

Regular Meeting: Max W. Wells, President, presiding

Present: Max W. Wells, President; Jesse Moreno, Vice President; Celina Barajas, Lawrence P. Hochberg, Sean Johnson, Lawrence S. Jones, Amy W. Monier, Susan Rader, Marlon Rollins, Raquel A. Rollins, Rodney Schlosser, Paul Sims, Robb P. Stewart, Yolanda F. Williams – 14

Absent: Barbara A. Barbee - 1

President Wells convened the regular meeting at 9:03 a.m. A quorum of the Board was present.

Agenda Item 1. Speakers:

1. Robert Kent regarding Pacific Plaza.
2. Robert McFarland regarding Pacific Plaza Park.
3. John Proctor regarding Pacific Plaza Park.

Agenda Item 2. A motion by Rodney Schlosser, correction by Lawrence Jones, seconded by Raquel Rollins, for approval of the amended minutes of the September 15, 2016 Park and Recreation Board Meeting, was carried. The vote was unanimous.

CONSENT AGENDA (ITEMS 3-8)

ADMINISTRATION AND FINANCE COMMITTEE - MISCELLANEOUS

Agenda Item 3. Dallas Park and Recreation Department (All) – A motion by Rodney Schlosser, seconded by Lawrence Jones, to authorize **(1)** entering into the Sub-Grant Memorandum of Understanding between the Dallas Parks Foundation (“DPF”) and the City of Dallas, through its Dallas Park and Recreation Department (“City”) to enable reimbursements from the DPF to the City for expenditures made by the City in an amount not to exceed \$44,704.80 for the purpose of implementing a community outreach outdoor program pursuant to a grant agreement between the Dallas Park Foundation and the Texas Parks and Wildlife Department for the program period of May 1, 2016 through November 1, 2017; **(2)** receipt and deposit of funds in an amount not to exceed \$44,704.80 from the Texas Parks and Wildlife Department through the Dallas Park Foundation; **(3)** establishment of appropriations in the TPWD Outdoor Adventures at Dallas Grant Fund, in the amount of \$44,704.80; and **(4)** disbursement of funds in an amount not to exceed \$44,704.80 from the TPWD Outdoor Adventures at Dallas Grant Fund – Not to exceed \$44,704.80 - Financing: Texas Parks and Wildlife Department Outdoor Adventures Grant Funds, was carried. The vote was unanimous.

BACKGROUND

The Texas Parks and Wildlife Department (TPWD) is offering a CO-OP grant to agencies for the purpose of providing outdoor education and programming to underserved populations. The Dallas Park Foundation has been awarded the CO-OP grant from TPWD and the City of Dallas, through its Park and Recreation Department will implement a community outreach outdoor program pursuant to the grant agreement between the Dallas Park Foundation and the Texas Parks and Wildlife Department. The Dallas Park Foundation will reimburse the City for expenditures in the amount of \$44,704.80 to implement the grant program. The City of Dallas Park and Recreation Department (City) staff has identified the following programming categories: Archery, Jr. Angler, Camping, Geocaching, Mountain Biking and Nature Photography. The program will serve 50% low income and 50% ethnic minority and physically/mentally challenged youth. 50% of the participants will be female. DPF will receive additional monies from TPWD in the amount of \$4,967.20 for the purpose of paying registration fees and lodging for City staff training and purchasing additional supplies and equipment on behalf of the City for the outreach program.

The MOU will be subject to the following terms:

1. The grant performance period is from May 1, 2016 to November 1, 2017.
2. Authorize the Dallas Parks Foundation (DPF) to receive the grant from TPWD on behalf of the City and reimburse the City for approved expenses to implement the program.
3. Permit the City to accept reimbursement funds from DPF in an amount not to exceed \$44,704.80.
4. The City will provide staff and implement the community outreach outdoor program.
5. The City will be responsible for completing quarterly reports.

