

**QUALITY OF LIFE & ENVIRONMENT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA**

RECEIVED

2017 JUN -5 PM 2: 16

CITY SECRETARY
DALLAS, TEXAS

MONDAY, JUNE 12, 2017
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
9:00 A.M. – 11:00 A.M.

Chair, Councilmember Sandy Greyson
Vice-Chair, Councilmember Tiffinni A. Young
Councilmember Rickey D. Callahan
Councilmember Mark Clayton
Councilmember Philip T. Kingston
Councilmember B. Adam McGough

Call to Order

1. Approval of May 22, 2017 Minutes

BRIEFINGS

2. Park Land Dedication Overview

David Cossum
*Director, Sustainable Development &
Construction*

Willis Winters
Director, Park and Recreation

3. **UPCOMING AGENDA ITEMS**

June 14, 2017

- A. Agenda Item #22 - Authorize a Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 40226, for the purpose of a trail design and construction for Northaven Trail Phase 2B and 2C from Denton Drive to Cinderella Lane - Not to exceed \$500,000 - Financing: 1998 Bond Funds (\$76,050) and 2006 Bond Funds (\$423,950)
- B. Agenda Item #23 - Authorize a ten-year Memorandum of Understanding with Nancy Lieberman Charities and World Ventures Foundation for the purpose of accepting a donation and installation of Dallas Strong Dream Courts on up to 30 existing basketball courts at various City of Dallas park sites requiring an in-kind contribution in the amount of \$6,000 - Financing: This action has no cost consideration to the City
- C. Agenda Item #24 - Authorize a contract with Ark Contracting Services, LLC for design-build services for partial removal (Option 1) to allow two-way boat traffic on the Trinity River at the Standing Wave located downstream from the Corinth Street Bridge at 1900 East Eighth Street - \$1,991,200 - Financing: 1998 Bond Funds

Adjourn



Sandy Greyson, Chair
Quality of Life & Environment Committee

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

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

HANDGUN PROHIBITION NOTICE FOR MEETINGS OF GOVERNMENTAL ENTITIES

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

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

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

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Quality of Life & Environment Committee Meeting Record

Meeting Date: May 22, 2017

Convened: 9:20 AM

Adjourned: 11:00 AM

Members Present:

Sandy Greyson (Chair)
Tiffinni A. Young (Vice-Chair)
Rickey D. Callahan
Mark Clayton
Philip T. Kingston
B. Adam McGough

Members Absent:

Council Members Present:

Briefing Presenters

Peer Chacko
Director, Planning & Urban Design

Barbara Hobbs
Major of Police, Dallas Animal Services

Willis Winters
Director, Park and Recreation

Staff Present:

Ann Barnes, Casey Burgess, Nadia Chandler Hardy, Rick Galceran, Juan Garcia, Kelly High, Deborah Hughbanks, Kris Sweckard, Margaret Wright, Joey Zapata

Guests: Brenda Finch, Executive Director, Keep Dallas Beautiful Inc.

AGENDA:

1. **Approval of April 24, 2017 Minutes**

Information Only:

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes of April 24, 2017.

Motion made by: Mark Clayton

Motion seconded by: Tiffinni A. Young

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

2. **Community Clean-Ups**

Presenter(s): Peer Chacko, Director, Planning & Urban Design

Information Only:

The Committee was briefed on Community Clean-Ups.

Action Taken/Committee Recommendation(s): The Committee requested updates by memorandum.

Motion made by:

Motion seconded by:

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

3. Animal Care Services, Chapters 2 & 7 Proposed Ordinance Changes

Presenter(s): Barbara Hobbs, Major of Police, Dallas Animal Services

Information Only:

The committee was briefed on the Animal Care Services, Chapters 2 & 7 Proposed Ordinance Changes.

Action Taken/Committee Recommendation(s): A motion was made to recommend ordinance to Council except for tethering.

Motion made by: Tiffinni A. Young

Motion seconded by: Philip Kingston

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Motion opposed by: Rickey D. Callahan

4. Sustainable Turf and Prairie Management Program

Presenter(s): Willis Winters, Director, Park and Recreation

Information Only:

The committee was briefed on the Sustainable Turf and Prairie Management Program.

