



DALLAS PARK AND RECREATION BOARD AGENDA

THURSDAY, APRIL 8, 2021
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
214-670-4078

8:30 am: Administration and Finance Committee – Videoconference
8:30 am: Planning and Design Committee, Room – **CANCELLED**
10:00 am: Park and Recreation Board, Room 6FN – Videoconference



Dallas
Park and Recreation

Public Notice

210303

POSTED CITY SECRETARY
DALLAS, TX

RECEIVED

2021 APR 01 PM 12:34
CITY SECRETARY
DALLAS, TEXAS

Robb P. Stewart, Chair
Taylor Toynes, Vice Chair
Timothy W. Dickey
Maria Hasbany
Amanda Schulz
Ernest "Bo" Slaughter
Lorena Tule-Romain

DALLAS PARK AND RECREATION BOARD
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL - VIDEOCONFERENCE
THURSDAY, APRIL 8, 2021
(8:30 A.M.)

Link: <https://bit.ly/3duz7Qs>

Password: AKmQpMa7Y53

CONSENT ITEMS

1. Fair Oaks Tennis Center (10) - Authorize the designation and use of Fair Oaks Tennis Center, located at 7501 Merriman Parkway, as a year-round reservable facility through the City's Athletic, Events, and Reservations Office, to be available for reservable regular tennis play, tennis tournaments and large events held by leagues and schools, effective immediately upon the approval by the Park and Recreation Board – Total Estimated Net Revenue: \$44,500 (**committee only item**)
2. Lake Highlands North (10) - Authorize the designation and use of two sand volleyball courts at Lake Highlands North Park, located at 9344 Church Road, as year-round reservable courts through the City's Athletic, Events, and Reservations Office effective immediately upon the approval by the Park and Recreation Board – Total Estimated Net Revenue: \$22,500 (**committee only item**)
3. White Rock Lake (9) - Approve a Supplemental Agreement to amend Sections 5.3, 8.15, 8.21, 10.16, 10.17 and 10.18 of the management agreement between the City of Dallas and White Rock Boathouse, Inc. - Financing: No cost consideration to the City (**committee only item**)



DALLAS PARK AND RECREATION BOARD – PAGE 2
ADMINISTRATION AND FINANCE COMMITTEE
DALLAS CITY HALL - VIDEOCONFERENCE
THURSDAY, APRIL 8, 2021
(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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CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Jeff Kitner, Chair
Arun Agarwal, Vice Chair
Barbara Barbee
Harrison Blair
Lane Conner
Fonya Naomi Mondell
Daniel Wood

Public Notice

210304

POSTED CITY SECRETARY
DALLAS, TX

DALLAS PARK AND RECREATION BOARD
PLANNING AND DESIGN COMMITTEE
DALLAS CITY HALL – VIDEOCONFERENCE
THURSDAY, APRIL 8, 2021
(8:30 A.M.)

CANCELLED

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."

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RECEIVED

2021 APR 01 PM 12:34
CITY SECRETARY
DALLAS, TEXAS



Dallas
Park and Recreation

Public Notice

AGENDA
DALLAS PARK AND RECREATION BOARD
DALLAS CITY HALL - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201

210305

POSTED CITY SECRETARY
DALLAS, TX

THURSDAY, APRIL 8, 2021 10:00 A.M.

Calvert Collins-Bratton, President (District 13)

Barbara A. Barbee, District 1
Fonya Naomi Mondell, District 2
Taylor I. Toynes, District 3
Harrison Blair District 4
Lorena Tule-Romain, District 5
Timothy W. Dickey, District 6
Daniel Wood, District 7

Ernest "Bo" Slaughter, District 8
Maria Hasbany, District 9
Robb P. Stewart, Vice President, District 10
Jeff Kitner, District 11
Lane Conner, District 12
Amanda Schulz, District 14
Arun Agarwal, District 15

Public can view meeting on Spectrum Channel 96, or

Via: <https://bit.ly/3udLWFz>

Password: j6aJkWpr7d2

**Members of the public wishing to speak should register *before 12 pm*
*Wednesday, April 7, 2021 by email to srenda.green@dallascityhall.com***

1. Public Speakers (on any business)
2. Approval of Minutes of the March 25, 2021 Park and Recreation Board Meeting

UPDATES

- Update on Park and Recreation Department's Response to COVID-19, John Jenkins, Director
- Update on Park and Recreation Department's Response to the 2021 Winter Storm, Crystal Ross, Deputy Director

CONSENT AGENDA (ITEMS 3 - 7)

ADMINISTRATION AND FINANCE

NONE

PLANNING AND DESIGN

3. Cadillac Heights (4) - Authorize a professional services contract with Dunaway Associates, LLC. for conceptual design and surveying services for a park development plan for the Cadillac Heights Park - Phase I Project located near the 2900 block of Cedar Crest Boulevard - Not to exceed \$169,945.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

DALLAS PARK AND RECREATION BOARD – PAGE 2
DALLAS CITY HALL - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, APRIL 8, 2021 10:00 A.M

PLANNING AND DESIGN

4. City Hall Median (2) - Authorize a construction services contract for the construction of Phase 2 of the Dallas City Hall Median Renovations Project along South Akard Street - C Green Scaping, only responsive bidder - Not to exceed \$290,511.40 - Financing: General Fund
5. Land Acquisition (Dowdy Ferry) (8) - Authorize an acquisition from Dallas Hunting & Fishing Club for future parkland of approximately 121 acres of land located at 2400 Dowdy Ferry Road for development of a future park - Not to exceed \$810,000 (\$790,000 plus closing costs and title expenses not to exceed \$20,000) - Financing: Reforestation Fund
6. Katy Trail (2) - Authorize site approval for the installation of a donated artwork sculpture of at the Victory Overlook on the Katy Trail - Financing: No cost to the City
7. Land Acquisition (Peterson Lane) (11) - Authorize acquisition from Peterson Lane Partners LLC of approximately 71,093 square feet of commercially improved land (approximately 1.63 acres) located at 5580 Peterson Lane for the future Midtown Park - Not to exceed \$5,677,000.00 (\$5,650,000.00 plus closing cost and title expenses not to exceed \$27,000.00) - Financing: Park and Recreation Facilities Fund (2006 Bond Funds) \$1,492,845.00; ECO (I) Fund (2017 Bond Funds) \$3,000,000.00; Valley View-Galleria Open Space Fund \$231,241.67; Mall Area Redevelopment TIF District Fund \$652,913.33; Equity Revitalization Capital Fund \$300,000.00

BRIEFINGS

8. Friends of Oak Cliff Park Annual Update – M. Renee Johnson, Assistant Director
9. Trail Wayfinding Update – Leong Lim, Sr. Park Manager
10. Strategies for Department Partnerships – M. Renee Johnson, Assistant Director

OTHER/NON-ACTION ITEMS

11. Park and Recreation Board Members Liaison Reports: Arts and Culture Advisory Committee, Audubon Dallas/Cedar Ridge Preserve, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas Inc./Downtown Parks, Friends of Bachman Lake, Friends of Fair Park, The Friends of Katy Trail, Friends of Northaven Trail, Friends of Santa Fe Trail, Send a Kid To Camp, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Loop (Circuit Trail), The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Park Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park
12. FY 2021-22, FY 2022-23 Budget Development Update, Rachael Berry, Interim Assistant Director
13. Staff Announcements – Upcoming Park and Recreation Department Events

DALLAS PARK AND RECREATION BOARD – PAGE 3
DALLAS CITY HALL - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, APRIL 8, 2021 10:00 A.M

14. Next Park Board meeting, 10:00 am Thursday, April 22, 2021 (WEBEX)

15. Adjournment

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: Calvert Collins-Bratton, President, presiding

Present: Calvert Collins-Bratton, President; Robb Stewart, Vice-President; Arun Agarwal, Barbara A. Barbee, Harrison Blair, Lane Conner, Timothy W. Dickey, Maria Hasbany, Jeff Kitner, Fonya Naomi Mondell, Amanda Schulz, Ernest Bo Slaughter, Taylor Toyne, Daniel Wood – 14

Absent: Lorena Tule-Romain - 1

This was a virtual meeting held via Cisco Webex. The public were able to view the Open Session meeting on Channel 96 or on the internet.

President Collins called the meeting to order at 10:25

Agenda Item 1. Speakers – The following people registered to speak. Some of the speakers might no longer have been available or connected when it was their turn to speak.

Randall Bryant spoke about Leo V Chaney Opportunity Park.

Agenda Item 2. A motion by Barbara Barbee seconded by Daniel Wood, to approve the minutes of the March 4, 2021 Park and Recreation Board meeting, was carried. The vote was unanimous.

UPDATES

Director John Jenkins spoke about the current situation with COVID-19 and updated the Board. There were no updates. Mr. Jenkins informed the Board that at the April meeting, staff would provide a more detailed briefing.

CONSENT AGENDA (ITEMS 3)

Agenda Item 3. Fair Park (7) – A motion by Bo Slaughter, seconded by Jeff Kitner to authorize an emergency construction services contract with Phoenix I Restoration and Construction, Ltd. for emergency repairs for the Hall of State Emergency Restoration Project located at 3939 Grand Avenue in Fair Park - Not to exceed \$2,770,979.91 – Financing: General Fund, was approved by unanimous vote.

BRIEFINGS

Agenda Item 4. Safe Parks / Security Briefing – M. Renee Johnson, Assistant Director presented and introduced Chief Gary Lindsey of the Dallas Marshalls and Chief Rick Watson of Dallas Police who were available to answer questions.

Agenda Item 5. Fair Park First Contract Addendum – Ryan O'Connor, Assistant Director– Ryan O'Connor, Assistant Director presented. Mr. O'Connor introduced Brian Luallen and Robert McCormick of Fair Park First who were available to answer questions.

ITEM FOR INDIVIDUAL CONSIDERATION

Agenda Item 6. Opportunity Park (7) – An amended motion by Daniel Wood, seconded by Maria Hasbany to authorize the official renaming of Opportunity Park to "Leo V. Chaney Jr. Opportunity Park" – Financing: No cost consideration to the City (5-person memo submitted by Wood, Hasbany, Toyne, Slaughter, Kitner), was approved by unanimous vote.

DRAFT

DRAFT

DRAFT

At 12:04 President Collins brought the meeting into Closed Session.

CLOSED SESSION

Agenda Item 7. Deliberation regarding the sale of property by auction, located at 17800 Dickerson Street [Tex. Govt. Code §551.072]

At 12:48, President Collins closed the Closed Session deliberations and called the meeting back into Open Session.

OPEN SESSION

Agenda Item 8. Dickerson Property (12) – A motion by Jeff Kitner, seconded by Bo Slaughter to authorize advertisement of approximately 141,134 square feet of land located at 17800 Dickerson Street for sale by public auction, with a minimum undisclosed reserve amount – Revenue dependent upon highest bid received at auction, was approved by unanimous vote.

OTHER/NON-ACTION ITEMS

Agenda Item 9. The Park and Recreation Board Members liaison reports regarding 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, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park were as follows:

Tim Dickey stated the Trinity River Audubon Center (TRAC) would be fully open April 1, including their inner trails for bird watching.

Maria Hasbany stated the Dallas Arboretum has opened their "Dallas Blooms" and encourages everyone to visit as the cold weather helped the tulips bloom all at once.

Agenda Item 10 FY 2021-22, FY 2022-23 Budget Development Update, Rachael Berry, Interim Assistant Director - None

Agenda Item 11. Staff Announcements – Upcoming Park and Recreation Department Events.

President Collins announced the new start time for ALL future Park Board meetings for the year 2021 will resume at 10:00 am rather than 11.

Agenda Item 12. Next Park Board meeting. The next Park Board meeting will be Thursday, April 8, 2021 at 10:00 a.m.

Agenda Item 13. President Collins adjourned the Board meeting at 12:52 pm.

Anthony M. Becker, Secretary
Park and Recreation Board

Calvert Collins-Bratton, 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.

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

AGENDA DATE: April 8, 2021
COUNCIL DISTRICT(S): 4
STAFF: John Lawrence, (214) 670-4073

SUBJECT

Authorize a professional services contract with Dunaway Associates, LLC. for conceptual design and surveying services for a park development plan for the Cadillac Heights Park – Phase I Project located near the 2900 block of Cedar Crest Boulevard – Not to exceed \$169,945.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

BACKGROUND

On July 15, 2020, a Request for Qualifications was issued for Engineering, Architectural and Landscape Architecture Consulting Services for Capital Improvements Projects. This action will authorize a professional services contract with Dunaway Associates, LLC. for conceptual design and surveying services for a park development plan for the Cadillac Heights Park – Phase I Project. The project site is approximately 26.3 acres, defined by 109 parcels and five streets.

The project will include concept development for park amenities, surveying, community engagement and cost estimation services. Preliminary park amenities include a loop trail, running track, football field, playground, basketball courts, pavilion, and parking.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	May 2021
Complete Design	July 2021
Begin Construction	December 2021
Complete Construction	October 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

Authorize a professional services contract with Dunaway Associates, L.P. for conceptual design and surveying services for a park development plan for the Cadillac Heights Park – Phase I Project located near the 2900 block of Cedar Crest Boulevard – Not to exceed \$169,945.00 – Financing: Park and Recreation Facilities (B) Funds (2017 General Obligation Bond Funds) – Page 2

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)	\$169,945.00	\$0.00	\$0.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE \$
\$169,945.00	Architecture & Engineering	34.00%	47.79%	\$81,230.00
This contract exceeds the M/WBE goal.				

OWNER

Dunaway Associates, LCC.

Thomas Galbreath, President

PROCUREMENT INFORMATION

In accordance with the City of Dallas Administrative Directive 4-05 procurement guidelines, Dunaway Associates, LLC. was selected as the most qualified consultant for this project.

