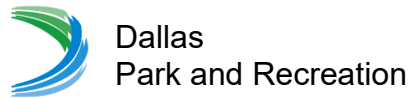




# DALLAS PARK AND RECREATION BOARD AGENDA

THURSDAY, JANUARY 28, 2021  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
214-670-4078

8:30	am:	Administration and Finance Committee – <b>CANCELLED</b>
9:00	am:	Planning and Design Committee, Room –Videoconference
11:00	am:	Park and Recreation Board, Room 6FN – Videoconference



RECEIVED

2021 JAN 21 PM 12:32

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

Public Notice

2 1 0 056

POSTED CITY SECRETARY  
DALLAS, TX

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DALLAS PARK AND RECREATION BOARD  
ADMINISTRATION AND FINANCE COMMITTEE  
DALLAS CITY HALL - VIDEOCONFERENCE  
THURSDAY, JANUARY 28, 2021  
(8:00 A.M.)

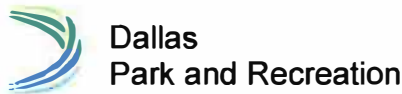
**CANCELLED****Handgun Prohibition Notice for Meetings of Governmental Entities**

"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."

"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."

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Dallas  
Park and Recreation

RECEIVED

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

Public Notice

2 1 0 057

2021 JAN 21 PM 12:32

CITY SECRETARY  
DALLAS, TEXAS

POSTED CITY SECRETARY  
DALLAS, TX

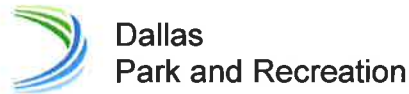
DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE  
DALLAS CITY HALL – VIDEOCONFERENCE  
THURSDAY, JANUARY 28, 2021  
(9:00 A.M.)

Link: <https://bit.ly/39VUkku>

Password: XvdEHy8b8P8

CONSENT ITEMS

1. Crawford Park (5) - Authorize Supplemental Agreement No. 1 to the professional services contract with Pacheco Koch Consulting Engineers, Inc. for the Crawford Memorial Park Phase 1 Improvements Project located at 8700 Elam Road for an increase to the design and engineering services – Not to exceed \$470,550.00, from \$655,667.00 to \$1,126,217.00 – Financing: Park and Recreation Facilities (2006 Bond Funds)
2. Westmount Park (1) - Authorize a contract for the construction of the Westmount Park Site Development Project located at 1300 Westmount Avenue – A S Con Inc., lowest responsible bidder of seven – Not to exceed \$153,400.00 – Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)
3. Land Acquisition (4) - Authorize acquisition from Dallas Zoological Society, of approximately 118,085 square feet of land located at 700 South Ewing Avenue for visitor parking at the Dallas Zoo – Financing: No cost consideration to the City
4. Land Acquisition (4) - Authorize acquisition from Clarendon-Ewing, LLC, a subsidiary of Dallas Zoo Management, of approximately 34,072 square feet of land located at 800 East Clarendon Drive for development as future parkland – Financing: No cost consideration to the City
5. Forest Park (7) - Authorize a construction contract for the construction of the Forest Park Playground Replacement Project located at 2906 Parnell Street – Henneberger Construction, Inc., lowest responsible bidder of three – Not to exceed \$106,500.00 – Financing: Equity Revitalization Capital Fund



DALLAS PARK AND RECREATION BOARD – PAGE 2  
PLANNING AND DESIGN COMMITTEE  
DALLAS CITY HALL – VIDEOCONFERENCE  
THURSDAY, JANUARY 28, 2021  
(9:00 A.M.)

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

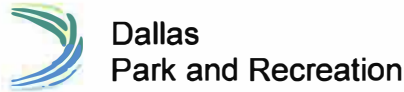
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Dallas  
Park and Recreation

RECEIVED

2021 JAN 21 PM 12:32

CITY SECRETARY  
DALLAS, TEXAS

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

**THURSDAY, JANUARY 28, 2021 11:00 A.M.**

Calvert Collins-Bratton, President (District 13)

Public Notice

2 1 0 058

POSTED CITY SECRETARY  
DALLAS, TX

Barbara A. Barbee, District 1  
Fonya Naomi Mondell, District 2  
Taylor I. Toyne, 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/3sJxiGc>**

Password: qPnUcrHn533

**Members of the public wishing to speak should register *before 12 pm*  
*Wednesday, January 27 by email to [anthony.becker@dallascityhall.com](mailto:anthony.becker@dallascityhall.com)***

1. Public Speakers (on any business)
2. Approval of Minutes of the January 14, 2020 Park and Recreation Board Meeting

**UPDATE**

- Update on Park and Recreation Department's Response to COVID-19, John Jenkins, Director

**CONSENT AGENDA (ITEMS 3 - 9)**

**ADMINISTRATION AND FINANCE**

3. Master Agreement (All) - Authorize a three-year service price agreement for the maintenance and repair of ultra violet sanitation systems for swimming pools, aquatic centers and spraygrounds for the Park and Recreation Department with Sunbelt Pools, Inc. in the amount of \$103,714, through the Texas Association of School Boards (BuyBoard) cooperative agreement – Total award not to exceed \$103,714 - Financing: Current Funds (subject to annual appropriations)
4. L.B.Houston Tennis Center / Samuell Grand Tennis Center (2,6) - Authorize a two-year concession service contract, with one three-year renewal option, for tennis center professional/manager management at the L.B. Houston and Samuell Grand Tennis Centers – Lifetime Tennis, Inc. estimated net revenue \$42,000, most advantageous proposers of one – Total Estimated Net Revenue: \$42,000 (**committee considered on January 14, 2021**)

**DALLAS PARK AND RECREATION BOARD – PAGE 2**  
**DALLAS CITY HALL - VIDEOCONFERENCE**  
**1500 MARILLA STREET**  
**DALLAS, TEXAS 75201**  
**THURSDAY, JANUARY 28, 2021 11:00 A.M.**

**PLANNING AND DESIGN**

5. Crawford Park (5) - Authorize Supplemental Agreement No. 1 to the professional services contract with Pacheco Koch Consulting Engineers, Inc. for the Crawford Memorial Park Phase 1 Improvements Project located at 8700 Elam Road for an increase to the design and engineering services – Not to exceed \$470,550.00, from \$655,667.00 to \$1,126,217.00 – Financing: Park and Recreation Facilities (2006 Bond Funds)
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**BRIEFINGS**

10. Judge Charles R. Rose Community Park Master Plan – Leong Lim, Assistant Director
11. Downtown Parks Overview – Leong Lim, Assistant Director
12. Reverchon Ball Park Update – Ryan O'Connor, Assistant Director



**DALLAS PARK AND RECREATION BOARD – PAGE 3**  
**DALLAS CITY HALL - VIDEOCONFERENCE**  
**1500 MARILLA STREET**  
**DALLAS, TEXAS 75201**  
**THURSDAY, JANUARY 28, 2021 11:00 A.M.**

**OTHER/NON-ACTION ITEMS**

13. 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
  
14. Staff Announcements – Upcoming Park and Recreation Department Events
  
15. Next Park Board meeting, 11:00 am Thursday, February 11, 2021 (WEBEX)
  
16. Adjournment

**DALLAS PARK AND RECREATION BOARD – PAGE 4**  
**DALLAS CITY HALL - VIDEOCONFERENCE**  
**1500 MARILLA STREET**  
**DALLAS, TEXAS 75201**  
**THURSDAY, JANUARY 28, 2021 11:00 A.M**

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

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

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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 Toynes, Lorena Tule-Romain, Daniel Wood – 15

Absent: NONE

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 11:05 a.m.

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.

None

Agenda Item 2. A motion by Bo Slaughter seconded by Barbara Barbee, to approve the minutes of the December 10, 2020 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: Mr. Jenkins reminded the Board that extra precautions were taken over the holidays to keep staff and patrons safe (reduced hours, alternative schedules, self-led programs...etc.). Mr. Jenkins stated all recreation centers are now open again.

## CONSENT AGENDA (ITEMS 3 – 11)

Items 5 and 9 were pulled from consent. Therefore, a motion by Robb Stewart, seconded by Harrison Blair to approve items 3,4, 6-8, 10,11 on consent was carried by unanimous vote.

Agenda Item 3. Master Agreement (All) – A motion by Robb Stewart seconded by Harrison Blair, to authorize a three-year Licensed Training Provider Agreement with the American Red Cross - North Texas Region (Red Cross) to permit City of Dallas Park and Recreation Department certified instructors to use Red Cross licensed training materials in the instruction of water safety training courses - Not to exceed \$15,000.00 - Financing: General Fund, was carried by unanimous vote.

Agenda Item 4. Fair Park (7) – A motion by Robb Stewart, seconded by Harrison Blair to authorize an increase in the construction services contract with Azteca Enterprises, Inc. for additional scope of work for construction of the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive for upgrades to the fire alarm, electrical distribution panels, heating, ventilation, and air conditioning controls systems, air treatment, and other miscellaneous work - Not to exceed \$851,357.27, from \$10,138,840.87 to \$10,990,198.14 – Financing: Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund), was carried by unanimous vote.

Agenda Item 5. Samuell Grand / Tenison Park (2, 9) – A motion by Fonya Mondell, seconded by Calvert Collins Bratton, to authorize adoption of the Samuell/Tenison Parks Master Plan - Financing: No cost consideration to the City (**board briefed on December 10, 2020**), was carried by unanimous vote.

Agenda Item 6. University Crossing Trail (14) – A motion by Robb Stewart, seconded by Harrison Blair, to authorize (1) an Advance Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) for a Transportation Alternatives Set-Aside Program Project (Agreement No. CSJ 0918-47-204, CFDA No. 20.205) in the amount of \$687,280 for construction of the University Crossing Trail Project; (2) a required local match in the amount of \$27,335.00 to be paid by warrant check to the State at the beginning of the project; (3) the receipt and deposit of funds in an amount not to exceed \$687,280 in the Transportation Alternatives Set-Aside Program Fund; (4) the establishment of appropriations in an amount not to exceed \$687,280 in the Transportation Alternatives Set-Aside Program Fund in addition to direct State participation in the amount of \$41,769; (5) allocation of \$295,395 in City of Dallas University Crossing Trail Fund as the local cash match; and (6) execution of the grant agreement including all terms, conditions, and documents required by the grant agreement - Total not to exceed \$1,024,444 - Financing: Texas Department of Transportation Funds (\$687,280), direct State participation (\$41,769), University Crossing Trail Fund (\$295,395), was carried by unanimous vote.

Agenda Item 7. University Crossing Agreement (14) – A motion by Robb Stewart, seconded by Harrison Blair, to authorize (1) a Funding Agreement with University Crossing Public Improvement District for matching funds for the 2017 Transportation Alternatives Set-aside Program for the University Crossing Trail Lighting Project located at the University Crossing Trail located at Glencoe Park to Skillman Street (2) the establishment of appropriations in an amount not to exceed \$795,395.00 in the University Crossing Trail Fund; (3) the receipt and deposit of University Crossing Trail Funds in an amount not to exceed \$795,395.00 in the University Crossing Trail Fund; and (4) execution of the Funding Agreement - Financing: Revenue: University Crossing Trail Fund \$795,395.00, was carried by unanimous vote.

Agenda Item 8. Judge Charles Rose Park (8) – A motion by Robb Stewart, seconded by Harrison Blair, to authorize the naming of Judge Charles Rose, Sr. Park, located at 3200 Simpson Stuart Road, to be Judge Charles R. Rose Community Park – Financing: No cost consideration to the City, was carried by unanimous vote.

Agenda Item 9. Craddock Park, Munger Park, Central Square Park (14) - No Action Taken on this item. : Authorize a construction contract for the construction of the (1) playground replacement at Craddock Park located at 4600 Lemmon Avenue in an amount not to exceed \$101,450.00; (2) playground replacement at Central Square Park located at 3000 Swiss Avenue in an amount not to exceed \$88,360.00; and (3) playground shade structure replacement at Munger Park located at 2300 Junius Street in an amount not to exceed \$44,400.00 – A S Con Inc., lowest responsible bidder of three – Total amount not to exceed \$234,210.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

Agenda Item 10. Preston Ridge Trail (12) – A motion by Robb Stewart, seconded by Harrison Blair, to authorize an Interlocal Agreement with the City of Plano for construction of the Preston Ridge Trail Connector in the City of Dallas city limits from the City of Plano city limits at the south side of the George Bush Turnpike at Ohio Dr. to the termination of the existing Preston Ridge Trail - Financing: No cost consideration to the City, was carried by unanimous vote.

Agenda Item 11. Willie B. Johnson Rec Center (10) – A motion by Robb Stewart, seconded by Harrison Blair, to authorize an increase in the construction services contract with J.C. Commercial, Inc. to add increased scope of work for the construction of the addition of a senior activity center, technology center, and gymnasium and expansion of the parking lot at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive - Not to exceed \$81,651.92, from \$7,329,663.60 to \$7,411,315.52 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds), was carried by unanimous vote.

## **BRIEFINGS**

Agenda Item 12. Southern Gateway Project Update – Ryan O'Connor, Assistant Director introduced April Allen of Southern Gateway Green Foundation who presented the briefing.

Agenda Item 13. Trust for Public Land Projects and Initiatives Update – Ryan O'Connor, Assistant Director introduced Robert Kent of Trust for Public Land who presented the briefing.

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

Agenda Item 14. 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:

Amanda Schulz reported to the Board about the successful reopening of the Katy Trail soft surface pavement that was recently expanded to allow for separate lanes of travel for walking and biking on the trail. Ms. Schulz received a lot of positive feedback from patrons about the new surface.

Agenda Item 15. Staff Announcements – Upcoming Park and Recreation Department Events. John Jenkins, Director and Crystal Ross, Assistant Director introduced two videos that were shown to the Board: 1) the winners of the DFW Directors Award recipients from the Park Department and 2) a Year in review of 2020 – a highlight of the 2020 year within the Park and Recreation Department and its reimagined way of providing services to citizens within a pandemic.

Agenda Item 16. Next Park Board meeting. The next Park Board meeting will be Thursday, January 28, 2021 at 11:00 a.m.