Action Taken/Committee Recommendation(s):

Motion made by:

Motion seconded by:

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Councilmember Sandy Greyson
Chair

Memorandum



CITY OF DALLAS

DATE June 5, 2017

TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair), Tiffinni A. Young (Vice-Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **Park Land Dedication Overview**

On Monday June 12, 2017, the Quality of Life & Environment Committee will be briefed on Park Land Dedication Recommendations. Briefing materials are attached for your review.

Please contact me if you have questions or need additional information.

A handwritten signature in black ink that reads "Joey Zapata".

Joey Zapata

Assistant City Manager

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Raquel Favela, Chief of Economic Development & Neighborhood Services
Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Park Land Dedication Overview

Quality of Life and
Environment Committee

June 12, 2017

David Cossum, Director
Sustainable Development &
Construction

Willis Winters, Director
Park and Recreation



City of Dallas

Overview

- Purpose
- Background
- Recommendations
- Proposed Action
- Next Steps

Purpose

- Review recommendations for a park land dedication ordinance
 - Provide requirements consistent with the demand for parks generated by new development
 - Create equitable balance between development cost and quality of life
- Obtain Committee endorsement to move recommendations forward to City Plan Commission for review

Background

- A park land dedication ordinance is a requirement by a local government mandating that developers or builders either:
 - Dedicate land for a park, or
 - Pay a fee in lieu (of dedication) to acquire park land*and*
 - Pay a fee to develop park facilities
 - Requires developers to share the cost for park facilities for new residents
 - Accomplished through the platting process and/or the building permitting process

Background

- As of 2016, 48 Texas municipalities have park dedication ordinances, including:

Houston	Austin	Fort Worth	San Antonio	Arlington
Colleyville	Denton	Flower Mound	Frisco	Grapevine
Plano	Keller	Lewisville	McKinney	Rockwall
Rowlett	Southlake	The Colony	Wylie	Lancaster

* In some cities, in lieu fees and parkland development fees are lumped into one fee

Background

- Requested by Park Board to prepare a presentation on a park land dedication ordinance – November 16, 2016
- Briefed the Quality of Life and Environment Committee on overview of park land dedication – January 23, 2017 & April 10, 2017
- Directed by Council Committee to develop action plan and bring recommendations back for consideration on June 12, 2017

Background

- Staff conducted a series of meetings during April and May, gathering stakeholder input on the fee structure and components of the proposed ordinance
- Representatives included:
 - Park Advocates
 - Single Family & Multifamily Developers
 - Commercial Developers
 - Private Real Estate Association Members

Background

- Park Dedication Ordinances often consist of two components:
 - 1) Either a Land Dedication Requirement, or a Fee In Lieu (instead of land dedication)
 - 2) Park Development Fee
- They must also comply with the following principles:
 - Rough Proportionality – connection between the increased population arising from development and park needs
 - Nexus Zones – requirements must benefit the geographic area impacted by the development
 - Expending Fees – a reasonable timeframe must be established to buy park land and improve parks

Proposed Ordinance Fees and Methodology

Recommendation - Land Dedication

- Single Family
 - 1 acre per 101 dwelling units
- Multifamily
 - 1 acre per 257 one bed units
 - 1 acre per 128 two bed units
- Hotel/Motel
 - 1 acre per 236 rooms
- Commercial
 - Under review by City Attorney, recommendation will be brought back within 90 days

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Recommendation – Land Dedication

- Establish baseline level of service
 - Population / acreage of applicable parks = level of service
 - $1,197,816 / 4,226.8 = 1$ acre per 283 residents
- Establish land dedication requirement for development type
 - Acreage per resident / census density value = acre per number of development type

Recommendation – Fee in Lieu

- Single Family
 - \$431 per dwelling unit
- Multifamily
 - \$169 per 1 bedroom dwelling unit
 - \$340 per 2+ bedroom dwelling unit
- Hotel/Motel
 - \$185 per room

Recommendation – Fee in Lieu

- Determine value per square foot to acquire parkland
 - \$1.00 per square foot; \$43,560 per acre
 - This typically ranges between \$.50 - \$5.00 per sq. ft.
- Identify unit level price per development type
 - Single acre price / unit count per acre dedication requirement

Recommendation – Development Fee

- \$722 per single family
- \$284 per 1 bed multifamily
- \$567 per 2 bed multifamily
- \$310 per room for hotel/motel

