

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: June 27, 2018

COUNCIL DISTRICT(S): 9

DEPARTMENT: Park & Recreation Department
Department of Sustainable Development and Construction

CMO: Willis Winters, 670-4071
Majed Al-Ghafry, 670-3302

MAPSCO: 27Y Z

SUBJECT

Authorize a twenty-year license agreement with the Old Lake Highlands Neighborhood Association for approximately 930 square feet of land in Norbuck Park located near the intersection of Classen Drive and Northwest Highway ("Property") - Revenue: \$100 one-time fee

BACKGROUND

The Park and Recreation Department previously granted the Old Lake Highlands Neighborhood the right to place a neighborhood portal in Norbuck Park in 1951. In 2003 and 2012 the agreement was renewed as a lease agreement. This proposed agreement replaces the existing lease agreement with a long-term license agreement.

This item authorizes a license agreement to the Old Lake Highlands Neighborhood Association to maintain the "Property" which shall consist of mowing grass, removing debris and maintaining the monument sign.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 17, 2016, the Park and Recreation Board authorized a twenty-year license agreement.

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

FISCAL INFORMATION

Revenue: \$100 one-time fee

MAP

Attached

June 27, 2018

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

SECTION 1. That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to sign a License Agreement, between Old Lake Highlands Neighborhood Association, a Texas non-profit corporation, as Licensee, and the City of Dallas, as Licensor, hereinafter referred to as "City", for approximately 930 square feet of land located at the intersection of Classen Drive and Northwest Highway, Dallas, Dallas County, Texas (the "Property"), as shown in Exhibit B for the non-exclusive right to maintain one monument sign and landscaping.

SECTION 2. That the special terms and conditions of this License Agreement are:

- (a) The license is for a term of twenty (20) years beginning upon execution and terminating 20 years thereafter.
- (b) Licensee shall pay a one-time license fee of \$100.
- (c) Licensee is non-exclusive and the City reserves full ingress and egress rights and the right to grant use to other parties.
- (d) The license and the licensed right to use the Property is terminable by the City at its convenience upon 90-days written notice of said termination. Upon expiration or termination of the license for any reason, the licensee shall cease using the property; remove its improvements, if any, on the Property as directed by the City.
- (e) The Property is licensed "AS IS, WITH ALL FAULTS" and the City is under no obligation to make any improvements or modifications to the Property.
- (f) Licensee shall be responsible maintaining the Property which shall consist of mowing grass, removing debris and maintaining the monument sign.
- (g) Licensee shall be responsible for obtaining any utilities deemed necessary, appropriate or desirable for its use of the Property and shall pay all such utilities, during the term of the license.
- (h) Licensee shall pay any taxes and assessment levied or assessed against the Property attributable to licensee's use and shall secure such insurance coverage as the City shall deem appropriate, during the term of the license.
- (i) Any modifications to the monument sign shall require the Park and Recreation Board approval.

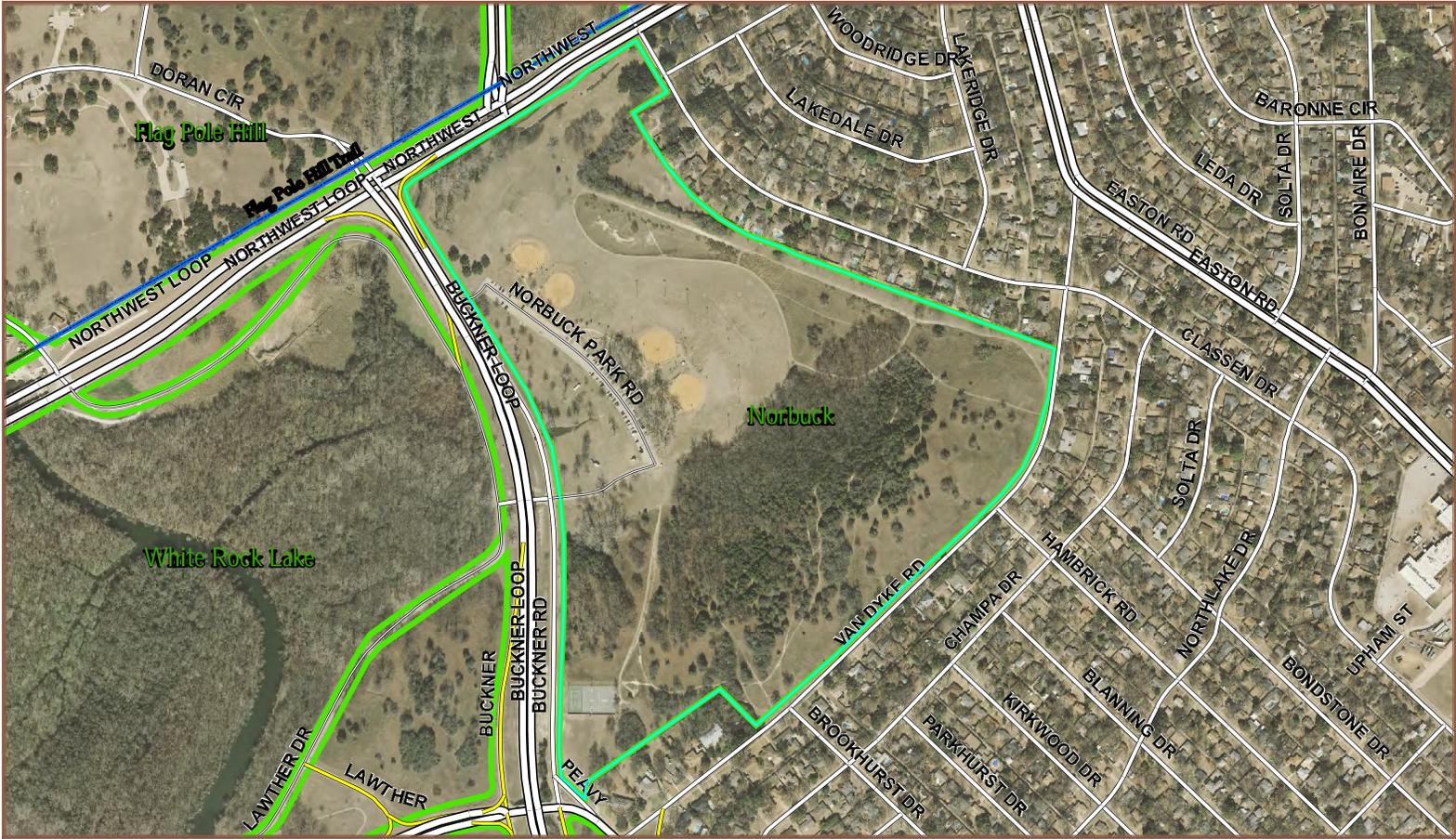
June 27, 2018

SECTION 3. That the Chief Financial Officer is hereby authorized to receive and deposit proceeds from this license agreement in Fund 0530, Department PKR, Unit P516, Revenue Code 8471.

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

APPROVED AS TO FORM
LARRY E. CASTO, CITY ATTORNEY

BY: _____
ASSISTANT CITY ATTORNEY



0 195 390 780 1,170 Feet



dallas
Park & Recreation

Norbuck Park
200 N. Buckner Blvd

27 Y Z

District

9

6/23/2014

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: June 27, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Park & Recreation Department

CMO: Willis Winters, 670-4071

MAPSCO: 36F G

SUBJECT

Authorize a twenty-year development, operation, and maintenance agreement with one five-year renewal option, with JLB Ash at The Branch Partners L.P. for a pedestrian bridge and landscape improvements for purposes of connecting to and providing public access from an adjacent development to the Ridgewood Trail located at 4662 Amesbury Drive - Financing: No cost consideration to the City

BACKGROUND

This action will authorize a twenty-year development, operation, and maintenance agreement, with one five-year renewal option, with JLB Ash at The Branch Partners L.P. (JLB) for the development, operation, and maintenance of a pedestrian bridge and landscape improvements for purposes of connecting to and providing public access from an adjacent development to the Ridgewood Trail, adjacent to 4662 Amesbury Drive.

The agreement will be subject to the following terms:

1. The term is for 20 years with one consecutive five-year renewal option.
2. JLB, at its own cost, is responsible for the development of the design, plans, and specifications for the improvements to be made to the park. JLB will submit the design to the Park and Recreation Department for review and approval prior to commencement of construction.
3. JLB, at their own cost, is responsible for the maintenance and repair of the improvements during the term of the agreement.

BACKGROUND (continued)

4. JLB will manage the design and construction through its own consultants and contractors and will be responsible for all permits and other approvals. All consultants and contractors are required to provide insurance that is consistent with what is required by City consultants and contractors.
5. JLB agrees to allow the public access to the Ridgewood Trail from JLB's property located at 4662 Amesbury Drive.
6. The City of Dallas will retain the right to require JLB to modify the improvements if and when necessary to maintain public safety of the Katy Trail.
7. Project must meet or exceed requirements of Planned Development District No. 873 by Ordinance No. 28843 regarding Ridgewood Trail access.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 19, 2017, the Park and Recreation Board authorized a twenty-year development, operation, and maintenance agreement with one five-year renewal option with JLB Ash at The Branch Partners L.P.