Agenda Item 17. President Collins adjourned the Board meeting at 12:56 p.m.

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**

**DATE:** January 28, 2021

**COUNCIL DISTRICT:** All

**STAFF:** Leong Lim, (214) 670-7753

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**SUBJECT**

Authorize a three-year service price agreement for the maintenance and repair of ultra violet sanitation systems for swimming pools, aquatic centers and spraygrounds for the Park and Recreation Department with Sunbelt Pools, Inc. in the amount of \$103,714, through the Texas Association of School Boards (BuyBoard) cooperative agreement – Total award not to exceed \$103,714 - Financing: Current Funds (subject to annual appropriations)

**BACKGROUND**

The purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis. This action does not encumber funds.

This service price agreement will be used to maintain and repair ultra-violet sanitation systems for swimming pools, aquatic centers and spraygrounds. The Dallas Park and Recreation Department operates nine (9) community pools, seventeen (17) spraygrounds along with eight (8) aquatic centers and Bahama Beach Waterpark.

In addition, this service price agreement will ensure that the Park and Recreation Department is compliant with the Texas Department of Health standards for swimming pools and spas.

The Texas Association of School Boards (BuyBoard) cooperative agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code authorizes a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

**MWBE INFORMATION**

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



Authorize a three-year service price agreement for the maintenance and repair of ultra violet sanitation systems for swimming pools, aquatic centers and spraygrounds with Sunbelt Pools, Inc. through the Texas Association of School Boards (BuyBoard) cooperative agreement – Total award not to exceed \$103,714 – Financing: Current Funds - **Page 2**

**MWBE INFORMATION (continued)**

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE %</b>	<b>M/WBE \$</b>
\$103,714.13	CO-OP	N/A	N/A	N/A
<ul style="list-style-type: none"> <li>• This Business Inclusion and Development Policy does not apply to Cooperative Purchasing Agreements (CO-OPs).</li> </ul>				

**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Cooperative Purchasing	<ul style="list-style-type: none"> <li>• Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices</li> <li>• Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement</li> </ul>
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\*Denotes successful bidder

<b><u>Bidders</u></b>	<b><u>Address</u></b>	<b><u>Amount</u></b>
*Sunbelt Pools, Inc.	10555 Plano Road Dallas, TX 75238	\$103,714.13.00

**OWNER**

**Sunbelt Pools, Inc.**

Rob Morgan, President

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

This item has no prior action.

**FISCAL INFORMATION**

\$103,714.13 – Financing: Current Funds (subject to annual appropriations)

Authorize a three-year service price agreement for the maintenance and repair of ultra violet sanitation systems for swimming pools, aquatic centers and spraygrounds with Sunbelt Pools, Inc. through the Texas Association of School Boards (BuyBoard) cooperative agreement – Total award not to exceed \$103,714 – Financing: Current Funds - **Page 3**

### **COMMITTEE ACTION**

There will be no Administration and Finance committee meeting on January 28, 2021. The full Park and Recreation Board will consider this request on January 28, 2021.

This item has been tentatively scheduled for Council consideration on February 24, 2021. The Office of Procurement Services is coordinating the Council item on our behalf.

### **STAFF RECOMMENDATION**

Staff recommends approval of this service price agreement.

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

**DATE:** January 28, 2021

**COUNCIL DISTRICT:** 2, 6

**STAFF:** John Lawrence, (214) 670-4073

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**SUBJECT**

Authorize a two-year concession service contract, with one three-year renewal option, for tennis center professional/manager management at the L.B. Houston and Samuell Grand Tennis Centers – Lifetime Tennis, Inc. estimated net revenue \$42,000, most advantageous proposers of one – Total Estimated Net Revenue: \$42,000

**BACKGROUND**

This two-year concession service contract, with one three-year renewal option, will provide for tennis center professional/manager management at the L.B. Houston Tennis Center located at 11225 Luna Road #3113 and the Samuell Grand Tennis Center located at 6220 East Grand Avenue.

For the past 41 years, the Park and Recreation Department has utilized a public/private partnership to manage and operate the City’s tennis centers which operate 364 days per year. The pro shop operations at each facility are managed by a certified tennis professional through this contract. The tennis professional shall be responsible for the management, operation, staff, programs and marketing at each respective facility at their sole expense.

Activities conducted by the tennis professional shall include tournaments, leagues, lessons, merchandising and concessions. Park and Recreation Department staff will be responsible for maintaining the facility grounds.

Deal points of the proposed concession contract are as follows:

1. The City will provide the L.B. Houston Tennis Center located at 11225 Luna Road #3113 and the Samuell Grand Tennis Center located at 6220 East Grand Avenue.
2. Term of the contract is for two (2) years, with one three (3) year renewal option, subject to satisfactory attendance, operation, and approval by the Park and Recreation Board.

**BACKGROUND (continued)**

3. For the three (3) year renewal option, the City reserves the right to renegotiate gross revenues received from Lifetime Tennis, Inc. based on attendance and operational revenue and expenses during the initial two-year term of the contract.
4. Lifetime Tennis, Inc. will provide \$15,000 guaranteed revenue share annually to the City for use of the Samuell Grand Tennis Center facility. In addition, Lifetime Tennis, Inc. will keep all revenues from tournaments, leagues, lessons, merchandising and concessions generated at the Samuell Grand Tennis Center.
5. Lifetime Tennis, Inc. will pay four (4) percent of the annual gross revenue generated at the L.B. Houston Tennis Center to the City, based on an annual attendance of up to 25,000. If the annual attendance is over 25,000, Lifetime Tennis, Inc. will pay the City five (5) percent of the annual gross revenue generated at the L.B. Houston Tennis Center.
6. No stipend will be paid to Lifetime Tennis, Inc. by the City for either tennis center facility.
7. The City shall not collect any other fees besides the \$15,000 annual rent for the Samuell Grand Tennis Center and the percentage of annual gross revenues based on attendance for the L.B. Houston Tennis Center.
8. Lifetime Tennis, Inc. shall not be responsible for any capital improvements at either tennis center facility.
9. Park and Recreation Department staff shall be responsible for maintaining the facility grounds at both tennis center locations.

**BID INFORMATION**

The following proposals were received from solicitation number BYZ20-00012021 and were opened on April 3, 2020. This concession service contract is to be awarded in its entirety to the most advantageous proposer.

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Amount</u></b>
*Lifetime Tennis, Inc.	3253 Alma Rd. McKinney, TX 75070	\$42,000.00

Authorize a two-year concession service contract with one three-year renewal option, for tennis center professional/manager management at the L.B. Houston and Samuell Grand Tennis Centers with Lifetime Tennis, Inc., most advantageous proposer of one – Total Estimated Net Revenue: \$42,000 – Page 3

## **BID INFORMATION (continued)**

### **OWNERS**

**Lifetime Tennis, Inc.**

Matthew Hanlin, President

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

On December 13, 2017, City Council authorized a five-year concession services contract for tennis center professional/manager management by Resolution No. 17-1944.

### **FISCAL INFORMATION**

Estimated Net Revenue - \$42,000

### **COMMITTEE ACTION**

The Park and Recreation Board Administration and Finance Committee considered this request on January 14, 2021

The full Park and Recreation Board will consider this on January 28, 2021.

This item has been tentatively scheduled for Council consideration on February 10, 2021. The Office of Procurement Services is coordinating the Council item on our behalf.

### **STAFF RECOMMENDATION**

Staff recommends approval of this concession service contract.

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

**AGENDA DATE:** January 14, 2021  
**COUNCIL DISTRICT:** 5  
**STAFF:** Leong Lim, (214) 670-7753

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**SUBJECT**

Authorize Supplemental Agreement No. 1 to the professional services contract with Pacheco Koch Consulting Engineers, Inc. for the Crawford Memorial Park Phase 1 Improvements Project located at 8700 Elam Road for an increase to the design and engineering services – Not to exceed \$470,550.00, from \$655,667.00 to \$1,126,217.00 – Financing: Park and Recreation Facilities (2006 Bond Funds)

**BACKGROUND**

The original contract award included schematic design of the Crawford Memorial Park Master Plan, Phase 1 schematic design, construction of a dam on Prairie Creek and creation of a lake, removal and relocation of an existing pedestrian bridge, re-establishment and expansion of a loop trail across the dam, boat ramps, environmental evaluation, hydraulic and hydrologic evaluations, water rights and Texas Commission on Environmental Quality permit applications.

This action will authorize Supplemental Agreement No. 1 to the professional services contract with Pacheco Koch Consulting Engineers, Inc. for an increase to the design and engineering services for the Crawford Memorial Park Phase 1 Improvements Project in the amount of \$470,550.00, increasing the contract amount from \$655,667.00 to \$1,126,217.00.

Supplemental Agreement No. 1 advances Phase 1 from schematic design to construction and bidding documents for elements including relocating trails and a pedestrian bridge impacted by the future dam and lake; safety lighting options; parking lot renovations; peninsula improvements including artistic elements; incorporation of artistic elements into shade structures, picnic areas, and observation areas. Additional work includes design and engineering services including topographic survey, geotechnical investigation, additional hydraulic and hydrologic evaluations, environmental clearances and permitting for a south loop trail below the future dam and lake, two pedestrian bridges over Prairie Creek Road, a prefabricated restroom building, an all abilities playground and adult playground, and modifications to more easily accommodate future boat ramps and piers that will be designed in detail with the lake proper.



Authorize Supplemental Agreement No. 1 to the professional services contract with Pacheco Koch Consulting Engineers, Inc. for the Crawford Memorial Park Phase 1 Improvements Project located at 8700 Elam Road for an increase to the design and engineering services – Not to exceed \$470,550.00, from \$655,667.00 to \$1,126,217.00 – Financing: Park and Recreation Facilities (2006 Bond Funds)– Page 3

**OWNER**

**Pacheco Koch Consulting Engineers, Inc.**

Mark A. Pacheco, PE, RPLS, President

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on January 28, 2021. This item will be considered by the full Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on February 10, 2021.

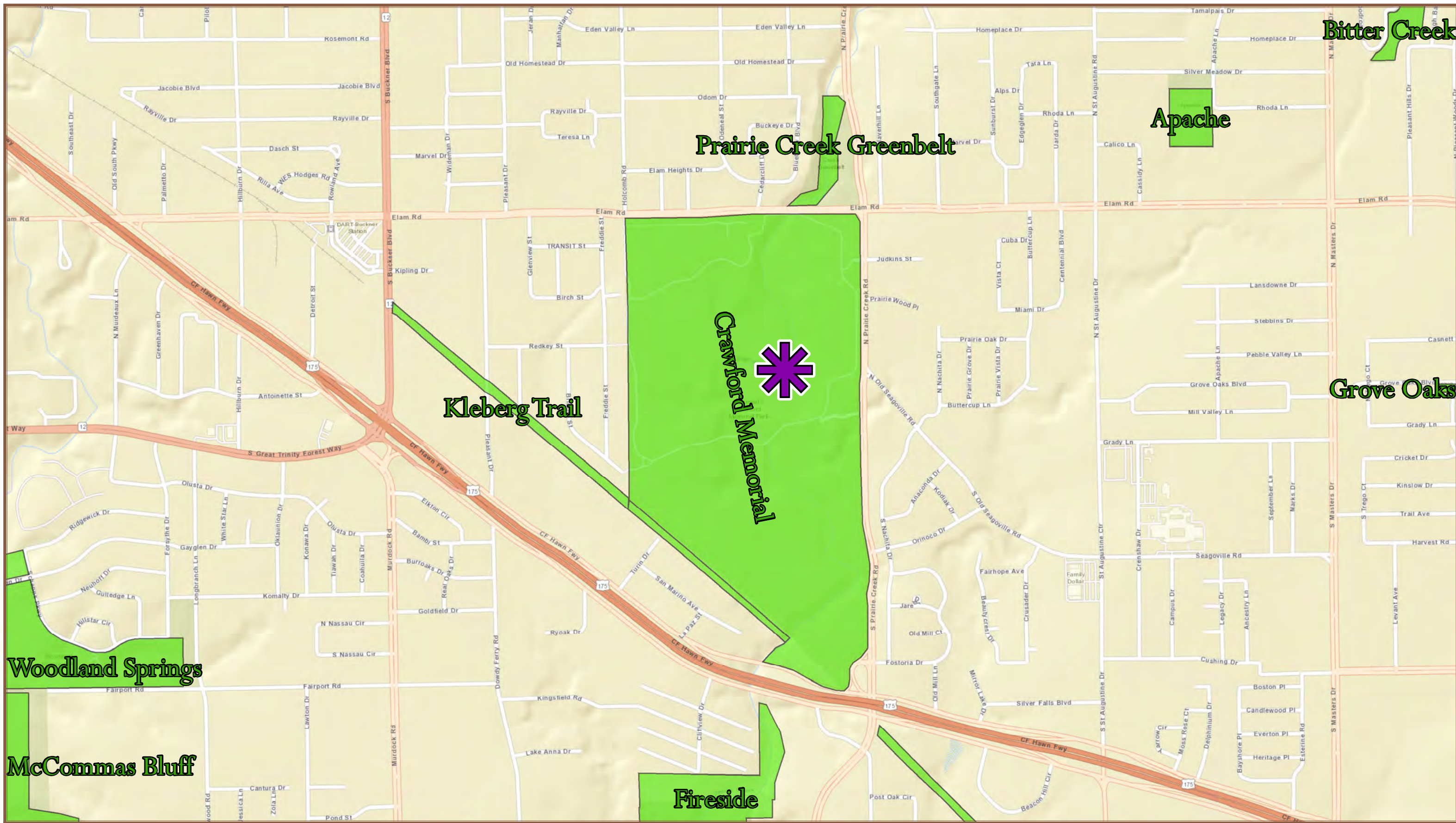
**STAFF RECOMMENDATION**

Staff recommends approval.

