



# **DALLAS PARK AND RECREATION BOARD AGENDA**

**THURSDAY, SEPTEMBER 20, 2018  
CUMMINGS RECREATION CENTER  
2976 CUMMINGS STREET  
DALLAS, TEXAS 75216  
214-670-4078**

**8:30 am: Administration and Finance Committee  
8:30 am: Planning and Design Committee  
9:30 am: Park and Recreation Board**



Rodney Schlosser, Chair  
 Yolanda Williams, Vice Chair  
 Harrison Blair  
 Calvert Collins-Bratton  
 Robb P. Stewart  
 Taylor Toynes  
 Sonya Woods

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2018 SEP 14 PM 1:15

CITY SECRETARY  
 DALLAS, TEXAS

DALLAS PARK AND RECREATION BOARD  
 ADMINISTRATION AND FINANCE COMMITTEE  
 CUMMINGS RECREATION CENTER  
 2976 CUMMINGS STREET  
 DALLAS, TEXAS 75216  
 THURSDAY, SEPTEMBER 20, 2018  
 (8:30 A.M.)

AGENDA

CONSENT ITEMS

**PARK BOARD AGENDA ITEM NO. 4** – Bath House Cultural Center (9) – Authorize issuing alcohol permits to Marty Van Kleeck, to serve alcohol at events to be held at The Bath House Cultural Center, located at 521 East Lawther Drive. The events will be held between October 2018 and August 2019 – Estimated Revenue: \$0 (This is a recurring item)

**PARK BOARD AGENDA ITEM NO. 5** – Stevens Golf Course (1), Tenison Golf Course (2), Cedar Crest Golf Course (4), Keeton Golf Course (5), Luna Vista Golf Course (6) – Authorize a five (5) year concessions contract extension for Golf Professional Managers at Cedar Crest Golf Course (4) (Ira Malayo), Luna Vista/L.B. Houston Golf Course (6) (Mickey Piersall), Stevens Park Golf Course (1) (James Henderson), Tenison Park Golf Courses (2) (Bob Smith) and Keeton Park Golf Course (5) (Tony Martinez), respectively for the management and operation of the City's golf courses – Estimated Annual Revenue: \$4,561,291

**PARK BOARD AGENDA ITEM NO. 6**– Jules E. Muchert Army Reserve Center (10) – Authorize the naming of the Park and Recreation Department Administrative Offices and Park Maintenance District 1 Service Center facilities, formally known as "Jules E. Muchert Army Reserve Center", to "Paul D. Dyer Center", located at 10031 East Northwest Highway – Financing: No cost consideration to the City

**A quorum of the Dallas Park and Recreation Board may attend this meeting**

DISCUSSION ITEM

Cedar Crest Banquet Facility

Public Notice

180825

POSTED CITY SECRETARY  
 DALLAS, TX



DALLAS PARK AND RECREATION BOARD  
ADMINISTRATION AND FINANCE COMMITTEE- PAGE 2  
CUMMINGS RECREATION CENTER  
2976 CUMMINGS STREET  
DALLAS, TEXAS 75216  
THURSDAY, SEPTEMBER 20, 2018  
(8:30 A.M.)

**Handgun Prohibition Notice for Meetings  
of Governmental Entities**

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

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

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

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Dallas  
Park & Recreation

Jesse Moreno, Chair  
Becky Rader, Vice Chair  
Barbara Barbee  
Timothy W. Dickey  
Jeff Kitner  
Paul Sims  
Bo Slaughter

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CITY SECRETARY  
DALLAS, TEXAS

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DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE  
CUMMINGS RECREATION CENTER  
2976 CUMMINGS STREET  
DALLAS, TEXAS 75216  
THURSDAY, SEPTEMBER 20, 2018  
(8:30 A.M.)

AGENDA

ACTION ITEMS

**PARK BOARD AGENDA ITEM NO. 8 – Fair Park (7) – Authorize conveyance of easements containing approximately 1,078 square feet of land to Oncor Electric Delivery Company, LLC and approximately 490 square feet of land to the City of Dallas, Water Utilities Department, to be used solely for the Science Place 2 Project in Fair Park, located at 1516 First Avenue – Financing: No cost consideration to the City**

**PARK BOARD AGENDA ITEM NO. 9– Hillcrest Village Green (12) – Authorize a professional services contract with TBG Partners, Inc. for design development, construction documents, procurement and construction observation phases for Hillcrest Village Green, located at 6959 Arapaho Road – Not to exceed \$312,700.00 – Financing: 2017 Bond Funds**

**PARK BOARD AGENDA ITEM NO. 10 – Thurgood Marshall Recreation Center (3) – Authorize a professional services contract with Moody Nolan, Inc. for architectural and engineering services for the schematic design, design development, construction documents, and construction administration phases for the renovation of Thurgood Marshall Recreation Center, located at 5150 Mark Trail Way – Not to exceed \$93,355.00 – Financing: 2017 Bond Funds**

**PARK BOARD AGENDA ITEM NO. 11 – Turtle Creek Greenbelt (14) – Authorize approval of the proposed development landscape plan for a privately funded residential tower located within the Turtle Creek Environmental Corridor per Dallas Development Code: Ordinance No. 19455 Section 51-A-4.508, paragraphs (b) and (g). The new Oak Lawn Park Residential Tower project is located at 3407 North Hall Street – Financing: No cost consideration to the City (**board deferred September 6, 2018**)**

**PARK BOARD AGENDA ITEM NO. 12 – Willie B. Johnson Recreation Center (10) – Authorize a professional services contract with Corgan Associates, Inc. for programming, schematic design, design development, construction documents, bidding and negotiation, and construction administration phases for the senior activity center and gymnasium additions and parking lot expansion at Willie B. Johnson Recreation Center, located at 12225 Willowdell Drive – Not to exceed \$604,000.00 – Financing: 2017 Bond Funds**

Public Notice

180826

POSTED CITY SECRETARY  
DALLAS, TX



DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE – PAGE 2  
CUMMINGS RECREATION CENTER  
2976 CUMMINGS STREET  
DALLAS, TEXAS 75216  
THURSDAY, SEPTEMBER 20, 2018  
(8:30 A.M.)

**A quorum of the Dallas Park and Recreation Board may attend this meeting**

**PARK BOARD AGENDA ITEM NO. 13 – Trinity Strand Trail (2) – Authorize (1) an Advance Funding Agreement with the Texas Department of Transportation for a Transportation Alternatives Set-Aside Program Project (Agreement No. CSJ: 0918-47-204) for construction of the Trinity Strand Trail - Phase II Project; (2) a required local match in the amount \$64,341.00 to be paid by warrant check to the State at the beginning of the project; (3) the receipt and deposit of Transportation Alternatives Set-Aside Funds in an amount not to exceed \$5,421,124.00 in the Transportation Alternatives Set-Aside Fund; and (4) the establishment of appropriations in an amount not to exceed \$5,421,124.00 in the Transportation Alternatives Set-Aside Fund – Not to exceed \$7,495,620.00 - Financing: Texas Department of Transportation Funds (\$5,421,124.00), 2006 Bond Funds (\$5,198.12), and 2012 Bond Funds (\$2,069,297.88) (committee deferred September 6, 2018)**

**PARK BOARD AGENDA ITEM NO. 14 – Matilda Trail (14) – Authorize a hike and bike trail license agreement with Oncor for use of Oncor property for the construction, operation, and maintenance of the Matilda Trail from East Lovers Lane to Sandhurst Lane – Financing: No cost consideration to the City (committee briefed September 6, 2018)**

**BRIEFING ITEMS**

NONE

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**Handgun Prohibition Notice for Meetings  
of Governmental Entities**

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CITY SECRETARY  
DALLAS, TEXAS

**AGENDA**  
**DALLAS PARK AND RECREATION BOARD**  
**CUMMINGS RECREATION CENTER**  
**2976 CUMMINGS STREET**  
**DALLAS, TEXAS 75216**  
**THURSDAY, SEPTEMBER 20, 2018 9:30 A.M.**  
**(Public Speakers sign in by 9:00 A.M.)**

Robert Abtahi, President, District 15

Barbara A. Barbee, District 1  
Jesse Moreno, District 2  
Taylor I. Toyne, District 3  
Harrison Blair, District 4  
Yolanda F. Williams, District 5  
Timothy W. Dickey, District 6  
Sonya Woods, District 7

Bo Slaughter, District 8  
Becky Rader, District 9  
Robb P. Stewart, Vice President District 10  
Jeff Kitner, District 11  
Rodney Schlosser, District 12  
Calvert Collins-Bratton, District 13  
Paul Sims, District 14

1. Speakers
2. Approval of Minutes of the September 6, 2018 Park and Recreation Board Meeting
3. Recent Police Activity in the Park System:  
Rick Watson, Deputy Chief, Dallas Police Department

**Public Notice**

18 08 24

**CONSENT AGENDA (ITEMS 4 – 14)**

**ADMINISTRATION AND FINANCE COMMITTEE**

**POSTED** CITY SECRETARY  
DALLAS, TX

4. Bath House Cultural Center (9) – Authorize issuing alcohol permits to Marty Van Kleeck, to serve alcohol at events to be held at The Bath House Cultural Center, located at 521 East Lawther Drive. The events will be held between October 2018 and August 2019. Estimated Revenue: \$0 (This is a recurring item)
5. Stevens Golf Course (1), Tenison Golf Course (2), Cedar Crest Golf Course (4), Keeton Golf Course (5), Luna Vista Golf Course (6) – Authorize a five (5) year concessions contract extension for Golf Professional Managers at Cedar Crest Golf Course (4) (Ira Malayo), Luna Vista/L.B. Houston Golf Course (6) (Mickey Piersall), Stevens Park Golf Course (1) (James Henderson), Tenison Park Golf Courses (2) (Bob Smith) and Keeton Park Golf Course (5) (Tony Martinez), respectively for the management and operation of the City's golf courses – Estimated Annual Revenue: \$4,561,291
6. Jules E. Muchert Army Reserve Center (10) – Authorize the naming of the Park and Recreation Department Administrative Offices and Park Maintenance District 1 Service Center facilities, formally known as “Jules E. Muchert Army Reserve Center”, to “Paul D. Dyer Center”, located at 10031 East Northwest Highway – Financing: No cost consideration to the City
7. Bachman Lake Park (6) – Authorize a ten-year maintenance agreement with two (2) five-year renewal options with the Dallas Rowing Club for the renovation, operation and maintenance of the existing Boathouse located at Bachman Lake Park, 2829 Shorecrest Drive – Financing: No cost consideration to the City (committee approved September 6, 2018)

**DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 2**  
**CUMMINGS RECREATION CENTER**  
**2976 CUMMINGS STREET**  
**DALLAS, TEXAS 75216**  
**THURSDAY, SEPTEMBER 20, 2018, 9:30 A.M.**

**PLANNING AND DESIGN COMMITTEE**

8. Fair Park (7) – Authorize conveyance of easements containing approximately 1,078 square feet of land to Oncor Electric Delivery Company, LLC and approximately 490 square feet of land to the City of Dallas, Water Utilities Department, to be used solely for the Science Place 2 Project in Fair Park, located at 1516 First Avenue – Financing: No cost consideration to the City
9. Hillcrest Village Green (12) – Authorize a professional services contract with TBG Partners, Inc. for design development, construction documents, procurement and construction observation phases for Hillcrest Village Green, located at 6959 Arapaho Road – Not to exceed \$312,700.00 – Financing: 2017 Bond Funds
10. Thurgood Marshall Recreation Center (3) – Authorize a professional services contract with Moody Nolan, Inc. for architectural and engineering services for the schematic design, design development, construction documents, and construction administration phases for the renovation of Thurgood Marshall Recreation Center, located at 5150 Mark Trail Way – Not to exceed \$93,355.00 – Financing: 2017 Bond Funds
11. Turtle Creek Greenbelt (14) – Authorize approval of the proposed development landscape plan for a privately funded residential tower located within the Turtle Creek Environmental Corridor per Dallas Development Code: Ordinance No. 19455 Section 51-A-4.508, paragraphs (b) and (g). The new Oak Lawn Park Residential Tower project is located at 3407 North Hall Street – Financing: No cost consideration to the City (**board deferred September 6, 2018**)
12. Willie B. Johnson Recreation Center (10) – Authorize a professional services contract with Corgan Associates, Inc. for programming, schematic design, design development, construction documents, bidding and negotiation, and construction administration phases for the senior activity center and gymnasium additions and parking lot expansion at Willie B. Johnson Recreation Center, located at 12225 Willowdell Drive – Not to exceed \$604,000.00 – Financing: 2017 Bond Funds
13. Trinity Strand Trail (2) – Authorize (1) an Advance Funding Agreement with the Texas Department of Transportation for a Transportation Alternatives Set-Aside Program Project (Agreement No. CSJ: 0918-47-204) for construction of the Trinity Strand Trail - Phase II Project; (2) a required local match in the amount \$64,341.00 to be paid by warrant check to the State at the beginning of the project; (3) the receipt and deposit of Transportation Alternatives Set-Aside Funds in an amount not to exceed \$5,421,124.00 in the Transportation Alternatives Set-Aside Fund; and (4) the establishment of appropriations in an amount not to exceed \$5,421,124.00 in the Transportation Alternatives Set-Aside Fund – Not to exceed \$7,495,620.00 - Financing: Texas Department of Transportation Funds (\$5,421,124.00), 2006 Bond Funds (\$5,198.12), and 2012 Bond Funds (\$2,069,297.88) (**committee deferred September 6, 2018**)
14. Matilda Trail (14) - Authorize a hike and bike trail license agreement with Oncor for use of Oncor property for the construction, operation, and maintenance of the Matilda Trail from East Lovers Lane to Sandhurst Lane – Financing: No cost consideration to the City (**committee briefed September 6, 2018**)



**DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 3  
CUMMINGS RECREATION CENTER  
2976 CUMMINGS STREET  
DALLAS, TEXAS 75216  
THURSDAY, SEPTEMBER 20, 2018, 9:30 A.M.**

**ITEM FOR INDIVIDUAL CONSIDERATION**

15. Program Management Contract – Authorize a multi-year professional services contract with McKissack AZ&B Joint Venture, the most qualified consultant to provide the City of Dallas with support in completing Bond Program projects, and to serve as the Program Manager during the design and construction phases for the Park and Recreation and Fair Park projects approved in the Bond Program – Not to exceed \$6,426,901.23 - Financing: 2017 Bond Funds; Proposition B - \$5,426,901.23 and Proposition C - \$1,000,000 (subject to appropriations)

**BRIEFINGS**

16. Five-Mile Creek Urban Greenbelt Plan,  
Louise Elam, Assistant Director
17. 2018 State Fair of Texas Preview,  
Daniel Huerta, Assistant Director

**OTHER/NON-ACTION ITEMS**

18. 2017 Bond Program Update (Louise Elam)
19. 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, Oak Lawn Park and Arlington Hall Conservancy, Senior Affairs Commission, 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
20. Staff Announcements – Upcoming Park and Recreation Department Events
21. Next Park and Recreation Board Regular Meeting: Thursday, October 18, 2018, at Dallas City Hall.
22. Adjournment



**DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 4  
CUMMINGS RECREATION CENTER  
2976 CUMMINGS STREET  
DALLAS, TEXAS 75216  
THURSDAY, SEPTEMBER 20, 2018, 9:30 A.M.**

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

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Regular Meeting: Robert Abtahi, President, presiding

Present: Robert Abtahi, President; Robb P. Stewart, Vice President; Barbara A. Barbee, Harrison Blair, Calvert Collins-Bratton, Timothy W. Dickey, Jeff Kitner, Jesse Moreno, Susan Rader, Rodney Schlosser, Paul Sims, Ernest Slaughter, Taylor I. Toynes, Yolanda F. Williams, Sonya Woods - 15

Absent: NONE

President Abtahi called the meeting to order at 9:41 a.m.

Agenda Item 1. Public Speakers. The following speakers spoke regarding Agenda Item 10:

1. Marian A Willard, James Madison H.S.
2. Carol Bell-Walton
3. Bernadette Nutall
4. Johnna Weaver, Lincoln Community
5. Virginia McAlester, Friends of Fair Park
6. Dr. Harry Robinson Jr., African American Museum

Agenda Item 2. A motion by Rodney Schlosser, seconded by Barbara Barbee, to approve the minutes of the August 16, 2018 Park and Recreation Board Meeting, was carried. The vote was unanimous.

#### **CONSENT AGENDA (ITEMS 3 - 8)**

##### **ADMINISTRATION AND FINANCE COMMITTEE**

Agenda Item 3. University Crossing (14) – A motion by, Robb Stewart, seconded by Harrison Blair, to authorize the approval of the renaming of a portion of the Ridgewood Trail that runs from Glencoe Park, in the south, to SMU Boulevard, in the north, be renamed to University Crossing Trail. Additionally, the renaming would include the area of the Ridgewood Trail that runs east from the DART Line and ends at Skillman Road – Financing: No cost consideration to the City (**committee approved August 16, 2018**), was carried. The vote was unanimous.

Agenda Item 4. Service Contract (9, 10) – A motion by Robb Stewart, seconded by Harrison Blair, to authorize a three-year service contract for janitorial services for Park and Recreation Department reservation sites with Wesson Construction Services, LLC, lowest responsive and responsible bidder of six – Total award not to exceed \$69,600 – Financing: General Funds (subject to annual appropriations), was carried. The vote was unanimous.

##### **PLANNING AND DESIGN COMMITTEE**

Agenda Item 5. Pleasant Oaks Park (5) – A motion by Robb Stewart, seconded by Harrison Blair, to authorize an artist contract with Madeline Wiener for "Family Life" sculptures for Pleasant Oaks Recreation Center located at 8701 Greenmound Avenue – Not to exceed \$87,863 – Financing: 2006 Bond Funds (\$68,005) and 2017 Bond Funds (\$19,858), was carried. The vote was unanimous.

Agenda Item 6. Pike Park (2) – A motion by Robb Stewart, seconded by Harrison Blair, to authorize site approval for public art installation at Pike Park, located at 2807 Harry Hines Boulevard, Dallas, Texas 75201 – Financing: No cost consideration to the City (future funding from 2017 Bond Funds for Public Art), was carried. The vote was unanimous.

Agenda Item 7. Turtle Creek Greenbelt (2) – A motion by Robb Stewart, seconded by Harrison Blair, to defer this item to the next agenda, was approved by unanimous vote. This item would authorize approval of the proposed development landscape plan for a privately funded residential tower located within the Turtle Creek Environmental Corridor per Dallas Development Code: Ordinance No. 19455 Section 51-A-4.508, paragraphs (b) and (g). The new Oak Lawn Park Residential Tower project is located at 3407 North Hall

DRAFT

Street – Financing: No cost consideration to the City, was carried. The vote was unanimous.

Agenda Item 8. Crawford Memorial Park (5) – A motion by Robb Stewart, seconded by Harrison Blair, to authorize an application for the Urban Outdoor Recreation Grant program in the amount of \$1,000,000 from the Texas Parks and Wildlife Department for the Crawford Memorial Park Phase 1 Implementation located at 8700 Elam Road – Financing: This action has no cost consideration to the City (2017 Bond Funds for Crawford Park will provide the match, if grant is awarded), was carried. The vote was unanimous.

President Abtahi showed a brief video of the opening of the Cove at Crawford Park Aquatics Center.

Willis Winters, Director, updated the Board on the attendance numbers for the 3 newly opened aquatic centers: Crawford (open 19 days) had 18,761 attendees (average daily 987); Fretz (open 13 days) had 9,000 attendees (average daily 700); and Samuel Grand (open 8 days) had 7,200 attendees (average daily 981). Since the opening of these centers, the grand total attendance was approximately 35,100.

### **BRIEFING**

Agenda Item 9. Crystal Ross, Assistant Director, introduced Carol Zernial, Executive Director, who presented the WellMed Charitable Foundation: Partnership Opportunity for a Dallas Senior Center briefing.

Mayor Pro-Tempore Casey Thomas was in attendance and spoke to the Board about his support for this endeavor.

### **ITEM FOR INDIVIDUAL CONSIDERATION**

Agenda Item 10. Fair Park (7) – A motion by Robert Abtahi, seconded by Paul Sims, to open the item for discussion. President Abtahi and the Board discussed the proposed resolution that was passed out to the Board. After discussion, the Board voted to authorize (1) a twenty-year agreement with two five-year renewal options with Fair Park First for management of Fair Park; (2) payments to Fair Park First in the amount of \$34,598,909 over the first ten years of the contract with years 11 – 20 to be negotiated between the parties in year 10 of the contract; (3) establish an operating reserve in the amount of \$500,000; (4) establish a transition reserve in the amount of \$2,000,000; and (5) accept \$1,000,000 from Spectra to assist with transition costs – Financing: Current Funds (subject to annual appropriation), with the resolution for Council consideration, was carried by majority vote. The vote was 13-2 (Slaughter, Williams voting 'nay').

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

Agenda Item 11. 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, Oak Lawn Park and Arlington Hall Conservancy, Senior Affairs Commission, 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

Jesse Moreno announced that Downtown Dallas Inc. is increasing security at the downtown parks to improve safety and he thanked DDI for taking the initiative.

Robb Stewart announced the ribbon cutting at Flag Pole Hill Park Playground at 9:00 a.m. on September 13, 2018. Mr. Stewart mentioned Jordan Spieth would be in attendance. He asked Park Board members to contact Oscar Carmona's staff to RSVP.

Agenda Item 12. Staff Announcements – Upcoming Park and Recreation Department Events

Daniel Huerta, Assistant Director announced the upcoming high school football "High School Prep showcase" at the Cotton Bowl. Friday, September 7 and Saturday September 8 will host some area rivals.



Agenda Item 13. Next Park and Recreation Board Regular Meeting will be held Thursday, September 20, 2018 at Cummings Recreation Center.

Agenda Item 14. President Abtahi adjourned the Board meeting at 11:32 a.m.

Anthony M. Becker, Secretary  
Park and Recreation Board

Robert Abtahi, President  
Park and Recreation Board

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

DRAFT

**MEMORANDUM**

**DATE:** September 14, 2018

**TO:** Robert Abtahi, President, and  
Members of the Dallas Park and Recreation Board



**SUBJECT:** September 20, 2018 Park and Recreation Board Briefings

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On Thursday, September 20, 2018, the following briefings will be presented to the Dallas Park and Recreation Board:

- Five-Mile Creek Urban Greenbelt Plan  
Louise Elam, Assistant Director
- 2018 State Fair of Texas Preview  
Daniel Huerta, Assistant Director

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

A handwritten signature in black ink, appearing to read "Willis C. Winters".

Willis C. Winters, FAIA, Director  
Park and Recreation Department

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** September 20, 2018  
**COUNCIL DISTRICT:** 9  
**STAFF:** John Jenkins, (214) 670-4073

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**SUBJECT**

Authorize issuing alcohol permits to Marty Van Kleeck, to serve alcohol at events to be held at The Bath House Cultural Center, located at 521 East Lawther Drive. The events will be held between October 2018 and August 2019. Estimated Revenue: \$0 (This is a recurring item)

**BACKGROUND**

The Park and Recreation Board has the authority by City Code Sec.32-11.2(3) to approve alcohol consumption on park property. A request has been received by Marty Van Kleeck, with The Bath House Cultural Center, to serve alcohol during their 2018-2019 season which is held from October 2018 to August 2019. The Bath House Cultural Center is Park Department property that is managed by the Office of Cultural Affairs (OCA) which offers multiple events each year that serve alcohol. This will be the 16th year for their upcoming season of events with no issues reported from past events. The estimated attendance for each event is 250 participants.