Recommendation – Development Fee

- Establish cost to develop park land
 - \$1,100,000 Determine number of people per park
 - Population / number of applicable parks
- Determine cost per person to develop a park
 - $1,100,000 / 4,262 = \$258$
- Determine cost per development type
 - Census density value * cost per person to develop a park

Recommendation – Total Fee

- Fee In-Lieu + Park Development Fee
 - Single Family Fee
 - \$431 (fee in lieu) + \$722 (development fee)
\$1,153 per home
 - Multifamily Fee
 - \$169 (fee in lieu) + \$284 (development fee)
\$453 per dwelling unit, 1BR or less
 - \$340 (fee in lieu) + \$567 (development fee)
\$907 per dwelling unit, 2BR or greater
 - Hotel/Motel Fee
 - \$185 (fee in lieu) + \$ 310 (development fee)
\$495 per room

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Recommendation – Benchmarking Data

City	Dedication Requirement	Total Fees
Dallas (proposed)	3.5 Acres/1,000 residents	SF - \$1,152 MF - \$453 (1BR), \$907 (2+ BR)
Austin	9.4 Acres/1,000 residents	SF - \$1,391 - \$1,771 MF - \$1,075
Colleyville	9.4 Acres/1,000 residents	\$1,802/unit
Fort Worth	6.25 Acres/1,000 residents	\$500/unit + \$30,000 per acre
Houston	10 Acres/1,000 residents	\$700/unit
Lancaster	1 Acre/50 dwelling units	\$1,400/unit

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Recommendation – Benchmarking Data

- This proposal places Dallas roughly in the middle of other cities' park dedication fees
- Staff will advertise a proposal to analyze the City's total development fees
 - Intent of study is to ensure that City remains competitive for attracting new development
 - Study will be conducted concurrently with ordinance development
 - Process will not impact implementation schedule

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Additional Ordinance Components

Recommendation - Ordinance

Components

- Nexus Zones
 - Recommendation: Utilize existing 6 park service districts and create a new zone for downtown and the surrounding neighborhoods for a total of 7 zones
 - Stakeholder Input: Generally wanted the zones as small as is reasonable to closely relate to the development
- Fee Adjustment Review
 - Recommendation: 5 years with annual escalator based on CPI
 - Stakeholder Input: Anytime, but formally every 5 years

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Recommendation - Ordinance Components

- Time Limit for Expending Fees
 - Recommendation: 10 years
 - Stakeholder Input: 7 years
- Minimum Dedication Size
 - Recommendation: 1 acre with criteria to allow for exceptions such as proximity to service gaps, density of neighborhood, etc.
 - Stakeholder Input: 1 acre with discretion for Park and Recreation Director to make exceptions based upon established criteria

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Recommendation - Ordinance Components

- Change of Density/Teardowns
 - Recommendation: Utilize delta for a period of 5 years after which full number of units is assessed
 - Stakeholder Input: Same as above
- Phased Implementation
 - Recommendation: Implementation of fees with 50% immediately, 75% in the beginning of year 2 and 100% in the beginning of year 3
 - Stakeholder Input: Staggered fee implementation and waiting period of 18 months between approval of ordinance and implementation of fees

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Recommendation - Ordinance

Components

- Developer Options
 - Adjacency to Park or Trail
 - Recommendation: 100% credit applied to park development fee for capital improvements made to an existing park or trail if designed/built according to park standards
 - Stakeholder Input: Same as above
 - Private Parks
 - Recommendation: 100% credit applied to park land dedication and park development fees if parks and amenities are accessible to public and designed/built according to park standards
 - Stakeholder Input: Same as above

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Recommendation - Ordinance Components

- Developer Offsets/Credits
 - Article X
 - Recommendation: Up to 100% credit applied to park land requirements if dedication meets criteria to be developed such as accessibility of land, tree coverage, slope and recreational value of land
 - Stakeholder Input: If land dedication is on-site, there should be consideration for an offset of park land requirements

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Recommendation - Ordinance Components

- Developer Offsets/Credits
 - Planned Development Open Space
 - Recommendation: Up to 100% credit applied to park land requirements if open space meets criteria to be developed such as minimum size, density of neighborhood, proximity to service gap and recreational value of land
 - Stakeholder Input: 100% credit applied to park land requirements if land is acceptable as determined by Park and Recreation Director

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Recommendation – Ordinance Components

