LLC
100 Glass Street, Ste 201
Dallas, Texas 75207
Ph. (214) 752-9098
TBPLS Firm No. 10193718



I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground under my direct supervision.

Brian C. Wright 7/17/19

Brian C. Wright R.P.L.S. No. 4560
 May 1, 2018

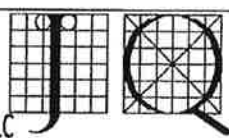


Notes:

- All bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) NAD83.
- A legal description of even date accompanies this survey plat.

18,093 SQ.FT. (0.415 ACRES)
 CITY OF DALLAS BLOCK 6426
 WASTEWATER EASEMENT
 CITY OF DALLAS (PUBLIC USE)

shaping the built environment



JQ INFRASTRUCTURE, LLC

100 GLASS STREET, STE 201
 214.752.9098
 PROJECT NO: 4150017

DALLAS, TEXAS 75207
 JQIENG.COM

TEXAS REGISTERED SURVEYING FIRM 10193718

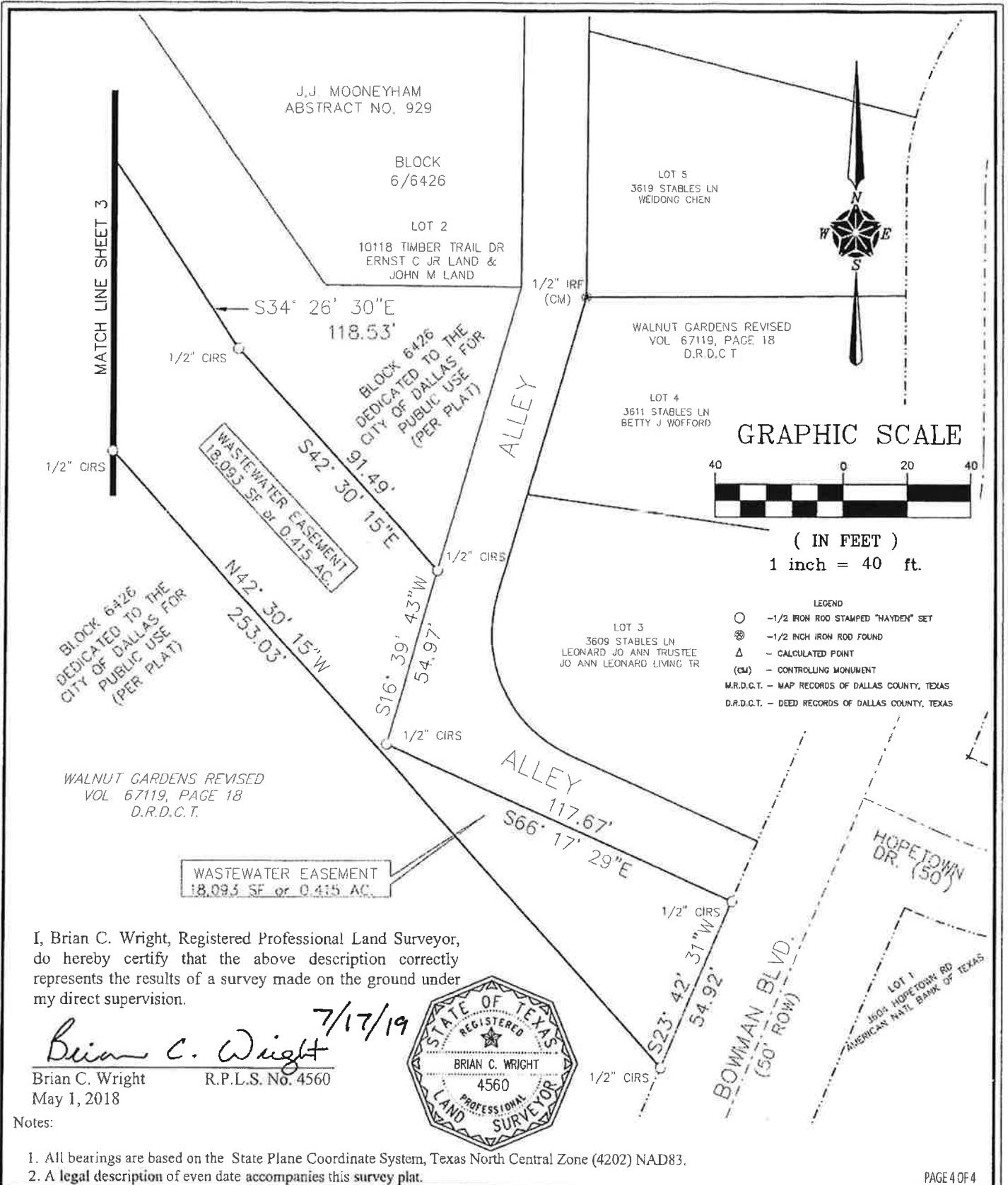


WWW.MATO-WRIGHT.COM TEXAS REGISTERED SURVEYING FIRM 10194516

123 Shenandoah Court
 Forney, Tx 75126

Ph: 214 693 5284

EXHIBIT A-TRACT 1



I, Brian C. Wright, Registered Professional Land Surveyor, do hereby certify that the above description correctly represents the results of a survey made on the ground under my direct supervision.

Brian C. Wright 7/17/19
 Brian C. Wright R.P.L.S. No. 4560
 May 1, 2018



Notes:

- All bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) NAD83.
- A legal description of even date accompanies this survey plat.

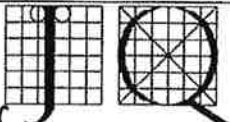

<p>18,093 SQ.FT. (0.415 ACRES) CITY OF DALLAS BLOCK 6426 WASTEWATER EASEMENT CITY OF DALLAS (PUBLIC USE)</p>	<p>shaping the built environment</p> <p>JQ INFRASTRUCTURE, LLC</p> <p>100 GLASS STREET, STE 201 214.752.9098 PROJECT NO: 4150017</p>	 <p>DALLAS, TEXAS 75207 IQIENG.COM TEXAS REGISTERED SURVEYING FIRM 10193718</p>	 <p>CONSULTANTS WWW.MAYO-WRIGHT.COM TEXAS REGISTERED SURVEYING FIRM 10194536</p> <p>123 Shenandoah Court Forney, Tx 75126 Ph: 214 693 5284</p>
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EXHIBIT A-TRACT 2

2,066 SQ.FT. (0.047 ACRES)
CITY OF DALLAS BLOCK 6426
WASTEWATER EASEMENT
CITY OF DALLAS (PUBLIC USE)

BEING a 2,066 square foot (0.047 acres) tract of land situated in the J.J. Mooneyham Survey, Abstract No. 929, Dallas County, Texas and being a part of City Block 6426 as dedicated to the City of Dallas for public use (Block 6426 Reservation) as shown on the Walnut Gardens Revised Plat as recorded in Volume 67119, Page 18 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found on the west right of way line of Timber Trail Drive as shown on the Timberbrook 3RD Installment Revision Plat as recorded in Volume 29, Page 31 of the Map Records of Dallas County, Texas, said point being the point of tangency in the east line of Lot 25-A of said Timberbrook Plat:

THENCE South 18 degrees 15 minutes 15 seconds East, along said west line of Timber Trail Drive and said east line of Lot 25-A, a distance of 47.49 feet to a ½ inch iron rod with cap stamped "HAYDEN" set at the southeast corner of said Lot 25-A, being on the south line of said Timberbrook Plat, the north line of said Walnut Gardens Revised Plat and the most northern northeast corner of said Block 6426 Reservation, being the **POINT OF BEGINNING**;

THENCE South 18 degrees 15 minutes 15 seconds East, continuing along said west line of Timber Trail Drive, a distance of 10.54 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set;

THENCE North 89 degrees 50 minutes 16 seconds West, over and across said Block 6426 Reservation, a distance of 208.30 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set;

THENCE NORTH, continuing over and across said Block 6426 Reservation, a distance of 10.00 feet, to a ½ inch iron rod with cap stamped "HAYDEN" set on said south line of the Timberbrook Plat, and said north line of the Walnut Gardens Revised Plat;

THENCE South 89 degrees 50 minutes 16 seconds East, along said north and south lines, a distance of 204.97 feet to the **POINT OF BEGINNING** and containing 2,066 square feet or 0.047 acres of land, more or less.

