



DALLAS PARK AND RECREATION BOARD AGENDA

**THURSDAY, NOVEMBER 7, 2019
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
214-670-4078**

9:30	am:	Administration and Finance Committee, 6FS
8:30	am:	Planning and Design Committee, Room 6FN
10:00	am:	Park and Recreation Board, Room 6FN



Dallas
Park and Recreation

Public Notice

191010

POSTED CITY SECRETARY
DALLAS, TX

Robb P. Stewart, Chair
Taylor Toynes, Vice Chair
Harrison Blair
Maria Hasbany
Terrance Perkins
Amanda Schulz
Daniel Wood

RECEIVED

2019 OCT 31 AM 11:58

CITY SECRETARY
DALLAS, TEXAS

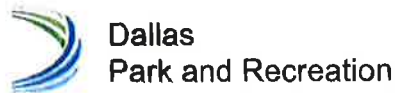
DALLAS PARK AND RECREATION BOARD
ADMINISTRATION AND FINANCE COMMITTEE
- DALLAS CITY HALL – ROOM 6FS
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, NOVEMBER 7, 2019
(9:30 A.M.)

CONSENT ITEM

PARK BOARD AGENDA ITEM NO. 4 – Cedar Ridge Preserve (3) – 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

DISCUSSION ITEM

1. Park Naming Policy Clarification



DALLAS PARK AND RECREATION BOARD – PAGE 2
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL – ROOM 6FS
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, NOVEMBER 7, 2019
(9:30 A.M.)

Handgun Prohibition Notice for Meetings of Governmental Entities

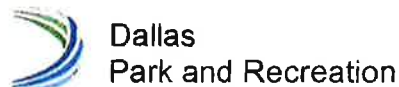
"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"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."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), 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 a la vista."

RECEIVED



2019 OCT 31 AM 11:58

CITY SECRETARY
DALLAS, TEXAS

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

Public Notice

191009

POSTED CITY SECRETARY
DALLAS, TX

DALLAS PARK AND RECREATION BOARD
PLANNING AND DESIGN COMMITTEE
DALLAS CITY HALL – ROOM 6FN
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, NOVEMBER 7, 2019
(8:30 A.M.)

CONSENT ITEMS

PARK BOARD AGENDA ITEM NO. 5 – Umphress Park (5), Campbell Green Park (12) – 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)

PARK BOARD AGENDA ITEM NO. 6 – Trinity River Audubon Center (8) – 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

PARK BOARD AGENDA ITEM NO. 7 – Chalk Hill Trail (3) – 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

DALLAS PARK AND RECREATION BOARD – PAGE 2
PLANNING AND DESIGN COMMITTEE
DALLAS CITY HALL – ROOM 6FN
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, NOVEMBER 7, 2019
(8:30 A.M.)

PARK BOARD AGENDA ITEM NO. 8 – K.B. Polk Park (2), Jaycee Zaragoza Park (6), Kleberg Park (8) – 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)

PARK BOARD BAGENDA ITEM NO. 9 – Singing Hills Recreation Center (8) – 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

BRIEFING ITEMS

1. Lindsley Park Plans
2. Martin Luther King Jr. Park Plans
3. 4 Combined Parks Plans (Craddock, Central Square, Munger, Tietze)
4. Stone Tables at White Rock Lake Plans
5. Upcoming Items

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."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), 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 a la vista."

RECEIVED

3010 OCT 31 AM 11:58

CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Public Notice

191011

POSTED CITY SECRETARY
DALLAS, TX

AGENDA

**DALLAS PARK AND RECREATION BOARD
DALLAS CITY HALL – ROOM 6FN**

**1500 MARILLA STREET
DALLAS, TEXAS 75201**

**THURSDAY, NOVEMBER 7, 2019 10:00 A.M.
(Public Speakers sign in by 9:30 A.M.)**

Calvert Collins-Bratton, President (District 13)

Barbara A. Barbee, District 1
Jesse Moreno, District 2
Taylor I. Toynes, District 3
Harrison Blair, District 4
Terrance Perkins, District 5
Timothy W. Dickey, District 6
Daniel Wood, District 7

Bo Slaughter, District 8
Maria Hasbany, District 9
Robb P. Stewart, Vice President, District 10
Jeff Kitner, District 11
Lane Conner, District 12
Amanda Schulz, District 14
Arun Agarwal, District 15

1. Speakers
2. Approval of Minutes of the October 24, 2019 Park and Recreation Board Meeting

SPECIAL RECOGNITION

3. Recognition of former Park Board President Robert Abtahi for his service to the Park and Recreation Board

CONSENT AGENDA (ITEMS 4 – 9)

ADMINISTRATION AND FINANCE COMMITTEE

4. Cedar Ridge Preserve (3) – 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

PLANNING AND DESIGN COMMITTEE

5. Umphress Park (5), Campbell Green Park (12) – 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)

DALLAS PARK AND RECREATION BOARD – PAGE 2
DALLAS CITY HALL – ROOM 6FN
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, NOVEMBER 7, 2019 10:00 A.M.

6. Trinity River Audubon Center (8) – 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
7. Chalk Hill Trail (3) – 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
8. K.B. Polk Park (2), Jaycee Zaragoza Park (6), Kleberg Park (8) – 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)
9. Singing Hills Recreation Center (8) – 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

DALLAS PARK AND RECREATION BOARD – PAGE 3
DALLAS CITY HALL – ROOM 6FN
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, NOVEMBER 7, 2019 10:00 A.M.

BRIEFING

10. Southern Skates Roller Rink Program and Facility Update
Crystal Ross, Assistant Director

ITEMS FOR INDIVIDUAL CONSIDERATION

11. 2019-2020 Park Board Schedule – Authorize adoption of the proposed schedule of Park Board meetings for 2019 – 2020
12. 2019 Park Board Schedule – Authorize cancellation of the December 5, 2019 Park Board meeting

OTHER/NON-ACTION ITEMS

13. 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
14. Staff Announcements – Upcoming Park and Recreation Department Events
15. Next Park and Recreation Board Regular Meeting: Thursday, November 21, 2019, at Dallas City Hall
16. Adjournment

DALLAS PARK AND RECREATION BOARD – PAGE 4
DALLAS CITY HALL – ROOM 6FN
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, NOVEMBER 7, 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]

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."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), 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 a la vista."

Regular Meeting: Calvert Collins-Bratton, President, presiding

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

Absent: Tim Dickey – 1

Vacant: District 15

President Collins called the meeting to order at 10:15 a.m.

Agenda Item 1. Speakers: Lakolya London spoke about an incident that occurred between a State Fair of Texas staff member and a member of the public.

Agenda Item 2. Mr. Becker stated that the minutes inaccurately stated that Robert Abtahi called the meeting to order on October 10, it was President Collins. A motion by Bo Slaughter, seconded by Robb Stewart, to approve the amended minutes of the October 10, 2019 Park and Recreation Board Meeting, was carried. The vote was unanimous.

SPECIAL RECOGNITION

Agenda Item 3. Recognition of former Board members Becky Rader and Sonya Woods for their service to the Park and Recreation Board.

President Collins welcomed newest Board member Daniel Wood (District 7) to the Board.

CONSENT AGENDA (ITEMS 4 – 10)

ADMINISTRATION AND FINANCE COMMITTEE

Vice-President Stewart moved, seconded by Bo Slaughter to approve items 4 – 10 on Consent. Motion was carried by unanimous vote.

Agenda Item 4. Fair Park (7) – A motion by Robb Stewart, seconded by Bo Slaughter to authorize the second of two five-year renewal options to the five-year land lease agreement with the Jane Douglas Chapter of the Daughters of the American Revolution for the tract of land in Fair Park located at 921 South Washington Avenue – Annual Revenue: \$1.00, was carried. The vote was unanimous.

PLANNING AND DESIGN COMMITTEE

Agenda Item 5. Martyr's Park (2) – A motion by Robb Stewart, seconded by Bo Slaughter, to authorize location of a public art project, *Memorial for Victims of Racial Justice*, at Martyr's Park located at 379 West Commerce Street – Not to exceed \$100,000.00 – Financing: (see Fiscal Information), was carried. The vote was unanimous.

Agenda Item 6. Kiest Park (4) – A motion by Robb Stewart, seconded by Bo Slaughter, to authorize donor signage for the Vaughan Brothers Public Art Project at Kiest Park located at 3080 South Hampton Road – Financing: No cost consideration to the City (see Fiscal Information), was carried. The vote was unanimous.

Agenda Item 7. Fair Park (7) – A motion by Robb Stewart, seconded by Bo Slaughter, to authorize Supplemental Agreement No. 1 to the professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors for additional architectural and engineering services during the construction documents, procurement, and construction administration phases for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive – Not to exceed \$280,086.25 from \$832,258.00 to \$1,112,344.25 – Financing: Fair Park Improvements (C) Fund (2017 Bond Fund), was carried. The vote was unanimous.

Agenda Item 8. Dallas Arboretum (9) – A motion by Robb Stewart, seconded by Bo Slaughter, to authorize a contract for the construction of new sidewalks along Garland Road at the Dallas Arboretum located at 8525 Garland Road - A S Con, Inc., lowest responsible bidder of four - Not to exceed \$311,650.00 – Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$268,167.89) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$43,482.11), was carried. The vote was unanimous.

Agenda Item 9. Bachman Park (6) – A motion by Robb Stewart, seconded by Bo Slaughter, to authorize a contract for the construction of renovations at Bachman Recreation Center located at 2750 Bachman Drive – Northridge Construction Group, best value proposer of seven - Not to exceed \$2,184,500.00 - Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$217,006.04) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$1,967,493.06), was carried. The vote was unanimous.

Agenda Item 10. Simpson Stuart Park (8) – A motion by Robb Stewart, seconded by Bo Slaughter, to authorize the **(1)** acceptance of a grant from the Texas Parks and Wildlife Department's (TPWD) Urban Outdoor Recreation Grant Program for development of Simpson Stuart Park located at 3200 Simpson Stuart Road in the amount of \$1,000,000.00 for Fiscal Year 2019-20; **(2)** establishment of appropriations in an amount not to exceed \$1,000,000.00 in the Simpson Stuart Park Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$1,000,000.00 in the Simpson Stuart Park Fund; **(4)** execution of a Memorandum of Agreement and all terms, conditions, and documents required by the agreement; and **(5)** naming of the former Simpson Stuart Park as Judge Charles Rose, Sr. Park - Not to exceed \$1,000,000.00 - Financing: Simpson Stuart Park Fund, was carried. The vote was unanimous.

ITEM FOR INDIVIDUAL CONSIDERATION

Agenda Item 11. Klyde Warren Park (14) – A motion by Jesse Moreno, seconded by Terrance Perkins, to authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to **a)** include the Klyde Warren Park Phase 2 Extension, as described below and to **b)** include a portion of unused City right of way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot to relocate the existing dog park component of the Park, (which (a) and (b) collectively hereafter referred to as KWP2 – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)(**Board deferred October 10, 2019**), was carried. The vote was unanimous.

BRIEFINGS

Agenda Item 12. Volunteer Services Update was presented by Daniel Huerta, Assistant Director. Mr. Huerta and Betty Swinners, Volunteer Manager for Park and Recreation presented.

Volunteer Recognition – Mr. Huerta recognized Mark Becker and Millie Titus for their dedication and longevity in volunteering for the Park and Recreation Department.

President Collins acknowledged John Jenkins who was recently appointed as the Interim Director of the Park and Recreation Department.

Agenda Item 13. Park and Recreation Department Training and Development Update was presented by Hazel Roper, Park and Recreation HR Manager. Ms. Roper introduced Joseph Benjamin, Training Manager for Park and Recreation who presented.

President Collins announced congratulations to Robb P. Stewart who was reappointed as Vice-President of the Park and Recreation Board.

OTHER/NON-ACTION ITEMS

Agenda Item 14. 2019 NRPA reports by Board Members: Jesse Moreno, Terrance Perkins and Taylor Toyne each spoke about their experience and lessons learned at the NRPA Conference.

DRAFT

Agenda Item 15. 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:

Bo Slaughter announced that the State Fair of Texas was a huge success.

Jesse Moreno announced the success of the Pumpkins on the Plaza. Mr. Moreno also announced that the upcoming gala "Zoo to Do" will be held Saturday, November 2, 2019 at 6 pm and Board members should contact him for further information.

Taylor Toynes spoke about DISD High School nights at the State Fair and gave the Board some history and context about the 'chaos' that was mentioned and he also talked about what goes on those nights.

Jeff Kitner announced a postponement of the DPD VIP volunteer training program due to the recent storms. Mr. Kitner thinks it may be early 2020 before they are able to begin training.

President Collins announced that she will wait until the complete Board is 'seated' before she assigns/reassigns liaison appointments. Ms. Collins asked that Board members contact her if they have a specific preference. Ms. Collins also reminded the Board about being cognizant about quorums if they need to quickly leave the meeting for a moment.

Agenda Item 16. Staff announcements regarding upcoming Park and Recreation Department events.

Anthony Becker, Park Board Secretary announced that there have been some issues with Park Board ID badges and for those who are having trouble to see him after the meeting.

Crystal Ross, Assistant Director, announced a 3rd donation of \$150,000 from the WellMed Charitable Foundation that will go towards senior activities, was recently received due to the success of the program.

Oscar Carmona, Assistant Director, announced a donation from US Soccer Foundation in the amount for \$35,000 to be used for additional amenities for the 5 soccer pitches. Mr. Carmona also gave a brief synopsis of the storm damage and what the Park Maintenance and Operations / Forestry division was doing. Mr. Carmona also announced the "Branching Out Program" will be starting soon and the hopes is to plant 500 new trees to replace the ones lost in the June storms.

Agenda Item 17. Next Park and Recreation Board will be held at Dallas City Hall on Thursday, November 7, 2019.

Agenda Item 18. President Collins adjourned the Board meeting at 11:33 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.