**MAP**

Attached





Crawford Park  
(8700 Elam Rd)

Mapsc0  
58 V,Z  
59 S,W

District  
5





# BID Agenda Approval Cover Sheet for Change Orders and Supplemental Agreements

<b>Total Action</b>		<b>\$470,550.00</b>	<b>100.00000%</b>
<b>Total Contract (including CO/SA)</b>	\$1,126,217.00		
<b>TOTAL M/WBE PARTICIPATION</b>			
African American	\$27,235.00	5.79%	13.86%
Hispanic	\$354,955.00	75.43%	60.68%
Asian American	\$55,000.00	11.69%	5.76%
Native American	\$0.00	0.00%	0.00%
WBE	\$14,700.00	3.12%	5.76%
<b>Total</b>	<b>\$451,890.00</b>	<b>96.03%</b>	<b>86.06%</b>



**CITY OF DALLAS  
ETHNIC WORKFORCE COMPOSITION REPORT**

(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:** Pacheco Koch Consulting Engineers, Inc.

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**Address:** 7557 Rambler Road, Suite 1400, Dallas, Texas, 75231

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**Bid #:** Crawford Park Phase 1 CDs

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**Telephone Number:~** 972 - 235 - 3031 Ext.

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**Email Address:** mpacheco@pkce.com

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**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	2		1				1			
Professional	56	10	43	9	2		9	1	2	
Technical	22	3	12	1			10	2		
Office/Clerical	4	17	4	14				3		
Skilled	5		5							
Semiskilled	7		2		1		4			
Unskilled										
Seasonal	2		1				1			
<b>Totals:</b>	98	30	68	24	3		25	6	2	
<b># of employees living in Dallas:</b>	29	11	21	8	2		6	3		
<b>Total % of employees living in Dallas</b>			31.3%							

\_\_\_\_\_  
Officer's Signature

**Mark A. Pacheco, P.E., R.P.L.S**

\_\_\_\_\_  
Typed or Printed Name

\_\_\_\_\_  
President

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date



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

Project Name: Crawford Park Phase 1 Construction Documents Bid/Contract #: \_\_\_\_\_

**Instructions:**

- |   |  |
|---|--|
| Column 1: List type of work to be performed by Prime and 1st tier subcontractors.   | Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits). |
| Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (If none, register online: <a href="http://www.bids.dallascityhall.org">www.bids.dallascityhall.org</a> ). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas. | Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.               |
| Column 3: List name of firm; M/WBE Certification Number (if applicable).  | Column 8: Indicate percentage of total contract amount.  |
| Column 4: List firm(s); contact name; address; telephone number.  | Column 9: Indicate total payments to date.   |
| 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 10: Indicate payments during current pay period.  |

Type of Work [1]	City of Dallas Vendor Number [2]	Name of Firm & M/WBE Certification (If Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm [5]	L or N [6]	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]	
Project Management, Engineering, Design, QA/QC	342980	Pacheco Koch Consulting Engineers, Inc. HMMB72402N0919	Mark A. Pacheco, PE, RPLS 7557 Rambler Road, Suite 1400 Dallas, Texas 75231 972.235.3031	H/M	L	\$ 327,455.00	69.59%			
Notes:										
Geotechnical Services	338366	Alliance Geotechnical Group BMD50146N0119	Alliance Geotechnical Group 3228 Halifax Street Dallas, Texas 75247	B/M	L	\$ 27,235.00	5.79%			
Notes:										
Section 404/Nationwide Permit Assessment	520199	Integrated Environmental Solutions, LLC WFDB57589Y0119	Integrated Environmental Solutions, LLC 610 Elm Street, Ste 300 McKinney, Texas 75069 972.562.7672	C/F	L	\$ 4,000.00	0.85%			
Notes:										
Survey and Base File Creation	N/A	Lim & Associates, Inc. PMD52490Y0818	Lim & Associates, Inc. 1112 N. Zang Blvd., Suite 200 Dallas, Texas 75203 214.942.1888	A/M	L	\$ 55,000.00	11.69%			
Notes:										
Water/Sewer Utilities	511462	Urban Engineers Group, Inc. HFDB11738N0818	Urban Engineers Group, Inc. 167 Turtle Creek Blvd., Suite A Dallas, Texas 75207 214.252.1600	H/W	L	\$ 27,500.00	5.84%			
Notes:										
Structural Engineering	19399	Khafra Engineering Consultants, Inc. BMD508716Y0318	Khafra Engineering Consultants, Inc. 2720 North Stemmons Freeway, Suite 1000 Dallas, Texas 75207 214.689.9100	B/M	L	\$ 14,660.00	3.12%			
Notes:										
Power and Lighting	N/A	Tyler N. Mackay Engineers, LP	Tyler N. Mackay Engineers, LP 8340 Meadow Road, Suite 160 Dallas, TX 75231	W	L	\$ 14,700.00	3.12%			
Notes:										
[Note: Totals and Percentages will automatically calculate.]						<b>Total Bid Amount:</b>	\$ 470,550.00	100.00%	\$ -	\$ -

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

Officer's Signature: \_\_\_\_\_ Title: President

Printed Name: Mark A. Pacheco Date: \_\_\_\_\_

Company Name: Pacheco Koch Consulting Engineers, Inc.



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

Project Name: Crawford Memorial Park Phase I

Bid/Contract #: PKR-2018-00007067

**Instructions:**

Column 1: List type of work to be performed by Prime and 1st tier subcontractors.

Column 6: Indicate firm's location as L=local (within Dallas county limits);

N=Non-local (Outside Dallas county limits).

Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (If none, register online: [www.bids.dallascityhall.org](http://www.bids.dallascityhall.org)). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.

Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.

Column 3: List name of firm; M/WBE Certification Number (if applicable).

Column 8: Indicate percentage of total contract amount.

Column 4: List firm(s), contact name, address, telephone number.

Column 9: Indicate total payments to date.

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 10: Indicate payments during current pay period.

Type of Work [1]	City of Dallas Vendor Number [2]	Name of Firm & M/WBE Certification (If Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm [5]	L or N [6]	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]	
Project Management, Engineering, Design, QA/QC	342980	Pacheco Koch Consulting Engineers, Inc. HMMB78381N1021	Mark A. Pacheco, PE, RPLS 7557 Rambler Road, Suite 1400 Dallas, Texas 75231 972.235.3031	H/M	L	\$ 646,101.00	48.60%	\$ 274,632.37		
<b>Notes:</b>										
Geotechnical Services	338366	Alliance Geotechnical Group BMDDB73666N0121	Alliance Geotechnical Group 3228 Halifax Street Dallas, Texas 75247	B/M	L	\$ 92,802.00	10.00%	\$ 53,770.00		
<b>Notes:</b>										
Water Rights & Preliminary Dam Design	47903	O'Brien Engineering, Inc. TX H.U.B. 1752849388900	O'Brien Engineering, Inc. 2340 E. Trinity Mills, Ste 220 Carrollton, Texas 75006 972.233.2288	N/A	L	\$ 80,000.00	12.20%	\$ 10,116.50		
<b>Notes:</b>										
Protected Species & Cultural Resources	VC18362	The Preo Group, LLC BFMB49947N0320	The Preo Group, LLC 11700 Preston Road, Suite 660 Dallas, Texas 75230 214.295.8366	B/F	L	\$ 68,845.00	10.50%	\$ 68,845.00		
<b>Notes:</b>										
Individual 404 Permitting Impacts & Wetland Delineation	520199	Integrated Environmental Solutions, LLC WFDB53626N0521	Integrated Environmental Solutions, LLC 610 Elm Street, Ste 300 McKinney, Texas 75069 972.562.7672	C/F	L	\$ 26,293.00	3.40%	\$ 22,293.00		
<b>Notes:</b>										
Spillway Architecture Concepts	N/A	Archetexture Works	Archetexture Works 5021 Clark Dr. Roeland Park, KS 66205 816.304.9369	N/A	NL	\$ 10,490.00	1.60%	\$ 6,942.50		
<b>Notes:</b>										
Lidar Base Mapping		Lim & Associates, Inc. PMDB32834N0121	Lim & Associates, Inc. 1112 N. Zang Blvd., Suite 200 Dallas, Texas 75203 214.942.1888	A/M	L	\$ 64,835.00	1.50%	\$ 9,835.00		
<b>Notes:</b>										
Parking & Trail Lighting	511462	Urban Engineers Group, Inc. HFDB57538N1020	Urban Engineers Group, Inc. 167 Turtle Creek Blvd., Suite A Dallas, Texas 75207 214.252.1600	H/W	L	\$ 37,335.00	1.50%	\$ 8,820.00		
<b>Notes:</b>										
Peninsula Design and Environmental Art	257627	Brad J. Goldberg	Brad J. Goldberg 5706 Golliad Ave. Dallas, Texas 75206 214.821.9692	N/A	L	\$ 60,321.00	9.20%	\$ 46,077.50		
<b>Notes:</b>										
Structural Engineering	19399	Khafra Engineering Consultants, Inc. BMDDB45171N1020	Khafra Engineering Consultants, Inc. 2720 North Stemmons Freeway, Suite 1000 Dallas, Texas 75207 214.689.9100	B/M	L	\$ 24,495.00	1.50%	\$ 8,689.08		
<b>Notes:</b>										
Power and Lighting	N/A	Tyler N. Mackay Engineers, LP	Tyler N. Mackay Engineers, LP 8340 Meadow Road, Suite 160 Dallas, TX 75231	W	L	\$ 14,700.00	1.31%			
<b>Notes:</b>										
[Note: Totals and Percentages will automatically calculate.]						<b>Total Bid</b>	<b>\$ 1,126,217.00</b>	<b>100.00%</b>	<b>\$ 510,020.95</b>	<b>\$ -</b>

The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas contract. If  
**Officer's Signature:** \_\_\_\_\_ Title: President

**Printed Name:** Mark A. Pacheco, P.E., R.P.L.S.

Date: November 18, 2020

**Company Name:** Pacheco Koch Consulting Engineers, Inc.



**CITY OF DALLAS  
CHANGE OF M/WBE SUBCONTRACTOR/SUPPLIER FORM**

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

Prime Contractor: Pacheco Koch Officer's Signature: \_\_\_\_\_  
Con. Eng. Inc

Address: 7557 Rambler Road suite 1400 Telephone: 972-235-3031 Ext.  
Dallas Texas 75231

Project Name: Crawford Memorial Park Phase I Bid #: PKR-2018- Date: 11-17-2020  
00007067

Project Manager Approval: \_\_\_\_\_  
 BID Compliance Approval: \_\_\_\_\_

Current Subcontractor: Alliance Geotechnical Group Certification #: BMDB73666N0121

Scope of Work: Geotechnical Services

Please indicate reason for change by checking one or more of the following boxes:

Increase or Decrease in the Scope of Work  
 Poor performance by the subcontractor, sub-consultant, vendor, or supplier  
 Subcontractor is unable or unwilling to perform the work  
 Subcontractor does not have the equipment or workforce to perform the work  
 Other (please explain): \_\_\_\_\_

Date Subcontractor Notified of Change: 9-15-2020

Representative that notified Subcontractor: Geoffrey Hall

Original Amount (\$)	% of Total	Revised Amount (\$)	% of Change	Net Effect on Total (\$)
65,567	10.0	92,804	5.79	\$27,235

**Next steps:**

- 1. E-mail this completed form prior to execution of any changes to City of Dallas Business Inclusion and Development Staff at [gfe@dallascityhall.com](mailto:gfe@dallascityhall.com) and Project manager for their signature and final approval.**

**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.**



**CITY OF DALLAS  
CHANGE OF M/WBE SUBCONTRACTOR/SUPPLIER FORM**

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

Prime Contractor: <u>Pacheco Koch Con. Eng. Inc</u>	Officer's Signature: _____
Address: <u>7557 Rambler Road suite 1400 Dallas Texas 75231</u>	Telephone: <u>972-235-3031 Ext.</u>
Project Name: <u>Crawford Memorial Park Phase I</u>	Bid #: <u>PKR-2018-00007067</u> Date: <u>11-17-2020</u>
Project Manager Approval: _____	
BID Compliance Approval: _____	

Current Subcontractor: <u>Integrated Environmental Solutions, LLC</u> Certification #: <u>BMDB50146N0119</u>
Scope of Work: <u>Individual 404 Permitting Impacts &amp; Wetland Delineation</u>
Please indicate reason for change by checking one or more of the following boxes: <input checked="" type="checkbox"/> Increase or Decrease in the Scope of Work <input type="checkbox"/> Poor performance by the subcontractor, sub-consultant, vendor, or supplier <input type="checkbox"/> Subcontractor is unable or unwilling to perform the work <input type="checkbox"/> Subcontractor does not have the equipment or workforce to perform the work <input type="checkbox"/> Other (please explain): _____
Date Subcontractor Notified of Change: <u>9-15-2020</u>
Representative that notified Subcontractor: <u>Geoffrey Hall</u>

Original Amount (\$)	% of Total	Revised Amount (\$)	% of Change	Net Effect on Total (\$)
22,293.00	3.40	26,293.00	0.85	4,000

**Next steps:**

- 1. E-mail this completed form prior to execution of any changes to City of Dallas Business Inclusion and Development Staff at [gfe@dallascityhall.com](mailto:gfe@dallascityhall.com) and Project manager for their signature and final approval.**

**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.**





**CITY OF DALLAS  
CHANGE OF M/WBE SUBCONTRACTOR/SUPPLIER FORM**

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

Prime Contractor: <u>Pacheco Koch Con. Eng. Inc</u>	Officer's Signature: _____
Address: <u>7557 Rambler Road suite 1400 Dallas Texas 75231</u>	Telephone: <u>972-235-3031 Ext.</u>
Project Name: <u>Crawford Memorial Park Phase I</u>	Bid # : <u>PKR-2018-00007067</u> Date: <u>11-17-2020</u>
Project Manager Approval: _____	
BID Compliance Approval: _____	

Current Subcontractor: <u><b>Khafra Engineering Consultants, Inc.</b></u> Certification #: <u>BMDB45171N1020</u>
Scope of Work: <u>Structural Engineering</u>
Please indicate reason for change by checking one or more of the following boxes: <input checked="" type="checkbox"/> Increase or Decrease in the Scope of Work <input type="checkbox"/> Poor performance by the subcontractor, sub-consultant, vendor, or supplier <input type="checkbox"/> Subcontractor is unable or unwilling to perform the work <input type="checkbox"/> Subcontractor does not have the equipment or workforce to perform the work <input type="checkbox"/> Other (please explain): _____
Date Subcontractor Notified of Change: <u>9-15-2020</u>
Representative that notified Subcontractor: <u>Geoffrey Hall</u>