PLANNING AND DESIGN COMMITTEE – CHANGE ORDERS

Agenda Item 4. Dallas Zoo (4) – A motion by Amy Monier, seconded by Raquel Rollins, to authorize an increase in the contract with C. Green Scaping, LP for updated quantities, equipment reconfiguration, erosion control and other miscellaneous items at the Dallas Zoo located at 650 South R.L. Thornton Freeway - Not to exceed \$263,608, from \$1,570,918 to \$1,834,526 - Financing: Storm Drainage Management Capital Construction Funds, was carried. The vote was unanimous.

WHEREAS, on November 12, 2014, by Resolution No. 14-1903, C. Green Scaping, LP was awarded a contract for construction of the stormwater wetland supplemental environmental project at the Dallas Zoo located at 850 South R.L. Thornton Freeway, in an amount not to exceed \$1,523,948.09; and

WHEREAS, on June 26, 2015, Administrative Action No. 15-0736, authorized Change Order No. 1 to the contract with C. Green Scaping, LP to correct a contract error for the project completion period from 140 calendar days to 273 calendar days at the Dallas Zoo, with zero cost, having no effect on the contract amount; and

WHEREAS, on April 26, 2016, Administrative Action No. 16-0394, authorized Change Order No. 2 to the contract with C. Green Scaping, LP to address relocation of electrical services and wetland facility underdrain modifications at the Dallas Zoo, in an amount not to exceed \$46,970.31, increasing the contract amount from \$1,523,948.09 to \$1,570,918.40; and

WHEREAS, this action is to will authorize Change Order No. 3 to the contract with C. Green Scaping, LP, for updated quantities, equipment reconfiguration, erosion control and other miscellaneous items for the wetland supplemental environmental project at the Dallas Zoo, in an amount not to exceed \$263,608.00, increasing the contract from \$1,570,918.40 to \$1,834,526.40.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to enter into Change Order No. 3 to the contract with C. Green Scaping, LP for updated quantities, equipment reconfiguration, erosion control and other miscellaneous items for the wetland supplemental environmental project at the Dallas Zoo, in an amount not to exceed \$263,608.00, increasing the contract from \$1,570,918.40 to \$1,834,526.40.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute Change Order No. 3 with C. Green Scaping, LP, after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse an amount not to exceed \$263,608.00 to C. Green Scaping, LP from Stormwater Drainage Management Capital Construction Fund, Fund 0063, Department SDM, Unit P781, Object 4599, Activity SD01, Program PKWETLAND, CT-PKR14019470, Commodity 91200, Vendor 514347.

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.

PLANNING AND DESIGN COMMITTEE – CONTRACT AWARDS

Agenda Item 5. Dallas Park and Recreation Department Operation and Maintenance Facility (10) – A motion by Amy Monier, seconded by Raquel Rollins, to authorize a contract with DENCO CS Corporation, best value proposer of six, for renovation of the former Jules E. Muchert Army Reserve armory facility which includes offices, maintenance facility conference center and other miscellaneous items for the Dallas Park and Recreation Department Operation and Maintenance Facility located at 10031 East Northwest Highway - Not to exceed \$3,456,648 - Financing: General Obligation Commercial Paper Funds, was carried. The vote was unanimous.

WHEREAS, on June 17, 2016, six proposals were received for renovation of the former Jules E. Muchert Army Reserve armory facility which includes offices, maintenance facility conference center and other miscellaneous items for the Dallas Park and Recreation Department Operation and Maintenance Facility located at 10031 East Northwest Highway.

| <u>Proposers</u> | <u>Base Price</u> | <u>Alter. Nos. 1,2,3,5 & 7**</u> | <u>Total Price</u> | <u>Scores</u> |
|---|-------------------|--|--------------------|---------------|
| DENCO CS Corporation | \$2,928,114 | \$664,324 | \$3,592,648 | 3710.75 |
| MART, Inc. General Contractors | \$3,472,000 | \$627,000 | \$4,099,000 | 3709.75 |
| JC Commercial, Inc. | \$3,555,777 | \$529,000 | \$4,084,777 | 3558.50 |
| Phoenix I Restoration and Construction, Ltd. | \$3,996,000 | \$695,000 | \$4,691,000 | 3538.50 |
| Joe Funk Construction + Diversity Resources Group Joint Venture | \$3,403,064 | \$957,633 | \$4,360,697 | 3480.00 |
| Phillips/May Corporation | \$5,385,333 | \$1,127,600 | \$6,512,933 | 2921.05 |