MEMORANDUM

DATE: October 31, 2019

TO: Calvert Collins-Bratton, President, and
Members of the Dallas Park and Recreation Board



SUBJECT: November 7, 2019 Park and Recreation Board Briefings

On Thursday, November 7, 2019, the following briefing will be presented to the Dallas Park and Recreation Board:

Southern Skates Roller Rink Program and Facility Update,
Crystal Ross, Assistant Director

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 07, 2019
COUNCIL DISTRICT: 3
STAFF: John Jenkins, (214) 670-4073

SUBJECT

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

BACKGROUND

On January 24, 2018, the City entered into a multi-year agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas (a non-profit organization) to manage and operate Cedar Ridge Preserve. The agreement is for a five (5) year period. The agreement with Dallas County Audubon Society, Inc. dba Audubon Dallas requires the execution of a separate funding contract to authorize the stipends payable during the current year. Funds have been identified and appropriated in the City's General Fund by authorization of the City Council for the current fiscal year.

The stipend payment will support the following programs and services for the period of January 1, 2020 through December 31, 2020:

Operate and maintain the Cedar Ridge Preserve for 12 months providing access to the general public to 633 acres of escarpment and trails in Southwest Dallas, environmental education programs on the ecosystem and presentations at community centers and schools.

Park and Recreation Board approval of the funding agreement is being requested.

FISCAL INFORMATION

\$58,949 – Current Funds

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 – page 2

CURRENT OFFICERS

Anna Palmer, President
Lynn Pierce, Secretary
Kathy Macken, Treasurer
Shaila Palamand, VP Fundraising
Sarah Maokosy, Conservation
Michael James, VP Programs
Katie Christman, Education

COMMITTEE ACTION

The Administration and Finance Committee will consider this item on November 07, 2019 and will present a recommendation to the full Park and Recreation Board on the same day. This item is scheduled for City Council approval on December 11, 2019.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENT

Historical Stipend Payment Summary Report

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

AGENDA DATE: November 7, 2019
COUNCIL DISTRICT(S): 5, 12
STAFF: Oscar Carmona, (214) 670-8871

SUBJECT

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)

BACKGROUND

On July 31, 2019 and August 28, 2019, one proposal was received for surfacing of two spraygrounds located at Umphress Park and Campbell Green Park from Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, a Texas Association of School Boards (BuyBoard) vendor, in the amount of \$93,687.22.

This action will authorize a construction contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks for surfacing renovations of the spraygrounds at Umphress Park and Campbell Green Park in an amount not to exceed \$93,687.22.

The scope of work for the each of the spraygrounds includes:

- Removal and disposal of existing rubber surfacing
- Reset height of any in-ground or above ground water features
- Provide and install any replacement drain grates (if needed)
- Clean and prepare concrete for new surfacing
- Application of two color cementitious textured surfacing
- Seal surfacing with protective clear sealant
- Replace joint seal around perimeter of sprayground
- Clean up site and haul away any construction materials

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.

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) – Page 2

ESTIMATED SCHEDULE OF PROJECT

Begin Construction January 2019
 Complete Construction May 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSION)

This item has no prior action.

FISCAL INFORMATION

Park Improvement Fund - \$38,169.97
 General Fund - \$55,517.25

<u>Council District</u>	<u>ParkName</u>	<u>Amount</u>
5	Umphress Park	\$38,169.97
12	Campbell Green Park	\$55,517.25
Total		\$93,687.22

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 \$
\$93,687.22	CO-OP	N/A	N/A	N/A
• The Business Inclusion and Development Plan does not apply to Cooperative Purchasing Agreements (CO-OPs).				

PROCUREMENT INFORMATION

On July 31, 2019 and August 28, 2019, one proposal was received for surfacing of two spraygrounds located at Umphress Park and Campbell Green Park from Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks

OWNER

Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks

Korey Soderberg, Chief Operating Officer

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) – Page 3

COMMITTEE ACTION

The Administration and Finance Committee will review this item on November 7, 2019, and provide a recommendation to the full Board the same day.

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

STAFF RECOMMENDATION

Staff recommends approval.

MAP

Attached



0 62.5 125 250 375 Feet



58 F

District 5

Umphress Park 7700 Umphress Rd



District
12

5 R

Campbell Green Park 16600 Hillcrest Rd



**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

AGENDA DATE: November 7, 2019
COUNCIL DISTRICT(S): 8
CMO: Louise Elam, (214) 670-5275

SUBJECT

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

BACKGROUND

On December 21, 2018, the City Manager authorized an engineering services contract with Pacheco Koch Consulting Engineers, Inc. (AA-195212) for the civil engineering services for the schematic design, design development and construction documents phases for the Trinity River Audubon Center Site Drainage Investigation.

On August 30, 2019, three bids were received for the Site Drainage Improvements at the Trinity River Audubon Center. This item authorizes award of the construction contract to Iron T Construction, Inc., lowest responsible bidder of three.

The scope of work for the Drainage Improvements at the Trinity River Audubon Center includes:

- Installation of 112 linear feet of French drain system
- Installation of 112 linear feet of waterproofing
- Installation of 234 linear feet of drain pipe

Iron T Construction, Inc. has not had any contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>
Projects Completed	0	0	0
Change Orders	0	0	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action

FISCAL INFORMATION

Capital Construction Fund - \$85,000.00

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 \$
\$85,000.00	Construction	25.00%	21.30%	\$18,000.00
• This contract does not meet the M/WBE goal but complies with good faith efforts.				

PROCUREMENT INFORMATION

The following three bids were received and opened on August 30, 2019:

*Denotes successful bidder

<u>Bidders</u>	<u>Base Bid</u>	<u>Alter. No. 1**</u>	<u>Total Bid</u>
*Iron T Construction, Inc. 6204 Doreen Drive Bryant, Arkansas 72022	\$ 85,000.00	\$ 0	\$ 85,000.00
Northstar Construction, LLC	\$ 98,700.00	\$ 0	\$ 98,700.00
Mobil Construction Company	\$150,000.00	\$(3,000)	\$147,000.00

**Alternate No. 1 provides for disposal of excavated soils on site.

OWNER

Iron T Construction, Inc.

Travis Theobald, Owner

COMMITTEE ACTION

The Planning and Design Committee will consider this item on November 7, 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

21.30%

Prime: Iron T Construction Agenda Date: 10/23/2019

Project: Trinity River Audunon Center Drainage Imp. Review Date: 9/18/2019

Total Local: \$0.00 Total Non-Local: \$84,500.00

Sub Vendor # Vendor Name Cert. # Dollar Amount Percent

0.0000%
0.0000%
0.0000%
0.0000%
0.0000%
0.0000%
0.0000%
0.0000%

Total M/WBE
Non-M/WBE
Total Local

\$0.00
\$0.00

Non-Local
Sub Vendor #

Vendor Name
C&C Directional Boring
Monarrez Trucking

Cert. # Dollar Amount Percent

WFVWB35645N1119 \$8,000.00 9.4675%

HIMMB26305N0720 \$10,000.00 11.8343%

0.0000%
0.0000%
21.3018%
78.6982%
100.0000%

Total M/WBE
Non-M/WBE
Total Non-Local

\$18,000.00
\$66,500.00
\$84,500.00

Total Action

\$84,500.00 **100.0000%**



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

Project Name: Trinity River Audubon Center - Drainage Improvements

Bid/Contract #: CIZ1840

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 [1]	City of Dallas Vendor Number [2]	Name of Firm & MWBE Certification (if Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm (5)	L or N (6)	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]
General Contractor	VS 100496	Iron T Construction Inc.	Travis Theobald / 6204 Doreen Dr, Bryant, AR 72022 / 501-920- 1435	NON	N	\$ 66,500.00	78.70%		
Notes:									
Boring	On File	C&C Directional Boring LLC	Andy Aston / 216 Lakeshore Rd, Shady Shores, TX 76280 / 940- 465-0244	W	N	\$ 8,000.00	9.47%	\$	\$
Notes:									
Hauling	On File	HMMB26305N0720 Oscar Monarrez / 6399 Co Rd Monarrez Trucking LLC	2597, Fate, TX 75189 / 214-778- 9456	H	N	\$ 10,000.00	11.83%		
Notes:									
Notes:									
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 (\$)
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
						Total Bid Amount:	\$ 84,500.00	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.

Officer's Signature: _____

Title: President

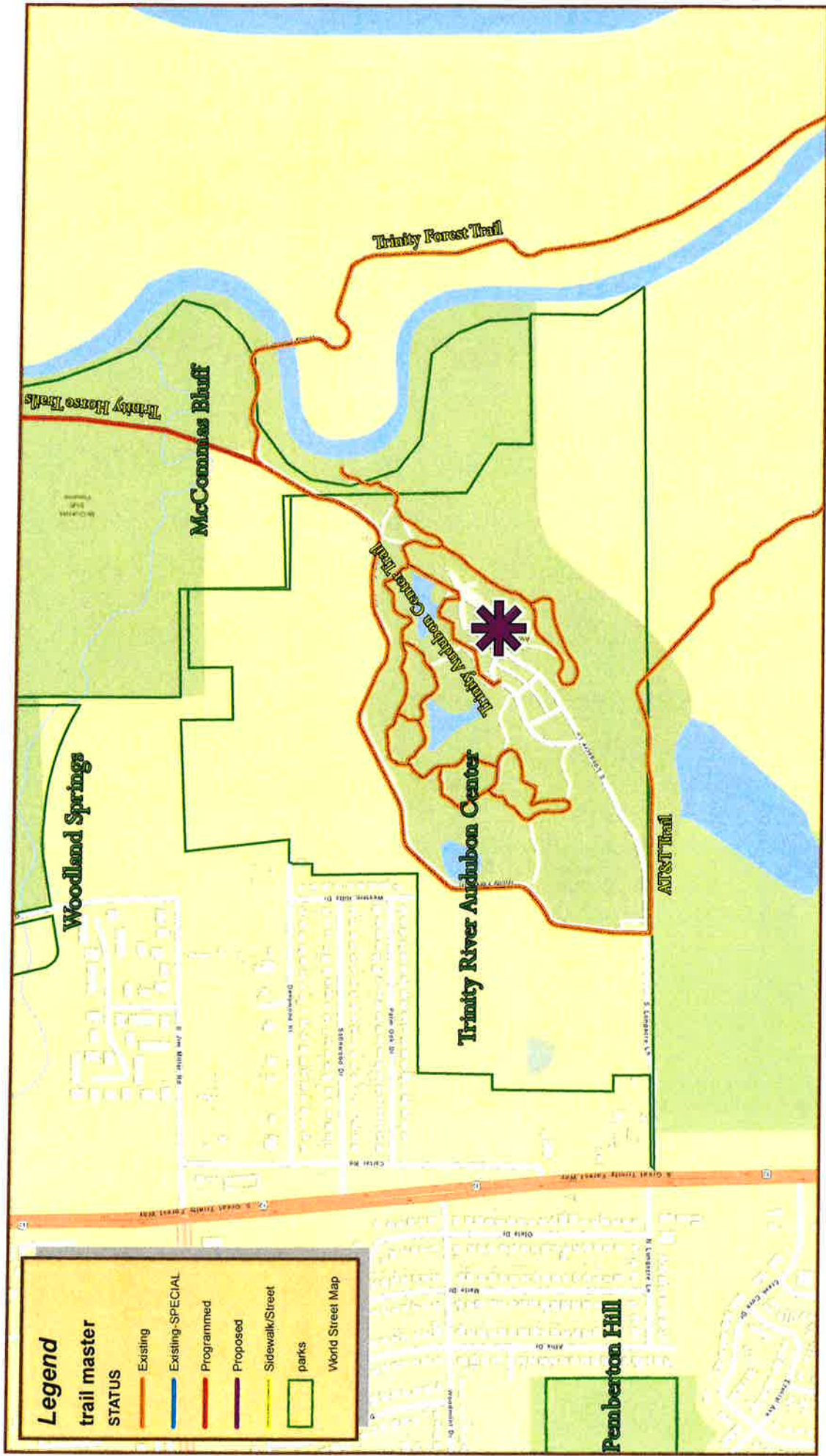
Printed Name: _____

Travis Theobald

Date: September 10, 2019

Company Name: _____

Iron T Construction Inc.



Legend

trail master

STATUS

- Existing
- Existing-SPECIAL
- Programmed
- Proposed
- Sidewalk/Street
- parks
- World Street Map

0 255 510 1,020 1,530 Feet

1 in = 500 ft

Dallas Park & Recreation

Trinity River Audubon Center
(6500 Great Trinity Forest Way)

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: November 7, 2019
COUNCIL DISTRICT(S): 3
STAFF: Louise Elam, (214) 670-5275

SUBJECT

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

BACKGROUND

This action will authorize 1) the exchange of approximately 14,211 square feet of land within the future Chalk Hill Trail property for abutting land owned by QuikTrip Corporation (QuikTrip) of approximately 24,874 square feet to provide for development of a trailhead with amenities, to include trail user parking, 2) the granting of two access easements by QuikTrip – vehicular and pedestrian – to accommodate trail improvements and access to the trailhead; and 3) a development and management agreement with QuikTrip for the design and construction of all improvements. Furthermore, QuikTrip will maintain and manage all improvements within the easement areas, which includes trail landscaping, lighting, trail user parking, hike and bike trail, and enhanced sidewalk. Upon acceptance of the improvements by the City, the City will maintain improvements on land acquired by the City in the swap including a pavilion, drinking fountain, hike and bike trail, bike rack, and other amenities. The land swap is located on the southern end of the planned 3.75-mile Chalk Hill Trail corridor. The land swap and improvements will provide for a much-needed trailhead including parking which would not be possible in the current trail corridor.