- The previous slides represent a framework that will be greatly supplemented, further defined and deliberated throughout the City Plan Commission review process and City Council approval process of the final ordinance

Proposed Action

- Request Quality of Life and Environment Committee move recommendations forward to the City Plan Commission for action

Next Steps

- Upon the Committee's endorsement, the proposed Park Dedication Ordinance will:
 - Be reviewed by the appropriate sub-committee of the City Plan Commission
 - Appear before the City Plan Commission twice, for a briefing and then an action item
 - Return to the Quality of Life and Environment Committee for final review
 - Appear before the City Council for final adoption
 - Overall approval process will take approximately 6-8 months

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Appendix

Fee Benchmarking

- Arlington
 - Residential fee: ranges from \$1,257 to \$1,391 per unit
- Austin
 - Residential Fee: ranges from \$1,075 to \$1,771 per unit
 - Hotel/Motel fee: \$837 per room
- Colleyville
 - Residential fee: \$1,802 per unit
 - Commercial fee: \$800 per acre
- Frisco
 - Residential fee: \$1,561 per unit

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Fee Benchmarking

- Fort Worth (under revision – fees likely to increase)
 - Residential fee: \$500 per unit
 - Park development fee: \$30,000 per acre
- Grapevine
 - Residential fee: \$1,416 per unit
- Houston
 - Residential fee: \$700 per unit
- Lancaster
 - Residential fee: \$1,400 per unit
- Lewisville
 - Park development fee: \$750 per unit

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Fee Benchmarking

- McKinney
 - Residential fee: based upon appraisal district value or independent appraisal of land
- San Antonio
 - Residential fee: based upon fair market value but “shall not exceed \$50,000 per acre”
 - Park development fee: # of dwelling units x \$250
- Southlake
 - Residential fee: based upon annual land appraisal approved by City Council
 - Commercial fee: \$8,000 per acre

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Park Land Dedication Overview

Quality of Life and
Environment Committee

June 12, 2017

David Cossum, Director
Sustainable Development &
Construction

Willis Winters, Director
Park and Recreation



City of Dallas

AGENDA ITEM # 22

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: June 14, 2017

COUNCIL DISTRICT(S): 6, 13

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

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

SUBJECT

Authorize a Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 40226, for the purpose of a trail design and construction for Northaven Trail Phase 2B and 2C from Denton Drive to Cinderella Lane - Not to exceed \$500,000 - Financing: 1998 Bond Funds (\$76,050) and 2006 Bond Funds (\$423,950)

BACKGROUND

This action will authorize a Project Specific Agreement (PSA) to establish the terms for the design, right-of-way acquisition, and other responsibilities for the four miles of trail which encompass Northaven Trail Phases 2B and 2C from Denton Drive to Cinderella Lane. Phases 2B and 2C will enhance public safety and provide a vital east-west multimodal transportation link in the Regional Veloweb identified in the North Central Texas Council of Government's Mobility 2040 trail network with access to employment, residential areas, schools, parks, and commercial centers.

Phase 1A of the Northaven Trail in north Dallas from Valleydale Drive to Preston Road was completed by the City in 2013. The City of Dallas and Dallas County (County) have partnered to design and construct the remainder of the Northaven Trail. Currently, Phase 1C and 2A are under design by separate agreement. When constructed, these phases will include: a twelve-foot wide trail, the installation of signalized crossings at twenty-four street crossings, and pedestrian traffic beacons at Royal Lane, Marsh Lane, and Webb Chapel Road. Upon completion of all phases, the entire length of the Northaven Trail will be nearly nine miles long extending from White Rock Creek Trail to the Walnut Hill/Denton DART Station.

BACKGROUND (continued)

This PSA is funded by County and the Texas Department of Transportation (TxDOT) through Dallas County Transportation Major Capital Improvement Projects (MCIP) funds and Federal Transportation Alternative Program (TAP) funds. The City is to provide funding in the amount of \$500,000.00 for acquisitions and basic scope costs. City funds used for these purposes will be matched by the County 50/50. Should scoping and acquisition costs not require the full \$500,000.00, the City may apply any remaining funds towards amenity cost which must be funded 100 percent by the City.

The County will be responsible for the management, design, TxDOT and other agency coordination and agreements, and construction management. The City will be responsible for right-of-way acquisition and coordination of City-owned utility adjustments for construction.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 13, 2011, City Council authorized a ten-year master agreement with Dallas County by Resolution No. 11-0927.

