



# DALLAS PARK AND RECREATION BOARD AGENDA

THURSDAY, JUNE 17, 2021  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
214-670-4078

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

RECEIVED

2021 Jun 11 AM 11:07  
CITY SECRETARY  
DALLAS, TEXAS



Dallas  
Park and Recreation

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

Public Notice

210548

POSTED CITY SECRETARY  
DALLAS, TX

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DALLAS PARK AND RECREATION BOARD  
ADMINISTRATION AND FINANCE COMMITTEE  
DALLAS CITY HALL - VIDEOCONFERENCE  
THURSDAY, JUNE 17, 2021  
(8:30 A.M.)

**CANCELLED**

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

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

"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

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

Public Notice

210549

POSTED CITY SECRETARY  
DALLAS, TX

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DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE  
DALLAS CITY HALL – VIDEOCONFERENCE  
THURSDAY, JUNE 17, 2021  
(8:30 A.M.)

Link: <https://bit.ly/359RnLs>

Password: 3pXy3VudxZ2

CONSENT ITEMS

1. Fair Park (7) - Authorize an increase in the construction services contract with Paragon Roofing, Inc. for construction of the roof replacement at the Fair Park Automobile Building to add increased scope of work for the roof overlay at the Embarcadero Building located at 1229 Admiral Nimitz Drive in Fair Park - Not to exceed \$185,757.00, from \$1,027,000.00 to \$1,212,757.00 - Financing: Fair Park Capital Reserves Fund
2. Bachman Lake (6) - Authorize a public hearing to be held on September 9, 2021, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments, and Council action, on the proposed use of Bachman Lake Park located at 3500 West Northwest Highway, totaling approximately 14,000 square feet of land, for the Federal Aviation Administration Fiber Optic Communications Project for the purpose of upgrading air traffic control communications for Dallas Love Field Airport - Financing: No cost consideration to the City
3. Dickerson Property (12) - Authorize termination of a Lease Agreement with JB & C Investments, Inc. for an office and warehouse facility located at 17800 and 17812 Dickerson Street — No Cost Consideration to the City
4. Lakewood Park (9) - Authorize a professional services contract with Metropolitan Infrastructure, PLLC for conceptual design and surveying services at Lakewood Park for the design of a steel pedestrian bridge across White Rock Creek Branch with concrete trail and sidewalk connections near the 7143 block of Williamson Road – Not to exceed \$78,575.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)
5. Southern Gateway (4) - Authorize a development agreement with Southern Gateway Public Green Foundation for the purpose of design and construction of the Southern Gateway Deck Plaza located between Marsalis Avenue and Ewing Avenue – Financing: No cost consideration to the City

DALLAS PARK AND RECREATION BOARD – PAGE 2  
ADMINISTRATION AND FINANCE COMMITTEE  
DALLAS CITY HALL - VIDEOCONFERENCE  
THURSDAY, JUNE 17, 2021  
(8:30 A.M.)

6. Samuell Farm - Authorize an amendment to Park Board Agenda Item 18, approved on October 15, 2020; authorizing a professional services contract for planning and conceptual design services for the development of a Master Plan for the Samuell Farm properties located at Highway 80, Mesquite, Texas 75149, in the amount not to exceed \$120,000.00. The previously authorized amount shall be amended to \$403,564.26 and; authorize a professional services contract with Studio Outside Landscape Architects, LLC for a Master Plan for Samuell Farm located at 100 US-80, Mesquite, Texas 75149 – Not to exceed \$403,564.26 – Financing: Samuell Park Expendable Trust Fund.
7. Arapaho Park (11) - Authorize a construction contract for the construction of the Arapaho Park Site Improvements project located at 7364 Tophill Lane – A S Con, Inc., lowest responsible bidder of six – Not to exceed \$465,400.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Klyde Warren Park AFA (14) - Authorize **(1)** two Advanced Funding Agreements with Texas Department of Transportation (TxDOT) as follows: (i) on-system and; (ii) on-system maintenance and Amendment No. 1 (TxDOT Agreement No. CSJ 0916-07-034) for the Woodall Rodgers Park Deck Plaza Extension Structure On-System from west of Akard Street to St. Paul Street to provide funding for project costs in the amount of \$7,900,000.00 from Park and Recreation Facilities (B) Fund and assign TxDOT as the project lead to the entire project; and **(2)** execution of the Advanced Funding Agreements including all terms, conditions, and documents required by the agreements - Total amount of \$7,900,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)
2. Klyde Warren Park ILA (14) - Authorize **(1)** an Interlocal Agreement between the Regional Transportation Council, the North Central Texas Council of Governments (NCTCOG), and the City of Dallas, and joined and consented to by the Woodall Rodgers Park Foundation (WRPF) to secure \$30,000,00.00 in federal Surface Transportation Block Grant (STBG) funds for the expansion of Klyde Warren Park, known as “Klyde Warren Park Phase 2” (KWP2), and available for the construction of KWP2 by a separate Advance Funding Agreement between the City and Texas Department of Transportation; **(2)** the repayment of approximately \$10,000,000.00 of STBG funds by the City to NCTCOG after completion of the project; and **(3)** execution of the ILA including all terms, conditions, and documents required by the agreement – Financing: This action has no cost consideration to the City (see Fiscal Information for future costs)
3. Plano ISD ILA (12) - Authorize approval of an interlocal agreement for a term of thirty years between the City of Dallas and the Plano Independent School District for shared access of campus grounds and the design and construction of park improvements at Frankford Middle School located at 7706 Osage Plaza Parkway - Not to exceed \$1,200,000.00 - Financing: Capital Gifts Donation and Development Fund (**Committee Only Item**)



DALLAS PARK AND RECREATION BOARD – PAGE 3  
ADMINISTRATION AND FINANCE COMMITTEE  
DALLAS CITY HALL - VIDEOCONFERENCE  
THURSDAY, JUNE 17, 2021  
(8:30 A.M.)

ITEM FOR DISCUSSION

Partner / Sponsor Naming Rights Limitations

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

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Dallas  
Park and Recreation

Public Notice

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**AGENDA**  
**DALLAS PARK AND RECREATION BOARD**  
**DALLAS CITY HALL - VIDEOCONFERENCE**  
**1500 MARILLA STREET**  
**DALLAS, TEXAS 75201**  
**THURSDAY, JUNE 17, 2021 10:00 A.M.**

POSTED CITY SECRETARY  
DALLAS, TX

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Calvert Collins-Bratton, President (District 13)

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

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

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**Public can view meeting on Spectrum Channel 96, or**

**Via:** <https://bit.ly/3cy4MRm>

Password:

**Members of the public wishing to speak should register *before 12 pm*  
Wednesday, June 16, 2021 by email to [srenda.green@dallascityhall.com](mailto:srenda.green@dallascityhall.com)**

1. Public Speakers (on any business)
2. Approval of Minutes of the June 3, 2021 Park and Recreation Board Meeting

**CONSENT AGENDA (ITEMS 3 - 10)**

**ADMINISTRATION AND FINANCE**

NONE

**PLANNING AND DESIGN**

3. West End Square Park (14) - Authorize the dedication of West End Square located at 607 Corbin Street as dedicated municipal parkland – Financing: No cost consideration
4. Fair Park (7) - Authorize an increase in the construction services contract with Paragon Roofing, Inc. for construction of the roof replacement at the Fair Park Automobile Building to add increased scope of work for the roof overlay at the Embarcadero Building located at 1229 Admiral Nimitz Drive in Fair Park - Not to exceed \$185,757.00, from \$1,027,000.00 to \$1,212,757.00 - Financing: Fair Park Capital Reserves Fund



**DALLAS PARK AND RECREATION BOARD – PAGE 2**  
**DALLAS CITY HALL - VIDEOCONFERENCE**  
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**DALLAS, TEXAS 75201**  
**THURSDAY, JUNE 17, 2021 10:00 A.M**

5. Bachman Lake (6) - Authorize a public hearing to be held on September 9, 2021, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments, and Council action, on the proposed use of Bachman Lake Park located at 3500 West Northwest Highway, totaling approximately 14,000 square feet of land, for the Federal Aviation Administration Fiber Optic Communications Project for the purpose of upgrading air traffic control communications for Dallas Love Field Airport - Financing: No cost consideration to the City
6. Dickerson Property (12) - Authorize termination of a Lease Agreement with JB & C Investments, Inc. for an office and warehouse facility located at 17800 and 17812 Dickerson Street — No Cost Consideration to the City
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9. Samuell Farm - Authorize an amendment to Park Board Agenda Item 18, approved on October 15, 2020; authorizing a professional services contract for planning and conceptual design services for the development of a Master Plan for the Samuell Farm properties located at Highway 80, Mesquite, Texas 75149, in the amount not to exceed \$120,000.00. The previously authorized amount shall be amended to \$403,564.26 and; authorize a professional services contract with Studio Outside Landscape Architects, LLC for a Master Plan for Samuell Farm located at 100 US-80, Mesquite, Texas 75149 – Not to exceed \$403,564.26 – Financing: Samuell Park Expendable Trust Fund.
10. Arapaho Park (11) - Authorize a construction contract for the construction of the Arapaho Park Site Improvements project located at 7364 Tophill Lane – A S Con, Inc., lowest responsible bidder of six – Not to exceed \$465,400.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