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 – Page 2

BACKGROUND - continued

QuikTrip is the owner of property located at 4340 W Illinois Ave and 4234 W Illinois Ave, on either side of the City's property. QuikTrip submitted a request to swap land with the City to facilitate its development on the corner of S. Cockrell Hill Rd and W. Illinois Ave. As condition of the land swap, QuikTrip agreed to 1) construct a trailhead for the future Chalk Hill Trail, 2) construct and maintain the portion of the Chalk Hill Trail planned on the south side of W. Illinois Ave, and 3) construct and maintain trailhead parking area on land acquired by QuikTrip in the land swap.

As part of the consideration for the land swap QuikTrip also agrees to: 1) dedicate pedestrian and vehicular access easements and 2) undertake design, construction, maintenance, and management of all trail improvements in the easement and street right-of-way areas through the execution of a development and management agreement. Both the dedications and the development and management agreement shall be conditions of the land swap to be approved by the City Council.

The terms of the development and management agreement shall provide that QuikTrip fund and construct an approximately 8-foot wide American with Disabilities Act (ADA) compliant trail adjacent to W Illinois Ave, and a similar 12-foot wide American with Disabilities Act (ADA) compliant trail on City property for bicycles and pedestrians, in addition to landscaping, irrigation, lighting and parking on QuikTrip property. The total cost of improvements to be made by QuikTrip are estimated to be approximately \$225,000.

The development and management agreement will also be subject to the following terms:

1. The term will be forty years with two five-year renewal options, upon approval of Park Board.
2. QuikTrip shall submit the design of the trail improvements in the easement areas the Park and Recreation Department for review and approval prior to commencement of construction.
3. QuikTrip will manage and fund the design and construction through its own consultants and contractors and will be responsible for all permits, platting, zoning, and other approvals of QuikTrip's and the City's land.

The exchange is advantageous to the Park and Recreation department. The appraised value of the land to be received (\$505,000) in the exchange is in excess of the value of the land currently owned by the Park and Recreation department (\$184,743.00) in

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 – Page 3

BACKGROUND - continued

addition to the improvements to be made by QuikTrip (approximately \$225,000). The land to be received, and improvements, will better serve the residents of the City of Dallas.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 25, 2018, the Park and Recreation Board was briefed by staff.

FISCAL INFORMATION

No cost consideration to the City

COMMITTEE ACTION

The Planning and Design Committee will consider this item on November 7, 2019 and will present a recommendation to the Park and Recreation Board on the same day.

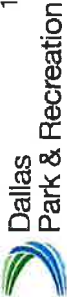
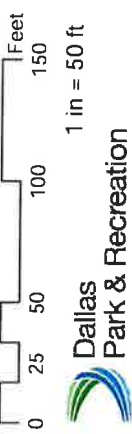
This item will be scheduled for City Council consideration by the Real Estate Division.

STAFF RECOMMENDATION

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the property is developed for its intended use.

MAPS and EXHIBITS

Attached

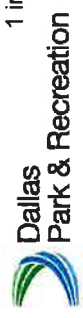
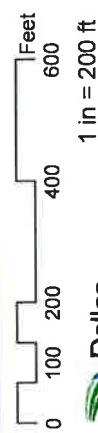


Future Chalk Hill Trail
Land Exchange with QuikTrip



Chalk Hill Trail Land Exchange
 (4234 W Illinois Ave)

District
3



14,211 SQUARE FEET (0.3262 ACRE)
DALLAS CITY BLOCK NUMBER 6990
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

Description of a 14,211 Square Foot (0.3262 of an acre) unplatted tract of land located in City of Dallas Block 6990, in the Abraham Bast Survey, Abstract No. 109, City of Dallas, Dallas County, Texas, being a portion of a called 3.0 acre tract of land (designated "Parcel II") described in the Special Warranty Deed to the City of Dallas recorded in Instrument No. 200900071519 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), said 14,211 square foot tract of land begin more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod with cap found (Record Monument) (RM) at the common northwesterly corner of said called 3.0 acre tract of land, southeasterly corner of a called 3,034 square foot tract of land described in the deed to Tai Y. Chung and wife, Soon EE Chung as described in the deed recorded in Volume 86041, Page 3331 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and southwest corner of a 10 foot right-of-way dedication as shown of the plat of Vaiden Hill No. 1, an addition to the City of Dallas as recorded in Instrument No. 20080319216, O.P.R.D.C.T., said 5/8" iron rod found being in the northerly right-of-way line of Illinois Avenue, a variable width right-of-way, from said 5/8 inch iron rod found, an "X" in concrete found (RM) at the common southeasterly corner of said called 10 foot right-of-way dedication and southwesterly corner of a called 10 foot right-of-way dedication as shown on the plat of Vaiden Hill, an addition to the City of Dallas as recorded in Instrument No. 200600241430 bears North 88°20'48" East, along the common southerly line of said called 10 foot right-of-way dedication by Vaiden Hill No. 1 and northerly line of said called 3.0 acre tract of land, a distance of 95.11 feet, also from said 5/8 inch iron rod found, an "X" in concrete found (RM) at the most southerly southwest corner of said called 3,034 square foot tract bears South 88°20'48" West, along the common southerly line of said called 3,034 acre tract of land and northerly right-of-way line of said Illinois Avenue, a distance of 60.74 feet;

THENCE South 43° 43' 21" East, along the southwesterly line of said called 3.0 acre tract of land, a distance of 121.24 feet to a 5/8 inch iron rod with yellow cap stamped "CRIADO" set at the **POINT OF BEGINNING** of the herein described tract of land, said point being the northwesterly corner of said Block 6990, said point also being in the apparent southerly right-of-way line of said Illinois Avenue;

THENCE North 88° 20' 48" East, over and across said called 3.0 acre tract of land, a distance of 101.03 feet to a 1/2 inch iron rod found (RM) at the northwesterly corner of a called 1.0520 acre tract of land described in the deed to Quiktrip Corporation recorded in Instrument No. 201600350770 O.P.R.D.C.T. , said point being the common northeasterly corner of said City Block 6990 and northwesterly corner of City Block 6114, said point also being in the northeasterly line of said called 3.0 acre tract of land;



14,211 SQUARE FEET (0.3262 ACRE)
DALLAS CITY BLOCK NUMBER 6990
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

City Land to be
swapped with
QuikTrip

THENCE South 43° 43' 21" East, along the northeasterly lines of said called 3.0 acre tract of land and said City Block 6990, common to the southwesterly lines of said called 1.0520 acre tract of land and said City Block 6114, a distance of 189.01 feet to a point located in a tree, from which 5/8 inch iron rod with yellow cap stamped "CRIADO" set for reference bears South 87° 56' 58" West at a distance of 5.00 feet;

THENCE South 87° 56' 58" West, over and across said called 3.0 acre tract of land, a distance of 100.41 feet to a 1/2 inch iron rod found (RM) at the common southeasterly corner of Lot D, Block 3/6983 as shown on the plat of Miller/Kyle Addition, an addition to the City of Dallas as recorded in Volume 91141, Page 2844 D.R.D.C.T., and northeasterly corner of Lot B, Block 3/6983 of Village Green No. 3, an addition to the City of Dallas as recorded in Volume 70239, Page 1264 D.R.D.C.T., said 1/2 inch iron rod found being in the common southwesterly line of said City Block 6990 and said called 3.0 acre tract of land and northeasterly line of said City Block 6983;

THENCE North 43° 43' 21" West, along the southwesterly lines of said called 3.0 acre tract of land and said City Block 6990 and partially along the northeasterly lines of said Lot D and said City Block 6114, a distance of 189.95 feet to the **POINT OF BEGINNING**, and containing 14,211 Square Foot (0.3262 of an acre) of land, more or less.

Bearings are based on the State Plane Coordinate System, NAD 83 (2011) epoch 2010.00, Texas North Central Zone 4202. All distances shown hereon are surface and may be reduced to grid by dividing by a scale factor of 1.000136506.

A Plat of same date accompanies this description.

I, Calvin E. Cock, III, a Registered Professional Land Surveyor, do hereby declare that this description is true and correct to the best of my knowledge and belief and that the property described herein was determined by survey made on the ground under my direction and supervision.

 8/3/17

Calvin E. Cock, III
Registered Professional Land Surveyor No. 5622
Criado & Associates
4100 Spring Valley, Suite 1001
Dallas, Texas 75244
TBPLS Firm Registration No. 101633-00



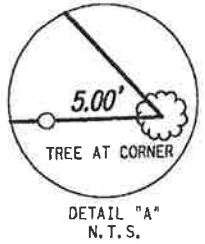
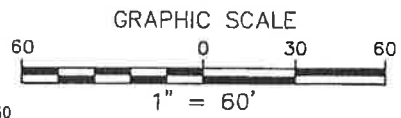
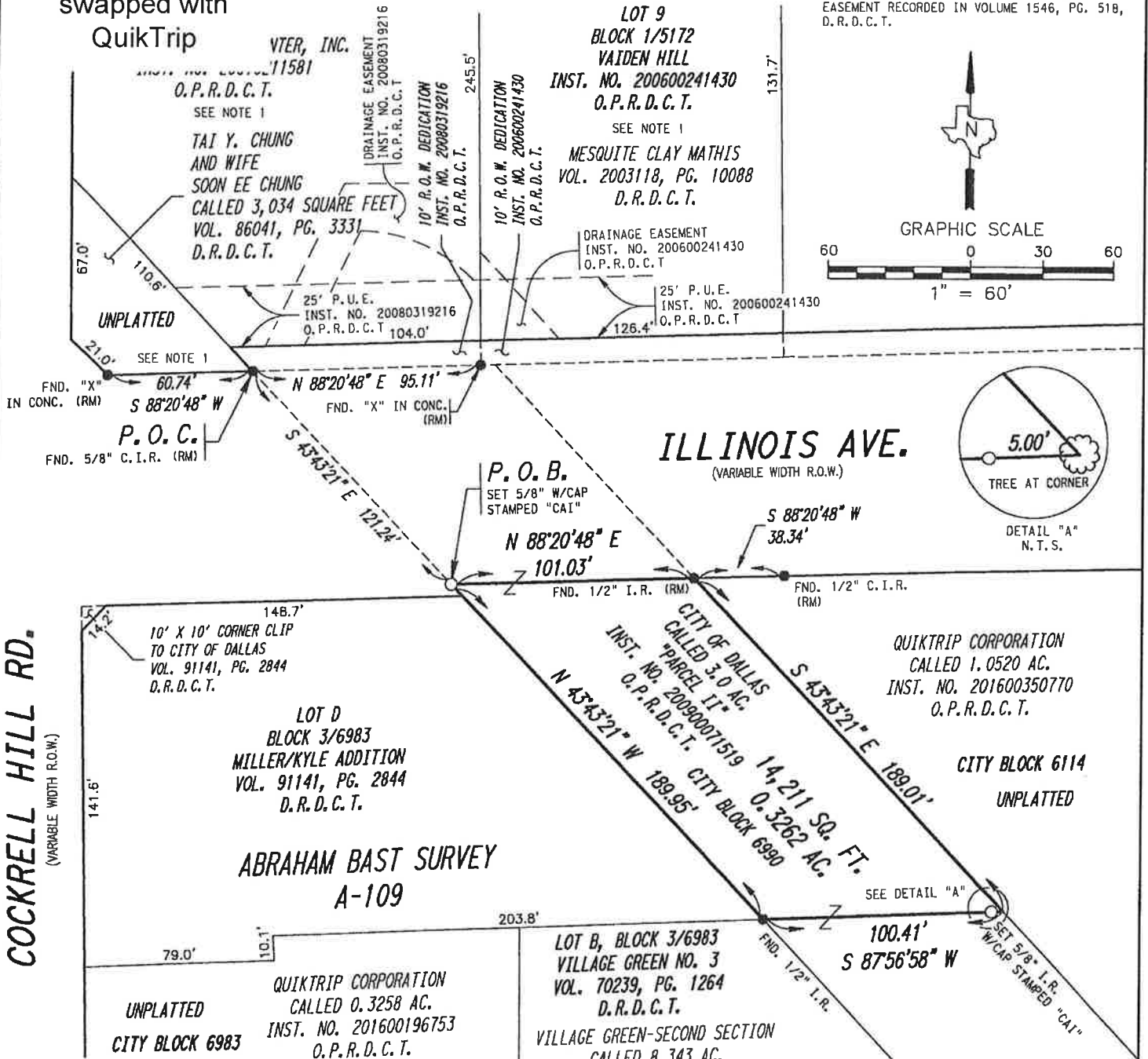
FIELD NOTES APPROVED:
DER 8-18-17

Exhibit A

14,211 SQUARE FEET (0.3262 ACRE)
DALLAS CITY BLOCK NUMBER 6990
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS

City Land to be swapped with
QuikTrip

NOTE 1: THIS PROPERTY MAY BE AFFECTED BY A SOUTHWESTERN BELL TELEPHONE BLANKET EASEMENT RECORDED IN VOLUME 1546, PG. 519, D.R.D.C.T.



THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT. THEREFORE, ALL ENCUMBRANCES AFFECTING THE PROPERTY MAY NOT BE SHOWN.

I, CALVIN E. COCK, III, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY DECLARE THAT THIS DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Calvin E. Cock, III 8/3/17

CALVIN E. COCK, III
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5622

ABBREVIATIONS

I.R.	IRON ROD
C.I.R.	IRON ROD WITH CAP
R.O.W.	RIGHT-OF-WAY
(RM)	MONUMENT OF RECORD
PG.	PAGE
P.U.E.	PUBLIC UTILITY EASEMENT
VOL.	VOLUME
D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS

LEGEND

- FOUND MONUMENT
- SET MONUMENT

A DESCRIPTION OF SAME DATE ACCOMPANIES THIS PLAT.