Original Amount (\$)	% of Total	Revised Amount (\$)	% of Change	Net Effect on Total (\$)
9,835	1.50	24,495	3.12	14,660.00

**Next steps:**

- 1. E-mail this completed form prior to execution of any changes to City of Dallas Business Inclusion and Development Staff at [gfe@dallascityhall.com](mailto:gfe@dallascityhall.com) and Project manager for their signature and final approval.**

**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.**



**CITY OF DALLAS  
CHANGE OF M/WBE SUBCONTRACTOR/SUPPLIER FORM**

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

Prime Contractor: <u>Pacheco Koch Con. Eng. Inc</u>	Officer's Signature: _____
Address: <u>7557 Rambler Road suite 1400 Dallas Texas 75231</u>	Telephone: <u>972-235-3031 Ext.</u>
Project Name: <u>Crawford Memorial Park Phase I</u>	Bid #: <u>PKR-2018-00007067</u> Date: <u>11-17-2020</u>
Project Manager Approval: _____	
BID Compliance Approval: _____	

Current Subcontractor: <u>Lim &amp; Associates, Inc.</u>	Certification #: <u>PMDB32834N0121</u>
Scope of Work: <u>Survey, Base Map Preparation</u>	
Please indicate reason for change by checking one or more of the following boxes:	
<input checked="" type="checkbox"/> Increase or Decrease in the Scope of Work <input type="checkbox"/> Poor performance by the subcontractor, sub-consultant, vendor, or supplier <input type="checkbox"/> Subcontractor is unable or unwilling to perform the work <input type="checkbox"/> Subcontractor does not have the equipment or workforce to perform the work <input type="checkbox"/> Other (please explain): _____	
Date Subcontractor Notified of Change: <u>9-15-2020</u>	
Representative that notified Subcontractor: <u>Geoffrey Hall</u>	

Original Amount (\$)	% of Total	Revised Amount (\$)	% of Change	Net Effect on Total (\$)
\$9,835.00	1.50%	\$64,835.00	11.69%	\$55,000.00

**Next steps:**

- 1. E-mail this completed form prior to execution of any changes to City of Dallas Business Inclusion and Development Staff at [gfe@dallascityhall.com](mailto:gfe@dallascityhall.com) and Project manager for their signature and final approval.**

**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.**



**CITY OF DALLAS  
CHANGE OF M/WBE SUBCONTRACTOR/SUPPLIER FORM**

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

Prime Contractor: <u>Pacheco Koch Con. Eng. Inc</u>	Officer's Signature: _____
Address: <u>7557 Rambler Road suite 1400 Dallas Texas 75231</u>	Telephone: <u>972-235-3031 Ext.</u>
Project Name: <u>Crawford Memorial Park Phase I</u>	Bid # : <u>PKR-2018-00007067</u> Date: <u>11-17-2020</u>
Project Manager Approval: _____	
BID Compliance Approval: _____	

Current Subcontractor: <u><b>Urban Engineers Group, Inc.</b></u>	Certification #: <u>HFDB57538N1020</u>
Scope of Work: <u>Parking &amp; Trail Lighting</u>	
Please indicate reason for change by checking one or more of the following boxes:	
<input checked="" type="checkbox"/> Increase or Decrease in the Scope of Work <input type="checkbox"/> Poor performance by the subcontractor, sub-consultant, vendor, or supplier <input type="checkbox"/> Subcontractor is unable or unwilling to perform the work <input type="checkbox"/> Subcontractor does not have the equipment or workforce to perform the work <input type="checkbox"/> Other (please explain): _____	
Date Subcontractor Notified of Change: <u>9-15-2020</u>	
Representative that notified Subcontractor: <u>Geoffrey Hall</u>	

Original Amount (\$)	% of Total	Revised Amount (\$)	% of Change	Net Effect on Total (\$)
\$9,835.00	1.50%	\$37,335.00	5.84%	\$27,500.00

**Next steps:**

- 1. E-mail this completed form prior to execution of any changes to City of Dallas Business Inclusion and Development Staff at [gfe@dallascityhall.com](mailto:gfe@dallascityhall.com) and Project manager for their signature and final approval.**

**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.**





**CITY OF DALLAS  
SUBCONTRACTOR INTENT FORM**

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

TO: City of Dallas  
Business Development & Procurement Services

DATE: September 15, 2020

Project Name: Crawford Memorial Park Phase I

Bid # PKR-2018-00007067

Alliance Geotechnical Group

will provide the following

M/WBE Subcontractor on the project

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

to Pacheco Koch Consulting Engineers, Inc.  
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # BMDB73666N0121

*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>\$588,550.00</u>		X	NCTRCA
				DFWMSDC
MWBE/DBE Sub Participation Amount	<u>\$27,235.00</u>	<u>5.79%</u>		<u>WBCSW</u>

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, before any subcontractor changes are made, the prime contractor must submit to the Business Inclusion and Development Group for approval, a Change of M/WBE subcontractor/supplier form prior to any changes. 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)

Mark A. Pacheco, P.E., R.P.L.S.  
Printed Name (Prime Contractor)

President  
Title (Prime Contractor)

\_\_\_\_\_  
Date

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

Robert P. Nance  
Printed Name (M/WBE/DBE Subcontractor)

President  
Title (M/WBE/DBE Subcontractor)

\_\_\_\_\_  
Date

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

	Prime	Sub		Prime	Sub
Greater Dallas Asian American Chamber of Commerce	<input type="checkbox"/>	<input type="checkbox"/>	Asian Contractors Association	<input type="checkbox"/>	<input type="checkbox"/>
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 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
SUBCONTRACTOR INTENT FORM

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

TO: City of Dallas
Business Development & Procurement Services

DATE: September 15, 20208

Project Name: Crawford Memorial Park Phase I

Bid # PKR-2018-00007067

Integrated Environmental Solutions, LLC

will provide the following

M/WBE Subcontractor on the project

good(s)/service(s): Individual 404 Permitting Impacts & Wetland Delineation

to Pacheco Koch Consulting Engineers, Inc.
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # WFDB53826N0521

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 \$588,550.00
MWBE/DBE Sub Participation Amount \$4,000.00
0.85%
X NCTRCA
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, before any subcontractor changes are made, the prime contractor must submit to the Business Inclusion and Development Group for approval, a Change of M/WBE subcontractor/supplier form prior to any changes. 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)

Mark A. Pacheco, P.E., R.P.L.S.

Printed Name (Prime Contractor)

President

Title (Prime Contractor)

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

Rudi K. Reinecke

Printed Name (M/WBE/DBE Subcontractor)

Vice President

Title (M/WBE/DBE Subcontractor)

Date

Date

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

- Greater Dallas Asian American Chamber of Commerce
Greater Dallas Black Chamber of Commerce
Greater Dallas Hispanic Chamber of Commerce
U.S. Pan Asian American Chamber of Commerce
Asian Contractors Association
Regional Black Contractors Association
Regional Hispanic Contractors Association

Other



**CITY OF DALLAS  
SUBCONTRACTOR INTENT FORM**

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

TO: City of Dallas  
Business Development & Procurement Services

DATE: September 15, 2020

Project Name: Crawford Memorial Park Phase I

Bid # PKR-2018-00007067

Khafra Engineering Consultants, Inc. will provide the following  
M/WBE Subcontractor on the project

good(s)/service(s): Structural Engineering Schematics

to Pacheco Koch Consulting Engineers, Inc.  
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # BMDB45171N1020  
*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>\$588,550.00</u>		X	NCTRCA
				DFWMSDC
MWBE/DBE Sub Participation Amount	<u>\$14,660.00</u>	<u>3.12%</u>		<u>WBCSW</u>

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, before any subcontractor changes are made, the prime contractor must submit to the Business Inclusion and Development Group for approval, a Change of M/WBE subcontractor/supplier form prior to any changes. 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)

Mark A. Pacheco, P.E., R.P.L.S.  
Printed Name (Prime Contractor)

President  
Title (Prime Contractor)

\_\_\_\_\_  
Date

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

Dietrich Bankhead, P.E., PMP  
Printed Name (M/WBE/DBE Subcontractor)

\_\_\_\_\_  
Title (M/WBE/DBE Subcontractor)

\_\_\_\_\_  
Date

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

	Prime	Sub		Prime	Sub
Greater Dallas Asian American Chamber of Commerce	<input type="checkbox"/>	<input type="checkbox"/>	Asian Contractors Association	<input type="checkbox"/>	<input type="checkbox"/>
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 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  
SUBCONTRACTOR INTENT FORM**

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

TO: City of Dallas  
Business Development & Procurement Services

DATE: September 15, 2020

Project Name: Crawford Memorial Park Phase I

Bid # PKR-2018-00007067

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

good(s)/service(s): Base Map Preparation

to Pacheco Koch Consulting Engineers, Inc.  
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>\$588,550.00</u>		X	NCTRCA
				DFWMSDC
MWBE/DBE Sub Participation Amount	<u>\$55,000.00</u>	<u>11.69%</u>		<u>WBCSW</u>

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, before any subcontractor changes are made, the prime contractor must submit to the Business Inclusion and Development Group for approval, a Change of M/WBE subcontractor/supplier form prior to any changes. 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)

Mark A. Pacheco, P.E., R.P.L.S.  
Printed Name (Prime Contractor)

President  
Title (Prime Contractor)

\_\_\_\_\_  
Date

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

Siang W. Lim, P.E., R.P.L.S. CFM  
Printed Name (M/WBE/DBE Subcontractor)

President  
Title (M/WBE/DBE Subcontractor)

\_\_\_\_\_  
Date

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

	Prime	Sub		Prime	Sub
Greater Dallas Asian American Chamber of Commerce	<input type="checkbox"/>	<input type="checkbox"/>	Asian Contractors Association	<input type="checkbox"/>	<input type="checkbox"/>
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 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
SUBCONTRACTOR INTENT FORM

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

TO: City of Dallas
Business Development & Procurement Services

DATE: September 15, 2020

Project Name: Crawford Memorial Park Phase I

Bid # PKR-2018-00007067

Tyler N. Mackay Engineers, L.P.

will provide the following

M/WBE Subcontractor on the project

good(s)/service(s): Power and Lighting Services

to Pacheco Koch Consulting Engineers, Inc.
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: N/A

M/WBE Certification Number: # N/A

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 \$588,550.00
MWBE/DBE Sub Participation Amount \$14,700.00 3.12%
NCTRCA
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, before any subcontractor changes are made, the prime contractor must submit to the Business Inclusion and Development Group for approval, a Change of M/WBE subcontractor/supplier form prior to any changes. 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)

Mark A. Pacheco, P.E., R.P.L.S.

Printed Name (Prime Contractor)

President

Title (Prime Contractor)

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

Tyler N. Mackay, P.E.

Printed Name (M/WBE/DBE Subcontractor)

President

Title (M/WBE/DBE Subcontractor)

Date

Date

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

- Greater Dallas Asian American Chamber of Commerce
Greater Dallas Black Chamber of Commerce
Greater Dallas Hispanic Chamber of Commerce
U.S. Pan Asian American Chamber of Commerce

Prime Sub checkboxes for each group

- Asian Contractors Association
Regional Black Contractors Association
Regional Hispanic Contractors Association

Prime Sub checkboxes for each group

Other



CITY OF DALLAS
SUBCONTRACTOR INTENT FORM

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

TO: City of Dallas
Business Development & Procurement Services

DATE: September 15, 2020

Project Name: Crawford Memorial Park Phase I

Bid # PKR-2018-00007067

Urban Engineers Group, Inc.

will provide the following

M/WBE Subcontractor on the project

good(s)/service(s): Parking & Trail Lighting

to Pacheco Koch Consulting Engineers, Inc.

Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # HFDB57538N1020

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 \$588,550.00
MWBE/DBE Sub Participation Amount \$27,500.00 5.84%
X NCTRCA
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, before any subcontractor changes are made, the prime contractor must submit to the Business Inclusion and Development Group for approval, a Change of M/WBE subcontractor/supplier form prior to any changes. 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)

Mark A. Pacheco, P.E., R.P.L.S.

Printed Name (Prime Contractor)

President

Title (Prime Contractor)

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

Faisal Syed, P.E., PTOE, LEED®AP

Printed Name (M/WBE/DBE Subcontractor)

Principal

Title (M/WBE/DBE Subcontractor)

Date

Date

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

- Greater Dallas Asian American Chamber of Commerce
Greater Dallas Black Chamber of Commerce
Greater Dallas Hispanic Chamber of Commerce
U.S. Pan Asian American Chamber of Commerce
Asian Contractors Association
Regional Black Contractors Association
Regional Hispanic Contractors Association

Other



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

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

**Project Name** Crawford Memorial Park Phase I **Bid #:** PKR-2018-00007067

**Firm Name and Address:** Pacheco Koch Consulting Engineers, Inc.

7557 Rambler Road, Suite 1400, Dallas, Texas 75231

**1. Did you meet with a staff member of Business Development and Procurement Services (BDPS)?**

Please make a selection: **N** Name of staff member: \_\_\_\_\_

**2. Did you utilize a current M/WBE directory from the City's BDPS ResourceLINK Team for this project?**

Please make a selection: **N** Date of Listing: \_\_\_\_\_

**3. Did you provide plans and specifications, bids or proposals to potential M/WBEs or information regarding the location of plans and specifications, bids, or proposals for this project?**

Please make a selection: **Y**

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

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

Date: 11/18/2020



City of Dallas

**Project Information for Sheet Construction/Architectural and Engineering Items**

Construction Award  
Amount

Change Order # \_\_\_\_\_  
CO Amount:  
Overall Amount:

Professional Services Contract  
Amount:

Supplemental Agreement # \_1\_\_\_\_  
SU Amount:\$470,550.00  
Overall Amount:\$1,126,217.00

Architectural and Engineering  
Amount:

Department: PKR-DPARD

Proposed Agenda Date: January 14, 2021

Project Name: Crawford Memorial Park Phase 1 Improvements

Contract Number: PKR-2018-00007067

Encumbrance Number: CX PKR-2018-00007067

Scope of Work: Advances Phase 1 from schematic design to construction and bidding documents for elements including relocating trails and a pedestrian bridge impacted by the future dam and lake; safety lighting options; parking lot renovations; peninsula improvements including artistic elements; incorporation of artistic elements into shade structures, picnic areas, and observation areas. Additional work includes design and engineering services including topographic survey, geotechnical investigation, additional hydraulic and hydrologic evaluations, environmental clearances and permitting for a south loop trail below the future dam and lake, trail, two (2) pedestrian bridges over Prairie Creek, a prefabricated restroom building, an all abilities playground and adult playground, and modifications to more easily accommodate future boat ramps and piers.