COMMITTEE ACTION

The Planning and Design Committee meeting has been cancelled for April 8, 2021; therefore, this item will be presented to the full Park and Recreation Board.

This item will be scheduled for City Council approval on April 28, 2021.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Map
Exhibit A (Preliminary Site Plan)

BID Agenda Approval Cover Sheet

Project Meets BID Requirements

Total M/WBE

47.80%

Prime: 4/28/2021
 Project: VS00000591494
 Review Date: 3/5/2021

Dunaway Associates, LLC
Cadillac Heights Phase 1

Total Local: \$81,230.00 **Total Non-Local:**

Dollar Amount \$81,230.00
 Percent 47.7978%
 0.0000%
 0.0000%
 0.0000%
 0.0000%
 0.0000%
 0.00%
 0.00%
 0.00%
 0.00%
 0.00%
 0.00%

Vendor Name Lim & Associates, Inc.
 Cert. # PMDB32834N0121

Total M/WBE
 Non-M/WBE
 Total Local
Non-Local
 Sub Vendor #

\$81,230.00
 \$0.00
 \$81,230.00
 47.7978%

Vendor Name Dollar Amount Percent

Total Non Local M/WBE
 Non-M/WBE
 Total Non-Local

\$0.00
 \$88,715.00
 \$88,715.00
 52.2022%
 52.2022%

Total Action

\$169,945.00 **100.0000%**



CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Ethnic Workforce Composition Report (BWI-FRM-627)

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

Company name: Dunaway Associates, LLC

Address: 550 Bailey Avenue, Suite 400, Fort Worth, Texas 76107

Bid #: _____

Telephone Number: 817 - 335 - 1121 Ext. 4723

Email Address: EMcIlrath@dunaway.com

Please complete the following sections based on the ethnic composition of the (location) entity in the address line above.

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial	20	14	18	11	1	0	1	3		
Professional	49	21	41	12	1	0	4	5	3	4
Technical	12	2	10	2			1	0	1	
Office/Clerical										
Skilled										
Semiskilled	5	0	2	0	1	0	2	0		
Unskilled										
Seasonal										
Totals:	86	37	71	25	3	0	8	8	4	4
# of employees living in Dallas:	0	0	0	0	0	0	0	0	0	0
Total % of employees living in Dallas										

Lindsay Taake

Officer's Signature

Lindsay Taake

Typed or Printed Name

HR Generalist

Title

3/1/2021

Date



CITY OF DALLAS
Office of Economic Development - Business and Workforce Inclusion
Contractor's Affidavit - Schedule of Work and Actual Payment (BWI-FRM-213)

Project Name: Cadillac Heights Phase 1

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). 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=focal (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.

[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
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 (\$)
Land Surveying & Civil Engineering	VS00000591494	Dunaway Associates, LLC MWBE # - NA	Elizabeth McIlrath 550 Bailey Avenue, Suite 400 Fort Worth, Texas 76107 817-335-1121	NON	N	\$ 88,715.00	52.20%		
Notes:									
		Lim & Associate, Inc. MBE #: PMD832834N0121 PMSB56694N1122	Daniel S. Lim, PE, RPLS, CFM 1112 N. Zang Blvd., Suite 200, Dallas, TX 75203 Tel. (214) 942-1888 Cel. (214) 215-2418	I	L	\$ 81,230.00	47.80%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		



CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Subcontractor Intent Form (BWI-FRM-214)

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

TO: City of Dallas DATE: 3/3/2021
 Office of Economic Development - Business and Workforce Inclusion

Project Name: Cadillac Heights Phase I Bid # _____

Lim & Associates, Inc. will provide the following
 M/WBE Subcontractor on the project

good(s)/service(s): Surveying Services

to Dunaway Associates, LLC
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # PMDB32834N0121
Certification must be kept current / valid for the entire duration of this contract. Failure to comply with this provision could be subject to removal from contract.

For the purpose of M/WBE subcontracting participation, the City of Dallas does not include amounts paid to the prime by the sub-contractor.

Total Contract Amount for prime	<u>\$169,945.00</u>	<u>X</u> NCTRCA
		<u> </u> DFWMSCD
MWBE/DBE Sub Participation Amount	<u>\$81,230.00</u>	<u>47.80%</u> <u> </u> WBCSW

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands 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, the prime contractor must submit a Change of M/WBE subcontractor/supplier form to the Business and Workforce Inclusion division for approval prior to any changes in the team make-up. Failure to comply with these provisions could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future City contracts.

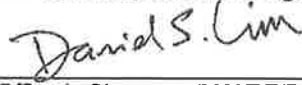


 Officer's Signature (Prime Contractor)

Chris Wilde
 Printed Name (Prime Contractor)

Chief Executive Officer
 Title (Prime Contractor)

March 3, 2021
 Date



 Officer's Signature (M/WBE/DBE Subcontractor)

Daniel Lim, PE, RPLS, CFM
 Printed Name (M/WBE/DBE Subcontractor)

President
 Title (M/WBE/DBE Subcontractor)

March 3, 2021
 Date

Please select or list all Chambers or Advocacy groups you are a member of:

- | | | | |
|---|---|---|---|
| Greater Dallas Asian American Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | Asian Contractors Association | <input type="checkbox"/> Prime <input type="checkbox"/> Sub |
| Greater Dallas Black Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | Regional Black Contractors Association | <input type="checkbox"/> Prime <input type="checkbox"/> Sub |
| Greater Dallas Hispanic Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | Regional Hispanic Contractors Association | <input type="checkbox"/> Prime <input type="checkbox"/> Sub |
| U.S. Pan Asian American Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | | |

Other _____



CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Pre-Bid/Pre-Proposal Form – Cover Memo (BWI-FRM-622)

Solicitation Number: _____ Project Name: Cadillac Heights Master Plan Company Name: Dunaway Associates, LLC

The Office of Economic Development Business and Workforce Inclusion Pre-Bid/Pre-Proposal Form is turned in with all bid documents and proposal packages and certifies that the bidder/proposer agrees to comply with the City of Dallas Business Inclusion and Development Policy (BID Policy).

Section I: Business Inclusion 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 BID Policy establishes subcontracting goals and requirements for all prospective bidder/proposer to ensure a reasonable degree of M/WBE business inclusion and participation in City contracts. By signing this section, the bidder/proposer agrees to comply with the City of Dallas BID Policy.

Section II: Historical Utilization

The purpose of this section is to show the bidder/proposer's recent history of utilizing M/WBE companies to complete contracts with municipalities. Historical Utilization is not limited to City of Dallas contracts, but should only include the last three projects performed with municipalities. If you have not done business with the City of Dallas or any other municipalities as a prime contractor, leave this section blank.

Section III: Team Make-up/Schedule of Work

The purpose of this section is to confirm the M/WBE participation percentage for the sub-contracting team that will be utilized for the anticipated project. In this section, the prime contractor will show their proposal to meet the established M/WBE subcontracting goal. This section should include all subcontractors, both M/WBEs and non-M/WBEs, and should also include the prime contractor's percentage. Contact the project manager if you require additional lists of M/WBE certified companies to perform scopes of work.

Once the contract has been awarded to the low bidder/most advantageous proposer, the prime contractor is expected to utilize the M/WBEs listed in this section.

Section III = 10 Total Points: Meets Goal = 5 Points; Exceeds Goal, Additional 3 Points; Diverse Team Make-Up, Additional 2 Points



Cadillac Heights Neighborhood

Phase I Area - 26.3 ac

Dallas Park & Recreation

1" = 400'

Cadillac Heights Park- Phase I
(near the 2900 block of Cedar Crest Boulevard)

Phase I



District
4

Cadillac Heights Park - Phase I Preliminary Site Plan



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

AGENDA DATE: April 8, 2021
COUNCIL DISTRICT(S): 2
STAFF: John Lawrence, (214) 670-4073

SUBJECT

Authorize a construction services contract for the construction of Phase 2 of the Dallas City Hall Median Renovations Project along South Akard Street – C Green Scaping, only responsive bidder – Not to exceed \$290,511.40 – Financing: General Fund

BACKGROUND

On November 11, 2020, the City of Dallas advertised for bids for the Dallas City Hall Medians. In response to the advertisement the Office of Procurement Services received one responsive bid and one non-responsive bid on December 11, 2020.

This action will award a construction services contract with C. Green Scaping for construction of the Dallas City Hall Median Renovations Project for the Base Bid only. This project was included in the Office of Environmental Quality Water Wise Grant Program administered by Dallas Water Utilities (DWU).

The scope of work includes construction of Phase 2 of the Dallas City Hall Median Renovations Project along South Akard Street.

The following chart illustrates C. Green Scaping's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	0	0	0	0
Active Projects	0	1	1	0
Change Orders	0	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design: May 2019
Completed Design August 2020
Begin Construction May 2021
Complete Construction October 20221

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 1, 2018, the Park and Recreation Board authorized a professional services contract with Pacheco Koch Consulting Engineers, Inc.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on November 26, 2018.

On November 28, 2018, City Council authorized a professional services contract with Pacheco Koch Consulting Engineers, Inc. for schematic design, design development, construction documents, procurement and construction observation phases for Phase 2 of the Dallas City Hall Median Renovations Project along South Akard and South Ervay Streets by Resolution No. 18-1712.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
General Fund	\$290,511.40	\$0.00	\$0.00

This project will be reimbursed by the DWU Water Wise Grant Program.

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE \$
\$290,511.40	Construction	32.00%	100.0%	\$290,511.40
This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following bids were received and opened on December 11, 2020:

*Denotes successful bidder

Bidders

Bid Amount

*C. Green Scaping
2401 Handley Ederville Road
Fort Worth, TX 76118
SRH Landscapes LLC

\$290,511.40

**Non-responsive

Note: The Base Bid is only being awarded at this time for renovations along South Akard Street.

**SRH Landscapes LLC was deemed non-responsive due to submitting an incorrect bid form.

COMMITTEE ACTION

The Planning and Design Committee meeting has been cancelled for April 8, 2021; therefore, this item will be presented to the full Park and Recreation Board.

This item will be scheduled for City Council approval on April 28, 2021.

STAFF RECOMMENDATION

Staff recommends approval.

OWNER

C. Green Scaping

Curtis J. Green, Vice President

MAP

Attached



CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Ethnic Workforce Composition Report (BWI-FRM-627)

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

Company name: C. Green Scaping, LP

Address: 2401 Handley Ederville Rd., Ft. Worth, TX 76118

Bid #: CIZ1953 – Dallas City Hall Medians Phase II

Telephone Number: 817 - 577 - 9299 Ext.

Email Address: sgeigenmiller@greenscaping.com

Please complete the following sections based on the ethnic composition of the (location) entity in the address line above.

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial	1	1	1	1						
Professional		2		1				1		
Technical										
Office/Clerical		2		2						
Skilled	17		5				2			
Semiskilled	16		6				10			
Unskilled										
Seasonal										
Totals:	24	5	12	4			12	1		
# of employees living in Dallas:	5	0								
Total % of employees living in Dallas			17%							

Stacy Geigenmiller

Officer's Signature

Stacy Geigenmiller

Typed or Printed Name

Manager

Title

2/26/2021

Date



CITY OF DALLAS
Office of Economic Development - Business and Workforce Inclusion
Contractor's Affidavit - Schedule of Work and Actual Payment (BWI-FRM-213)

Project Name: Dallas City Hall Medians Phase II

Bid/Contract #: CIZ1953

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). 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 American; P=Asian Pacific; W=Woman; NON=other than M/WBE.

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 & 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]
General construction	514347	C. Green Scaping, LP NCTRCA # HFDB88835N1120	Stacy Geigenmiller, 2401 Handley Edenville Rd., Ft. Worth, TX 76118	HW	N	\$ 197,547.75	68.00%		
Notes:									
Redimix Concrete	VC0000007134	Cow Town Redi Mix Inc.; NCTRCA # WFWB45444N1121	Max Ulrich, 3401 Bethlehem Ave., Ft. Worth, 76111, 817-759-1919	W	N	\$ 5,000.00	1.72%		
Notes:									
Erosion control, demo, earthwork, soil amendments and planting	VS00000050791	Blue Sky Sod Farm, LLC; NMSDC # DL01774	Alex Garza, 621 Wolf Springs Rd., Ferris, TX; 972-544-2468	H	L	\$ 78,963.65	27.18%		
Notes:									
Misc. construction supplies	506387	Ram Tool & Supply Co.; WBENC #2005116645	Danny McSpadden, 1432 MacArthur Dr., Carrollton, TX 75007; 972-46-1076	W	L	\$ 9,000.00	3.10%		
Notes:									
							0.00%		

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 (\$)
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
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Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
						Total Bid Amount:	\$ 290,511.40	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 and the Change of MWBE Subcontractor Form. 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: Stacy Geigenmiller Title: Project Manager

Printed Name: Stacy Geigenmiller Date: March 3, 2021

Company Name: C. Green Scaping, LP



CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Subcontractor Intent Form (BWI-FRM-214)

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

TO: City of Dallas DATE: 3/2/2021
 Office of Economic Development - Business and Workforce Inclusion

Project Name: Dallas City Hall Medians Phase II Bid # CIZ1953

Cow Town Redi-Mix Concrete will provide the following
 M/WBE Subcontractor on the project

good(s)/service(s): Supply Redimix Concrete

to C. Green Scaping, LP
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # WFWB45444N1121

Certification must be kept current / valid for the entire duration of this contract. Failure to comply with this provision could be subject to removal from contract.

For the purpose of M/WBE subcontracting participation, the City of Dallas does not include amounts paid to the prime by the sub-contractor.