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) EPOCH 2010.00, TEXAS NORTH CENTRAL ZONE 4202. PAGE 3 OF 3

Exhibit A

City Land to be swapped with QuikTrip



NOT TO SCALE



SITE

LEGEND
■ SITE LOCATION

**ACQUISITION TRACT
24,874 SQUARE FEET (0.5710 ACRE)
DALLAS CITY BLOCK NO. 6114
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Exhibit B

Land to be
Acquired by City

BEING a 24,874 square foot (0.5710 acre) unplatted tract of land situated in the City of Dallas, Dallas County, Texas, part of City of Dallas Block No. 6114, part of the Abraham Bast Survey, Abstract No. 109, part of that called 1.0520 acre tract of land described in that certain General Warranty Deed to QuikTrip Corporation, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod with plastic cap (ILLEGIBLE) found at the northeast corner of said 1.0520 acre tract, being the northwest corner of that called 12.2343 acre tract of land described in that certain Warranty Deed without Vendor's Lien to the City of Dallas, as recorded in Volume 75041, Page 427, Deed Records, Dallas County, Texas and the southwest corner of that called 14,827 square foot tract of land described in that certain Warranty Deed to the City of Dallas, as recorded in Volume 4230, Page 234, Deed Records, Dallas County, Texas, said point being in the south right-of-way line of Illinois Avenue (a 100 feet wide public right-of-way at this point);

THENCE, along the east line of said 1.0520 acre tract and the west line of said 12.2343 acre tract, South 00 degrees 08 minutes 30 seconds West, a distance of 313.84 feet to a 1/2" iron rod found for the south corner of said 1.0520 acre tract, being the southwest corner of said 12.2343 acre tract and being in the northeast line of an abandoned called 3.0 acres railroad right-of-way tract conveyed to the City of Dallas in that certain Special Warranty Deed, as recorded as Instrument No. 200900071519, Official Public Records, Dallas County, Texas;

THENCE, along the southwest line of said 1.0520 acre tract and the northeast line of said 3.0 acre tract, North 42 degrees 54 minutes 00 seconds West, a distance of 237.60 feet to a 5/8" iron rod with cap stamped "SCI" set;

THENCE departing the northeast line of said 3.0 acre tract, over and across said 1.0520 acre tract as follows:

North, a distance of 61.50 feet to a 5/8" iron rod with cap stamped SCI set;

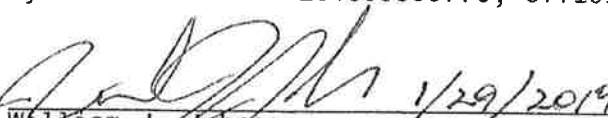
East, a distance of 152.32 feet to a 5/8" iron rod with cap stamped SCI set;

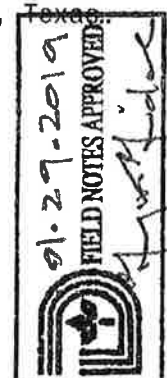
North 00 degrees 08 minutes 30 seconds East, a distance of 78.32 feet to a 5/8" iron rod with cap stamped SCI set in the south right-of-way line of said Illinois Avenue and the north line of said 1.0520 acre tract;

THENCE, along said south right-of-way and said north line, South 89 degrees 49 minutes 00 seconds East, a distance of 10.00 feet to the **POINT OF BEGINNING**, containing 24,874 square feet or 0.5710 acre of land, more or less.

NOTE: A plat of survey of even date accompanies this legal description.

BASIS OF BEARINGS: Southwest line of that called 1.0520 acre tract, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas.


William J. Johnson
Registered Professional
Land Surveyor No. 5426



903 N. Bowser Road
Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com

**ACQUISITION TRACT
24,874 SQUARE FEET (0.5710 ACRE)
DALLAS CITY BLOCK NO. 6114
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Exhibit B
QuikTrip Land to be
Acquired by City

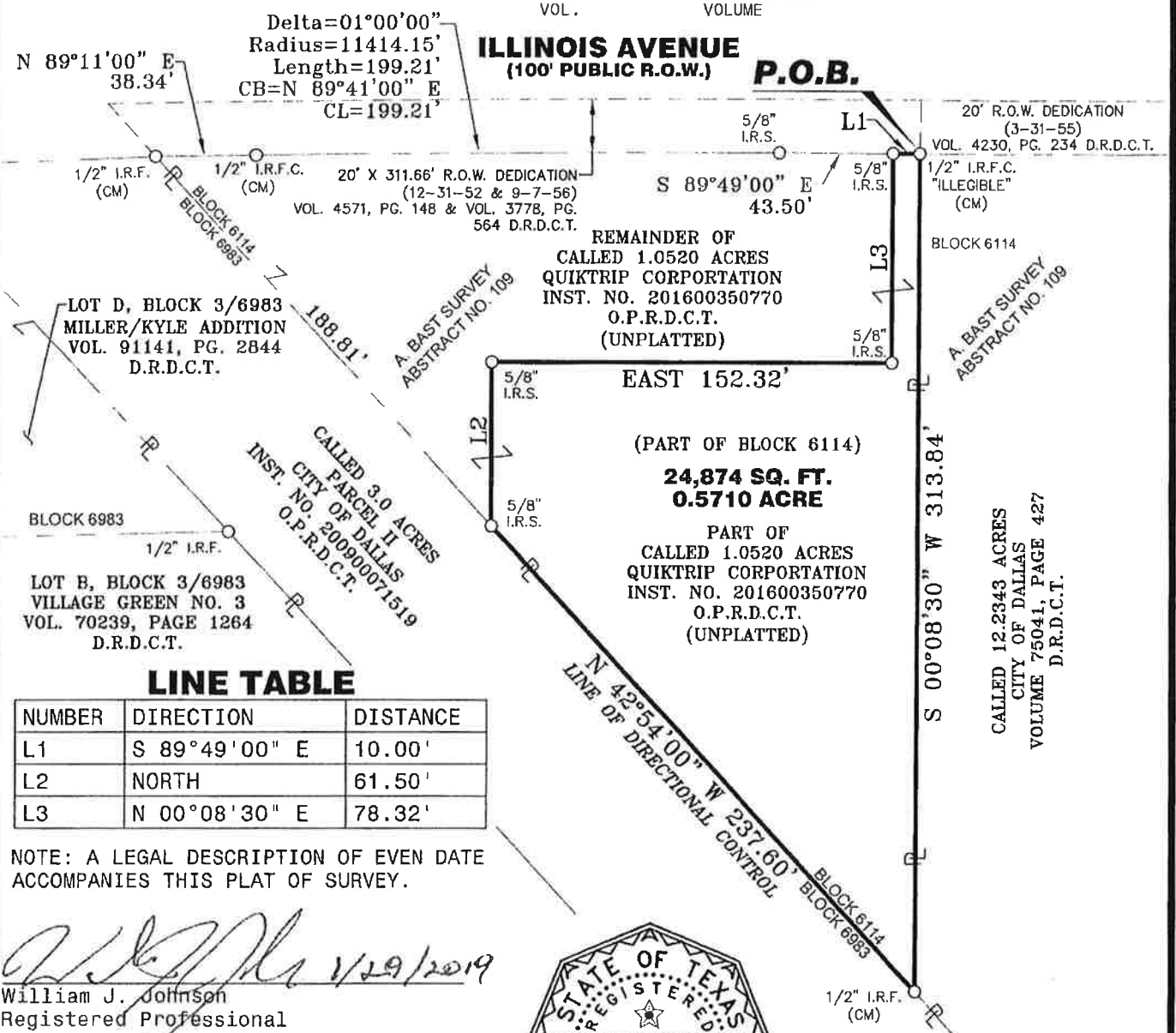


**BASIS OF BEARINGS
SOUTHWEST LINE OF
1.0520 ACRE TRACT
(N 42°54'00" W)
INST. NO. 201600350770
O.P.R.D.C.T.**



LEGEND

- | | |
|---------------|--|
| 1/2" I.R.F.C. | 1/2" IRON ROD FOUND WITH PLASTIC CAP (CAPS WERE ILLEGIBLE) |
| 5/8" I.R.S. | 5/8" IRON ROD SET WITH CAP STAMPED "SCI" |
| I.R.F. | IRON ROD FOUND |
| (CM) | CONTROLLING MONUMENT |
| D.R.D.C.T. | DEED RECORDS, DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| ℙ | PROPERTY LINE |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| VOL. | VOLUME |



**ILLINOIS AVENUE
(100' PUBLIC R.O.W.) P.O.B.**

REMAINDER OF
CALLED 1.0520 ACRES
QUIKTRIP CORPORATION
INST. NO. 201600350770
O.P.R.D.C.T.
(UNPLATTED)

EAST 152.32'
(PART OF BLOCK 6114)
**24,874 SQ. FT.
0.5710 ACRE**

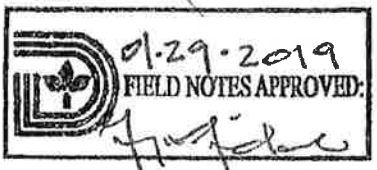
PART OF
CALLED 1.0520 ACRES
QUIKTRIP CORPORATION
INST. NO. 201600350770
O.P.R.D.C.T.
(UNPLATTED)

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89°49'00" E	10.00'
L2	NORTH	61.50'
L3	N 00°08'30" E	78.32'

NOTE: A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

William J. Johnson 1/29/2019
William J. Johnson
Registered Professional
Land Surveyor No. 5426



290 N. Bowser Road
Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com

**PEDESTRIAN, VEHICLE ACCESS EASEMENT
11,982 SQUARE FEET (NET) OR 0.2751 ACRE (NET)
DALLAS CITY BLOCK NO. 6114
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Exhibit C

Easement to be
Acquired by City

TRACT NO. 1 EASEMENT TRACT

BEING a 11,982 square foot (0.2751 acre) tract of land situated in the City of Dallas, Dallas County, Texas, being part of City of Dallas Block No. 6114, part of the Abraham Bast Survey, Abstract No. 109, part of that called 1.0520 acre tract of land described in that certain General Warranty Deed to QuikTrip Corporation, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap (illegible) found in the south right-of-way line of Illinois Avenue (100 foot wide public right-of-way at this point), being the northeast corner of said 1.0520 acre tract, the northwest corner of that called 12.2343 acre tract of land described in that certain Warranty Deed without Vendor's Lien to the City of Dallas, as recorded in Volume 75041, Page 427, Deed Records, Dallas County, Texas, and the southwest corner of that called 14,827 square feet tract of land described in that certain Warranty Deed to the City of Dallas, as recorded in Volume 4230, Page 234, Deed Records, Dallas County, Texas;

THENCE, along said south right-of-way line and the north line of said 1.0520 acre tract, North 89 degrees 49 minutes 00 seconds West, a distance of 32.17 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the **POINT OF BEGINNING**;

THENCE departing said north line and said south right-of-way line, over and across said 1.0520 acre tract as follows:

South 00 degrees 08 minutes 30 seconds West, a distance of 56.33 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

West, a distance of 24.01 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 00 degrees 08 minutes 30 seconds West, a distance of 22.06 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

West, a distance of 91.17 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 00 degrees 08 minutes 30 seconds East, a distance of 22.29 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 34 degrees 18 minutes 05 seconds West, a distance of 3.58 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

West, a distance of 45.92 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 40 degrees 01 minutes 55 seconds West, a distance of 43.42 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 00 degrees 08 minutes 30 seconds East, a distance of 19.25 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the north line of said 1.0520 acre tract and the south right-of-way line of said Illinois Avenue, same being the beginning of a non-tangent curve to the right;

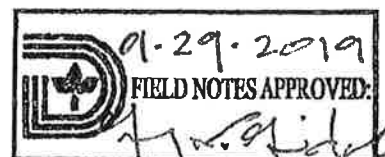
THENCE along said north line and said south right-of-way line as follows:

Along said curve to the right, through a central angle of 00 degrees 51 minutes 09 seconds, a radius of 11,414.15 feet, an arc length of 169.82 feet, having a chord bearing of North 89 degrees 45 minutes 26 seconds East, and a chord distance of 169.82 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set at the point of tangency;

South 89 degrees 49 minutes 00 seconds East, a distance of 21.33 feet to the **POINT OF BEGINNING**, containing 12,062 square feet or 0.2769 acre of land, more or less.

NOTE: A plat of even date accompanies this legal description.

William J. Johnson 1/29/2019
William J. Johnson
Registered Professional
Land Surveyor No. 5426




Survey Consultants, Inc.

903 N. Bowser Road
Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com

**PEDESTRIAN, VEHICLE ACCESS EASEMENT
11,982 SQUARE FEET (NET) OR 0.2751 ACRE (NET)
DALLAS CITY BLOCK NO. 6114
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Exhibit C

TRACT NO. 2 EXCEPTION TRACT

Easement to be
Acquired by City

SAVE AND EXCEPT the following tract of land:

BEING a 80 square feet (0.0018 acre) tract of land situated in the City of Dallas, Dallas County, Texas, being part of City of Dallas Block No. 6114, part of the Abraham Bast Survey, Abstract No. 109, part of that called 1.0520 acre tract of land described in that certain General Warranty Deed to QuikTrip Corporation, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with plastic cap (illegible) found in the south right-of-way line of Illinois Avenue (a 100 foot wide public right-of-way at this point), being the northeast corner of said 1.0520 acre tract, the northwest corner of that called 12.2343 acre tract of land described in that certain Warranty Deed without Vendor's Lien to the City of Dallas, as recorded in Volume 75041, Page 427, Deed Records, Dallas County, Texas, and the southwest corner of that called 14,827 square feet tract of land described in that certain Warranty Deed to the City of Dallas, as recorded in Volume 4230, Page 234, Deed Records, Dallas County, Texas;

THENCE along said south right-of-way line and the north line of said 1.0520 acre tract as follows:

North 89 degrees 49 minutes 00 seconds West, a distance of 53.50 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set for the beginning of a curve to the left;

Along said curve to the left, through a central angle of 00 degrees 10 minutes 38 seconds, a radius of 11,414.15 feet, an arc length of 35.31 feet, having a chord bearing of North 89 degrees 54 minutes 19 seconds West, and a chord distance of 35.31 feet;

THENCE departing said north line and said south right-of-way line, over and across said 1.0520 acre tract as follows:

South 00 degrees 00 minutes 22 seconds West, a distance of 7.92 feet to the **POINT OF BEGINNING**;

South 00 degrees 01 minutes 01 seconds West, a distance of 8.00 feet;

North 89 degrees 58 minutes 59 seconds West, a distance of 10.00 feet;

North 00 degrees 01 minutes 01 seconds East, a distance of 8.00 feet;

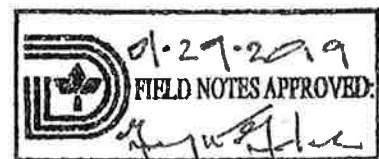
South 89 degrees 58 minutes 59 seconds East, a distance of 10.00 feet to the **POINT OF BEGINNING**, containing 80.00 square feet or 0.0018 acre of land; leaving a Net Area of 11,982 square feet or 0.2751 acre of land, more or less.