FILED FOR THE APPROVER
Plat 8/6/19

EXHIBIT A-TRACT 2

2,066 SQ.FT. (0.047 ACRES)
CITY OF DALLAS BLOCK 6426
WASTEWATER EASEMENT
CITY OF DALLAS (PUBLIC USE)

A Survey Plat of even date accompanies this legal description.

BASIS OF BEARINGS: All bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202), NAD 83.

I, Brian C. Wright, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Brian C. Wright

7/17/19

Brian C Wright, RPLS
Registered Professional Land Surveyor
Texas Registration No. 4560

Date

Mayo-Wright Consultants, LLC
123 Shenandoah Court
Forney, Texas 75126
TBPLS Firm No. 10194516

JQ Infrastructure, LLC
100 Glass Street, Ste 201
Dallas, Texas 75207
Ph. (214) 752-9098
TBPLS Firm No. 10193718



J.J. MOONEYHAM
ABSTRACT NO. 929

LOT 24A
10129 TIMBER TRAIL DR
SEAN J LARKIN

LOT 25-A
10125 TIMBER TRAIL DR
JOHN L RICHARDSON &
BRUCE L TILLEY

TIMBERBROOK 3RD INSTALLMENT
REVISION
VOL. 29, PAGE 31
M.R.D.C.T.

TIMBERBROOK 2ND INSTALLMENT
VOL. 26, PAGE 221
M.R.D.C.T.

LOT 1
3504 WOODLEIGH DR
ROBERT WELLMAN &
KRISTEN WELLMAN

BLOCK 5/6427

15' EASEMENT
VOL. 28, PG. 51, M.R.D.C.T.

N89° 50' 16" W 208.30'
10' w.o.

WASTEWATER EASEMENT
2,066 SQ.FT. OR 0.047 ACRES

BLOCK 6426
DEDICATED TO THE
CITY OF DALLAS FOR
(PER PLAT)

WALNUT GARDENS REVISED
VOL. 67119, PAGE 18
D.R.D.C.T.

I, Brian C. Wright, Registered Professional Land Surveyor,
do hereby certify that the above description correctly
represents the results of a survey made on the ground under
my direct supervision.

Brian C. Wright
7/17/19

Brian C. Wright
R.P.L.S. No. 4560
July 16, 2019

GRAPHIC SCALE

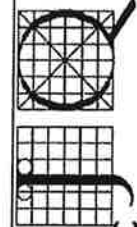


(IN FEET)

1 inch = 40 ft.

2,066 SF (0.047 ac.)
CITY OF DALLAS BLOCK 6426
WASTEWATER EASEMENT
CITY OF DALLAS (PUBLIC USE)

shaping the built
environment



JQ INFRASTRUCTURE, LLC
100 GLASS STREET, Ste 201
214.752.9098
PROJECT NO: 4150017

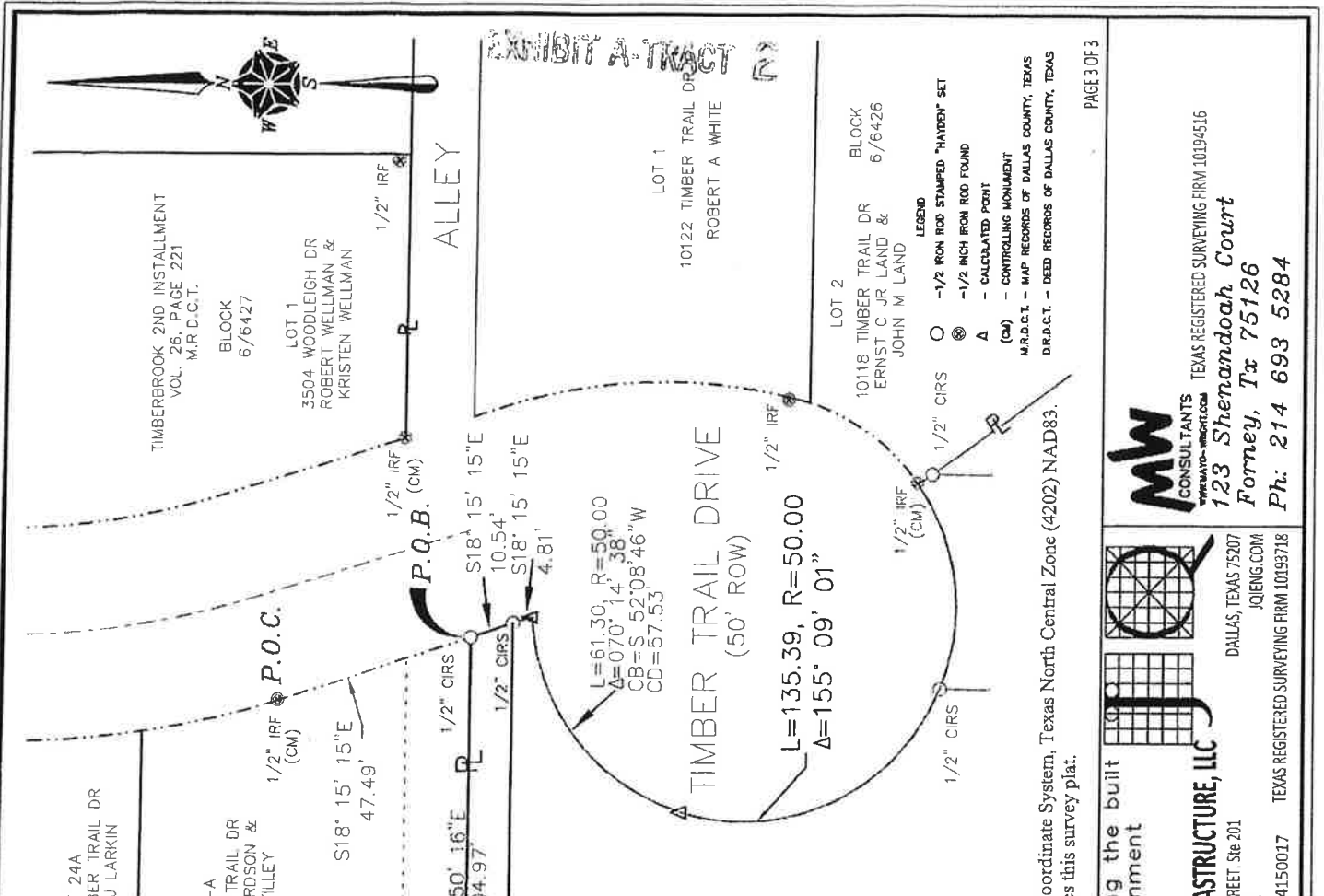
JQ ENGINEERING
DALLAS, TEXAS 75207
PROJECT NO: 4150017

MW
CONSULTANTS
www.mw-consult.com
123 Shenandoah Court
Forney, Tx 75126
Ph: 214 693 5284

TEXAS REGISTERED SURVEYING FIRM 10194516

TEXAS REGISTERED SURVEYING FIRM 10193718

Notes:
1. All bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) NAD83.
2. A legal description of even date accompanies this survey plat.