Total Contract Amount for prime \$ 290,511.40 X NCTRCA
 MWBE/DBE Sub Participation Amount \$ 5,000.00 1.72 % DFWMSDC
WBCSW

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands 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, the prime contractor must submit a Change of M/WBE subcontractor/supplier form to the Business and Workforce Inclusion division for approval prior to any changes in the team make-up. Failure to comply with these provisions could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future City contracts.

Stacy Geigenmiller
 Officer's Signature (Prime Contractor)

Stacy Geigenmiller
 Printed Name (Prime Contractor)

Project Manager
 Title (Prime Contractor)

3/2/21
 Date

Max Ulrich
 Officer's Signature (M/WBE/DBE Subcontractor)

Max Ulrich
 Printed Name (M/WBE/DBE Subcontractor)

Sales Manager
 Title (M/WBE/DBE Subcontractor)

3/2/21
 Date

Please select or list all Chambers or Advocacy groups you are a member of:

- | | | | | | | | | | |
|---|-------------------------------------|-------|--------------------------|-----|---|--------------------------|-------|--------------------------|-----|
| Greater Dallas Asian American Chamber of Commerce | <input type="checkbox"/> | Prime | <input type="checkbox"/> | Sub | Asian Contractors Association | <input type="checkbox"/> | Prime | <input type="checkbox"/> | Sub |
| Greater Dallas Black Chamber of Commerce | <input type="checkbox"/> | | <input type="checkbox"/> | | Regional Black Contractors Association | <input type="checkbox"/> | | <input type="checkbox"/> | |
| Greater Dallas Hispanic Chamber of Commerce | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | | Regional Hispanic Contractors Association | <input type="checkbox"/> | | <input type="checkbox"/> | |
| U.S. Pan Asian American Chamber of Commerce | <input type="checkbox"/> | | <input type="checkbox"/> | | | | | | |

Other _____



CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Subcontractor Intent Form (BWI-FRM-214)

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

TO: City of Dallas DATE: 3/2/21
 Office of Economic Development - Business and Workforce Inclusion

Project Name: Dallas City Hall Medians Phase II Bid # CIZ1953
Ram Tool & Supply Company will provide the following
 MWBE Subcontractor on the project

good(s)/service(s): Miscellaneous construction supplies, rebar, etc.

to C. Green Scaping, LP
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: WBENC

MWBE Certification Number: # 2005116645
 Certification must be kept current / valid to the entire duration of this contract. Failure to comply with this provision could be subject to removal from contract.

For the purpose of MWBE subcontracting participation, the City of Dallas does not include amounts paid to the prime by the sub-contractor.

Total Contract Amount for prime \$ 290,511.40 NCTRCA
 DFWMSDC
 MWBE/DBE Sub Participation Amount \$ 9,000.00 3.10 % WBCSW

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands that, for the purpose of MWBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, the prime contractor must submit a Change of MWBE subcontractor/supplier form to the Business and Workforce Inclusion division for approval prior to any changes in the team make-up. Failure to comply with these provisions could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future City contracts.

Stacy Geigenmiller
 Officer's Signature (Prime Contractor)

Stacy Geigenmiller
 Printed Name (Prime Contractor)

Project Manager
 Title (Prime Contractor)

2/26/2021
 Date

Michael Binns
 Officer's Signature (MWBE/DBE Subcontractor)

Michael Binns
 Printed Name (MWBE/DBE Subcontractor)

DFW Branch Manager
 Title (MWBE/DBE Subcontractor)

3/2/21
 Date

Please select or list all Chambers or Advocacy groups you are a member of:

- | | | | |
|---|--|---|---|
| Greater Dallas Asian American Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | Asian Contractors Association | <input type="checkbox"/> Prime <input type="checkbox"/> Sub |
| Greater Dallas Black Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | Regional Black Contractors Association | <input type="checkbox"/> Prime <input type="checkbox"/> Sub |
| Greater Dallas Hispanic Chamber of Commerce | <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Sub | Regional Hispanic Contractors Association | <input type="checkbox"/> Prime <input type="checkbox"/> Sub |
| U.S. Pan Asian American Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | | |

Other _____



CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Subcontractor Intent Form (BWI-FRM-214)

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

TO: City of Dallas DATE: 2/26/2021
 Office of Economic Development - Business and Workforce Inclusion

Project Name: Dallas City Hall Medians Phase II Bid # CIZ 1953

Blue Sky Sod Farm, LLC will provide the following
 M/WBE Subcontractor on the project

good(s)/service(s): Erosion control, demo/haul off, earthwork, soil amendments, and planting

to C. Green Scaping, LP
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NMSDC

M/WBE Certification Number: # DL01774
Certification must be kept current / valid for the entire duration of this contract. Failure to comply with this provision could be subject to removal from contract.

For the purpose of M/WBE subcontracting participation, the City of Dallas does not include amounts paid to the prime by the sub-contractor.

Total Contract Amount for prime	<u>\$ 290,511.40</u>	<u> </u> NCTRCA
MWBE/DBE Sub Participation Amount	<u>\$ 78,963.65</u>	<u> X </u> DFWMSDC
		<u>27.18</u> % <u> </u> WBCSW

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands 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, the prime contractor must submit a Change of M/WBE subcontractor/supplier form to the Business and Workforce Inclusion division for approval prior to any changes in the team make-up. Failure to comply with these provisions could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future City contracts.

Stacy Geigenmiller
 Officer's Signature (Prime Contractor)

Stacy Geigenmiller
 Printed Name (Prime Contractor)

Project Manager
 Title (Prime Contractor)

2/26/21
 Date

Alex Garza
 Officer's Signature (M/WBE/DBE Subcontractor)

Alex Garza
 Printed Name (M/WBE/DBE Subcontractor)

General Manager
 Title (M/WBE/DBE Subcontractor)

3/1/21
 Date

Please select or list all Chambers or Advocacy groups you are a member of:

- | | | | |
|---|--|---|---|
| Greater Dallas Asian American Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | Asian Contractors Association | <input type="checkbox"/> Prime <input type="checkbox"/> Sub |
| Greater Dallas Black Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | Regional Black Contractors Association | <input type="checkbox"/> Prime <input type="checkbox"/> Sub |
| Greater Dallas Hispanic Chamber of Commerce | <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Sub | Regional Hispanic Contractors Association | <input type="checkbox"/> Prime <input type="checkbox"/> Sub |
| U.S. Pan Asian American Chamber of Commerce | <input type="checkbox"/> Prime <input type="checkbox"/> Sub | | |

Other _____

Vendor Profile: Certifications

[General Reports](#) | [Public Profile](#) | [Users](#) | [Commodity Codes](#) | [Contacts & Owners](#) | [Comments](#) | **[Certifications](#)** | [Contracts](#) | [Site Visits](#)

Blue Sky Sod Farm, LLC

System Vendor Number: **20115866**

[New Record](#)

Current Certifications					
Type	Action	Effective	Renewal	Organization	Actions
MBE	New	6/30/2020	6/30/2021	Dallas/Fort Worth Minority Supplier Development Council	View ⓘ

Customer Support

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Vendor Profile: Certifications

- General
- Public Profile
- Users
- Commodity Codes
- Contacts & Owners
- Comments
- Certifications**
- Contracts
- Site Visits
- Reports

Ram Tool & Supply Co., Inc.

System Vendor Number: **20011457**

New Record

Current Certifications

Type	Action	Effective	Renewal	Organization	Actions
WBE	Annual	4/21/2020	4/30/2022	North Central Texas Regional Certification Agency	View ⓘ

Customer Support

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CITY OF DALLAS
Office of Economic Development – Business and Workforce Inclusion
Pre-Bid/Pre-Proposal Form – Cover Memo (BWI-FRM-622)

Solicitation Number: CIZ1953 Project Name: Dallas City Hall Medians Phase II Company Name: C. Green Scaping, LP

The Office of Economic Development Business and Workforce Inclusion Pre-Bid/Pre-Proposal Form is turned in with all bid documents and proposal packages and certifies that the bidder/proposer agrees to comply with the City of Dallas Business Inclusion and Development Policy (BID Policy).

Section I: Business Inclusion 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 BID Policy establishes subcontracting goals and requirements for all prospective bidder/proposer to ensure a reasonable degree of M/WBE business inclusion and participation in City contracts. By signing this section, the bidder/proposer agrees to comply with the City of Dallas BID Policy.

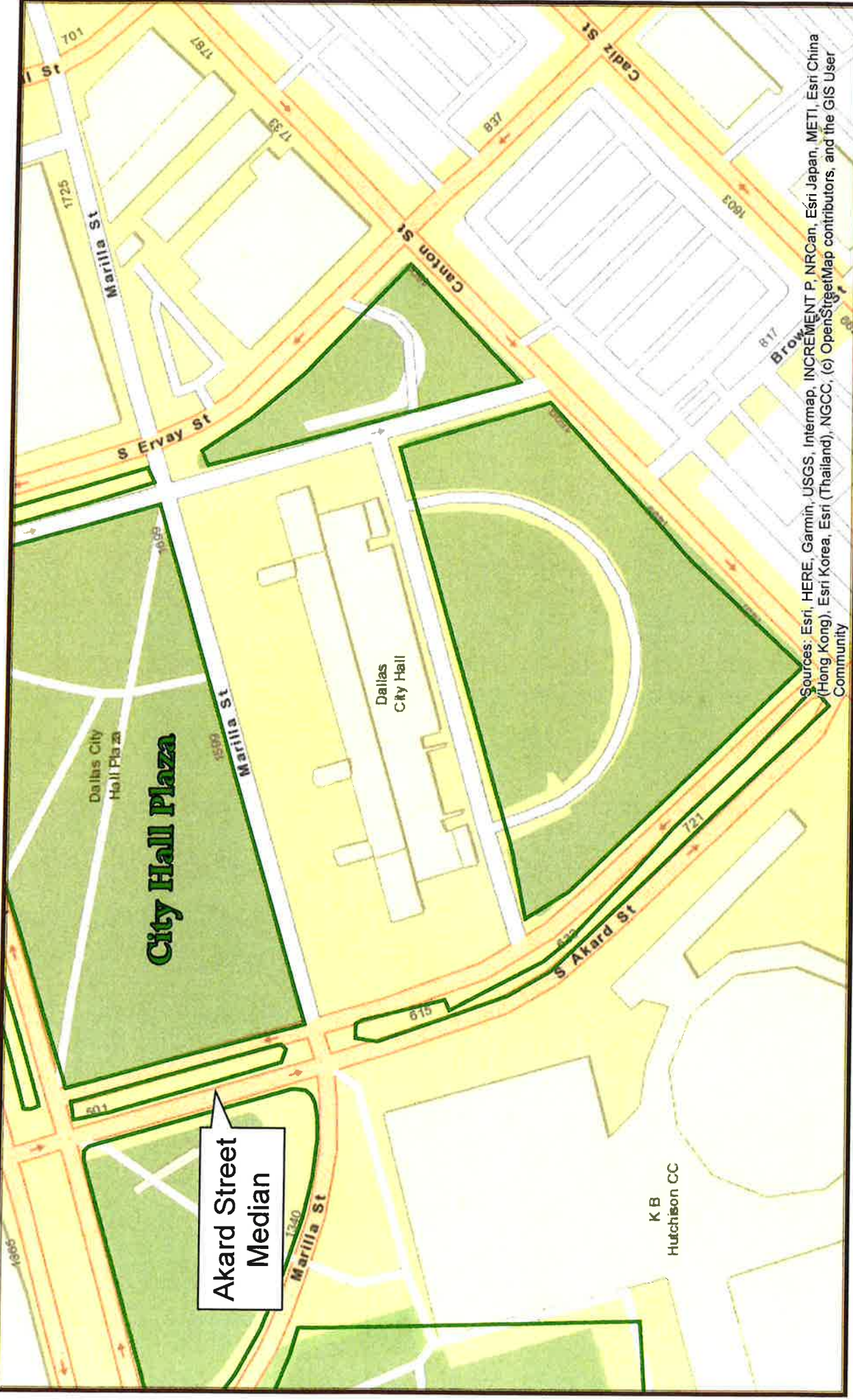
Section II: Historical Utilization

The purpose of this section is to show the bidder/proposer's recent history of utilizing M/WBE companies to complete contracts with municipalities. Historical Utilization is not limited to City of Dallas contracts, but should only include the last three projects performed with municipalities. If you have not done business with the City of Dallas or any other municipalities as a prime contractor, leave this section blank.

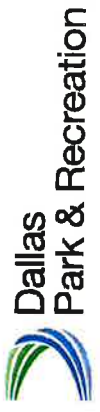
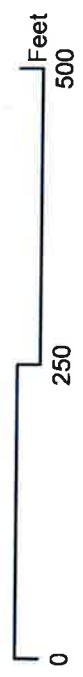
Section III: Team Make-up/Schedule of Work

The purpose of this section is to confirm the M/WBE participation percentage for the sub-contracting team that will be utilized for the anticipated project. In this section, the prime contractor will show their proposal to meet the established M/WBE subcontracting goal. This section should include all subcontractors, both M/WBEs and non-M/WBEs, and should also include the prime contractor's percentage. Contact the project manager if you require additional lists of M/WBE certified companies to perform scopes of work.