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

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

June 27, 2018

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

WHEREAS, the City of Dallas Park and Recreation Department (City) and JLB Ash at The Branch Partners L.P. (JLB) desire to enter into a twenty-year development, operation, and maintenance agreement, with one five-year renewal option for the purpose of development, operation, and maintenance of a portion of trail corridor at the Ridgewood Trail located at 4662 Amesbury Drive as shown in Exhibit A; and

WHEREAS, the City desires to have JLB develop, operate, and maintain a portion of trail corridor during the Term of the Agreement for use and enjoyment of all City of Dallas citizens.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a twenty-year development, operation, and maintenance agreement with one five-year renewal option, approved as to form by the City Attorney, with JLB for a pedestrian bridge and landscape improvements for purposes of connecting to and providing public access from an adjacent development to the Ridgewood Trail located at 4662 Amesbury Drive.

SECTION 2. That the President of the Park and Recreation Board and City Manager are hereby authorized to execute a twenty-year development, operation, and maintenance agreement, with one five-year renewal option, with JLB, approved as to form by the City Attorney.

SECTION 3. That the duration of the agreement will be for a term of 20 years with one five-year renewal option.

SECTION 4. That this contract be designated as Contract No. PKR-2017-00003115.

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

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: June 27, 2018

COUNCIL DISTRICT(S): 9

DEPARTMENT: Park & Recreation Department

CMO: Willis Winters, 670-4071

MAPSCO: 37 B D

SUBJECT

Authorize an Advance Funding Agreement with the Texas Department of Transportation for voluntary local government contributions to transportation improvement projects for bridge improvements of the Mockingbird Lane-Peavy Road Bridge Replacement over Loop 12/Buckner Boulevard – Not to exceed \$72,123 – Financing: 2006 Bond Funds

BACKGROUND

On June 2015, the Texas Department of Transportation (TxDOT) contacted the Dallas Park and Recreation Department (DPARD) to review and discuss improvements for the Mockingbird Lane-Peavy Road Bridge Replacement over Loop 12/Buckner Boulevard. DPARD requested that the sidewalks on each side of the bridge be increased from TxDOT's standard of 6 feet width to 8 feet width for safety and functionality reasons. DPARD will participate in the cost to expand the bridge to increase the width of the sidewalks on each side and add Americans with Disabilities Act (ADA) ramps at each corner of the bridge. TxDOT held a public meeting with the White Rock Lake Task Force on July 14, 2015 to present the project and address public input.

TxDOT's scope of work for the project includes:

- Bridge elevated from lowest clearance elevation of 15 feet-10 inches to 16 feet-6 inches
- Length increased from current 100 feet to 110 feet
- Per DPARD request, bridge width will be expanded 4-feet from 70-feet to 74-feet. This will allow for 8-foot wide sidewalks on each side of the bridge. Without the expansion, sidewalks would be installed at 6-foot width
- Include ADA ramps at each corner of the bridge per DPARD request
- Reconstruct sections of both north and south access ramps from Buckner Boulevard

BACKGROUND (continued)

- Reconstruct approximately 190 feet of Peavy Road
- Reconstruct approximately 166 feet of Mockingbird Lane

ESTIMATED SCHEDULE OF PROJECT

Began Design	June 2015
Completed Design	June 2018
Begin Construction	August 2019
Complete Construction	December 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 7, 2018, the Park and Recreation Board authorized an Advanced Funding Agreement with the Texas Department of Transportation.

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

FISCAL INFORMATION

2006 Bond Funds - \$72,122.56

MAP

Attached

June 27, 2018

WHEREAS, Texas Government Code, Chapter 791, and Transportation Code, §201.209 and Chapter 221, authorize the State to contract with municipalities and political subdivisions; and

WHEREAS, the State of Texas, acting by and through the Texas Department of Transportation (TxDOT) has plans to make improvements to the Mockingbird Lane/Peavy Road Bridge over Buckner Boulevard (as shown in the Exhibit A); and

WHEREAS, Dallas Park and Recreation Department (DPARD) has requested that TxDOT expand the bridge width 4-feet from 70-feet to 74-feet. This will allow for 8-foot wide sidewalks on each side of the bridge (as shown in Exhibit B) and add Americans with Disabilities Act ramps at each corner of the bridge; and

WHEREAS, TxDOT has agreed to incorporate DPARD requests into the Mockingbird Lane-Peavy Road Bridge Replacement over Loop 12/Buckner Boulevard improvements; and

WHEREAS, the Advance Funding Agreement will provide funding to incorporate DPARD requests in the amount of \$72,122.56.

Now, Therefore,

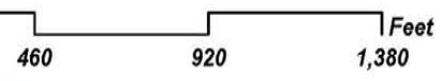
BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to sign an Advance Funding Agreement with the Texas Department of Transportation, approved as to form by the City Attorney, for voluntary local government contributions to transportation improvement projects for bridge improvements of the Mockingbird Lane-Peavy Bridge Replacement over Loop12/Buckner Boulevard, in an amount not to exceed \$72,122.56.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute an Advance Funding Agreement with the Texas Department of Transportation, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$72,122.56 from 2006 Bond Fund, Fund BT00, Department PKR, Unit 7165, Object 4599, Activity HIBT, Program PKTRLDEV, Encumbrance/Contact No. PKR-2018-00006438, Commodity 91800, Vendor 020318.

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



Mockingbird/Peavy Bridge



STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: June 27, 2018

COUNCIL DISTRICT(S): 3, 6, 7, 9

DEPARTMENT: Park & Recreation Department

CMO: Willis Winters, 670-4071

MAPSCO: 33B C 38R 46Y 63M 64J

SUBJECT

Authorize a professional services contract with Kimley-Horn and Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Aquatics Phase 2 Projects to be constructed at Bachman Park located at 2750 Bachman Drive, Bahama Beach Waterpark located at 1895 Campfire Circle, Exline Park located at 2525 Pine Street, and Harry Stone Park located at 2403 Millmar Drive - Not exceed \$2,600,000 - Financing: 2017 Bond Funds

BACKGROUND

This professional services contract will provide the design of the Aquatics Master Plan Phase 2. The scope of work includes the schematic design, design development, construction documents, bidding and negotiation, and construction administration phases for the Regional Family Aquatic Center Phase 1 at Bachman Park, upgrades and expansion to Bahama Beach Waterpark, a Neighborhood Family Aquatic Center at Exline Park, and a Neighborhood Family Aquatic Center at Harry Stone Park. The 2017 Bond Program included funding for these projects.

On February 14, 2018, a Request for Qualifications was issued for the Aquatics Phase 2 facilities, which included four Aquatic Centers and six spray grounds. Six firms submitted Statements of Qualifications. Five firms were shortlisted and a Request for Proposal was sent to the shortlisted firms on March 16, 2018. On April 4, 2018, five firms submitted proposals. Kimley-Horn and Associates, Inc. was selected as the best value proposer for the four Aquatic Center projects.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	July 2018
Complete Design	June 2019
Begin Construction	October 2019
Complete Construction	May 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 7, 2018, the Park and Recreation Board authorized a professional services contract with Kimley-Horn and Associates, Inc. for architectural and engineering services.

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

FISCAL INFORMATION

2017 Bond Funds - \$2,600,000.00

<u>Council District</u>	<u>Amount</u>
3	\$650,000.00
6	\$650,000.00
7	\$650,000.00
9	\$650,000.00
Total	\$2,600,00.00

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:

<u>Contract Amount</u>	<u>Category</u>	<u>M/WBE Goal</u>	<u>M/WBE%</u>	<u>M/WBE \$</u>
\$2,600,000.00	Architectural & Engineering	25.66%	25.77%	\$670,000.00

- This contract exceeds the M/WBE goal of 25.66%

PROPOSAL INFORMATION

Five vendors were shortlisted after a thorough review of qualifications. The following are the vendors on the short list. The proposals were received from solicitation number CIZ1706 and opened on April 4, 2018. This professional services contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*Kimley-Horn and Associates, Inc.	13455 Noel Rd. Two Galleria Office Tower Ste. 700 Dallas, Texas 75240	4%
Dunaway Associates, L.P.	550 Bailey Ave., Ste. 400 Fort Worth, Texas 76107	10%
GFF, Inc.	2808 Fairmount St., Ste. 300 Dallas, Texas 75201	13%
MESA Design Associates, Inc.	2001 North Lamar St., Ste. 100 Dallas, Texas 75202	15%
Aquatic Design & Engineering	189 S. Orange Ave., Ste. 1250 Orlando, Florida 32801	18%

OWNER

Kimley-Horn and Associates, Inc.