**DALLAS PARK AND RECREATION BOARD – PAGE 3**  
**DALLAS CITY HALL - VIDEOCONFERENCE**  
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**DALLAS, TEXAS 75201**  
**THURSDAY, JUNE 17, 2021 10:00 A.M**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

11. Reverchon Park (2) - Authorize issuing alcohol permits to George Smith, to serve alcohol at the Sunday's In the Park event to be held at Reverchon Park, located at 3505 Maple Avenue. The events will be held from 1:00 p.m. to 5:00 p.m. between June 2021 and October 2021 – Estimated Revenue: \$1250
12. Belo Garden (14) - Approve the renaming of Belo Garden in Downtown Dallas to Civic Garden and authorize corresponding amendments to agreements with the City of Dallas to reflect the park name change, including: (1) the Belo Garden Endowment Agreement dated December, 2009 between the City of Dallas, Maureen H. and Robert W. Decherd, and others and (2) the Belo Garden Maintenance Agreement dated January 9, 2019 between the City of Dallas and Parks for Downtown Dallas - Financing: No cost consideration to the City
13. Fair Park (7) - Approve a ten-year lease agreement with one five-year renewal option between Fair Park First and zoOceanarium Group, LLC, who will operate the Children's Aquarium at Fair Park, 1462 First Avenue. Financing – No cost consideration to the City
14. Klyde Warren Park AFA (14) - Authorize **(1)** two Advanced Funding Agreements with Texas Department of Transportation (TxDOT) as follows: (i) on-system and; (ii) on-system maintenance and Amendment No. 1 (TxDOT Agreement No. CSJ 0916-07-034) for the Woodall Rodgers Park Deck Plaza Extension Structure On-System from west of Akard Street to St. Paul Street to provide funding for project costs in the amount of \$7,900,000.00 from Park and Recreation Facilities (B) Fund and assign TxDOT as the project lead to the entire project; and **(2)** execution of the Advanced Funding Agreements including all terms, conditions, and documents required by the agreements - Total amount of \$7,900,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)
15. Klyde Warren Park ILA (14) - Authorize **(1)** an Interlocal Agreement between the Regional Transportation Council, the North Central Texas Council of Governments (NCTCOG), and the City of Dallas, and joined and consented to by the Woodall Rodgers Park Foundation (WRPF) to secure \$30,000,00.00 in federal Surface Transportation Block Grant (STBG) funds for the expansion of Klyde Warren Park, known as "Klyde Warren Park Phase 2" (KWP2), and available for the construction of KWP2 by a separate Advance Funding Agreement between the City and Texas Department of Transportation; **(2)** the repayment of approximately \$10,000,000.00 of STBG funds by the City to NCTCOG after completion of the project; and **(3)** execution of the ILA including all terms, conditions, and documents required by the agreement – Financing: This action has no cost consideration to the City (see Fiscal Information for future costs)





**DALLAS PARK AND RECREATION BOARD – PAGE 4**  
**DALLAS CITY HALL - VIDEOCONFERENCE**  
**1500 MARILLA STREET**  
**DALLAS, TEXAS 75201**  
**THURSDAY, JUNE 17, 2021 10:00 A.M**

**BRIEFINGS**

16. Comprehensive Environmental and Climate Action Plan (CECAP) - M. Renee Johnson, Assistant Director
17. Dallas Golf Initiative – Tenison Glen - Ryan O'Connor, Assistant Director

**OTHER/NON-ACTION ITEMS**

18. 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 Preston Ridge 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
19. FY 2021-22, FY 2022-23 Budget Development Update, Rachael Berry, Interim Assistant Director
20. Staff Announcements – Upcoming Park and Recreation Department Events
21. Next Park Board meeting, 10:00 am Thursday, August 5, 2021 (WEBEX)
22. Adjournment

**DALLAS PARK AND RECREATION BOARD – PAGE 5**  
**DALLAS CITY HALL - VIDEOCONFERENCE**  
**1500 MARILLA STREET**  
**DALLAS, TEXAS 75201**  
**THURSDAY, JUNE 17, 2021 10:00 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]

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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, Lorena Tule-Romain, Daniel Wood – 14

Absent: Taylor Toynes - 1

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

President Collins called the meeting to order at 10:02 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 Barbara Barbee seconded by Maria Hasbany, to approve the minutes of the May 20, 2021 Park and Recreation Board meeting, was carried. The vote was unanimous.

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

A motion by Bo Slaughter, seconded by Lane Conner to approve items 3, 5-8 on Consent was moved and approved. Item 4 was considered individually.

Agenda Item 3. Tokalon Park (9) – A motion by Bo Slaughter, seconded by Lane Conner, to authorize issuing an alcohol permit to Colin Carroll, to serve alcohol at the Lakewood 4<sup>th</sup> of July Parade event to be held at Tokalon Park, located at 7100 Tokalon Drive. The event will be held on Saturday, July 3, 2021 from 8:00 a.m. to 12:00 p.m. – Estimated Revenue: \$250 (This is a recurring item), was carried by unanimous vote.

Agenda Item 4 Norbuck Park (9) – A motion by Robb Stewart, seconded by Maria Hasbany, to authorize issuing an alcohol permit to Tanna Wood, to serve alcohol at the Too Hot to Handle event to be held at Norbuck Park, located at 200 North Buckner Boulevard. The event will be held on Saturday, July 10, 2021 from 6:00 a.m. to 1:00 p.m. - Estimated Revenue: \$250 (This is a recurring item) - with the following conditions: that the vendor provide extra volunteers, information to attendees, and police presence to prevent people from trying to cross Buckner Boulevard at random places and instead go to proper crossing areas, was carried by unanimous vote.

Agenda Item 5. Campbell Green Park (12) – A motion by Bo Slaughter, seconded by Lane Conner, to authorize a construction services contract with Kraftsman, L.P. dba Kraftsman Commercial Playgrounds & Waterparks through the Texas Association of School Boards for construction of five shade structures and bleacher seating at Campbell Green Park located at 16600 Hillcrest Road – Not to exceed \$100,055.75 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund), was carried by unanimous vote.

Agenda Item 6. Trinity Forest Spine Trail (2,9) – A motion by Bo Slaughter, seconded by Lane Conner, to authorize (1) a Project Funding Agreement with Dallas County, County Transportation Major Capital Improvement Projects 10233, for the purpose of: assignment of City as lead agency, establishment of trail alignment, Dallas County (County) funding participation, and County attendance at meetings and inspection of construction of the Trinity Forest Spine Trail from the Santa Fe Trail just north of Tenison Park Golf Course to the Dallas Area Rapid Transit Lawnview Station located at 5900 Scyene Road; (2) an increase in appropriations in an amount not to exceed

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\$3,335,000.00 from the County in the Capital Gifts, Donation and Development Fund; (3) the receipt and deposit of funds in an amount not to exceed \$3,335,000.00 in the Capital Gifts, Donation and Development Fund for the County's share of the project cost; and (4) execution of the agreement including all terms, conditions, and documents required by the agreement – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs), was carried by unanimous vote.

Agenda Item 7. Willie B Johnson Recreation Center (10) – A motion by Bo Slaughter, seconded by Lane Conner, to authorize an increase in the construction services contract with J.C. Commercial, Inc. for the addition of a senior activity center, technology center, gymnasium, and expansion of the parking lot at Willie B. Johnson Recreation Center located at 12225 Willowdell Drive to add increased scope of work to include heating and air conditioning system and electrical changes, emergency egress light changes, remobilization, installation of cell phone lockers, and changes due to Architect's Supplemental Instructions #6 - Not to exceed \$124,458.22, from \$7,499,088.91 to \$7,623,547.13 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund), was carried by unanimous vote.

Agenda Item 8. METCO Renewal (All) – A motion by Bo Slaughter, seconded by Lane Conner, to authorize Supplemental Agreement No. 3 to the contract with METCO Engineering, Inc. through a Cooperative Purchasing Agreement with Dallas County, to provide job order contracting services for facility projects through November 7, 2021 - Not to exceed \$1,000,000.00, from \$8,000,000.00 to \$9,000,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) (\$150,000.00) and General Fund (\$50,000.00) (subject to appropriations), was carried by unanimous vote.

#### **BRIEFINGS**

Agenda Item 9. Golf Operations Update – John Lawrence, Assistant Director. Kevin Redburn, interim Sr. Park Manager, and Melissa De La Cruz, Manager III presented information.

Agenda Item 10. Griggs Park / Uptown PID Management Agreement – Ryan O'Connor, Assistant Director introduced Kathy Stewart and Anita Simmons who presented to the Board.

Agenda Item 11 Samuell Farm Master Plan Update – John Lawrence, Assistant Director. Trent Williams, Sr. Park Manager presented. The Board provided feedback on the direction they wanted the master plan to take shape. Staff will come back to the Board with further updates.