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

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

On December 12, 2011, City Council authorized an Amendment to the Funding Agreement with Dallas County by Resolution No. 12-3057.

On December 11, 2014, the Park and Recreation Board authorized the hike and bike trail master plan for the Northaven Trail Phase II and III located from Preston Road to the DART Walnut Hill Station.

On May 18, 2017, the Park and Recreation Board authorized the Project Specific Agreement with Dallas County.

Information about this item will be provided to the Quality of Life & Environment Committee on June 12, 2017.

FISCAL INFORMATION

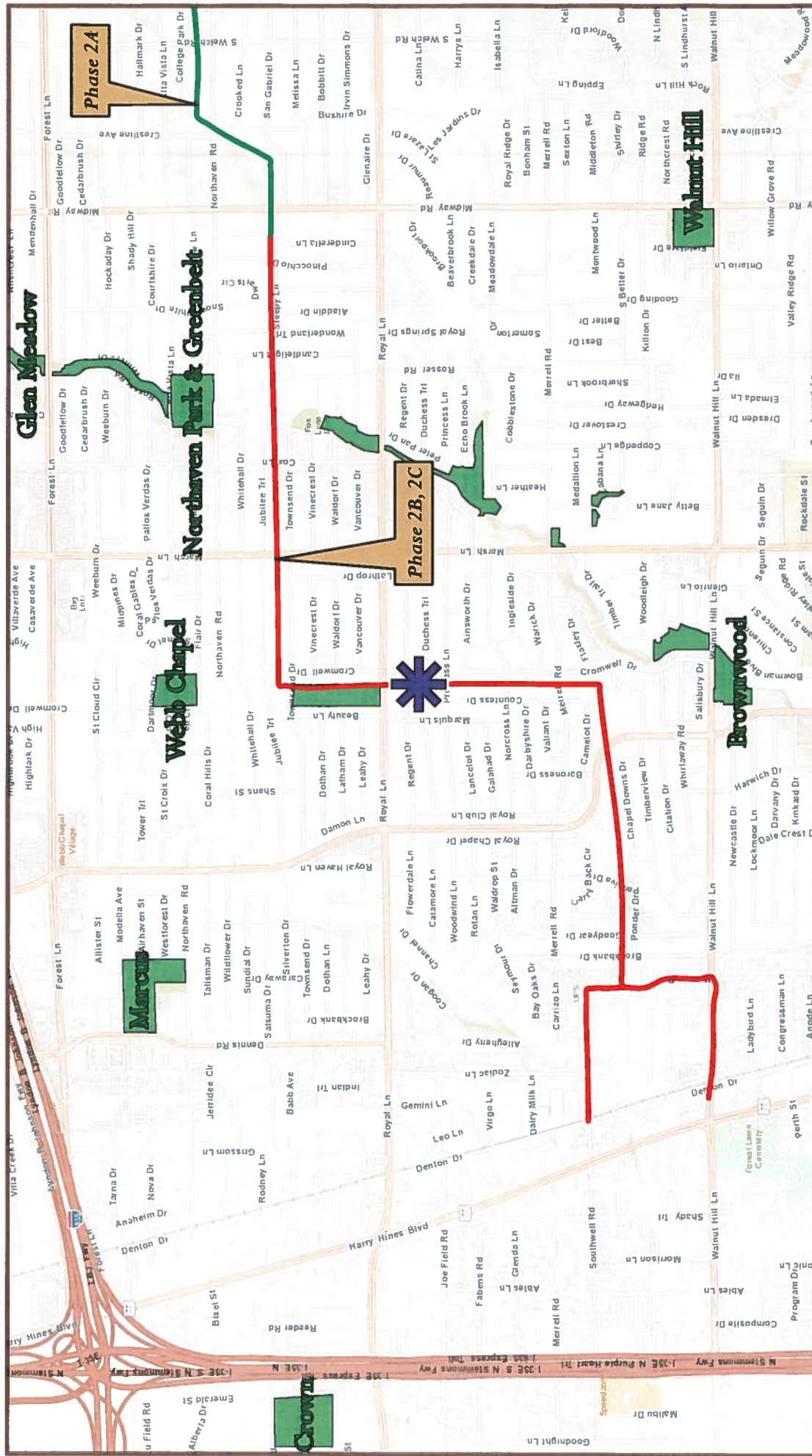
1998 Bond Funds - \$76,049.59

2006 Bond Funds - \$423,950.41

<u>Council District</u>	<u>Amount</u>
6	\$ 55,000.00
13	<u>\$445,000.00</u>
Total	\$500,000.00