Project Manager: Richard Stauffer  
Contact Person: Richard Stauffer  
Phone: 214-670-4105  
Email: Richard.stauffer@dallascityhall.com

Contacted Intent to Award On: Park Board January 14, 2021, City Council February 3, 2021  
Prime Contractor/Consultant: Pacheco Koch Consulting Engineers Inc.  
Contact Person: Wade Peterson  
Phone: 972-235-3031  
Email: wpeterson@pkce.com

Rev. 4 – 1/24/14  
Doc#BDPS-FRM-211

Does this project have federal funds? NA

If applicable what is the DBE goal? 25.66%

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

**AGENDA DATE:** January 28, 2021  
**COUNCIL DISTRICT:** 1  
**STAFF:** Leong Lim, (214) 670-7753

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**SUBJECT**

Authorize a contract for the construction of the Westmount Park Site Development Project located at 1300 Westmount Avenue – A S Con Inc., lowest responsible bidder of seven – Not to exceed \$153,400.00 – Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

**BACKGROUND**

On October 23, 2020, seven bids were received for the construction of the Westmount Park Site Development Project. This item authorizes the award of this construction contract to A S Con Inc., lowest responsible bidder of seven for the Base Bid and Alternate No. 1 in the amount of \$153,400.00.

The scope of work for the Westmount Park Site Development Project includes construction of a new playground including fencing, grading, and establishment of ground cover.

The following chart illustrates A S Con Inc.'s, contractual activities with the City of Dallas for the past three years.

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>
Projects Completed	0	0	2
Active Projects	0	0	0
Change Orders	0	0	2
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

**ESTIMATED SCHEDULE OF PROJECT**

Began Design April 2019  
Completed Design September 2020  
Begin Construction March 2021  
Complete Completion August 2021

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

On September 17, 2020, the Park and Recreation Board, Planning and Design Committee was briefed on construction procurement.

**FISCAL INFORMATION**

Park and Recreation Facilities (B) Funds (2017 Bond Funds) - \$153,400.00

**M/WBE INFORMATION**

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE%</b>	<b>M/WBE \$</b>
\$153,400.00	Construction	25.00%	25.29%	\$38,800.00
This contract meets the M/WBE goal.				

**PROCUREMENT INFORMATION**

The following seven bids were received and opened on October 23, 2020:

\*Denotes the successful bidder

<b><u>Bidders</u></b>	<b><u>Base Bid</u></b>	<b><u>Alter. No. 1**</u></b>	<b><u>Total Bid</u></b>
* A S Con Inc. 15724 Golden Creek Rd Dallas, Texas 75248	\$ 63,600.00	\$ 89,800.00	\$153,400.00
North Rock Construction	\$ 95,425.72	\$ 69,796.23	\$165,221.95
Aleksander Omega, LLC	\$ 95,146.00	\$ 90,000.00	\$185,146.00
JB & Co. LLC	\$ 79,954.25	\$110,000.00	\$189,954.25
Quick Set Concrete Inc.	\$ 99,833.55	\$101,000.00	\$200,833.55
Henneberger Construction, Inc.	\$109,740.80	\$114,000.00	\$223,740.80
Northstar Construction, LLC	\$105,984.00	\$126,500.00	\$232,484.00

\*\*Alternate No. 1 - provides for the Dynamo Playground Equipment.

**OWNER**

**A S Con, Inc.**

Ali Safdarinia, President

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on January 28, 2021. This item will be considered by the full Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on February 10, 2021.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MAP**

Attached





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



# Westmount Park

## 1300 Westmount Avenue

District  
1







# CITY OF DALLAS

## Business Inclusion and Development Affidavit

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

**M/WBE Participation Goals**

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

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

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

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

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

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

Bid Number: _____  Ali Safdarinia _____ Typed or Printed Name of Certifying Official of Company   _____ Signature of Certifying Official of Company	Company Name: <u>A S Con Inc.</u>  11/23/2020 _____ Date  President. _____ Title
---	--



**CITY OF DALLAS  
ETHNIC WORKFORCE COMPOSITION REPORT**

(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:** A S Con Inc.

**Address:** 15724 Golden Creek rd. Dallas, Tx. 75248

**Bid #:**

**Telephone Number:** 214 - 682 - 7743 Ext.

**Email Address:** alisafdarinia@hotmail.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	
Professional										
Technical										
Office/Clerical										1
Skilled										
Semiskilled										
Unskilled										
Seasonal										
<b>Totals:</b>									1	1
<b># of employees living in Dallas:</b>										
<b>Total % of employees living in Dallas</b>			2							

*Ali Safdarinia*  
\_\_\_\_\_  
Officer's Signature

**Prtesident**  
\_\_\_\_\_  
Title

**Ali Safdarinia**  
\_\_\_\_\_  
Typed or Printed Name

**11/23/2020**  
\_\_\_\_\_  
Date



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

Project Name: Westmount Park Site Improvements Bid/Contract #: \_\_\_\_\_

Instructions:

Column 1: List type of work to be performed by Prime and 1st tier subcontractors.

Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: [www.bids.dallascityhall.org](http://www.bids.dallascityhall.org)). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.

Column 3: List name of firm, 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=Black 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]	
Grading & concrete		Berumen Const.	Martin Berumen 1040 Blaylock Cir. Irving, Tx. 75061			38,800.00	25.00%			
Notes:		HMMB27539N1022					0.00%			
Irrigation		Perfect Finish Landscape	Marcus odell P. O. Box 2262 Denton, Tx. 76202			3,844.00	3.00%			
Notes:							0.00%			
General		A S Con Inc.	All Satarfalia 15724 Golden creek Rd. Dallas, Tx. 75248			110,756.00	72.00%			
Notes:							0.00%			
[Note: Totals and Percentages will automatically calculate.]						<b>Total Bid Amount:</b>	<b>\$ 153,400.00</b>	<b>100.00%</b>	<b>\$ -</b>	<b>\$ -</b>

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

Officer's Signature: \_\_\_\_\_

*Ali Satarfalia*

Title: President

Printed Name: \_\_\_\_\_

Ali Satarfalia

Date: November 23, 2020

Company Name: \_\_\_\_\_

A S Con Inc.





**CITY OF DALLAS  
SUBCONTRACTOR INTENT FORM**

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

TO: City of Dallas

DATE 11/23/2020

Business Development & Procurement Services [gfe@dallascityhall.com](mailto:gfe@dallascityhall.com)

Project Name: Westmount park

Bid # \_\_\_\_\_

Berumen Construction

M/WBE Subcontractor on the project

*will provide the following*

good(s)/service(s): Grading and concrete work

to

A S Con inc.

Prime Contractor on the project

M/WBE subcontractor is currently certified by the following agency: \_\_\_\_\_

M/WBE Certification Number: # HMMB27539N1022

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	<u>\$153,400.00</u>	
M/WBE/DBE Participation Amount	<u>\$38,800.00</u>	<u>25</u>
		%

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, before any subcontractor changes are made, the prime contractor must submit to the Business Inclusion and Development Group for approval, a Change of M/WBE subcontractor/supplier form prior to any changes. 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.

*Ali Safdarinia*  
Officer's Signature (Prime Contractor)

Ali Safdarinia  
Printed Name (Prime Contractor)

President  
Title (Prime Contractor)

11/23/2020  
Date

*Martin Berumen*  
Officer's Signature (M/WBE/DBE Subcontractor)

Martin Berumen  
Printed Name (M/WBE/DBE Subcontractor)

President  
Title (M/WBE/DBE Subcontractor)

11/24/2020  
Date



City of Dallas  
**CONTRACTOR OWNERSHIP  
 INFORMATION**

**NOTE TO BIDDERS:** All bidders will be required to complete this form before bid is accepted as complete. Failure to do so may disqualify your bid.

PROJECT \_\_\_\_\_ Westmount Park Site Improvements.

**PRIME CONTRACTOR INFORMATION**

Legal Name of Prime Contracto A S Con Inc.

Address 15724 Golden Creek rd. Dallas, tx. 75248

Phone 214-682-7743 Fax \_\_\_\_\_ Cell 214-682-7743

Federal ID Number (or Social Security number where applicable) 02-0681068

For statistical reporting requirements, please check:

- Male X *and*  African American  Asian Indian  Native American  
 Female  Asian American  Hispanic American  White

North Central Texas Regional Certification Number \_\_\_\_\_ Affidavit Number \_\_\_\_\_

<input checked="" type="checkbox"/> Sole Proprietorship	_____	Owner / Partner / President
<input type="checkbox"/> Partnership		
<input type="checkbox"/> Texas General Partnership		
<input type="checkbox"/> Texas Limited Partnership		
<input type="checkbox"/> Texas, Other: _____		
<input type="checkbox"/> Corporation		Partner / Vice President
<input checked="" type="checkbox"/> Texas Corporation		
<input type="checkbox"/> Texas Professional Corporation		
<input type="checkbox"/> Out of State		Partner / Secretary
State: _____		
State of Texas Certificate of Authority Number: _____		Partner / Treasurer
# _____		

By execution of this form, the undersigned is certifying that the organization and its owner(s) and/or principals are not DEBARRED or SUSPENDED or is otherwise ineligible for participation in any contract falling under the guidelines of Uniform Grant Management Standards (UGMS).

Signature: *Ali Saffari*  
 Date: 11/23/2020

**OFFICE USE ONLY**

I hereby certify that by the completion of this form that the City of Dallas has fully complied with the requirements of 24 CFR Part 85.35 and OMB Circular A-133 pertaining to not using DEBARRED or SUSPENDED contractors to conduct projects falling under the guidelines of Uniform Grant Management Standards (UGMS). [www.arnet.gov/eplis](http://www.arnet.gov/eplis)

Contract does not fall under 24 CFR Part 85.35 or OMB Circular A-133 requirements.

Certified by: \_\_\_\_\_ Date: \_\_\_\_\_  
 (City of Dallas, Department Director or Designee)



City of Dallas

Project Information Sheet Construction/Architectural and Engineering

Construction Award  
Amount: \$153,400.00

Change Order  
CO Amount:  
Overall Amount:

Professional Services Contract  
Amount:

Supplemental Agreement  
SU Amount:  
Overall Amount:

Architectural and Engineering  
Amount:

Department: PKR

Proposed Agenda Date: January 14, 2021

Project Name: Westmount Park Site Development  
Contract Number: PKR-2021-00015204  
Encumbrance Number: CX-PKR-2021-00015204

Scopes of Work:

Construction of the Westmount Park Site Development Project includes playground improvements including fencing, grading, & establishment of ground cover. Funding for this project was included in the 2017 Bond Program.

Project Manager: Richard Stauffer  
Contact Person: Richard Stauffer  
Phone: 214-670-4105  
Email: Richard.stauffer@dallascityhall.com

Contacted Intent to Award On: February 3, 2021  
Prime Contractor/Consultant: A S Con Inc.  
Contact Person: Ali Safdarinia  
Phone: 214-682-7743  
Email: Alisafdarinia@hotmail.com



**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** January 28, 2021  
**COUNCIL DISTRICT:** 4  
**STAFF:** Leong Lim, (214) 670-7753

---

**SUBJECT**

Authorize acquisition from Dallas Zoological Society, of approximately 118,085 square feet of land located at 700 South Ewing Avenue for visitor parking at the Dallas Zoo and – Financing: No cost consideration to the City

**BACKGROUND**

This item authorizes the acquisition from Dallas Zoological Society, of approximately 118,085 square feet of land (2.71 acres) located at 700 South Ewing Ave (Exhibit A), consisting of an existing parking lot used for visitors to the Dallas Zoo. This acquisition is being offered at no cost to the City.

The property was purchased by the Dallas Zoological Society in 2008 for overflow parking at the Dallas Zoo. Upon acceptance of the property Dallas Zoo Management will continue to maintain and operate the property as a parking lot for zoo patrons.

This action will be processed by Short Form Resolution.

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

This item has no prior actions.

**FISCAL INFORMATION**

This item has no cost consideration to the City

**COMMITTEE ACTION**

The Planning and Design Committee will consider this on January 28, 2021 and then make a recommendation to the full Park and Recreation Board.

