

**DALLAS PARK AND RECREATION BOARD  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
THURSDAY, AUGUST 4, 2011  
(10:00 A.M.)**

**SUBCOMMITTEE MEETINGS:**

8:30 am: Planning and Design Committee, Dallas City Hall, Room 6FN

9:00 am: Administration and Finance Committee, Dallas City Hall, Room 6FS

---

Speakers

**SPECIAL PRESENTATIONS**

1. Darren Boruff, former Park and Recreation Board member

**BRIEFINGS**

2. *"I Love My Park: Summer 2011"*

Paul Dyer, Director, Park and Recreation Department

Daniel Huerta, Assistant Director, Park and Recreation Department

**MINUTES**

3. Approval of minutes of the June 16, 2011 Park and Recreation Board Meeting

**CONSENT AGENDA (Items 4-19)**

**ADMINISTRATION AND FINANCE COMMITTEE - MISCELLANEOUS**

4. Purchase (Citywide) - Authorize a one-year master agreement for park amenities with the lowest responsive and responsible bidders of six – The Playwell Group, Inc. in the amount of \$192,653; Most Dependable Fountains, Inc. in the amount of \$101,881; Victor Stanley, Inc. in the amount of \$38,275; Adrite in the amount of \$29,610; KidZone Play, LLC dba Recreation Consultants of Texas in the amount of \$24,500; and Sybertech Waste Reduction, Ltd. in the amount of \$8,233 – Total award of the master agreement not to exceed \$395,152 – Financing: Current Funds (subject to annual appropriations)
5. Purchase (Citywide) - Authorize **(1)** a two-year master agreement for purchase of fitness equipment with Comm-Fit L.P. in the amount of \$432,860, Body Works Fitness Equipment, Inc. in the amount of \$47,686 and Sport Supply Group, Inc. in the amount of \$8,250; **(2)** the purchase of fitness equipment - Fitco Fitness Center Outfitters in the amount of \$150,000 and Fitness Equipment Unlimited in the amount of \$50,000 through Buyboard, a Texas Local Government Purchasing Cooperative; and **(3)** a two-year service contract for fitness equipment maintenance and repair services at City facilities with Leah A. Wheeler, dba Service First in the amount of \$22,750 - lowest responsive and responsible bidders of four - Total award for the Park and Recreation portion of the master agreement not to exceed \$711,546 - Financing: Current Funds (subject to annual appropriations)

**DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 2**  
**DALLAS CITY HALL**  
**1500 MARILLA STREET, ROOM 6FN**  
**DALLAS, TEXAS 75201**  
**THURSDAY, AUGUST 4, 2011**  
**(10:00 A.M.)**

## **CONSENT AGENDA (CONTINUED)**

### **ADMINISTRATION AND FINANCE COMMITTEE – MISCELLANEOUS (Continued)**

6. Bahama Beach Waterpark (5) – Authorize proposed concession contract with Snow Park Dallas at the Bahama Beach Waterpark located at 1825 Campfire Circle in Dallas for the period October 1, 2011 to March 1, 2012 – Estimated Revenue: \$22,486
7. Fair Park (7) – Authorize a temporary parking fee increase from \$10.00 per vehicle to \$15.00 per vehicle for the Parry Avenue parking lot during the 2011 State Fair of Texas from September 30, 2011 through October 23, 2011 – Estimated Revenue: \$40,000

### **PLANNING AND DESIGN COMMITTEE - CONTRACT AWARDS**

8. Beckley-Saner Recreation Center (4) – Authorize a contract for interior renovation and expansion, roof replacement and HVAC replacement at Beckley-Saner Recreation Center located at 114 West Hobson Avenue – J.C. Commercial, Inc., best value proposer of thirteen - Not to exceed \$2,211,810 - Financing: 2006 Bond Funds
9. Campbell-Green Recreation Center (12) – Authorize a contract for interior renovation and roof replacement at Campbell-Green Recreation Center located at 16600 Park Hill Drive – RoeschCo Construction, Inc., best value proposer of three - Not to exceed \$556,000 - Financing: 2006 Bond Funds
10. Elmwood Parkway (1) – Authorize a contract for construction of a loop trail located from Kiest Park to the intersection of Elmwood Boulevard and Rugged Drive at Elmwood Parkway – RoeschCo Construction, Inc., best value proposer of ten - Not to exceed \$622,000 - Financing: 2006 Bond Funds
11. Hamilton Park (10) and Willie B. Johnson Recreation Center (10) – Authorize a contract for restoration of the existing pavilion, parking lot improvements and site furnishings at Hamilton Park located at 12225 Willowdell Drive and interior renovation, roof replacement, renovation of open-air gymnasium, and parking lot improvements at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive – C.D. Henderson Construction Group, LLC, best value proposer of ten - Not to exceed \$1,095,100 - Financing: 2006 Bond Funds

**DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 3**  
**DALLAS CITY HALL**  
**1500 MARILLA STREET, ROOM 6FN**  
**DALLAS, TEXAS 75201**  
**THURSDAY, AUGUST 4, 2011**  
**(10:00 A.M.)**

**CONSENT AGENDA (CONTINUED)**

**PLANNING AND DESIGN COMMITTEE - CONTRACT AWARDS (Continued)**

12. Harry Stone Recreation Center (9) – Authorize a contract for interior renovation and expansion at Harry Stone Recreation Center located at 2403 Millmar Drive – MCC and Associates, Inc., best value proposer of ten - Not to exceed \$1,624,516 - Financing: 2006 Bond Funds
13. NorthBark Park (12) – Authorize Supplemental Agreement No. 3 to the professional services contract with LopezGarcia Group, Inc., a wholly owned subsidiary of URS Corporation, for additional services to include dog beach, storm sewer system, revisions to plans and details for entry sign, parking lot alternative reconfiguration, pond overlook, and additional plan preparation, surveying, and platting required by City of Dallas Building Inspection for permitting approval at NorthBark Park located at 4899 Gramercy Oaks Drive – Not to exceed \$72,740, from \$177,030 to \$249,770 - Financing: 2006 Bond Funds (\$19,855) and Capital Gifts, Donation and Development Funds (\$52,885)
14. Trinity Standing Wave (The Dallas Wave) (7) – Authorize a professional services contract with Freese and Nichols, Inc. for consulting services to include a survey of existing conditions, physical hydraulic model, analysis, coordination, and report for the Trinity Standing Wave (The Dallas Wave) located at 1900 East Eighth Street – Not to exceed \$76,648 - Financing: 2006 Bond Funds

**PLANNING AND DESIGN COMMITTEE - CHANGE ORDERS**

15. Bachman Lake Park, Phase II (6) – Authorize an increase in the contract with Riverway Contractors and Management, Inc. for modifications to the scope of work to include additional trail, ADA ramp and gabion wall, temporary wooden bridge, and demolition of an existing abandoned drinking fountain at Bachman Lake Park located at 3500 Northwest Highway – Not to exceed \$35,327.99, from \$692,262.70 to \$727,590.69 - Financing: 2006 Bond Funds
16. Kleberg-Rylie Recreation Center (8) – Authorize a net decrease in the contract with J.C. Commercial, Inc. for a credit for the gymnasium floor at Kleberg-Rylie Recreation Center located at 1515 Edd Road – Not to exceed (\$32,163.00), from \$1,118,072.10 to \$1,085,909.10 – Financing: 2006 Bond Funds

## **CONSENT AGENDA (CONTINUED)**

### **PLANNING AND DESIGN COMMITTEE - CHANGE ORDERS (Continued)**

17. Lake Highlands North Recreation Center (10) – Authorize a net decrease in the contract with Prime Construction Company for a credit for the gymnasium floor, the addition of kitchen appliances, room signage, and other miscellaneous changes at Lake Highlands North Recreation Center located at 9940 White Rock Trail - Not to exceed (\$32,103.97), from \$725,220.24 to \$693,116.27 – Financing: 2003 Bond Funds (\$31,477.22) and 2006 Bond Funds (\$626.75)
18. Lakewood Park (9) – Authorize an increase in the contract with Hasen Design Build and Development dba Hasen Construction Services for deletions to include the replacement of non-ADA compliant pedestrian bridges, connecting sidewalks, rain garden, and other miscellaneous work at Lakewood Park located at 7000 Williamson Road – Not to exceed \$148,156.00, from \$691,389.80 to \$839,545.80 – Financing: 2006 Bond Funds
19. Stevens Park Golf Course (3) – Authorize an increase in the contract with Wadsworth Golf Construction Company for additions to include a retaining wall around the water tank, separate electrical service for the cart barn and maintenance yard, canopy and improvements to the clubhouse, changes to the cart path, low fence around portions of the perimeter of the golf course, retaining wall adjacent to hole number two, and a credit for staining creek bank stabilization walls at Stevens Park Golf Course located at 1005 North Montclair Avenue - Not to exceed \$467,260.32, from \$7,997,917.15 to \$8,465,177.47 – Financing: 2006 Bond Funds

## **OTHER/NON-ACTION ITEMS**

### 20. Budget Updates

21. Park and Recreation Board Members Liaison Reports regarding: Cedar Ridge Preserve, Community Development Commission, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Parks Foundation, Dallas Zoological Society, Downtown Dallas, Inc./Downtown Parks, Friends of Fair Park, Friends of the Katy Trail, Lee Park and Arlington Hall Conservancy, Send A Kid To Camp, State Fair of Texas, Texas Discovery Gardens, Trinity Commons Foundation, Trinity River Audubon Center, White Rock Lake Foundation/White Rock Lake Park, The Woodall Rodgers Park Foundation