Once the contract has been awarded to the low bidder/most advantageous proposer, the prime contractor is expected to utilize the M/WBEs listed in this section.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



City Hall Medians
(Akard Street)
 1500 Marilla Street

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: April 8, 2021
COUNCIL DISTRICT(S): 8
STAFF: Leong Lim, (214) 670-7753

SUBJECT

Authorize an acquisition from Dallas Hunting & Fishing Club for future parkland of approximately 121 acres of land located at 2400 Dowdy Ferry Road for development of a future park—Not to exceed \$810,000 (\$790,000 plus closing costs and title expenses not to exceed \$20,000)—Financing: Reforestation Fund

BACKGROUND

This item authorizes the acquisition from Dallas Hunting & Fishing Club of approximately 121 acres of land (Property) located at 2400 Dowdy Ferry Road for development of a future park (Exhibit A). The total purchase price for this acquisition is \$810,000 based on an independent appraisal (\$790,000, plus closing costs and title expenses not to exceed \$20,000). Funds used for this acquisition are from the Reforestation Fund. This fund is financed through tree mitigation proceeds. The Director of Sustainable Development, who manages the Reforestation Fund, is agreeable to the Park and Recreation Department (PKR) acquiring this forested land using this fund.

The criteria for acquisition of forested land with Reforestation Funds includes: 1) Acquisition of land for and to benefit the public good; 2) Land acquired must be conserved and retained (Section 51A-10.102 and 51A-10.135) to support tree canopy coverage and the enhancement of wildlife habitat; 3) The prioritization of sites that are development-threatened habitat areas and provide interconnectedness with natural area corridors for retention of continuous tree canopy, including city parks and riparian zones; 4) Prioritize sites identified for city-wide development regions to provide current and future residents the opportunity to have close contact with natural areas. The proposed acquisition meets these and other acquisition criteria of the Reforestation Fund as well as PKR's mission to be "responsible stewards of the city's parks, trails, and open spaces," and PKR's vision for the future of "a comprehensive system of parks, trails, open spaces, and recreation facilities that sustains, inspires, and invigorates."

This property is adjacent to Prairie Creek Park, existing forested City parkland. Acquisition of the Property will add contiguous highly valuable forested land to the City's parkland and provided protection of Prairie Creek and the adjacent riparian land from development. The Property's is also adjacent to the Trinity River.

Uniquely, the Property has been under the same ownership since the nineteenth century and has never been farmed or logged—the Property is old growth forest with very high biodiversity of plants, animals, birds, insects, and other organisms making it an ideal candidate for acquisition through the Reforestation Fund.

If the City does acquire the Property, PKR will be responsible for all management, operations, maintenance, and development of the land in accordance with the Reforestation Fund. Except as restricted by the Reforestation Fund requirements, PKR will be able to manage, develop, operate, and maintain the land as it does for other land under PKR's purview. Such permissible development includes the development of non-forested areas in any way PKR sees fit so long as such development does not adversely impact the forest ecosystem. PKR may also develop forested areas in a way which provides for public access and the public good which will be of minimal impact to the forest ecosystem—such acceptable development of forested areas may include trails and ancillary amenities (drinking fountains, signage, benches, etc) small structures such as pavilions, and other amenities which will have minimal impact to the forest ecosystem. Creative development solutions which bring the public closer to nature such as a nature-oriented playground would be another example. These examples are not meant to be exhaustive and other low-impact development is permissible. Additionally, though PKR may take any maintenance action which preserves, enhances, and maintains the forest ecosystem, subject to appropriations, PKR is not obligated to actively manage the forest ecosystem or mitigate external events detrimental to this forest—such as natural weather events: high wind events, flooding, disease, etc.

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the entire property is developed for its intended use.

Maintenance

- City will be responsible for maintenance after acquisition of the Property
 - i) Estimated annual operating and maintenance cost: \$30,000

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior actions.

FISCAL INFORMATION

Reforestation Fund

Future operating and maintenance cost estimate is \$30,000 per year.

COMMITTEE ACTION

The Planning and Design Committee will not meet on April 8, 2021. This item will be considered by the full Park and Recreation Board.

Authorize the assignment of approximately 3,564,169 square feet (81.82 acres) of land located at 4900 SRT Thornton Freeway to the Park and Recreation Department for a proposed new park – Financing: No Cost Consideration to the Park and Recreation Department (Acquisition will be by Sustainable Development Through Proceeds from the Reforestation Fund) – Page 3

This item will be scheduled for City Council consideration by the Real Estate Division on May 12, 2021.

STAFF RECOMMENDATION

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the property is developed for its intended use.

ATTACHMENT

Map, Exhibit

Exhibit A

LAND TO BE ACQUIRED FROM THE DALLAS HUNTING & FISHING CLUB

TRACT NO. 1

Being a 4,047,817 Square Foot (92.925 Acre) tract of land situated in the William L. Wilson Survey, Abstract Number 1571, the S. A. & M. G. Railroad Survey, Abstract Number 1413, and the Alanson Dowdy Survey, Abstract Number 406, partly located in the City of Dallas in Blocks 8519 and 8520, Official City of Dallas Block Numbers, and partly lying in an Unincorporated Area of Dallas County, Texas, and being a part of the land conveyed to the Dallas Hunting & Fishing Club by deed dated February 26, 1935 and recorded in Volume 1893, Page 1994 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD Cap") set on the West Right-of-Way line of Dowdy Ferry Road, a 60-foot Right-of-Way conveyed to Dallas County by deed recorded in Volume 1892, Page 203 of the Deed Records of Dallas County, Texas, being also a common East corner between the herein describe tract of land and a tract of land conveyed to T.F. Campbell dated March 28, 1868 and recorded in Volume M, Page 48 of the Deed Records of Dallas County, Texas:

THENCE South 89°34'54" West, departing the last said West line of Dowdy Ferry road and with the common line between the herein described tract of land and said T.F. Campbell tract a distance of 744.76 feet to a 3/8-inch diameter iron rod found at an inside corner of the herein described tract of land:

THENCE South 00°36'22" East, continuing with the said common property line a distance of 478.97 feet to a 3/8-inch diameter iron rod found at an inside corner of the herein described tract of land:

THENCE North 89°43'51" East, continuing with the said common property line a distance of 738.81 feet to a 5/8" I.R. w/COD Cap set at the intersection with the above said West line of Dowdy Ferry Road, at a Non-Tangent point on a Curve to the Right:

THENCE Southerly, with the said West line of Dowdy Ferry Road and along said Curve, having a Radius of 925.27 feet, a Central Angle of 02°23'51", an Arc Length of 38.72 feet and a Chord which bears South 16°21'52" West a distance of 38.71 feet to a 5/8" I.R. w/COD Cap set at the Point of Tangency:

**LAND TO BE ACQUIRED FROM
THE DALLAS HUNTING & FISHING CLUB**

TRACT NO. 1

THENCE South 17°33'47" West with the said West line of Dowdy Ferry Road a distance of 1,072.55 feet to an outside corner of the herein described tract of land, being also a common corner with a tract of land conveyed to Kut Auto Sales, Inc. by deed recorded in Volume 2003181, Page 5930 of the Deed Records of Dallas County, Texas (not monumented):

THENCE North 45°45'03" West, departing the last said West line of Dowdy Ferry Road and with the common property line between the herein described tract of land and said Kut Auto Sales tract a distance of 198.03 feet to a Fence Post (Record Monument) found at an inside corner of the herein described tract of land:

THENCE South 22°05'54" West, continuing with the said common property line a distance of 586.90 feet to an outside corner of the herein described tract of land (not monumented):

THENCE North 51°44'36" West, continuing with the said common property line a distance of 203.00 feet to an inside corner of the herein described tract of land (not monumented):

THENCE South 39°15'24" West, continuing with the said common property line a distance of 58.90 feet to the Top Bank of the Trinity River (not monumented):

THENCE Westerly and Northerly with the Top Bank of the Trinity River, the following courses and distances (Corners on the Top Bank of the Trinity River not otherwise monumented):

1. North 24°56'56" West a distance of 115.16 feet:
2. North 17°16'17" West a distance of 48.91 feet:
3. North 53°34'31" West a distance of 59.22 feet:
4. North 72°18'41" West a distance of 73.83 feet:
5. South 72°15'53" West a distance of 73.28 feet:
6. North 54°00'04" West a distance of 85.78 feet:
7. North 65°16'48" West a distance of 57.73 feet:
8. North 86°30'16" West a distance of 180.53 feet:
9. North 77°52'56" West a distance of 201.37 feet:
10. North 66°55'41" West a distance of 160.05 feet:

**LAND TO BE ACQUIRED FROM
THE DALLAS HUNTING & FISHING CLUB**

TRACT NO. 1

11. North 60°45'10" West a distance of 164.92 feet:
12. North 48°28'29" West a distance of 98.45 feet:
13. North 40°00'31" West a distance of 98.43 feet:
14. North 44°09'46" West a distance of 249.12 feet:
15. North 35°43'56" West a distance of 120.46 feet:
16. North 31°10'07" West a distance of 110.23 feet:
17. North 05°23'58" West, a distance of 111.08 feet:
18. North 13°30'32" West a distance of 122.32 feet:
19. North 06°23'18" West a distance of 151.03 feet:
20. North 29°40'00" West a distance of 61.64 feet:
21. North 15°02'46" East a distance of 145.26 feet:
22. North 32°34'51" East a distance of 127.15 feet:
23. North 24°39'21" East a distance of 221.07 feet:
24. North 31°05'50" East a distance of 155.44 feet:
25. North 32°07'39" East a distance of 191.66 feet:
26. North 40°17'59" East a distance of 166.64 feet:

THENCE North 47°35'04" East a distance of 98.32 feet to the common West corner with a tract of land conveyed to the City of Dallas by deed recorded in Volume 2001047, Page 1742 of the Deed Records of Dallas County, Texas, being also the Northwest corner of the herein described tract of land (not monumented):

THENCE North 89°18'46" East, departing the said Top Bank of the Trinity River and with the common line between the herein described tract of land and said City of Dallas tract a distance of 1,753.62 feet to the intersection with the above referenced West line of Dowdy Ferry Road (unable to monument):

THENCE South 14°40'56" East with the said West line of Dowdy Ferry Road a distance of 489.30 feet to the **POINT OF BEGINNING**, containing 4,047,817 Square Feet, or 92.925 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, Realization of 2011.

Scott Holt



1/27/2020

**LAND TO BE ACQUIRED FROM
THE DALLAS HUNTING & FISHING CLUB**

TRACT NO. 2

Being a 783,690 Square Foot (17.991 Acre) tract of land situated in the William L. Wilson Survey, Abstract Number 1571, City of Dallas, Dallas County, Texas, and located in Block 8514, Official City of Dallas Block Numbers, and being a part of the land conveyed to the Dallas Hunting & Fishing Club by deed dated February 26, 1935 and recorded in Volume 1893, Page 1994 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" set on the East Right-of-Way line of Dowdy Ferry Road, a 60-foot Right-of-Way conveyed to Dallas County by deed recorded in Volume 1892, Page 203 of the Deed Records of Dallas County, Texas, and being also the Southwest corner of the herein described tract of land, and being a common corner with a tract of land conveyed to T.F. Campbell by deed dated March 28, 1868 and recorded in Volume M, Page 48 of the Deed Records of Dallas County, Texas:

THENCE North 14°40'56" West with the said East line of Dowdy Ferry Road a distance of 478.82 feet to the common West corner with a tract of land conveyed to the City of Dallas by deed recorded in Volume 2001097, Page 734 of the Deed Records of Dallas County, Texas, and being also the Northwest corner of the herein described tract of land (not monument):

THENCE North 89°18'46" East, departing the last said East line of Dowdy Ferry Road and with the common line between the herein described tract of land and said City of Dallas Tract a distance of 649.47 feet to a 1/2-inch diameter iron rod found at the Southeast corner of said City of Dallas tract, being also the Southwest corner of a tract of land conveyed to Osvaldo Rojas by deed recorded in Instrument Number 201400192513 of the Official Public Records of Dallas County, Texas:

THENCE North 89°27'23" East, with the common line between the herein described tract of land and said Rojas tract a distance of 1,050.82 feet to a 5/8-inch diameter iron rod found on the West Right-of-Way line of Teagarden Road, a 60-foot Right-of-Way as conveyed to Dallas County by deed recorded in Volume 2083, Page 139 of the Deed Records of Dallas County, Texas, and being also the Northeast corner of the herein described tract of land:

THENCE South 00°28'46" East with the said West line of Teagarden Road a distance of 479.85 feet to a 1/2-inch diameter iron rod found at the Southeast corner of the herein described tract of land, and being a common corner with the above referenced T.F. Campbell tract:

LAND TO BE ACQUIRED FROM
THE DALLAS HUNTING & FISHING CLUB

TRACT NO. 2

THENCE South 89°34'54" West, departing the last said West line of Teagarden Road and with the common line between the herein described tract of land and said T.F. Campbell tract a distance of 1,580.22 feet to the **POINT OF BEGINNING**, containing 783,690 Square Feet, or 17.991 Acres of land.