The Alcoholic Beverage Permit Conditions document has been given to the event organizers, who will be required to meet all the conditions to include naming the City of Dallas as an additional Insured as specified by the City's Risk Management Office. Alcohol consumption will be restricted to a designated enclosed area staffed by Dallas Police.

<u>Date of Event</u>	<u>Event Name</u>
October 4, 2018	Wingspan Opening Reception
October 4-21, 2018	Foundation for Laughter Petite Circus
October 6, 2018	Sponsorship Reception
October 24, 2018	Friends Reception
November 1, 2018	Imprint Theatre Opening Reception
November 6, 2018	Echo Reads
November 10, 2018	Bree Moore Fashion Show
November 12, 2018	Echo Clothes Swap Fundraiser

Authorize issuing alcohol permits to Marty Van Kleeck, to serve alcohol at events to be held at The Bath House Cultural Center, located at 521 E. Lawther Dr. The events will be held between October 2018 and August 2019. Estimated Revenue: \$0-(This is a recurring item)- page 2

<u>Date of Event</u>	<u>Event Name</u>
November 16-18, 2018	Art Mart
December 1, 2018	Gallery Reception
December 4, 2018	Denise Lee Cabaret Series
December 2018	Friends Reception
December 18, 2018	Echo Reads
January 10, 2019	Imprint Theatre Opening Reception
February 2, 2019	Gallery Reception
February 7, 2019	Echo Theatre Opening Reception
February 12, 2019	Cabaret Series
February 20, 2019	Friends Reception
March 2, 2019	International Woman's Day
March 12, 2019	Cabaret Series
March 19, 2019	Echo Reads Reception
April 6, 2019	Gallery Exhibition Opening Reception
April 9, 2019	Cabaret Series
April 16, 2019	Echo Theatre Opening Reception
April 22, 2019	Clothes Swap Fundraiser
April 27-28, 2019	Lake-a-Polooza Music Festival
May 4, 2019	Gallery Reception
May 14, 2019	Cabaret Series
May 22, 2019	Friends Reception
June 4, 2019	Cabaret Festival Launch Reception
June 11, 2019	Cabaret Series
July 6, 2019	Gallery Reception
July 12- August 3, 2019	Festival of Independent Theatre

**FISCAL INFORMATION**

Estimated Revenue: \$0.

Authorize issuing alcohol permits to Marty Van Kleeck, to serve alcohol at events to be held at The Bath House Cultural Center, located at 521 E. Lawther Dr. The events will be held between October 2018 and August 2019. Estimated Revenue: \$0-(This is a recurring item)- page 3

### **COMMITTEE ACTION**

The Administration and Finance Committee will consider this request on September 20, 2018 and will present its recommendation to the full Park and Recreation Board on the same day.

### **STAFF RECOMMENDATION**

Staff recommends approval.



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

**AGENDA DATE:** September 20, 2018  
**COUNCIL DISTRICT:** 2, 4, 6, 10, 11  
**STAFF:** John Jenkins, (214) 670-4073  
**MAPSCO:** 55Q, 22J, 44W, 47B, 58A

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**SUBJECT**

Authorize a five (5) year concessions contract extension for Golf Professional Managers at Cedar Crest Golf Course (4) (Ira Malayo), Luna Vista/L.B. Houston Golf Course (6) (Mickey Piersall), Stevens Park Golf Course (1) (James Henderson), Tenison Park Golf Courses (2) (Bob Smith) and Keeton Park Golf Course (5) (Tony Martinez), respectively for the management and operation of the City's golf courses – Estimated Annual Revenue: \$4,561,291

**BACKGROUND**

The City owns six golf courses:

Cedar Crest Golf Course	1800 Southerland
Luna Vista Golf Course (Formerly L.B. Houston)	11223 Luna Road
Stevens Park Golf Course	1005 N. Montclair
Tenison Park – Tenison Highland and The Glen	3501 Samuell Boulevard
Keeton Park Golf Course -	2323 Jim Miller Road

For the past 34 years, the Park and Recreation Department has utilized a public/private partnership to manage and operate the City's golf courses which operate 364 days per year. The pro shop operations at each golf course are managed by a Class A Professional Golfers Association (PGA) via a concessions contract with the City. The Golf Professional is responsible to, but not limited to, operating and managing the golf pro shop, golf play, golf cart rental, food and drink concessions, merchandise, alcohol sales and the use of the golf courses by providing lessons and organized play.

The current golf professional concession contracts, approved by City Council on June 11, 2008, Resolution #08-1654, expire December 31, 2018. As the contract stipulates, the City, at its sole option, may renew this Agreement for one (1) five (5) year term as long as the Golf Professional is not in default. None of the existing Golf Professionals are in default per the terms of the current Agreement.

Renewal terms may also include the following additional requirements:

Authorize a five (5) year concessions contract extension for Golf Professional Managers at Cedar Crest Golf Course (Ira Malayo), Luna Vista/L.B. Houston Golf Course (Mickey Piersall), Stevens Park Golf Course (James Henderson), Tenison Park Golf Courses (Bob Smith) and Keeton Park Golf Course (Tony Martinez), respectively for the management and operation of the City's golf courses – Estimated Annual Revenue: \$4,561,291.  
– page 2

Additional to terms for the requirement of Golf Professional providing certified Public Accountant attestations that: 1) the annual gross sales and 2) monthly gross sales reported for the payment of monthly commissions are fairly stated in accordance with generally accepted accounting principles (GAAP)

City, through its Director, and Concessionaire shall agree to performance standard on an annual basis, no later than January 31st of each calendar year, during the Term of the Agreement.

Standard performance measures (may be adjusted for individual pro shop operations):

- o Reduce waived or comped rounds to no more than 2% of total rounds (based on FY17/18 totals)
- o 95% of carts properly maintained and in good working order at all times
- o Provide the required number of carts per the Agreement at all times
- o Maintain merchandise inventory levels of more than \$20,000 during the terms of the Agreement
- o Increase Revenue Per Person Ratios annually based on FY17/18 end of year average (Café sales per person, beer sales per person, merchandise sales per person, golf cart rental per person)
- o Maintain an average survey response rate of 90% or higher (response Satisfactory or above) on the following annual survey results as reported by October 30<sup>th</sup> annually
  - Pro shop cleanliness
  - Pace of play
  - Cart condition
  - Restaurant condition and quality of service
  - Customer Service

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Prior City Council approval on June 11, 2008, Resolution #08-1654, to enter a concession contract with each of five golf professionals to manage the City's golf pro shop operations.

### **FISCAL INFORMATION**

This is a concessions contract paying revenue to the City. The City receives 100 percent of greens fee revenue, less State Sales Tax, and a percentage of other revenues received from all other golf professional activities generating revenue on the Premises that is not part of the green fees. The contractual commissions percentages are as follows:

Authorize a five (5) year concessions contract extension for Golf Professional Managers at Cedar Crest Golf Course (Ira Malayo), Luna Vista/L.B. Houston Golf Course (Mickey Piersall), Stevens Park Golf Course (James Henderson), Tenison Park Golf Courses (Bob Smith) and Keeton Park Golf Course (Tony Martinez), respectively for the management and operation of the City's golf courses  
 – Estimated Annual Revenue: \$4,561,291.  
 – page 3

Cedar Crest            5%  
 Stevens Park        6.5%  
 Luna Vista            6%  
 Tenison Park        9%  
 Keeton Park         1.5%

The projected annual revenue generated to the City by each Golf Professional is identified below:

	Annual Green Fee Revenue to City	Annual Commissions Revenue to City
Cedar Crest Golf Course	\$493,013	\$33,835
Luna Vista Golf Course	\$788,855	\$59,021
Stevens Park Golf Course	\$1,074,393	\$83,960
Tenison Park Golf Courses	\$1,443,437	\$114,947
Keeton Park Golf Course	\$458,922	\$10,908
<b>Total Revenues</b>	<b>\$4,258,620</b>	<b>\$302,671</b>

**COMMITTEE ACTION**

The Administration and Finance Committee will consider this request on September 20, 2018 and will present its recommendation to the full Park and Recreation Board on the same day.

**STAFF RECOMMENDATION**

Staff recommends executing the five (5) year renewal term for Golf Professional Managers at Cedar Crest Golf Course (Ira Malayo), Luna Vista/L.B. Houston Golf Course (Mickey Piersall), Stevens Park Golf Course (James Henderson), Tenison Park Golf Courses (Bob Smith) and Keeton Park Golf Course (Tony Martinez).

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

**AGENDA DATE:** September 20, 2018  
**COUNCIL DISTRICT:** 10  
**STAFF:** Louise Elam, (214) 670-5275  
**MAPSCO:** 27-Z

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**SUBJECT**

Authorize the naming of the Park and Recreation Department Administrative Offices and Park Maintenance District 1 Service Center facilities, formally known as “Jules E. Muchert Army Reserve Center”, to “Paul D. Dyer Administrative and Service Center”, located at 10031 East Northwest Highway – Financing: No cost consideration to the City

**BACKGROUND**

The property located at 10031 E. Northwest Highway will house various Park and Recreation Department division offices and the Park Maintenance District 1 Service Center.

It formerly served as an Army Reserve Center and was named after Lieutenant Colonel Jules E. Muchert of Sherman, Texas, who served in the in the Spanish American War and commanded the 144<sup>th</sup> Infantry Regiment in World War One. This property was previously part of the White Rock Lake Park and acquired by the Army in 1957 from the Department. In May 2006, the land was declared surplus by the federal government. The City of Dallas acquired the property on July 5, 2013, and the site was transferred to the Park and Recreation Department.

Construction is currently on-going to renovate the facility to serve as Park and Recreation Department administrative offices and a service center. It is recommended that the facility be named “Paul D. Dyer Administrative and Service Center.”

Paul D. Dyer was one of the longest-serving Park and Recreation Department Directors, who was in that role from 1992 to 2013. Prior to being director, Paul D. Dyer served as Assistant Director of Planning, Design, Construction and Facility Services from 1982 to 1992. Under Paul D. Dyer’s direction, the Department saw the renovations of golf facilities, including Tenison Highlands, Cedar Crest and Steven’s Golf Courses; the development of the Renaissance Plan in 2002, the Fair Park Comprehensive Development Plan in 2003, the privatization of management of the Dallas Zoo, and many other significant accomplishments.

## **BACKGROUND - continued**

Under the definitions of the Park and Recreation Board Park Naming Policy, it states, "*Park*" means, any real estate that is owned, managed, leased, or otherwise under the control of the Park and Recreation Department for purposes of providing park, recreation, or open space services and for which the City of Dallas has naming authority (Page 1). Since Park and Recreation Department offices do not fall under the "purposes" of providing park, recreation or open space services, this facility does not fall under the definition of "Park" in the Park Naming Policy. It does not fit into other categories of the Park Naming Policy, so it is up to the discretion of the Park and Recreation Board to approve the name of this facility.

There is precedence of the Park and Recreation Board naming facilities after former employees, including the following individuals:

- Tietze Park, named after William Robert Tietze, who served as Park Department Superintendent from 1896 to his death in 1933, name approved by the Park and Recreation Board on March 27, 1934
- L. B. Houston Nature Area, named after Louis B. Houston, who served as Park and Recreation Department Director from 1939 to 1972; name approved by the Park and Recreation Board on September 20, 1971
- Grover Keeton Golf Course, named after Grover Keeton, who served as Park and Recreation Department Director from 1972 to 1978; name dedicated by the Park and Recreation Board President
- Eloise Lundy Park and Eloise Lundy Recreation Center, named after Eloise Lundy who was an employee with the department from 1945 to 1974; name approved by the Park and Recreation Board on February 19, 1987
- I. C. Harris Service Center, named after Irwin C. Harris, who was an employee with the department from 1959 to 1964 and from 1969 to 1982 (Assistant Director of Planning, Design and Construction); name approved by the Park and Recreation Board on May 5, 1988
- Mildred L. Dunn Park and Mildred L. Dunn Recreation Center, named after Mildred L. Dunn, who was an employee with the department for 30 years; name approved by the Park and Recreation Board on May 5, 1988

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

No prior action

## **FISCAL INFORMATION**

No cost consideration

Authorize the naming of the Park and Recreation Department Administrative Offices and Park Maintenance District 1 Service Center facilities located at 10031 East Northwest Highway, formally known as "Jules E. Muchert Army Reserve Center", to "Paul D. Dyer Center" – Financing: No cost consideration to the City – Page 3

### **COMMITTEE ACTION**

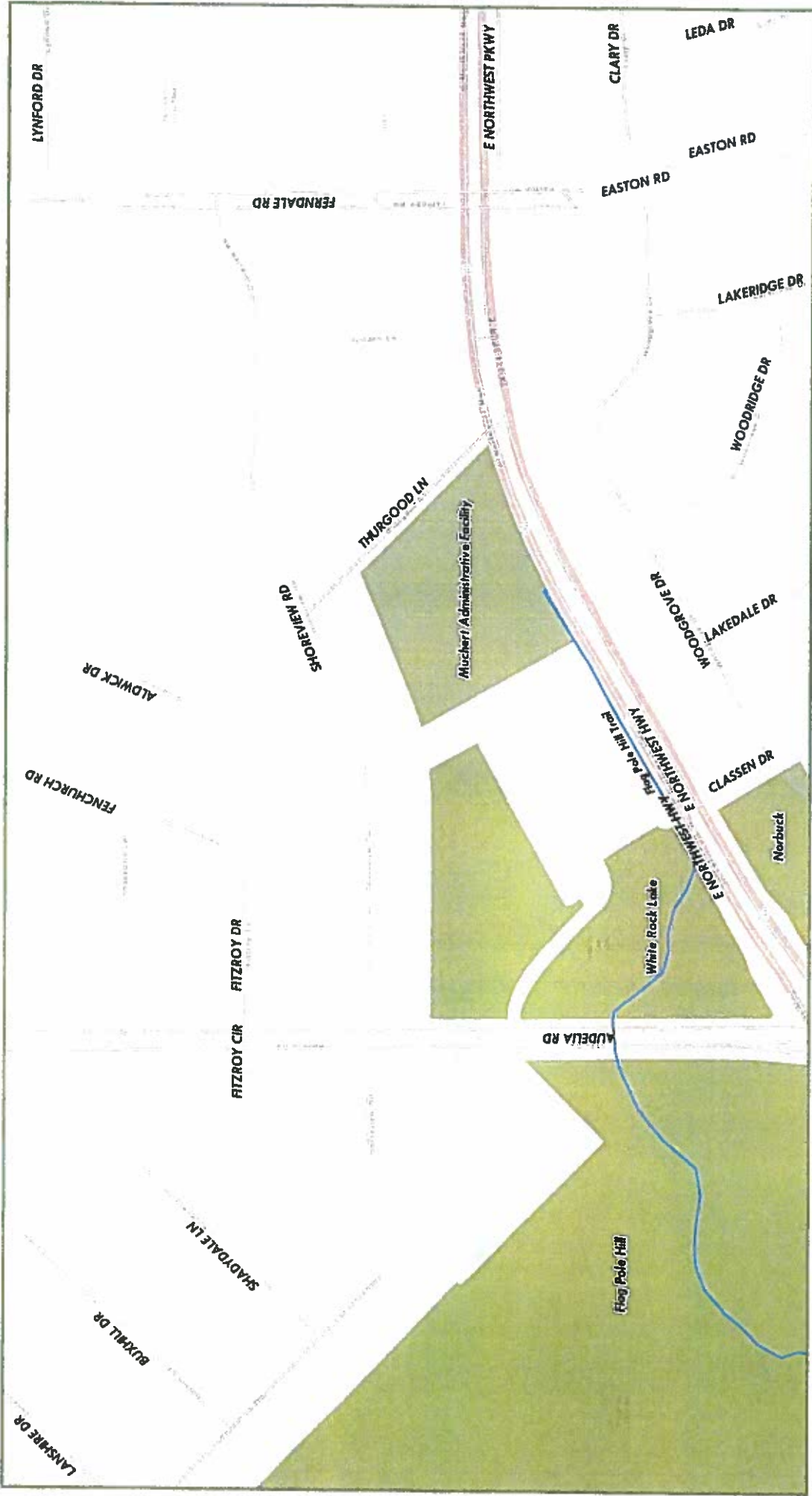
The Planning and Design Committee will consider this item on September 20, 2018 and will present a recommendation to the Park and Recreation Board on the same day.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MAP**

Attached



# Administrative Building 10031 East Northwest Highway



# Park and Recreation Board Policy



City of Dallas

Title: Park Naming  
No. 11: 02-2009-01

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## I. Preamble

This policy is promulgated pursuant to Chapter XVII of the Dallas City Charter and Section 32-11 of the Dallas City Code. This policy applies to the naming of City of Dallas Parks, Recreation Centers and Components by the Dallas Park and Recreation Board and is not intended to limit the authority of the Dallas City Council in such matters. This policy is not applicable to, nor intended to alter or affect, current or future written agreements with the City that contain naming provisions, nor are such agreements required to comply with this policy, nor does this policy apply to testamentary gifts containing naming conditions.

Parks are a core asset of the City, adding open space, enrichment, activities, historical context, preservation, and natural beauty to the neighborhood, community, and region. It is not the intent of this policy to promote constant renaming of Parks, nor the systematic selling of naming opportunities for commercial purposes.

If an Official Naming or Renaming is deemed justified and appropriate, this policy will guide the Park and Recreation Board. Nothing in this policy confers any right to a particular name to any individual or entity and nothing in this policy requires the Board to accept a proposed name merely because is not specifically prohibited by this policy. Instead the Board should, in each instance, use its collective judgment, guided by this policy, to determine what is best for the City of Dallas.

## II. Definitions

"Park" means, for purposes of this policy only, any real estate that is owned, managed, leased, or otherwise under the control of the Park and Recreation Department for purposes of providing park, recreation, or open space services and for which the City of Dallas has naming authority.

"Recreation Center" means a building or structure located within a Park, with the primary purpose of providing recreational programming and other community activities. Naming of Recreation Centers shall be pursuant to the provisions of this policy dealing with Recreation Centers and not as a Development Component of a Park. Both the Recreation Center and Recreation Center Components may be renamed pursuant to the Redevelopment Exception described in this policy.



# Park and Recreation Board Policy



City of Dallas

Title: Park Naming  
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“Official Name” means a name given by the Park and Recreation Board and/or City Council on a long-term basis. All naming opportunities contained in this policy shall result in the Park, Recreation Center, or Component being “Officially Named.” Once an “Official Naming” has occurred a name can only be changed pursuant to the criteria set forth herein for renaming a Park.

“Placeholder Name” means a name that is temporary in nature and can be changed at any time. Parks that have not been Officially Named, are considered to have a “Placeholder Name.” A Placeholder Name may be replaced by another Placeholder Name prior to a Park’s being Officially Named. Unless specifically stated otherwise, the name given a Park when it is first accepted by the City of Dallas, shall be a Placeholder Name.

“Board” means the Park and Recreation Board of the City of Dallas, Texas.

“Department” means the Park and Recreation Department of the City of Dallas, Texas.

“Director” means the senior executive within the Department.

“Exclusive Park Naming Opportunity” means the opportunity for a donor to name a Park and all of its Development Components, including the right to pass the naming opportunity for one or more such Components back to the City or to a specific third party, or to leave such Components unnamed (in which case such Components shall remain unnamed, except pursuant to the Redevelopment Exception described in this policy).

“Park-Only Naming Opportunity” means the opportunity for a donor to name a designated Park, but not its Development Components. At this level of naming opportunity, the Development Components may be named separately by the City or other donors. Both the Park and Development Components may be renamed pursuant to the Redevelopment Exception described in this policy.

# Park and Recreation Board Policy



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“Center Naming Opportunity” means the opportunity for a donor to name a designated Recreation Center (but not its Recreation Center Components). At this level of naming opportunity, the Recreation Center Components may be named separately by the City or other donors. Both the Recreation Center and Recreation Center Components may be renamed pursuant to the Redevelopment Exception described in this policy.

“Park Component” means a facility or amenity within a Park including, but not limited to, a playground, sports field, pavilion, aquatics facility, bridge, or trail. Park Component does not include a Recreation Center.

“Recreation Center Component” means a sub-part within a Recreation Center including, but not limited to, a fitness center, gymnasium, or multi-purpose room.

“Component” means a Park Component, a Recreation Center Component, or both.

“Signatures of Residents” means signatures of residents living in the affected area which have been collected and verified in the manner prescribed for petitions in Dallas City Charter, Chapter IV, Section 12. Residents signature, zip code, and address must be on petition for verification purposes.

“Community Group” means an established, formally organized, and operating association of members of a community which is generally recognized in that community and conducts civic or charitable activities (e.g., a neighborhood association).

“Processing Fee” means all fees associated with the process of Renaming a Park, Trail (or portion thereof), Recreation Center, or Component; including public notices, replacing Park/Facility signage, etc.

**III. General Naming Policies. All naming opportunities provided in this policy are subject to the following requirements.**

# Park and Recreation Board Policy



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- A. Official Naming Duration** - The duration of an Official Name shall be deemed, in all cases, to be 60 years unless a shorter or longer period is specifically stated in the Board's naming or renaming official action. An exception to the 60-year duration policy may be granted by the Board for extraordinary circumstances, such as financial contributions which are, in the opinion of the Board, substantially greater than the prescribed values referenced in this policy.
- B. Duplicate Name** - The Board will not consider names which duplicate the identical name of another Park, Trail (or portion thereof), or Recreation Center.
- C. Placeholder Names** - Newly acquired or donated properties with no official naming request shall be given a placeholder name in conjunction with the Board agenda item accepting the donation, authorizing the purchase, transferring the title or authorizing the management of the property under a long-term use agreement with another entity. Geographical and street based names will be given priority when assigning placeholder names. The Director shall propose the placeholder name, subject to approval of the Board.
- D. Current Name** - The Board shall consider the history and longevity of the current name of the Park, Trail (or portion thereof), or Recreation Center, along with the value of the current name in the community, when considering the Official Naming or Renaming of a Park, Trail (or portion thereof), or Recreation Center.
- E. Renaming** - The Board may rename a Park, Trail (or portion thereof), Recreation Center, or Component originally named for a corporation or commercial entity should that corporation or entity cease to exist, regardless of the time since the naming of the Park, Trail (or portion thereof), Recreation Center or Component. In the event of a corporate merger or name change, the Board may consider a request to rename the Park, Trail (or portion thereof), Recreation Center, or Component accordingly, regardless of the time since the naming of the Park, Trail (or portion thereof), Recreation Center, or Component. The entity requesting the name change will be responsible for all associated costs (as previously stated in the Preamble, Section 1).