**OTHER/NON-ACTION ITEMS (CONTINUED)**

22. Staff Announcements – Upcoming Park and Recreation Department Events

23. Next Park and Recreation Board Regular Meeting: Thursday, August 18, 2011

24. Adjournment

A closed session may be held if the deliberation on any agenda item concerns one of the following:

1. Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of Texas Open Meetings Act (T.O.M.A.)
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the T.O.M.A.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations – with a third person. Section 551.073 of the T.O.M.A.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the T.O.M.A.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the T.O.M.A. Deliberations regarding Economic Development negotiations. Section 551.087 of the T.O.M.A.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the T.O.M.A.

**DALLAS PARK AND RECREATION BOARD  
ADMINISTRATION AND FINANCE COMMITTEE  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FS  
DALLAS, TEXAS 75201  
THURSDAY, AUGUST 4, 2011  
(9:00 A.M.)**

---

**AGENDA**

**ACTION ITEMS**

**Park Board Agenda Item #4** - Purchase (Citywide) – Consider a one-year master agreement for park amenities with the lowest responsive and responsible bidders of six – The Playwell Group, Inc. in the amount of \$192,653; Most Dependable Fountains, Inc. in the amount of \$101,881; Victor Stanley, Inc. in the amount of \$38,275; Adrite in the amount of \$29,610; KidZone Play, LLC dba Recreation Consultants of Texas in the amount of \$24,500; and Sybertech Waste Reduction, Ltd. in the amount of \$8,233 – Total award of the master agreement not to exceed \$395,152 – Financing: Current Funds (subject to annual appropriations) – Barbara Kindig

**Park Board Agenda Item #5** - Purchase (Citywide) – Consider **(1)** a two-year master agreement for purchase of fitness equipment with Comm-Fit L.P. in the amount of \$432,860, Body Works Fitness Equipment, Inc. in the amount of \$47,686 and Sport Supply Group, Inc. in the amount of \$8,250; **(2)** the purchase of fitness equipment - Fitco Fitness Center Outfitters in the amount of \$150,000 and Fitness Equipment Unlimited in the amount of \$50,000 through Buyboard, a Texas Local Government Purchasing Cooperative; and **(3)** a two-year service contract for fitness equipment maintenance and repair services at City facilities with Leah A. Wheeler, dba Service First in the amount of \$22,750 - lowest responsive and responsible bidders of four - Total award for the Park and Recreation portion of the master agreement not to exceed \$711,546 - Financing: Current Funds (subject to annual appropriations) – Barbara Kindig

**Park Board Agenda Item #6** - Bahama Beach Waterpark (5) – Consider proposed concession contract with Snow Park Dallas at the Bahama Beach Waterpark located at 1825 Campfire Circle in Dallas for the period October 1, 2011 to March 1, 2012 – Estimated Revenue: \$22,486 - Daniel Huerta

**Park Board Agenda Item #7** - Fair Park (7) – Consider a temporary parking fee increase from \$10.00 per vehicle to \$15.00 per vehicle for the Parry Avenue parking lot during the 2011 State Fair of Texas from September 30, 2011 through October 23, 2011 – Estimated Revenue: \$40,000 – Daniel Huerta

**DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
THURSDAY, AUGUST 4, 2011  
(8:30 A.M.)**

---

**AGENDA**

**ACTION ITEMS**

**CONTRACT AWARDS**

**Park Board Agenda Item #8** - Beckley-Saner Recreation Center (4) – Consider a contract for interior renovation and expansion, roof replacement and HVAC replacement at Beckley-Saner Recreation Center located at 114 West Hobson Avenue – J.C. Commercial, Inc., best value proposer of thirteen - Not to exceed \$2,211,810 - Financing: 2006 Bond Funds – Willis Winters

**Park Board Agenda Item #9** - Campbell-Green Recreation Center (12) – Consider a contract for interior renovation and roof replacement at Campbell-Green Recreation Center located at 16600 Park Hill Drive – RoeschCo Construction, Inc., best value proposer of three - Not to exceed \$556,000 - Financing: 2006 Bond Funds – Willis Winters

**Park Board Agenda Item #10** - Elmwood Parkway (1) – Consider a contract for construction of a loop trail located from Kiest Park to the intersection of Elmwood Boulevard and Rugged Drive at Elmwood Parkway – RoeschCo Construction, Inc., best value proposer of ten - Not to exceed \$622,000 - Financing: 2006 Bond Funds – Willis Winters