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

Scott Holt
1/27/2020



**LAND TO BE ACQUIRED FROM
THE DALLAS HUNTING & FISHING CLUB**

TRACT NO. 3

Being a 474,335 Square Foot (10.889 Acre) tract of land situated in the William L. Wilson Survey, Abstract Number 1571, the S. A. & M. G. Railroad Survey, Abstract Number 1413, and the Alanson Dowdy Survey, Abstract Number 406, City of Dallas, Dallas County, Texas, in Blocks 8513 and 8514, Official City of Dallas Block Numbers, and being a part of the land conveyed to the Dallas Hunting & Fishing Club by deed dated February 26, 1935 and recorded in Volume 1893, Page 194 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a ½-inch diameter iron rod found on the North Right-of-Way line of Teagarden Road, a 60-foot Right-of-Way conveyed to Dallas County by deed recorded in Volume 2083, Page 139 of the Deed Records of Dallas County, Texas, and being a common corner with a tract of land conveyed to T.F. Campbell by deed dated March 28, 1868 and recoded in Volume M, Page 48 of the Deed Records of Dallas County, Texas, and being also the Southeast corner of the herein described tract of land:

THENCE South 88°23'13" West with the said North line of Teagarden Road a distance of 157.98 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD Cap") set at the Point of Curvature of a Curve to the Left:

THENCE Southwesterly, continuing with the said North line of Teagarden Road and along said Curve, having a Radius of 1,169.12 feet, a Central Angle of 13°25'26", an Arc Length of 273.92 feet and a Chord which bears South 81°40'30" West a distance of 273.29 feet to a 5/8" I.R. w/COD Cap set at the Point of Compound Curvature of a Curve to the Left:

THENCE Southwesterly, continuing with the said North line of Teagarden Road and along said Curve, having a Radius of 7,831.80 feet, a Central Angle of 03°04'30", an Arc Length of 420.32 feet and a Chord which bears South 76°30'02" West a distance of 420.27 feet to a 5/8" I.R. w/COD Cap set at the Point of Tangency:

THENCE South 78°02'17" West, continuing with the said North line of Teagarden Road a distance of 348.56 feet to a Mag Nail and washer stamped "CITY OF DALLAS" set in concrete pavement at the intersection with the East Right-of-Way line of Dowdy Ferry Road, a 60-foot wide Right-of-Way conveyed to Dallas County by deed recorded in Volume 1892, Page 203 of the Deed Records of Dallas County, Texas and being also the Southwest corner of the herein described tract of land:

**LAND TO BE ACQUIRED FROM
THE DALLAS HUNTING & FISHING CLUB**

TRACT NO. 3

THENCE North 14°33'47" East with the said East line of Dowdy Ferry Road a distance of 539.66 feet to the Point of Curvature of a Curve to the Left (unable to monument):

THENCE Northeasterly, continuing with the said East line of Dowdy Ferry Road and along said Curve, having a Radius of 985.27 feet, a Central Angle of 03°21'31", an Arc Length of 57.76 feet and a Chord which bears North 15°53'02" East a distance of 57.75 feet to the Non-Tangent Northwest corner of the herein described tract of land, being a common corner with the above reference T.F. Campbell tract:

THENCE North 89°43'51" East, departing the last said East line of Dowdy Ferry Road and with the common line between the herein described tract of land and said T.F. Campbell tract a distance of 995.77 feet to a ¾-inch diameter iron rod found at the Northeast corner of the herein described tract of land, being also a common corner with said T.F. Campbell tract:

THENCE South 00°34'01" East, continuing with the common line between the herein described tract of land and said T.F. Campbell tract a distance of 360.37 feet to the **POINT OF BEGINNING**, containing 474,335 Square Feet, or 10.889 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, Realization of 2011.

Scott Holt
1/29/2025



**LAND TO BE ACQUIRED FROM
THE DALLAS HUNTING & FISHING CLUB**

TRACT NO. 4

Being a 108,865 Square Foot (2.499 Acre) tract of land situated in the S. A. & M. G. Railroad Survey, Abstract Number 1413, and the Alanson Dowdy Survey, Abstract Number 406, City of Dallas, Dallas County, Texas, partly lying in Block 8513, Official City of Dallas Block Numbers, and partly lying in an unincorporated area of Dallas County, Texas and being a part of the land conveyed to the Dallas Hunting & Fishing Club by deed dated February 26, 1935 and recorded in Volume 1893, Page 194 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at the intersection of the East Right-of-Way line of Dowdy Ferry Road, a 60-foot Right-of-Way conveyed to Dallas County by deed recorded in Volume 1892, Page 203 of the Deed Records of Dallas County, Texas, with the South Right-of-Way line of Teagarden Road, a 60-foot Right-of-Way conveyed to Dallas County by deed recorded in Volume 2083, Page 139 of the Deed Records of Dallas County, Texas (unable to monument):

THENCE North 78°02'17" East, with the said South line of Teagarden Road a distance of 227.68 feet to the Northeast corner of the herein described tract of land, being also a common corner of a tract of land conveyed to Noesis Exploration by deed recorded in Instrument Number 201500273171 of the Official Public Records of Dallas County, Texas:

THENCE South 11°57'57" East, departing the last said South line of Teagarden Road and with the common line between the herein described tract of land and said Noesis Exploration tract a distance of 126.34 feet to a section of steel railroad track rail found at an outside corner of the herein described tract of land:

THENCE South 48°00'03" West, continuing with the said common property line a distance of 224.96 feet to an inside corner of the herein described tract of land (not monumented):

THENCE South 20°08'03" West, continuing with the said common property line a distance of 174.21 feet to a section of steel railroad track rail found at an inside corner of the herein described tract of land:

THENCE South 10°44'57" East, continuing with the said common property line a distance of 272.74 feet to the intersection with the Northeast Right-of-Way line of Merlin Road, a variable-width public Right-of-Way by use and occupation (unable to monument):

LAND TO BE ACQUIRED FROM
THE DALLAS HUNTING & FISHING CLUB

TRACT NO. 4

THENCE North 45°26'43" West with the said Northeast line of Merlin Road a distance of 300.71 feet to the intersection with the above referenced East line of Dowdy Ferry Road (unable to monument):

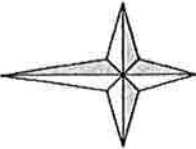
THENCE North 17°33'47" East with the said East line of Dowdy Ferry Road a distance of 469.34 feet to the **POINT OF BEGINNING**, containing 108,865 Square Feet, or 2.499 Acres of land.

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

Scott Holt
1/27/2020



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BLOCK 8521

Dowdy Ferry Road
60-Foot ROW
Vol. 1892, Pg. 203

City of Dallas
Vol. 20001047, pg. 1742

William L. Wilson Survey
Abstract No. 1571

BLOCK 8520

Dallas Hunting & Fishing Club
Volume 1893, Page 194

TRACT NO. 1
See Sheet 11 of 12

Abstract, Corporate Limit and Block Line

CITY OF DALLAS
UNINCORPORATED

Dallas Hunting & Fishing Club
Volume 1893, Page 194

S. A. & M. G. Railroad Survey
Abstract No. 1413

NO BLOCK NUMBER

George Marshall Survey
Abstract No. 984

LEGEND:

- ⊙ Iron Rod Found, Size as Noted
- ⊙ 5/8-Inch Dia. Iron Rod with CITY OF DALLAS Cap Set
- ⊙ Mag Nail with CITY OF DALLAS Washer Set

BLOCK 8515

City of Dallas
Vol. 2001097
Pg. 734

Oswaldo Rojas
Int. #201400192513

TRACT NO. 2
See Sheet 12 of 12

BLOCK 8514

T.F. Campbell
Vol. M, Page 48

Teagarden Road
60-Foot ROW
Vol. 2083, Pg. 139

TRACT NO. 3
See Sheet 12 of 12

BLOCK 8519

T.F. Campbell
Vol. M, Page 48

Dowdy Ferry Road
60-Foot ROW
Vol. 1892, Pg. 203

Noesis Exploration
Int. #201500273171

BLOCK 8513

Alanson Dowdy Survey
Abstract No. 406

TRACT NO. 4
See Sheet 12 of 12

Merlin Road
Variable Width
by Use and Occupation

KEY MAP

Sheet 10 of 12



PROPERTY ACQUISITION

DALLAS PARK & RECREATION

2400 DOWDY FERRY ROAD

DEPARTMENT OF PUBLIC WORKS

SURVEY DIVISION CITY OF DALLAS, TEXAS

OPER. NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	MEASUREMENTS/2015/Dowdy Ferry.dgn	As Noted	1-9-20
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PRUNTY	HOLT	Dowdy Ferry	041D-91

Thomas J. Campbell Survey
Abstract No. 322

ABSTRACT BOUNDARY

ABSTRACT BOUNDARY

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TRINITY RIVER

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CITY LIMIT

N.D. & Mary Whittle
Vol 3031, Pg. 309

NO BLOCK NUMBER UNINCORPORATED

Kut Auto Sales, Inc.
Vol. 203181, pg. 5930

See Sheet 10 of 12 for Legend.

City of Dallas
Vol. 20001047, pg. 1742

Dowdy Ferry Road
60-Foot ROW
Vol. 1892, Pg. 203

1,753.62', N 89°18'46" E

BLOCK 8520

BLOCK 8519

William L. Wilson Survey
Abstract No. 1571

**4,047,817 Sq. Ft.
92.925 Acres
To Be Acquired**

**DALLAS HUNTING
&
FISHING CLUB**
Vol 1893, Pg. 194

CITY OF DALLAS
UNINCORPORATED

S. A. & M. G.
Railroad Survey
Abstract No. 1413

Fence Post
RECORD
MONUMENT
6930650.80
2530694.39

Alauson Dowdy Survey
Abstract No. 406

George Marshall Survey
Abstract No. 984

110.23'
N 31°10'07" W

127.15'
N 32°34'51" E

145.26'
N 15°02'46" E

61.64'
N 29°40'00" W

151.03'
N 06°23'18" W

122.32'
N 13°30'32" W

111.08'
N 05°23'58" W

120.46'
N 35°43'56" W

249.12'
N 44°09'46" W

98.43'
N 40°00'31" W

98.45'
N 48°28'29" W

164.92'
N 60°45'10" W

160.05'
N 66°55'41" W

180.53'
N 86°30'16" W

85.78'
N 54°00'04" W

73.83'
N 72°18'41" W

115.16'
N 24°56'56" W

198.03'
N 45°45'03" W

201.37'
N 77°52'56" W

57.73'
N 65°16'48" W

73.28'
S 72°15'53" W

59.22'
N 53°34'31" W

48.91'
N 17°16'17" W

203.00'
N 51°44'36" W

58.90'
S 39°15'24" W

586.90', S 22°05'54" W

738.81', N 89°43'51" E

744.76', S 89°34'54" W

478.97', S 00°36'22" E

98.32', N 47°35'04" E

166.64', N 40°17'59" E

191.66', N 32°07'39" E

155.44', N 31°05'50" E

221.07', N 24°39'21" E

127.15', N 32°34'51" E

145.26', N 15°02'46" E

61.64', N 29°40'00" W

151.03', N 06°23'18" W

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586.90', S 22°05'54" W

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744.76', S 89°34'54" W

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166.64', N 40°17'59" E

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221.07', N 24°39'21" E

127.15', N 32°34'51" E

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61.64', N 29°40'00" W

151.03', N 06°23'18" W

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249.12', N 44°09'46" W

98.43', N 40°00'31" W

98.45', N 48°28'29" W

164.92', N 60°45'10" W

160.05', N 66°55'41" W

180.53', N 86°30'16" W

85.78', N 54°00'04" W

73.83', N 72°18'41" W

115.16', N 24°56'56" W

198.03', N 45°45'03" W

201.37', N 77°52'56" W

57.73', N 65°16'48" W

73.28', S 72°15'53" W

59.22', N 53°34'31" W

48.91', N 17°16'17" W

203.00', N 51°44'36" W

58.90', S 39°15'24" W

586.90', S 22°05'54" W

738.81', N 89°43'51" E

744.76', S 89°34'54" W

478.97', S 00°36'22" E

98.32', N 47°35'04" E

166.64', N 40°17'59" E

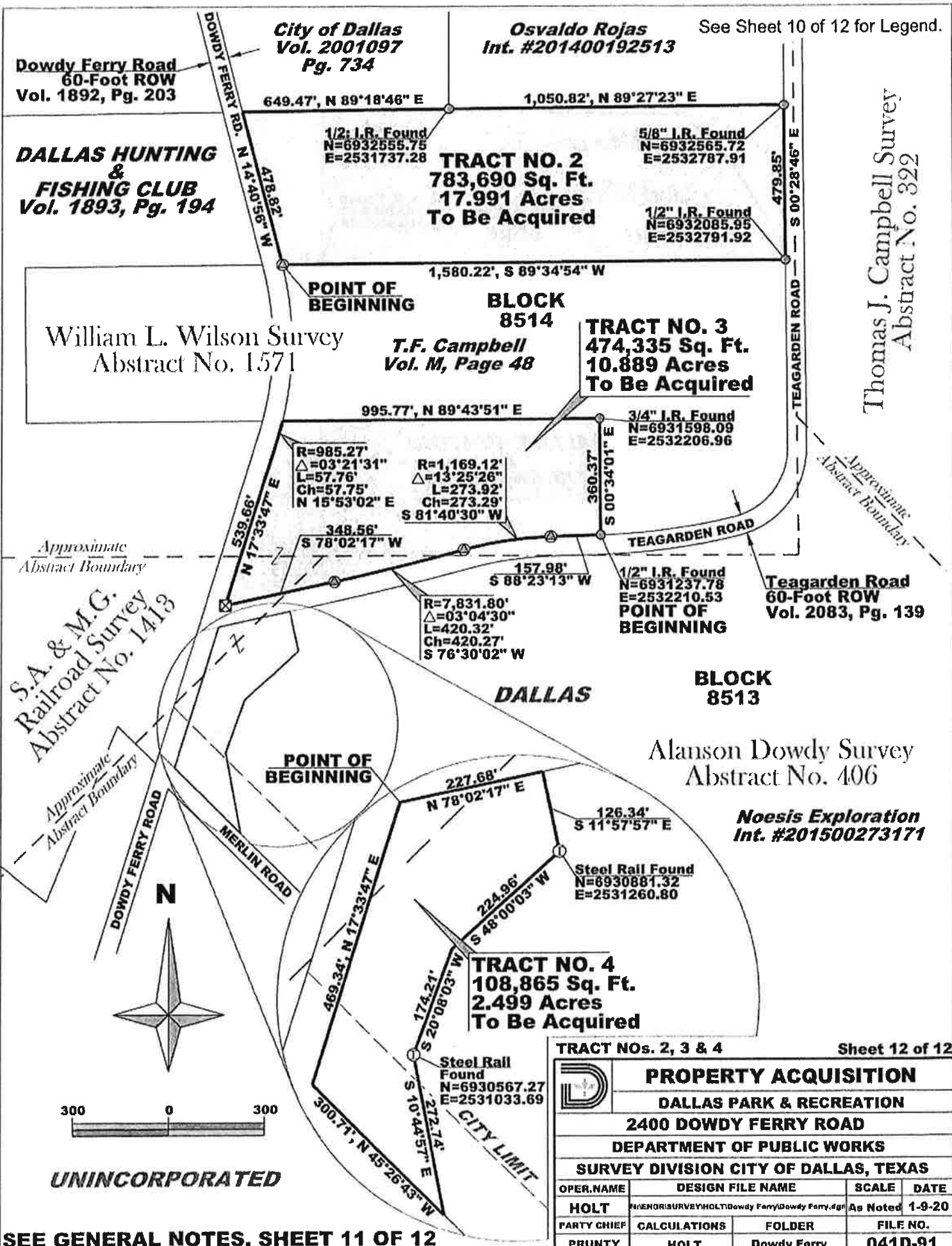
191.66', N 32°07'39" E

155.44', N 31°05'50" E

221.07', N 24°39'21" E

127.15', N 32°34'51" E

145.26', N 15°02'46" E



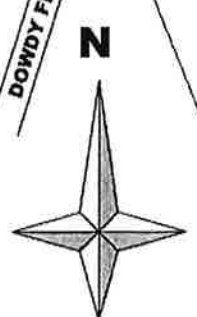
Thomas J. Campbell Survey
Abstract No. 322