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

Agenda Item 12. 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, Friends of Preston Ridge 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:

Jeff Kitner announced Sunday June 12, 2021 1) Anderson-Bonner park will have a meet&greet from 9am – 1pm. 2) Northaven Road / Edgemere Road from 9am – 11am will be Arts in the Park – cohosted by Office of Arts and Culture (OAC).

Daniel Wood announced the opening of Exline Pool, Thursday, June 3 5pm.

President Collins announced last weekend was the grand opening of Bahama Beach. Friday, June 4, 2021 Harry Stone pool will open.

Agenda Item 13 FY 2021-22, FY 2022-23 Budget Development Update, Rachael Berry, Interim Assistant Director - None

Agenda Item 14. Staff Announcements – Upcoming Park and Recreation Department Events.

Agenda Item 15. Next Park Board meeting. The next Park Board meeting will be Thursday, June 17, 2021 at 10:00 a.m.

Agenda Item 16. President Collins adjourned the Board meeting at 11:52 am.

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.

DRAFT

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

**DATE:** June 17, 2021  
**COUNCIL DISTRICT:** 14  
**STAFF:** Leong Lim, (214) 670-7753

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**SUBJECT**

Authorize the dedication of West End Square located at 607 Corbin Street as dedicated municipal parkland – Financing: No cost consideration to the City

**BACKGROUND**

The City of Dallas acquired land for West End Square in 2018 for the future development of a downtown park. Prior to acquisition the land had been used as a commercial surface parking lot.

In 2017 and 2018 the Park and Recreation Department executed an operating endowment agreement and development and funding agreement for West End Square with Parks for Downtown Dallas, through its entity, West End Plaza Park LLC, which funded one hundred percent of the design and construction costs for the develop of West End Square.

The agreement stipulated the dedication of the park at the completion of development. Construction of the park began in April 2018 and was completed on April 2021. In accordance with the Development and Funding Agreement with West End Plaza Park LLC, this action formally dedicates West End Square as dedicated municipal parkland.

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

On May 3, 2018, the Park and Recreation Board authorized a development and funding agreement with West End Plaza Park LLC for funding and development of West End Square.

On May 23, 2018, City Council authorized a development and funding agreement with West End Plaza Park LLC for funding and development of West End Square by Resolution No. 18-0762.

**FISCAL INFORMATION**

No cost consideration to the City.

**COMMITTEE ACTION**

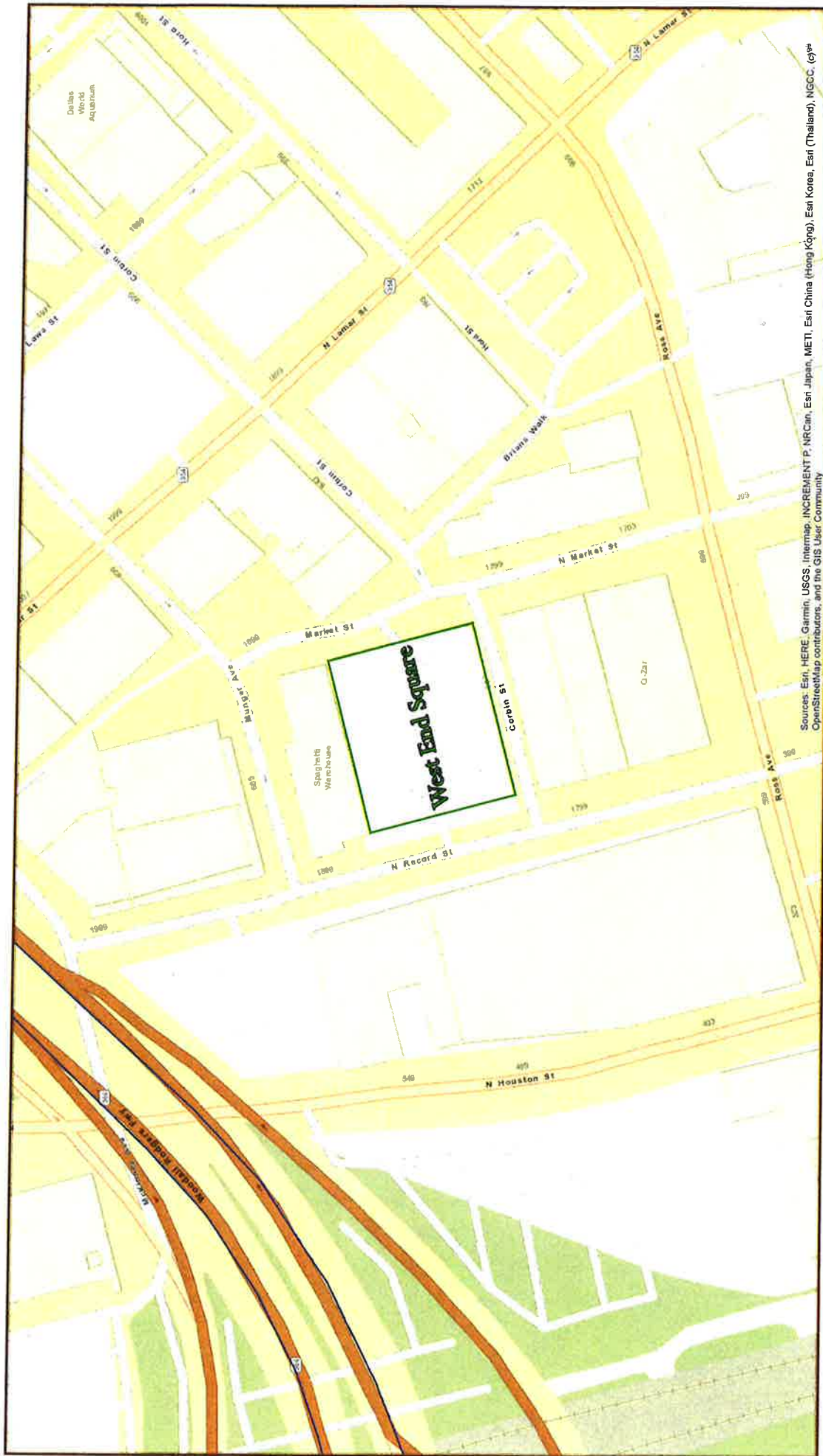
The Planning and Design Committee consider this item on June 17, 2021 and make a recommendation to the Park and Recreation Board.

**STAFF RECOMMENDATION**

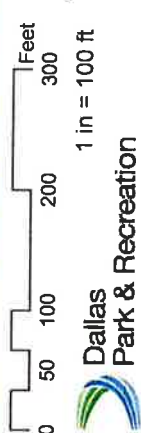
Staff recommends approval of the official dedication of West End Square.

**MAP**

ATTACHED



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (998) OpenStreetMap contributors, and the GIS User Community



**West End Square  
(607 Corbin St)**

District  
14



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

**AGENDA DATE:** June 17, 2021

**COUNCIL DISTRICT(S):** 7

**STAFF:** Trent Williams, (214) 670-1807

---

**SUBJECT**

Authorize an increase in the construction services contract with Paragon Roofing, Inc. for construction of the roof replacement at the Fair Park Automobile Building to add increased scope of work for the roof overlay at the Embarcadero Building located at 1229 Admiral Nimitz Drive in Fair Park - Not to exceed \$185,757.00, from \$1,027,000.00 to \$1,212,757.00 - Financing: Fair Park Capital Reserves Fund

**BACKGROUND**

The original construction contract with Paragon Roofing Inc. included construction of the roof replacement at the Fair Park Automobile Building located at 1010 First Avenue, in amount not exceed \$1,027,000.00.

This action will authorize Change Order No. 1 to the construction services contract with Paragon Roofing, Inc. for construction of the roof replacement at the Fair Park Automobile Building to add increased scope of work for the roof replacement at the Embarcadero Building located at 1229 Admiral Nimitz Drive in Fair Park, in an amount not to exceed \$185,757.00, increasing the contract amount from \$1,027,000.00 to \$1,212,757.00. The scope of work includes roof overlay at the Embarcadero Building.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	August 2021
Complete Construction	September 2021

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

On February 20, 2020, the Park and Recreation Board was briefed on the plans for the Roof Replacement at the Fair Park Automobile Building.

On August 6, 2020, the Park and Recreation Board authorized a construction contract with Paragon Roofing, Inc for construction of the Roof Replacement at the Fair Park Automobile Building located at 1010 First Avenue.

Authorize an increase in the construction services contract with Paragon Roofing, Inc. for construction of the roof replacement at the Fair Park Automobile Building to add increased scope of work for the roof overlay at the Embarcadero Building located at 1229 Admiral Nimitz Drive in Fair Park - Not to exceed \$185,757.00, from \$1,027,000.00 to \$1,212,757.00 - Financing: Fair Park Capital Reserves Fund - Page 2

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

On August 26, 2020, City Council authorized a construction contract with Paragon Roofing, Inc. for construction of the roof replacement at the Fair Park Automobile Building located at 1010 First Avenue and the receipt and deposit of funds in an amount not to exceed \$1,027,000.00 from the State Fair of Texas in the Fair Park Capital Reserves Fund by Resolution No. 20-1266.