**Alternate No. 1 - provides for installation of cantilevered car shelter.

**Alternate No. 2 - provides for installation of restrooms in Park Maintenance District 1 Building.

**Alternate No. 3 - provides for installation of wood fence at the Park Maintenance District 1 north side of the parking lot.

**Alternate No. 5 - provides for installation of rammed earth wall.

**Alternate No. 7 - provides for installation of gypsum board and furring.

Note: After value engineering, the best and final offer from DENCO CS Corporation for Base Price and Alternate Nos. 1, 2, 3, 5 and 7 was for \$3,456,648.

WHEREAS, it has been determined that acceptance of the best and final offer from DENCO CS Corporation., in an amount not to exceed \$3,456,648 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 enter into a contract with Denco CS Corporation for the renovation of the former Jules E. Muchert Army Reserve armory facility which includes offices, maintenance facility conference center and other miscellaneous items for the Dallas Park and Recreation Department Operation and Maintenance Facility, in an amount not to exceed \$3,456,648.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with Denco CS Corporation, after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse in an amount not to exceed \$3,456,648 to Denco CS Corporation, as follows:

| | |
|--|--------------------|
| City Hall, City Services and Maintenance Facilities Fund Fund 2T60, Department PKR, Unit P762 Object 4310, Activity AISF, Program PKP762 CT-PKR16019957, Commodity 91200 Vendor VS0000062071 | \$659,166 |
| General Obligation Commercial Paper Fund Fund 4T60, Department PKR, Unit P762 Object 4310, Activity AISF, Program PKP762 CT-PKR16019957, Commodity 91200 Vendor VS0000062071 | <u>\$2,797,482</u> |
| Total amount not to exceed | \$3,456,648 |

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.

Agenda Item 6. Park Maintenance District 6 (10) – A motion by Amy Monier, seconded by Raquel Rollins, to authorize a contract with J.C. Commercial, Inc., best value proposer of three, for a new service center building and repairs to an existing warehouse shed for the Park Maintenance District 6 located at 10770 Bekay Street - Not to exceed \$2,178,556 - Financing: 2006 Bond Funds (\$810,521) and General Obligation Commercial Paper Funds (\$1,368,035), was carried. The vote was unanimous.

WHEREAS, on July 8, 2016, three proposals were received for a new service center building and repairs to an existing warehouse shed for Park Maintenance District 6 located at 10770 Bekay Street.

| <u>Proposers</u> | <u>Base Price</u> | <u>Alter. Nos. 1,2 4a,5,6 and 7**</u> | <u>Total Price</u> | <u>Scores</u> |
|----------------------|-------------------|---|--------------------|---------------|
| JC Commercial, Inc. | \$2,177,777 | \$265,500 | \$2,443,277 | 4712.50 |
| MART, Inc. | \$2,430,000 | \$268,000 | \$2,698,000 | 3887.50 |
| Denco CS Corporation | \$2,424,400 | \$279,100 | \$2,703,500 | 3815.00 |

**Alternate No. 1 - provides for installation of LED lighting fixtures in lieu of fluorescent in open shed.

**Alternate No. 2 - provides for installation of new lockers in lieu of relocating existing lockers.

**Alternate No. 4a - provides for installation and painting of structural columns, beams, supports and other structural members on existing open shed.

**Alternate No. 5 - provides for installation of new metal roofing panels.

**Alternate No. 6 - provides for installation prefabricated metal canopy system.

**Alternate No. 7 - provides for installation of electric motor operation for overhead coiling doors at shop/stock room.

Note: After value engineering, the best and final offer from JC Commercial, Inc. for Base Price and Alternate Nos. 1, 2, 4a, 5, 6 and 7 was for \$2,178,556.