John C. Atz, P.E., Chief Executive Officer

MAPS

Attached

June 27, 2018

WHEREAS, it is necessary to hire a firm to provide for schematic design through construction administration services of the Aquatics Phase 2 Projects to include four aquatic facilities to be constructed at: Bahama Beach Waterpark located at 1895 Campfire Circle, Exline Park located at 2525 Pine Street, Harry Stone Park located at 2403 Millmar Drive, Bachman Park located at 2750 Bachman Drive, and the firm of Kimley-Horn and Associates, Inc. presented a proposal dated May 30, 2018 to provide these services, in an amount not to exceed \$2,600,000.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Kimley-Horn and Associates, Inc., approved as to form by the City Attorney, for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Aquatics Phase 2 Projects to be constructed at Bachman Park located at 2750 Bachman Drive, Bahama Beach Waterpark located at 1895 Campfire Circle, Exline Park located at 2525 Pine Street, and Harry Stone Park located at 2403 Millmar Drive, in an amount not to exceed \$2,600,000.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a professional services contract with Kimley-Horn and Associates, Inc., approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$2,600,000 to Kimley-Horn and Associates, Inc., in accordance with the terms and conditions of the contract, as follows:

Bahama Beach Waterpark

2017 Bond Fund

Fund 1V00, Department PKR, Unit VB02

Object 4112, Activity AQFC, Program PK17VB02

Commodity 90656, Vendor 135447

Encumbrance/Contract No. CX-PKR-2017-00006596 \$ 650,000

Exline Park

2017 Bond Fund

Fund 1V00, Department PKR, Unit VB02

Object 4112, Activity AQFC, Program PK17VB02

Commodity 90656, Vendor 135447

Encumbrance/Contract No. CX-PKR-2017-00006596 \$ 650,000



Elm Fork Greenbelt
Elm Fork Greenbelt - Fishing Hole Lake

0 200 400 800 1,200 Feet

1 in = 400 ft

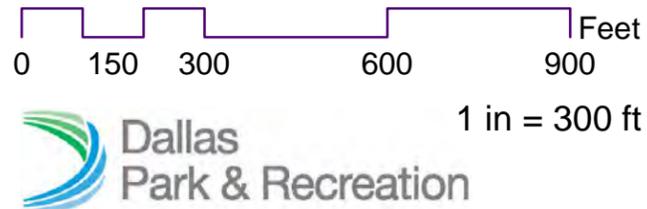
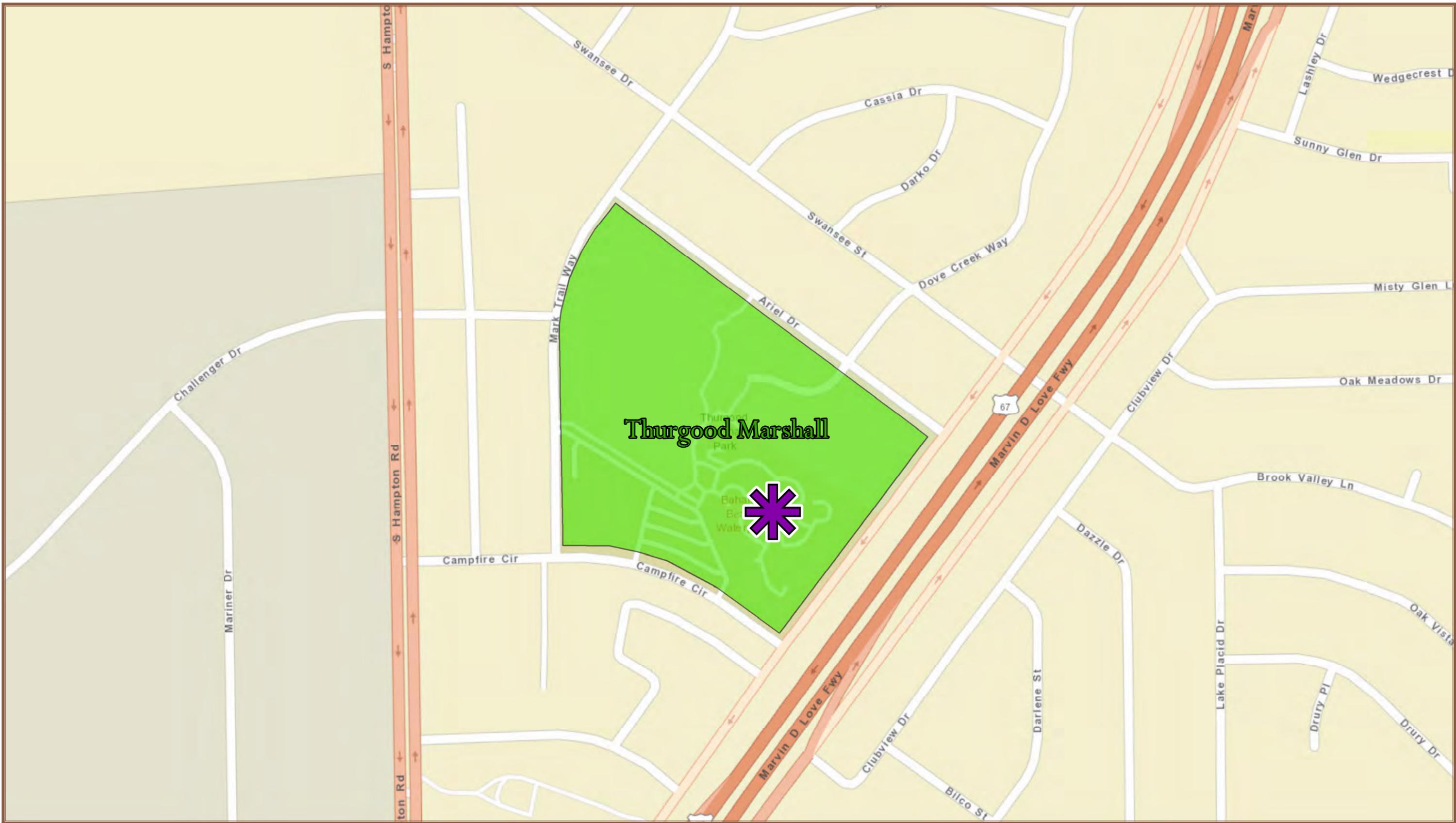


Bachman Park Aquatic Center
(2750 Bachman Dr)

Mapsco
33 B,C

District
6





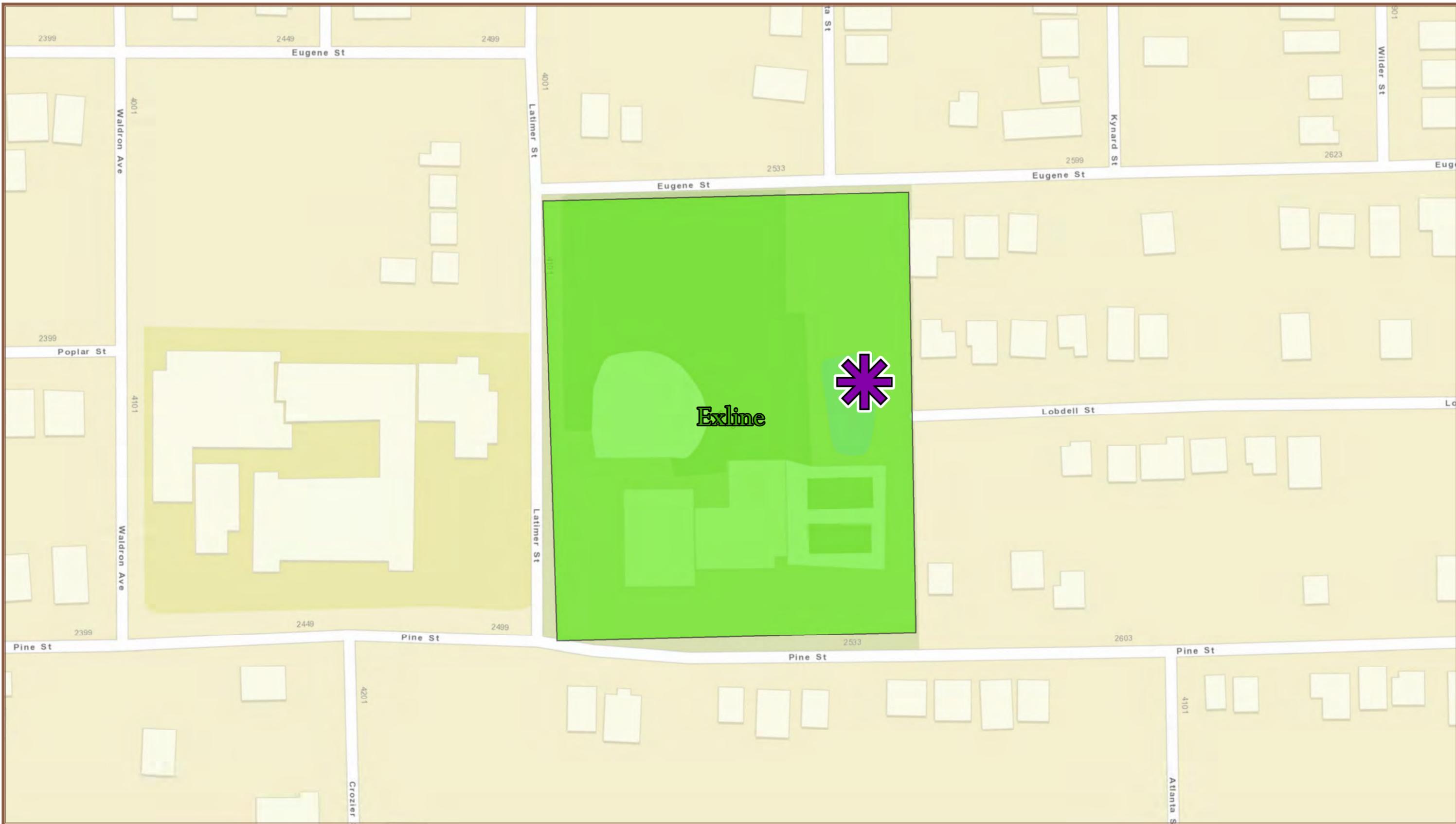
1 in = 300 ft



Bahama Beach Waterpark Aquatic Center
(Thurgood Marshall Park)
(1895 Campfire Cir)