**FISCAL INFORMATION**

Revenue: Fair Park Capital Reserves Fund \$185,757.00

Fund	FY 2021	FY 2022	Future Years
Fair Park Capital Reserves Fund	\$185,757.00	\$0.00	\$0.00

**M/WBE INFORMATION**

In accordance with the City’s Business Inclusion and Development Plan 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 \$
\$185,757.00	Construction	32.00%	34.50%	\$64,077.00
<ul style="list-style-type: none"> <li>This contract exceeds the M/WBE goal.</li> </ul>				

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on June 17, 2021 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council consideration August 11, 2021.

**STAFF RECOMMENDATION**

Staff recommends approval.

**OWNER**

**Paragon Roofing, Inc.**

John Davis, President

Authorize an increase in the construction services contract with Paragon Roofing, Inc. for construction of the roof replacement at the Fair Park Automobile Building to add increased scope of work for the roof overlay at the Embarcadero Building located at 1229 Admiral Nimitz Drive in Fair Park - Not to exceed \$185,757.00, from \$1,027,000.00 to \$1,212,757.00 - Financing: Fair Park Capital Reserves Fund - Page 3

**MAP**

Attached

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

**Project Meets BID Requirements**

**Total M/WBE 34.50%**

PKR-2020-00013745 Agenda Date: 6/3/2021

Prime: Paragon Roofing Inc Prime Vendor #: 335898

Project: Fair Park Automobile Building Review Date: 6/1/2021

**Total Local: \$121,680.00 Total Non-Local: \$64,077.00**

Vendor Name	Cert. #	Dollar Amount	Percent
			0.0000%
			0.0000%
			0.0000%
			0.0000%
			0.0000%
			0.0000%
		<b>\$0.00</b>	<b>0.0000%</b>
		\$121,680.00	65.5049%
		\$121,680.00	65.5049%

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

**Non-Local**  
 Sub Vendor #

Vendor Name Cert. #  
 WnR Enterprises WFWBC715460821

Vendor Name	Cert. #	Dollar Amount	Percent
		\$64,077.00	34.4951%
			0.0000%
			0.0000%
			0.0000%
			0.0000%
		<b>\$64,077.00</b>	<b>34.4951%</b>
		\$0.00	0.0000%
		\$64,077.00	34.4951%
		<b>\$185,757.00</b>	<b>100.0000%</b>

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

**Total Action**



**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:** Paragon Roofing Inc.

---

**Address:** 1601 N. Walton Walker Blvd.; Dallas, TX 75211

---

**Bid #:** CIZ1905

---

**Telephone Number:** 214 630 6363 - Ext.

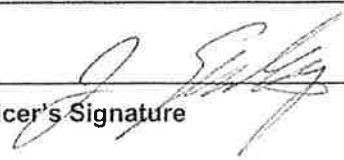
---

**Email Address:** glenm@paragonroofinginc.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	10	5	8	2	1			3	1	
Professional	2		2							
Technical	2						2			
Office/Clerical		2						2		
Skilled	47	2	11		14		22	2		
Semiskilled	31		5		2		24			
Unskilled	14		2		2					
Seasonal										
<b>Totals:</b>	106	9	28	2	19	0	58	7	1	0
<b># of employees living in Dallas:</b>	71	3	19	1	9	0	43	2	0	0
<b>Total % of employees living in Dallas</b>			64%							

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

**Jim Stalcup**  
 \_\_\_\_\_  
**Typed or Printed Name**

**Vice President**  
 \_\_\_\_\_  
**Title**

6/1/21  
 \_\_\_\_\_  
**Date**



**CITY OF DALLAS**

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

change order amount

Project Name: Fair Park Automobile Building Bid/Contract #: PKR-2020-000013745

**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 [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]
Roofing		Paragon Roofing Inc	Lumber Marsey; 1601 N. Walton Walker Dallas, TX 75211; 214- 630-6363	Non	L	\$ 121,680.00	65.50%		
Notes:									
Materials		WnR Enterprises	Kimberly May; 4402 Buena Vista Lane; McKinney, TX 75070; 972- 741-9770	W	N	\$ 64,077.00	34.50%		
Notes:									
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
							0.00%		

Notes:

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 (\$)
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Total Bid Amount: \$ 185,757.00							100.00%	\$ -	\$ -

[Note: Totals and Percentages will automatically calculate.]

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

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

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

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





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

Project Name: Fair Park Automobile Building

Bid/Contract #: PKR-2020-00013745

**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]
Roofing		Paragon Roofing	Lumber Marsey, 1601 N. Walton Walker Dallas, TX 75211	Non	L	\$ 431,696.62	35.60%	\$ 684,692.42	\$ 12,126.52
Notes:									
Mechanical		American Mechanical	Michael Withrow	Non	N	\$ 293,506.38	24.20%	\$ 278,831.06	
Notes:									
Materials		WnR Enterprises	Kimberly May, 972-741-9770	W	N	\$ 487,554.00	40.20%		
Notes:									
Notes:								0.00%	
Notes:								0.00%	
Notes:								0.00%	

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
							0.00%		

Notes:

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 (\$)		
							0.00%				
Notes:											
							0.00%				
Notes:											
							0.00%				
Notes:											
							0.00%				
Notes:											
							0.00%				
Notes:											
							0.00%				
Notes:											
							0.00%				
Notes:											
							<b>Total Bid Amount:</b>	<b>\$ 1,212,757.00</b>	<b>100.00%</b>	<b>\$ 963,523.48</b>	<b>\$ 12,126.52</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 and the Change of M/WBE Subcontractor Form. Failure to comply with this provision could result in termination of the contract, sanctions against the Prime contractor, and/or ineligibility for future City contracts.

**Officer's Signature:** \_\_\_\_\_ **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: May 24, 2021

Business Development & Procurement Services

Project Name: Fair Park Automobile Bldg REROOF Bid # CIZ1905

WnR Enterprises

M/WBE Subcontractor on the project

will provide the following

good(s)/service(s): Roofing Materials

to Paragon Roofing Inc.
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: WBENC

MWBE Certification Number: # WOSB171546

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

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

Total Contract Amount for prime \$1,212,757.00
MWBE/DBE Sub Participation Amount 64,077.00 %
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 MWBE 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 MWBE 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)

Jim Stalcup

Printed Name (Prime Contractor)

Vice President

Title (Prime Contractor)

May 24, 2021

Date

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

Kimberly May

Printed Name (M/WBE/DBE Subcontractor)

President

Title (M/WBE/DBE Subcontractor)

May 24, 2021

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

## Vendor Profile: Certifications


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

**WnR, Inc.**

**System Vendor Number: 20026817**

New Record

### Current Certifications

Type	Action	Effective	Renewal	Organization	Actions
WBE	New	8/31/2019	8/31/2021	Women's Business Council - Southwest	<a href="#">View</a> 

#### Customer Support

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**City of Dallas**

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

Construction Award  
Amount:

Change Order  
CO Amount: \$185,757.00  
Overall Amount:

Professional Services Contract  
Amount:

Supplemental Agreement  
SU Amount:  
Overall Amount:

Architectural and Engineering  
Amount:

Department: Park and Recreation Department

Proposed Agenda Date: June. 3, 2021

Project Name: Willie B. Johnson Recreation Center: Addition of Senior Center, Technology Center and Gymnasium

Contract Number: PKR-2020-00013745

Encumbrance Number: PKR xxxxx

Scopes of Work: Reroofing of the Embarcadero Building at the Fair Park an add on to the Automobile Building