# Park and Recreation Board Policy



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- F. Renaming for Cause** - The Board may rename a Park, Trail (or portion thereof), Recreation Center, or Component (regardless of the time since its previous naming) that carries the name of an individual or corporation which has become linked to criminal activity, bad behavior, or otherwise become offensive to prevailing community standards to a degree that justifies, in the judgment of the Board, such renaming. No consideration will be given to rename a Park, Trail (or portion thereof), Recreation Center, or Component renamed for cause to the previously held name.
- G. Redevelopment Exception** - Any other provisions of this policy notwithstanding, the Board may rename a Park, Trail (or portion thereof), Recreation Center, or Component if, in the opinion of the Director, the Park, Trail (or portion thereof), Recreation Center, or Component has reached the end of its useful life or is otherwise in need of redevelopment, replacement, or rehabilitation.
- H. Accepting Donated Property** - The Department is not obligated to accept any property that does not meet the needs of the Park system. When considering whether to accept donated property or funding to build a new Park, Trail (or portion thereof), Recreation Center, or Components, Department staff will determine whether the proposed donation is consistent with the Department's need within the Park system.
- I. Level of Naming Opportunity** - To determine what level of naming opportunity is available, the percentage of the total project cost represented by a monetary contribution or property donation shall be calculated at the time of the property donation or monetary contribution and any subsequent change in value or project cost shall not alter what level of naming opportunity is available.
- J. Required Governmental Mitigation** - Donations made pursuant to required governmental mitigation do not qualify for naming opportunities under this policy.
- K. Park Board Authority** - The Board retains the authority, in its sole discretion, to determine if a proposed Naming or Renaming under this policy is in the best interest of the City of Dallas and all Naming and Renaming proposals are strictly subject to the due consideration and approval of the Board.

# Park and Recreation Board Policy



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## IV. Park Naming Policies

### A. Monetary Contribution and/or Donated Real or Personal Property

When a Park and/or Trail (or portion thereof) is eligible for Official Naming or Renaming, the Park Naming Opportunity shall be considered for a mutually agreed upon monetary contribution, real property donation, personal property donation, or a combination of the above; subject to approval of the Park and Recreation Board.

### B. Non-Financial Contribution

When a Park and/or Trail (or portion thereof) is eligible for Official Naming or Renaming, an established community group may ask the Board to Officially Name or Rename for (i) an historical figure, (ii) a state, local, or national leader, (iii) an individual or group, or (iv) an event or concept whose exceptional contributions to the betterment of the community and/or the Park system is worthy of such recognition.

1. The community group must provide an application with compelling information to the Board to consider the name change and the proposed name must comply with this policy.
2. To consider renaming a Park and/or Trail (or portion thereof) for an individual, the community group must present evidence to the Board that the request meets the following criteria.
  - a) The individual has been deceased at least 24 months or is 70 years of age or older and not a member of the Board or the Dallas City Council for the 24-month period preceding the request.
  - b) The individual contributed direct and significant service for the betterment of the community and/or the Park system for more than 25 years or two-thirds of the person's life span.
  - c) The request represents a consensus of the neighborhood as defined in paragraph 4 below.

# Park and Recreation Board Policy



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3. Consensus of the neighborhood will be demonstrated as follows.
  - a) Provide at least 200 signatures of residents living within a ½-mile service radius, or 50% of residents living within the same radius (whichever is less), of a Mini-Park or Neighborhood Park in support of the Park name change.
  - b) Provide at least 600 signatures of residents living within a 2-mile service radius, or 50% of residents living within the same radius (whichever is less), of a Community Park in support of the Park name change.
  - c) Provide at least 1,000 signatures of City of Dallas residents from throughout the city in support of the Metropolitan, Regional, or Signature Park name change.
4. Park and Recreation staff will evaluate the name change request. Such evaluation may include but is not limited to the following.
  - a) Research the historical figure, event, concept, state, local or national leader, individual, or group to verify that the exceptional contributions are worthy of such recognition.
  - b) Check the validity and number of signatures provided and the process by which they were collected.
  - c) Post the requested name change at the affected Park for 45 days. During this time, public comments will be collected via mail, email, and website.
  - d) Conduct a community meeting and hold a non-binding poll of attendees to determine community interest in name change.
5. Any name selected under this Section is subject to the guidelines set out in Section III.

# Park and Recreation Board Policy



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6. The Board will consider the request and will determine, by vote, to Officially Name or Rename a Park for an historical figure; a state, local or national leader; an individual or group; or an event or concept whose exceptional contributions towards the betterment of the community and/or the Park system is worthy of such recognition.
7. If the Board denies the request, it will not be reconsidered by the Board until at least one year after such denial.

## V. Recreation Center Naming Policies

### A. Monetary Contribution and/or Donated Real or Personal Property

When a Recreation Center is eligible for Official Naming or Renaming, the Center Naming Opportunity shall be considered for a mutually agreed upon monetary contribution, real property donation, personal property donation, or a combination of the above; subject to approval of the Park and Recreation Board.

### B. Non-Financial Contribution

When a Recreation Center is eligible for Official Naming or Renaming, an established community group may ask the Board to Officially Name or Rename a Recreation Center for (i) an historical figure, (ii) a state, local or national leader, (iii) an individual or group, or (iv) an event or concept whose exceptional contributions to the betterment of the community and/or the Park system is worthy of such recognition.

1. The community group must provide an application with compelling information to the Board to consider the name change, and the proposed name must comply with this policy.
2. To consider renaming a Recreation Center for an individual, the community group must present evidence to the Board that the request meets the following criteria.
  - a) The individual has been deceased at least 24 months, or is 70 years of age or older and not a member of the Board or the Dallas City Council for the 24-month period preceding the request.

# Park and Recreation Board Policy



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- b) The individual contributed direct and significant service for the betterment of the community and/or the Park system for more than 25 years or two-thirds of the person's life span.
  - c) The request represents a consensus of the neighborhood as defined in paragraph 4 below.
3. Consensus of the neighborhood will be demonstrated by providing at least 600 signatures of residents living within a 2-mile service radius, or 50% of residents living within the same radius (whichever is less), of the Recreation Center in support of the Recreation Center name change.
4. Park and Recreation staff will evaluate the name change request. Such evaluation may include but is not limited to the following.
  - a) Research the historical figure, event, concept, state, local or national leader, individual, or group to verify that the exceptional contributions are worthy of such recognition.
  - b) Check the validity and number of signatures provided and the process by which they were collected.
  - c) Post the requested change at the affected Recreation Center for 45 days. During this time, public comments will be collected via mail, email, and website.
  - d) Conduct a community meeting and hold a non-binding poll of attendees to determine community interest in name change.
5. Any name selected under this Section is subject to the guidelines set out in Section III.
6. The Board will consider the request and will determine, by vote, whether to Officially Name or Rename a Recreation Center for an historical figure; a state, local or national leader; an individual or group; or an event or concept whose exceptional contributions towards the betterment of the community and/or the Park system is worthy of such recognition.
7. If the Board denies the request, it will not be reconsidered by the Board until at least one year after such denial.



# Park and Recreation Board Policy



City of Dallas

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## VI. Component Naming Policies

- A. Accepting Development Components** - The Department is not obligated to accept any Park Component or Recreation Center Component that does not meet the needs of the Park system.
1. When considering whether to accept a donated Component, funding to build a new Component, or funding to renovate a Component, department staff will determine whether the proposal is consistent with the department's need within the Park system.
  2. The Department will also consider the cost to maintain the Component and the level of financial support from the donor to provide for the ongoing maintenance of the Component.
- B. Component Naming** - Component Naming or Renaming may be proposed, subject to Board consideration and approval, as a result of (i) a financial contribution that is at least 50% of the sum of the value of the design, purchase, and installation of a new Component, or (ii) 100% of the cost of any renovation of an existing Component, or (iii) some other financial contribution to the Park Department, unrelated to any specific Component, which the Board finds to be sufficiently substantial to merit a special naming opportunity for an unnamed Component. Under extraordinary circumstances, the Board may grant an exception to the specific contribution thresholds stated in this paragraph. Components must have a total aggregate value of \$25,000 to be considered and must meet Park and Recreation Department amenity/design standards.
- C. Submitting a Component Name** - When a donor has acquired a Naming or Renaming opportunity for a Component pursuant to this policy but specifically declines to submit a name to the Board for consideration, or fails for a period of 6 months to submit a name to the Board for consideration, the Component will be deemed eligible for Naming or Renaming until the Board approves a future proposal.

# Park and Recreation Board Policy



City of Dallas

Title: Park Naming

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## VII. Fair Park Naming Policies

- A. Fair Park Historical Significance** - Fair Park is an exposition park of historical significance, and it shall be the policy of the Board to establish guidelines for the review and approval of naming requests to ensure the historical integrity of Fair Park. Officially Named Fair Park facilities are not eligible for renaming until after 60 years following the date of the Official Naming. If there is a deed restriction or such name is of special historical or geographic significance, the facility is not eligible for Renaming.
- B. Present Names of Facilities** - The criteria set forth herein shall have no bearing on the present names of Fair Park facilities.
1. Fair Park has been designated as a City of Dallas Historic Overlay District, State Archeological Landmark, National Register Historic District, and National Landmark District. The addition of monuments, markers, sculptures, plaques, frescoes, reliefs, statuary, and structures is discouraged for placement in the park, unless replacing items originally constructed for the Texas Centennial in 1936.
  2. Official Naming or Renaming requests should be submitted in writing, with all supporting attachments and petitions, to the Director with a copy to the Assistant Director of Fair Park. A requested Board committee agenda date will only be considered if it is at least 30 days after the date the request was received by the Director.
  3. The request must be accompanied by any historical data, historical designations, restrictions, and a compelling justification relating to the Official Naming or Renaming of a facility or component.
  4. Department staff will research the history of the request to authenticate the appropriateness and validity of the name request.
  5. Requests for building markers or plaques to display the requested name will be considered if they have minimal visual impact to the exterior of the building and are consistent with the history and development of the Park as well as the restoration of existing buildings, art work, and landscapes, subject to the review of the Fair Park Task Force of the Dallas Landmark Commission, if applicable.

# Park and Recreation Board Policy



City of Dallas

Title: Park Naming  
No. 11: 02-2009-01

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6. The appropriate committee of the Board shall review the requests for compliance with the terms of this policy and will forward the request and associated materials to the Fair Park Task Force of the Dallas Landmark Commission for review.
7. If the Board denies the request, it will not be reconsidered by the Board until at least one year after such denial.
8. If operation of the structure under consideration for Official Naming or Renaming is regulated by a lease agreement with the Office of Cultural Affairs, approval from the Cultural Affairs Commission must also be obtained as a prerequisite to Board approval.
9. Any name selected under this Section is subject to the guidelines set out in Section III.
10. If appropriate, the Board will consider the request and will determine, by vote, whether to Officially Name or Rename a facility or component in Fair Park.

## **REFERENCES**

Dallas City Code, Chapter IV, Section 12

## **ATTACHMENT A**

**NON-FINANCIAL CONTRIBUTION PARK NAMING PROCESS**

The Dallas City Code

**CHAPTER IV. ELECTIONS AND REFERENDUMS**

**SEC. 12. PETITION REQUIREMENTS.**

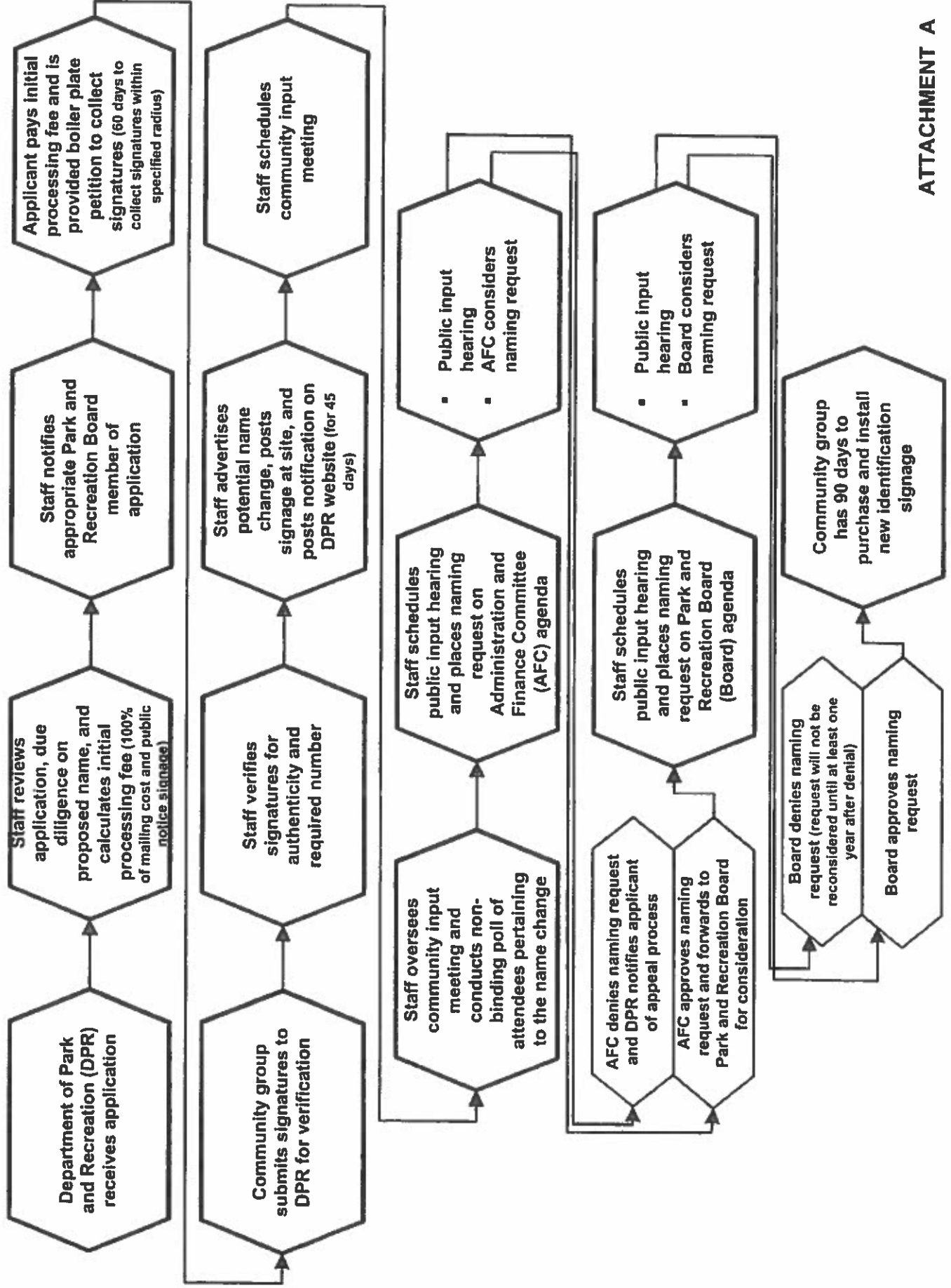
(a) To be valid, a petition submitted for the purpose of complying with an election process must comply with the Texas Election Code, as amended.

(b) Every person circulating a petition or page of a petition, other than a petition to place a candidate's name on the ballot, shall file with the city secretary an affidavit containing the person's name and address and a statement that:

- (1) the person circulated the petition;
- (2) the purpose was explained to each signer;
- (3) each signer freely provided all information required;
- (4) all statements contained in the petition are true; and
- (5) the person witnessed the affixing of each signature on the petition.

(Amend. of 4-2-83, Prop. No. 2; Amend. of 5-1-93, Prop. No. 6)

# NON-FINANCIAL CONTRIBUTION PARK NAMING PROCESS



**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** September 20, 2018  
**COUNCIL DISTRICT:** 6  
**STAFF:** Oscar Carmona, (214) 670-8871

---

**SUBJECT**

Authorize a ten-year maintenance agreement with two (2) five-year renewal options with the Dallas Rowing Club for the renovation, operation and maintenance of the existing Boathouse located at Bachman Lake Park, 2829 Shorecrest Drive – Financing: No cost consideration to the City

**BACKGROUND**

The Dallas Rowing Club's (Club) primary objective is to promote the sport of rowing for all ages. By City Council Resolution No. 07-3500 adopted on November 28, 2007, the City of Dallas Park and Recreation Department entered into a License Agreement with the Dallas Rowing Club for use of Bachman Lake for the construction, operation and maintenance of a boathouse. The term of the agreement was for ten (10) years with two (2) five-year options to renew. This agreement expired November 2017. A new request for proposals was issued and the Dallas Rowing Club was the only proposer.

The Dallas Rowing Club was incorporated as a Texas Non-Profit Corporation on October 6, 1980. The Club has over 100 rowers, including participants from high school programs and offers basic rowing training. The Dallas Rowing Club may use the water surface of Bachman Lake for boating activities under the same conditions as the general public. The Club may exercise control over the shoreline and water surface immediately adjacent to the Club's facilities for the purpose of launching and retrieving boats.

The facility includes a boathouse building of approximately 6,200 square feet, along with stalls, moorings, docks and storage facilities. The Club is responsible for furnishing all equipment and security of the facility. The agreement would commence on city council approval.

The following responsibilities between the Dallas Park and Recreation Department and the Dallas Rowing Club are for consideration:

**THE DALLAS ROWING CLUB RESPONSIBILITIES:**

1. The Club shall occupy the premises and maintain its improvements to the premises, as necessary, subject to the specific terms and conditions of this Agreement.
2. The Club shall at its sole cost and expense, keep and maintain the premises and all facilities in good order and repair and, in a safe, clean, sanitary and attractive condition.
3. The Club agrees to coordinate such ground maintenance with the designated Park and Recreation Department staff responsible for the Park if it conducts a special event requiring additional grounds maintenance.
4. The Club may only encumber the Club's personal property for the purpose of constructing improvements on the premises, and the City agrees that such removable personal property may be pledged as collateral pursuant to the terms of this paragraph.
5. No lien of any kind may legally be asserted or perfected against any property of the City, including any buildings or permanent fixtures erected thereon.
6. All fixed improvements on the premises shall become the property of the City upon the earlier of acceptance by the Director or the termination of this Agreement, unless such improvements have not been approved (as determined by the Director), in which case the Club shall at City's request, remove the improvements and return the premises to materially the condition that existed on the effective date of this Agreement no later than sixty (60) business days following the termination of this Agreement.
7. The Club shall pay to the City \$1,000 per year as an annual Club and rental fee. Payment is due to the City the first of the month following 120 days after the date of execution of this Agreement and on each annual anniversary date thereafter, due and payable immediately upon demand, until the expiration or termination of this Agreement.

**THE CITY OF DALLAS PARK AND RECREATION DEPARTMENT RESPONSIBILITIES:**

1. The City shall continue to maintain the park grounds in the immediate vicinity of the premises on its current schedule.

**TERMINATION:**

1. The term of this agreement shall be ten-years with two five-year renewal options and shall terminate ten (10) years thereafter, unless terminated at an earlier date in accordance with the terms of this Agreement. The Club shall have the right to access the premises upon execution of this Agreement for purposes of making renovations and other improvements.

**FISCAL INFORMATION**

\$10,000 – Revenue to City

**COMMITTEE ACTION**

The Administration and Finance Committee considered this request on June 21, 2018 and presented a recommendation to the full Park and Recreation Board on the same day.

On June 21, 2018, the Park Board voted to defer this item to August 16, 2018.

On August 16, 2018, the Park Board remanded this item back to the Administration and Finance Committee for further review.

On September 6, 2018, the Administration and Finance Committee considered this request and presented a recommendation to approve with amendments.

**STAFF RECOMMENDATION**

Staff recommends approval.

**ATTACHMENT**

Proposed Amendments



## DRAFT OF PROPOSED AMENDMENTS TO DALLAS ROWING CLUB CONTRACT

1. In the WITNESSETH/WHEREAS section, change:

FROM:

“...for the use and enjoyment of Dallas area citizens, particularly **Dallas area public high and public middle school students** and all segments of the Dallas community who are interested in rowing activities on Bachman Lake Park

TO:

“...for the use and enjoyment of Dallas area citizens, particularly **Dallas public school students who are residents of the City of Dallas** and all segments of the Dallas community who are interested in rowing activities on Bachman Lake Park”

2. In Section 6(A) PERFORMANCE STANDARDS, change:

FROM:

“The performance indicators to be included in the Performance Plan shall include at a minimum, but not necessarily be limited to the following: (i) the number of on-campus recruiting events for youth rowing for City of Dallas residents, particularly youth residents who attend public schools, (a minimum of **four** is required); ii) a minimum of **four** introductory rowing programs for youth in the community coordinated through City Recreation Services Division;

TO:

The performance indicators to be included in the Performance Plan shall include at a minimum, but not necessarily be limited to the following: (i) the number of on-campus recruiting events for youth rowing for City of Dallas residents, particularly youth residents who attend public schools, (a minimum of **two** is required); ii) a minimum of **two** introductory rowing programs for youth in the community coordinated through City Recreation Services Division;

3. In Section 3, OBLIGATIONS OF CLUB, add the clause:  
“Club Board meetings shall be open to the General Public, with meeting dates and times reported in advance to the Director and/or Director’s Designee.”

4. Add a section to read:  
“Set up of a participation scholarship fund of \$5,000 per year to be used by Dallas public school students who are residents of the city of Dallas and who demonstrate financial need. Records of funds and scholarships awarded shall be subject to annual review by the Director.

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** September 20, 2018  
**COUNCIL DISTRICT(S):** 7  
**STAFF:** Louise Elam, (214) 670-5275

---

**SUBJECT**

Authorize conveyance of easements containing approximately 1,078 square feet of land to Oncor Electric Delivery Company, LLC and approximately 490 square feet of land to the City of Dallas, Water Utilities Department, to be used solely for the Science Place 2 Project in Fair Park located at 1516 First Avenue - Financing: No cost consideration to the City

**BACKGROUND**

This item authorizes the conveyance of an easement to Oncor Electric Delivery Company, LLC, and an easement to the City of Dallas, Water Utilities Department located on City-owned property in Fair Park. The easements will be to service the Science Place 2 Project exclusively. Furthermore, the easements revert back to the City of Dallas should the use of the easements be terminated.

The Science Place 2 building in Fair Park is currently undergoing renovations by the Department of Equipment and Building Services. Two easements are required for the project to provide the required electricity and water to the building.

**FISCAL INFORMATION**

No cost consideration to the City

**COMMITTEE ACTION**

The Planning and Design Committee will review this item on September 20, 2018 and will provide a recommendation to the full Park and Recreation Board on the same day.

This item will be scheduled for City Council consideration by the Department of Sustainable Development and Construction, Real Estate Division.