NOTE: A plat of survey of even date accompanies this legal description.

BASIS OF BEARINGS: Southwest line of that called 1.0520 acre tract, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas.

William J. Johnson 1/29/2019

William J. Johnson
Registered Professional
Land Surveyor No. 5426



903 N. Bowser Road
Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com

**PEDESTRIAN, VEHICLE ACCESS EASEMENT
11,982 SQUARE FEET (NET) OR 0.2751 ACRE (NET)
DALLAS CITY BLOCK NO. 6114
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Exhibit C

Easement to be
Acquired by City

0 30 60



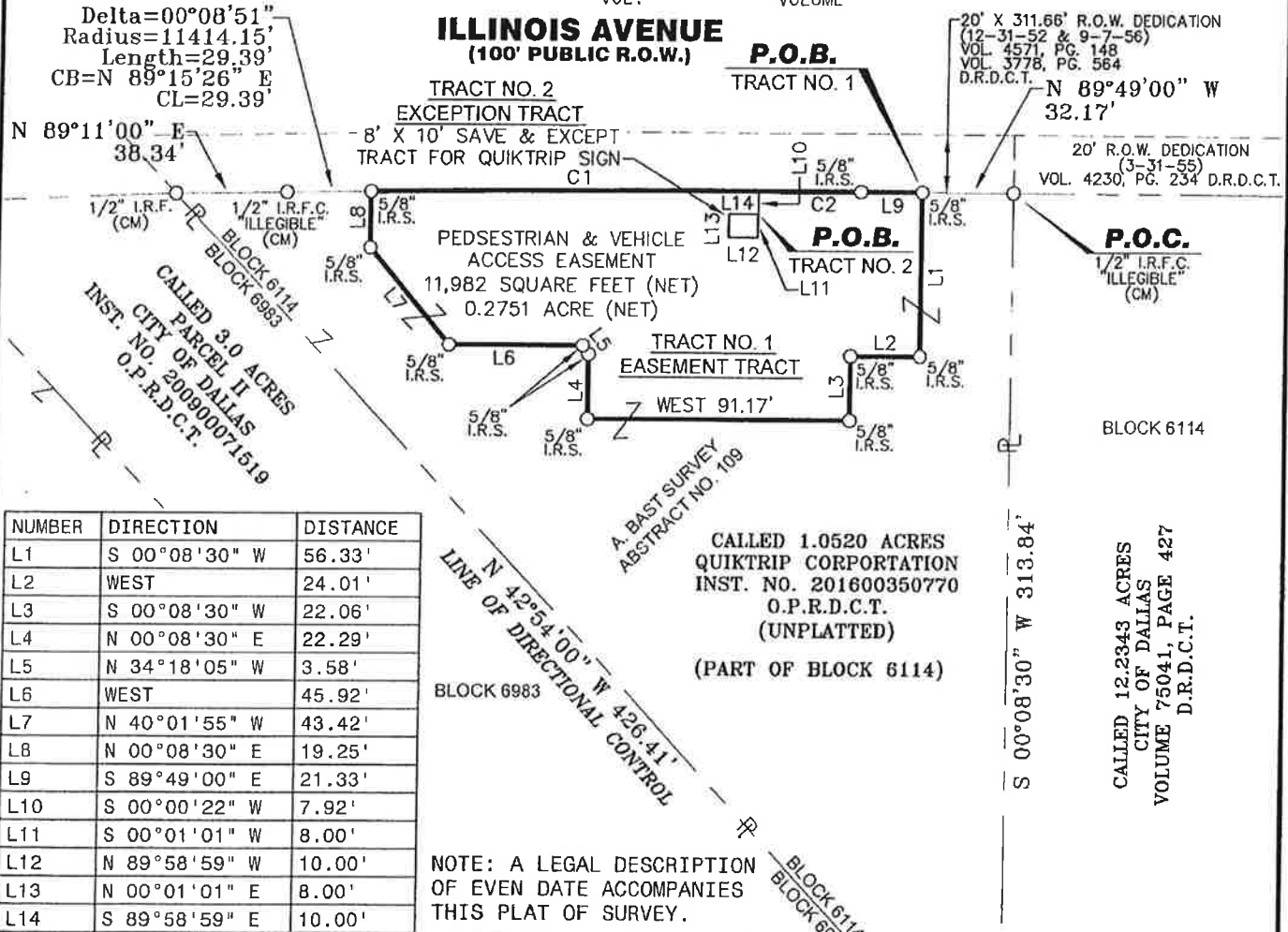
SCALE: 1"=60'

BASIS OF BEARINGS
SOUTHWEST LINE OF
1.0520 ACRE TRACT
(N 42°54'00" W)
INST. NO. 201600350770
O.P.R.D.C.T.



LEGEND

- 1/2" I.R.F.C. 1/2" IRON ROD FOUND WITH PLASTIC CAP (CAPS WERE ILLEGIBLE)
- 5/8" I.R.S. 5/8" IRON ROD SET WITH CAP STAMPED "SCI"
- I.R.F. IRON ROD FOUND
- (CM) CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- P PROPERTY LINE
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME

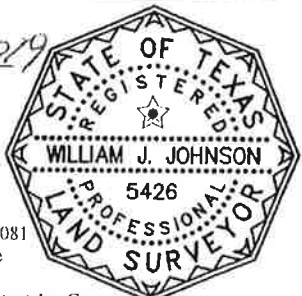


NUMBER	DIRECTION	DISTANCE
L1	S 00°08'30" W	56.33'
L2	WEST	24.01'
L3	S 00°08'30" W	22.06'
L4	N 00°08'30" E	22.29'
L5	N 34°18'05" W	3.58'
L6	WEST	45.92'
L7	N 40°01'55" W	43.42'
L8	N 00°08'30" E	19.25'
L9	S 89°49'00" E	21.33'
L10	S 00°00'22" W	7.92'
L11	S 00°01'01" W	8.00'
L12	N 89°58'59" W	10.00'
L13	N 00°01'01" E	8.00'
L14	S 89°58'59" E	10.00'

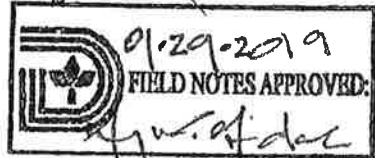
NOTE: A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	00°51'09"	11414.15'	169.82'	N 89°45'26" E	169.82'
C2	00°10'38"	11414.15'	35.31'	N 89°54'19" W	35.31'

William J. Johnson
William J. Johnson
Registered Professional
Land Surveyor No. 5426



903 N. Bowser Road
Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com



**PEDESTRIAN ACCESS EASEMENT
539 SQUARE FEET (0.0124 ACRE)
DALLAS CITY BLOCK NO. 6114 AND DALLAS CITY BLOCK NO. 6983
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

BEING a 539 square foot (0.0124 acre) unplatted tract of land situated in the City of Dallas, Dallas County, Texas, part of the Abraham Bast Survey, Abstract No. 109, being 406 square feet (0.0093 acre) out of City of Dallas Block No. 6114, a part of that called 1.0520 acre tract of land described in that certain General Warranty Deed to QuikTrip Corporation, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas, being 133 square feet (0.0031 acre) out of City Block No. 6983, part of that called 3.0 acre tract of land (called Parcel II) described in that certain Special Warranty Deed to the City of Dallas, as recorded by Instrument No. 200900071519, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at 1/2" iron rod found in the south right-of-way line of Illinois Avenue (a 100 feet wide public right-of-way at this point) for the northwest corner of said 1.0520 acre tract, being in the northeast line of said 3.0 acre tract and being the southwest corner of that tract of land described in Warranty Deed to the City of Dallas for street purposes, as recorded in Volume 3778, Page 564, and ratified by that certain Quitclaim Deed recorded in Volume 4571, Page 148, both of the Deed Records, Dallas County, Texas;

THENCE, along said south right-of-way line and the north line of said 1.052 acre tract as follows:

North 89 degrees 11 minutes 00 seconds East, a distance of 38.34 feet to a 1/2 inch iron rod with plastic cap (illegible) found for the beginning of a curve to the right;

Along said curve to the right, through a delta angle of 00 degrees 08 minutes 51 seconds, a radius of 11,414.15 feet, an arc length of 29.38 feet, having a chord bearing of North 89 degrees 15 minutes 26 seconds East, and a chord distance of 29.38 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

THENCE, departing said south right-of-way line, and over and across said 1.052 acre tract and said 3.0 acre tract as follows:

South 00 degrees 08 minutes 30 seconds West, a distance of 7.92 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

North 79 degrees 33 minutes 09 seconds West, a distance of 9.55 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

South 89 degrees 06 minutes 01 seconds West, at a distance of 52.67 feet, passing the southwest line of said 1.052 acre tract and the northeast line of said 3.0 acre tract, and continuing for a total distance of 66.18 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set;

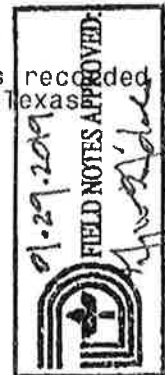
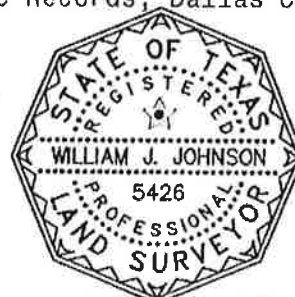
North 77 degrees 09 minutes 51 seconds West, a distance of 23.18 feet to a 5/8 inch iron rod with plastic cap stamped "SCI" set in the south right-of-way line of said Illinois Avenue and the north line of said 3.0 acre tract;

THENCE, along said south right-of-way line and said north line, North 87 degrees 50 minutes 09 seconds East, a distance of 30.48 feet to the **POINT OF BEGINNING**, containing 539 square feet or 0.0124 acres of land, more or less.

NOTE: A plat of survey of even date accompanies this legal description.

BASIS OF BEARINGS: Southwest line of that called 1.0520 acre tract, as recorded by Instrument No. 201600350770, Official Public Records, Dallas County, Texas.

W. J. Johnson 1/29/2019
William J. Johnson
Registered Professional Land Surveyor No. 5426



SCI
Survey Consultants, Inc.
903 N. Bowser Road
Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com

**PEDESTRIAN ACCESS EASEMENT
539 SQUARE FEET (0.0124 ACRE)
DALLAS CITY BLOCK NO. 6114 AND DALLAS CITY BLOCK NO. 6983
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

LEGEND

0 30 60

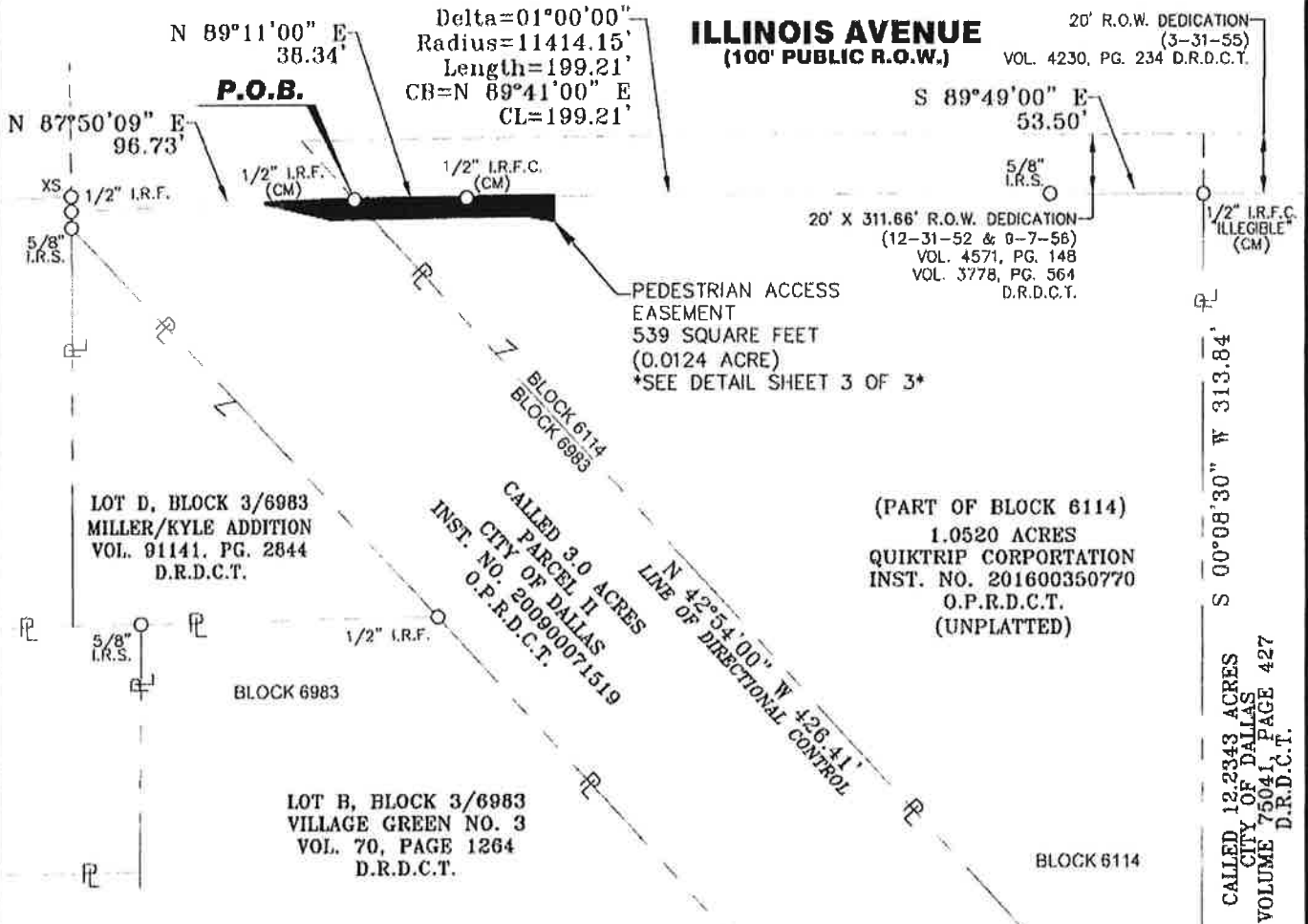


SCALE: 1"=60'

BASIS OF BEARINGS
SOUTHWEST LINE OF
1.0520 ACRE TRACT
(N 42°54'00" W)
INST. NO. 201600350770
O.P.R.D.C.T.