Project Manager: Vincent Ogbuehi

Contact Person: Vincent Ogbuehi

Phone: 214-670-7994

Email: vincent.ogbuehi@dallascityhall.com

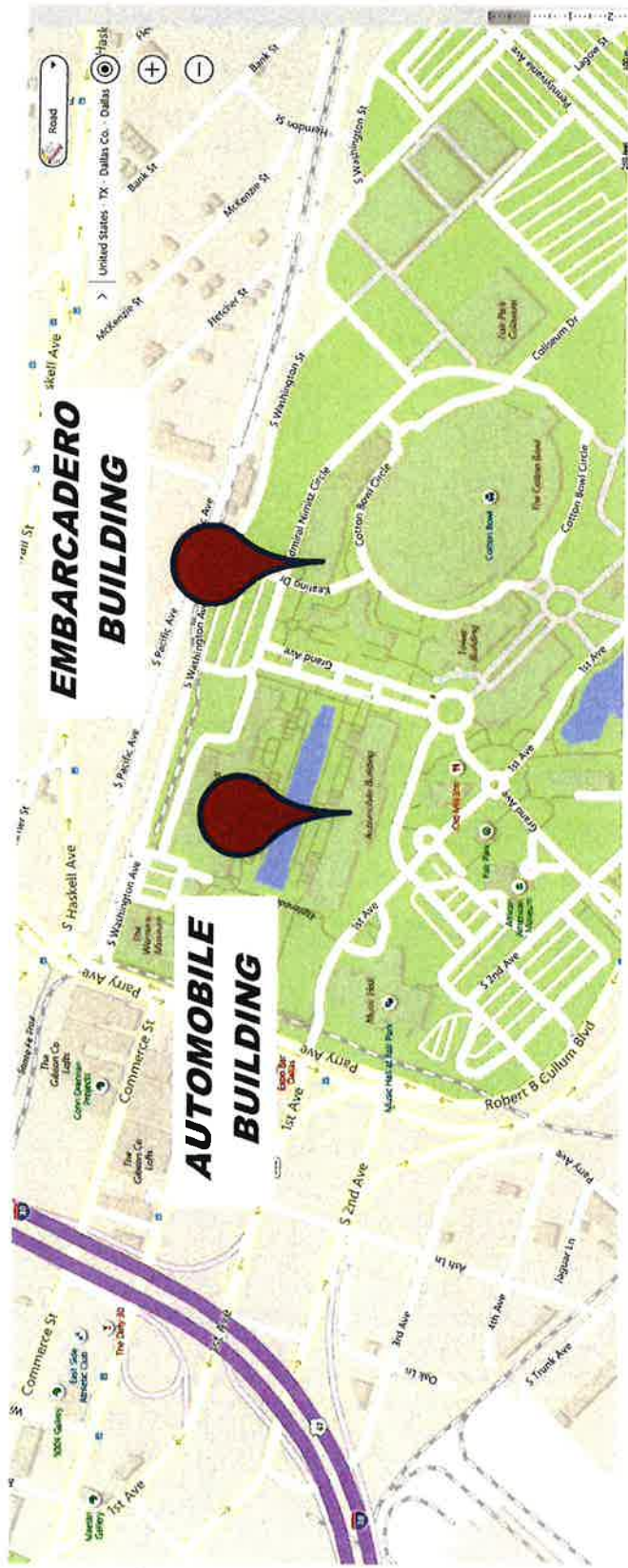
Contacted Intent to Award On:

Prime Contractor/Consultant: JC Commercial Inc.

Contact Person: Trey Wagnor

Phone: 1-972-436-4622

Email: treyw@jccom.com



LOCATION MAP

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

**AGENDA DATE:** June 17, 2021

**COUNCIL DISTRICT:** 6

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

---

**SUBJECT**

Authorize a public hearing to be held on September 9, 2021, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments, and Council action, on the proposed use of Bachman Lake Park located at 3500 West Northwest Highway, totaling approximately 14,000 square feet of land, for the Federal Aviation Administration Fiber Optic Communications Project for the purpose of upgrading air traffic control communications for Dallas Love Field Airport - Financing: No cost consideration to the City

**BACKGROUND**

The City of Dallas owns municipal parkland known as Bachman Lak Park located at 3500 West Northwest Highway (approximately 206 acres).

The Federal Aviation Administration (FAA) proposes to install a new fiber optic cable from runway 31L to its existing 31L Localizer Facility on the north side of Bachman Lake by means of horizontal drilling (Exhibit A). Installation of the fiber optic cable will run underground approximately twenty-feet below the bottom of Bachman Lake. Two bore pits located on either side of the land—on the south side within Love Field Airport and on the north side within the Localizer Facility—will be the only above grade disturbance required in the project. Both bore pit locations are within existing FAA facilities—no aboveground parkland will be disturbed. Supporting electrical equipment and appurtenances will also be installed at the Localizer Facility.

The existing Localizer Facility within Bachman Lake Park is accessed by a driveway and equipment is secured behind a chain link fence. Various components of the Dallas Love Field Airport Instrument Landing System at this location communicate using a telephone connection which was installed when the site was commissioned in 1967. The proposed project will upgrade data communication for the airport.

The City and FAA entered into a Memorandum of Agreement (MOA) in 2008, and updated in 2014, for the cooperative construction, operation, and maintenance of FAA-owned navigation, communication, and weather aids for the support of Air Traffic Operations in the interest of public safety and for direct support of the ongoing operation of Dallas Love Field.



Authorize a public hearing to be held on September 9, 2021, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments, and Council action, on the proposed use of Bachman Lake Park located at 3500 W Northwest Highway, totaling approximately 14,000 square feet of land, for the Federal Aviation Administration Fiber Optic Communications Project for the purpose of upgrading air traffic control communications for Dallas Love Field Airport - Financing: No cost consideration to the City – Page 2

### **BACKGROUND** (continued)

By separate Council action, the City will amend the MOA to include the fiber optic cable project. In accord with the long-standing MOA, the public benefit from this project, and existing FAA equipment with the park the City considers this mutually beneficial project good and valuable consideration for the use of belowground parkland. Furthermore, the City considers the impact of this project in Bachman Lake Park to be *de minimis* in regard to Section 4(f) resources.

In compliance with the law, the City must determine that there is a need, that there is no feasible and prudent alternative, and that all reasonable care will be taken not to damage the remainder of the park property and to mitigate any disruption of park services.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of parkland.

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

This item has no prior action.

### **FISCAL INFORMATION**

No cost consideration to the City.

### **COMMITTEE ACTION**

The Planning and Design Committee will review this item on June 17, 2021 and will provide a recommendation to the full Park and Recreation Board on the same day.

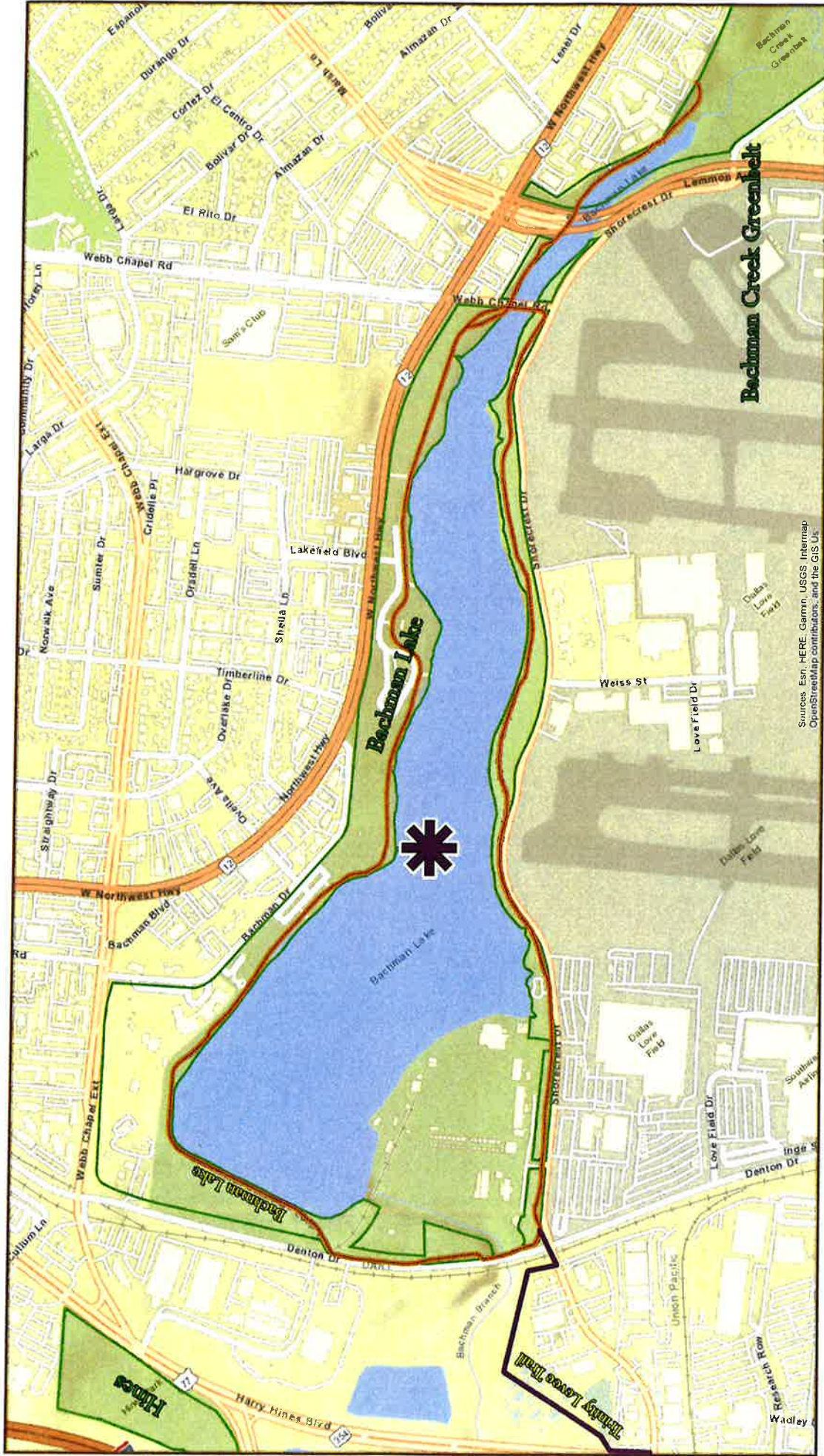
The authorization of a public hearing will be scheduled for City Council consideration on August 11, 2021, and if approved, the public hearing will be scheduled for September 9, 2021.