MAP

Attached



Mapasco District
 23 D,G,H,J,K,L,M,N,P
 6,13
 24A,B

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



May 18, 2017

June 14, 2017

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

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

WHEREAS, on November 7, 2011, City Council authorized a Funding Agreement with Dallas County for the development of a master plan for an approximate 6.5-mile section of the Northaven Trail between the Walnut Hill DART Green Line light rail station and Preston Road, in an amount not to exceed \$50,000.00 (MCIP Project 10225), by Resolution No. 11-2977; and

WHEREAS, on December 12, 2012, City Council authorized amendment No. 2 to the Program Funding Agreement with Dallas County for the development of a master plan for the Northaven Trail between the Walnut Hill/Denton Station and Preston Road to expand the project limits, scope, and funding to include design and construction of the Northaven Trail's additional phases between the Walnut Hill/Denton Station and the White Rock Creek Trail by Resolution No. 12-3057; and

WHEREAS, it is now necessary to authorize a Project Specific Agreement (PSA) for trail design and construction, coordination with Dallas County for any agreements required with Texas Department of Transportation (TxDOT), assignment and acquisition to the City of right-of-way for future construction of the project, and establishment of the preferred alignment which encompasses the remainder of the Northaven Trail Phase 2B and 2C from Denton Drive to Cinderella Lane.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a Project Specific Agreement with Dallas County, approved as to form by the City Attorney, for the completion of the Northaven Trail Phase 2B and 2C trail design and construction, right-of-way acquisition, and coordination with Dallas County on TxDOT agreements required for the project, in an amount not to exceed \$500,000.00.

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

June 14, 2017

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$500,000.00 to Dallas County, in accordance with the terms and conditions of the PSA, as follows:

Park, Playground, Recreation Fund
Fund 0P00, Department PKR, Unit T241, Object 4599
Activity H1BT, Program PK06T241.2, Encumbrance CT-PKR17019980
Commodity 91200, Vendor 014003 \$76,049.59

Park and Recreation Facilities Fund
Fund 3T00, Department PKR, Unit T241, Object 4599
Activity H1BT, Program PK06T241.2, Encumbrance CT-PKR17019980
Commodity 91200, Vendor 014003 \$423,950.41

Total amount not to exceed \$500,000.00

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

AGENDA ITEM # 23

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: June 14, 2017

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

Authorize a ten-year Memorandum of Understanding with Nancy Lieberman Charities and World Ventures Foundation for the purpose of accepting a donation and installation of Dallas Strong Dream Courts on up to 30 existing basketball courts at various City of Dallas park sites requiring an in-kind contribution in the amount of \$6,000 - Financing: This action has no cost consideration to the City

BACKGROUND

Nancy Lieberman Charities (NLC), in coordination with World Ventures Foundation (WVF), contacted Chief David Brown of the Dallas Police Department (DPD) after the July 7, 2016 shootings in downtown Dallas. In Fall 2016, NLC and WVF proposed a partnership to renovate and upgrade two existing basketball courts in target areas to promote positive relationships between the community and DPD.

As part of the ongoing commitment, NLC, WVF and DPD want to partner with Park and Recreation (PKR) to enhance up to 30 additional courts over the next ten years.

Court renovations are paid entirely through donations to WVF and NLC. Site locations are made at the discretion of the Director of the PKR or his or her designee, in collaboration with DPD, based upon the needs of the community. Court enhancements include interlocking polymer tile safety surfacing, new basketball posts, goals and backboards. The City will be the recipient of the donation which is valued at approximately \$28,000 per court with an estimated total value in the amount of up to \$840,000 for 30 enhanced basketball courts.

The contractor is required to carry insurance as specified by the City's Risk Management Office and names the City of Dallas as additional insured.