- | | |
|---------------|--|
| 1/2" I.R.F.C. | 1/2" IRON ROD FOUND WITH PLASTIC CAP (CAPS WERE ILLEGIBLE) |
| 5/8" I.R.S. | 5/8" IRON ROD SET WITH CAP STAMPED "SCI" |
| I.R.F. | IRON ROD FOUND |
| (CM) | CONTROLLING MONUMENT |
| D.R.D.C.T. | DEED RECORDS, DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |
| PL | PROPERTY LINE |
| PG. | PAGE |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT-OF-WAY |
| VOID | VOID LINE |



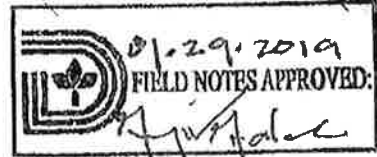
NOTE: A LEGAL DESCRIPTION OF EVEN DATE ACCOMPANIES THIS PLAT OF SURVEY.

William J. Johnson 1/29/2019
William J. Johnson
Registered Professional
Land Surveyor No. 5426



Exhibit D

Easement to be
Acquired by City



903 N. Bowser Road
Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com

**PEDESTRIAN ACCESS EASEMENT
539 SQUARE FEET (0.0124 ACRE)
DALLAS CITY BLOCK NO. 6114 AND DALLAS CITY BLOCK NO. 6983
ABRAHAM BAST SURVEY, ABSTRACT NO. 109
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

DETAIL SHEET



0 10 20

SCALE: 1"=20'

BASIS OF BEARINGS
SOUTHWEST LINE OF
1.0520 ACRE TRACT
(N 42°54'00" W)
INST. NO. 201600350770
O.P.R.D.C.T.

20' X 311.66' R.O.W. DEDICATION
(12-31-52 & 9-7-56)
VOL. 4571, PG. 148
VOL. 3778, PG. 564
D.R.D.C.T.

**ILLINOIS AVENUE
(100' PUBLIC R.O.W.)**

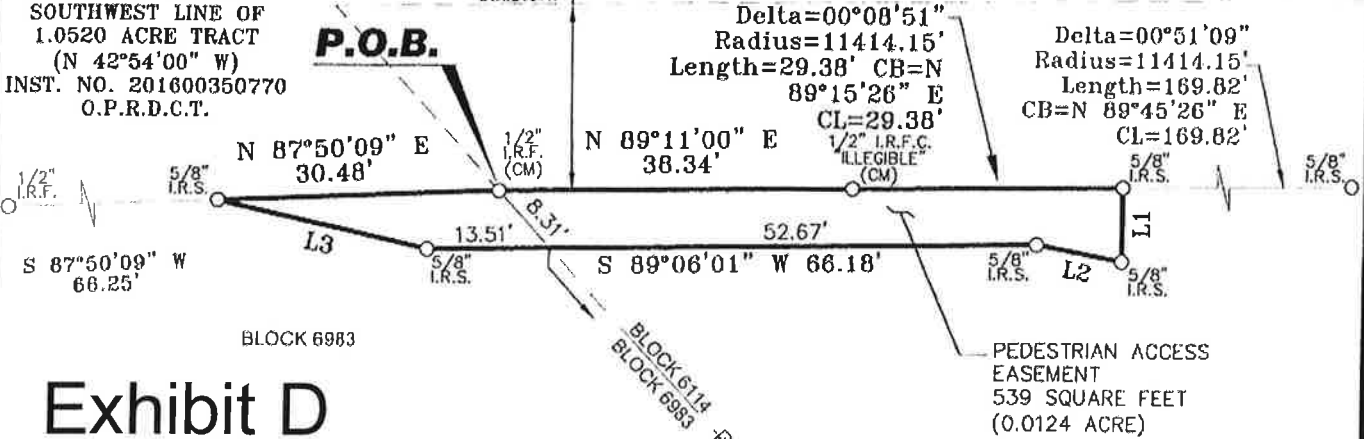


Exhibit D

Easement to be
Acquired by City

CALLED 3.0 ACRES
PARCEL II
CITY OF DALLAS
INST. NO. 200900071519
O.P.R.D.C.T.

(PART OF BLOCK 6114)
CALLED 1.0520 ACRES
QUIKTRIP CORPORATION
INST. NO. 201600350770
O.P.R.D.C.T.
(UNPLATTED)

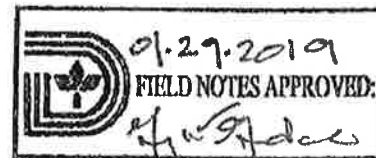
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 00°08'30" W	7.92'
L2	N 79°33'09" W	9.55'
L3	N 77°09'51" W	23.18'

LOT D, BLOCK 3/6983
MILLER/KYLE ADDITION
VOL. 91141, PG. 2844
D.R.D.C.T.

NOTE: A LEGAL DESCRIPTION OF EVEN DATE
ACCOMPANIES THIS PLAT OF SURVEY.

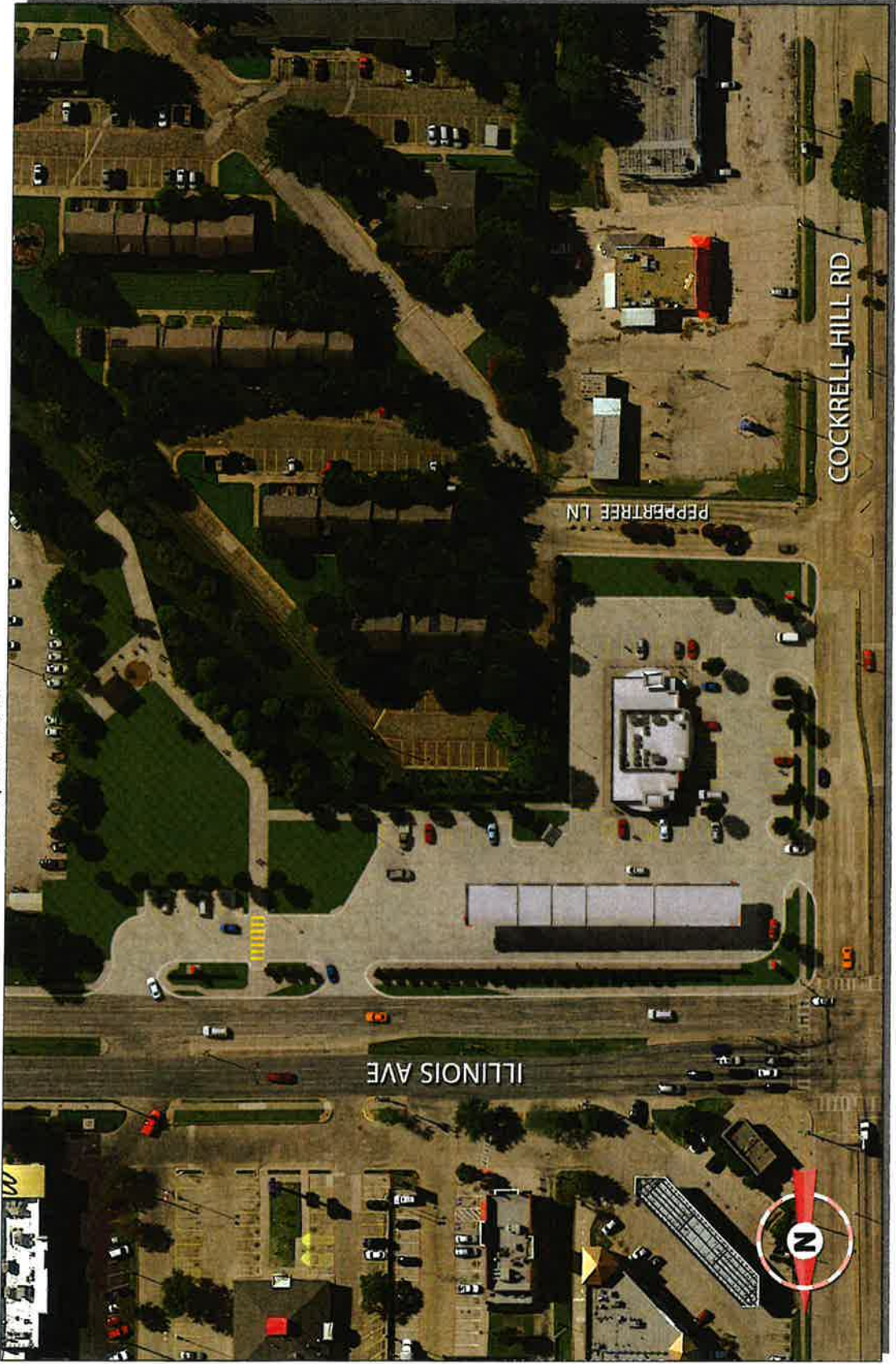
William J. Johnson 1/29/2019
William J. Johnson
Registered Professional
Land Surveyor No. 5426



903 N. Bowser Road
Suite 240
Richardson, Texas 75081
(972) 424-7002 Voice
(972) 633-1702 Fax
WWW.SurveyConsultantsInc.Com

Exhibit E

Site Improvements



Site Plan

Store 978
08-0978-SP01

Dallas, TX
Date: 09.12.19 By:BP

Exhibit E

Site Improvements



Birdseye View Looking Southwest
on Illinois Avenue

Store 978
08-0978-SP01

Dallas, TX
Date: 09.12.19 By:BP

For illustrative purposes only. Rendering not to scale.

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

AGENDA DATE: November 7, 2019
COUNCIL DISTRICT(S): 2, 6, 8
STAFF: Louise Elam, (214) 670-5275

SUBJECT

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)

BACKGROUND

On November 14, 2018, City Council authorized a contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, through the Texas Association of School Boards, for construction of six spraygrounds at Grauwyler Park located at 7780 Harry Hines Boulevard, Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, Nash/Davis Park located at 3700 North Hampton Road, K.B. Polk Park located at 3860 Thedford Avenue and Timberglen Park located at 3900 Timberglen Road in an amount not to exceed \$5,920,827.15, by Resolution No. 18-1622.

On February 13, 2019, City Council authorized Change Order No. 1 to the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks for modifications to the pumps, filtration equipment, sprayground subgrade preparation, drainage systems and design refinements for six spraygrounds at Grauwyler Park located at 7780 Harry Hines Boulevard, Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, Nash/Davis Park located at 3700 North Hampton Road, K.B. Polk Park located at 3860 Thedford Avenue and Timberglen Park located at 3900 Timberglen Road, in an amount not to exceed \$760,943.40, by Resolution No. 19-0228.

BACKGROUND (continued)

On March 27, 2019, City Council authorized Change Order No. 2 to the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks due to geotechnical conditions, utility relocation, additional excavation, pier drilling and concrete for three spraygrounds at Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road and K.B. Polk Park located at 3860 Thedford Avenue in an amount not to exceed \$374,850.00, by Resolution No. 19-0463.

On June 4, 2019, Administrative Action No. 19-0559 authorized Change Order No. 3 to the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks for increased scope for a guardrail, additional sod, demolition and installation of sidewalks, security bars for filtration enclosure for two spraygrounds at Timberglen Park located at 3900 Timberglen Road and K.B. Polk Park located at 3860 Thedford Avenue in an amount not to exceed \$49,773.00.

On August 5, 2019, Administrative Action No. 19-1219 authorized Change Order No. 4 to the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks for increased scope for tops for trash cans, additional sod, security bars for filtration enclosures, credit for signage and hydromulch for four spraygrounds at Grauwylers Park located at 7780 Harry Hines Boulevard, Timberglen Park located at 3900 Timberglen Road, Nash/Davis Park located at 3700 North Hampton Road and K.B. Polk Park located at 3860 Thedford Avenue in an amount not to exceed \$49,942.92.

This action will authorize Change Order No. 5 to the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks. The added scope of work will include the following:

- Jaycee/Zaragoza Park Sprayground
Trashcan lids, additional security bars for the filtration enclosure, additional sod and hydromulch, credit for signage in the amount of \$57,978.70, increasing the total construction cost amount to \$1,565,722.81.
- Kleberg Park Sprayground
Trashcan lids, additional security bars for the filtration enclosure, additional sod, credit for signage and hydromulch in the amount of 53,181.67, increasing the total construction cost amount to \$1,196,420.93.
- K.B. Polk Park Sprayground
Additional sod in the amount of \$24,926.00, increasing the total construction cost amount to \$1,171,435.46.