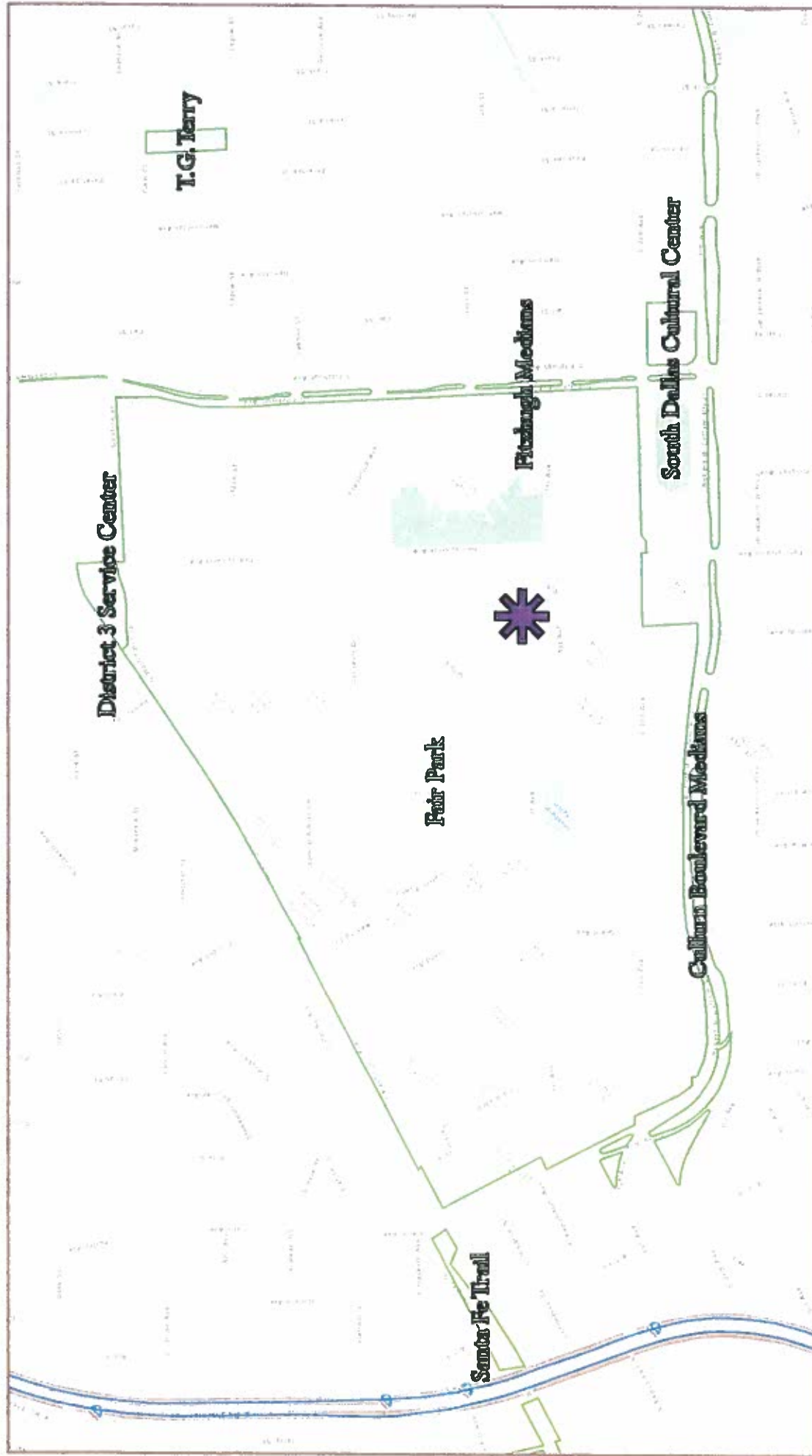
**STAFF RECOMMENDATION**

Staff recommends approval.

Authorize conveyance of easements containing approximately 1,078 square feet of land to Oncor Electric Delivery Company, LLC and approximately 490 square feet of land to the City of Dallas, Water Utilities Department, to be used solely for the Science Place 2 Project in Fair Park located at 1516 1st Avenue - Financing: No cost consideration to the City – Page 2

## **ATTACHMENTS**

Map  
Exhibit A  
Exhibit B



District  
7

Mapsc0  
46 Q

Fair Park—Science Place 2 Project  
(1516 1st Ave)  
*Oncor and DWU Easements*



Dallas  
Park & Recreation

# Exhibit A

Field Notes Describing a 1,078 Square Foot (0.025 Acre)  
ONCOR Electric Distribution Easement  
in the Texas State Fairgrounds Addition  
City Block C/812, Lot 1A

Being a 1,078 Square Foot (0.025 Acre) tract of land lying in the John Grigsby Survey, Abstract 495, City of Dallas, Dallas County, Texas, and being a part of Lot 1A of Block C/812 of the Texas State Fairgrounds Addition, an addition to the City of Dallas, dated April 22, 1988 and recorded in Volume 88084, Page 617 of the Deed Records of Dallas County, Texas, and being a portion of that property conveyed to the City of Dallas by the Texas State Fair, by Deed dated June 27, 1904, and recorded in Volume 325, Page 392 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 60-D Nail with washer marked "CITY OF DALLAS" set at the most Northerly corner of the herein described tract of land, *from which* the Southeast corner of a tract of land conveyed by William H. Gaston to the Texas and Pacific Railroad Company (current ownership is in Dallas Area Rapid Transit) by deed dated December 20, 1872 and recorded in Volume S, Page 368 of the Deed Records of Dallas County, Texas (being also an inside corner of the boundary of said Texas State Fairgrounds Addition), bears North 34°20'12" West a distance of 3,241.96 feet:

**THENCE** South 45°33'41" East, over and across a portion of said Fairgrounds property a distance of 36.43 feet to a 60-D Nail with washer marked "CITY OF DALLAS" set at an inside corner of the herein described tract of land:

**THENCE** North 89°26'19" East, continuing over and across a portion of said Fairgrounds property a distance of 12.57 feet to a Mag Nail with washer marked "CITY OF DALLAS" driven into a hole drilled in concrete pavement at the Northeast corner of the herein described tract of land:

**THENCE** South 00°33'41" East, continuing over and across a portion of said Fairgrounds property a distance of 10.00 feet to a Mag Nail with washer marked "CITY OF DALLAS" set at the most Easterly Southeast corner of the herein described tract of land:

**THENCE** South 89°26'19" West, continuing over and across a portion of said Fairgrounds property a distance of 17.01 feet to a Mag Nail with washer marked "CITY OF DALLAS" set at an inside corner of the herein described tract of land:

**THENCE** South 44°26'19" West, continuing over and across a portion of said Fairgrounds property a distance of 13.38 feet to the most Southerly corner of the herein described tract of land, falling in the face of the Northeast wall of the Science Plaza Planetarium building (unable to monument):

# Exhibit A

Field Notes Describing a 1,078 Square Foot (0.025 Acre)  
ONCOR Electric Distribution Easement  
in the Texas State Fairgrounds Addition  
City Block C/812, Lot 1A

**THENCE** North 45°33'41" West, continuing over and across a portion of said Fairgrounds property and along the face of said Planetarium building a distance of 40.21 feet to the most Westerly corner of the herein described tract of land (unable to monument):

**THENCE** North 44°04'35" East, departing the Northeast wall of said Planetarium building and continuing over and across a portion of said Fairgrounds property a distance of 23.59 feet to the **POINT OF BEGINNING**, containing 1,078 Square Feet, or 0.025 Acres of land.

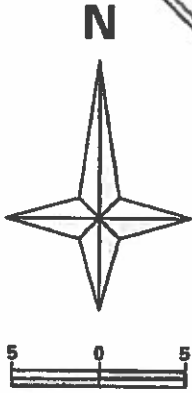
**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

*Scott Holt*  
4/20/2018



# Exhibit A

Dallas Area Rapid Transit (Texas & Pacific Railroad)  
 Volume S, Page 368  
 Property Boundary



60-D Nail w/COD Washer  
 POINT OF BEGINNING  
 N:6969737.0068  
 E:2503578.0129

JOHN GRIGSBY SURVEY  
 ABSTRACT NO. 495

City of Dallas  
 Vol. 325, Pg. 392

1,078 Sq. Ft. (0.025 Ac.)  
 Oncor Electric Distribution  
 Easement To Be Conveyed

Science Plaza Planetarium  
 Exterior Building Wall

LOT 1A  
 BLOCK  
 C812

TEXAS STATE  
 FAIRGROUNDS ADDITION  
 Volume 88084, Page 617

Sheet 3 of 3

				<b>UTILITY EASEMENT</b>			
				Oncor Electric Distribution At Dallas Fair Park; Planetarium			
DEPARTMENT OF PUBLIC WORKS				SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER/NAME	DESIGN FILE NAME			SCALE	DATE		
Holt	N:\ENGR\SURVEY\HOLT\Fairpark\Fairpark Easements.dgn			As Noted	4-17-2018		
PARTY CHIEF	CALCULATIONS	FOLDER		Drawing Number			
Prunty	Holt	Block K/1997		041D-86			

□ Indicates Mag Nail w/COD Washer Set  
 ⊙ Indicates 60-D Nail w/COD Washer Set  
 Basis of Bearings: Bearing are Based on the State  
 Plane Coordinate System, Texas North Central Zone  
 4202, North American Datum of 1983 (2011)



# Exhibit B

## Field Notes Describing a 490 Square Foot (0.011 Acre) Waterline Easement in the Texas State Fairgrounds Addition City Block C/812, Lot 1A

Being a 490 Square Foot (0.011 Acre) tract of land lying in the John Grigsby Survey, Abstract 495, City of Dallas, Dallas County, Texas, and being a part of Lot 1A of Block C/812 of the Texas State Fairgrounds Addition, an addition to the City of Dallas, dated April 22, 1988 and recorded in Volume 88084, Page 617 of the Deed Records of Dallas County, Texas, and being a portion of that property conveyed to the City of Dallas by the Texas State Fair, by Deed dated June 27, 1904, and recorded in Volume 325, Page 392 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a Mag Nail with washer marked "CITY OF DALLAS" driven into a hole drilled in concrete pavement at the most Easterly corner of the herein described tract of land, *from which* the Southeast corner of a tract of land conveyed by William H. Gaston to the Texas and Pacific Railroad Company (current ownership is in Dallas Area Rapid Transit) by deed dated December 20, 1872 and recorded in Volume S, Page 368 of the Deed Records of Dallas County, Texas (being also an inside corner of the boundary of said Texas State Fairgrounds Addition), bears North  $34^{\circ}23'16''$  West a distance of 3,256.54 feet:

**THENCE** South  $44^{\circ}45'07''$  West, over and across a portion of said Fairgrounds property, and along the wall of a covered porch a distance of 25.00 feet to the most Southerly corner of the herein described tract of land, lying in the face of the Northeast building wall of the Science Plaza Planetarium building (not monumented):

**THENCE** North  $45^{\circ}33'41''$  West, continuing over and across a portion of said Fairgrounds property, along the face of the Northeast wall of said Planetarium building a distance of 25.00 feet to the most Westerly corner of the herein described tract of land (not monumented):

**THENCE** North  $44^{\circ}45'07''$  East, continuing over and across a portion of said Fairgrounds property a distance of 11.50 feet to a 60-D nail with washer marked "CITY OF DALLAS" set at an outside corner of the herein described tract of land:

**THENCE** South  $45^{\circ}33'41''$  East, continuing over and across a portion of said Fairgrounds property a distance of 10.00 feet to a 60-D nail with washer marked "CITY OF DALLAS" set at an inside corner of the herein described tract of land:

**THENCE** North  $44^{\circ}45'07''$  East, continuing over and across a portion of said Fairgrounds property a distance of 13.50 feet to the most Northerly corner of the herein described tract of land (unable to monument):

# Exhibit B

Field Notes Describing a 490 Square Foot (0.011 Acre)  
Waterline Easement in the Texas State Fairgrounds Addition  
City Block C/812, Lot 1A

**THENCE** South 45°33'41" East, continuing over and across a portion of said Fairgrounds property a distance of 15.00 feet to the **POINT OF BEGINNING**, containing 490 Square Feet, or 0.011 Acres of land.

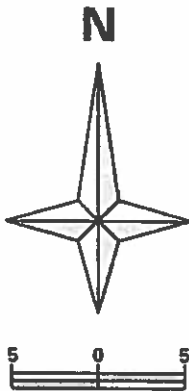
**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

*Scott Holt*  
4/20/2018



# Exhibit B

Dallas Area Rapid Transit (Texas & Pacific Railroad)  
 Volume S, Page 368  
 Property Boundary



JOHN GRIGSBY SURVEY  
 ABSTRACT NO. 495

City of Dallas  
 Vol. 325, Pg. 392

Mag Nail /COD Washer  
 POINT OF BEGINNING  
 N:6969683.9368  
 E:2503634.1418

490 Sq. Ft. (0.011 Ac.)  
 Waterline Easement  
 To Be Dedicated

Science Plaza Planetarium  
 Exterior Building Wall

Covered Porch

LOT 1A  
 BLOCK  
 C/812

TEXAS STATE  
 FAIRGROUNDS ADDITION  
 Volume 88084, Page 617

Sheet 3 of 3

<b>WATERLINE EASEMENT</b>			
Dallas Water Utilities			
At Dallas Fair Park; Planetarium			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPERNAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SURVEY\HOLT\Old Mech\Old Mech Topo.dgn	As Noted	4-20-2018
PARTY CHIEF	CALCULATIONS	FOLDER	Drawing Number
Prunty	Holt	Block K/1997	041D-87

□ Indicates Mag Nail wCOD Washer Set  
 © Indicates 60-D Nail wCOD Washer Set  
 Basis of Bearings: Bearing are Based on the State  
 Plane Coordinate System, Texas North Central Zone  
 4202, North American Datum of 1983 (2011)

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

**AGENDA DATE:** September 20, 2018  
**COUNCIL DISTRICT(S):** 6  
**STAFF:** Louise Elam, (214) 670-5275

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**SUBJECT**

Authorize a professional services contract with TBG Partners, Inc. for design development, construction documents, procurement and construction observation phases for Hillcrest Village Green located at 6959 Arapaho Road - Not to exceed \$312,700.00 - Financing: 2017 Bond Funds

**BACKGROUND**

This action will authorize a professional services contract with TBG Partners, Inc. for Hillcrest Village Green. The developer of Hillcrest Village Shopping Center, SHOP DEV LLC, provided the schematic design, per the development and maintenance agreement, and utilized TBG Partners, Inc. to provide landscape architectural services. This contract will provide professional services for the remainder of the phases, including design development, construction documents and construction observation services for the Hillcrest Village Green.

**ESTIMATED SCHEDULE OF PROJECT**

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

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

On February 15, 2018, the Park and Recreation Board was briefed on the proposed development and maintenance agreement and land acquisition for a proposed new park located at 6959 Arapaho Road.

On May 3, 2018, the Park and Recreation Board authorized acquisition from SHOPCO DEV LLC, of a tract of land located at 6959 Arapaho Road for a proposed new park, a twenty-year development and maintenance agreement, with two five-year renewal options, with SHOPCO DEV LLC for the new park and Hillcrest Village Green as the placeholder name.

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

On May 23, 2018, City Council authorized acquisition from SHOPCO DEV LLC, of a tract of land containing a total of approximately 65,716 square feet located at 6959 Arapaho Road for a proposed new park and a twenty-year development and maintenance agreement, with two five-year renewal options, with SHOPCO DEV LLC for the new park by Resolution No. 18-0763.

On September 20, 2018, the Park and Recreation Board authorized a professional services contract with TBG Partners, Inc.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on October 22, 2018.

**FISCAL INFORMATION**

2017 Bond Funds - \$312,700.00

**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:

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE%</b>	<b>M/WBE \$</b>
\$312,700.00	Architecture & Engineering	25.66%	25.78%	\$80,600.00
This contract exceeds the M/WBE goal.				

**PROCUREMENT INFORMATION**

In accordance with Administrative Directive 4-5, Paragraph 10.5.6, Special Need/Justification for Consultant Contracts, TBG Partners, Inc. was approved by the City Manager's Office under the special need/justification as the most qualified consultant, due to their previous programming, public input and schematic design work under contract to SHOP DEV LLC.

**OWNER**

**TBG Partners, Inc.**

Jim Manskey, President

### **COMMITTEE ACTION**

The Planning and Design Committee will consider this item on September 20, 2018 and will present a recommendation to the Park and Recreation Board on the same day.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on October 22, 2018.

This item will be scheduled for City Council approval on October 24, 2018.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MAP**

Attached

**BID AGENDA APPROVAL COVER SHEET**

**Project Meets BID Requirements** **Total M/WBE 25.78%**

<b>Prime:</b>	TBG Partners	Agenda Date:	9/26/2018
<b>Project:</b>	Hillcrest Village Green	Prime Vendor #:	
<b>Total Local:</b>		Review Date:	8/30/2018
<b>Local</b>		<b>Total Non-Local:</b>	\$0.00
<b>Sub Vendor #</b>			
	<b>Vendor Name</b>	<b>Cert. #</b>	<b>Dollar Amount</b>
	Charles Gojer & Associates	HMMB18683N0720	\$24,200.00
	Besharkhah Engineering	WFWB42442N0719	\$7,500.00
	RSM Design	WFWB57617N1219	\$12,500.00
	Alliance Geotechnical Group	BMDB50146N0119	\$6,400.00
	Moody Nolan	BMMB40359N0820	\$30,000.00
			0.00000%
			0.00000%
<b>Total M/WBE</b>			<b>\$80,600.00</b>
<b>Non-M/WBE</b>			<b>\$232,100.00</b>
<b>Total Local</b>			<b>\$312,700.00</b>
			<b>25.7755%</b>
			<b>74.2245%</b>
			<b>100.00000%</b>
<b>Non-Local</b>			
<b>Sub Vendor #</b>	<b>Vendor Name</b>	<b>Cert. #</b>	<b>Dollar Amount</b>
			<b>Percent</b>
			0.00000%
			0.00000%
			0.00000%
<b>Total M/WBE</b>			<b>\$0.00</b>
<b>Non-M/WBE</b>			<b>\$0.00</b>
<b>Total Non-Local</b>			<b>\$0.00</b>
			<b>0.00000%</b>
			<b>0.00000%</b>
<b>Total Action</b>			<b>\$312,700.00</b>
			<b>100.00000%</b>



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

**Project Name:** Hillcrest Village Green **Bid/Contract #:** \_\_\_\_\_

**Instructions:**

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

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (If Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Landscape Architecture	500736	TBG Partners	TBG Partners, 2001 Bryan Street, Suite 1450, Dallas TX 75201	L	L	\$ 231,600.00	74.06%		
Structural and Civil Engineering		Charles Gojer and Associates, Inc. (HMMB18683N0720)	Charles Gojer, 11615 Forest Central Drive, Suite 303, Dallas TX 75243	NCTRCA	L	\$ 24,200.00	7.74%		
MEP Engineering		Besharkhah Engineering, Inc. (WFWB4242N0719)	BEI N. Riverfront Blvd, Suite 100, Dallas TX 75207 921	NCTRCA	L	\$ 7,500.00	2.40%		
Architectural Graphic Design / Surveying		RSM Design (22710)	RSM Design 824Exposition Avenue #6 Dallas, TX 75226 T: 972.974.3690	NCTRCA	L	\$ 12,500.00	4.00%		

*WFB 576 / 11/12/19*



Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Geotechnical Engineering		Alliance Geotechnical Group, Inc. (BMDB50146N0119)	3228 Halifax Street, Dallas TX 75247	NCTRCA	L	\$ 6,400.00	2.05%		
Notes:									
Irrigation Design		James Pole Irrigation Consultants	James Pole Irrigation Consultants 100 W. Oak Street, Suite 106, Denton TX 76201		L	\$ 500.00	0.16%		
Notes:									
Architecture		Moody Nolan	Moody Nolan 5001 Spring Valley Road, Ste 225E, Dallas TX 75244	NCTRCA	L	\$ 30,000.00	9.59%		
Notes: <i>BMB540359N0020</i>									
						Total Bid Amount:	\$ 312,700.00	100.00%	\$ -

[Note: Totals and Percentages will automatically calculate.]

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

Officer's Signature:  Title: Principal

Printed Name: Will Jones Date: 08/21/2018

Company Name: TBG



## CITY OF DALLAS Business Inclusion and Development Affidavit

It is the policy of the City of Dallas to involve qualified Minority and Women-Owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City's construction, procurement and professional services contracts. The City and its contractors shall not discriminate on the basis of race, age, color, religion, national origin, or sex in the award and performance of contracts. In consideration of this policy, the City of Dallas has adopted the Business Inclusion and Development Plan (BID Plan) for all City of Dallas contracts.

### M/WBE Participation Goals

The BID Plan establishes subcontracting goals and requirements for all prospective bidders to ensure a reasonable degree of M/WBE meaningful business inclusion and participation in City contracts. It is the goal of the City of Dallas that a certain percentage of work under each contract be executed by one or more M/WBEs. For the purpose of participation percentages, the City of Dallas does not include amounts paid to the prime by the sub contractor.

On May 14, 1997 the City Council adopted the following M/WBE participation goals without consideration for a specific ethnicity or gender (Resolution Number 97-1605):

<u>Construction</u> 25.00%	<u>Architectural &amp; Engineering</u> 25.66%	<u>Other Professional</u> 36.30%	<u>Other Services</u> 23.80%	<u>Goods</u> 18.00%
-------------------------------	--	-------------------------------------	---------------------------------	------------------------

The apparent low bidder/most advantageous proposer shall agree to meet the established goals or must demonstrate and document a "good faith effort" to include M/WBEs in subcontracting opportunities. The apparent low bidder/most advantageous proposer who fails to adequately document good faith efforts to subcontract or purchase significant material supplies from M/WBEs may be denied award of the contract by the City based on the contractor's failure to be a "responsive" or "responsible" bidder.

By signing below, I agree to provide the City of Dallas, Business Development & Procurement Services department with a completed copy of all required forms provided within the Business Inclusion and Development document package. I understand that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, I understand that if I fail to provide all of the required documents within five (5) business days after notification, my bid may be deemed "non-responsive" and I may be denied award of the contract.

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. Please DO NOT use the "Enter" key.)