BACKGROUND (continued)

The Agreement will be subject to the following terms:

CITY RESPONSIBILITIES FOR THE PREMISES

1. Schedule and manage the installation of the basketball courts on the premises
2. Provide general maintenance including graffiti removal, litter pick up, mowing
3. Coordinate City activities related to the project
4. Remove the existing rims, backboard and goal posts before the installation

WVF AND NANCY LIEBERMAN CHARITIES RESPONSIBILITIES FOR THE PREMISES

1. Hire a contractor to install the basketball courts on the Premises at no cost to the City
2. Coordinate the installation timeline with the Park and Recreation Department
3. Comply with the insurance requirements as mentioned in this MOU
4. Request approval from the Director of the Park and Recreation Department or his or her designee for this project prior to installation and for all future improvement projects on the premises

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 18, 2017, the Park and Recreation Board authorized a ten-year Memorandum of Understanding with Nancy Lieberman Charities and World Ventures Foundation.

Information about this item will be provided to the Quality of Life & Environment Committee on June 12, 2017.

FISCAL INFORMATION

This action has no cost consideration to the City.

In-kind costs to the City includes staff labor costs to remove existing rims, backboards and goal posts before court installation - \$200 per court with a total cost of \$6,000 for up to 30 courts.

June 14, 2017

WHEREAS, the City Charter provides for the Park and Recreation Board to approve contracts and agreements within the department for the acceptance of donations as it shall deem proper; and

WHEREAS, the City of Dallas Park and Recreation Department (City) and Nancy Lieberman Charities (NLC) and World Ventures Foundation (WVF), desire to enter into a Memorandum of Understanding (MOU) for the purpose of installing safety tile surfacing, backboards, posts and goals on up to 30 existing basketball courts at selected park sites pursuant to the terms of the MOU; and

WHEREAS, the City will be the recipient of the donation which is valued at approximately \$28,000 per court with an estimated total value in the amount of up to \$840,000 for 30 enhanced basketball courts; and

WHEREAS, the City will provide the labor and staffing to remove existing rims, backboards, and goal posts before new installation at an estimated cost of \$200 per court with a total cost of \$6,000 for up to 30 courts.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a Memorandum of Understanding with Nancy Lieberman Charities and World Ventures Foundation, approved as to form by the City Attorney, for the purpose of accepting a donation and installation of Dallas Strong Dream Courts on up to 30 existing basketball courts at various City of Dallas park sites.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a Memorandum of Understanding with Nancy Lieberman Charities and World Ventures Foundation, approved as to form by the City Attorney.

SECTION 3. That the term of this Memorandum of Understanding is for 10 years.

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

AGENDA ITEM # 24

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: June 14, 2017

COUNCIL DISTRICT(S): 4, 7

DEPARTMENT: Park & Recreation
Trinity Watershed Management

CMO: Willis Winters, 670-4071
Jody Puckett, 670-3390

MAPSCO: 55C

SUBJECT

Authorize a contract with Ark Contracting Services, LLC for design-build services for partial removal (Option 1) to allow two-way small motorized boat traffic on the Trinity River at the Standing Wave located downstream from the Corinth Street Bridge at 1900 East Eighth Street - Not to exceed \$1,991,200 - Financing: 1998 Bond Funds

BACKGROUND

The United States Department of Army Corps of Engineers (USACE) requires that this section of the Trinity River allow for two-way small motorized boat traffic and have determined that the current configuration of the Standing Wave does not allow for upstream transit of small motorized boat traffic. There are three options which could provide two-way small motorized boat traffic: 1) partial removal, 2) complete removal, and 3) modification of the existing by-pass channel. This action awards a design-build contract for the design and construction of Option 1 - partial removal to Ark Contracting Services, LLC, in an amount not to exceed \$1,991,200, award amount with \$128,700 for pre-construction and design services and \$1,862,500 for construction.

A two-step selection process was conducted to select a design-build firm, which included a Request for Qualifications (RFQ) and Request for Proposals (RFP) for the three proposed options. The RFQ was issued on March 2, 2016 for the project. Only one firm, Ark Contracting Services, LLC, responded to the RFQ. The RFP was issued to the one responsive vendor on April 7, 2016. The RFP required that proposers submit conceptual designs and pricing for the three options.

The selection panel, composed of Park and Recreation Department, Dallas Water Utilities Department and Trinity Watershed Management Department staff, deemed that this design-build firm has the qualifications and expertise to be able to undertake this project.