Authorize an increase in the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, through the Texas Association of School Boards, 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) Funds - Page 3

ESTIMATED SCHEDULE OF PROJECT

Began Construction December 2018
Completed Construction May 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 18, 2018, the Park and Recreation Board authorized a construction contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks for construction of six spraygrounds.

On November 14, 2018, City Council authorized a contract for construction of six spraygrounds at Grauwyler Park located at 7780 Harry Hines Boulevard, Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, Nash/Davis Park located at 3700 North Hampton Road, K.B. Polk Park located at 3860 Thedford Avenue and Timberglen Park located at 3900 Timberglen Road by Resolution No. 18-1622.

On February 13, 2019, City Council authorized Change Order No. 1 to the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks for an increase in the contract for modifications to the pumps, filtration equipment, sprayground subgrade preparation, drainage systems and design refinements for six spraygrounds at Grauwyler Park located at 7780 Harry Hines Boulevard, Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, Nash/Davis Park located at 3700 North Hampton Road, K.B. Polk Park located at 3860 Thedford Avenue and Timberglen Park located at 3900 Timberglen Road by Resolution No. 19-0298.

On March 27, 2019, City Council authorized Change Order No. 2 to the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks due to geotechnical conditions, utility relocation, additional excavation, pier drilling and concrete for three spraygrounds at Jaycee/Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road and K.B. Polk Park located at 3860 Thedford Avenue by Resolution No. 19-0463.

FISCAL INFORMATION

Park and Recreation Facilities (B) Fund (2017 Bond funds) - \$136,086.37

Authorize an increase in the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, through the Texas Association of School Boards, 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) Funds - Page 4

FISCAL INFORMATION (continued)

Original Construction Contract	\$5,920,827.15
Change Order No. 1	\$ 760,943.40
Change Order No. 2	\$ 374,850.00
Change Order No. 3	\$ 49,773.00
Change Order No. 4	\$ 49,942.92
Change Order No. 5 (this action)	<u>\$ 136,086.37</u>
 Total not to exceed	 \$7,292,422.84

<u>Council District</u>	<u>Amount</u>
2	\$ 24,926.00
6	\$ 57,978.70
8	<u>\$ 53,181.67</u>
 Total	 \$136,086.37

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 \$
\$136,086.37	CO-OP	N/A	11.14%	\$15,160.00
<ul style="list-style-type: none"> The Business Inclusion and Development Plan does not apply to Cooperative Purchasing Agreements (CO-OPs), however, the prime contractor is subcontracting with certified M/WBEs. 				
<ul style="list-style-type: none"> Change Order No. 5 – 27.79% Overall M/WBE participation 				

COMMITTEE ACTION

The Planning and Design Committee will review this item on November 7, 2019 and provide a recommendation to the full Park and Recreation Board the same day.

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

STAFF RECOMMENDATION

Staff recommends approval.

Authorize an increase in the construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks, through the Texas Association of School Boards, 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) Funds - Page 5

OWNER

Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks

Korey Soderberg, Chief Operating Officer

MAPS

Attached

BID AGENDA APPROVAL COVER SHEET FOR CHANGE ORDERS AND SUPPLEMENTAL AGREEMENTS

TOTAL M/WBE PARTIC	This Action \$	%	Participation to Date \$	%
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic	\$0.00	0.00%	\$651,228.75	8.93%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$37,819.65	27.79%	\$185,579.80	2.54%
Total	\$37,819.65	27.79%	\$836,808.55	11.48%



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

Project Name: Dallas SplashParks Bid/Contract #: PKR 2018-00007950

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 or [5]	L or N [6]	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]
PRIME	238690	Kraftsman	Jim O'Neill; 19535 Haude Rd Spring, TX 77388; 281-353-9599	NON	N	\$ 67,811.04	49.83%		
Notes:									
Shade and amenities		Superior Recreational Products	Jonathon Hardesty; 150 Adamson Industrial Blvd. Carrollton, GA 30117; 770-390-1632	NON	N	\$ 10,814.00	7.95%		
Notes:									
Erosion control		Global Erosion	Larry Parks; 903-451-4413	W	N	\$ 15,160.00	11.14%		
Notes:									
Bonds		Brady Chapman & Holland	Jeff Brady; 713-979-9700	NON	N	\$ 3,963.68	2.91%		
Notes:									
Amenities		Anova	Chris Kalkbrenner; 800-367-9638	NON	N	\$ 518.00	0.38%		
Notes:									
Sod		DFW Sod Grass Co.	James Watt; 214-796-7587	NON	L	\$ 27,275.00	20.04%		
Notes:									
Utility		AT&T	Esmeralda Ceballos; (888) 321-8535	NON	L	\$ 10,544.65	7.75%		
Notes:									
						Total Bid Amount:	\$ 136,086.37	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.

Officer's Signature: *Kate Soderberg* Title: Vice President
 Printed Name: Kate Soderberg Date: September 27, 2019
 Company Name: Kraftsman LP



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

Project Name: Dallas SplashParks

Bid/Contract #: PKR 2018-00007950

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 [2]	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm [5]	L or N [6]	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]
PRIME	238690	Kraftsman	Jim O'Neill; 19535 Haude Rd Spring, TX 77388; 281-353-9599	NON	N	\$ 3,735,045.11	51.22%		
Concrete		J&J Paving	Juan Flores; 11427 Columbia Pines Lane Cypress, TX 77433; 281-250-0274	H	N	\$ 438,200.22	6.01%		
Surfacing and installation		Hersi Construction	Horacio Hernandez; 514 Martin Houston, TX 77018; 832-778-3190	H	N	\$ 198,095.53	2.72%		
Fill materials		Texas Sand and Gravel	Debra Green; PO Box 388 Lillian, TX 76061; 817-225-0055	W	L	\$ 110,000.00	1.51%		
Shade and amenities		Super Recreational Products	Jonathan Hardesty; 150 Adamson Industrial Blvd. Carrollton, GA 30117; 770-390-1632	NON	N	\$ 448,964.50	6.16%		
Splash park equipment		Water Odyssey	Luke Cavanaugh; 4600 Highway 123 San Marcos, TX 78666; 512-392-1155	NON	N	\$ 681,011.25	9.34%		
Fence & Toilets		Viking Fence	Wendy Simmons; 11308 S Pipeland Rd Fort Worth, TX 76040; 214-476-5904	H	L	\$ 14,933.00	0.20%		
Staking & Surveying		HMWB3767N0919	Tami Spencer; 10003 Technology Blvd West Dallas, TX 75220; 972-620-8204	W	L	\$ 9,950.00	0.14%		
Erosion control		Global Erosion	Larry Parks; 106 Lynne Circle Mabank, TX 75156; 903-451-4413	W	L	\$ 65,619.80	0.90%		
Electrical		JakeCo Construction Inc	Steve Fritz; 210-745-1302 347 Rose Meadow Dr, La Vernia, TX 78121	NON	N	\$ 177,996.00	2.44%		

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 (\$)
Bonds		Brady Chapman & Holland	Jeff Brady, 713-979-9700 10555 West Gulf Bank, Houston, TX 77040	NON	N	\$ 66,521.68	0.91%		
Notes:									
Buy Board		The Local Gov't Purchasing CoOp	Connie Burkett, 800-659-2919 12007 Research Blvd., Austin, TX 78759	NON	N	\$ 116,656.54	1.60%		
Notes:									
Water tanks		Wallis Concrete, Inc.	Bob Fischer, 800-852-7880 646 Wallis Concrete Road, Wallis, TX 77485	NON	N	\$ 112,993.50	1.55%		
Notes:									
Concrete		Innovative Concrete Solutions	Mark Ashley, 1617 S. Lowery Ave Oklahoma City, OK 73129; 337-967-3044	NON	N	\$ 467,603.00	6.41%		
Notes:									
Pumps and filters		SCP Distributors	Lance Reeves, 281-469-9696 9307 Millsview Road, Houston, TX 77070	NON	N	\$ 62,937.96	0.86%		
Notes:									
Piping and fittings		Corr Tech, Inc.	Kris Jurek, 713-674-7887 4545 Homestead Road, Houston, TX 77028	NON	N	\$ 148,000.00	2.03%		
Notes:									
Amenities		Anova	Chris Kalkbrenner, 800-367-9638 211 N. Lindbergh Blvd., St. Louis, MO, 63195	NON	N	\$ 76,435.70	1.05%		
Notes:									
Filteration equipment		Neptune Benson	Matt Moriarty, 800-832-8002 6 Jefferson Drive, Coventry, RI 02816	NON	N	\$ 291,529.40	4.00%		
Notes:									
stabilization		Jowell Injections	Ryan Dunn, P.O. Box 7635 Fort Worth, TX 76111; 817-589-0867	NON	L	\$ 8,500.00	0.12%		
Notes:									
Boring		Gardner Telecommunications LLC	Jon, S. Town East BLVD Mesquite, TX 75149; 972-329-9933	NON	L	\$ 5,000.00	0.07%		
Notes:									
Sod		DFW Sod Grass Co.	James Watt, 214-796-7587 3707 Cemetery Hill Rd, Carrollton, TX 75007	NON	L	\$ 45,875.00	0.63%		
Notes:									
Relocate		AT&T	Esmeralda Ceballos, (888) 321-8535 4801 Matlock Rd Rm B16, Arlington, TX 76018	NON	L	\$ 10,544.65	0.14%		
Notes:									
Total Bid Amount:						\$ 7,292,422.84	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.

Officer's Signature:  Title: Vice President / COO
Printed Name: Corey Soderberg Date: September 27, 2019
Company Name: Kraftsman LP

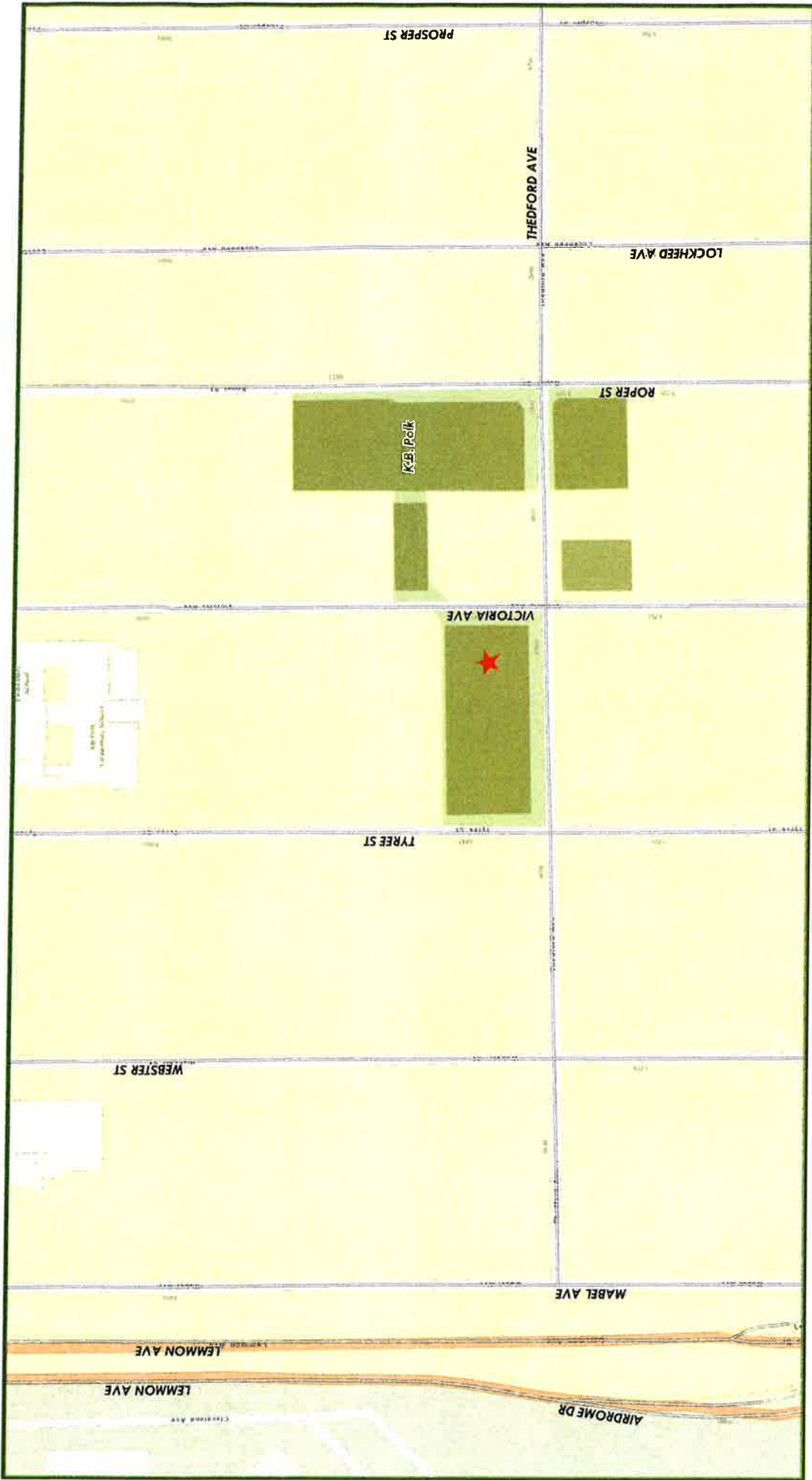


Jaycee-Zaragoza Park

3114 Clymer Street



Mapsco
42 Q
CD 6



K. B. Polk Park 3800 Theford Avenue



Mapsco
3.4 G
CD
2



Kleberg Park 1515 Edd Road



Mapsco
69A M
CD
8

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

AGENDA DATE: November 7, 2019
COUNCIL DISTRICT(S): 8
STAFF: Louise Elam, (214) 670-5275

SUBJECT

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

BACKGROUND

This action will authorize Change Order No. 6 to 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, in an amount not to exceed \$447,307.59, increasing the contract amount from \$6,121,076.45 to \$6,568,384.04. The scope increase includes, installation of additional waterproofing on retaining wall, provide and install 6 metal angles on roof, cost for additional 384.67 LF of Pier drilling, cost for adding 714 LF of pier casings, provide labor and materials to re-route water line, removal of brick ledge, installation of polished concrete on stairs and landing, install a wall around elevator shaft, relocate elevator sump pit and add a new structural hoist beam in elevator shaft, upgrade the sheetrock on the west side of the Gym. to high impact sheetrock and provide sheetrock protection on 3 columns in the north wall of Gym., provide and install 4 additional basketball goals equal to specified, and treat exterior soffit wood with marine grade wood treatment.