### **STAFF RECOMMENDATION**

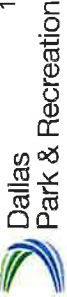
Staff recommends approval.

### **ATTACHMENTS**

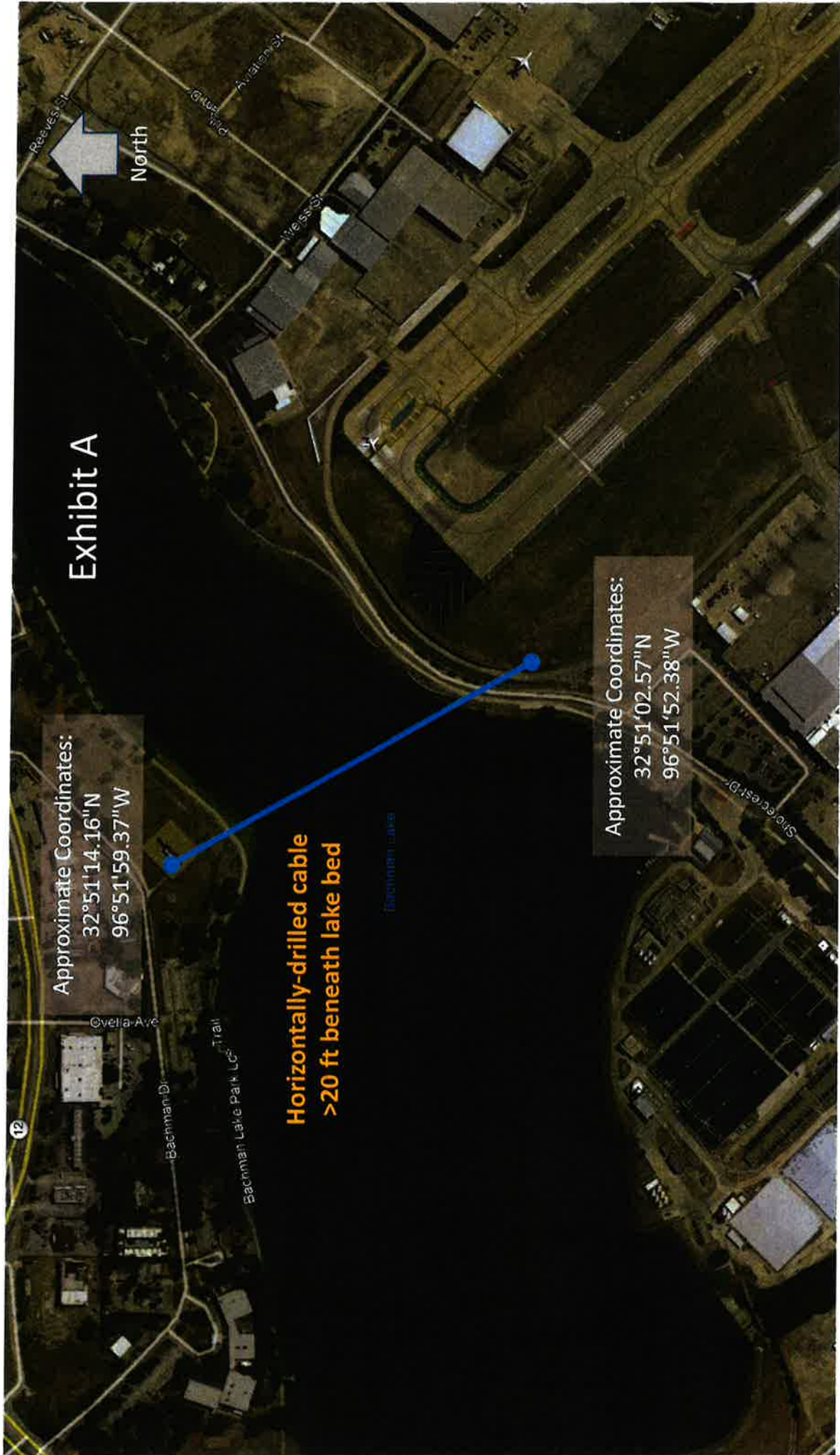
Maps  
Exhibits



Sources: Esri, HERE, Garmin, USGS, Intermap, OpenStreetMap contributors, and the GIS User Community



**Bachman Lake Park—FAA Communications Easement**  
*(3500W Northwest Highway)*



# Exhibit A

Approximate Coordinates:  
32°51'14.16"N  
96°51'59.37"W

**Horizontally-drilled cable  
>20 ft beneath lake bed**

Approximate Coordinates:  
32°51'02.57"N  
96°51'52.38"W



Reeves St  
Weiss St  
Aviation St  
Gulley Way

Ovelia Ave  
Bachman Dr  
Bachman Lake Park Loop Trail

Shoecrest Dr

Bachman Lake

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 17, 2021  
**COUNCIL DISTRICT:** 12  
**STAFF:** John Lawrence, (214) 670-4073

---

**SUBJECT**

Authorize termination of a Lease Agreement with JB & C Investments, Inc. for an office and warehouse facility located at 17800 and 17812 Dickerson Street — No Cost Consideration to the City

**BACKGROUND**

This action is for the Park and Recreation Board to authorize termination of a lease agreement with JB & C Investments, Inc. (Lessee) of an office and warehouse facility located at 17800 and 17812 Dickerson St, termination to be on the property sale closing date. In accordance with the terms of the lease agreement the Park Board has "...the absolute right to terminate the lease agreement at any time for any reason." The current lease, if not terminated before the end of the term, terminates on November 30, 2021.

On March 25, 2021 Park Board, followed by Council on April 28, 2021 authorized the sale of the office and warehouse facility by auction. That auction was held on May 26<sup>th</sup> with the highest bid of \$8,200,000.00. The highest bidder has asked that the lease be terminated on the date of closing. The closing on the property is anticipated to take place in July or early August.

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

On November 5, 2020 the Park Board authorized a 364-day Lease Agreement with JB & C Investments, Inc.

**FISCAL INFORMATION**

No cost consideration

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on June 17, 2021. This item will be considered by the full Park and Recreation Board on the same day.

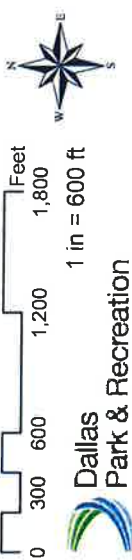
This item does not require City Council action.

**STAFF RECOMMENDATION**

Staff recommends termination of this lease agreement on the property sale closing date.

**ATTACHMENT**

Map



**Dickinson Facility**  
(17800 and 17812 Dickinson St)

Map data: 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

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

**AGENDA DATE:** June 17, 2021  
**COUNCIL DISTRICT(S):** 9  
**STAFF:** John Lawrence, (214) 670- 4073

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**SUBJECT**

Authorize a professional services contract with Metropolitan Infrastructure, PLLC for conceptual design and surveying services at Lakewood Park for the design of a steel pedestrian bridge across White Rock Creek Branch with concrete trail and sidewalk connections near the 7143 block of Williamson Road – Not to exceed \$78,575.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

**BACKGROUND**

On July 15, 2020, a Request for Qualifications (RFQ) was issued for Engineering, Architecture and Landscape Architecture Consulting Services for 2020 Capital Improvement Projects.

This professional services contract will include concept design development for park amenities, surveying, geotechnical and cost estimation services. Existing park amenities include a trail system, small pedestrian bridge, erosion control ponds, playground, and parking space. The project site for the pedestrian bridge is adjacent to the existing parking lot located on the south side of the park.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Design                      September 2021  
Complete Design                January 2022  
Begin Construction              May 2022  
Complete Construction         September 2022

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

This item has no prior action.

**FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)	\$78,575.00	\$0.00	\$0.00

Authorize a professional services contract with Metropolitan Infrastructure, PLLC for conceptual design and surveying services of Lakewood Park design of a steel pedestrian bridge across White Rock Creek Branch with concrete trail and sidewalk connections, near the 7143 block of Williamson Road – Not to exceed \$78,575.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) – Page 2

**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>
\$78,575	Professional Services	34%	34.00%	\$26,715.5
This contract meets the M/WBE goal.				
<a href="#">Click to enter</a>				

**PROCUREMENT INFORMATION**

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

**COMMITTEE ACTION**

The Planning and Design Committee does not meet on June 17, 2021. Therefore, the full Park and Recreation Board will consider this item.

This item will be scheduled for City Council approval on August 11, 2021.

**STAFF RECOMMENDATION**

Staff recommends approval.

**OWNER**

**Metropolitan Infrastructure, PLLC**

Louis Frisbie, P.E.