Bid Number: \_\_\_\_\_

Company Name: TBG Partners

Will Jones  
Typed or Printed Name of Certifying Official of Company

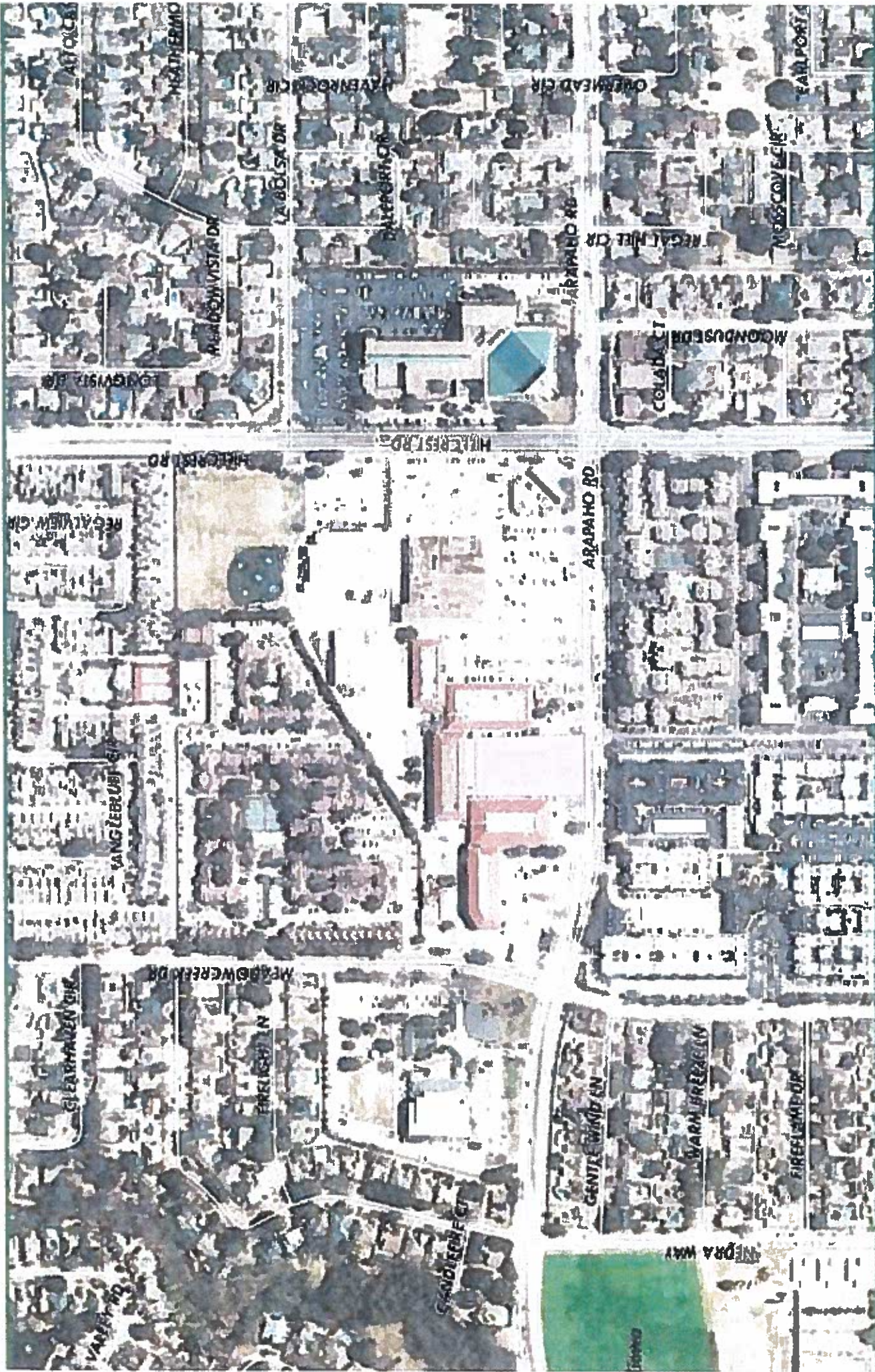
  
Signature of Certifying Official of Company

August 15, 2018

Date

Principal

\_\_\_\_\_  
Title



MapScale  
5 Y 2

February



# Proposed Park Hillcrest Road and Arapaho Road



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

**AGENDA DATE:** September 20, 2018  
**COUNCIL DISTRICT:** 3  
**STAFF:** Louise Elam, (214) 670-5275  
**MAPSCO:** M 63

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**SUBJECT**

Authorize a professional services contract with Moody Nolan, Inc. for architectural and engineering services for the schematic design, design development, construction documents, and construction administration phases for the renovation of Thurgood Marshall Recreation Center located at 5150 Mark Trail Way - Not exceed \$93,355.00 - Financing: 2017 Bond Funds

**BACKGROUND**

This action is to authorize a professional services contract with Moody Nolan, Inc. for a facility condition assessment update, schematic design, design development, construction documents, and construction administration phases. The scope of work for the project includes renovation of the existing recreation center, as follows: accessible path from the existing handicapped parking spaces to the front door, as well as accessibility upgrades to toilet rooms, drinking fountains and kitchen areas; main hallway renovation, including replacement of finishes; main reception desk replacement; enlargement of the fitness room; and renovation of the arts and craft room. Also included is the evaluation of the multipurpose room kitchen for possible remodel, and roof and HVAC repair or replacement.

On March 21, 2018, a Request for Qualifications was issued for Consultant Services for Recreation Center Renovations and Additions, which included four recreation centers. On April 13, 2018, fourteen (14) firms submitted qualifications statements. On April 23, 2018, a selection committee evaluated the Statements of Qualifications and shortlisted six (6) firms that demonstrated the best qualifications for the four recreation center projects.

On April 30, 2018, a Request for Proposals was sent to the six shortlisted firms and five firms responded. On May 18, 2018, a separate selection panel evaluated the five proposals and Moody Nolan, Inc. was selected as the most qualified firm for the Thurgood Marshall Recreation Center project.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Design                      November 2018  
 Complete Design                April 2019  
 Begin Construction              August 2019  
 Complete Construction        March 2020

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

None

**FISCAL INFORMATION**

2017 Bond Funds - \$93,355.00

**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:

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE%</b>	<b>M/WBE \$</b>
\$93,355.00	Architecture & Engineering	25.66%	90.75%	\$87,715.00
This contract does not meet the M/WBE goal, but complies with good faith efforts.				

**PROPOSAL INFORMATION**

Five proposals were received from solicitation number CIZ1706 and opened on May 18, 2018. This professional services contract is being awarded in its entirety to the most advantageous proposer.

\*Denotes successful proposers

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Rank</u></b>
*Moody Nolan, Inc.	5001 Spring Valley Road Suite 225E Dallas, Texas 75244	3**
Corgan Associates, Inc.	401 N Houston Street Dallas, Texas 75202	2
Huitt Zollars	1717 McKinney Ave Suite 1400 Dallas, Texas 75202	1

**PROPOSAL INFORMATION** (continued)

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Rank</u></b>
Freese and Nichols, Inc.	2711 Haskell Avenue Suite 3300 Dallas, Texas 75204	4
Good, Fulton and Farrell, Inc.	2808 Fairmount Suite 300 Dallas, Texas 75201	5

\*\*The solicitation and overall rankings included four recreation centers. Moody Nolan, Inc. was selected as the most qualified proposer for the Thurgood Marshall Recreation Center project.

**OWNER**

**Moody Nolan, Inc.**

John Anthony Sosebee, Senior Vice President

Cliff Wall, Chief Financial Officer

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on September 20, 2018 and will present a recommendation to the Park and Recreation Board on the same day.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on October 22, 2018.

This item will be scheduled for City Council approval on October 24, 2018.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MAP**

Attached

**BID AGENDA APPROVAL COVER SHEET**

**Project Meets**  
**BID**  
**Requirements**      **Total M/WBE**      **90.75%**

Agenda Date: 10/24/2018

Prime Vendor #: Moody Nolan, Inc.

Review Date: 9/11/2018

**Total Local:** \$84,715.00      **Total Non-Local:** \$8,640.00

Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
	Moody Nolan, Inc.	BMMB40359N0820	\$47,715.00	51.1113%
	Pacheco Koch	HMMB72402N0919	\$10,000.00	10.7118%
	Campos Engineering	HMMB08784N0620	\$27,000.00	28.9219%
				0.0000%
				0.0000%
				0.0000%
			<b>\$84,715.00</b>	<b>90.7450%</b>
			\$0.00	0.0000%
			<b>\$84,715.00</b>	<b>90.7450%</b>

<b>Total M/WBE</b>	<b>Vendor Name</b>	<b>Cert. #</b>	<b>Dollar Amount</b>	<b>Percent</b>
<b>Non-M/WBE</b>				0.0000%
<b>Total Local</b>				0.0000%
<b>Non-Local</b>				0.0000%
<b>Sub Vendor #</b>				0.0000%

<b>Total Non Local M/WBE</b>	<b>\$8,640.00</b>			
<b>Non-M/WBE</b>	\$0.00			
<b>Total Non-Local</b>	<b>\$8,640.00</b>			
<b>Total Action</b>	<b>\$93,355.00</b>			<b>90.7450%</b>



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

**Project Name:** Thurgood Marshall Recreation Center Renovation

**Instructions:**

Column 1: List type of work to be performed by Prime and 1st tier subcontractors.  
 Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: [www.bids.dallascityhall.org](http://www.bids.dallascityhall.org)). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.

Column 3: List name of firm; MWBE Certification Number (if applicable).  
 Column 4: List firm(s); contact name; address; telephone number.

Column 5: List ethnicity of firm(s) owner as B=Black American; H=Hispanic; I=Asian Indian; N=Native

Column 6: Contact Name Address, City, State, Zip & Tel. Number

Column 7: Name of Firm & MWBE Certification (if Applicable)

Column 8: Type of Firm

Column 9: L or N

Column 10: Value of Work (\$)

Column 11: Percent (%)

Column 12: Payments to Date (\$)

Column 13: Payment this Period (\$)

**Bid/Contract #:** PKR-2018-00007110

Column 6: N=Non-local (Outside Dallas county limits).  
 Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.

Column 8: Indicate percentage of total contract amount.  
 Column 9: Indicate total payments to date.  
 Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)			
(1)	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]			
Architecture	1311256984600	Moody Nolan, BMMB59102N0718	Daniel Pickett- 5001 Spring Valley Rd., Ste 225E, Dallas, TX 75244, 214.377.8662	B	L	\$ 47,715.00	51.11%	\$ -	\$ -			
Notes:												
Civil	1752317110000	Pacheco Koch, HMMB72402N0919	James Koch, 7557 Rambler Rd., Ste 1400, Dallas, TX 75231, 972.235.3031	H	L	\$10,000	10.71%	\$ -	\$ -			
Notes:												
MEP	1751887358700	Campos Engineering, HMDB82404Y0318	Joe Campos- 1331 River Bend Dr., Dallas, Texas 75247, 972.807.8288	H	L	\$27,000	28.92%	\$ -	\$ -			
Notes:												
Cost Estimating	N/A	Riddle & Goodnight, N/A	Mark Goodnight- 1155 Mary Dr., Weatherford, TX, 817.946.7825	NON	N	\$ 8,640.00	9.25%	\$ -	\$ -			
Notes:												
								<b>Total Bid</b>	\$ 93,355.00	<b>100.00%</b>	\$ -	\$ -

[Note: Totals and Percentages will automatically calculate.]

The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas

**Officer's Signature:**

**Printed Name:**

**Company Name:**

Daniel R. Pickett  
 Daniel R. Pickett, AIA, NCARB, LEED AP  
 Moody Nolan, Inc.

**Title:** Partner

**Date:** September 6, 2018





**CITY OF DALLAS**  
**Business Inclusion and Development Documentation Form**

(Note: Please use the Tab button, mouse or arrows to move from one section to the next. Please DO NOT use the "Enter" key.)  
**Project Name** **Thurgood Marshall Recreation Center** **Bid #:** **CIZ1713**

**Firm Name and Address:** Moody Nolan, Inc.  
5001 Spring Valley Rd., Ste 225E, Dallas, TX 75244

1. Did you meet with a staff member of Business Development and Procurement Services (BDPS)?  
Please make a selection: **NO** Name of staff member: \_\_\_\_\_

2. Did you utilize a current M/WBE directory from the City's BDPS ResourceLINK Team for this project?  
Please make a selection: **NO** Date of Listing: \_\_\_\_\_

3. Did you provide plans and specifications, bids or proposals to potential M/WBEs or information regarding the location of plans and specifications, bids, or proposals for this project?  
Please make a selection: **NO**

4. If M/WBE bids and proposals were received and rejected, you must attach documentation of the received bid and the reason for rejection? (i.e. letters, memos, telephone calls, meetings, etc.)

5. Complete the attached Documentation Form(s) to further explain good faith efforts to obtain M/WBE participation on this project. If there is written documentation of efforts with the M/WBEs who responded affirmatively to the bidder's written notice please attach documentation (i.e. quotes, or e-mails).




**CITY OF DALLAS  
Business Inclusion and Development Documentation Form**

(Note: Please use the Tab button, arrows or mouse to move from one section to the next. Please DO NOT use the "Enter" key.)

Project Name #: Thurgood Marshall Recreation Center Bid #: CIZ1713

Firm Name and M/WBE Certification Number	Person Contacted and Date	Telephone Number and Email Address	Type of Work	Method of Communication (Telephone/Email)	Response
Pacheco Koch, HMMB72402N0919	James Koch 5/29/2018	972.235.3031 jkoch@pkce.com	Civil	Telephone	Yes
Campos Engineering, HMDB82404Y031B	Joe Campos 5/29/2018	972.807.8288 jcampos@camposengineering.com	MEP	Telephone	Yes
Riddle & Goodnight, N/A	Mark Goodnight 5/29/2018	817.946.7825 mgoodnight@riddle-goodnight.com	Cost Estimating	Telephone	Yes

Please use the form(s) below if additional space is needed. Intentional misrepresentation could result in criminal prosecution.

Officer's Signature:  Title: Partner Date: 9/06/2018

Printed Name: Daniel R. Pickett, AIA, NCARB, LEED AP



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

**Project Name:** Thurgood Marshall Recreation Center Renovation

**Instructions:**

- Column 1: List type of work to be performed by Prime and 1st tier subcontractors.
- Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: [www.bids.dallascityhall.org](http://www.bids.dallascityhall.org)). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.
- Column 3: List name of firm; M/WBE Certification Number (if applicable).
- Column 4: List firm(s); contact name; address; telephone number.
- Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native

**Bid/Contract #:** PKR-2018-00007110

- Column 6: N=Non-local (Outside Dallas county limits).
- Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.

- Column 8: Indicate percentage of total contract amount.
- Column 9: Indicate total payments to date.
- Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)		
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]		
Architecture	1311256984600	Moody Nolan, BMMB59102N0718	Daniel Pickett- 5001 Spring Valley Rd., Ste 225E, Dallas, TX 75244, 214.377.8662	B	L	\$ 47,715.00	51.11%	\$ -	\$ -		
Civil	1752317110000	Pacheco Koch, HMMB72402N0919	James Koch, 7557 Rambler Rd., Ste 1400, Dallas, TX 75231, 972.235.3031	H	L	\$10,000	10.71%	\$ -	\$ -		
MEP	1751887356700	Campos Engineering, HMDB82404Y0318	Joe Campos- 1331 River Bend Dr., Dallas, Texas 75247, 972.807.8288	H	L	\$27,000	28.92%	\$ -	\$ -		
Cost Estimating	N/A	Riddle & Goodnight, N/A	Mark Goodnight- 1155 Mary Dr., Weatherford, TX, 817.946.7825	NON	N	\$ 8,640.00	9.25%	\$ -	\$ -		
								<b>Total Bid</b>	<b>\$ 93,355.00</b>	<b>48.99%</b>	<b>\$ -</b>

**The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas**

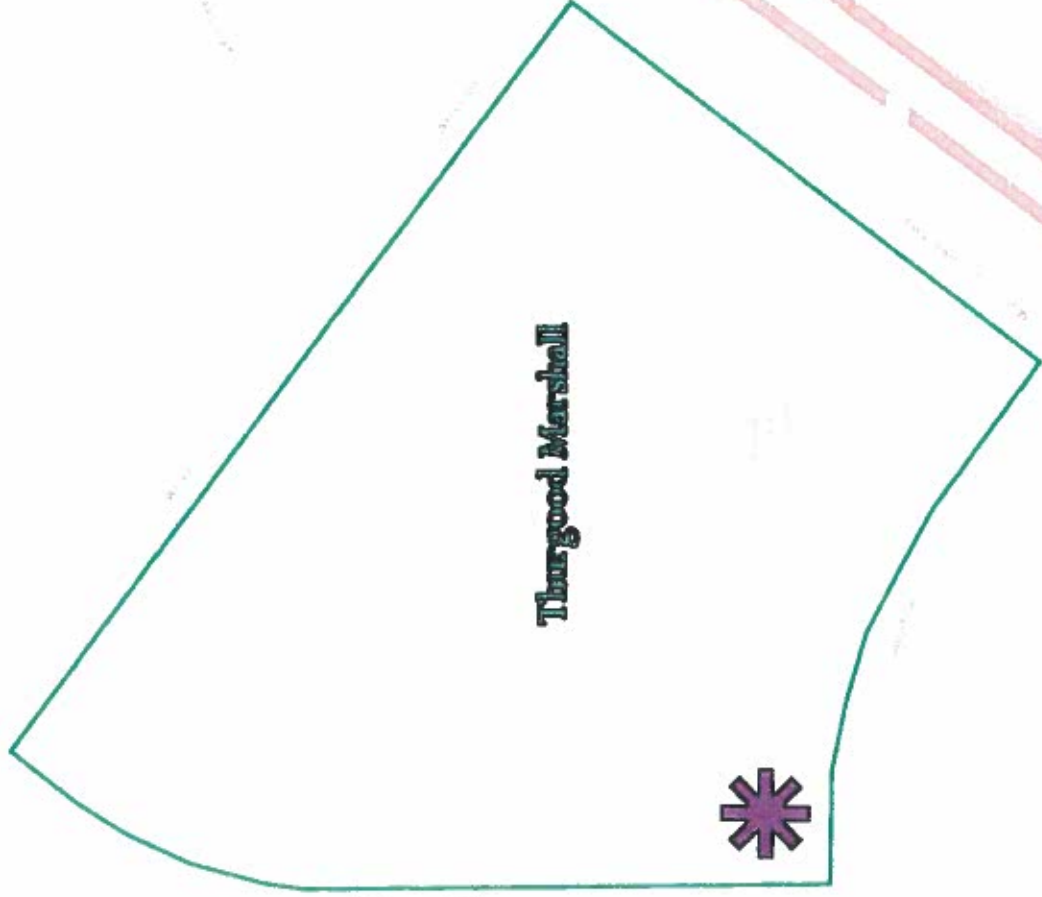
**Officer's Signature:**

**Printed Name:**  
**Company Name:**

Daniel R. Pickett, AIA, NCARB, LEED AP  
Moody Nolan, Inc.

Title: Partner

Date: September 6, 2018



Mapsc  
M 63

# Thurgood Marshall Recreation Center (5150 Mark Trail Way)



00 400 600 Feet  
1 in = 200 ft

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** September 20, 2018  
**COUNCIL DISTRICT(S):** 14  
**STAFF:** Louise Elam, (214) 670-5275

---

**SUBJECT**

Authorize approval of the proposed development landscape plan for a privately funded residential tower located within the Turtle Creek Environmental Corridor per Dallas Development Code: Ordinance No. 19455 Section 51-A-4.508, paragraphs (b) and (g). The new Oak Lawn Park Residential Tower project is located at 3407 North Hall Street - Financing: No cost consideration to the City

**BACKGROUND**

Consistent with the City of Dallas Development Code: Ordinance No. 19455 Section 51-A-4.508, paragraphs (b) and (g) the City's Building Inspections division has advised this private developer, TDRE Lee Park, LLC, to present the proposed development to the Park and Recreation Board for approval of their proposed landscape site plan as part of the construction permitting approval process for this residential project. The site, with an adjacency to Oak Lawn Park, includes one level of sub-surface parking within the building's footprint as part of the space programming thus requiring a review by the Park and Recreation Board.

TDRE Lee Park, LLC does not intend to dedicate in fee simple or for park purposes any area of land fronting the public street as permanent open space. The proposed landscaping solution will be maintained by the private owner.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	November 2017
Complete Design	July 2018
Begin Construction	January 2019
Complete Construction	July 2020

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

None.

**FISCAL INFORMATION**

No cost consideration to the City.

Authorize approval of the proposed development landscape plan for a privately funded residential tower located within the Turtle Creek Environmental Corridor per Dallas Development Code: Ordinance No. 19455 Section 51-A-4.508, paragraphs (b) and (g). The new Oak Lawn Park Residential Tower project is located at 3407 North Hall Street - Financing: No cost consideration to the City – Page 2

### **MWBE INFORMATION**

Not Applicable.

### **OWNER**

**TDRE Lee Park, LLC**

Mariana Abud, Project Manager

### **COMMITTEE ACTION**

On September 6, 2018, the Planning and Design Committee considered this item and presented a recommendation to defer to the Park and Recreation Board on the same day.

On September 6, 2018, the Board deferred this item to September 20, 2018.

This item will not be scheduled for City Council approval beyond this action.

### **STAFF RECOMMENDATION**

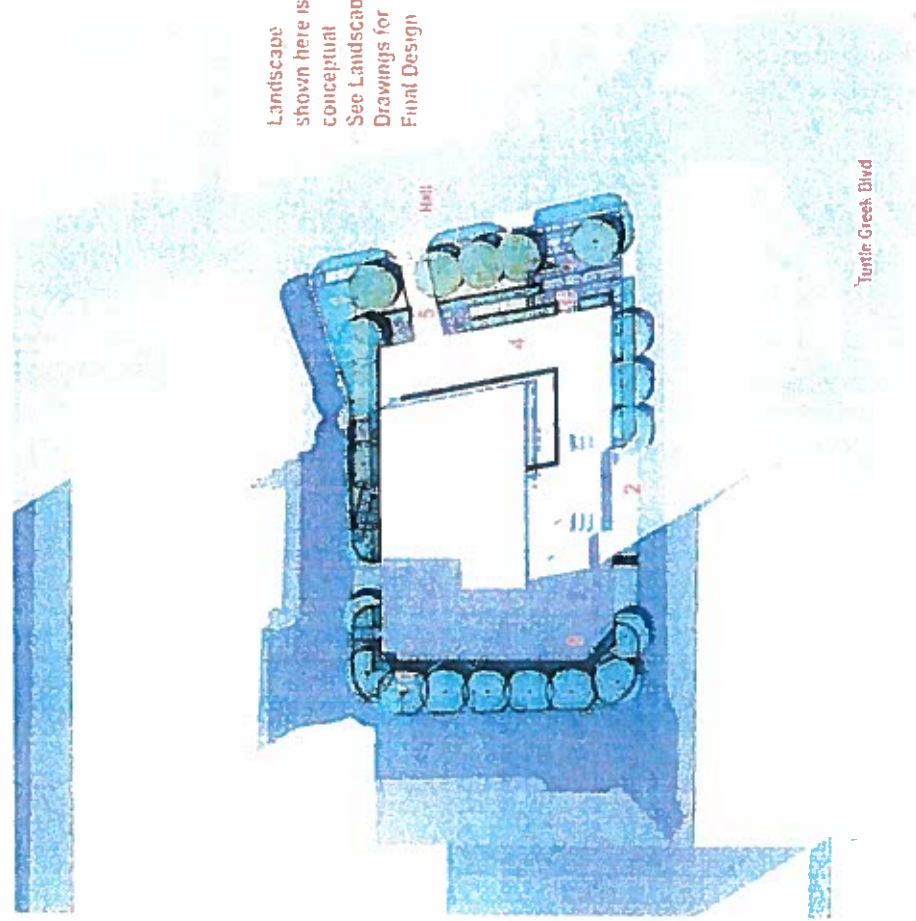
Staff recommends approval.