On June 27, 2018, City Council authorized a construction contract with 3i Contracting, LLC for the Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way by Resolution No. 18-0942.

On March 26, 2019, Administrative Action No. 19-0052 authorized Change Order No. 1 to the construction services contract with 3i Contracting, LLC to re-bore under existing drive at two locations and Provide and install steel casing, spacers and end seal per DWU requirements, and to adjust plumbing lines to the HVAC water treatment system, for the installation of a new valve, ¾" ball valve and ½" ball valve on the condenser line, at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$20,830.97, increasing the contract from \$5,950,000.00 to \$5,970,830.97.

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 Bonds Fund (2017 Bond Funds) -- Page 2

On May 17, 2019, Administrative Action No. 19-0477 authorized Change Order No. 2 to the construction services contract with 3i Contracting, LLC to install a temporary concrete earth retention system of 15-feet deep and 180LF long at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$47,618.00, increasing the contract amount from \$5,970,830.97 to \$6,018,448.97.

On July 24, 2019, Administrative Action No. 19-0655 authorized Change Order No. 3 to the construction services contract with 3i Contracting, LLC to provide and install metal stairs from level 1 to lower level 1 and to grant a time extension of 58 days (from 8/27/2019 to 10/24/2019) at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$43,346.12, increasing the contract amount from \$6,018,448.97 to \$6,061,795.09.

On August 21, 2019, Administrative Action No. 19-1318 authorized Change Order No. 4 to the construction services contract with 3i Contracting, LLC to install an under slab subterranean drain system for the Gymnasium floor to alleviate soil hydrostatic pressure underneath the slab-on-grade at Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$48,283.21, increasing the contract amount from \$6,061,795.09 to \$6,110,078.30.

On September 25, 2019, Administrative Action No. 19-1360 authorized Change Order No. 5 to the construction services contract with 3i Contracting, LLC to relocate existing AT&T line to the new Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$10,998.15, increasing the contract amount from \$6,110,078.30 to \$6,121,076.45.

ESTIMATED SCHEDULE OF PROJECT

Began Design	January 2018
Completed Design	March 2018
Begin Construction	July 2018
Complete Construction	January 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 5, 2018, the Park and Recreation Board's Planning and Design Committee was briefed on construction procurement for Singing Hills Recreation Center replacement.

On June 7, 2018, the Park and Recreation Board authorized a construction contract with 3i Contracting, LLC.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on June 25, 2018.

On June 27, 2018, City Council authorized a construction contract with 3i Contracting, LLC for the Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way by Resolution No. 18-0942.

FISCAL INFORMATION

2017 Bond Funds - \$447,307.59

Construction Contract	\$5,950,000.00
Change Order No. 1	\$ 20,830.97
Change Order No. 2	\$ 47,618.00
Change Order No. 3	\$ 43,346.12
Change Order No. 4	\$ 48,283.21
Change Order No. 5	\$ 10,998.15
Change Order No. 6 (this action)	<u>\$ 447,307.59</u>
 Total	 \$ 6,568,384.04

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 \$
\$6,568,384.04	Construction	25.00%	48.10%	\$3,159,410.06
<ul style="list-style-type: none"> • This contract meets/exceeds the M/WBE goal. • Change Order No. 6 – 35.03%% Overall M/WBE participation 				

OWNER

3i Contracting, LLC

Michael Williams, President/Chief Executive Officer

COMMITTEE ACTION

The Planning and Design Committee will consider this item on November 7, 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 November 13, 2019.

STAFF RECOMMENDATION

Staff recommends approval.

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 Bonds Fund (2017 Bond Funds) – Page 4

MAP

Attached

BID AGENDA APPROVAL COVER SHEET FOR CHANGE ORDERS AND SUPPLEMENTAL AGREEMENTS

TOTAL M/WBE PARTIC	This Action \$	%	Participation to Date \$	%
African American	\$58,343.31	13.04%	\$1,742,000.06	26.52%
Hispanic	\$98,341.00	21.99%	\$739,410.00	11.26%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$30,000.00	6.71%	\$678,000.00	10.32%
Total	\$186,684.31	41.74%	\$3,159,410.06	48.10%



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

Project Name: Singing Hills Recreation Center PHII

Bid/Contract #: Co #6

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 Conditions Mobilization Bond Insurance Security Fee Closeout		3i Contracting LLC	1111 W Mockingbird Ln #1050, Dallas, TX 75247	B	L	\$ 58,343.31	13.04%		\$
Notes:									
Utilities		Dowager	2464 Manana Rd Dallas TX 75220	NON	L	\$ 10,408.49	2.33%		\$
Notes:									
Demo-Remove & Replace Concrete		Innovative Concrete-DL03864	2215 River Hill Rd Irving TX 75061		L	\$ 67,718.09	15.14%		\$

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:									
Metal Installer		Top Flight Steel Inc.	101 Co Rd 4717, Rhome, TX 7600	NON	N	\$ 34,950.00	7.81%		\$
Notes:									
Waterproofing		CHIM Weatherguard	1612 Wiltshire Court Keller TX 76262	NON	N	\$ 27,217.00	6.08%		\$
Notes:									
Gym Equipment Back Boards Volleyball		Key Enterprises	1311 Chisom Trail Ste 403 Round Rock Texas 78681	NON	N	\$ 38,745.60	8.66%		
Notes:									
Steel/Concrete		511 Jester Ave. Dallas, Tx 75211	A's Custom Welding 511 Jester Ave. Dallas, Tx 75211		N	\$ 43,360.00	9.69%	\$	\$
Polished Concrete/Dry wall		813 Luke Street Irving, Tx 75061	Perta's Tile 813 Luke Street Irving, Tx 75061	H	N	\$ 98,341.00	21.99%	\$	\$
Low Voltage		810 Jes Court Midlothian, Tx 76065	Smart Security 810 Jes Court Midlothian, Tx 76065		N	\$ 68,224.10	15.25%	\$	\$
Notes:									
Total Bid Amount: \$ 447,307.59							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.

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 (\$)

[Handwritten signature]
[Handwritten name]
[Handwritten company name]

Title: *[Handwritten title]*
Date: *[Handwritten date]*

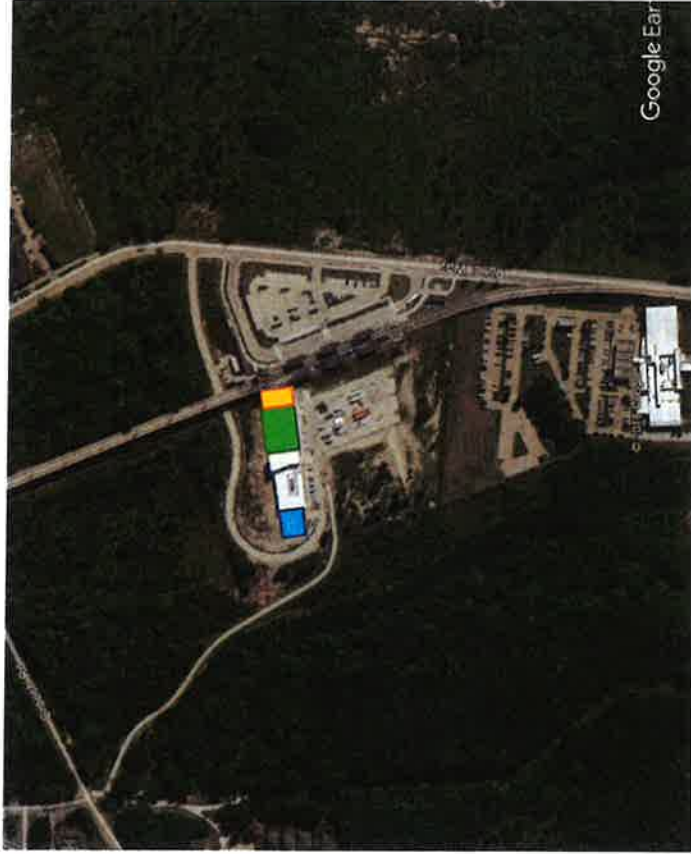
Officer's Signature:

Printed Name:

Company Name:



Dallas Park & Recreation



LEGEND

- SENIOR CENTER AND TECHNOLOGY CENTER
- GYMNASIUM
- PLAZA NEXT TO DART

Singing Hills Replacement Recreation Center

Address: 6805 Patrol Way, Dallas, Texas 75231

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: November 7, 2019
COUNCIL DISTRICT(S): All
STAFF: John Jenkins, (214) 670-4071

SUBJECT

Authorize adoption of the proposed 2019-2020 Park and Recreation Board Meeting Schedule - Financing: No cost consideration to the City

BACKGROUND

Sec. 8-2 of the Dallas City Code states each board shall determine the time and place of its meetings.

Sec. 2.1 of the Park Board Rules of Procedure states the Park Board shall meet in two legislative meetings per month **or** as the responsibilities of the Board necessitate. Some dates have been canceled, moved or adjusted.

This is a request for the Park and Recreation Board to authorize adoption of the proposed 2019-2020 Park and Recreation Board Meeting Schedule. This item does not require City Council approval.

FISCAL INFORMATION

No cost consideration to the City.

COMMITTEE ACTION

This item will be considered by the full Park and Recreation Board.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

2019-2020 Proposed Park and Recreation Board Meeting Schedule



DALLAS PARK AND RECREATION BOARD
-PROPOSED - 2020 MEETING SCHEDULE
DALLAS CITY HALL
1500 MARILLA STREET - ROOM 6FN
DALLAS, TEXAS 75201

January 2, 2020	No Scheduled Meeting
January 9, 2020	REGULAR MEETING
January 16, 2020	No Scheduled Meeting
January 23, 2020	REGULAR MEETING (Retreat)
January 30, 2020	5 th Week, No Meeting
February 6, 2020	REGULAR MEETING
February 13, 2020	No Scheduled Meeting
February 20, 2020	REGULAR MEETING
February 24-28, 2020	TRAPS CONFERENCE – Galveston
March 5, 2020	REGULAR MEETING
March 12, 2020	RECESS (Council Recess)
March 19, 2020	RECESS (Council Recess)
March 26, 2020	No Scheduled Meeting
April 2, 2020	REGULAR MEETING
April 9, 2020	No Scheduled Meeting
April 16, 2020	REGULAR MEETING
April 23, 2020	No Scheduled Meeting
April 30, 2020	5 th week no meeting
May 7, 2020	REGULAR MEETING
May 14, 2020	No Scheduled Meeting
May 21, 2020	REGULAR MEETING
May 28, 2020	No Scheduled Meeting
June 4, 2020	REGULAR MEETING
June 11, 2020	No Scheduled Meeting
June 18, 2020	REGULAR MEETING
June 25, 2020	No Scheduled Meeting
July 2, 2020	RECESS
July 9, 2020	RECESS
July 16, 2020	RECESS
July 23, 2020	RECESS
July 30, 2020	RECESS



DALLAS PARK AND RECREATION BOARD
-Proposed - 2020 MEETING SCHEDULE – PAGE 2
DALLAS CITY HALL
1500 MARILLA STREET - ROOM 6FN
DALLAS, TEXAS 75201

August 6, 2020	REGULAR MEETING
August 13, 2020	No Scheduled Meeting
August 20, 2020	REGULAR MEETING
August 27, 2020	No Scheduled Meeting
September 3, 2020	REGULAR MEETING
September 10, 2020	No Scheduled Meeting
September 17, 2020	REGULAR MEETING
September 24, 2020	No Scheduled Meeting
October 1, 2020	REGULAR MEETING
October 8, 2020	No Scheduled Meeting
October 15, 2020	REGULAR MEETING
October 22, 2020	No Scheduled Meeting
--October 27-29, 2020	NRPA - ORLANDO
November 5, 2020	REGULAR MEETING
November 12, 2020	No Scheduled Meeting
November 19, 2020	REGULAR MEETING
November 26, 2020	Thanksgiving Holiday
December 3, 2020	No Scheduled Meeting
December 10, 2020	REGULAR MEETING
December 17, 2020	No Scheduled Meeting
December 24, 2020	No Scheduled Meeting
December 31, 2020	5 th Week No Meeting

- *Texas Recreation and Park Society February 24, 2020 – February 28, 2020 (Galveston, Texas)
- *National Recreation and Park Association October 27, 2020 – October 29, 2020 (Orlando, Florida)
- *State Fair of Texas September 25, 2020 – October 24, 2020
- ** If needed

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: November 7, 2019
COUNCIL DISTRICT(S): All
STAFF: John Jenkins, (214) 670-4071

SUBJECT

Authorize cancellation of the December 5, 2019 Park Board meeting - Financing:
No cost consideration to the City

BACKGROUND

On November 15, 2018, the Park and Recreation Board approved the 2018-2019 schedule. On the schedule, the two meetings listed for the month of December are December 5, and December 12, 2019.

The Park Board has the authority to cancel or change the meeting schedule by vote. This action will change the approved schedule by cancellation of the December 5, 2019 meeting. December 12, 2019 will still hold a regular meeting.

FISCAL INFORMATION

No cost consideration to the City.

COMMITTEE ACTION

This item will be considered by the full Park and Recreation Board.

STAFF RECOMMENDATION

Staff recommends approval.