LEGEND
O - 1/2" IRON ROD STAMPED "HANDY" SET
⊗ - 1/2" IRON ROD FOUND
Δ - CALCULATED POINT
(CM) - CONTROLLING MONUMENT
M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS

LOT 2
10118 TIMBER TRAIL DR
ERNEST C JR LAND &
JOHN M LAND

LOT 1
10122 TIMBER TRAIL DR
ROBERT A WHITE

TIMBER TRAIL DRIVE
(50' ROW)
L=135.39, R=50.00
Δ=155° 09' 01"

P.O.B. (CM)
S18° 15' 15"E 10.54'
S18° 15' 15"E 4.81'

P.O.C.
1/2" IRF (CM)

S18° 15' 15"E 47.49'

1/2" CIRCS
S89° 50' 16"E 204.97'

1/2" CIRCS
N89° 50' 16" W 208.30'

1/2" CIRCS
N00° 00' 00"E 10.00'

1/2" CIRCS

1/2" IRF (CM)

1/2" IRF (CM)

1/2" IRF (CM)

1/2" IRF (CM)

1/2" IRF (CM)

1/2" IRF (CM)

1/2" IRF (CM)

1/2" IRF (CM)

1/2" IRF (CM)

EXHIBIT A TRACT



EXHIBIT A-TRACT 3

7,227 SQ.FT. (0.166 ACRES)
CITY OF DALLAS BLOCK 6426
WASTEWATER TEMPORARY EASEMENT
CITY OF DALLAS (PUBLIC USE)

BEING a 7,227 square foot (0.166 acres) tract of land situated in the J.J. Mooneyham Survey, Abstract No. 929, Dallas County, Texas and being a part of City Block 6426 as dedicated to the City of Dallas for public use (Block 6426 Reservation) as shown on the Walnut Gardens Revised Plat as recorded in Volume 67119, Page 18 of the Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod stamped "HAYDEN" set on the west right of way line of Timber Trail Drive as shown on the Timberbrook 3RD Installment Revision Plat as recorded in Volume 29, Page 31 of the Map Records of Dallas County, Texas, said point being on the south line of said Timberbrook Plat and on the north line of said Walnut Gardens Revised Plat;

THENCE South 18 degrees 15 minutes 15 seconds East, along said west line of Timber Trail Drive, a distance of 10.54 feet to a 1/2" capped iron rod set and being the **POINT OF BEGINNING**;

THENCE South 18 degrees 15 minutes 15 seconds East, along said west line of Timber Trail Drive, a distance of 4.81 feet to the beginning of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a delta angle of 70°14'38" and a chord bearing and distance of South 52 degrees 08 minutes 46 seconds West-- 57.53 feet.

THENCE continuing along said west line of Timber Trail Drive and along said curve an arc distance of 61.30 feet to a point on the west line of said Timber Trail;

THENCE North 89 degrees 50 minutes 16 seconds West, departing said Timber Trail Drive and over and across said Block 6426 Reservation, a distance of 164.35 feet;

THENCE NORTH, continuing over and across said Block 6426 Reservation, a distance of 40.00 feet, to a 1/2 inch iron rod with cap stamped "HAYDEN" set;

THENCE South 89 degrees 50 minutes 16 seconds East, continuing over and across said Block 6426 Reservation, a distance of 208.30 feet to the **POINT OF BEGINNING** and containing 7,227 square feet or 0.166 acres of land, more or less.



FIELD NOTES APPROVED:

DBK 8/6/19

EXHIBIT A-TRACT 3
7,227 SQ.FT. (0.166 ACRES)
CITY OF DALLAS BLOCK 6426
WASTEWATER TEMPORARY EASEMENT
CITY OF DALLAS (PUBLIC USE)

A survey plat of even date accompanies this legal description.

BASIS OF BEARINGS: All bearings and coordinates are based on the State Plane Coordinate System, Texas North Central Zone (4202), NAD 83.

I, Brian C. Wright, a Registered Professional Land Surveyor in the State of Texas, hereby certify that the land description and plat represent an actual survey made on the ground under my supervision.

Brian C. Wright 7/17/19

Brian C Wright, RPLS
Registered Professional Land Surveyor
Texas Registration No. 4560

Date

Mayo-Wright Consultants, LLC
123 Shenandoah Court
Forney, Tx 75126
TBPLS Firm No. 10194516

JQ Infrastructure, LLC
100 Glass Street, Ste 201
Dallas, Texas 75207
Ph. (214) 752-9098
TBPLS Firm No. 10193718



J.J. MOONEYHAM
ABSTRACT NO. 929

LOT 24A
10129 TIMBER TRAIL DR
SEAN J LARKIN

TIMBERBROOK 3RD INSTALLMENT
REVISION
VOL. 29, PAGE 31
M.R.D.C.T.

LOT 25-A
10125 TIMBER TRAIL DR
JOHN L RICHARDSON &
BRUCE L TILLEY

TIMBERBROOK 2ND INSTALLMENT
VOL. 26, PAGE 221
M.R.D.C.T.

BLOCK
5/6427

LOT 1
3504 WOODLEIGH DR
ROBERT WELLMAN &
KRISTEN WELLMAN

BLOCK 5/6427

15' EASEMENT
VOL. 28, PG. 51, M.R.D.C.T.

10' WASTEWATER EASEMENT
TO BE ACQUIRED BY SEPARATE INSTRUMENT
S89° 50' 16" E 208.30'

WASTEWATER TEMPORARY EASEMENT
7,227 SF or 0.166 AC.

164.350
N89° 50' 16.00"W

WALNUT GARDENS, REVERSED
VOL. 67119, PAGE 18
D.R.D.C.T.

EXHIBIT A TRACT

LOT 1

10122 TIMBER TRAIL DR
ROBERT A WHITE

LOT 2

BLOCK
10118 TIMBER TRAIL DR
ERNEST C JR LAND &
JOHN M LAND
6/6426

ALLEY

TIMBER TRAIL DRIVE
(50' ROW)



I, Brian C. Wright, Registered Professional Land Surveyor,
do hereby certify that the above description correctly
represents the results of a survey made on the ground under
my direct supervision.

Brian C. Wright
7/17/19
Notes:

Brian C. Wright
R.P.L.S. No. 4560
May 1, 2018

shaping the built environment

GRAPHIC SCALE



(IN FEET)

1 inch = 40 ft.

7,227 SF (0.166 ACRES)
CITY OF DALLAS BLOCK 6426
WASTEWATER TEMPORARY EASEMENT
CITY OF DALLAS (PUBLIC USE)