### **ATTACHMENTS**

Landscape Plan

Site Plan

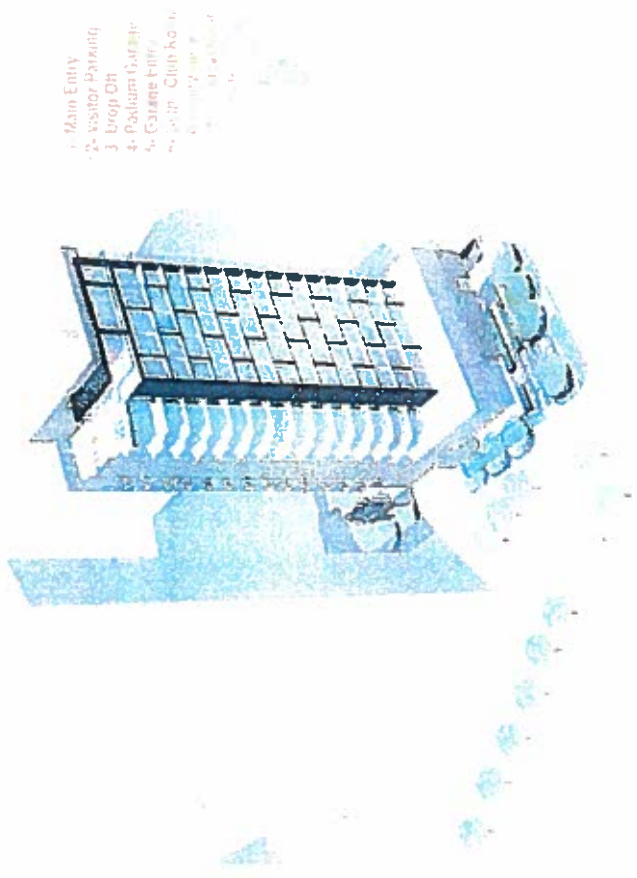
Dallas Development Code: Ordinance No. 19455 Section 51-A-4.508



Landscape shown here is conceptual  
See Landscape Drawings for Final Design

Turtle Creek Blvd

N  
Site Plan



- 1- Main Entry
- 2- Visitor Parking
- 3- Drop Off
- 4- Parking Garage
- 5- Garage Entry
- 6- Drop Off - Clinic Adjacent

Visitor Access

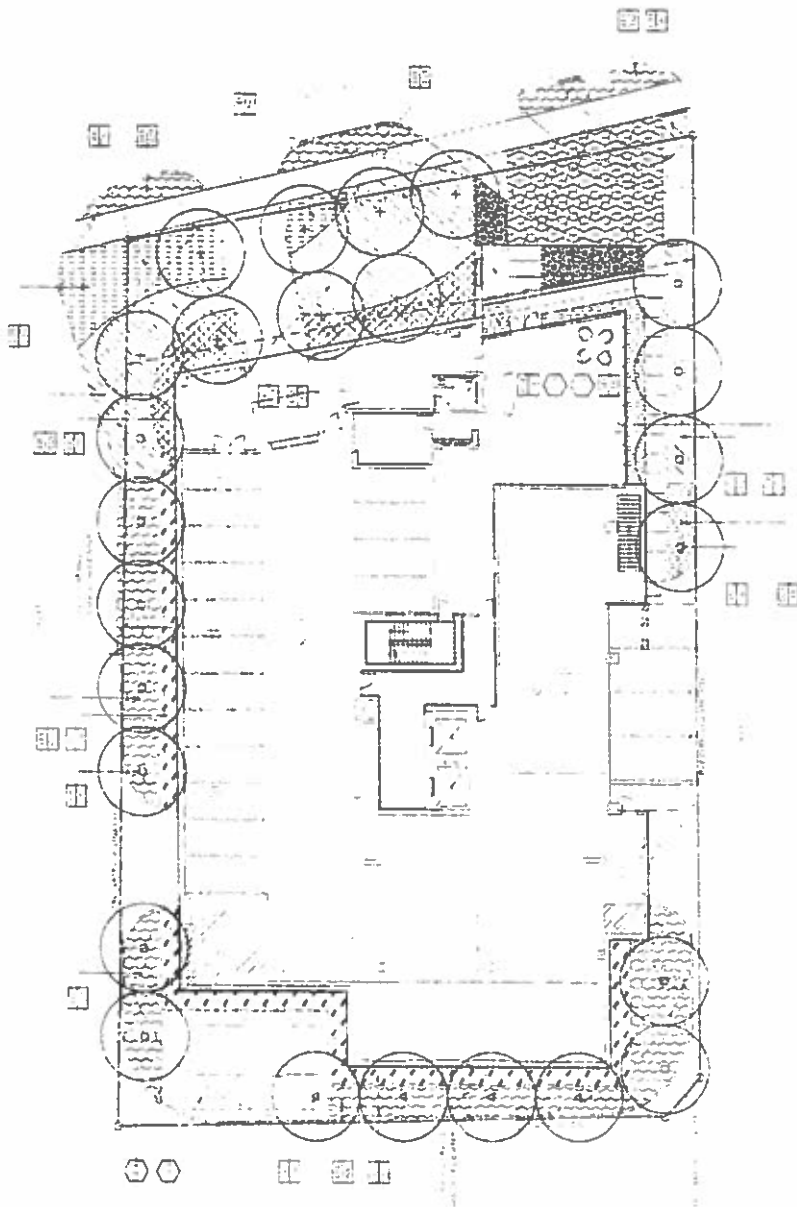
Architectural



# LEE PARK RESIDENTIAL TOWER

LANDSCAPE PLAN

LP1.2



NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY LAYOUT	10/10/08	J. J. J.	M. J. J.
2	REVISIONS	11/10/08	J. J. J.	M. J. J.
3	FINAL LAYOUT	12/10/08	J. J. J.	M. J. J.

### PLANT SCHEDULE

NO.	PLANT NAME	QUANTITY	DATE
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...

DATE: 12/10/08  
 DRAWN BY: J. J. J.  
 CHECKED BY: M. J. J.  
 SCALE: AS SHOWN  
 PROJECT: LEE PARK RESIDENTIAL TOWER  
 SHEET: LP1.2



southwest direction), crossing Dickason Avenue and Gillespie Avenue to a point in the southwest line of Gillespie Avenue, said point being 75 feet northwest of the intersection of the southwest line of Gillespie Avenue and the northwest line of Turtle Creek Drive;

Thence in a southwesterly direction from said point along a line 75 feet northwest of and parallel to the northwest line of Turtle Creek Drive, crossing Fairmount Avenue to a point in a line, said line being 25 feet northeast of and parallel to the northeast line of Maple Avenue;

Thence in a northwesterly direction along said line to a point in the southeast line of Hood Street;

Thence in a southwesterly direction along the southeast line of Hood Street extended to the centerline of Maple Avenue;

Thence in a southeasterly direction along the centerline of Maple Avenue to a point in the northwest right-of-way line of the M.K.&T. Railroad;

Thence in a northeasterly direction along said railroad right-of-way line, crossing Fairmount Avenue, Cedar Springs Road, Bowen Street, Hall Street, Lemmon Avenue, Lemmon Avenue East, and Blackburn Street to a point in the northeast line of Blackburn Street;

Thence in a northwesterly direction along the northeast line of Blackburn Street to a point in a line, said line being 75 feet southeast of and parallel to the centerline of Turtle Creek;

Thence in an easterly and northerly direction along said line to a point in the Dallas-Highland Park City Limit Line;

Thence in a westerly and northerly direction along said city limit line to the place of beginning.

(b) No off-street vehicular surface parking shall be constructed closer than 50 feet from the right-of-way line of Turtle Creek Boulevard, Turtle Creek Drive, and Cedar Springs Road (when Cedar Springs Road is positioned in a northeast-southwest direction), or closer than 50 feet from the centerline of Turtle Creek. No building permit for any proposed subsurface parking facility shall be issued by the Building Inspector unless a surface landscape plan for such lot or tract has been

approved by the Park and Recreation Board of the City.

(c) Except as provided in Subsections (d), (e), and (f) of this Section, no structure shall be constructed closer to the right-of-way lines of Turtle Creek Boulevard, Turtle Creek Drive, and Cedar Springs Road (when Cedar Springs Road is positioned in a northeast-southwest direction), than as specified below:

Lot	Frontage	Setback
1	75	25
2	25	25
3	45	25
4	45	25
5	50	25
6	20	25
7	45	25
8	60	25
9	45	25
10	75	25
11	75	25
12	75	25
13	75	25
14	75	25
15	75	25
16	75	25
17	75	25
18	75	25
19	75	25
20	75	25

For those properties lying between the M.K.&T. Railroad right-of-way and Turtle Creek, such setback shall be measured from the centerline of Turtle Creek.

(d) At the intersections of Turtle Creek Boulevard with Blackburn Street, with Lemmon Avenue, with Hall Street, and with Cedar Springs Road, and the intersection of Turtle Creek Drive with Gillespie Street, no structure shall be constructed closer

to such intersection than an imaginary line formed between points on each curb line 100 feet from such intersection.

(e) On those lots or tracts which face Lee Park or Reverchon Park across a public right-of-way, no structure or surface parking shall be constructed closer to the front property line than 25 feet.

(f) The minimum setback for any building or other structure may be decreased by transfer to such lot of an allowable setback which is unused upon a contiguous lot which is located within the corridor. Such transferred rights may be used at a ratio of two feet acquired for every one foot used. No transfer of additional setback shall be effective unless an instrument, in a form approved by the City Attorney, has been executed by the parties concerned and recorded in the Deed Records of Dallas County, Texas, serving as a notice of the restrictions under this section applying both to the contiguous lot and the transferee lot. Such document shall specify:

(1) the amount of setback to be transferred, the decreased minimum setback permitted on the transferee lot by virtue of the transfer, and the increased minimum setback on the contiguous lot;

(2) the duration of the transfer, which shall be specified to be not less than the actual lifetime of any building on the transferee lot whose construction is made possible, in whole or in part, by the transfer;

(3) the effect of any subsequent changes in the setback requirement under this section for both lots; and

(4) the effect of any subsequent change in the size of either lot, whether by virtue of conveyance, condemnation, or otherwise, upon the setback for both lots.

In no case shall the setback of the transferee lot be less than that minimum specified below:

Stories	Height (feet)	Minimum Setback (feet)
1	12	25
2	24	27
3	36	29
4	48	32
5	60	35
6	72	38
7	84	41
8	96	44
9	108	47
10	120	50
11	132	53
12	144	56
13	156	59
14	168	62
15	180	65
16	192	68
17	204	71
18	216	74
19	228	77
20	240	80

(g) Any property owner within the corridor may on his own initiative, offer to the city, subject to Park and Recreation Board approval, a dedication in fee simple or for park purposes any area of land fronting on any public street within the corridor as permanent open space. Upon dedication of such property, the Tax Assessor shall reassess the remaining area to reflect such dedication prior to the next assessment ordinance, and the city shall maintain such property so dedicated with normal landscape standards. The owner may, in lieu of such dedication, grant to the city a landscape easement on any area of land fronting on

the district, the maximum height selected must be selected from the following:

(i) If the median height of single family structures within the district is 20 feet or more, then the district height must be within the range between the median height of single family structures within the district and the maximum height of the underlying zoning.

(ii) If the median height of single family structures within the district is less than 20 feet, then the district height must be either the median height of single family structures within the district or within the range between 20 feet and the maximum height of the underlying zoning.

(C) If the district regulates height, single family structures may not be built to heights that exceed the height plane, except structures listed in Section 51A-4.405(a)(2). Height is measured from grade to the midpoint between the lowest eaves and the highest ridge of the structure. See Paragraph 51A-2.102(17), "Height."

(6) Garage access, connection, location. The garage access, connection, or location must be selected from one or more of the following options:

(A) garage access of:

- (i) front entry;
- (ii) side entry; or
- (iii) rear entry;

(B) garage connection of:

- (i) attached to the single family structure; or
- (ii) detached from the single family structure; and

(C) garage location:

- (i) in front of the single family structure;

(ii) to the side of the single family structure; or

(iii) to the rear of the single family structure (Ord. 26161)

**SEC. 51A-4.508.**

**TURTLE CREEK ENVIRONMENTAL CORRIDOR.**

(a) The Turtle Creek Environmental Corridor ("the corridor") consists of the following area:

Beginning at the intersection of the west line of Turtle Creek Boulevard and the south line of Wycliff Avenue; thence in a westerly direction along said south line of Wycliff Avenue to a point in a line, said line being 75 feet west of and parallel to the west line of Turtle Creek Boulevard;

Thence in a southerly direction along said line, crossing Avondale Street, Irving Avenue, Blackburn Street, Gilbert Avenue and Holland Avenue, to a point in the southwest line of Lemmon Avenue, said point being 75 feet northwest of the northwest line of Turtle Creek Boulevard;

Thence in a northwesterly direction along the southwest line of Lemmon Avenue to a point in a line, said line being 25 feet northwest of and parallel to the northwest line of Hood Street;

Thence in a southwesterly direction along said line, crossing Rawlins Street and Hall Street, to a point in a line, said line being 25 feet southwest of and parallel to the southwest line of Hall Street;

Thence in a southeasterly direction along said line, crossing Hood Street and Sale Street, to a point in a line, said line being 75 feet northwest of and parallel to the northwest line of Turtle Creek Boulevard;

Thence in a southwesterly direction along said line, crossing Cedar Springs Road (when Cedar Springs is positioned in a northwest-southeast direction) and continuing along a line 75 feet northwest of and parallel to the northwest line of Cedar Springs Road (when Cedar Springs is positioned in a northeast-

any public street in the corridor. The city shall, upon approval of a landscape plan for such easement by the Park and Recreation Board, to be carried out by the property owner, either maintain the same or arrange for its maintenance, and the Tax Assessor shall make such tax reassessments as the facts justify. Any property dedicated or granted for a landscape easement shall be considered in computing floor-area ratio, coverage, and density. (Ord. Nos. 26026; 26248)

**SEC. 51A-4.509. PARKING MANAGEMENT OVERLAY DISTRICT.**

See Section 51A-13.410, "Parking Management Overlay (PM)," for the regulations governing the parking management overlay. (Ord. 27195)

**Division 51A-4.600. Regulations of Special Applicability.**

**SEC. 51A-4.601. CREATION OF A BUILDING SITE.**

(a) The building official shall not issue a certificate of occupancy or a building permit until a building site is established in one of the following ways:

(1) A lot is part of a plat that has been approved by the commission, or approved by the platting authority recognized by state law for the jurisdiction where the property was located before annexation or consolidation with the city of Dallas, and filed in the plat records of the appropriate county. Unless a lot is part of a shared access development, or unless otherwise provided in an ordinance establishing or amending a planned development district, all platted lots must contact, through fee simple ownership, a dedicated street or a private street.

(2) A parcel was separately owned before September 11, 1929, or before annexation or consolidation and the parcel has contact, through fee simple ownership, with a dedicated street. For purposes of this paragraph, a parcel is considered "separately owned" if it:

(A) is described in a different deed than that of adjacent properties; and

(B) has remained in the same configuration since September 10, 1929, regardless of whether ownership has changed since that date.

Documented evidence must be provided by the owner to demonstrate that land has remained in the same configuration during the relevant time period. Under this paragraph, the building official may issue a building permit for only one main building on each building site.

(3) A lot is part of an industrial subdivision in which only streets, easements, and blocks are delineated. The industrial subdivision must be approved by the commission and filed in the plat records of the appropriate county. No specific lot delineation is required, but yard, lot, and space

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

**DATE:** September 20, 2018  
**COUNCIL DISTRICT(S):** 10  
**STAFF:** Louise Elam, (214) 670-5275

---

**SUBJECT**

Authorize a professional services contract with Corgan Associates, Inc. for programming, schematic design, design development, construction documents, bidding and negotiation, and construction administration phases for the senior activity center and gymnasium additions and parking lot expansion at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive – Not to exceed \$604,000.00 – Financing: 2017 Bond Funds

**BACKGROUND**

This professional services contract will include the design of the senior activity center and gymnasium additions and parking lot expansion at Willie B. Johnson Recreation Center. The scope of work also includes renovation of the existing recreation center, as required to incorporate the expansion. The 2017 Bond Program included funding for this project.

On March 21, 2018, a Request for Qualifications was issued for Consultant Services for Recreation Center Renovations and Additions, which included four recreation centers. On April 13, 2018, fourteen firms submitted qualifications statements. On April 23, 2018, a selection committee evaluated the Statement of Qualifications and shortlisted six firm that demonstrated the best qualifications for the four recreation center projects.

On April 30, 2018, a Request for Proposals was sent to the six shortlisted firms and five firms responded. On May 18, 2018, a separate selection panel evaluated the five proposals and Corgan Associates, Inc. was selected as the most qualified firm for the Willie B. Johnson Recreation Center project.

**ESTIMATED SCHEDULE OF PROJECT**

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

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

None.

Authorize a professional services contract with Corgan Associates, Inc. for programming, schematic design, design development, construction documents, bidding and negotiation, and construction administration phases for the senior activity center and gymnasium additions and parking lot expansion at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive – Not to exceed \$604,000.00 – Financing: 2017 Bond Funds – Page 2

**FISCAL INFORMATION**

2017 Bond Funds - \$604,000.00

**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:

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE%</b>	<b>M/WBE \$</b>
\$604,000.00	Architecture & Engineering	25.66%	57.57%	\$347,750.00
This contract exceeds the M/WBE goal.				

**PROCUREMENT INFORMATION**

Five proposals were received from solicitation number CIZ1706 and opened on May 18, 2018. This professional services contract is being awarded in its entirety to the most advantageous proposer.

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Rank</u></b>
*Corgan Associates, Inc.	401 N. Houston Street Dallas, Texas 75202	2**
Huitt-Zollars, Inc.	1717 McKinney Avenue Suite 1400 Dallas, Texas 75202	1
Moody Nolan Inc.	5001 Spring Valley Road Suite 225E Dallas, Texas 75244	3
Freese and Nichols, Inc.	2711 Haskell Avenue Suite 3300 Dallas, Texas 75204	4
Good, Fulton and Farrell, Inc.	2808 Fairmount Suite 300 Dallas, Texas 75201	5

Authorize a professional services contract with Corgan Associates, Inc. for programming, schematic design, design development, construction documents, bidding and negotiation, and construction administration phases for the senior activity center and gymnasium additions and parking lot expansion at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive – Not to exceed \$604,000.00 – Financing: 2017 Bond Funds – Page 3

\*\*The solicitation and overall rankings included four recreation center projects. Corgan Associates, Inc. was selected as the most qualified proposer for the Willie B. Johnson Recreation Center project.

## **OWNER**

**Corgan Associates, Inc.**

Steve Hulsey, AIA, NCARB, President

## **COMMITTEE ACTION**

The Planning and Design Committee will consider this item on September 20, 2018 and will present a recommendation to the Park and Recreation Board on the same day.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on October 22, 2018.

This item will be scheduled for City Council approval on October 24, 2018.

## **STAFF RECOMMENDATION**

Staff recommends approval.

## **MAPS**

Attached

**BID AGENDA APPROVAL COVER SHEET**

<b>Project Meets</b>	
<b>BID</b>	
<b>Requirements</b>	<b>Total M/WBE</b>
	<b>57.57%</b>

Agenda Date: 8/22/2018

Prime Vendor #: 8/4/2018

Review Date: 8/4/2018

**Corgan Associates**  
**Willie B. Johnson Rec. Ctr. Expansion**

Total Local: \$556,400.00 Total Non-Local: \$47,600.00

Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
	Pacheco Koch Consulting Engineers	HMMB72402N0919	\$116,500.00	19.2881%
	Ponce-Fuess Engineering	HMDB39001Y0818	\$65,250.00	10.8030%
	MEP Consulting Engineers	WFWB30881Y0219	\$166,000.00	27.4834%
				0.0000%
				0.0000%
				0.0000%
			\$347,750.00	57.5745%
			\$208,650.00	34.5447%
			\$556,400.00	92.1192%

Total M/WBE	Vendor Name	Cert. #	Dollar Amount	Percent
Non-M/WBE				0.0000%
Total Local				0.0000%
<b>Non-Local</b>				0.0000%
Sub Vendor #				0.0000%

Total Non Local M/WBE	Vendor Name	Cert. #	Dollar Amount	Percent
Non-M/WBE				0.0000%
Total Non-Local			\$0.00	0.0000%
<b>Total Action</b>			\$47,600.00	7.8808%
			\$47,600.00	7.8808%
			\$604,000.00	100.0000%





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

Project Name: Willie B. Johnson Rec. Center Expansion Bid/Contract #: CIZ 1713 / PKR-2018-00007029

**Instructions:**

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

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Design team coordination, Architecture, Contract Administration	88914	Corgan Associates, Inc.	Steve Hulseay, AIA 401 N. Houston Street Dallas, TX 75202 214-748-2000	NON	L	\$ 180,500.00	29.88%	\$ -	\$ -
Notes:									
Geotechnical Engineering	134532	Alpha Testing	Tony Janish 2209 Wisconsin Street Dallas, TX 75229 469-802-1315	NON	L	\$ 6,100.00	1.01%	\$ -	\$ -
Notes:									
Surveying, Civil Engineering, Landscape Architecture	342980	Pacheco Koch Consulting Engineers HMMB72402N0919	Mark Pacheco, PE, RPLS 7557 Rambler Road, Suite 1400 Dallas, TX 75231 972-235-3031	H	L	\$ 118,500.00	19.29%	\$ -	\$ -
Notes:									
Structural Engineering	VS0000079036	Ponce-Fuoss Engineering, LLC HMD839001Y0818	Lucas Ponce 3333 Lee Parkway, Suite 475 Dallas, TX 75219 469-310-2850	H	L	\$ 65,250.00	10.80%	\$ -	\$ -
Notes:									

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
M/E/P/FP Design, Technology Design, Security Design	515088	MEP Consulting Engineers, Inc. WFWB30881Y0219	Adam Nemati 2928 Story Road W Irving, TX 75038 972-870-9060	W	L	\$ 165,000.00	27.48%	\$ -	\$ -
Notes:									
Kitchen Design	VS0000089412	Foodservice Design Professionals	Lance Brooks 2655 Villa Creek Dr. #233 Dallas, TX 75234 972-245-5300	NON	L	\$ 7,500.00	1.24%	\$ -	\$ -
Notes:									
Roofing and Waterproofing Design	VS0000054221	Armko Industries, Inc.	H. Ray Stringer 1320 Spinks Road Flower Mound, TX 75028 972-874-1388	NON	N	\$ 12,000.00	1.99%	\$ -	\$ -
Notes:									
Third-Party Commissioning	VS0000065413	Estes McClure	Gary Brnstow 3808 West Way Tyler, TX 75703	NON	N	\$ 35,600.00	5.89%	\$ -	\$ -
Notes:									
Cost Estimating	350543	McCaslin Associates, Inc.	Scott McCaslin 6500 Greenville Ave, Suite 180 Dallas, TX 75206 214-520-2500	NON	L	\$ 14,550.00	2.41%	\$ -	\$ -
Notes:									
						Total Bid Amount: \$	604,000.00	100.00%	\$ -