**STAFF RECOMMENDATION**

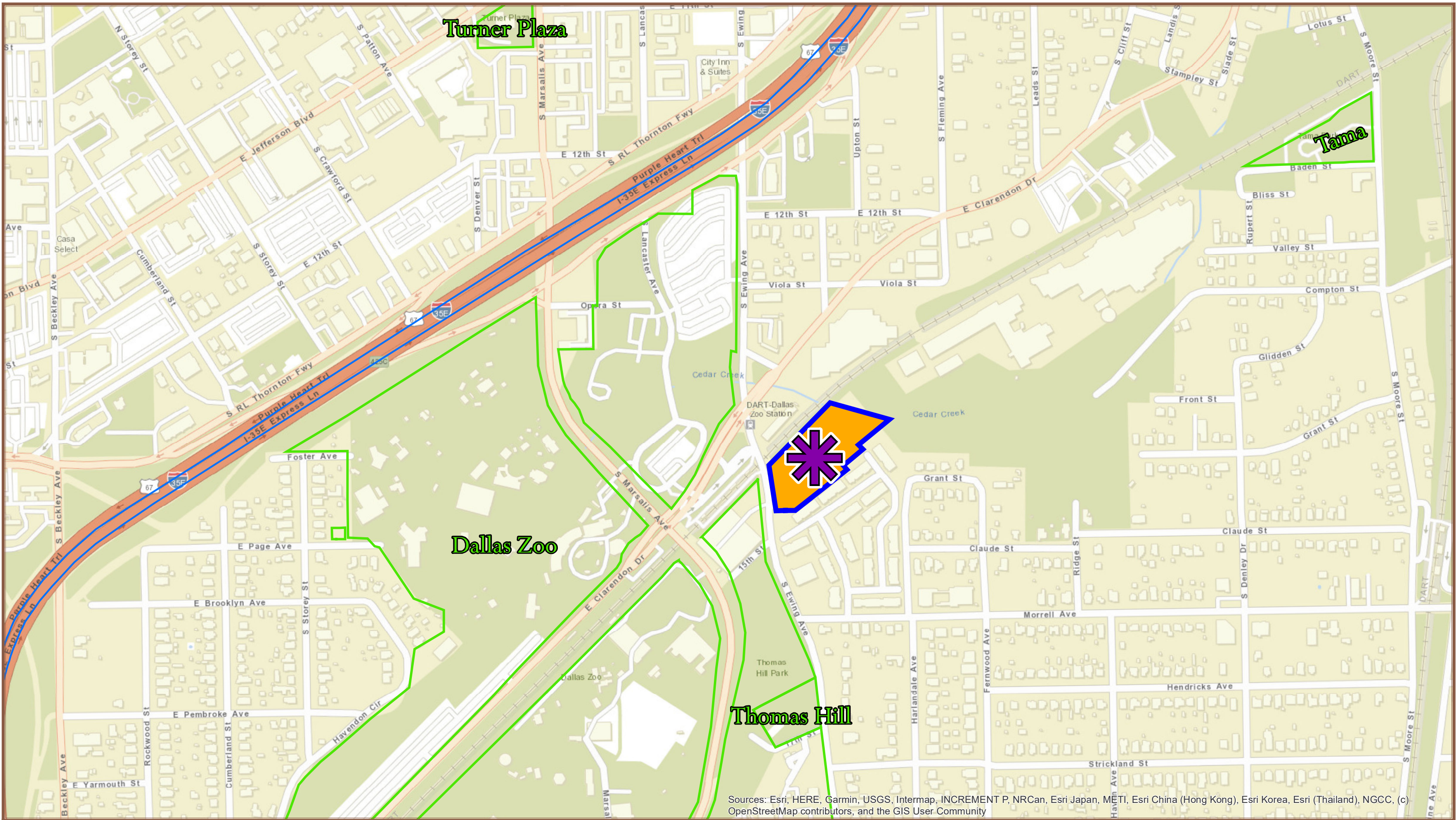
Staff recommends approval of this acquisition.

Authorize acquisition from Dallas Zoological Society, of approximately 118,085 square feet of land located at 700 South Ewing Avenue for visitor parking at the Dallas Zoo – Financing: No cost consideration to the City Page 2

**ATTACHMENT**

Map and Exhibit





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



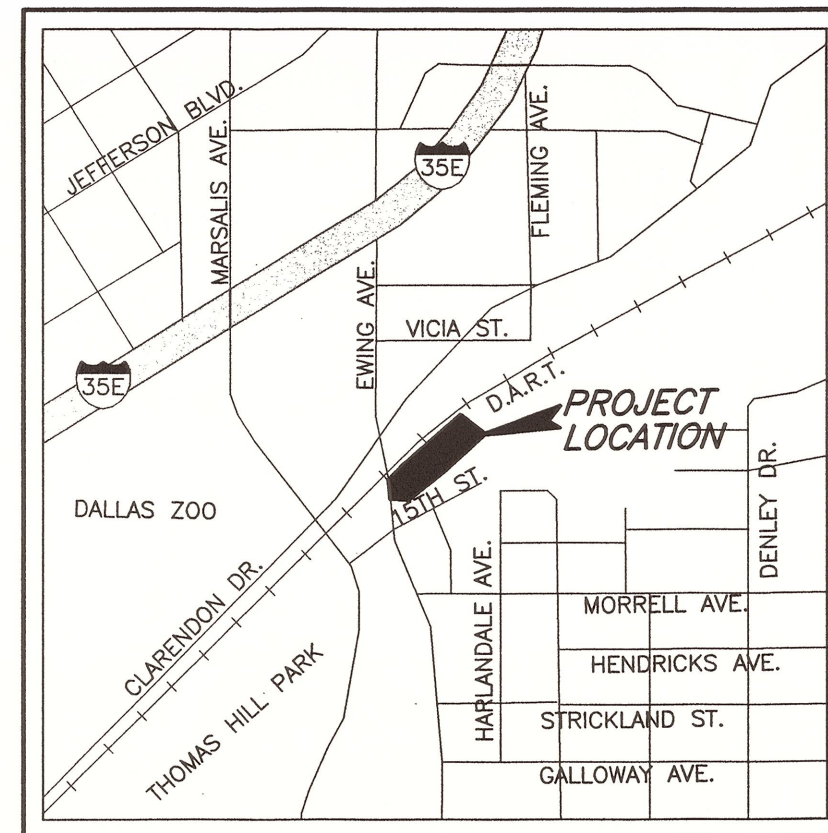
1 in = 400 ft



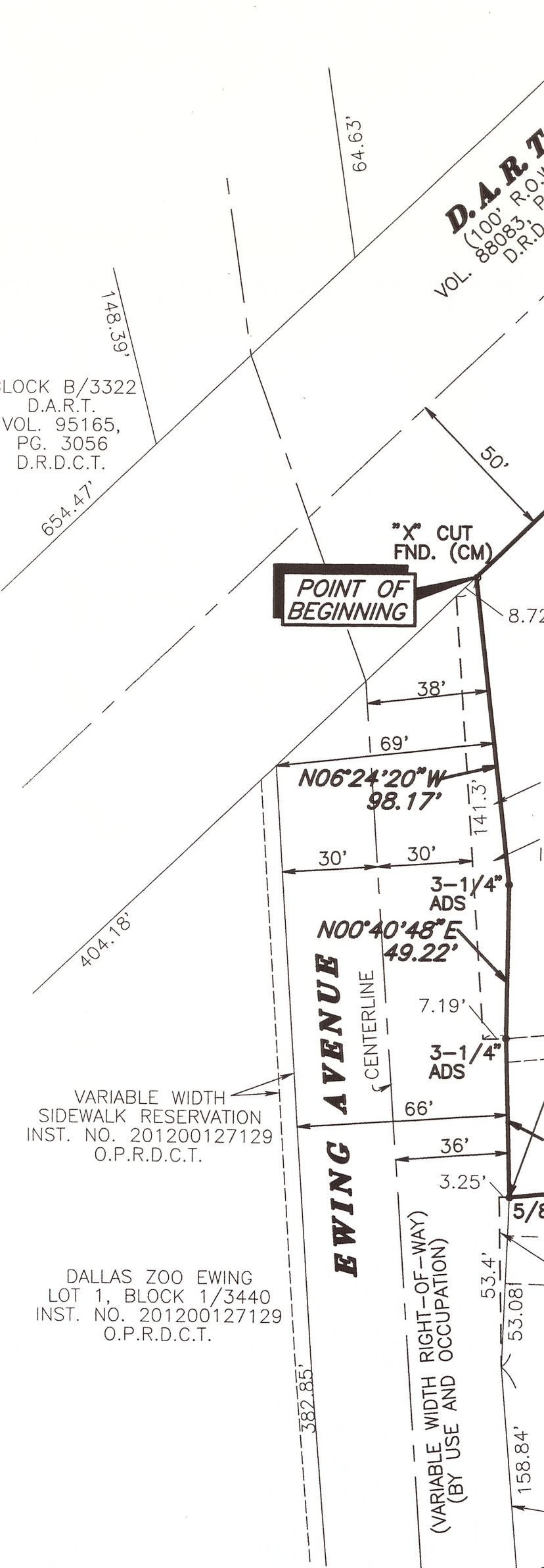
Dallas Zoo  
700 S Ewing Ave

District  
4





LOCATION MAP MAPSCO 55-E N.T.S.



**LEGEND**

---	Boundary Line
- - - -	Easement Line
○ IRFC	Iron Rod Found With Yellow Cap Stamped "Adams Surveying 5610"
○ IRSC	Iron Rod Set With Yellow Cap Stamped "Adams Surveying 5610"
○ 3-1/4" ADS	DOMED ALUMINUM SURVEY MARKER ON 5/8" REBAR STAMPED ADAMS SURVEYING COMPANY, S EWING ADDT A/3395
⊕ FMS	Floodway Marker Set (C.M.)
○ P.R.D.C.T.	Official Public Records Dallas County, Texas
○ D.R.D.C.T.	Deed Records Dallas County, Texas
ESMT.	Easement
INST. NO.	Instrument Number
R.O.W.	Right-of-Way

**FLOODWAY EASEMENT STATEMENT**

The existing water courses, creek or creeks described as Floodway Easement traversing along Block A/3395 within the limits of this addition, will remain as an open channel at all times and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses in Block A/3395. The City of Dallas will not be responsible for the maintenance and operation of said watercourses, creek or creeks or for any damage to private property or person that results from the flow of water along said creek, or for the control of erosion in the Floodway Easement.

No obstruction to the natural flow of storm water run-off shall be permitted by filling or by construction of any type of dam, bridge, fence, walkway or any other structure within the Floodway Easements, as hereinafter defined in Block A/3395, unless approved by the Chief Engineer of Sustainable Development and Construction; provided, however, it is understood that in the event it becomes necessary for the City of Dallas to erect any type of drainage structure in order to improve the storm drainage that may be occasioned by the streets and alleys in or adjacent to the subdivision, then in such event, the City of Dallas shall have the right to enter upon the Floodway Easement at any point or points, to erect, construct and maintain any drainage facility deemed necessary for drainage purposes. Each property owner shall keep clean and free of debris, silt, and any substance which would result in unsanitary conditions and the City of Dallas shall have the right of ingress and egress for the purpose of inspection and supervision of maintenance work by the property owner to alleviate any undesirable conditions, which may occur.

The natural drainage channels and watercourses through Block A/3395, as in the case of all natural channels are subject to storm water overflow and natural bank erosion to an extent which cannot be definitely defined. The City of Dallas shall not be held liable for any damages of any nature resulting from the occurrence of these natural phenomena, or resulting from the failure of any structure or structures within the Floodway Easement.

The natural drainage channel crossing each lot is shown by the Floodway Easement line as shown on the plat.

Floodway Marker monuments shall be installed, delineating the proposed Floodway Easement line, prior to filing of plat, along all rear or side lot lines that are adjacent to the creek as per City of Dallas drawing 424-109. The surveyor shall provide signed and sealed documentation that the Floodway Marker monuments have been installed prior to filing the Final Plat.

**Exhibit A**

- GENERAL NOTES:
1. No lot-to-lot drainage will be permitted without Engineering Section approval.
  2. Basis of Bearing: Reference Bearing of South 54 degrees 35 minutes 34 seconds West, being the north line of Ewing Villas, as recorded in Volume 2003211, Page 638, (D.R.D.C.T.)
  3. The purpose of this plat is to establish 1 lot from a 2.711 acre tract of land.
  4. No structures exist on the property.
  5. "Point for corner" calls in the legal description are used when property corners were unable to be set in the ground due to the location of Cedar Creek.

**OWNER'S CERTIFICATE**

STATE OF TEXAS }  
COUNTY OF DALLAS }

WHEREAS Dallas Zoological Society, is the owner of two tracts of land; the first being recorded by General Warranty Deed in Instrument No. 20080365453, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), hereinafter referred to as "Zoological Tract No. 2", and the second being recorded by Quitclaim Deed in Instrument No. 201100195628, (O.P.R.D.C.T.), the second being all of that land described as Hansen Street and abandoned by City of Dallas Ordinance No. 28173 by the Dallas City Council on April 27, 2011, hereinafter referred to as "Zoological Tract No. 1", said tracts being in the W.H. Hord Survey, Abstract No. 560, City of Dallas, Dallas County, Texas and City of Dallas Block No. 3395, said tract being more particularly described by metes and bounds as follows:

BEGINNING at an "x" cut in concrete found in the southeast line of a tract of land conveyed by Deed to Dallas Area Rapid Transit (DART), as recorded in Volume 88083, Page 4905, Deed Records, Dallas County, Texas, (D.R.D.C.T.), said point also being in the northeast corner of a tract of land conveyed by deed to The City of Dallas, as recorded in Volume 97102, Page 3967, (D.R.D.C.T.), said point also being the most western corner of said Zoological Tract No. 2;

THENCE North 46 degrees 13 minutes 34 seconds East, departing the northeast corner of said City of Dallas tract, along the southeast line of said DART tract, same being the northwest line of said Zoological Tract No. 2, a distance of 174.54 feet to a 5/8-inch iron rod with yellow cap stamped, "Adams 5610", found for the beginning of a circular curve to the right, having a radius of 2814.79 feet, a central angle of 04 degrees 30 minutes 36 seconds and a chord which bears North 48 degrees 28 minutes 52 seconds East, a distance of 221.51 feet;

THENCE Northeasterly, along the southeast line of said DART tract and said circular curve to the right, same being the northwest line of said Zoological Tract No. 2, passing at an arc distance of 143.75 feet a floodway marker set for the southwest corner of a floodway easement, and continuing for a total arc distance of 221.56 feet to a point for a corner in Cedar Creek, said point being the most western corner of a tract of land conveyed by Special Warranty Deed to Rock-Tenn Company of Texas, as recorded in Volume 2004125, Page 12218, (D.R.D.C.T.);

THENCE South 74 degrees 45 minutes 26 seconds East, departing the southeast line of said DART tract, along Cedar Creek and the southerly line of said Rock-Tenn tract, same being the northerly line of said Zoological Tract No. 2, a distance of 251.46 feet to a point for a corner;