Approximate
Abstract Boundary

Approximate
Abstract Boundary

S.A. & M.G.
Railroad Survey
Abstract No. 1413

Approximate
Abstract Boundary

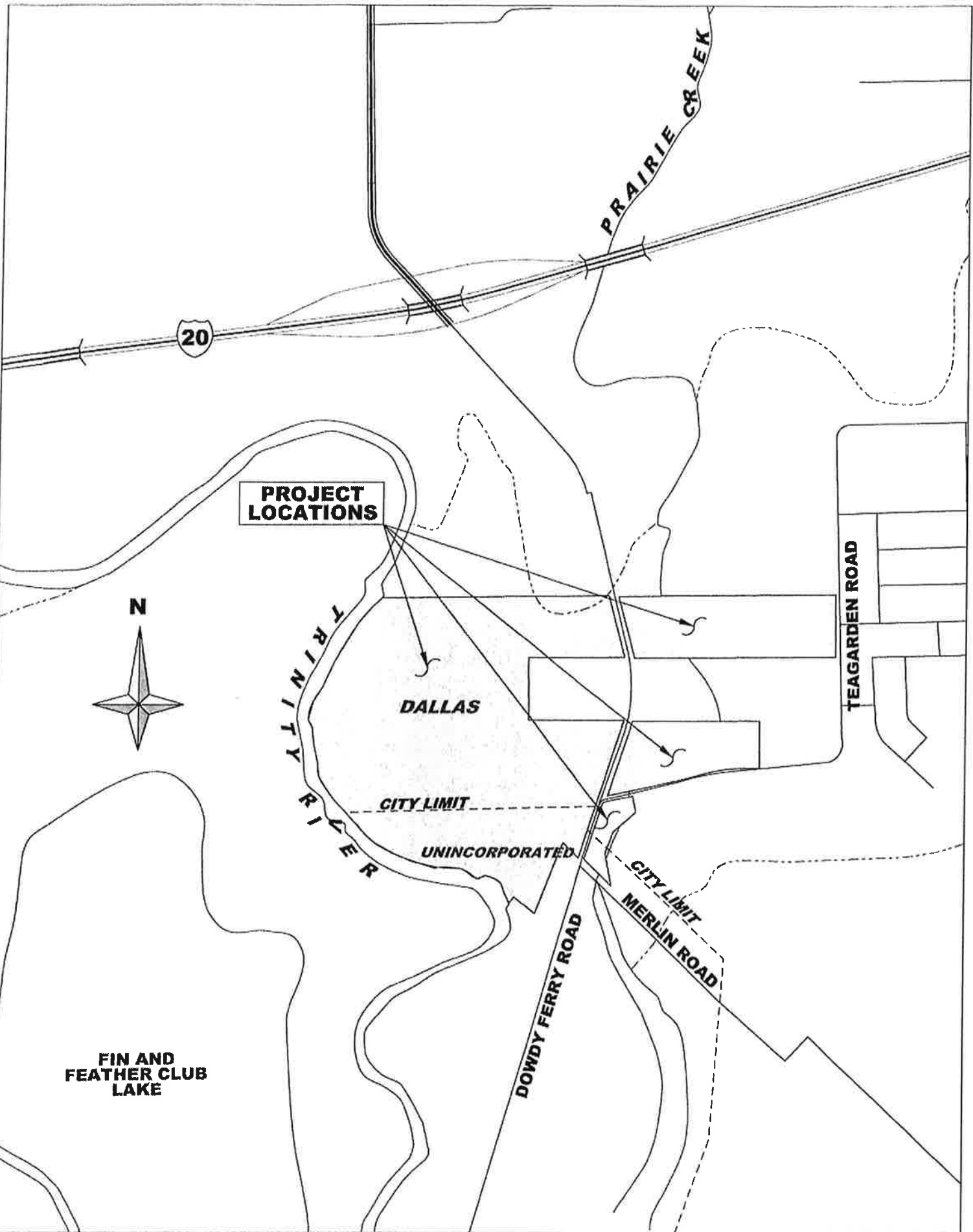


UNINCORPORATED

SEE GENERAL NOTES, SHEET 11 OF 12

TRACT Nos. 2, 3 & 4 Sheet 12 of 12

PROPERTY ACQUISITION			
DALLAS PARK & RECREATION			
2400 DOWDY FERRY ROAD			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
HOLT	FAENOR\SURVEY\HOLT\Dowdy Ferry\Dowdy Ferry.dgn	As Noted	1-9-20
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
PRUNTY	HOLT	Dowdy Ferry	041D-91



PROJECT LOCATIONS

N

DALLAS

CITY LIMIT

UNINCORPORATED

CITY LIMIT

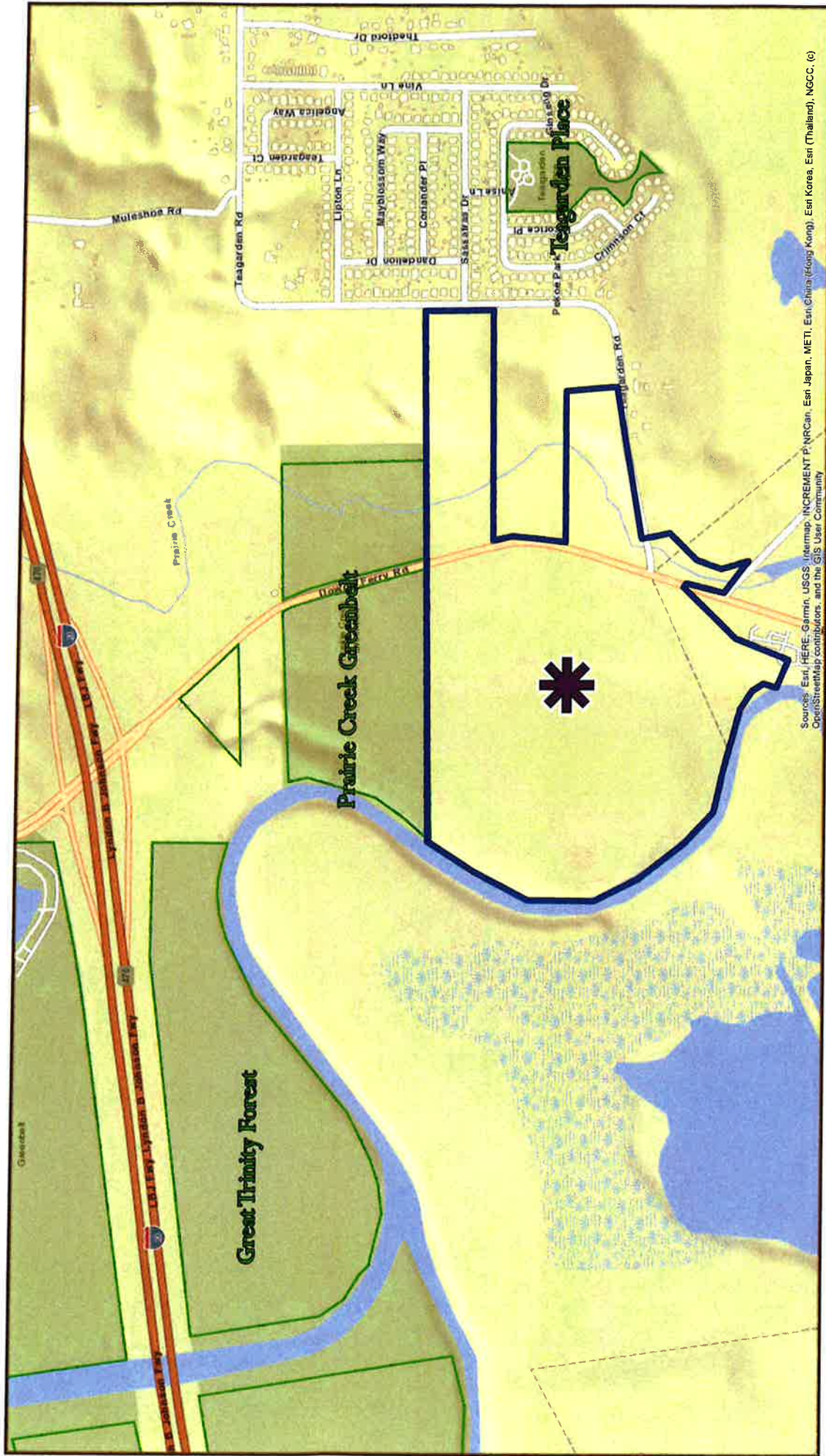
TEAGARDEN ROAD

DOWDY FERRY ROAD

MERLIN ROAD

**FIN AND
FEATHER CLUB
LAKE**

PROPERTY ACQUISITION; 2400 DOWDY FERRY ROAD



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



2400 Dowdy Ferry Rd Acquisition

District
8

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

AGENDA DATE: April 8, 2021

COUNCIL DISTRICT(S): 2

STAFF: Trent Williams, (214) 670-1807
Kay Kallos, (214) 670-3281

SUBJECT

Authorize site approval for the installation of a donated artwork sculpture of at the Victory Overlook on the Katy Trail - Financing: No cost to the City

BACKGROUND

Artist Background

The artist, Kai, graduated from California Institute of the Arts and L'École des Beaux Arts, Paris. He has been active internationally since 2013 with exhibitions in Germany, France, Finland, Canada and throughout the United States.

Project Description

The sculpture, titled *Love Bomb*, depicts a figure holding a heart-shaped bomb, poised and ready to throw it. The sculpture measures 144" x 144" x 132" and weighs 1800lbs with the base. It is valued at \$140,000.00

Artwork must be able to be safely installed on City of Dallas Property

- Appropriate provenance for the work must be demonstrated.
- Financial issues-cost of engineering and installation are the responsibility of the owner.
- Maintenance costs are the responsibility of the owner.
- Verification of value of the artwork is required.

Artwork must be durable and free from safety hazards

- Safety and Maintenance- assessment of the susceptibility of the work to normal wear and tear will be required.
- Free from potential dangers to the public. Engineering assessment and review by the Office of Risk Management.
- Environmental-appropriateness to the site, scale in relation to the site.
- Impact of the work on the environment.

- Legal documents-the City shall accept loans of artworks ONLY when accompanied by a Loan Agreement outlining any conditions required for the City to accept the work and proof of ownership of the work.
- The loan is proposed for 5 years.

COMMUNITY INPUT

Dallas Park and Recreation conducted a survey to assess trail users' sentiments about new public art proposed for Katy Trail. The monthlong survey opened February 12, 2021 and featured one question that asked if California street artist Kai's *Love Bomb* was a favorable addition to the trail.

Survey was distributed via email to 70 nearby Katy Trail residents and to the Friends of Katy Trail 25,000+ database.

- 333 total responses
 - 92.49% Yes
 - 7.51% No

Comments

- Reviewing the comments showed more positive than negative comments were evident and included
 - "Public art makes all public spaces better,"
 - "Kai is an amazing artist! Dallas needs this peace, he is so inspiring!"
 - "I'm certainly in favor of even more artwork displayed throughout the entirety of the Katy Trail."
- Negative and neutral reactions were
 - "That's so sick,"
 - "Dumb,"
 - "Anything relating to the bomb is always controversial."

MAINTENANCE AND CONSERVATION

Lender shall agree to provide funds to maintain the artwork in good condition, including providing funds for general maintenance, annual cleanings or conservation treatments, removal of graffiti and repairs of vandalism.

In the event that the lender defaults his/her responsibilities and the City decides to maintain the work in its public location, then the department hosting the artwork shall be responsible for any and all costs related to the maintenance, repair and conservation of the work. The department hosting the artwork shall agree in writing to pay directly for these expenses or reimburse the Office of Arts and Culture if OAC has to undertake any repairs, maintenance or conservation of said artwork.

ESTIMATED SCHEDULE OF PROJECT

November 2020	Public Art Committee review and recommendation
February 2021	Public Input Survey conducted by the Park and Recreation Department
April 2021	Park Board review and site approval
April 2021	Arts and Culture Advisory Commission review and recommendation
May 2021	City Council review and approval of Loan Contract with the City of Dallas.

PRIOR ACTION/REVIEW

On November 10, 2020 the Public Art Committee recommended acceptance of the loan of artwork, Love Bomb to be installed at the Victory Overlook on the Katy Trail in CD2.