WHEREAS, it has been determined that acceptance of the best and final offer from JC Commercial, Inc., in an amount not to exceed \$2,178,556 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 enter into a contract with JC Commercial, Inc. for a new service center building and repairs to an existing warehouse shed for Park Maintenance District 6, in an amount not to exceed \$2,178,556.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with JC Commercial, Inc., after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse an amount not to exceed \$2,178,556 to JC Commercial, Inc., as follows:

| | |
|--|-----------------------|
| (2006) Park and Recreation Facilities Improvement Fund Fund 1T00, Department PKR, Unit P763, Object 4310 Activity AISF, Program PKP763.1, CT-PKR17019967 Commodity 91200, Vendor VS0000012563 | \$739,775.51 |
| (2006) Park and Recreation Facilities Improvement Fund Fund 9T00, Department PKR, Unit P763, Object 4310 Activity AISF, Program PKP763.1, CT-PKR17019967 Commodity 91200, Vendor VS0000012563 | \$70,745.49 |
| (2006) General Obligation Commercial Paper Fund Fund 4T00, Department PKR, Unit P763, Object 4310 Activity AISF, Program PKP763.1, CT-PKR17019967 Commodity 91200, Vendor VS0000012563 | <u>\$1,368,035.00</u> |
| Total amount not to exceed | \$2,178,556.00 |

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.

PLANNING AND DESIGN COMMITTEE – MISCELLANEOUS

Agenda Item 7. Moss Glen Park (12) – A motion by Amy Monier, seconded by Raquel Rollis, to authorize acceptance of a reimbursable matching grant from Collin County in the amount of \$250,000, and execute an Interlocal Agreement with Collin County for the design and construction of a trail and other amenities and improvements at Moss Glen Park located at 5200 Bentwood Trail - Not to exceed \$250,000 – Financing: No cost consideration to the City, was carried. The vote was unanimous.

WHEREAS, Collin County provides reimbursable matching grants, through the Park and Open Space Project Funding Assistance Program, to public bodies within Collin County to assist them with the development of public parks and open spaces; and

WHEREAS, on June 15, 2016, City Council authorized an application for a matching grant through the Collin County Parks and Open Space Project Funding Assistance Program for the development of Moss Glen Park by Resolution No. 16-0977; and

WHEREAS, the Collin County Parks and Open Space Funding Assistance Program budget appropriated a reimbursable matching grant in the amount of \$250,000 for the purpose of contracting with the City of Dallas for construction of a loop trail at Moss Glen Park; and

WHEREAS, reimbursable matching grant funds are designated in the amount not to exceed \$250,000 for the construction of a loop trail at Moss Glen Park located at 5200 Bentwood Trail; and

WHEREAS, it is deemed feasible and Collin County is willing to enter into an Interlocal Agreement with the City for design and construction of a loop trail and other amenities and improvements.

Now, Therefore,

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

SECTION 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to **(1)** accept a reimbursable matching grant from Collin County under the Parks and Open Space Project Funding Assistance Program in the amount of \$250,000 for the Moss Glen Park Development Project for the period in which the agreement is effective upon execution by both parties and shall continue in effect annually until final acceptance of the project; and **(2)** execute an Interlocal Agreement with Collin County subject to the terms and conditions of the grant, and to execute the contract after approval as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds from Collin County in an amount not to exceed \$250,000 in Fund P119, Department PKR, Unit W150, Revenue Code 6512.

SECTION 3. That the City Manager is hereby authorized to establish appropriations in the Collin County Grant Fund, Fund P119, Department PKR, Unit W150, Object 4599 in the amount \$250,000.

SECTION 4. That the City Manager is hereby authorized to reimburse to the granting agency expenditures identified as ineligible. Further, the City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible no later than 30 days after the reimbursement.

SECTION 5. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

SECTION 6. 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.