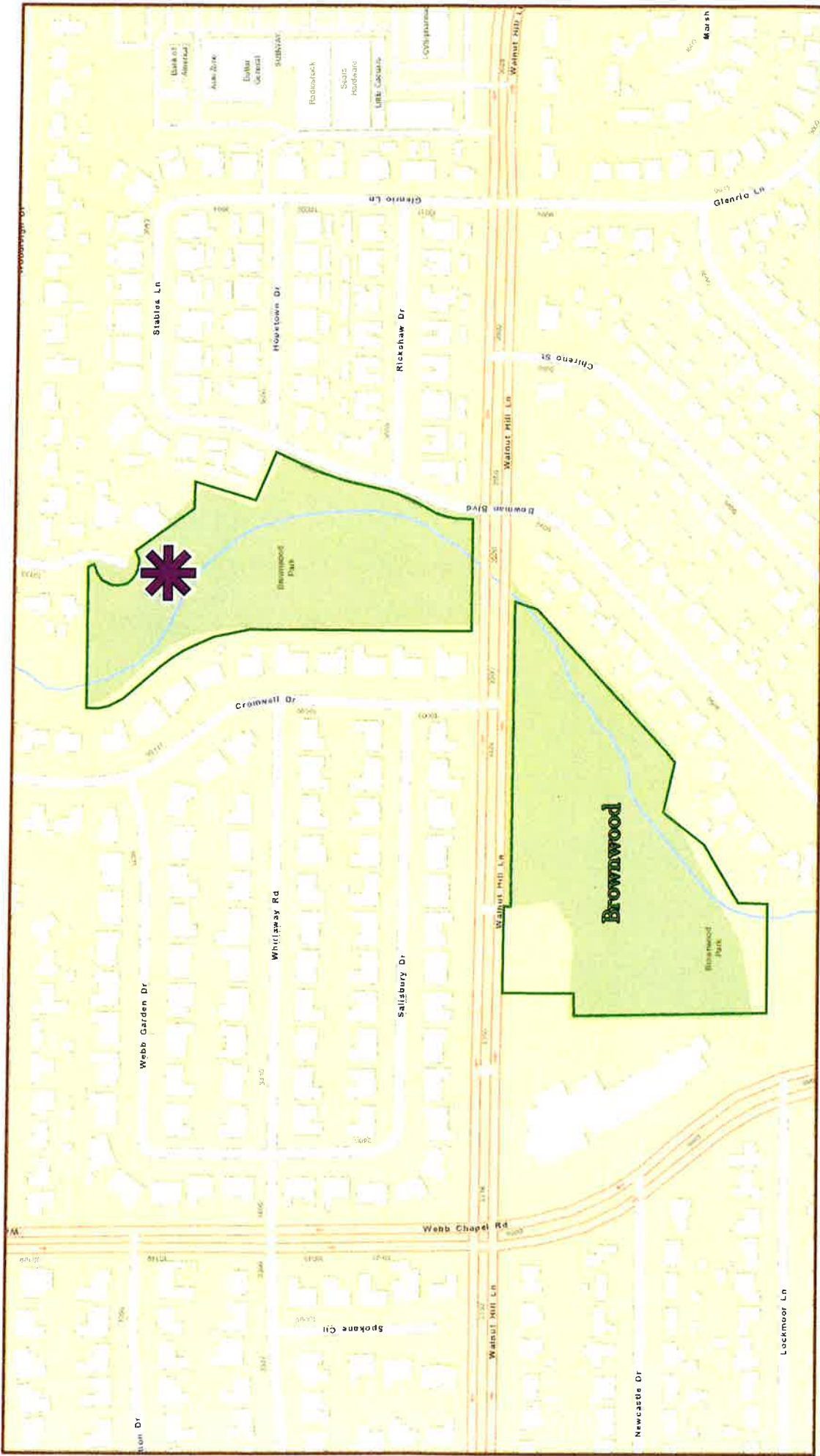
JQ INFRASTRUCTURE, LLC
100 GLASS STREET, STE 201
DALLAS, TEXAS 75207
JQIENG.COM



shaping the built environment



TEXAS REGISTERED SURVEYING FIRM 10194516
123 Shendoah Court
Forney, Tx 75126
Ph: 214 693 5284

- LEGEND
- - 1/2" IRON ROD STAMPED "HAYDEN" SET
 - ⊗ - 1/2" IRON ROD FOUND
 - △ - CALCULATED POINT
 - (CM) - CONTROLLING MONUMENT
- M.R.D.C.T. - MAP RECORDS OF DALLAS COUNTY, TEXAS
D.R.D.C.T. - DEED RECORDS OF DALLAS COUNTY, TEXAS



0 100 200 400 600 Feet
 1 in = 200 ft

 Dallas Park & Recreation

**Brownwood Park
 (3400 Walnut Hill Ln)**

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: November 21, 2019
COUNCIL DISTRICT(S): 11
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize an increase in the construction services contract with The Fain Group, Inc. to add additional scope of work, including a playground and parking lot improvements, associated with the regional family aquatic center at Fretz Park located at 6994 Belt Line Road – Not to exceed \$571,937.41, from \$21,476,105.35 to \$22,048,042.76 – Financing: Elgin B. Robertson Land Sale Fund (\$22,687.41) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$549,250.00)

BACKGROUND

This action will authorize Change Order No. 9 to the construction services contract with The Fain Group, Inc. for additional work at Fretz Park. The Regional Aquatic Center at Fretz Park was funded by the proceeds of the sale of land at Elgin B. Robertson. Some work associated with the Aquatic Center, which includes modifications to the parking lot and a new playground to replace the one removed were included in the 2017 Bond Program, since there was insufficient funding in the Elgin B. Robertson proceeds to fund this scope. The original playground had to be removed due to a conflict with the new aquatic center, so this action will replace the playground in an alternative location. Modifications to the parking are needed to provide access between lots to address the multiple uses at the site, including the new aquatic center. Items included in this change order are demolition, earthwork, concrete, striping, sod, signs and wheel stops for parking lot modifications to connect the Library/Aquatic Center and Recreation Center parking lots; and earthwork, play structure, drainage system, site furnishings and sod for a new playground.

On June 28, 2017, City Council authorized a contract with The Fain Group, Inc., for construction of three regional family aquatic centers (Package 1) at Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Belt Line Road, and Samuell Grand Park located at 6200 East Grand Avenue, in an amount not to exceed \$20,562,297 (Crawford Park \$7,219,772, Fretz Park \$6,445,526, Samuell Grand Park \$6,896,999), by Resolution No. 17-1085.

On February 14, 2018, City Council authorized Change Order No. 1 to the construction services contract with The Fain Group, Inc. to add increased scope of work associated with three regional family aquatic centers at Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Belt Line Road, and Samuell Grand Park located

BACKGROUND - continued

at 6200 East Grand Avenue, in an amount not to exceed \$351,666.61, increasing the contract amount from \$20,562,297.00 to \$20,913,963.61 by Resolution No. 18-0291, to modify the location of the filtration building to accommodate a future right-of-way on Hillcrest Road at Fretz Park, re-route the existing water line which serves the recreation center and the aquatic center at Fretz Park, install a three-phase primary electrical power feed at Crawford Memorial Park, and add gates to the perimeter fence at Crawford Memorial Park and Samuell Grand Park aquatic centers.

On April 11, 2018, City Council authorized Change Order No. 2 to the construction services contract with The Fain Group, Inc. to furnish, assemble and install picnic tables, trash receptacles and umbrellas at Crawford Memorial Park, Fretz Park and Samuell Grand Park aquatic centers, in an amount not to exceed \$198,526.73, increasing the contract amount from \$20,913,963.61 to \$21,112,490.34 by Resolution No. 18-0551.

On April 13, 2018, Administrative Action No. 18-0170 authorized Change Order No. 3 to the construction services contract with The Fain Group, Inc. for added scope of work at Crawford Regional Aquatic Center to add 125' of left turn lane on Prairie Creek Road for entry into Crawford Memorial Park for north bound traffic, in an amount not to exceed \$42,154.69, increasing the contract amount from \$21,112,490.34 to \$21,154,645.03.

On May 11, 2018, Administrative Action No. 18-0248 authorized Change Order No. 4 to the construction services contract with The Fain Group, Inc. for added scope of work to install a security keypad door hardware system for: 10 doors at Crawford Regional Aquatic Center, 11 doors at Fretz Regional Aquatic Center, and 10 doors Samuell Grand Regional Aquatic Center, in an amount not to exceed \$36,483.75, increasing the contract amount from \$21,154,645.03 to \$21,191,128.78.