**Park Board Agenda Item #11** - Hamilton Park (10) and Willie B. Johnson Recreation Center (10) – Consider a contract for restoration of the existing pavilion, parking lot improvements and site furnishings at Hamilton Park located at 12225 Willowdell Drive and interior renovation, roof replacement, renovation of open-air gymnasium, and parking lot improvements at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive – C.D. Henderson Construction Group, LLC, best value proposer of ten - Not to exceed \$1,095,100 - Financing: 2006 Bond Funds – Willis Winters

**Park Board Agenda Item #12** - Harry Stone Recreation Center (9) – Consider a contract for interior renovation and expansion at Harry Stone Recreation Center located at 2403 Millmar Drive – MCC and Associates, Inc., best value proposer of ten - Not to exceed \$1,624,516 - Financing: 2006 Bond Funds – Willis Winters

**DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE AGENDA – PAGE 2  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
THURSDAY, AUGUST 4, 2011  
(8:30 A.M.)**

---

**AGENDA**

**ACTION ITEMS**

**CONTRACT AWARDS (CONTINUED)**

**Park Board Agenda Item #13** - NorthBark Park (12) – Consider Supplemental Agreement No. 3 to the professional services contract with LopezGarcia Group, Inc., a wholly owned subsidiary of URS Corporation, for additional services to include dog beach, storm sewer system, revisions to plans and details for entry sign, parking lot alternative reconfiguration, pond overlook, and additional plan preparation, surveying, and platting required by City of Dallas Building Inspection for permitting approval at NorthBark Park located at 4899 Gramercy Oaks Drive – Not to exceed \$72,740, from \$177,030 to \$249,770 - Financing: 2006 Bond Funds (\$19,855) and Capital Gifts, Donation and Development Funds (\$52,885) – Willis Winters

**Park Board Agenda Item #14** - Trinity Standing Wave (The Dallas Wave) (7) – Consider a professional services contract with Freese and Nichols, Inc. for consulting services to include a survey of existing conditions, physical hydraulic model, analysis, coordination, and report for the Trinity Standing Wave (The Dallas Wave) located at 1900 East Eighth Street – Not to exceed \$76,648 - Financing: 2006 Bond Funds – Willis Winters

**CHANGE ORDERS**

**Park Board Agenda Item #15** - Bachman Lake Park, Phase II (6) – Consider an increase in the contract with Riverway Contractors and Management, Inc. for modifications to the scope of work to include additional trail, ADA ramp and gabion wall, temporary wooden bridge, and demolition of an existing abandoned drinking fountain at Bachman Lake Park located at 3500 Northwest Highway – Not to exceed \$35,327.99, from \$692,262.70 to \$727,590.69 - Financing: 2006 Bond Funds – Willis Winters

**Park Board Agenda Item #16** – Kleberg-Rylie Recreation Center (8) – Consider a net decrease in the contract with J.C. Commercial, Inc. for a credit for the gymnasium floor at Kleberg-Rylie Recreation Center located at 1515 Edd Road – Not to exceed (\$32,163.00), from \$1,118,072.10 to \$1,085,909.10 – Financing: 2006 Bond Funds – Willis Winters



**DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE AGENDA – PAGE 3  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
THURSDAY, AUGUST 4, 2011  
(8:30 A.M.)**

---

**AGENDA**

**ACTION ITEMS**

**CHANGE ORDERS (CONTINUED)**

**Park Board Agenda Item #17** - Lake Highlands North Recreation Center (10) – Consider a net decrease in the contract with Prime Construction Company for a credit for the gymnasium floor, the addition of kitchen appliances, room signage, and other miscellaneous changes at Lake Highlands North Recreation Center located at 9940 White Rock Trail - Not to exceed (\$32,103.97), from \$725,220.24 to \$693,116.27 – Financing: 2003 Bond Funds (\$31,477.22) and 2006 Bond Funds (\$626.75) - Willis Winters

**Park Board Agenda Item #18** - Lakewood Park (9) – Consider an increase in the contract with Hasen Design Build and Development dba Hasen Construction Services for deletions to include the replacement of non-ADA compliant pedestrian bridges, connecting sidewalks, rain garden, and other miscellaneous work at Lakewood Park located at 7000 Williamson Road – Not to exceed \$148,156.00, from \$691,389.80 to \$839,545.80 – Financing: 2006 Bond Funds – Willis Winters

**Park Board Agenda Item #19** - Stevens Park Golf Course (3) – Consider an increase in the contract with Wadsworth Golf Construction Company for additions to include a retaining wall around the water tank, separate electrical service for the cart barn and maintenance yard, canopy and improvements to the clubhouse, changes to the cart path, low fence around portions of the perimeter of the golf course, retaining wall adjacent to hole number two, and a credit for staining creek bank stabilization walls at Stevens Park Golf Course located at 1005 North Montclair Avenue - Not to exceed \$467,260.32, from \$7,997,917.15 to \$8,465,177.47 – Financing: 2006 Bond Funds – Willis Winters