Mapscop
63 M
64 J

District
3



Exline Park Aquatic Center (2525 Pine St)

Mapsco
46Y

District
7



1 in = 300 ft



Harry Stone Memorial Park Aquatic Center (2403 Millmar Dr)

Mapsco
38 R

District
9

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: June 27, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Park & Recreation Department

CMO: Willis Winters, 670-4071

MAPSCO: 46 L, Q

SUBJECT

Authorize a professional services contract with M. Arthur Gensler, Jr & Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, procurement, and construction administration phases for the Hall of State Facility Improvements Project located at 3939 Grand Avenue – Not to exceed \$1,257,359 – Financing: 2017 Bond Funds

BACKGROUND

On February 14, 2018, a Request for Qualifications for Architectural and Engineering Services for the design of the Hall of State Facility Improvements was developed by the Park and Recreation Department and publicly advertised by the Office of Procurement Services. On March 9, 2018, four statements of qualifications were received. On March 16, 2018, a proposal request was issued to three firms. On March 30, 2018, three proposals were received. On April 6, 2018, M. Arthur Gensler, Jr & Associates, Inc. received the highest ranking, making them the most qualified proposer of the three.

The successful proposer was selected on the following pre-set criteria:

<u>Rating Criteria</u>	<u>Value</u>
1. Specific Expertise	25 points
2. Capabilities, Resources and Responsiveness	20 points
3. Approach to the Project	10 points
4. Current Contracts	5 points
5. Women and Minority-owned Subconsultant Participation	15 points
6. Consultant’s Proposed Work Plan, Special Concerns or Techniques	15 points
7. Prior and Current Ligation and Claims History	<u>5 points</u>
	100 points

BACKGROUND (continued)

This professional services contract will assess the condition of the existing facility and prioritize the following needs: cleaning/restoration of the exterior wall; restoration of the plaza; improvements to the exterior drainage and lighting; repairs to the roof; repairs or replacement of exterior doors and windows; repairs to the sump pumps; improvements to the dehumidification system; repairs to other mechanical and electrical items for the Hall of State building. Services include schematic design, design development, construction documents, procurement and construction administration phases.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 7, 2018, the Park and Recreation Board authorized a professional services contract with M. Arthur Gensler, Jr & Associates, Inc.

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

FISCAL INFORMATION

2017 Bond Funds - \$1,257,359.00

ESTIMATED SCHEDULE OF PROJECT

Begin Design	July 2018
Complete Design	June 2019
Begin Construction	November 2019
Complete Construction	September 2020

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:

<u>Contract Amount</u>	<u>Category</u>	<u>M/WBE Goal</u>	<u>M/WBE%</u>	<u>M/WBE \$</u>
\$1,257,359.00	Architectural & Engineering	25.66%	28.17%	\$354,148.00

- This contract exceeds the M/WBE goal of 25.66%

OWNER

M. Arthur Gensler, Jr & Associates, Inc.

Andy Cohen, Co-Chief Executive Officer
Diane Hoskins, Co-Chief Executive Officer

MAP

Attached

June 27, 2018

WHEREAS, on February 14, 2018, a Request for Qualifications for Architectural and Engineering Services for the design of the Hall of State Facility Improvements was developed by the Park and Recreation Department and publicly advertised by the Office of Procurement Services; and

WHEREAS, on March 9, 2018, four statements of qualifications were received; and

WHEREAS, on March 16, 2018, a proposal request was issued to three firms; and

WHEREAS, on March 30, 2018, three proposals were received; and

WHEREAS, on April 6, 2018, M. Arthur Gensler, Jr & Associates, Inc. received the highest ranking, making them the most qualified proposer of the three; and

WHEREAS, it is now desirable and in the best interest of the City of Dallas to authorize a professional services contract with M. Artur Gensler, Jr & Associates, Inc. for architectural and engineering services for the design, design development, construction documents, bidding and negotiation, and construction administration for the Hall of State Facility Improvements Project, in an amount not to exceed \$1,257,359.

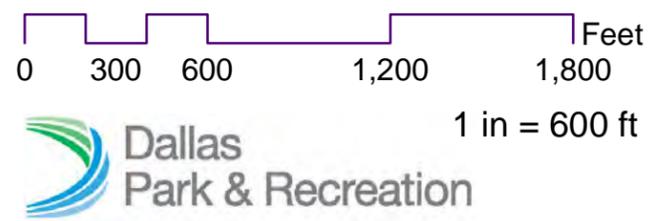
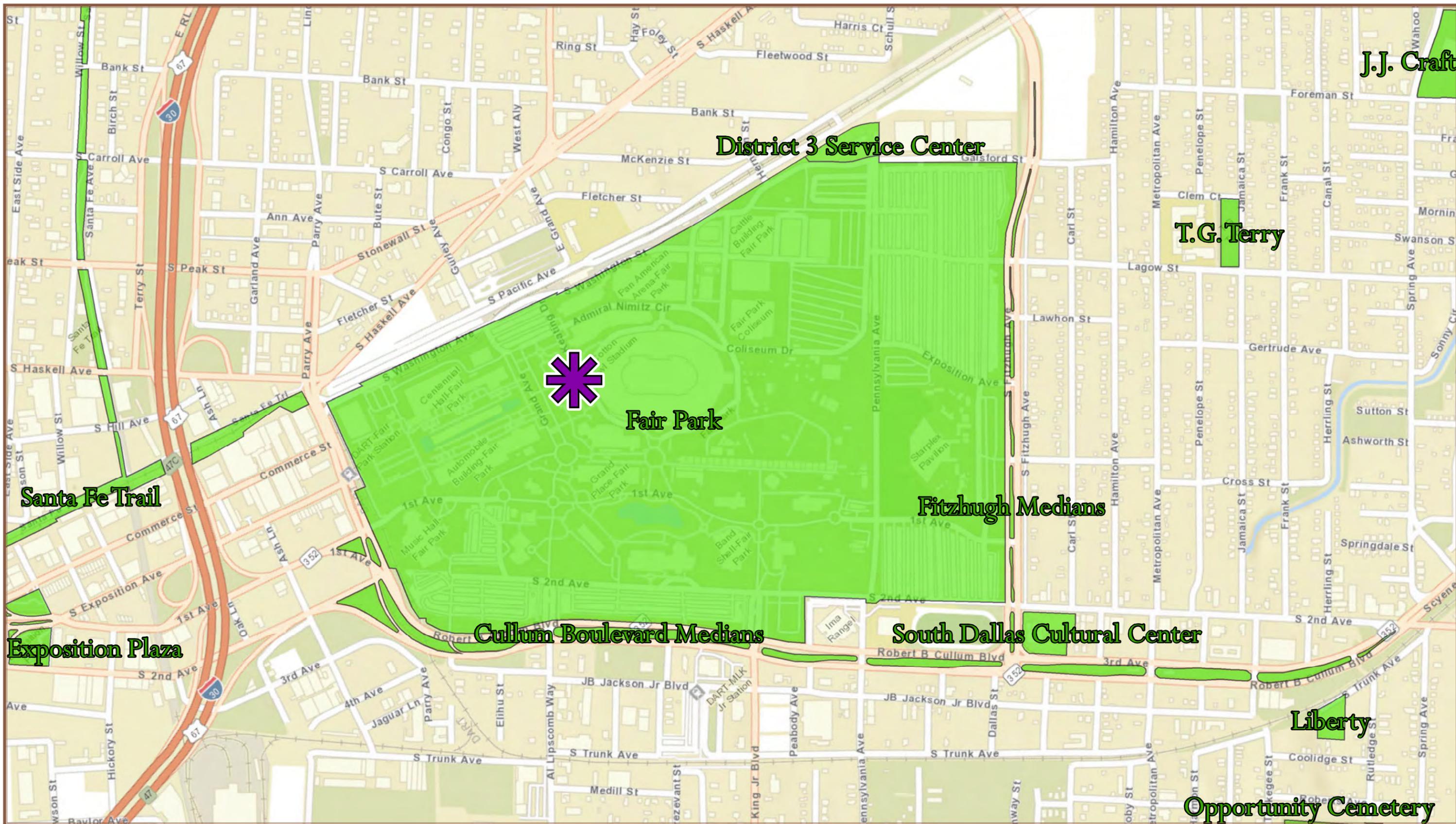
Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign the professional services contract with M. Artur Gensler, Jr & Associates, Inc., approved as to form by the City Attorney, to provide architectural and engineering services for the design, design development, construction documents, bidding and negotiation, and construction administration for the Hall of State Facility Improvements Project, in an amount not to exceed \$1,257,359.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds, in an amount not to exceed \$1,257,359, in accordance with the terms and conditions of the contract with M. Artur Gensler, Jr & Associates, Inc. from the General Fund, Fund 1V02, Department PKR, Unit VC01, Object 4111, Activity FPRK, Program PK17VC01, Encumbrance/Contract No. PKR-2018-00006440, Commodity 92500, Vendor VS000001122.