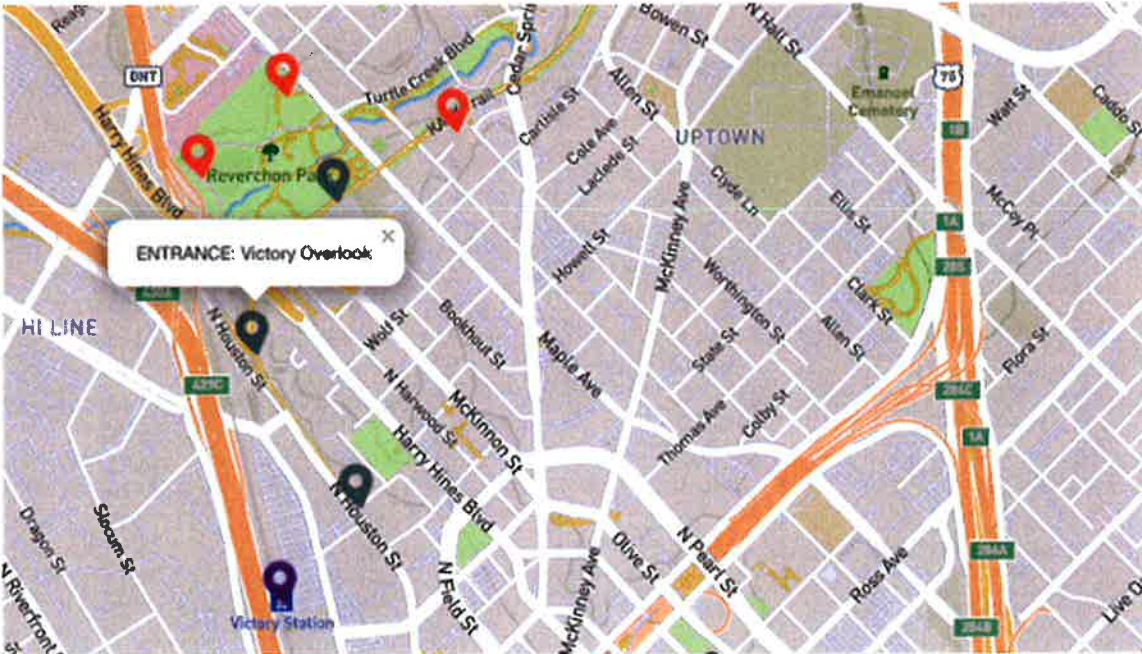
FISCAL INFORMATION

Site approval has no cost consideration to the City.

Estimated Revenue - \$14,000 Office of Cultural Affairs Gifts and Donations Fund for routine maintenance. Note: Actual amount to be confirmed through a loan agreement.

ATTACHMENTS

Image of the planned sculpture
Proposed location



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

DATE: April 8, 2021
COUNCIL DISTRICT: 11
STAFF: Leong Lim, (214) 670-7753

SUBJECT

Authorize acquisition from Peterson Lane Partners LLC of approximately 71,093 square feet of commercially improved land (approximately 1.63 acres) located at 5580 Peterson Lane for the future Midtown Park - Not to exceed \$5,677,000.00 (\$5,650,000.00 plus closing cost and title expenses not to exceed \$27,000.00) - Financing: Park and Recreation Facilities Fund (2006 Bond Funds) \$1,492,845.00; ECO (I) Fund (2017 Bond Funds) \$3,000,000.00; Valley View-Galleria Open Space Fund \$231,241.67; Mall Area Redevelopment TIF District Fund \$652,913.33; Equity Revitalization Capital Fund \$300,000.00

BACKGROUND

Subject Property: 5580 Peterson Lane

Over the past few years staff has been focused attention on the 5580 Peterson Lane property in pursuit of the appropriate time for acquisition. In Fall 2020, the representative of the ownership entity indicated to staff that the entity was ready to consider a voluntary sale. On October 13, 2020, staff issued a Letter of Interest to the ownership entity and then initiated several months of due diligence.

The subject property (Exhibit A) is approximately 71,093 square feet of land (approximately 1.63 acres) and is improved with a two-story, multi-tenant office building comprising approximately 53,730 square feet of net rentable area. The building was constructed approximately in 1983 with a reinforced concrete frame and a built-up composition roof. Portions of the building were renovated in 2016 after it was purchased by the current ownership entity. The subject property contains a single level underground parking garage and a surface parking lot, with a total parking ratio of approximately 3.13 spaces per 1,000 square feet. The subject property has access to all public utilities and is currently zoned NO(A)-Neighborhood Office.

As of the date of the most recent appraisals (November 2020), the subject property is approximately 77% occupied by multiple office tenants with remaining lease terms between two-to-four years. The current average lease rate for occupied space within the building is approximately \$15.50 per square foot, with tenant expense obligations varying

between full service and plus electric. The estimated stabilized net operating income for the subject property is approximately \$415,000.

The subject property is the first of five parcels needed by the City to assemble the approximately twenty-acre central park (informally known as “Midtown Park” or “Midtown Commons”) as envisioned in the City’s Valley View—Galleria Area Plan (adopted by City Council in May 2013), PD 887-Valley View-Galleria Special Purpose Zoning District (authorized by City Council in June 2013), and the Mall Area Redevelopment TIF District Project Plan and Reinvestment Zone Financing Plan (authorized by City Council in June 2015).

In the near-to-medium term, i.e. in the first two-to-four years, it is anticipated that the City will manage the property, allowing the existing office tenants to complete their remaining lease terms. During that time, the City may also evaluate the feasibility of establishing an International Cultural Center as an interim municipal use of the subject property. In the medium-to-long term, the existing structure may be demolished for the development of park improvements or may be repurposed for park purposes as determined through public input and Council District needs.

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the entire property is fully developed for its intended use.

Valley View-Galleria Area

From 2011 to 2013, a public-private partnership was forged among the City of Dallas, the North Dallas Chamber of Commerce, and many other stakeholders in the area, including property and business owners. The partnership resulted in a process to develop an area planning study in 2012-13.

Adopted in May 2013, the Valley View-Galleria Area Plan (“Area Plan”) resulted in the creation of a unified vision and implementation plan for the redevelopment and economic growth of approximately 440 acres. The Area Plan establishes a comprehensive vision to guide future private investment, economic development, and public infrastructure investments in a coordinated fashion towards optimal tax base, quality of life, and accessibility.

The adopted illustrative vision for the area is of a mixed-use neighborhood (higher density and pedestrian friendly) that is: (1) anchored by a large central park; (2) supported by vibrant retail uses, office uses, entertainment uses, and mixed housing choices; (3) connected by an integrated network of walkable streets and open spaces, and (4) eventually linked to the Dallas Area Rapid Transit (DART) light rail network.

Two key opportunities identified in the Area Plan are: (1) to break down the super blocks into pedestrian-scale developable parcels in order to provide a more walkable urban fabric, and (2) to provide a community-scale central park with the potential to serve as a

regional destination that will also support local residents, workers, and visitors making up for a severe deficiency of open space in the area.

The Area Plan also served as the basis for the City to proactively undertake an area-wide form-based rezoning in June 2013 to PD 887 (Valley View-Galleria Area Special Purpose District), thereby ensuring a sound regulatory framework to encourage economic development consistent with the vision.

In May 2014, City Council authorized the creation of Tax Increment Reinvestment Zone No. 20 ("Mall Area Redevelopment TIF District"). The Project Plan and Reinvestment Zone Financing Plan ("TIF Plan") for the Montfort-IH 635 Sub-District consists of a program of public infrastructure improvements, economic development grants, and land assembly for a sizeable central public open space under the authority of the TIF Act, which is intended to stimulate private investment and development in the area to occur earlier, to a higher quality, to a greater density, and with more public benefits than would occur solely through private investment in the reasonably foreseeable future, thereby offering employment and quality living for the people of Dallas for years to come.

Specifically, in the TIF Plan, Goal #6 is to increase public open space in the District, and the following specific objective sets the framework for the planned public improvements within the District:

- Provide funding for the acquisition of land for a central community park to provide open space, recreational opportunities, and cultural amenities to the Montfort-IH 635 Sub-District while also increasing land values and attracting new residential and office development.

The long-term success of the Montfort-IH 635 Sub-District as a dense, walkable, livable, and sustainable place depends on a redevelopment pattern organized around a carefully considered urban form anchored by a large centrally located sub-district-wide public open space. The central open space feature is the critical key to unlocking the real economic development potential of the area and generating higher density urban development while also supporting a high quality of life for sub-district residents, employees, shoppers, and other visitors. Envisioned to serve not only the Montfort-IH 635 Sub-District but also the broader north Dallas community, the central open space feature is to be ultimately 10-20 acres—ideal size is 15-18 acres.

It is acknowledged in the TIF Plan that many desired expenditures associated with the central open space feature are likely beyond the capacity of TIF funding. Nevertheless, TIF funding assistance for land acquisition for the central open space is critical to making projects feasible in the Montfort-IH 635 Sub-District. Without a large public open space, redevelopment potential of the area is substantially limited.

The TIF Plan also notes that, although the central open space will ultimately be owned by the City, it is anticipated that TIF funding assistance will be needed to leverage other sources of needed funding (e.g. the additional open space requirement of PD 887; grants from other governmental entities; City general obligation bonds; a public improvement

district; private philanthropic contributions) to help fund expenditures associated with the acquisition, design, construction, maintenance, operations, and programming of the central open space.

For the proposed acquisition of the subject property at 5580 Peterson Lane, TIF funds are one of five sources identified to fund the transaction (see chart below). Prior to being considered by the full City Council, this proposed acquisition will also be reviewed and considered by the Mall Area Redevelopment TIF District Board of Directors.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 5, 2021, the Economic Development Committee was briefed by memorandum regarding the proposed acquisition.

FISCAL INFORMATION

Fund	FY 2021	FY 2022	Future Years
Park and Recreation Facilities Fund (2006 General Obligation Bond Fund)	\$ 1,492,845.00	\$0.00	\$0.00
ECO (I) Fund (2017 General Obligation Bond Fund--District 11 allocation)	\$ 3,000,000.00	\$0.00	\$0.00
Valley View-Galleria Open Space Fund	\$ 231,241.67	\$0.00	\$0.00
Mall Area Redevelopment TIF District Fund	\$ 652,913.33	\$0.00	\$0.00
Equity Revitalization Capital Fund (District 11 allocation)	\$ 300,000.00	\$0.00	\$0.00
TOTAL	\$ 5,677,000.00	\$0.00	\$0.00

COMMITTEE ACTION

The Planning and Design Committee will not meet on April 8, 2021. This item will be considered by the full Park and Recreation Board.

This item will be scheduled for City Council consideration by the Office of Economic Development on April 28, 2021.

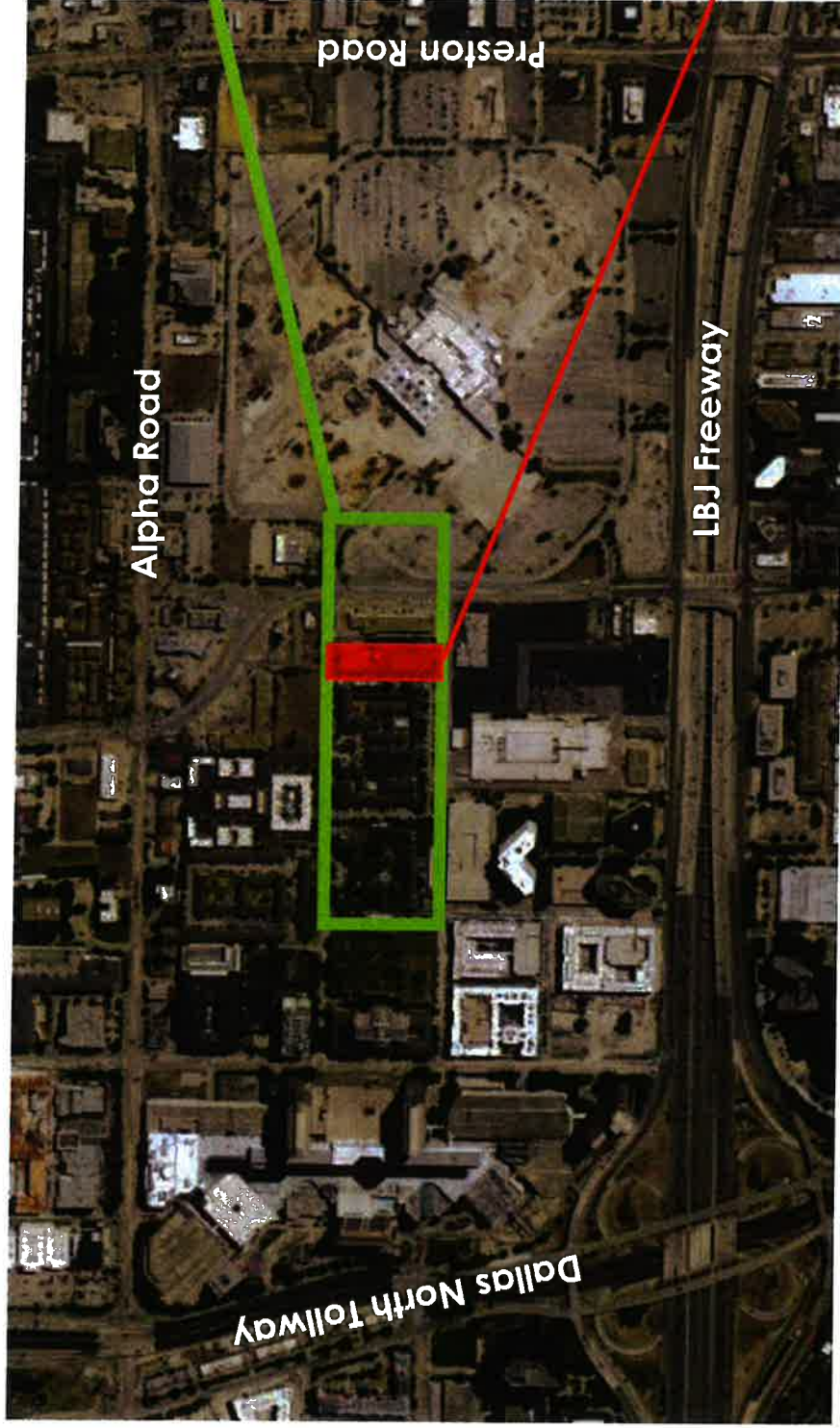
STAFF RECOMMENDATION

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal park land and shall be dedicated as such after the entire property is developed for park purposes.