THENCE South 50 degrees 48 minutes 54 seconds West, departing from Cedar Creek, along the southerly line of said Rock-Tenn tract, same being the southeast line of said Zoological Tract No. 2, for approximately 35 feet to the common corner between said Rock-Tenn tract with the north line of Lot 1, Block 3395 of Ewing Villas, an addition to the City of Dallas, as recorded in Volume 2003211, Page 638, (D.R.D.C.T.), and passing at a distance of 116.86 feet a floodway marker set for the southeast corner of a floodway easement, and continuing along the northwest line of said Lot 1, Block 3395, same being the southeast line of said Zoological Tract No. 2, for a total distance of 184.72 feet to a 5/8-inch iron rod with yellow cap stamped, "Adams Surveying 5610", found for a corner;

THENCE South 42 degrees 42 minutes 06 seconds East, a distance of 25.00 feet to a 5/8-inch iron rod with yellow cap stamped, "Adams Surveying 5610", found for a corner;

THENCE South 50 degrees 48 minutes 54 seconds West, along the northwest line of said Lot 1, Block 3395, same being the southeast line of said Zoological Tract No. 2, a distance of 110.00 feet to a 5/8-inch iron rod with yellow cap stamped, "Adams Surveying 5610", found for a corner in the east line of said Zoological Tract No. 1;

THENCE South 35 degrees 24 minutes 26 seconds East, along the northwest line of said Lot 1, Block 3395, same being the east line of said Zoological Tract No. 1, a distance of 24.23 feet to an "x" cut found in concrete for a corner;

THENCE South 54 degrees 35 minutes 34 seconds West, along the northwest line of said Lot 1, Block 3395, same being the southeast line of said Zoological Tract No. 1, a distance of 287.50 feet to an "x" cut in concrete found for a corner;

THENCE South 85 degrees 21 minutes 34 seconds West, along the north line of said Lot 1, Block 3395, same being the south line of said Zoological Tract No. 1, a distance of 91.18 feet to a 5/8-inch iron rod with yellow cap stamped, "Adams Surveying 5610", found for a corner, said corner being in the east line of Ewing Avenue (a variable width right-of-way);

THENCE North 01 degrees 42 minutes 25 seconds West, along the east line of said Ewing Avenue, same being the west line of said Zoological Tract No. 1, a distance of 50.07 feet to a 3-1/4-inch domed aluminum disc on 5/8-inch rebar stamped, Adams Surveying Company, S Ewing Addt A/3395 set for a corner, said corner being the southeast corner of a tract of land conveyed by deed to The City of Dallas, as recorded in Volume 97012, Page 3967, (D.R.D.C.T.);

THENCE North 00 degrees 40 minutes 48 seconds East, along the east line of said The City of Dallas tract, same being the west line of said Zoological Tract No. 2, a distance of 49.22 feet to 3-1/4-inch domed aluminum disc on 5/8-inch rebar stamped, Adams Surveying Company, S Ewing Addt A/3395 set for a corner;

THENCE North 06 degrees 24 minutes 20 seconds West, along the east line of said The City of Dallas tract, same being the west line of said Zoological Tract No. 2, a distance of 98.17 feet to the POINT OF BEGINNING, containing 118,085 square feet or 2.711 acres of land more or less.

**OWNER'S DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Dallas Zoological Society, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **SOUTH EWING ADDITION**, an addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Notwithstanding the general easement language recited above, the floodway easement shown on this plat is hereby dedicated to the public use forever, and may not be used in a manner inconsistent with the FLOODWAY EASEMENT STATEMENT recited on this plat, which statement is hereby adopted and accepted.

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Dallas, Texas.

WITNESS, my hand at Dallas, Texas, this the 15<sup>th</sup> day of October, 2014.

By: DALLAS ZOOLOGICAL SOCIETY

William Evans  
WILLIAM EVANS, CHIEF FINANCIAL OFFICER

STATE OF TEXAS }  
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared William Evans, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the 13<sup>th</sup> of October, 2014.

Karen M. Hamilton  
Notary Public, State of Texas

**SURVEYOR'S STATEMENT**

I, Philip Adams, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance No. 19455, as amended) and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the 10 day of Oct., 2014

Philip E. Adams  
Philip E. Adams, Registered Professional Land Surveyor, #5610  
Adams Surveying Company (972) 786-4531

STATE OF TEXAS }  
COUNTY OF COLLIN }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Philip Adams, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the 10<sup>th</sup> of October, 2014.

Betty S. Bogart  
Notary Public, State of Texas

**FINAL PLAT**  
**SOUTH EWING ADDITION**  
LOT 1, BLOCK A/3395  
IN THE W.H. HORD SURVEY, ABSTRACT NO. 560  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. S101-053  
CITY ENGINEER FILE NO. 311T-7979  
SCALE: 1"=40' DATE: OCTOBER 2014

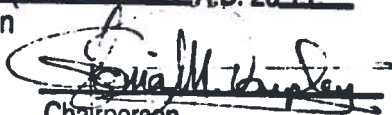
**OWNER**  
DALLAS ZOOLOGICAL SOCIETY  
650 SOUTH R.L. THORNTON FREEWAY  
DALLAS, TEXAS 75203  
PH: (214) 944-3374  
FAX: (214) 944-3374

**SURVEYOR**  
ADAMS SURVEYING COMPANY, LLC  
1475 RICHARDSON DR. SUITE 255  
RICHARDSON, TEXAS 75080  
PH: (469)-317-0250  
FAX: (214)-295-9844




**CERTIFICATE OF APPROVAL**

I, Gloria Tarpley, Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached Plat was duly filed for approval with the City Plan Commission of the City of Dallas on the 8 day of February A.D. 2011 and the same was duly approved on the 3 day of MARCH A.D. 2011 by said Commission

  
Chairperson  
City Plan Commission  
Dallas, Texas

Attest:

  
Secretary

Conformed Copy  
Official Public Records  
John F. Warren, County Clerk  
Dallas County, TEXAS  
10/23/2014 12:30:30 PM  
\$64.00





201400272686



**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** January 28, 2021  
**COUNCIL DISTRICT:** 4  
**STAFF:** Leong Lim, (214) 670-7753

---

**SUBJECT**

Authorize acquisition from Clarendon-Ewing, LLC, a subsidiary of Dallas Zoo Management, of approximately 34,072 square feet of land located at 800 East Clarendon Drive for development as future parkland – Financing: No cost consideration to the City

**BACKGROUND**

This item authorizes the acquisition from Clarendon-Ewing, LLC, a subsidiary of Dallas Zoo Management, of approximately 34,072 square feet of land (0.78 acres) located at 800 E Clarendon Dr. (Exhibit A), consisting of vacant land. This acquisition is being offered at no cost to the City.

The property was purchased by the Clarendon-Ewing, LLC for overflow parking at the Dallas Zoo. Upon acceptance of the property the Park and Recreation Department will take ownership and maintenance of the property until funds can be secured for development.

This action will be processed by Short Form Resolution.

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

This item has no prior actions.

**FISCAL INFORMATION**

This item has no cost consideration to the City

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on January 28, 2021 and will make a recommendation to the full Park and Recreation Board.

**STAFF RECOMMENDATION**

Staff recommends approval of this acquisition.

Authorize acquisition from Dallas Zoological Society, of approximately 118,085 square feet of land located at 700 South Ewing Avenue for visitor parking at the Dallas Zoo – Financing: No cost consideration to the City Page 2

**ATTACHMENT**


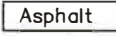

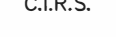
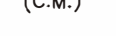
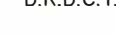



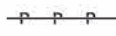


Map and Exhibit







**LEGEND**

-  CONCRETE PAVEMENT
-  ASPHALT PAVEMENT
-  I.R.F. IRON ROD FOUND
-  C.I.R.S. CAPPED IRON ROD SET
-  (C.M.) CONTROL MONUMENT
-  D.R.D.C.T. Deed Records Dallas County, Texas.
-  M.R.D.C.T. Map Records Dallas County, Texas.
-  O.P.R.D.C.T. Official Property Records Dallas County, Texas.
-  FENCE LINE
-  POWER LINE
-  GUY ANCHOR
-  POWER POLE W/8' CROSS ARM

# Exhibit A

STATE OF TEXAS  
COUNTY OF DALLAS

To: William Evans  
I, Ben D. Rychlik, R.P.L.S. No. 1630 hereby certify that on the 17th day of February, 2020, this survey was made on the ground and this survey is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, and correctly shows the location of all visible easements and visible rights of way. Rights of way and easements of which the undersigned has been advised are as shown. Visible and apparent encroachments and protrusions are as shown on the survey. Ingress to and egress from the subject property is provided by E. Clarendon Drive and S. Ewing Avenue, the same being paved, dedicated public rights of way in the City of Dallas, Texas. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Urban Survey.

Property is situated in a 100-year flood plain area per FIRM Community Panel No. 48113C0485 J (Zone AE). Map Revised: August 23, 2001.


**DESCRIPTION OF PROPERTY**

BEING a tract of land situated in the W.H. Hord Survey, Abstract No. 560, Dallas County, Texas, being part of City Block 3398, City of Dallas, Dallas County, Texas, being the same tract of land conveyed to Clarendon Ewing LLC, by deed recorded in Instrument No. 201500006611, Official Public Records, Dallas County, Texas, and being more particularly described as follows:  
**BEGINNING** at the intersection of the East line of S. Ewing Avenue, (a 55' R.O.W.), with the Northwest line of Dallas Area Rapid Transit Railroad, (a 100' R.O.W.), said point being the most Southerly corner of said Ballas tract, a 1/2" capped iron rod set for corner;  
**THENCE**: North 00 deg. 05 min. 20 sec. East, with the said East line of S. Ewing Avenue, a distance of 78.89 feet to the most Southerly corner of a tract of land conveyed to Dallas Area Rapid Transit by Agreed Judgement, recorded in Volume 93130, Page 2915, Real Property Records, Dallas County, Texas, a 1/2" capped iron rod set for corner;  
**THENCE**: North 11 deg. 12 min. 44 sec. East, with the East line of said Dallas Area Rapid Transit tract, a distance of 87.33 feet to a point in the Southeast line of E. Clarendon Drive, (an 80' R.O.W.), same being the the most Northerly corner of said Dallas Area Rapid Transit tract, an "x" cut in concrete for corner;  
**THENCE**: North 57 deg. 29 min. 00 sec. East, with the said Southeast line of E. Clarendon Drive, a distance of 157.00 feet to the most Westerly corner of a tract of land conveyed to Pullmor Enterprises, Inc., by deed recorded in Volume 2005159, Page 6947, Deed Records, Dallas County, Texas, a p.k. nail found for corner;  
**THENCE**: South 49 deg. 32 min. 00 sec. East, with the Southwest line of said Pullmor Enterprises, Inc. tract, a distance of 166.21 feet to a point in the said Northwest line of Dallas Area Rapid Transit Railroad, same being in a curve to the left, having a central angle of 03 deg. 43 min. 27 sec., a radius of 2,914.97 feet, and a chord bearing of South 63 deg. 38 min. 43 sec. West, a point for corner in a creek;  
**THENCE**: Southwesterly, with the said Northwest line of Dallas Area Rapid Transit Railroad, same being with said curve to the left, an arc distance of 189.46 feet to the end of said curve, a point for corner;  
**THENCE**: South 61 deg. 47 min. 00 sec. West, continuing with the said Northwest line of Dallas Area Rapid Transit Railroad, a distance of 120.52 feet to the **PLACE OF BEGINNING** and **CONTAINING** 34,072 square feet or 0.782 acres of land.

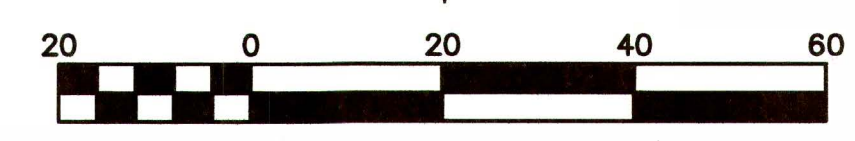
(VACANT)  
800 E. CLARENDON DRIVE  
Part of Block 3398  
Clarendon Ewing LLC  
Inst. 201500006611  
O.P.R.D.C.T.  
**Block 3398**  
**Area=**  
**34,072 Sq. Ft.**  
**or 0.782 Acres**

Pullmor Enterprises, Inc.  
Vol. 2005159 Pg. 6947  
D.R.D.C.T.

Storm Sewer Easmt. to  
City of Dallas 592  
Vol. 5948 P.47  
D.R.D.C.T.  
60'  
41.8'

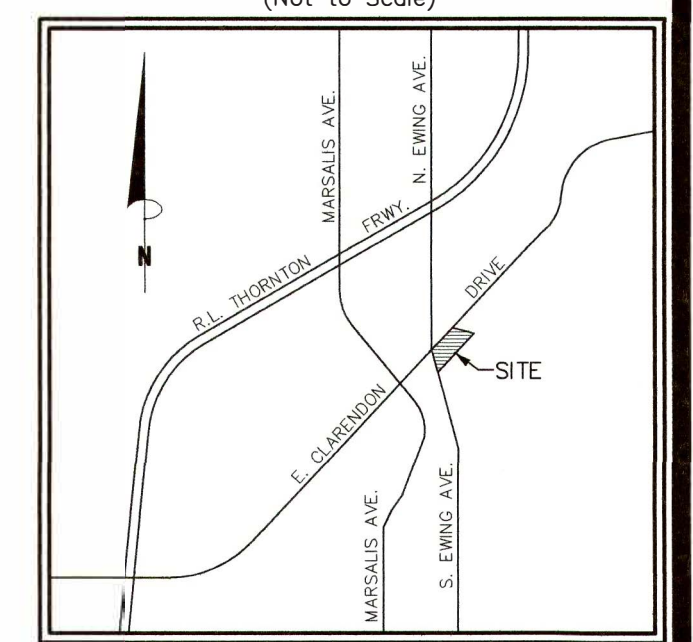
  
Ben D. Rychlik R.P.L.S. No. 1630

L = 189.46'  
R = 2914.97'  
I = 03.43.27"  
CB = S 63.38.43" W



Scale 1" = 20'

**VICINITY MAP**  
(Not to Scale)



Approx. location of 100-year Flood Plain line per FIRM Community Panel No. 48113C0485 J, Effective Date: August 21, 2001. (By Graphical Scaling Only)

SURVEY LICENSE AGREEMENT  
This survey plot is protected by U.S. copyright law and international treaties. The information shown or indicated in this document is solely the property of the author. All rights are reserved. This survey is licensed for a single use only. Your use of this survey shall constitute acceptance of this license agreement. Unauthorized use or copies are illegal. The surveyor has not and does not give permission for anyone to use this survey for any subsequent title transfer, loan or refinancing or any other purpose. This survey is not valid without the surveyor's original embossed, raised seal and original signature.