**ATTACHMENTS**

Map  
Exhibit A – Preliminary Site Plan



# BID Agenda Approval Cover Sheet

**Project Meets BID Requirements**

**Total M/WBE 100.00%**

PKR-2021-00016444  
 Metropolitan Infrastructure, PPLC.  
 Lakewood Park Bridge and Trail

Agenda Date: 6/17/2021  
 Prime Vendor #: 512079  
 Review Date: 5/19/2021

**Total Local: \$78,575.00 Total Non-Local: \$0.00**

Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
512079	Metropolitan Infrastructure, PPLC.	HMMB88169N0722	\$51,859.50	66.0000%
338366	Alliance Geotechnical Group	BMMB88495N0123	\$5,200.00	6.6179%
VS0000055499	Victory Park Studios LLC	HMMB62269N0822	\$21,515.50	27.3821%
			0.0000%	0.0000%
			0.0000%	0.0000%
			0.0000%	0.0000%
			0.00%	0.00%
			0.00%	0.00%
			0.00%	0.00%
			0.00%	0.00%
			0.00%	0.00%
			0.00%	0.00%

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

**\$78,575.00**  
 \$0.00  
 \$78,575.00  
 100.0000%

Vendor Name  
 Cert. #  
 Dollar Amount  
 Percent

0.0000%  
 0.0000%  
 0.0000%  
 0.0000%  
**0.0000%**  
 0.0000%  
 0.0000%

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

**\$0.00**  
 \$0.00  
 \$0.00

**Total Action**

\$78,575.00  
**100.0000%**





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

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

**Company name:** Metropolitan Infrastructure, PLLC

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**Address:** 1413 E IH30 Suite 3 Garland TX 75043

---

**Bid #:** Lakewood Park Bridge

---

**Telephone Number:** 214 - 341 - 1501 Ext.

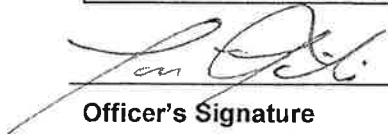
---

**Email Address:** Lrfrisbie@metroinfrastructure.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		2		1				1		
Professional	2						2			
Technical	3	1							3	1
Office/Clerical										
Skilled										
Semiskilled										
Unskilled										
Seasonal										
<b>Totals:</b>	5	3								
<b># of employees living in Dallas:</b>										
<b>Total % of employees living in Dallas</b>	0									

  
 Officer's Signature

---

**Louis Frisbie**  
 Typed or Printed Name

**CEO**  
 Title

---

*May 14, 2021*  
 Date



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

Project Name: Lakewood Park Bridge

Bid/Contract #:

**Instructions:**

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

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

Column 3: List name of firm; MWBE Certification Number (if applicable).

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

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

N=Native American; P=Asian Pacific; W=Woman; NON=other than MWBE.

Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits).

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

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Civil Engineering	512079	Metropolitan Infrastructure HMMB88169N0722	Louis Frisbie, PE 1413 East IH30, Ste#3 Garland, TX 75043 214-341-1501	H	L	\$ 51,859.50	66.00%		
Geotech	338366	Alliance Geotechnical Group BMMB88495N0123	Michael Roland, PE 3228 Halifax St. Dallas, TX 75247 214-739-3152	B	L	\$ 5,200.00	6.62%		
LSA CADD	VS0000055499	Victory Park Studios LLC HMMB62269N0822	Steve Berkenbile 2218 Loretta Ln, Rowlett, TX 75088 214-534-7830	H	L	\$ 21,515.50	27.38%		
Notes:								0.00%	
Notes:									

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 (\$)
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
						<b>Total Bid Amount: \$</b>	<b>78,575.00</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:** \_\_\_\_\_

  
Louis Frisbie

Title: CEO

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

Date: May 13, 2021

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

Metropolitan Infrastructure, PLLC



**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: May 14, 2021

Business Development & Procurement Services

Project Name: Lakewood Park Bridge Bid # \_\_\_\_\_

Alliance Geotechnical Group will provide the following  
MWBE Subcontractor on the project

good(s)/service(s): Geotechnical Report w/ Soil Borings

to Metropolitan Infrastructure, PLLC  
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

MWBE Certification Number: # BMMB

*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>\$ 78,575</u>	<input type="checkbox"/>	NCTRCA
		<input type="checkbox"/>	DFWMSDC
MWBE/DBE Sub Participation Amount	<u>\$ 5,200</u>	<u>6.6%</u>	<input type="checkbox"/> 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)

Louis Frisbie  
Printed Name (Prime Contractor)

CEO  
Title (Prime Contractor)

\_\_\_\_\_  
Date

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

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

President  
Title (M/WBE/DBE Subcontractor)

5/13/2021  
Date

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

- |   |                          |                                     |   |                          |                                     |
|---|--------------------------|-------------------------------------|---|--------------------------|-------------------------------------|
| Greater Dallas Asian American Chamber of Commerce | <input type="checkbox"/> | <input type="checkbox"/>            | Asian Contractors Association             | <input type="checkbox"/> | <input type="checkbox"/>            |
| Greater Dallas Black Chamber of Commerce          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Regional Black Contractors Association    | <input type="checkbox"/> | <input checked="" 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 Collin County & City of Arlington Black Chamber of Commerce



**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: May 14, 2021  
Business Development & Procurement Services

Project Name: Lakewood Park Bridge Bid # \_\_\_\_\_

Victory Park Studios, LLC will provide the following  
 M/WBE Subcontractor on the project

good(s)/service(s): Landscape Architecture Design Support

to Metropolitan Infrastructure, PLLC  
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # HMMB62269N0822  
*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 \$ 78,575 \_\_\_\_\_ NCTRCA  
 MWBE/DBE Sub Participation Amount \$ 21515.50 \_\_\_\_\_ 27% \_\_\_\_\_ 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.

[Signature]  
 Officer's Signature (Prime Contractor)

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

Louis Frisbie  
 Printed Name (Prime Contractor)

Steve Berkenbile  
 Printed Name (M/WBE/DBE Subcontractor)

CEO  
 Title (Prime Contractor)

Vice President  
 Title (M/WBE/DBE Subcontractor)

MAY 19, 2021  
 Date

05-19-2021  
 Date

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

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

Other \_\_\_\_\_

City of Dallas  
**CONTRACTOR OWNERSHIP  
 INFORMATION**



NOTE TO PRIME CONTRACTOR: This form must be completed for each Subcontractor working on the Project. Completed forms must accompany:  
 1) initial submission of the "SCHEDULED OF WORK AND SUBCONTRACTOR/SUPPLIER PARTICIPATION FORM"; and,  
 2) any submission of a "CHANGE OF M/WBE SUBCONTRACTOR FORM"; and,  
 3) any subsequent submission of the "SCHEDULED OF WORK AND SUBCONTRACTOR/SUPPLIER PARTICIPATION FORM".

PROJECT \_\_\_\_\_

**SUBCONTRACTOR INFORMATION**

Legal Name of Subcontractor Alliance Geotechnical Group

Address 5228 Halifax Street

Phone (972) 444-8889 Fax (972) 444-8893 Cell (214) 500-3104

Federal ID Number (or Social Security number where applicable) 752846765

For statistical reporting requirements, please check:

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

North Central Texas Regional Certification Number BMMB88495N0123 Affidavit Number 20282

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

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:  Date: 5/13/2021  
 (Owner or Principal)

**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/epfs](http://www.arnet.gov/epfs)
- 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  
**CONTRACTOR OWNERSHIP  
 INFORMATION**

NOTE TO PRIME CONTRACTOR: This form must be completed for each Subcontractor working on the Project. Completed forms must accompany:  
 1) initial submission of the "SCHEDULED OF WORK AND SUBCONTRACTOR/SUPPLIER PARTICIPATION FORM"; and,  
 2) any submission of a "CHANGE OF M/WBE SUBCONTRACTOR FORM"; and,  
 3) any subsequent submission of the "SCHEDULED OF WORK AND SUBCONTRACTOR/SUPPLIER PARTICIPATION FORM".

PROJECT Lakewood Park Bridge

**SUBCONTRACTOR INFORMATION**

Legal Name of Subcontractor Victory Park Studios, LLC

Phone 214-534-7830

Fax \_\_\_\_\_

Cell \_\_\_\_\_

Federal ID Number (or Social Security number where applicable) 200808426

For statistical reporting requirements, please check:

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

North Central Texas Regional Certification Number HMMB62269N0822

Affidavit Number 19514

Sole Proprietorship

Partnership

Texas General Partnership

Texas Limited Partnership

Texas, Other LLC

Corporation

Texas Corporation

Texas Professional Corporation

Out of State

State: \_\_\_\_\_

State of Texas Certificate  
of Authority Number: \_\_\_\_\_

# \_\_\_\_\_

Louis Frisbie

\_\_\_\_\_  
*Owner / Partner / President*

Steve Berkenbile

\_\_\_\_\_  
*Partner / Vice President*

\_\_\_\_\_  
*Partner / Secretary*

\_\_\_\_\_  
*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: \_\_\_\_\_

(Owner or Principal)

Date: 05-19-2021

**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/epfs](http://www.arnet.gov/epfs)

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

Certified by: \_\_\_\_\_

(City of Dallas, Department Director or Designee)

Date: \_\_\_\_\_



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

Solicitation Number: \_\_\_\_\_ Project Name: Lakewood Park Bridge Company Name: Metropolitan Infrastructure, PLLC

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

**Section I: Business Inclusion Affidavit**

it is the policy of the City of Dallas to involve qualified Minority and Women-Owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City's construction, procurement, and professional services contracts. The Bid Policy establishes subcontracting goals and requirements for all prospective bidder/proposer to ensure a reasonable degree of M/WBE business inclusion and participation in City contracts. By signing this section, the bidder/proposer agrees to comply with the City of Dallas BID Policy.