BACKGROUND (continued)

Original proposals (May 13, 2016)

- Option 1 - Partial Removal: \$3,287,000
- Option 2 - Complete Removal: \$8,820,000
- Option 3 - Modify By-Pass Channel: \$5,630,000

Negotiations have been completed and the proposed prices has been finalized.

Final proposals (November 15, 2016)

- Option 1 - Partial Removal: \$1,991,200
- Option 2 - Complete Removal: \$7,459,000
- Option 3 - Modify By-Pass Channel: \$4,248,600

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2017
Complete Design	December 2017
Begin Construction	January 2018
Complete Construction	September 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 24, 2016, City Council authorized the use of design-build procurement method by Resolution No. 16-0385.

On April 6, 2017, the Park and Recreation Board was briefed.

On May 4, 2017, the Park and Recreation Board unanimously authorized the recommendation to proceed with Option 1 - Partial Removal.

On May 17, 2017, City Council was briefed regarding this matter.

FISCAL INFORMATION

1998 Bond Funds - \$1,991,200

<u>Council District</u>	<u>Amount</u>
4	\$ 995,600
7	<u>\$ 995,600</u>
Total	\$1,991,200

M/WBE INFORMATION

1,762 - Vendors contacted
1,761 - No response
 1 - Response (Bid)
 0 - Response (No bid)
 1 - Successful

The awardee has fulfilled the good faith effort requirements set forth in the Business Inclusion and Development (BID) Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended.

ETHNIC COMPOSITION

Ark Contracting Services, LLC

White Male	21	White Female	5
Black Male	0	Black Female	0
Hispanic Male	131	Hispanic Female	0
Other Male	0	Other Female	0

PROPOSAL INFORMATION

Business Development and Procurement Services received the following proposal from solicitation number CIZ-1599. Bids were opened on May 13, 2016. We recommend the City Council award this contract for design-build services to the lone most advantageous proposer.

<u>Proposer</u>	<u>Address</u>	<u>Scores</u>	<u>Amount</u>
Ark Contracting Services, LLC	420 S. Dick Price Rd. Kennedale, TX 76060	RFQ 78.87% RFP 66.25%	\$1,991,200

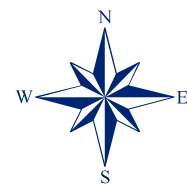
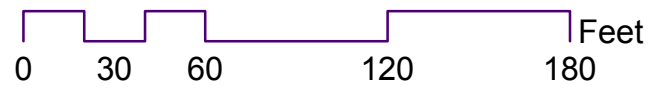
OWNER

Ark Contracting Services, LLC

Steven C. Bowman, President
Mark North, Vice President
Micheal Calvert, Partner
Mary Beth Shipka, Treasurer, Secretary

MAP

Attached



February 16, 2017

Trinity Standing Wave (Trinity River Northeast of Santa Fe Ave)

Mapsco
55 C

District
4,7

June 14, 2017

WHEREAS, on May 23, 2017, a best and final offer was received from Ark Contracting Services, LLC for the partial removal of the Trinity Standing Wave located downstream from the Corinth Street Bridge at 1900 East Eighth Street; and

WHEREAS, it has been determined that acceptance of the proposal for design-build services from Ark Contracting Services, LLC, in the amount of \$1,991,200 is the best value for the City of Dallas.

Now, Therefore,

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

SECTION 1. That the Trinity River Corridor Project Funds be allocated as indicated: \$128,700 for pre-construction and design services and \$1,862,500 for construction.

SECTION 2. That the City Manager is hereby authorized to sign a contract with Ark Contracting Services, LLC, approved as to form by the City Attorney, for the partial removal of the Trinity Standing Wave, in an amount not to exceed \$1,991,200.

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

SECTION 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,991,200 to Ark Contracting Services, LLC, as follows:

Trinity River Corridor Project Fund Fund 6P14, Department TWM, Unit N963, Object 3210 Activity TRPP, Program PB98N966, Encumbrance TWM98N966H5 Commodity 91244, Vendor VS0000017816	\$ 128,700
Trinity River Corridor Project Fund Fund 6P14, Department TWM, Unit N963, Object 3210 Activity TRPP, Program PB98N966, Encumbrance TWM98N966H5 Commodity 91244, Vendor VS0000017816	<u>\$1,862,500</u>
Total amount not to exceed	\$1,991,200

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