On June 13, 2018, Administrative Action No. 18-0406 authorized Change Order No. 5 to the construction services contract with The Fain Group, Inc. for added scope of work to: install seven security shutters at Crawford Regional Aquatic Center and install wall tile and fiberglass reinforced plastic panels at Samuell Grand Regional Aquatic Center, in an amount not to exceed \$39,855.53, increasing the contract amount from \$21,191,128.78 to \$21,230,984.31.

On November 7, 2018, Administrative Action No. 18-1089 authorized Change Order No. 6 to the construction services contract with the Fain Group, Inc. for additional boring for the electrical main conduits and moving a light pole and electrical control box in the median for the left turn lane on Prairie Creek Road at Crawford Memorial Park in an amount not to exceed \$31,485.24, increasing the contract amount from \$21,230,984.31 to \$21,262,469.55.

On March 27, 2019, City Council authorized Change Order No. 7 to the construction services contract with The Fain Group, Inc. to add scope of work associated with three

BACKGROUND (continued)

regional family aquatic centers at Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Belt Line Road, and Samuell Grand Park located at 6200 East Grand Avenue, increasing the contract amount from \$21,262,469.55 to \$21,456,782.65, by Resolution No. 19-0442. The change order was to add mop sinks and drains, increase grease trap size, roof drains, piping and downspouts, data drops, FRP panels, wall finish, masonry changes, window and counter shutter, sod, automatic closing sliding windows, extending electrical line, single hung windows, AT&T ground box, electrical modifications, removal of Oncor light pole, ceiling changes, fence modifications, door locks, moving irrigation meter, landscape revisions, hand sink, drainage adjustments, stone, data drops, furr-outs, masonry changes, handrails, door change, concrete flatwork and painting.

On June 4, 2019, Administrative Action No. 19-0557 authorized Change Order No. 8 to the construction services contract with the Fain Group, Inc. for moving pool accessories at Crawford, adding basketball goals at Crawford, Fretz and Samuell Grand, TAS revisions at Crawford and Samuell Grand, water heater revision at Crawford and column caps at Fretz in an amount not to exceed \$19,322.70, increasing the contract amount from \$21,456,782.65 to \$21,476,105.35.

This action will authorize Change Order No. 9 to the construction services contract with The Fain Group, Inc. for additional work at Fretz Park. The Regional Aquatic Center at Fretz Park was funded by the proceeds of the sale of land at Elgin B. Robertson. Some work associated with the Aquatic Center, which includes modifications to the parking lot and the addition to the playground were included in the 2017 Bond Program, since there was insufficient funding in the Elgin B. Robertson proceeds to fund this scope. The original playground had to be removed due to a conflict with the new aquatic center, so this action will replace the playground in an alternative location. Modifications to the parking are needed to provide access between lots to address the multiple uses at the site, including the new aquatic center. Items included in this change order are demolition, earthwork, concrete, striping, sod, signs and wheel stops for parking lot modifications to connect the Library/Aquatic Center and Recreation Center parking lots; and earthwork, play structure, drainage system, site furnishings and sod for a new playground.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	August/September 2017
Complete Construction	June 2020

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSION)

On June 28, 2017, City Council authorized a contract with The Fain Group, Inc. for construction of three regional family aquatic centers at Crawford Memorial Park, Fretz Park and Samuell Grand Park for Package 1, by Resolution No. 17-1085.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSION) - continued

On January 25, 2018, the Park and Recreation Board authorized Change Order No. 1 to the construction services contract with The Fain Group, Inc.

On February 14, 2018, City Council authorized Change Order No. 1 to the construction services contract with The Fain Group, Inc. to add increased scope of work associated with three regional aquatic centers located at Crawford Memorial Park, Fretz Park and Samuell Grand Park by Resolution No. 18-0291.

On March 22, 2018, the Park and Recreation Board authorized Change Order No. 2 to the construction services contract with The Fain Group, Inc.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on April 9, 2018.

On April 11, 2018, City Council authorized Change Order No. 2 to the construction services contract with The Fain Group, Inc. to furnish, assemble and install picnic tables, trash receptacles and umbrellas at Crawford Memorial Park, Fretz Park and Samuell Grand Park aquatic centers, in an amount not to exceed \$198,526.73, increasing the contract amount from \$20,913,963.61 to \$21,112,490.34 by Resolution No. 18-0551.

On March 21, 2019, the Park and Recreation Board authorized Change Order No. 7 to the construction services contract with The Fain Group, Inc.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on March 25, 2019.

On March 27, 2019, City Council authorized Change Order No. 7 to the construction services contract with The Fain Group, Inc. to add increased scope of work associated with the Crawford Regional Aquatic Center, Fretz Regional Aquatic Center and Samuell Grand Regional Aquatic Center, in an amount not to exceed \$194,313.10, increasing the contract amount from \$21,262,469.55 to \$21,456,782.65 by Resolution No. 19-0442.

FISCAL INFORMATION

Elgin B. Robertson Land Sale Fund - \$22,687.41
Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$549,250.00

Original Contract Amount	\$20,562,297.00
Change Order No. 1	\$ 351,666.61
Change Order No. 2	\$ 198,526.73
Change Order No. 3	\$ 42,154.69
Change Order No. 4	\$ 36,483.75
Change Order No. 5	\$ 39,855.53
Change Order No. 6	\$ 31,485.24

Authorize an increase in the construction services contract with The Fain Group, Inc. to add additional scope of work, including a playground and parking lot improvements, associated with the regional family aquatic center at Fretz Park located at 6994 Belt Line Road – Not to exceed \$571,937.41, from \$21,476,105.35 to \$22,048,042.76 – Financing: Elgin B. Robertson Land Sale Fund (\$22,687.41) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$549,250.00) – Page 5

FISCAL INFORMATION - continued

Change Order No. 7	\$ 194,313.10
Change Order No. 8	\$ 19,322.70
Change Order No. 9 (this action)	<u>\$ 571,937.41</u>
 Total amount	 \$22,048,042.76

M/WBE INFORMATION

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

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$571,937.41	Construction	25.00%	6.12%	\$35,000
<ul style="list-style-type: none"> • This contract does not meet the M/WBE goal, but complies with good faith efforts. • Change Order No. 9 – 41.64% Overall M/WBE participation 				

COMMITTEE ACTION

The Planning and Design Committee will consider this item on November 21, 2019 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on December 11, 2019.

STAFF RECOMMENDATION

Staff recommends approval.

OWNER

The Fain Group, Inc.

Larry Frazier, President

MAP

Attached

BID AGENDA APPROVAL COVER SHEET FOR CHANGE ORDERS AND SUPPLEMENTAL AGREEMENTS

Project Meets
 BID
 Requirements Total M/WBE 6.12%

Prime: The Fain Group Agenda Date: 12/11/2019
 Project: Phase 1 Aquatic Facilities Crawford/Fretz/Samuell Review Date: 10/30/2019
 Total Local: \$0.00 Total Non-Local: \$571,937.41

Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
				0.0000%
				0.0000%
				0.0000%
				0.0000%
				0.0000%
				0.0000%
				0.0000%
				0.0000%
				0.0000%
				0.0000%
			\$0.00	0.0000%
			\$0.00	0.0000%
			\$0.00	0.0000%

Non-Local Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
	Cowtown Redimx	WFVWB12157N1020	\$30,000.00	5.2453%
	E McDaniel	BMMNB59538N0621	\$5,000.00	0.8742%
				0.0000%
			\$35,000.00	6.1196%
			\$536,937.41	93.8804%
			\$571,937.41	100.0000%

Total M/WBE
 Non-M/WBE
 Total Non-Local
 Total Action
 Total Contract (including) \$22,048,043 \$571,937.41 100.0000%