**SURVEYING ASSOCIATES**  
1018 SOUTH BECKLEY AVE.  
DALLAS, TEXAS 75203  
FIRM Registration / License No. 10040200

PHONE (214) 948-3324  
FAX (214) 946-7540  
Email: Brychlik@SWBell.net



Texas Society of Professional Surveyors



**BEN D. RYCHLIK**  
#1630  
PROFESSIONAL SURVEYOR

**DRAWN BY**  
Lynn L.

**JOB NO.**  
20-165-L



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

**AGENDA DATE:** January 28, 2021

**COUNCIL DISTRICT(S):** 7

**STAFF:** Leong Lim, (214) 670-7553

---

**SUBJECT**

Authorize a construction contract for the construction of the Forest Park Playground Replacement Project located at 2906 Parnell Street – Henneberger Construction, Inc., lowest responsible bidder of three – Not to exceed \$106,500.00 – Financing: Equity Revitalization Capital Fund

**BACKGROUND**

On May 6, 2020, the City of Dallas advertised for bids for the playground replacement at Forest Park located at 2906 Parnell Street. In response to the advertisement, the Office of Procurement Services received bids from three firms on December 11, 2020.

This action will award a contract for construction of the playground replacement at Forest Park. This playground is being constructed with Equity Revitalization Capital Funds. The scope of work includes demolition and replacement of the existing obsolete playground, new playground surfacing, new sub-drainage systems, and providing Americans with Disabilities Act/Texas Department of Licensing and Regulation access to the playground.

The following chart illustrates Henneberger Construction, Inc.'s contractual activities with the City of Dallas for the past three years:

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

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	January 2020
Completed Design	March 2020
Begin Construction	March 2021
Complete Construction	August 2021

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

This item has no prior action.

**FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Equity Revitalization Capital Fund	\$106,500.00	\$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 \$
\$106,500.00	Construction	32.00%	100%	\$106,500.00
Choose an item.				

**PROCUREMENT INFORMATION**

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

\*Denotes the successful bidder

<b><u>Bidders</u></b>	<b><u>Base Bid</u></b>	<b><u>Alter. No. A2**</u></b>	<b><u>Total Bid</u></b>
*Henneberger Construction, Inc. 8928 Fairglen Drive Dallas, Texas 75231	\$22,500.00	\$ 84,000.00	\$106,500.00
Quickset Concrete, Inc.	\$33,752.00	\$ 76,743.72	\$110,495.72
AS Con, Inc.	\$33,550.00	\$105,000.00	\$138,550.00

\*\*Alternate No. A2 - provides for playground equipment from Playworld Systems, Inc.

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on January 28, 2021 and provide a recommendation to the full Park and Recreation Board the same day.

This item will be scheduled for City Council approval on February 10, 2021.

**STAFF RECOMMENDATION**

Staff recommends approval.

Authorize a construction contract for the construction of the Forest Park Playground Replacement Project located at 2906 Parnell Street – Henneberger Construction, Inc., lowest responsible bidder of three – Not to exceed \$106,500.00 – Financing: Equity Revitalization Capital Fund – Page 3

**OWNER**

**Henneberger Construction, Inc.**

Cynthia Henneberger, 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:** Henneberger Construction, Inc.

**Address:** 8928 Fairglen Drive

**Bid #:** Forest Park Playground

**Telephone Number:** - 214-341-2562 Ext.

**Email Address:** cynhen@mac.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										
Technical										
Office/Clerical										
Skilled	3						3			
Semiskilled	1				1					
Unskilled										
Seasonal	3						3			
<b>Totals:</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>		<b>6</b>			
<b># of employees living in Dallas:</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>		<b>5</b>			
<b>Total % of employees living in Dallas</b>			<b>89</b>							

*Cynthia Henneberger*  
**Officer’s Signature**

Cynthia Henneberger  
**Typed or Printed Name**

President  
**Title**

12/30/20  
**Date**



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

Project Name: FOREST PARK PLAYGROUND Bid/Contract #: \_\_\_\_\_

**Instructions:**

- Column 1: List type of work to be performed by Prime and 1st tier subcontractors.
- Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: [www.bids.dallascityhall.org](http://www.bids.dallascityhall.org)). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.
- Column 3: List name of firm; 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]
PRIME	331939	HENNEBERGER CONSTRUCTION, INC	8928 FAIRGLEN DRIVE, DALLAS, TX. 75231-214-341-2562	W	or \$	60,138.05	56.47%		
Notes:		WBE 1702408			L or N				
EQUIPMENT		PLAYGROUND SOLUTIONS OF TEXAS	CLAUDIA WOLJIZ 469-375-4590	W	or \$	46,361.95	43.53%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
						<b>Total Bid Amount: \$</b>	<b>106,500.00</b>	<b>100.00%</b>	<b>\$ -</b>

[Note: Totals and Percentages will automatically calculate.]

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

Officer's Signature: \_\_\_\_\_ Title: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_  
 Company Name: \_\_\_\_\_



**CITY OF DALLAS  
SUBCONTRACTOR INTENT FORM**

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

TO: City of Dallas DATE: 12/17/2020  
Business Development & Procurement Services gfe@dallascityhall.com

Project Name: FOREST PARK PLAYGROUND Bid # \_\_\_\_\_

PLAYGROUND SOLUTIONS OF TEXAS will provide the following

M/WBE Subcontractor on the project

good(s)/service(s): PLAYGROUND EQUIPMENT

to HENNEBERGER CONSTRUCTION, INC.  
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: Texas SBA Business Certifications

M/WBE Certification Number: # 803039607  
*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	\$	<u>106,500.00</u>		
MWBE/DBE Participation Amount	\$	<u>46,361.95</u>	<u>43</u>	<u>%</u>

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, before any subcontractor changes are made, the prime contractor must submit to the Business Inclusion and Development Group for approval, a Change of M/WBE subcontractor/supplier form prior to any changes. 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.

*Cynthia Henneberger*  
Officer's Signature (Prime Contractor)  
CYNTHIA HENNEBERGER  
Printed Name (Prime Contractor)  
PRESIDENT  
Title (Prime Contractor)  
12/17/2020  
Date

*Christina Jones*  
Officer's Signature (M/WBE/DBE Subcontractor)  
Christina Jones  
Printed Name (M/WBE/DBE Subcontractor)  
President  
Title (M/WBE/DBE Subcontractor)  
12/21/2020  
Date





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

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

Project Name

**FOREST PARK PLAYGROUND**

Bid #:

Firm Name and Address:

**HENNEBERGER CONSTRUCTION, INC.**

**8928 FAIRGLEN DRIVE, DALLAS, TX. 75231**

1. Did you meet with a staff member of Business Development and Procurement Services (BDPS)?

Please make a selection:

**Y**

Name of staff member:

2. Did you utilize a current M/WBE directory from the City's BDPS ResourceLINK Team for this project?

Please make a selection:

**Y**

Date of Listing:

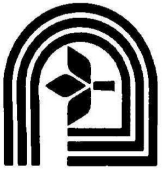
3. Did you provide plans and specifications, bids or proposals to potential M/WBEs or information regarding the location of plans and specifications, bids, or proposals for this project?

Please make a selection:

**Y**

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

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



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

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

**Project Name #:** \_\_\_\_\_ **Bid #:** \_\_\_\_\_

Firm Name and M/WBE Certification Number	Person Contacted and Date	Telephone Number and Email Address	Type of Work	Method of Communication (Telephone/Email)	Response
PLAYGROUND SOLUTIONS OF TEXAS	ERIC	- - eric@pstxi.com	PLAYGROUND EQUIPMENT	EMAIL	YES
		- -			
		- -			
		- -			
		- -			
		- -			
		- -			

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

Officer's Signature: *Cynthia Henneberger* Title: PRESIDENT Date: 12/17/2020  
 Printed Name: CYNTHIA HENNEBERGER Date: \_\_\_\_\_





JOIN FORCES. SUCCEED TOGETHER.

**HEREBY GRANTS  
WOMAN OWNED SMALL BUSINESS (WOSB) CERTIFICATION TO**

**Henneberger Construction, Inc**

The identified small business is an eligible WOSB for the WOSB Program, as set forth in 13 C.F.R. part 127 and has been certified as such by an SBA approved Third Party Certifier pursuant to the Third Party Agreement, dated June 30, 2011, and available at [www.sba.gov/wosb](http://www.sba.gov/wosb).

The WOSB Certification expires on the date herein unless there is a change in the SBA's regulation that makes the WOSB ineligible or there is a change in the WOSB that makes the WOSB ineligible. If either occurs, this WOSB Certification is immediately invalid. The WOSB must not misrepresent its certification status to any other party, including any local or State government or contracting official or the Federal government or any of its contracting officials.

NAICS: 238990 UNSPSC: 49241600
Certification Number: WOSB172303
Expiration Date: November 29, 2021



WOMEN'S  
BUSINESS  
COUNCIL  
SOUTHWEST

Debbie Hurst, Women's Business Council - Southwest  
President

Pamela Prince-Eason, WBENC President & CEO

Laura Taylor, WBENC Vice President

# Texas Certification Directory™

## Woman Owned Business Certification 2019

*presented to*

*Company* Playground Solutions of Texas, Inc.

*Certification Number* 803039607

*Location* Irving, Texas, 75017

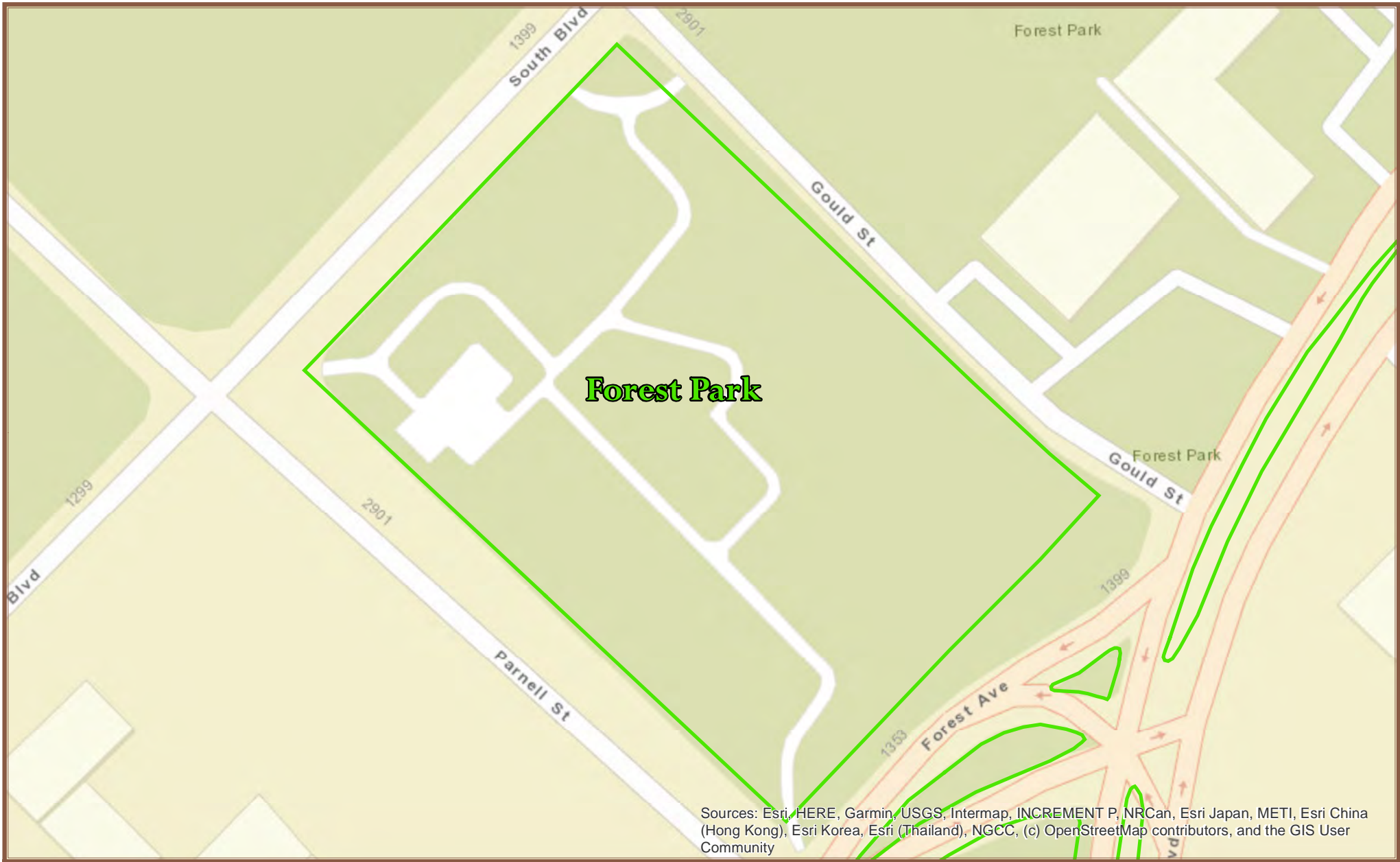
*Owner* Christina Jones

*Issue Date* December 08, 2019 *Expiration Date* November 09, 2020

Texas Certification Agency, Inc  
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Austin, Texas, USA  
[www.texascertificationdirectory.org](http://www.texascertificationdirectory.org)







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



# Forest Park

2906 Parnell Street

District  
7