Agenda Item 8. Northaven Trail (6, 13) – A motion by Amy Monier, seconded by Robb Stewart, to authorize disbursement of an amount not to exceed \$320,000 to Dallas County for reimbursement of Northaven Trail Phase 2 project costs located at Preston Road heading west mostly through Oncor Right-of-Way to Denton Drive at the Walnut Hill/Denton DART Station - Not to exceed \$320,000 - Financing: General Obligation Commercial Paper Funds, was carried. The vote was unanimous. Lawrence Jones recused himself from voting on this item.

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

WHEREAS, on April 13, 2011, Resolution No. 11-0927, authorized a 10-year Master Agreement with Dallas County governing transportation and major capital improvement projects to be jointly funded and developed by the County and the City (Court Order No. 2011-1287); and

WHEREAS, on November 7, 2011, Resolution No. 11-2977 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 (Court Order No. 2012-0295); and

WHEREAS, on December 12, 2012, Resolution No. 12-3057 amended the Funding Agreement with Dallas County to cover the combined project limits for the two projects MCIP 10221 and 10225, 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 (Court Order No. 2012-2138); and

WHEREAS, on September 14, 2016, Resolution No. 16-1453 authorized award of a professional services contract with Urban Engineers Group, Inc. for design services for Northaven Trail Phase 2A; and

WHEREAS, it is now necessary to authorize disbursement of funds to Dallas County in accordance with the Funding Agreement as Amended.

Now, Therefore,

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

SECTION 1. It is now necessary to authorize disbursement of funds to Dallas County in accordance with the terms and conditions of the Funding Agreement as amended.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds to Dallas County in an amount not to exceed \$320,000 from (2012) Street and Transportation Improvement Fund 4U22, Department STS, Unit S618, Activity HIBT, Object 4111, Program PB12S618, Commodity 92500, CT-PKR17019966, Vendor 014003.

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

NON-ACTION ITEM

Agenda Item 9. Recent Police Activity in the Park System presented by Rick Watson, Deputy Chief, Dallas Police Department.

BRIEFINGS

Agenda Item 10. Willis Winters, Director, Park and Recreation Department introduced Ken Carter, Dallas 4P Parks Foundation to present Pacific Plaza Park and Parking Briefing – Proposal from 4P Partners.

Agenda Item 11. John Jenkins, Deputy Director, Park and Recreation Department introduced Zarin Gracey, Executive General Manager, Business Inclusion and Development Program, City of Dallas to present Business Inclusion and Development Program Overview Briefing.

Agenda Item 12. Crystal Ross, Assistant Director, Park and Recreation Department introduced Dr. Donald Wesson, President, Diabetes Health and Wellness Institute to present Diabetes Health and Wellness Institute at Juanita J. Craft Recreation Center Briefing.

12:30 p.m., President Wells announced a recess. At 1:10 p.m., President Wells reconvened the open meeting.

Agenda Item 13. Willis Winters, Director, Park and Recreation Department introduced Robert Decherd, Chairman, Parks for Downtown Dallas to present Downtown Parks Update Briefing.

Agenda Item 14. Louise Elam, Assistant Director, Park and Recreation Department introduced Mark Hatchel, Vice-President, Kimley-Horn and Associates, Inc. to present Aquatics Master Plan Phase I Implementation Briefing.

OTHER/NON-ACTION ITEMS

Agenda Item 15. National Recreation and Park Association Congress Reports, this item was deferred.

Agenda Item 16. Committee Reports, this item was deferred.

Agenda Item 17. 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, Lee Park and Arlington Hall Conservancy, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, The Woodall Rodgers Park Foundation/Klyde Warren Park, this item was deferred.

Agenda Item 18. Staff Announcements – Upcoming Park and Recreation Department Events: Willis Winters presented future Park Board Briefings List.

Agenda Item 19. Next Park and Recreation Board Regular Meeting: Thursday, November 3, 2016.

Agenda Item 20. A motion by Robb Stewart, seconded by Amy Monier, to adjourn the meeting, was carried. President Wells adjourned the meeting at 2:57 p.m.

Dawna M. Ray, Secretary
Park and Recreation Board

Max W. Wells, 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.