BID AGENDA APPROVAL COVER SHEET FOR CHANGE ORDERS AND SUPPLEMENTAL AGREEMENTS

TOTAL M/WBE PARTIC	This Action	%	Participation to Date	%
	\$		\$	
African American	\$5,000.00	0.87%	\$5,000.00	0.02%
Hispanic	\$0.00	0.00%	\$604,427.65	2.74%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$30,000.00	5.25%	\$8,572,355.00	38.88%
Total	\$35,000.00	6.12%	\$9,181,782.65	41.64%



**CITY OF DALLAS
CONTRACTOR'S AFFIDAVIT
SCHEDULE OF WORK AND ACTUAL PAYMENT FORM**

20

Project Name: Phase 1 Aquatic Facilities: Crawford Memorial Park, Fretz Park, Samuel-Grand Park Bid/Contract #: _____


Instructions:

- Column 1: List type of work to be performed by Prime and 1st tier subcontractors.
- Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: www.bids.dallascityhall.org). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.
- Column 3: List name of firm; MWBE Certification Number (if applicable).
- Column 4: List firm(s); contact name; address; telephone number.
- Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; N=other than MWBE.
- Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits).
- Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.
- Column 8: Indicate percentage of total contract amount.
- Column 9: Indicate total payments to date.
- Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
General Contractor		The Fain Group, Inc.	Larry Frazier 1656 N. Shiloh, Fort Worth, Texas 76111 817-977-4388	Non	N	\$365,687.41	63.94%	\$ -	\$ -
Notes: CO#8									
Playground		Whirlix Landscape Structures	161 International Hwy, Ste 125, Richardson, TX 75080	Non	N	\$171,250.00	29.94%	\$ -	\$ -
Notes: CO#8									
Concrete		Cowtown Redmix	3401 Redshire St, Ft Worth, TX 76116	W	N	\$30,000.00	5.25%		
Notes: CO#8									
Trucking		E. McDaniel	8725 Salem Dr, Crowley, TX Eric McDaniel	B	N	\$5,000.00	0.87%		\$ -
Notes: CO#8									
Trucking									

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[Note: Totals and Percentages will automatically calculate.]									
				Total Bid Amount:		\$571,937.41	100.00%	\$	\$

The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas contract. If any changes are made to this list, the Prime contractor must submit to the City for approval a revised schedule with documented

Signature:  Title: Sr. Project Manager

Printed Name: Clint Symank Date: October 9, 2019

Company Name: The Fain Group, Inc.



**CITY OF DALLAS
CONTRACTOR'S AFFIDAVIT
SCHEDULE OF WORK AND ACTUAL PAYMENT FORM**

OVERALL

Project Name Phase 1 Aquatic Facilities: Crawford Memorial Park, Fretz Park, Samuel-Grand Park Bid/Contract #:

Instructions:

- Column 1: List type of work to be performed by Prime and 1st tier subcontractors.
- Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: www.bids.dallascityhall.org). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.
- Column 3: List name of firm; MWBE Certification Number (if applicable).
- Column 4: List firm(s); contact name; address; telephone number.
- Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than MWBE.
- Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits).
- Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.
- Column 8: Indicate percentage of total contract amount.
- Column 9: Indicate total payments to date.
- Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
General Contractor Notes:		The Fain Group, Inc.	Larry Frazier 1535 N. Skillman East, Fort Worth, Texas 76104 817-527-4288	Non	N	\$9,525,741.33	43.20%	\$ -	\$ -
Pool Contractor Notes:		Aquatic Resources	Robert Morgan 10555 Plano Rd, Dallas, Texas 75238 214-343-1033	W	L	\$8,139,005.00	36.91%	\$ -	\$ -
Electrical Notes:		Bean Electrical, Inc.	Chui Bean P.O. Box 400188, Houston, Texas 76240 817-581-7400	Non	N	\$993,104.67	4.50%	\$ -	\$ -
Electrical Notes:		Duran Industries, Inc.	Richard Duran 504 Business Parkway, Richardson, TX 75081 972-238-	H	L	\$126,321.00	0.57%		
Masonry Notes:		R&A Masonry, Inc.	Andrea Alamiz 1611 Bowdy Ferry Rd, Dallas, Texas 75207 214-358-5703	H	L	\$325,850.00	1.48%		
Glass Notes:		Alliance Glass	Peggy Lane P.O. Box 1587, Keller, Texas 76244 817-378-1935	W	N	\$231,650.00	1.05%		
Site Work Notes:		Chiener, LLC	Brian Massie P.O. Box 8545 Vista, Texas 75083 972-824-0053	Non	N	\$178,081.00	0.81%	\$ -	\$ -

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Signs Notes:		Casteel Signs	Jana Godbers 10031 Munroe Dr. Suite 105, Dallas, Texas 75229 214-	Non	L	\$19,592.00	0.09%		
Fence Notes:		PDQ Fence	Wita Robertson 17826 FM 986, Terrell, TX 75160 972-524-5471	Non	N	\$166,109.00	0.75%		
Pavement Markings Notes:		MPM	Frey Hammond 13113 Jelmore Ave. Grand Prairie, TX 75050 972-389-3500	Non	L	\$13,305.00	0.06%		
Bathroom Accessories Notes:		Chatham Worth	Sarah Hickey 2607 Brenner Dr. Dallas TX 75220 972-241-2331	Non	L	\$47,510.00	0.22%		
Roofing Notes:		Lon Smith Roofing	Bill Salars 904 E. Wiggaman St. Fort Worth, TX 76104 817-928-8400	Non	L	\$ 369,752.00	1.68%		
Landscaping Notes:		Valle Verde Systems	Josef Littleton P.O. Box 674 Wylie, TX 75083 214-734-1953	Non	N	\$ 176,750.00	0.80%		
Shade Structures Notes:		USA Shade	Jeanne Mack 1505 Charcolan, Row Dallas, TX 75247 214-304-5152	Non	L	\$92,250.00	0.42%		
Plaster Notes:		Ronparco	Bram Zimmerman 900 Marlene Dr. Edress, Texas 76040 817-354-8277	W	N	\$80,046.00	0.36%		
Trucking Notes:		Ornelas Trucking	Haniel Ornelas 1038 H. Hampton, Dallas, TX 75208 (469) 446-5715	H	L	\$6,400.00	0.02%	\$ -	\$ -
Painting Notes:		JP Painting	Wadeel Nichell 5326 Pell St. Dallas, TX 75222 (214) 228-1668	W	L	\$71,830.00	0.33%		
General Contractor Notes: CO#1		The Fain Group, Inc.	Larry Frazier 1616 H. Shweta Fort Worth, Texas 76111 817-827-4388	Non	N	\$75,156.41	0.34%	\$ -	\$ -
Electrical Notes: CO#1		Bean Electrical, Inc.	Chip Bean P.O. Box 48016, Everman, Texas 76140 817-581-7400	Non	N	\$144,791.20	0.66%	\$ -	\$ -
Utilities Notes: CO#1		Chiener, LLC	Brian Hussie P.O. Box 85 Rio Vista, Texas 75093 972-824-0899	Non	N	\$62,755.00	0.28%	\$ -	\$ -
Fence Notes: CO#1		PDQ Fence	Wita Robertson 17826 FM 986, Terrell, TX 75160 972-524-5471	Non	N	\$3,964.00	0.02%		
Electrical Notes: CO#1	Rev. 3 3/8/12 ELECTRICAL DPS-FRM-213	Oncor	Emanuel Cruz (214) 330-2826	Page 2 of 4		\$65,000.00	0.29%	\$ -	\$ -

Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
General Contractor		The Fain Group, Inc.	Larry Frazer 165 N. Silvana, Fort Worth, Texas 76111 817-927-4388	Non	N	\$52,992.13	0.24%	\$	\$
Notes:									
CO#2									
Site:		Playwell							
Furniture		HFDB35488Y0918		W/H	N	\$115,943.60	0.53%	\$	\$
Notes:									
CO#2									
Umbrellas		Contract Furnishings International, Inc.	PO Box 1489, Bradenton, FL 34282	Non	N	\$29,591.00	0.13%	\$	\$
Notes:									
CO#2									
General Contractor		The Fain Group, Inc.	Larry Frazer 165 N. Silvana, Fort Worth, Texas 76111 817-927-4388	Non	N	\$42,154.69	0.19%	\$	\$
Notes:									
CO#3									
General Contractor		The Fain Group, Inc.	Larry Frazer 165 N. Silvana, Fort Worth, Texas 76111 817-927-4388	Non	N	\$36,483.75	0.17%	\$	\$
Notes:									
CO#4									
General Contractor		The Fain Group, Inc.	Larry Frazer 165 N. Silvana, Fort Worth, Texas 76111 817-927-4388	Non	N	\$39,855.53	0.18%	\$	\$
Notes:									
CO#5									
General Contractor		The Fain Group, Inc.	Larry Frazer 165 N. Silvana, Fort Worth, Texas 76111 817-927-4388	Non	N	\$31,485.24	0.14%	\$	\$
Notes:									
CO#6									
General Contractor		The Fain Group, Inc.	Larry Frazer 165 N. Silvana, Fort Worth, Texas 76111 817-927-4388	Non	N	\$144,631.07	0.66%	\$	\$
Notes:									
CO#7									
Electrical		Bean Electrical, Inc.	Chip Bean P.O. Box 40016, Everman, Texas 78040 817-561-7400	Non	N	\$10,577.96	0.05%	\$	\$
Notes:									
CO#7									
Masonry		R&A Masonry, Inc.	Andres Almaz 1611 Dandy Ferry Rd, Dallas, Texas 75207 214-388-8703	H	L	\$8,753.05	0.04%		
Notes:									
CO#7									
Glass		Alliance Glass	Pepp Lamp P.O. Box 1537, Keller, Texas 76244 817-379-1935	W	N	\$8,291.00	0.04%		
Notes:									
CO#7									
Plumbing/HVAC		CBS Mechanical	Brian McCall Energy Plaza Bldg 900, Dallas TX 75207 940-383-4357	H	N	\$22,160.00	0.10%		\$
Notes:									
CO#7									

Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
General Contractor		The Fain Group, Inc.	Larry Frazier 1516 N. Sylvania, Fort Worth, Texas 76111 817-927-4098	Non	N	\$7,789.70	0.04%		\$
Notes:									
CO#8									
Pool Contractor		Aquatic Resources	Robert Morgan 3555 Pismo Rd. Dallas, Texas 75238 214-346-1133	W	L	\$11,533.00	0.05%	\$	\$
Notes:									
CO#8									
General Contractor		The Fain Group, Inc.	Larry Frazier 1516 N. Sylvania, Fort Worth, Texas 76111 817-927-4098	Non	N	\$365,687.41	1.66%		\$
Notes:									
CO#9									
Playground		Whirlix Landscape Structures	1761 International Plaza, Suite 125, Richardson, TX 75081	Non	N	\$171,250.00	0.78%		\$
Notes:									
CO#9									
Concrete		Cowtown RediMix	3401 Bellisheim St. Ft Worth, TX	W	N	\$30,000.00	0.14%		\$
Notes:									
CO#9									
Trucking		E. McDaniel Trucking	3725 Salem Dr, Crowley, TX	B	N	\$5,000.00	0.02%		\$
Notes:									
CO#9									
						Total Bid Amount:	\$22,048,042.76	100.00%	\$

[Note: Totals and Percentages will automatically calculate.]

The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas contract. If any changes are made to this list, the Prime contractor must submit to the City for approval a revised schedule with documented explanations for the changes. Failure to comply with this provision could result in termination of the contract, sanctions against the Prime contractor, and/or ineligibility for future City contracts.

Signature: *Clint Symank* Title: Sr. Project Manager
 Printed Name: Clint Symank Date: October 29, 2019
 Company Name: The Fain Group, Inc.

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: November 21, 2019
COUNCIL DISTRICT: All
STAFF: Louise Elam, (214) 670-5275

SUBJECT

Authorize the use of Land Acquisition and Partnership Match Funding in Proposition B of the 2017 Bond Program for match funding for a new playground at Garrett Park located at 1506 North Garrett Avenue – Not to exceed \$134,406.37 – Financing: This item has no cost consideration to the City (see Fiscal Information)

BACKGROUND

On September 19, 2019, the Park and Recreation Board approved guidelines and procedures for the use of Land Acquisition and Partnership Match Funding in Proposition B of the 2017 Bond Program. A Match Funding Application Form has been received from the Friends of Garrett Park (Friends) for the use of \$134,406.37 from the Land Acquisition and Partnership Match Funding item in the 2017 Bond Program, which represents a 50 percent match for a project which totals \$263,812.73. The Friends group will provide their funding to the Dallas Parks Foundation for distribution to the City. The Friends group has already submitted plans for the new playground. The construction of the playground will be managed by the Park and Recreation Department and it is anticipated it will be procured utilizing the Texas Association of School Boards (BuyBoard) cooperative agreement. The Friends have received a quote through a BuyBoard vendor, which includes a discount, for \$263,812.73.

Park and Recreation Department staff have reviewed the Friends' application and have found that it is in accordance with the guidelines approved by the Park and Recreation Board. The use of the Land Acquisition and Partnership Match Funding has the approval of the Park and Recreation Board member for Council District 2.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 1, 2018, the Park and Recreation Board was briefed on the 2017 Bond - Program Land Acquisition and Partnership Match Funding Guidelines

On June 20, 2019, the Park and Recreation Board was briefed on the 2017 Bond - Program Land Acquisition and Partnership Match Funding Guidelines

Authorize the use of Land Acquisition and Partnership Match Funding in Proposition B of the 2017 Bond Program for match funding for a new playground at Garrett Park located at 1506 North Garrett Avenue – Not to exceed \$130,000 – Financing: This item has no cost consideration to the City (see Fiscal Information) – Page 2

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

On September 5, 2019, the Park and Recreation Board Planning and Design Committee considered the 2017 Bond Program – Land Acquisition and Partnership Match Funding Guidelines

On September 19, 2019, the Park and Recreation Board, Planning and Design Committee authorized the 2017 Bond Program – Land Acquisition and Partnership Match Funding Guidelines.

On September 19, 2019, the Park and Recreation Board authorized the 2017 Bond Program – Land Acquisition and Partnership Match Funding Guidelines.

On November 21, 2019, the Park and Recreation Board Planning and Design Committee were briefed on the Garrett Park playground plans.

FISCAL INFORMATION

This item has no cost consideration to the City.