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



Fair Park—Hall of State
(3939 Grand Ave)

Mapsco
46 L,Q

District
7

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: June 27, 2018

COUNCIL DISTRICT(S): 8

DEPARTMENT: Park & Recreation Department

CMO: Willis Winters, 670-4071

MAPSCO: 65 U V

SUBJECT

Authorize a construction contract for the Singing Hills Replacement Recreation Center - Phase 2 located at 6805 Patrol Way - 3i Contracting, LLC, best value proposer of six - Not to exceed \$5,950,000 - Financing: 2017 Bond Funds

BACKGROUND

On May 4, 2018, six proposals were received for Singing Hills Replacement Recreation Center - Phase 2. The selection committee ranked 3i Contracting, LLC as the Best Value Proposer. A Request for Competitive Sealed Proposal (RFCSP) process was utilized for the procurement of this project. A RFCSP is a “best value” procurement process that includes an evaluation of price, qualifications, schedule, M/WBE participation, previous experience of the contractor, and financial sufficiency.

The scope of work for the Singing Hills Replacement Recreation Center - Phase 2 includes:

- addition of a gymnasium
- addition of a senior activity center
- addition of a technology center
- plaza and amphitheater between the new recreation center and the Camp Wisdom DART Station

Previously, the construction contract for Singing Hills Replacement Recreation Center Phase 1 was awarded. The scope of work for Phase 1 included program space including a lobby, fitness room, dividable meeting room, kitchen, game room, exercise room, restrooms, office, and lounge area. Completion of Phase 1 is expected in June 2018.

BACKGROUND (continued)

Proposals based on Request For Competitive Sealed Proposal (RFCSP) are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criterion with "10" being the best rating. These ratings are multiplied by the weight to obtain the score for each criterion.

The following is a list of the rating criteria and values for each criterion:

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Award	45%
2. Qualifications/Experience/References for Prime Firm	20%
3. Subcontractor Experience	10%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

ESTIMATED SCHEDULE OF PROJECT

Began Design	January 2018
Completed Design	March 2018
Begin Construction	July 2018
Complete Construction	July 2019

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 will be provided to the Quality of Life, Arts and Culture Committee on June 25, 2018.

FISCAL INFORMATION

2017 Bond Funds - \$5,950,000.00

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:

<u>Contract Amount</u>	<u>Category</u>	<u>M/WBE Goal</u>	<u>M/WBE %</u>	<u>M/WBE \$</u>
\$5,950,000.00	Construction	25.00%	37.93%	\$2,256,978.00

- This contract exceeds the M/WBE goal of 25.00%

PROPOSAL INFORMATION

The following six proposals were received and opened May 4, 2018:

*Denotes the successful proposer

<u>Proposers</u>	<u>Total Bid</u>	<u>Rank</u>	<u>Scores</u>
*3i Contracting, LLC 1111 West Mockingbird Lane Suite 1050 Dallas, Texas 75247	\$5,950,000.00	1	3686.8
Big Sky Construction	\$6,687,000.00	2	3530.6
J.C. Commercial, Inc.	\$5,857,777.00	3	3448.6
Azteca Enterprises	\$7,273,000.00	4	3279.4
Rogers-O'Brien Construction	\$7,580,000.00	5	3210.0
Hasan design Build and Development	\$6,256,000.00	6	1938.4

OWNER

3i Contracting, LLC

Michael Williams, President/Chief Executive Officer

MAP

Attached

June 27, 2018

WHEREAS, on May 4, 2018, six proposals were received for Singing Hills Replacement Recreation Center – Phase 2; and

<u>Proposers</u>	<u>Total Bid</u>	<u>Rank</u>	<u>Scores</u>
3i Contracting, LLC	\$5,950,000	1	3686.8
Big Sky Construction	\$6,687,000	2	3530.6
J.C. Commercial, Inc.	\$5,857,777	3	3448.6
Azteca Enterprises	\$7,273,000	4	3279.4
Rogers-O'Brien Construction	\$7,580,000	5	3210.0
Hasan design Build and Development	\$6,256,000	6	1938.4

WHEREAS, the scope of work for this project includes additions of a gymnasium, a senior activity center, a technology center and a plaza and amphitheater; and

WHEREAS, it has been determined that acceptance of the best and final offer from 3i Contracting, LLC for the Singing Hills Replacement Recreation Center – Phase 2 located at 6805 Patrol Way, in the amount of \$5,950,000 is the best value for the City of Dallas.

Now, Therefore,

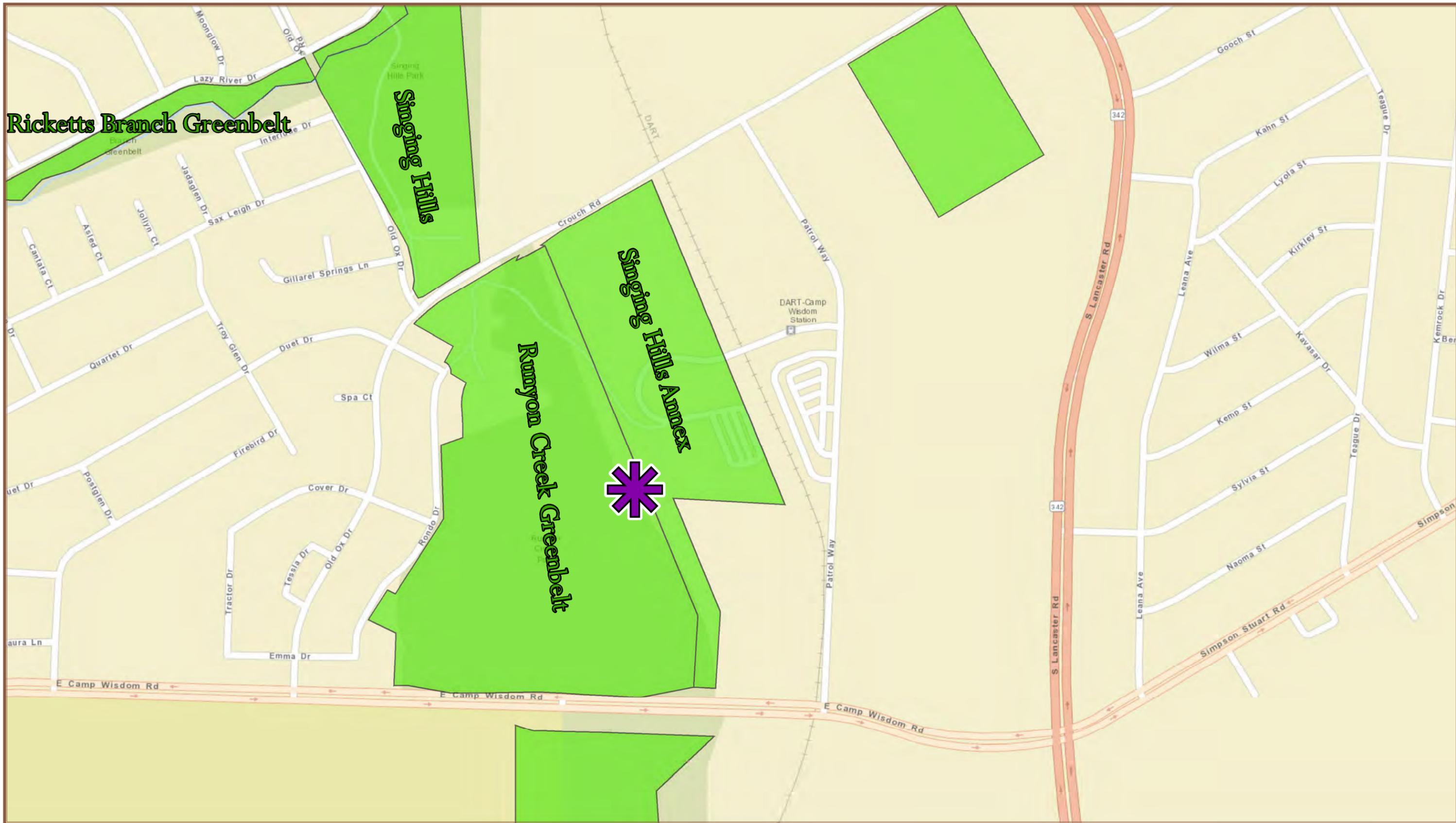
BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS

SECTION 1. That the City Manager is hereby authorized to sign a construction contract with 3i Contracting, LLC, approved as to form by the City Attorney, for the Singing Hills Replacement Recreation Center – Phase 2 located at 6805 Patrol Way, in an amount not to exceed \$5,950,000.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a construction contract with 3i Contracting, LLC, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$5,950,000 to 3i Contracting, LLC, from 2017 Bond Fund, Fund 1V00, Department PKR, Unit VB22, Object 4310, Activity MMCF, Program PKTRLDEV, Encumbrance/Contract No. PKR-2018-00006540, Commodity 91200, Vendor VS91700.