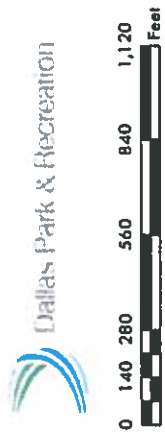
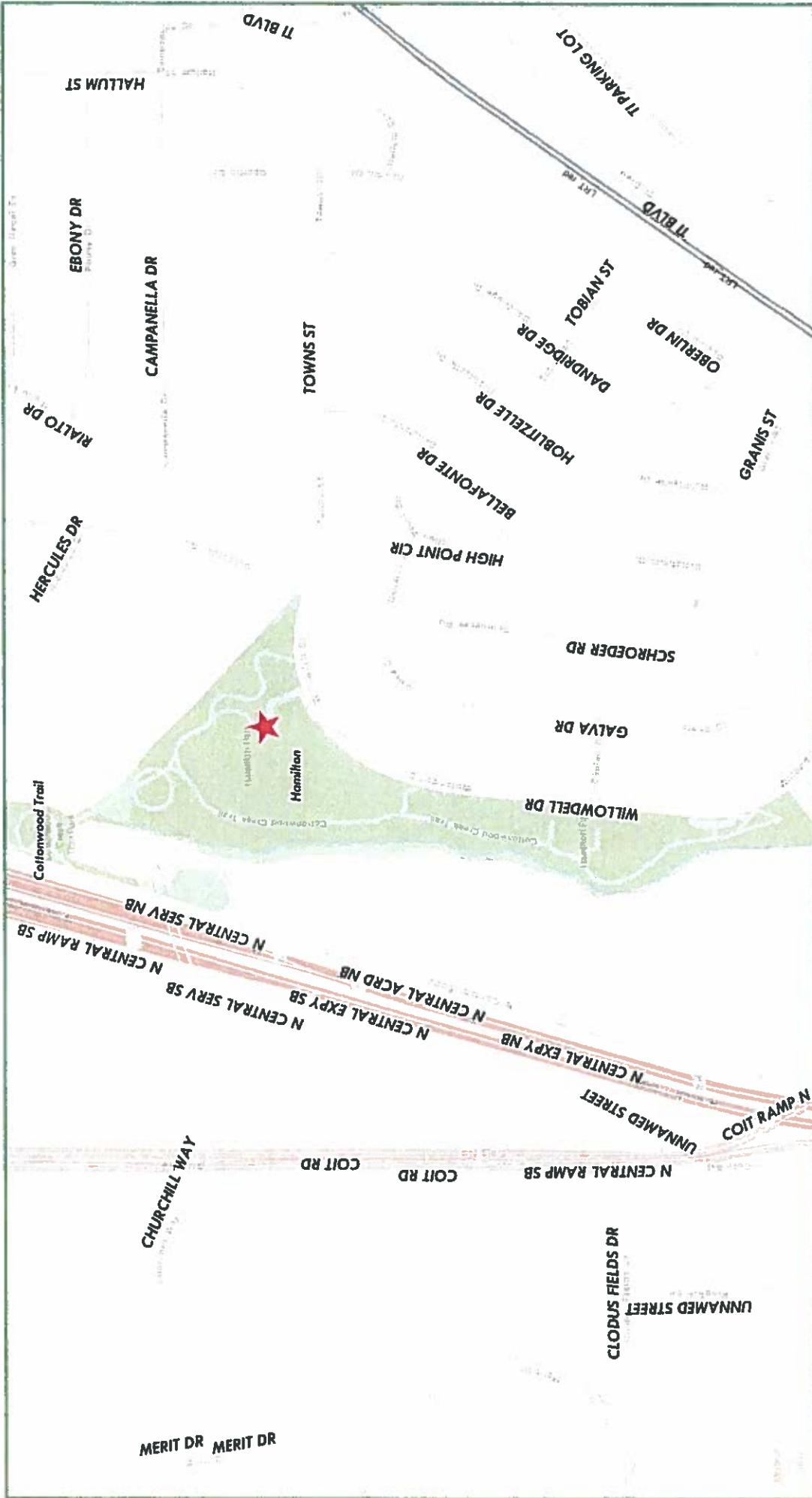
[Note: Totals and Percentages will automatically calculate.]

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

Officer's Signature:  Title: President

Printed Name: Steve Hulse Date: July 25, 2018

Company Name: Corgan Associates, Inc.



# Willie B. Johnson Recreation Center 12225 Willowdell Drive





**Willie B. Johnson Recreation Center**  
**12225 Willowdell Drive**



Mapsco  
16 T  
CD 10

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

**DATE:** September 20, 2018

**COUNCIL DISTRICT:** 2

**STAFF:** Louise Elam, (214) 670-5275

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**SUBJECT**

Authorize (1) an Advance Funding Agreement with the Texas Department of Transportation for a Transportation Alternatives Set-Aside Program Project (Agreement No. CSJ: 0918-47-204) for construction of the Trinity Strand Trail - Phase II Project; (2) a required local match in the amount \$64,341.00 to be paid by warrant check to the State at the beginning of the project; (3) the receipt and deposit of Transportation Alternatives Set-Aside Funds in an amount not to exceed \$5,421,124.00 in the Transportation Alternatives Set-Aside Fund; and (4) the establishment of appropriations in an amount not to exceed \$5,421,124.00 in the Transportation Alternatives Set-Aside Fund – Not to exceed \$7,495,620.00 - Financing: Texas Department of Transportation Funds (\$5,421,124.00), 2006 Bond Funds (\$5,198.12), and 2012 Bond Funds (\$2,069,297.88)

**BACKGROUND**

In July 2017, the City of Dallas was awarded Transportation Alternatives Set-Aside (TASA) Program funding from the North Central Texas Council of Governments (NCTCOG) in the amount of \$5,000,000.00, the maximum funding allowable, for construction of the Trinity Strand Trail - Phase II which runs from the DART Inwood Road Station on the north, through the Dallas Medical District south to Turtle Creek Plaza in the Dallas Design District, where it connects with the existing Trinity Strand Trail Phase One. The trail is located partially within the elevated DART railway land, within City of Dallas existing right-of-way and taking one lane of the north side of Market Center Boulevard (City-owned right-of-way) from Harry Hines, under IH-35E to Turtle Creek Plaza.

The TASA Program utilizes federal funding, administered by TxDOT. Acceptance of all federal-aid project funds are subject to Disadvantaged Business Enterprises (DBE) Program requirements and the City must operate under TxDOT's DBE program, rather than the City's BID Plan. This Advance Funding Agreement sets forth the parameters for both agencies and specifies the responsibilities of each.

This action will use local matching funds in the amount of \$2,074,496.00 to leverage \$5,421,124.00 in Federal and State funds for construction of the Trinity Strand Trail - Phase II Project for a total not to exceed \$7,495,620.00.

Authorize (1) a Local Project Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for a Transportation Alternatives Set-Aside Program Project (Agreement No. CSJ: 0918-47-204) for construction of the Trinity Strand Trail - Phase II Project; (2) a required local match in the amount \$64,341.00 to be paid by warrant check to the State at the beginning of the project; (3) the receipt and deposit of Transportation Alternatives Set-Aside Funds from TxDOT in an amount not to exceed \$5,421,124.00 in the Transportation Alternatives Set-Aside Fund; and (4) the establishment of appropriations in an amount not to exceed \$5,421,124.00 in the Transportation Alternatives Set-Aside Fund – Not to exceed \$7,495,620.00 - Financing: Texas Department of Transportation Funds (\$5,421,124.00), 2006 Bond Funds (\$5,198.12), and 2012 Bond Funds (\$2,069,297.88) – Page 2

The scope of work for the project includes:

- 12-foot wide concrete multi-use trail
- Enhanced traffic signals at major intersections to allow pedestrians and cyclists to cross safely
- TxDOT will allow the City to install special lighting treatments under the existing IH-35E bridge and allow re-configuration and/or widening as needed.
- The trail will be within (below) the existing DART rail overhead from Inwood Station to about Parkland Memorial Hospital and Medical District Drive, where it will go within the City-owned right-of-way.
- The trail will be within the City-owned right-of-way along Harry Hines Boulevard to Market Center Boulevard. The Department of Transportation has approved repurposing one lane of the north side of Market Center Boulevard to use for the trail, from the intersection of Harry Hines Boulevard and Market Center Boulevard to the intersection of Market Center Boulevard and Turtle Creek Boulevard at Turtle Creek Plaza.
- Trail nodes, trailheads and trail amenities will be included, as allowed by the budget.

### **ESTIMATED SCHEDULE OF PROJECT**

Began Design	June 2016
Complete Design	April 2019
Begin Construction	February 2020
Complete Construction	March 2021

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On February 23, 2017, the Park and Recreation Board authorized six transportation alternative project applications.

Information about this item was provided to the Quality of Life & Environment Committee on April 10, 2017.

On April 12, 2017, Council authorized application of seven candidate projects to the North Central Texas Council of Governments through the Transportation Alternatives Set-Aside Program for cost reimbursement in (a) the Active Transportation Project category for the proposed: Katy Trail Bridges Project, Lake Highlands Trail Northern Extension, Lake Highlands Trail Phase 2A, 2B Project, Ridgewood Trail Lighting Project, Trinity Forest Spine Trail Project, Trinity Strand Trail - Phase II Project, and Union Bikeway Connector Project and (b) the Safe Routes to School Project category: Lake Highlands Trail Northern Extension Project; and a required local match not to exceed \$9,152,799 by Resolution No. 17-0598.

Authorize (1) a Local Project Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for a Transportation Alternatives Set-Aside Program Project (Agreement No. CSJ: 0918-47-204) for construction of the Trinity Strand Trail - Phase II Project; (2) a required local match in the amount \$64,341.00 to be paid by warrant check to the State at the beginning of the project; (3) the receipt and deposit of Transportation Alternatives Set-Aside Funds from TxDOT in an amount not to exceed \$5,421,124.00 in the Transportation Alternatives Set-Aside Fund; and (4) the establishment of appropriations in an amount not to exceed \$5,421,124.00 in the Transportation Alternatives Set-Aside Fund – Not to exceed \$7,495,620.00 - Financing: Texas Department of Transportation Funds (\$5,421,124.00), 2006 Bond Funds (\$5,198.12), and 2012 Bond Funds (\$2,069,297.88) – Page 3

### **FISCAL INFORMATION**

2006 Bond Funds	\$ 5,198.12
2012 Bond Funds	\$2,069,297.88
Federal and State Funds (TxDOT)	<u>\$5,421,124.00</u>
Total Project Cost	\$7,495,620.00

### **COMMITTEE ACTION**

The Planning and Design Committee will consider this item on September 20, 2018 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on October 24, 2018.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MAP**

Attached

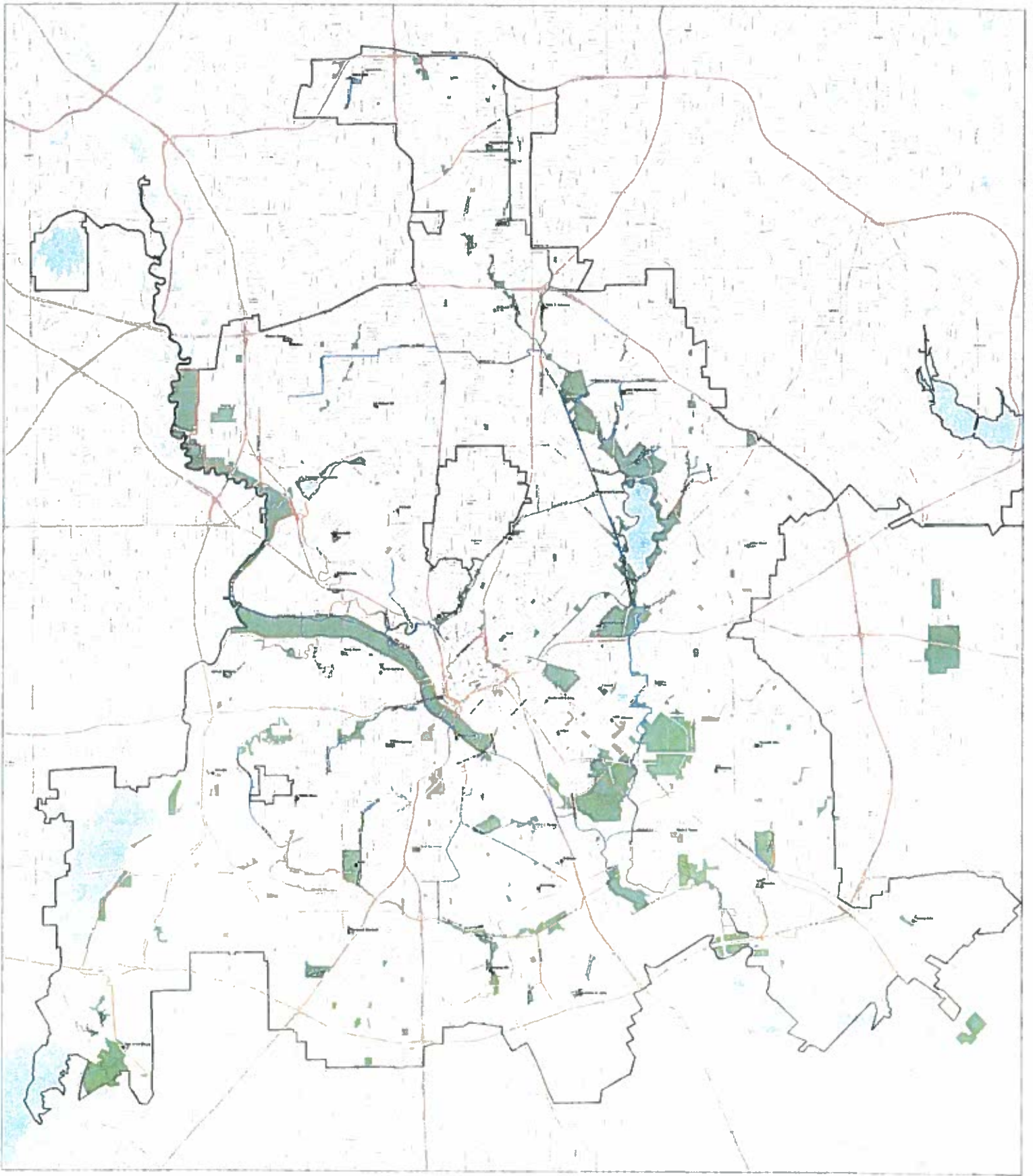


CD  
2 & 6

# Trinity Strand Trail - Phase II Inwood Road to Hi Line Dr







**Legend**

- Park Service Centers
- COD Rec Centers
- Aquatic Facilities
- Trails**
- Existing
- Programmed
- Proposed
- Sidewalk/Street
- Parks December 2016



# City of Dallas Park & Recreation Department System Map



Created by Peter Bratt 2/22/2018

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** September 20, 2018  
**COUNCIL DISTRICT(S):** 14  
**STAFF:** Louise Elam, (214) 670-5275

---

**SUBJECT**

Authorize a hike and bike trail license agreement with Oncor for use of Oncor property for the construction, operation, and maintenance of the Matilda Trail from East Lovers Lane to Sandhurst Lane - Financing: No cost consideration to the City

**BACKGROUND**

This action will authorize a license agreement with Oncor for the construction, operation, and maintenance of approximately 2,600 linear feet of trail from East Lovers Lane to Sandhurst Lane. The trail and appurtenances are being constructed by HEB Grocery Company, LP (HEB) in exchange for the abandonment of a portion of Matilda Street. After completion of the project the Park and Recreation Department will take over responsibility for maintenance and operation of the trail from Milton Street to Sandhurst Lane. HEB will maintain and operate the trail adjacent to its property from East Lovers Lane to Milton Street by separate agreement with the City.

The City must execute a license agreement with Oncor to use its property. Oncor is agreeable to entering into a license agreement with the City for use of its land for the proposed hike and bike trail.

This action will be processed by Short Form Resolution.

**FISCAL INFORMATION**

No cost consideration to the City

**COMMITTEE ACTION**

The Planning and Design Committee will review this item on September 20, 2018 and will provide a recommendation to the full Park and Recreation Board on the same day.

**STAFF RECOMMENDATION**

Staff recommends approval

Authorize a hike and bike trail license agreement with Oncor for use of Oncor property for the construction, operation, and maintenance of the Matilda Trail from East Lovers Lane to Sandhurt Lane - Financing: No cost consideration to the City

**MAP and EXHIBIT**

Attached

Exhibit A  
 page 1 of 3

NOT FOR REGULATORY PERMITTING OR CONSTRUCTION

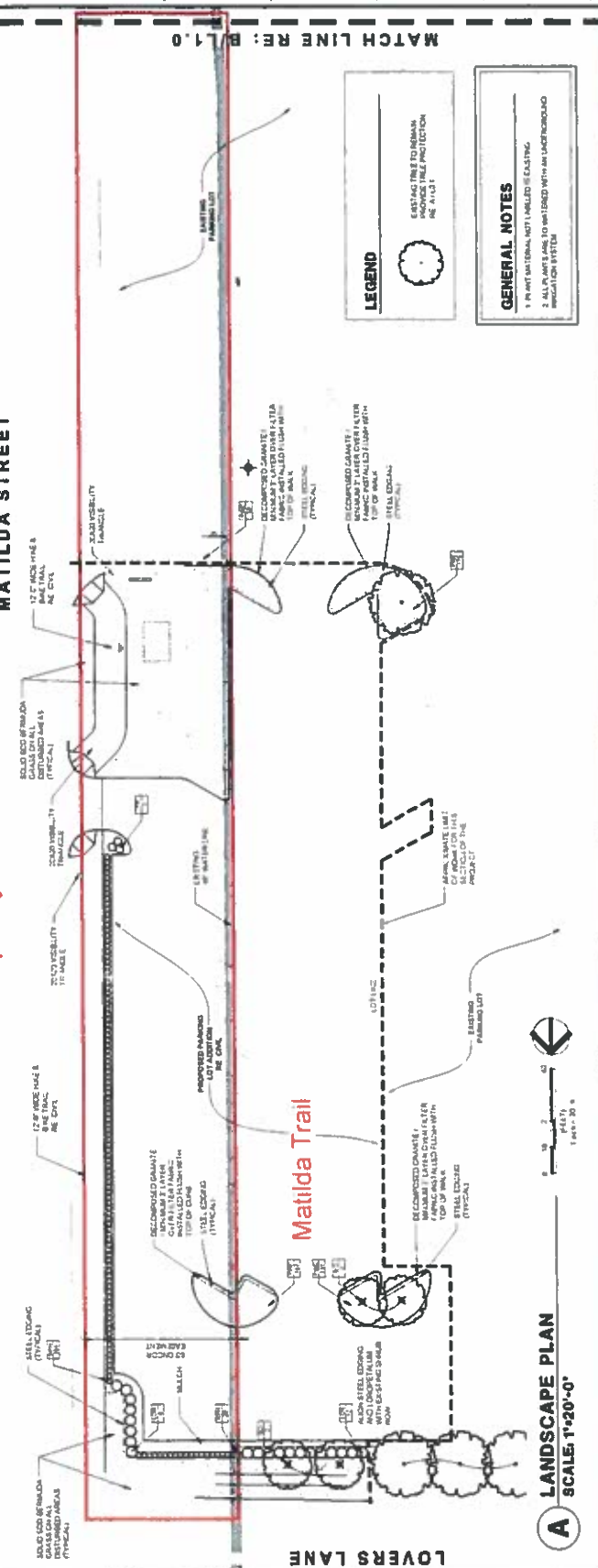
Oncor Property

Matilda Trail

MATILDA STREET

Matilda Trail

LOVERS LANE



**LEGEND**

EXISTING TREE TO REMAIN. PROTECT WITH PROTECTION RE A1103

**GENERAL NOTES**

1. IN ANY MATERIAL NOT ILLUSTRATED IN EXISTING.

2. ALL PLANTS ARE TO BE INSTALLED WITH AN APPROPRIATE PROTECTION SYSTEM.



**A** LANDSCAPE PLAN  
 SCALE: 1"=20'-0"

MATCH LINE RE: B/1.0

Oncor Property

Matilda Trail

MATILDA STREET

Matilda Trail

MATCH LINE RE: A/11.0

**B** LANDSCAPE PLAN  
 SCALE: 1"=20'-0"



**B** LANDSCAPE PLAN  
 SCALE: 1"=20'-0"

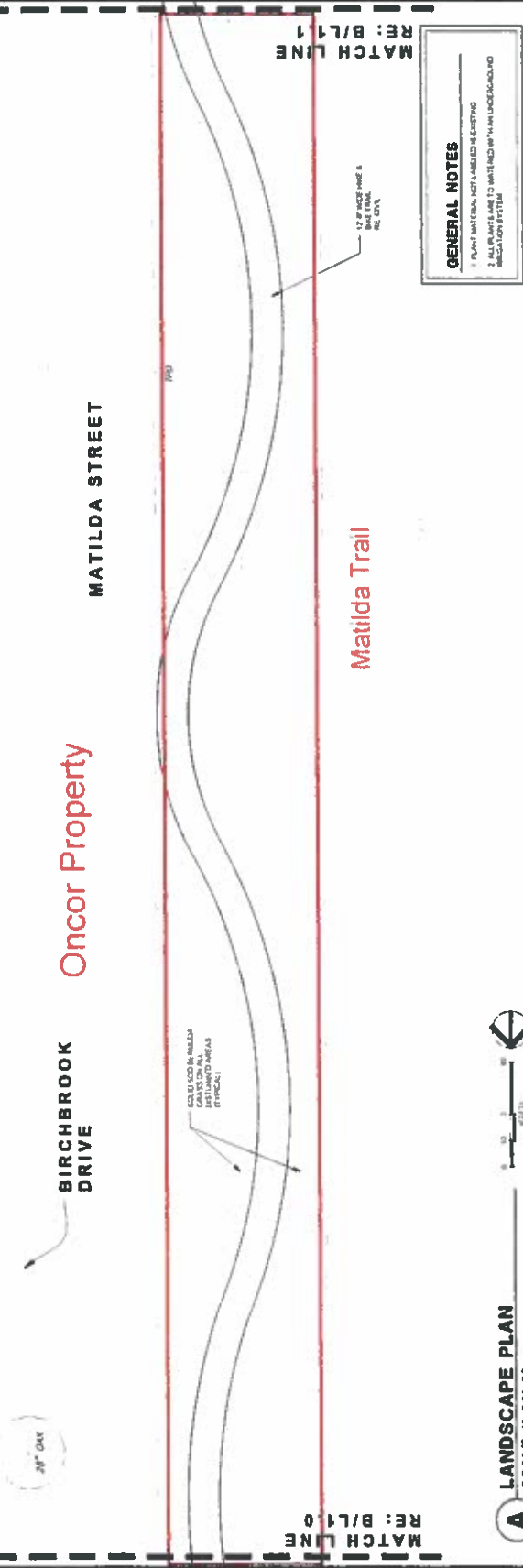
MILTON STREET



dcba@dcba.com  
754.241.2412

PROJECT NO. 2018-001  
DATE: 07/11/2018

MATCH LINE  
RE: B/L1.1



**GENERAL NOTES**  
 1. PLANT MATERIAL NOT LABELED IS EXISTING  
 2. ALL MATERIALS TO BE INSTALLED WITH UNLESS OTHERWISE NOTED