Future costs will be funded by 2017 Bond Funds, Proposition B in the amount of \$134,406.37, with a 50 percent match of \$134,406.36 by the Friends of Garrett Park, for a total estimated project cost of \$268,812.73.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENT(S)

Map
Match Funding Application Form from the Friends of Garrett Park
Playground plan



Dallas Park & Recreation

Check One:

- Intent Form for 2017 Bond Program Match Funding** (for projects where all private funds are not yet raised)
- Match Funding Application Form** (for projects where all private funds have been raised)

Applicant's Name: **Tony J. Fundaro**

Name of Organization: **Friends of Garret Park – Dallas Parks Foundation**

Year of Establishment of Organization: **2014**

Type of Organization: **Non-Profit**

Address: **9540 Garland Rd Dallas, TX 75218**

Applicant's Contact Information: Phone(s): **214-862-1418 / 972-803-1555**

E-mail: **tony@track15.com / zacduffy@gmail.com**

Name of Park: **Garrett Park**

Description of Project:

A new dynamic playground that is a state of the art, and ADA compliant. The playground will be designed by architects at Kompan, the worlds most engaging and playground builders. Attached you will find a design of the playground with the application. The playground will be built with the funds raised in completion to date and 50% match by the city, *minus the darker green area to the right top of the design sheet, which will be for Phase II.*

Schedule for Project (start /completion dates):

After procurement of the grant from the city we will immediately start the project, since we have completed the cash fundraising for this specific project. The matching grant with our current cash is enough to complete the project. Kompan assumes it will take 4 to 6 months to build and complete the new playground.

Description of how Project will benefit the Community:

Garrett Park is in a centralized area with an ever-growing population, with 1,725 children in our zip code (census 2010), and no playable and safe park in our direct neighborhood. The restoration of the park and additional playground will connect neighbors from a diverse background, update a green space that is safe for all to enjoy, promote a healthier lifestyle, and increase property values around the park.

Organization's prior accomplishments with fundraising for park improvements, programs, and volunteer activities:

Working with the City of Dallas we have advocated for the city to finalize the circular jogging trail, finish out the sidewalks, new bark benches, a sign with brick matching the area, constructed appropriate period lighting, added pet clean-up stations, and a soccer futsal in partnership with Target and the US Soccer Foundation on the old tennis court, including art on the futsal.

The friends' group has built community support, a vision for what the restoration of the park could be in the future, a marketing presence through a website and social media, and we have raised a significant amount of funds in a short time for the playground.

Funding Summary:

Total Project Estimate	\$268,812.73
Amount requested from 2017 Bond Program	\$134,406.37
Total amount of private match funds to be committed (must be a least 50% of project estimate) *	\$134,406.37
Total amount of private match funds raised to date	\$145,000.00
Total value of in-kind donations / services**	\$0
Have all match funds been raised?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Amount of private match funds remaining to be raised	Completed for this project
Date that all funds will be raised for project	Completed

* Minimum amount for non-CBDG eligible area is \$40,000 and for a CBDG eligible area is \$10,000. If an amount less than \$10,000 is being proposed for a CBDG area, provide an explanation why the \$10,000 minimum cannot be met.

** Attach list of in-kind donations / services with value(s) and documentation to support value(s). Notes: Examples of in-kind donations are the provision of products, such as playground equipment, shade structures, benches, picnic tables, exercise stations, etc. Examples of services are the provision of design plans, construction contracting services, etc. The provision of in-kind donations and services shall meet the Park and Recreation Department’s standards and be approved by staff and may be require entering into a Development Agreement with the City. Provision of volunteer labor would not qualify for in-kind donations / services.

How do you propose that Private and City’s funds to be used? (Note: City’s funds must be used for public procurement of design and/or construction per Local and State laws.)

Describe proposed procurement of project components:

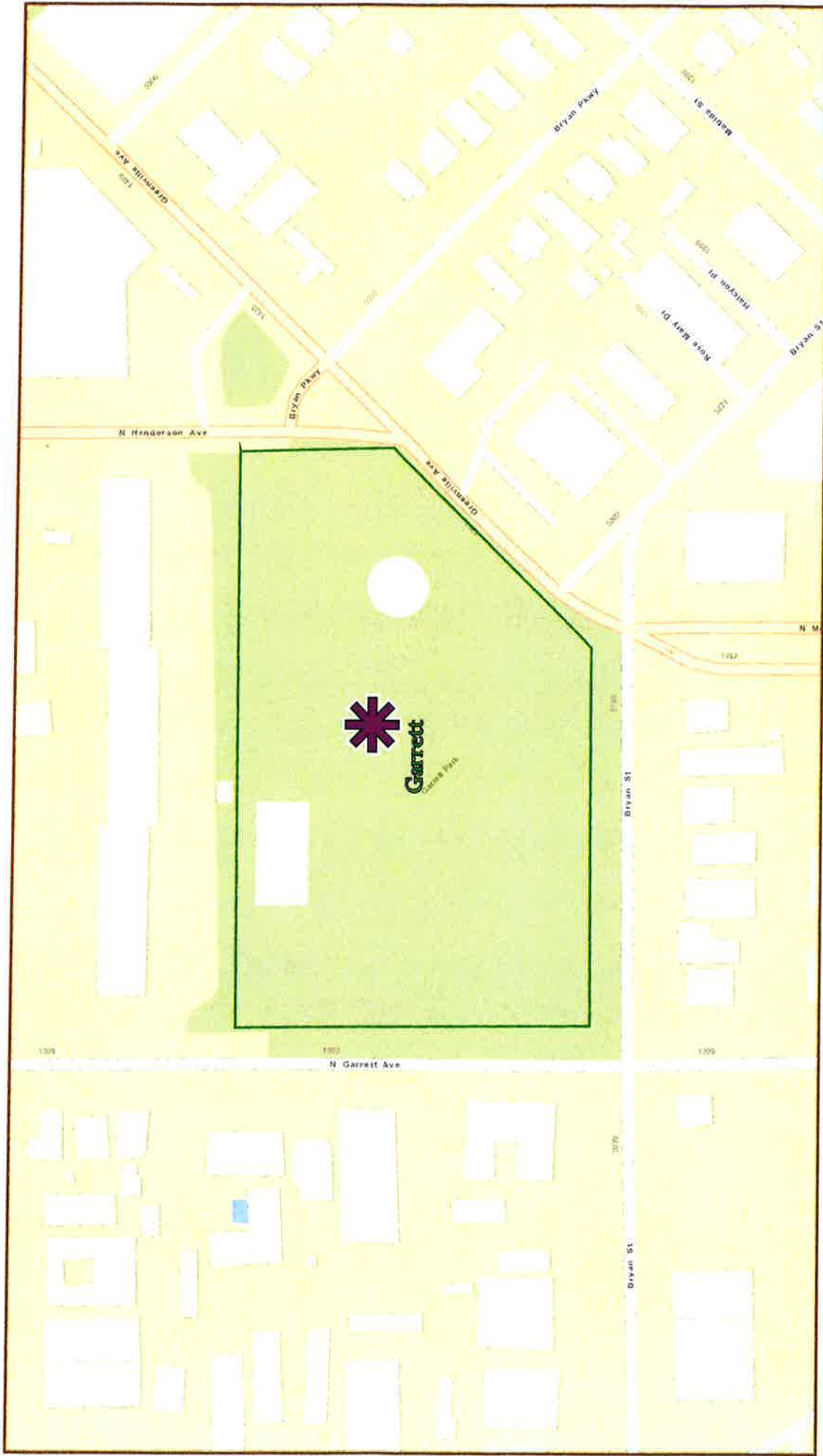
The funds will be used to add a new dynamic playground designed for multiple child ages and disabilities to play. The funds will be used for public procurement of the build out and construction of the new playground.

Attach Community Support Signatures / Letters that reflect the community's desire for the project, if applicable, and other documentation to verify the organization's ability to fundraise

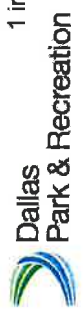
Applicant's Signature:

A handwritten signature in black ink, appearing to be the initials 'JA' followed by a long horizontal stroke.

Date: **11/4/2019**



0 50 100 200 300 Feet
1 in = 100 ft



Garrett Park
(1506 Garrett Ave)

District
2