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



Singing Hills Recreation Center

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: June 27, 2018

COUNCIL DISTRICT(S): 10

DEPARTMENT: Park & Recreation Department

CMO: Willis Winters, 670-4071

MAPSCO: 16T

SUBJECT

Authorize a public hearing to be held on August 8, 2018, to receive comments on the proposed use of a portion of parkland, totaling approximately 39 square feet of land at Hamilton Park located at 12100 Willowdell Drive, by the Office of Emergency Management for the installation of an outdoor warning siren to provide warning siren system coverage for the benefit of the public; and, at the close of the public hearing, consideration of a resolution authorizing the proposed use of parkland, pursuant to Chapter 26 of the Texas Parks and Wildlife Code - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns municipal parkland known as Hamilton Park (approximately 18.5 acres) located at 12100 Willowdell Drive, just east of U.S. Route 75 (North Central Expressway) and south of Interstate Highway 635 (Lyndon B. Johnson Freeway). The Willie B. Johnson Recreation Center is located in this park and the Cottonwood Trail runs north-south through the park.

The Office of Emergency Management (OEM) has requested use of approximately 39 square feet of land in order to install an outdoor warning siren approximately ten feet inside the park boundaries near the existing power pole which is located in the street right-of-way. Electric power from the power lines is needed for operation of the outdoor warning siren.

In 2016, OEM conducted a sound survey to ensure a minimum of seventy decibels of outdoor warning siren system coverage throughout the City. The result identified twenty-seven locations for enhanced coverage. One of the locations identified was at the intersection of Willowdell Drive, Schroeder Road, and Towns Street, a high point in the Hamilton Park neighborhood. Due to the limited space in the street right-of-way and adjacent electric pole wires, an outdoor warning siren could not be placed near the intersection outside the park boundaries. OEM will be responsible for all construction costs, maintenance, and ongoing utility costs associated with the outdoor warning siren.

BACKGROUND (continued)

Due to the configuration of and limited use of the park at this location, the outdoor warning siren's impact on the park is expected to be minimal. OEM has agreed to permit any park use up to the outdoor warning siren and, upon abandonment of the outdoor warning siren at some future date, to promptly remove the outdoor warning siren and appurtenances, subject to appropriation, at which time the land will revert back to parkland.

In compliance with the law, the City has determined that there is a need and that no feasible and prudent alternative to the use or taking of such parkland and that all reasonable care has been taken so as to not damage the remainder of the park property and to mitigate any disruption of park services.

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

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 17, 2018, the Park and Recreation Board authorized a public hearing to be held on August 8, 2018.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

June 27, 2018

WHEREAS, the City of Dallas owns land in north central Dallas known as Hamilton Park, which was acquired for park purposes and has been maintained as parkland; and

WHEREAS, the City of Dallas Office of Emergency Management (OEM) has requested use of approximately 39 square feet of land in order to install an outdoor warning siren, as part of the City's plan to provide outdoor warning siren system coverage throughout the City, as shown on Exhibit A, and the Park and Recreation Board is agreeable to providing the property for this use; and

WHEREAS, the Texas Parks and Wildlife Code, Chapter 26 (Section 26.001 through 26.004), requires that before a municipality may approve any program or project that requires the use or taking of any public land designated and used as parkland, the governing body of such public municipality must determine that there is no feasible and prudent alternative to the use or taking of such land, and that the program or project includes all reasonable planning to minimize harm to the remainder of the park; and

WHEREAS, prior to making this determination, notice must be given and a public hearing be held relative to the proposed change of park use; and

WHEREAS, the City Council desires to give notice and hold such hearing in accordance with the law with respect to the dedication of a portion of Hamilton Park to the City of Dallas.

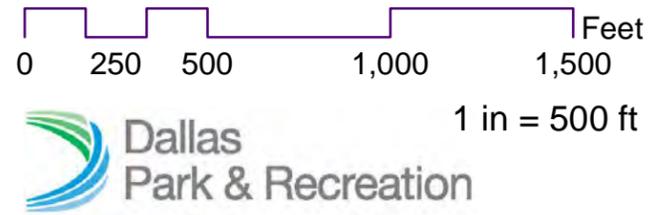
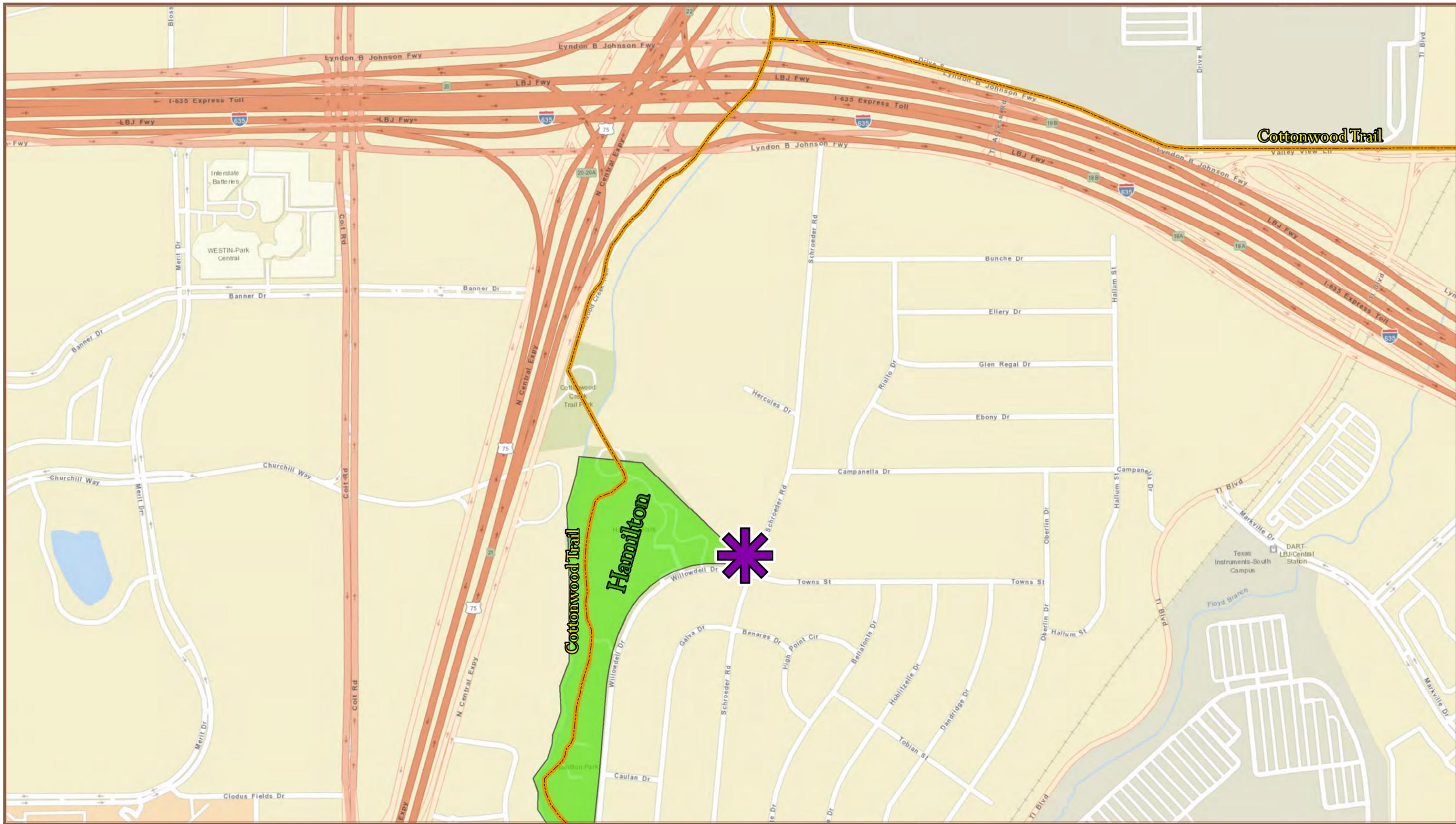
Now, Therefore,

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

SECTION 1. That the Park and Recreation Department is hereby authorized and directed to advise in writing of such proposed use of the park property by delivering a notice for publishing to the official newspaper to be advertised once each week for three consecutive weeks, the last publication to be not less than one week nor more than two weeks before the date of the hearing, which shall be held in the City Council Chambers on August 8, 2018.