**A** LANDSCAPE PLAN  
SCALE: 1"=20'-0"

MATCH LINE  
RE: B/L1.0

30' DAY

BIRCHBROOK DRIVE

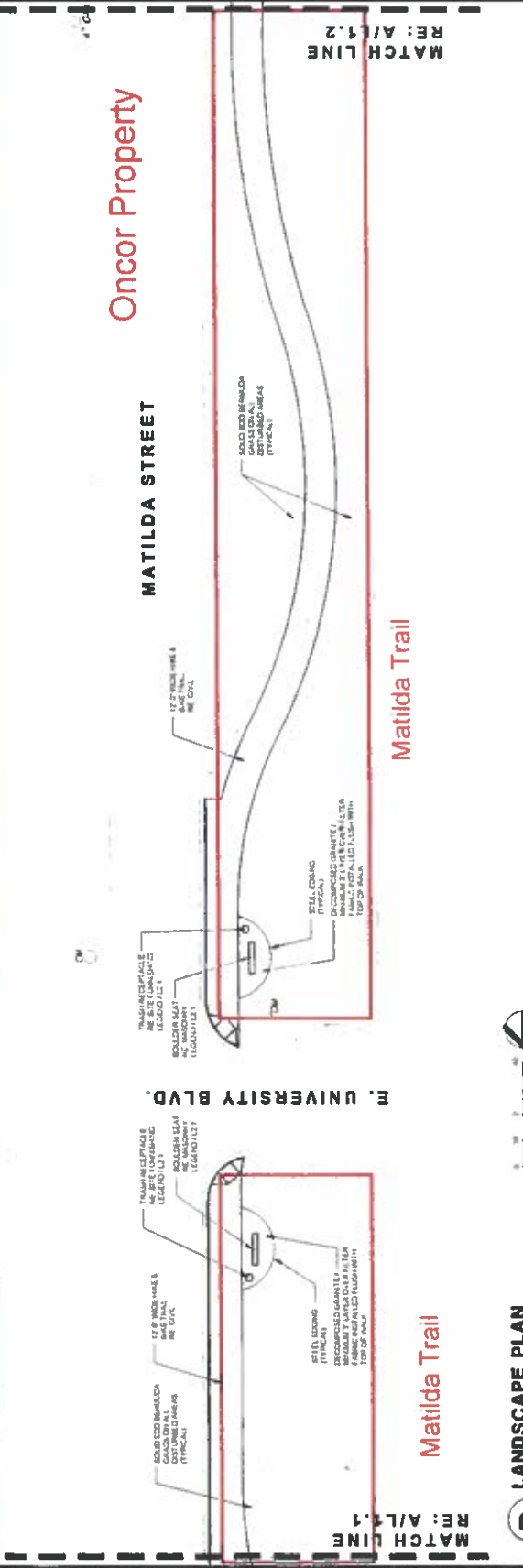
Oncor Property

MATILDA STREET

Matilda Trail

PROJECT NO. 2018-001  
DATE: 07/11/2018

MATCH LINE  
RE: A/L1.2



Oncor Property

MATILDA STREET

Matilda Trail



**B** LANDSCAPE PLAN  
SCALE: 1"=20'-0"

MATCH LINE  
RE: A/L1.1

NOT FOR REGULATORY PERMITTING OR CONSTRUCTION

Exhibit A  
page 2 of 3

LANDSCAPE PLANS

DATE: 07/11/2018  
PROJECT NO. 2018-001

AS NOTED SHEET NO. 1/10/18

L1.1



HEB DALLAS  
HIRE AND BIKE TRAIL ADDITION

DALLAS, TEXAS



DATE NO. REVISED

Exhibit A  
page 3 of 3

SHEET TITLE

LANDSCAPE PLAN

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

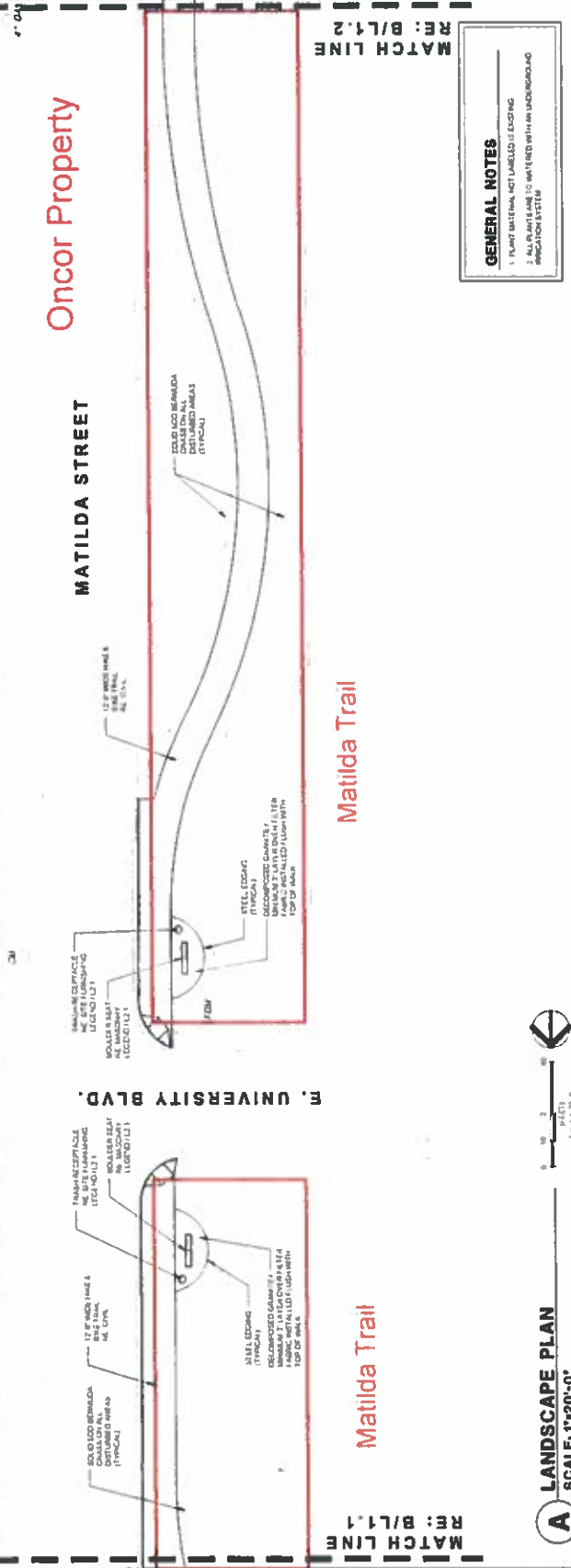
BY

DATE

BY

Oncor Property

MATILDA STREET



**GENERAL NOTES**  
1. PLANT MATERIAL NOT LABELED IS EXISTING  
2. ALL PLANTING IS TO BE SET WITH AN UNDERGROUND IRRIGATION SYSTEM

E. UNIVERSITY BLVD.

Matilda Trail

Matilda Trail

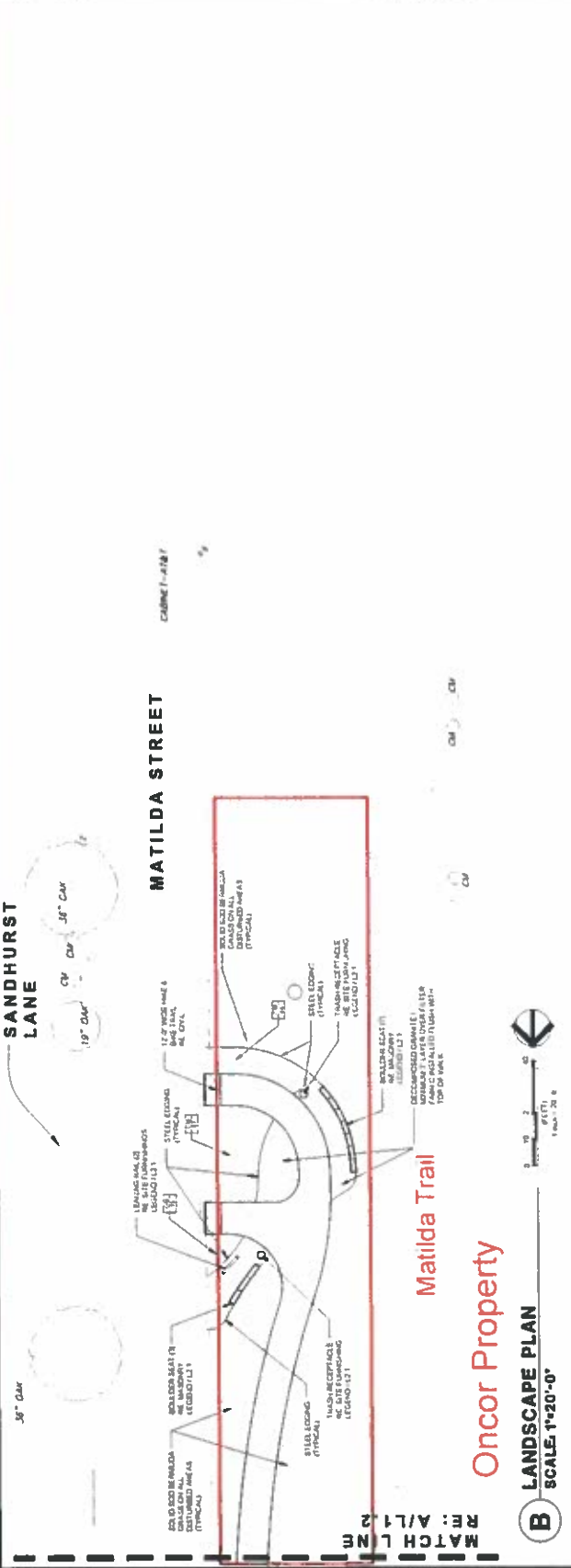


**A** LANDSCAPE PLAN  
SCALE: 1"=20'-0"

MATCH LINE  
RF: B/L1.1

SANDHURST LANE

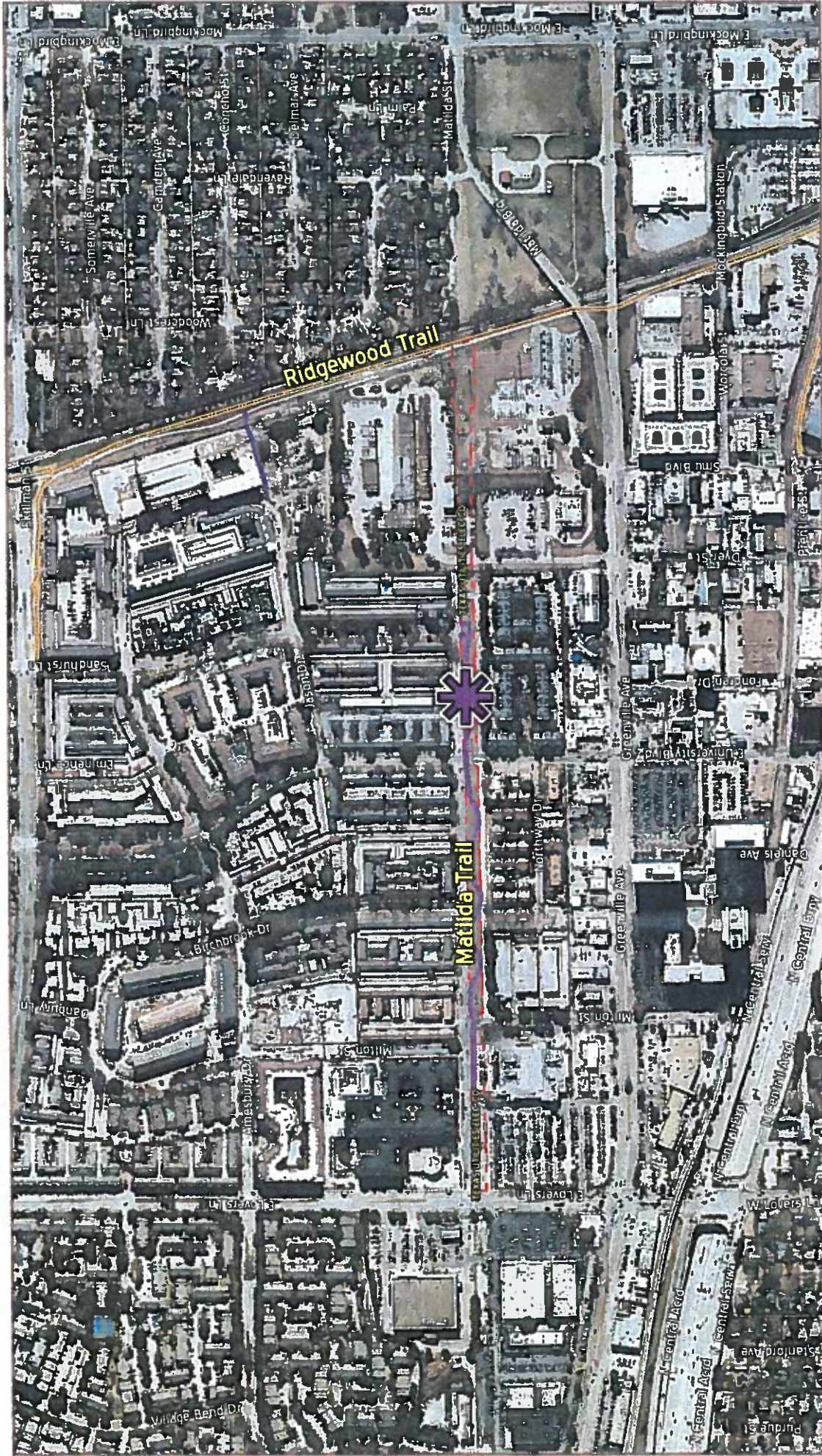
MATILDA STREET



**B** LANDSCAPE PLAN  
SCALE: 1"=20'-0"

MATCH LINE  
RF: A/L1.2

L1.2

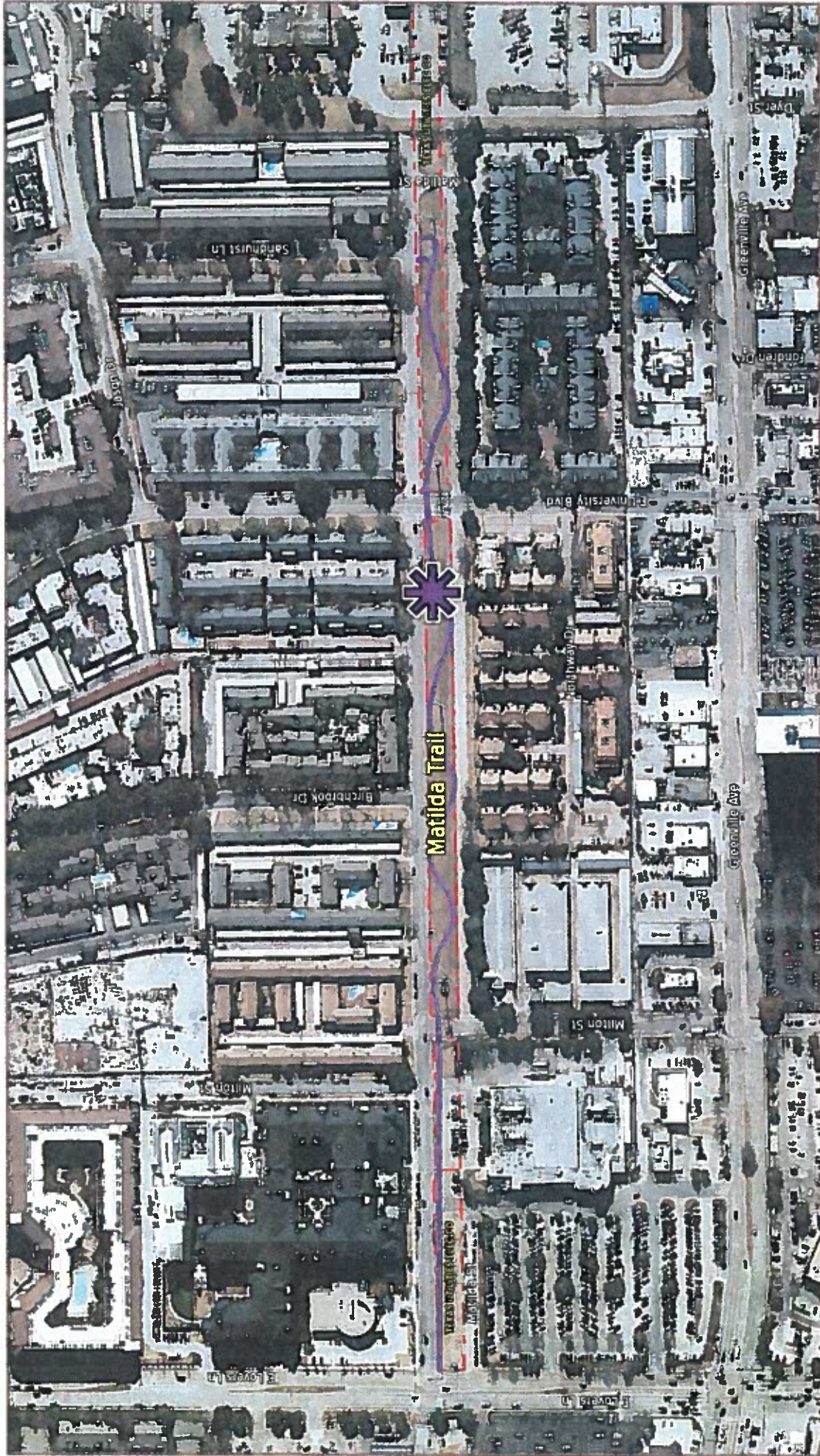


## Matilda Trail

(E Lovers Ln to Sandhurst Ln)

Mapsc  
36 B,F

District  
14



Mapsc0  
36 B, F  
District  
14

**Matilda Trail**  
(E Lovers Ln to Sandhurst Ln)

0 100 200 400 600 Feet  
1 in = 200 ft  
Dallas  
Park & Recreation



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

**DATE:** September 20, 2018

**COUNCIL DISTRICT(S):** City Wide

**STAFF:** Majed Al-Ghafry, P.E., 214-670-1875

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**SUBJECT**

Authorize a multi-year professional services contract with McKissack AZ&B Joint Venture, the most qualified consultant, to provide the City of Dallas with support in completing Bond Program projects, and to serve as the Program Manager during the design and construction phases for the Park and Recreation and Fair Park projects approved in the Bond Program – Not to exceed \$6,426,901.23 - Financing: 2017 Bond Funds; Proposition B - \$5,426,901.23 and Proposition C - \$1,000,000.00 (subject to appropriations)

**BACKGROUND**

On November 7, 2017, Dallas voters approved ten bond propositions for public purposes totaling \$1,050,000,000.00. Each proposition consists of individual projects to be funded and completed over a five-year period. To deliver the bond program projects within a five-year period, and to provide on-time, under budget, and best value engineering, the City Manager's Office recommended the utilization of the services of a Program Manager to augment staff, as needed.

On February 15, 2018, Request for Qualifications (RFQs) were received for Program Management Services for Propositions B (Parks and Recreation) and Proposition C (Fair Park), with six firms submitting a Statement of Qualifications. Three firms were shortlisted and a Request for Proposals (RFP) was sent to the shortlisted firms and on March 23, 2018, the three firms submitted their proposals. Interviews were scheduled on April 3, 2018 with the three firms. A second interview with the shortlisted firms were scheduled on June 12, 2018 and McKissack AZ&B Joint Venture was selected to negotiate for the Program Manager services and to provide staff augmentation for projects totaling approximately \$300 million which were included in Propositions B and C.

McKissack AZ&B Joint Venture will deploy its resources to the City for up to five years to provide support during the design and construction phases of the Parks and Recreation (parks) and Fair Park construction projects under these propositions in the bond program. As part of the implementation process, McKissack AZ&B Joint Venture

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will support the Park and Recreation Department and the City's Bond Program Office staff in providing the following services:

- Review design plans and specifications for identified projects that require a second reviewer to minimize errors that may have been overlooked during initial review, which will assist in minimizing change orders during construction.
- Provide value engineering for the identified projects to achieve cost savings.
- Provide additional engineering and architectural services on an as-needed basis.
- Assist in Mechanical, Electrical and Plumbing plan review (e.g. elevators, HVAC, plumbing, electrical systems, sports field lighting, security systems, fire life safety, energy management, building lighting, restroom facilities)
- Assist in reviewing change orders, changes in scope of work, and modifications to original design.
- Support staff, on an as-needed basis, to ensure timely execution of all Bond Program funded projects to achieve completion within a 5-year period.
- Assistance with community outreach and communications
- Assistance with M/WBE outreach
- Assistance with project status reporting
  - Serve as experts in implementing and utilizing the new capital improvement scheduling software (TRIRIGA) by sharing knowledge and experience with this project software.
  - This new software is part of the new bond program implementation plan intended to update and report project information via the City's bond program website that aligns with the City's efforts to provide efficiency, transparency, and accountability on the status of all the approved bond program projects.

#### **ESTIMATED STAFFING SCHEDULE OF BOND PROGRAM**

Began staff augmentation for design	October 2018
Completed staff augmentation for construction	December 2022

#### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

City Council will be briefed on this item on September 18, 2018.

#### **FISCAL INFORMATION PER YEAR**

2017 Bond Funds - \$6,426,901.23

Funding for this item is budgeted in multiple fiscal years.

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<b><u>Fiscal Year</u></b>	<b><u>Total</u></b>
2018-2019	\$1,517,623.68
2019-2020	\$1,342,575.28
2020-2021	\$1,304,428.70
2021-2022	\$619,940.00
Optional Staff Augmentation (Proposition B- only)	<u>\$1,642,333.57</u>
<b>Total Amount</b>	<b>\$6,426,901.23</b>

**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:

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE%</b>	<b>M/WBE \$</b>
\$6,426,901.23	Professional Services	25.66%	36.30%	\$2,332,965.15
This contract exceeds the M/WBE goal.				

Three proposals were received from solicitation number BYZ1806 and opened on February 15, 2018. This professional services contract is being awarded in its entirety to the most qualified proposer.

\*Denotes successful proposer

**PROPOSALS (PROPOSITIONS B AND C)**

<b><u>Proposers</u></b>	<b><u>Address</u></b>
*McKissack AZ&B Joint Venture	11355 McCree Road Dallas, TX 75238
AECOM	13355 Noel Road, Suite 400 Dallas, TX 75240
CRCH, a Joint Venture of Con-Real, LP and CBRE Heery, Inc.	1200 McKinney Ave., Suite 900 Dallas, TX 75201

Authorize a multi-year professional services contract with McKissack AZ&B Joint Venture, the most qualified consultant to provide the City of Dallas with support in completing Bond Program projects, and to serve as the Program Manager during the design and construction phases for the Park and Recreation and Fair Park projects approved in the Bond Program – Not to exceed \$6,426,901.23 - Financing: 2017 Bond Funds; Proposition B - \$5,426,901.23 and Proposition C - \$1,000,000 (subject to appropriations) – Page 4

## **OWNER**

### **McKissack AZ&B Joint Venture**

Alfonso P. Garza, P.E., RPLS, President

## **COMMITTEE ACTION**

This item is being considered by the Park and Recreation Board as a Committee of the Whole on September 20, 2018.

This item will be scheduled for City Council approval on September 26, 2018.

## **STAFF RECOMMENDATION**

Assistant City Manager, Majed Al-Ghafry, recommends awarding the contract to McKissack AZ&B Joint Venture.