ATTACHMENTS

Map
Exhibits

Valley View-Galleria Area



Future Central Park

5580 Peterson Lane
(subject property for acquisition)

THE VISION OVERVIEW

ILLUSTRATIVE VISION PLAN

The vision is of a new regional mixed use center supported by vibrant retail, entertainment uses, and mixed housing choices with integrated open spaces developed in a pedestrian, bicycle and transit friendly environment.



subject property for
acquisition 5580
Peterson Lane

Mall Area Redevelopment TIF District: Montfort-IH 635 Subdistrict



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

PRESTON VIEW

SOUTHERN
VALLEY VIEW
CITY VIEW

5580 Peterson Lane (subject property for acquisition)

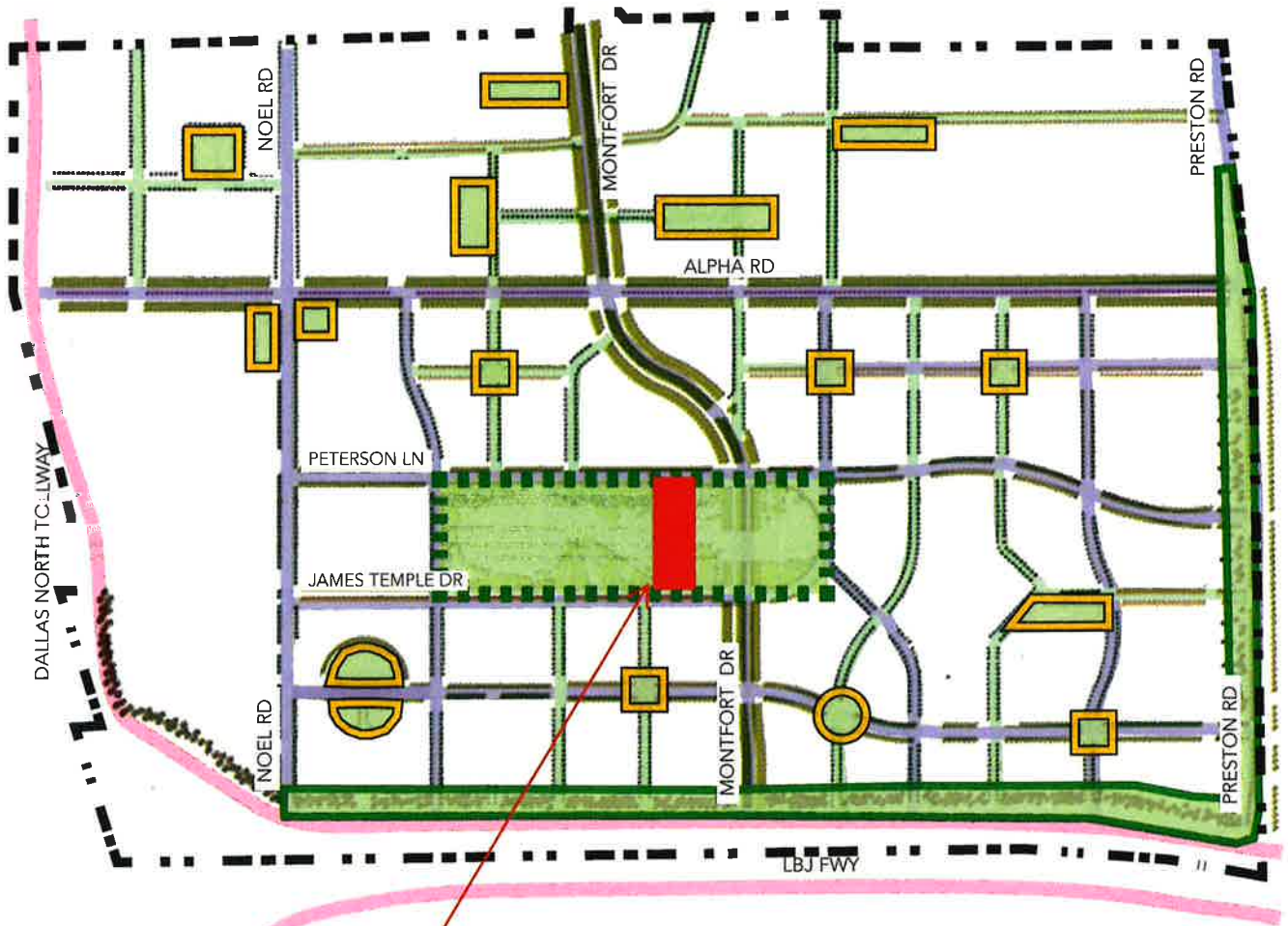


Legend

- TIF Boundary
- TIF Parcel
- Freeway
- Tollway
- Highway
- Arterial
- Local Road
- City of Dallas

DALLAS ECONOMIC DEVELOPMENT
 Research & Information Division
 214.670.1685
 dallas-ecodev.org

Source: Parcel Data - Dallas CAD, 2013; All Other Data - City of Dallas, 2014



5580 Peterson Lane
(subject property for acquisition)

LEGEND:

- STUDY AREA BOUNDARY
- MIDTOWN COMMONS
- BLOCK PARK FRAMEWORK
- GREEN FRAME

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

DATE: April 8, 2021
COUNCIL DISTRICT: 10
STAFF: John Lawrence, (214) 670-4073

SUBJECT

Authorize the designation and use of Fair Oaks Tennis Center, located at 7501 Merriman Parkway, as a year-round reservable facility through the City's Athletic, Events, and Reservations Office, to be available for reservable regular tennis play, tennis tournaments and large events held by leagues and schools, effective immediately upon the approval by the Park and Recreation Board – Total Estimated Net Revenue: \$44,500

BACKGROUND

Effective January 1, 2021, Fair Oaks Tennis Center was closed as a contractor managed tennis facility as part of the FY21 budget reductions and due to the frequent flooding and contractor related expenses at this location. Department staff have evaluated various scenarios on the future use of this facility and have received and considered numerous inquiries on the continued need for a tennis facility in this area of Dallas, including those from Dallas ISD and various area tennis leagues.

Staff recommends use of this facility as a year-round reservable facility for regular tennis play, tennis tournaments and large events held by leagues and schools. Reservations are for recreational purposes only; use of the courts for instructional purposes will not be allowed.

The City's Athletic, Events, and Reservations Office will manage the reservations of this location and Park Maintenance will be responsible for maintaining the grounds. Reservations are anticipated to begin in May 2021 and the following reservation guidelines will be required:

Regular Tennis Play:

1. Court reservations will be made on an hour and a half basis, seven days a week from 6:00am to sundown, with a maximum use of three hours at a time.
2. Courts can be reserved up to two weeks in advance and until forty-eight hours before the reservation. A reservation may not be cancelled less than twenty-four hours in advance without forfeiture of the reservation fee.

3. Reservation rates will be \$3.50 per person, every hour and a half reservation.

Tennis Tournaments/Events:

1. Courts can be reserved up to nine (9) months in advance and until forty-eight hours before the reservation. A reservation may not be cancelled less than twenty-four hours in advance without forfeiture of the reservation fee.
2. Reservations must be in four-hour blocks and includes use of all ten courts. Use of the Pro Shop is included in all reservations, and reservations will be allowed on Thursdays to Sundays from 6:00 a.m. to 10:00 p.m.
3. Reservation rates will include ten courts at four hours - \$350.00 (unlighted), \$450.00 (lighted)
4. A facility deposit of \$500.00 will be due at the time of the reservation along with a key deposit of \$50.00, both of which will be returned after the reservation is complete and staff verifies that all reservation terms and conditions were met.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

None

FISCAL INFORMATION

Estimated Net Revenue - \$44,500

COMMITTEE ACTION

The Park and Recreation Board Administration and Finance Committee will consider this request on April 8, 2021 and will present its recommendation to the full Park and Recreation Board on April 22, 2021.

STAFF RECOMMENDATION

Staff recommends approval.

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

DATE: April 8, 2021
COUNCIL DISTRICT: 10
STAFF: John Lawrence, (214) 670-4073

SUBJECT

Authorize the designation and use of two sand volleyball courts at Lake Highlands North Park, located at 9344 Church Road, as year-round reservable courts through the City's Athletic, Events, and Reservations Office effective immediately upon the approval by the Park and Recreation Board – Total Estimated Net Revenue: \$22,500

BACKGROUND

In late 2020, three sand volleyball courts were installed at Lake Highlands North Park. The court located closer to the recreation center will be available as an open play court and staff recommends use of the two courts near the Aquatics Center as year-round reservable courts.

The City's Athletic, Events, and Reservations Office will manage the reservations of this location and Park Maintenance will be responsible for maintaining the grounds. Reservations are anticipated to begin in May 2021 and the following reservation guidelines will be required:

1. Courts can be reserved up to two weeks in advance and until forty-eight hours before the reservation. A reservation may not be cancelled less than twenty-four hours in advance without forfeiture of the reservation fee.
2. Reservations are made on the hour by the hour, Tuesdays to Sundays from 6:00 a.m. to 9:00 p.m., and reservation rates are as follows:
 - a. Adult/Practice Accounts - \$26.00 per hour before 7:00 p.m., \$51.00 per hour after 7:00 p.m.
 - b. Youth Accounts - \$13.00 per hour Monday to Friday before 7:00 p.m., \$21.00 per hour Saturday and Sunday before 7:00 p.m., and \$31.00 per hour all week after 7:00 p.m.

3. A facility deposit of \$500.00 for Adult League Accounts and \$200.00 for Youth League Accounts will be due at the time of the reservation, which will be returned after the reservation is complete and staff verifies that all reservations terms and conditions were met.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

None

FISCAL INFORMATION

Estimated Net Revenue - \$22,500

COMMITTEE ACTION

The Park and Recreation Board Administration and Finance Committee will consider this request on April 8, 2021 and will present its recommendation to the full Park and Recreation Board on April 22, 2021.

STAFF RECOMMENDATION

Staff recommends approval.

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

DATE: April 8, 2021
COUNCIL DISTRICT(S): 9
STAFF: John Lawrence, (214) 670-4073

SUBJECT

Approve a Supplemental Agreement to amend Sections 5.3, 8.15, 8.21, 10.16, 10.17 and 10.18 of the management agreement between the City of Dallas and White Rock Boathouse, Inc. - Financing: No cost consideration to the City

BACKGROUND

On August 23, 2006, the City entered into a nineteen-year agreement with White Rock Boathouse, Inc. (Boathouse) whereby the City authorized the Boathouse to construct, renovate, maintain, operate and manage the Filter Building, the sedimentation basins, and the grounds immediately surrounding the facilities, (defined as "Premises" in the Contract), as well as to continue to promote various physical training and rowing programs for the use and enjoyment to all segments of the Dallas Community. A Business Partner Audit was conducted in 2019 which identified areas of improvement needed on the part of the Boathouse and the Park and Recreation Department (PKR). Below are the necessary revisions and additions to be included in a Supplemental Agreement which aid in addressing the audit findings.

ARTICLE V. COMPENSATION TO CITY

Amend Section 5.3, to include for any current funds remaining in the recreation program funds to be transferred by the City into a new fund, 9P30.

ARTICLE VIII. OPERATIONS OF THE PREMISES

Amend Section 8.15 to require the Boathouse to provide the statements of activities and function expenses to the Director no later than sixty (60) days after the end of each quarter and within ninety (90) days after the close of the fiscal year. The year-end financial information shall be prepared in conformity with GAAP (Generally Accepted Accounting Principles); and audited by an independent certified public accountant ("CPA") or alternatively examined by an independent CPA presented by an Examination-Level Attestation Report that allows the certified public accountant to express an opinion and to provide assurance that: develop agreed upon procedures to periodically provide some

BACKGROUND (continued)

assurance that (A) Filter Building gross sales and revenues reported are complete and accurate; and (B) Boathouse is conducting proper accounting and internal control for expenses and credit card usage.

Add Section 8.21, requiring the Boathouse to submit Performance Indicators beginning January 31, 2022 and no later than January 31st of each calendar year thereafter, during the Term of this Agreement.

ARTICLE X. GENERAL PROVISIONS

Add Section 10.16 to include Conflict of Interest conditions of the agreement.

Add Section 10.17, to include Miscellaneous conditions including the prohibition of engagement in business with foreign terrorist organizations.

Section 10.16 Entire Agreement, to be renumbered to a new Section 10.18.

FISCAL INFORMATION

No cost consideration to the City.

COMMITTEE ACTION

The Park and Recreation Board Administration and Finance Committee will consider this item on April 8, 2021 and will present its recommendation to the full Park Board on April 22, 2021.

This item has been tentatively scheduled for City Council consideration May 12, 2021.

STAFF RECOMMENDATION

Staff recommends approval of this Supplemental Agreement.