SECTION 2. That the approval of the aforementioned project by the City Council, at the close of said hearing, shall be construed as making the proper findings as to the use, taking, and conveyance of parkland, consistent with the Texas Parks and Wildlife Code and the Texas Local Government Code.

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



Hamilton Park
(12100 Willowdell Dr)

Mapsco
16T

District
10



*Location of proposed Outdoor Warning Siren and area needed for power from power pole, consisting of ~39 square feet of land.
Location and area is approximate.*

Hamilton Park

Schroeder Rd

Towns St

Willowdell Dr



1 in = 20 ft



STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: June 27, 2018

COUNCIL DISTRICT(S): 6, 13

DEPARTMENT: Park & Recreation Department
Public Works & Transportation

CMO: Willis Winters, 670-4071
Majed Al-Ghafry, 670-3302

MAPSCO: 23 D G H J K L M N P 24 A B

SUBJECT

Authorize Amendment No. 1 to the Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 40226, for Northaven Trail Phase 2B and 2C from Denton Drive to Cinderella Lane, to provide additional funding for additional costs – Not to exceed \$133,013 – Financing: 2006 Bond Funds (\$7,892) and 2012 Bond Funds (\$125,121)

BACKGROUND

This action will authorize Amendment No. 1 to the Project Specific Agreement (PSA) and provide disbursement of funds not to exceed \$133,012.52 to Dallas County for the City’s 50 percent share of the project’s additional costs, primarily for a bridge over Joe’s Creek and traffic signal costs for HAWK crosswalk systems. Phase 2B and 2C of the Northaven Trail total four miles of trail from Denton Drive to Cinderella Lane. The project will provide a vital east-west multimodal transportation link in the Regional Veloweb identified in the North Central Texas Council of Government’s Mobility 2040 trail network with access to employment, residential areas, schools, parks, and commercial centers.

The City of Dallas and Dallas County (County) have partnered to design and construct Northaven Trail Phase 2B and 2C. Currently, Phase 2B and 2C are under construction. This action amends the PSA and provides for the additional funds needed for completion of the project.

This PSA is funded by the City of Dallas, County, and the Texas Department of Transportation (TxDOT) through Dallas County Transportation Major Capital Improvement Projects (MCIP) funds, and Federal Transportation Alternative Program funds.

BACKGROUND (continued)

The County is responsible for construction management, TxDOT and other agency coordination, and agreements.

Phase 1A of the Northaven Trail, from Valleydale Drive to Preston Road, was completed by the City in 2013. Upon completion of all phases of the Northaven Trail project, the entire length of the Northaven Trail will be nearly nine miles long extending from White Rock Creek Trail at the east end to the Walnut Hill/Denton DART Station at the west end.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 13, 2011, City Council authorized a ten-year master agreement with Dallas County governing major transportation capital improvement projects by Resolution No. 11-0927.

On October 20, 2011, the Park and Recreation Board authorized a Funding Agreement with Dallas County.

On November 7, 2011, City Council authorized a Funding Agreement with Dallas County by Resolution No. 11-2977.

On December 12, 2012, City Council authorized Amendment No. 1 to the Program Funding Agreement with Dallas County for the development of a master plan for the Northaven Trail between Walnut Hill/Denton Station and Preston Road to expand the project limits, scope, and funding to include design and construction of the Northaven Trail's additional phases between the Walnut Hill/Denton Station and the White Rock Creek Trail by Resolution No. 12-3057.

On December 11, 2014, the Park and Recreation Board approved the Northaven Trail Master Plan.

On May 18, 2017, the Park and Recreation Board authorized a Project Specific Agreement.

On June 14, 2017, City Council authorized a Project Specific Agreement with Dallas County for the completion of the Northaven Trail Phases 2B and 2C trail design and construction, right-of-way acquisition, and coordination with Dallas County and TxDOT agreements required for the project by Resolution No. 17-0934.

On June 7, 2018, the Park and Recreation Board authorized Amendment No. 1 to the Project Specific Agreement to provide funding for additional costs, primarily, to a bridge over Joe's Creek and traffic signal cost for HAWK crosswalk systems.

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

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

FISCAL INFORMATION

2006 Bond Funds - \$7,892.15
2012 Bond Funds - \$125,120.37

<u>Council District</u>	<u>Amount</u>
6	\$133,012.52
13	<u>\$ 0.00</u>
Total	\$132,012.52

MAP

Attached

June 27, 2018

WHEREAS, Chapter 791 of the Texas Government Code and Texas Transportation Code Article 251 provides authorization for local governments to contract with each other for the performance of governmental functions and services, and joint funding of transportation projects; and

WHEREAS, on April 13, 2011, City Council authorized a ten-year master agreement with Dallas County governing major transportation capital improvement projects by Resolution No. 11-0927, to be jointly funded and developed by the County and the City (Court Order 2011-1287); and

WHEREAS, on November 7, 2011, City Council authorized a Funding Agreement with Dallas County for the development of a master plan for an approximate 6.5-mile section of the Northaven Trail between the Walnut Hill/Denton Station and Preston Road, in an amount not to exceed \$50,000 (MCIP Project 10225), by Resolution No. 11-2977; and

WHEREAS, on December 12, 2012, City Council authorized Amendment No. 1 to the Project Funding Agreement with Dallas County for the development of a master plan for the Northaven Trail between Walnut Hill/Denton Station and Preston Road to expand the project limits, scope and funding to include design and construction of the Northaven Trail's additional phases between the Walnut Hill/Denton Station and the White Rock Creek Trail by Resolution No. 12-3057; and

WHEREAS, on June 14, 2017, City Council authorized the Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 40226 for the Northaven Trail Phase 2B and 2C from Denton Drive to trail design and construction, right-of-way acquisition, and coordination with Dallas County and TxDOT agreements required for the project by Resolution No. 17-0934; and

WHEREAS, it is now necessary to authorize Amendment No. 1 to the Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 40226 for the Northaven Trail Phase 2B and 2C from Denton Drive to Cinderella Lane, to provide funding for additional costs, primarily related to a bridge crossing and signal crosswalk system costs, in an amount not to exceed \$133,012.52.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign Amendment No. 1 to the Project Specific Agreement (PSA) with Dallas County, County Transportation Major Capital Improvement Projects 40226 for the Northaven Trail Phase 2B and 2C from Denton Drive to Cinderella Lane, to provide funding for additional costs, in an amount not to exceed \$133,012.52.

June 27, 2018

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute an amendment to the PSA with Dallas County, approved as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$133,012.52 to Dallas County, in accordance with the terms and conditions of the PSA, as follows:

2006 Bond Fund

Street and Transportation Improvements Fund

Fund 1T22, Department PBW, Unit S618

Object 4599, Activity HIBT, Program PB12S618

Commodity 92500, Vendor 014003 \$242.23

Park and Recreation Facilities Fund

Fund 3T00, Department PKR, Unit T241

Object 4599, Activity HIBT, Program PK06T241.2

Commodity 92500, Vendor 014003 \$4,973.24

Park and Recreation Facilities Fund

Fund BT00, Department PKR, Unit T241

Object 4599, Activity HIBT, Program PK06T241.2

Commodity 92500, Vendor 014003 \$2,676.68

2012 Bond Fund

Street and Transportation Improvements Fund

Fund 3U22, Department PBW, Unit S618

Object 4599, Activity HIBT, Program PB12S618

Commodity 92500, Vendor 014003 \$2,964.68

Street and Transportation Improvements Fund

Fund 4U22, Department PBW, Unit S618

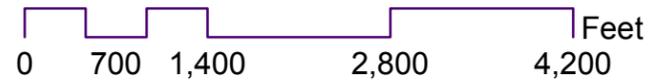
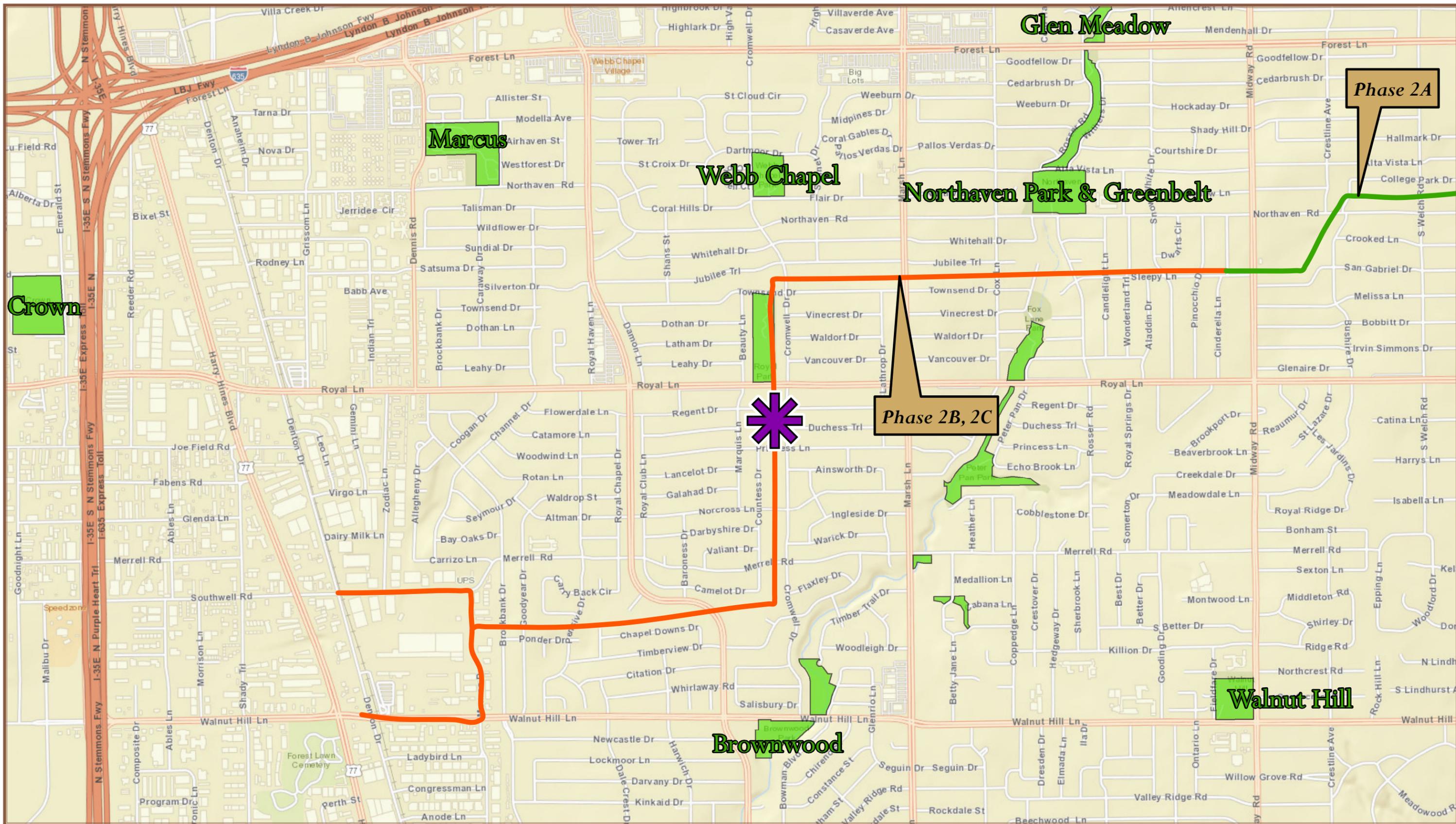
Object 4599, Activity HIBT, Program PB12S618

Commodity 92500, Vendor 014003 \$122,155.69

Total amount not to exceed \$133,012.52

SECTION 4. That this contract is designated as Contract No. PKR-2018-00006547.

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



Northaven Trail Phase 2A and 2B PSA
(Denton Dr to Cinderella Ln)

MapSCO
23 D,G,H,J,K,L,M,N,P
24A,B

District
6,13

AGENDA ITEM # 84

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: June 27, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Sustainable Development and Construction

CMO: Majed Al-Ghafry, 670-3302

MAPSCO: All

SUBJECT

A public hearing to receive comments regarding consideration of amendments to Chapter 51A of the Dallas Development Code, Article X the Landscape and Tree Preservation regulations and an ordinance granting the amendments

Recommendation of Staff and CPC: Approval

DCA 145-002

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: June 27, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Park & Recreation Department

CMO: Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

A public hearing to receive comments regarding consideration of amendments to Chapter 51 and Chapter 51A of the Dallas Development Code to establish park land dedication requirements for residential and lodging uses and an ordinance granting the amendments - Financing: This action has no cost consideration to the City (see Fiscal Information for future cost)
Recommendation of Staff and CPC: Approval
DCA 178-003

FISCAL INFORMATION

This action has no cost consideration to the City. State law prohibits the use of revenue generated from the ordinance to fund the administration of the program. The anticipated cost to add one new full time planner position to implement the Park Land Dedication Ordinance is \$80,000.

Memorandum



DATE June 18, 2018

CITY OF DALLAS

Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson
TO (Chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scott
Griggs, B. Adam McGough, Omar Narvaez

SUBJECT **Upcoming Park and Recreation Department City Council Addendum Items**

The following Park and Recreation Department items will be posted on the addendum for the June 27, 2018 City Council Agenda. Staff will be available for questions at the June 25, 2018 Quality of Life, Arts and Culture Committee meeting.

- Authorize **(1)** a Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 40226, for trail design and construction of Northaven Trail Phase 2A from Cinderella Lane to Preston Road; **(2)** the receipt and deposit of funds from Dallas County in the an amount not to exceed \$2,469,469 for the County's share of the construction cost in the Capital Gifts, Donation and Development Fund; and **(3)** the establishment of appropriations in an amount not to exceed \$2,469,469 in the Capital Gifts, Donation and Development Fund – Not to exceed \$4,961,437 – Financing: 2006 Bond Funds (\$1,463,956), 2012 Bond Funds (\$1,028,012) and Capital Gifts, Donation and Development Funds (\$2,469,469)
- Authorize a construction contract for the Northaven Trail Phase 2A located east of Preston Road to Cinderella Lane – RoeschCo Construction, Inc., best value proposer of seven – Not to exceed \$3,616,700 – Financing: 2006 Bond Funds (\$791,588), 2012 Bond Funds (\$1,028,012) and Capital Gifts, Donation and Development Funds (\$1,797,100)
- Authorize the **(1)** acceptance of a reimbursable matching grant in the amount of \$1,000,000 from Texas Parks and Wildlife Department's (TPWD) Urban Outdoor Recreation Grant Program for the development of Runyon Creek Trail Phase 2 Project located at 1900 East Camp Wisdom Road; **(2)** establishment of appropriations in an amount not to exceed \$1,000,000 in the TPWD Urban Outdoor Grant Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$1,000,000 in the TPWD Urban Outdoor Grant Fund; **(4)** allocation of \$5,885 in 2006 Bond Funds and \$894,115 in 2012 Bond Funds for the City's required match of the grant; **(5)** acceptance of a donation in the amount of \$100,000 from the University of North Texas at Dallas for the remaining balance of the City's required match of the grant; **(6)** receipt and deposit of funds in an amount not to exceed \$100,000 from the University of North Texas at Dallas in the Capital Gifts, Donation and Development Fund; **(7)** establishment of appropriations in an amount not to exceed \$100,000 in the Capital Gifts, Donation and Development Fund; and **(8)** execution of the grant agreement – Total not to exceed \$2,000,000 – Financing: TPWD Urban Outdoor Grant Funds (\$1,000,000), 2006 Bond

DATE June 18, 2018
SUBJECT **Upcoming Park and Recreation Department City Council Addendum Items**

Funds (\$5,885), 2012 Bond Funds (\$894,115) and Capital Gifts, Donation and Development Funds (\$100,000)

- Authorize a twenty-year development, operation, and maintenance agreement with one, ten-year renewal option and two additional, five-year renewal options, with Reverchon Sports and Entertainment, LLC for a proposed new baseball field and stadium at Reverchon Park located at 3505 Maple Avenue – Annual Revenue: \$18,000
- Authorize a professional services contract with Dunaway Associates, L.P. the most advantageous proposer of five, to provide topographic surveys, platting, geotechnical information, conceptual design, design development, construction documents, procurement phase services, and construction administration for the spray grounds to be constructed at Grauwlyer Park located at 7500 Harry Hines Boulevard, Nash Davis Park located at 3700 North Hampton Road, Jaycee Zaragoza Park located at 3114 Clymer Street, Kleberg Park located at 1515 Edd Road, and Timberglen Park located at 3900 Timberglen Road and a small spray ground, walking trail, playground and shade pavilion at K. B. Polk Park located at 3800 Thedford Avenue – Not exceed \$878,000 – Financing: 2017 Bond Funds
- Authorize a design-build services contract for pre-design and pre-construction services, an early construction package, and architectural and engineering services for the design and construction of Fair Park Facility Improvements for Music Hall, African American Museum and Aquarium Annex – Harrison, Walker & Harper, LP., most qualified proposer of three – Not to exceed \$930,303 – Financing: 2017 Bond Funds
- Authorize a sixteen-month contract, with two one-year renewal options, with METCO Engineering, Inc., through an Cooperative Purchasing Agreement with Dallas County, to provide job order contracting services for facility projects through November 7, 2019 – Not to exceed \$4,000,000 – Financing: 2017 Bond Funds (estimated \$2,400,000) and General Funds (estimated \$1,600,000) (subject to annual appropriations)

Please feel free to contact me if you have any questions or concerns regarding these agenda items.



Willis C. Winters, FAIA
Director
Park and Recreation Department

DATE June 18, 2018

SUBJECT **Upcoming Park and Recreation Department City Council Addendum Items**

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors
Park and Recreation Board