**Section II: Historical Utilization**

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

**Section III: Team Make-up/Schedule of Work**

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

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



**City of Dallas**

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

Construction Award  
Amount:

Change Order  
CO Amount:  
Overall Amount:

Professional Services Contract  
Amount:

Supplemental Agreement  
SU Amount:  
Overall Amount:

Architectural and Engineering  
Amount:\$78,575

Department:PKR

Proposed Agenda Date: June/17/2021

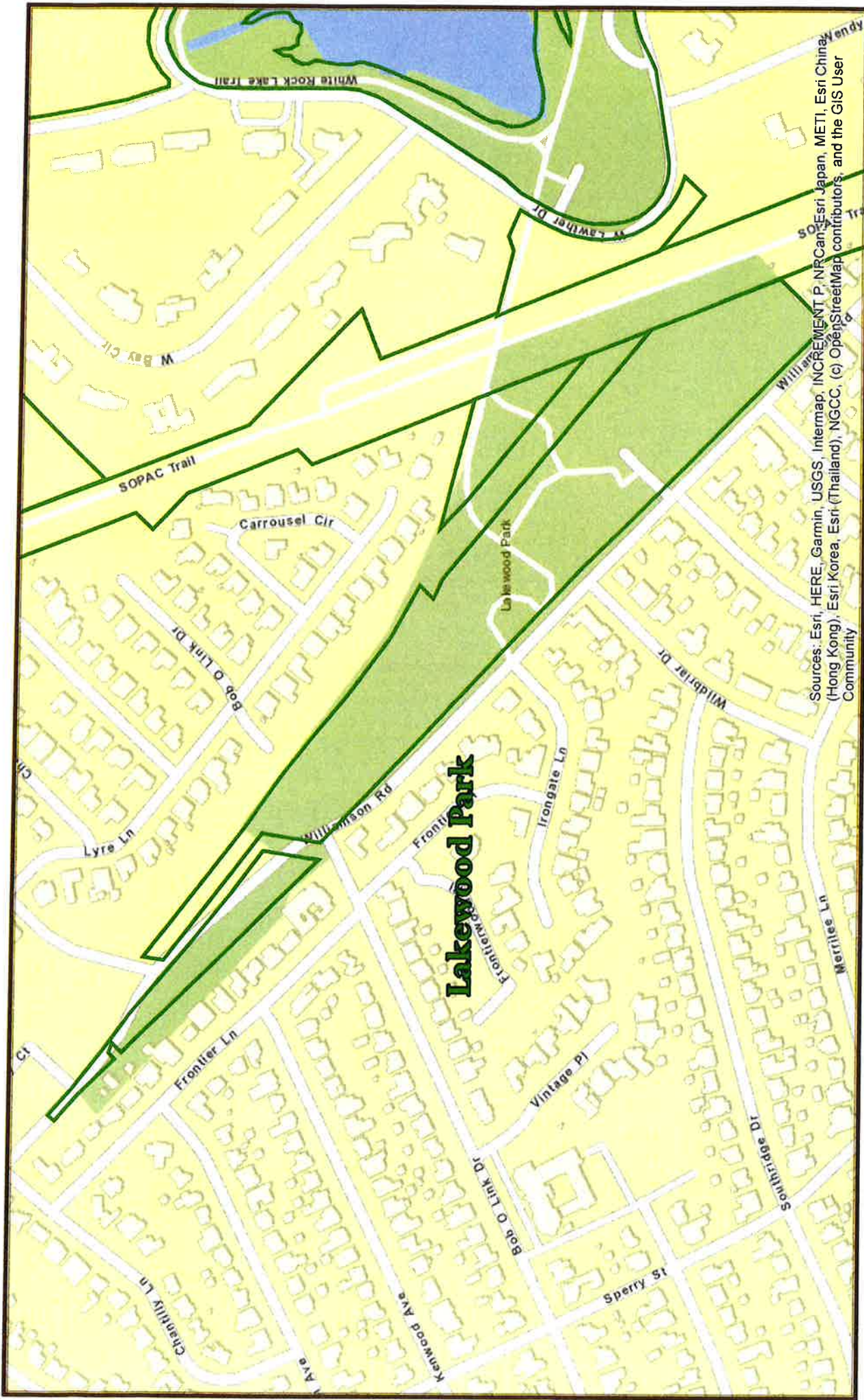
Project Name: Lakewood Park Bridge and Trail  
Contract Number: PKR-2021-00016444  
Encumbrance Number: CX-PKR-2021-00016444

**Scopes of Work:**

Provide Professional services for the design of a Steel Pedestrian Bridge across White Rock Creek Branch with Concrete Trail and Sidewalk connections including standard retaining walls with pedestrian rails along with drainage improvements.

Project Manager:Francisco De Villa  
Contact Person: Francisco De Villa  
Phone: 214-797-6461  
Email: jdevilla@azb-engrs.com

Contacted Intent to Award On: August 11, 2021  
Prime Contractor/Consultant: Metropolitan Infrastructure, PLLC.  
Contact Person:Louis Frisbie  
Phone: 214-534-7830  
Email: lfrisbie@metroinfrastrucutre.com

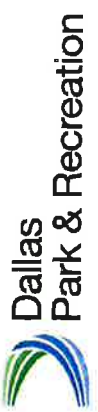


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NPCCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

A scale bar at the bottom left indicates distances in feet, with markings at 0, 500, and 1,000 feet. To the right of the scale bar is a compass rose showing cardinal directions: North (N), South (S), East (E), and West (W).

# Lakewood Park

## 7143 Williamson Road



**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 17, 2021  
**COUNCIL DISTRICT(S):** 4  
**STAFF:** John Lawrence, (214) 670-4073

---

**SUBJECT**

Authorize a development agreement with Southern Gateway Public Green Foundation for the purpose of design and construction of the Southern Gateway Deck Plaza located between Marsalis Avenue and Ewing Avenue – Financing: No cost consideration to the City

**BACKGROUND**

This item will authorize a development agreement with Southern Gateway Public Green Foundation (SGPGF) which was formed to facilitate the development of a proposed public plaza above I-35E south of downtown Dallas. SGPGF has undertaken to raise more than \$35,000,000 from private sources for the design, development, and construction of the Plaza Area to be constructed upon a deck structure, such structure to be constructed by TxDOT. Additionally, the City Council authorized \$7,000,000 of voter-approved 2017 Proposition No. B funds for the Southern Gateway Deck project.

The Plaza Area of the Southern Gateway Deck Plaza project consists of approximately five acres of space spanning Interstate-35 East from Marsalis Avenue to Ewing Ave. In order to construct the deck superstructure the City will enter into an Advanced Funding Agreement with TxDOT for design, construction, and maintenance of the Deck Plaza superstructure and appurtenances. Design of the Plaza Area atop the superstructure will take place in two phases with Phase 1 encompassing Ewing Avenue to Lancaster Ave and Phase 2 completing the project from Lancaster Ave to Marsalis Avenue to the south. The estimated cost of Phase 1—deck superstructure and Plaza Area—is \$82,000,000 and phase 2 \$90,000,000. The estimated construction cost of the Phase 1 Deck Area is \$28,000,000, to be funded by SGPGF.

The agreement will be subject to the following terms:

1. Subject to certain rights of TxDOT, City will own all improvements constructed or affixed in the Deck park. Furthermore, City shall be the sole and exclusive owner of all trademark and service mark rights of the Southern Gateway Deck Plaza.

2. SGPGF, at its sole cost and expense, shall design and construct the Plaza area. City shall have the right to review and approved all plans and work for its purpose.
3. SGPGF shall be responsible for all permits and other approvals required for the construction of the Deck Plaza area.
4. Upon the completion of each phase of the project, SGPGF shall be responsible for operation and maintenance of the Plaza Area for the benefit of the public.

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

This item has no prior actions.

**FISCAL INFORMATION**

No cost consideration to the City.

**COMMITTEE ACTION**

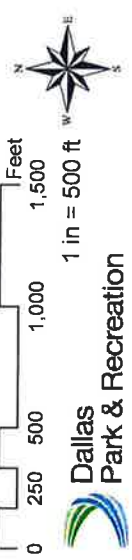
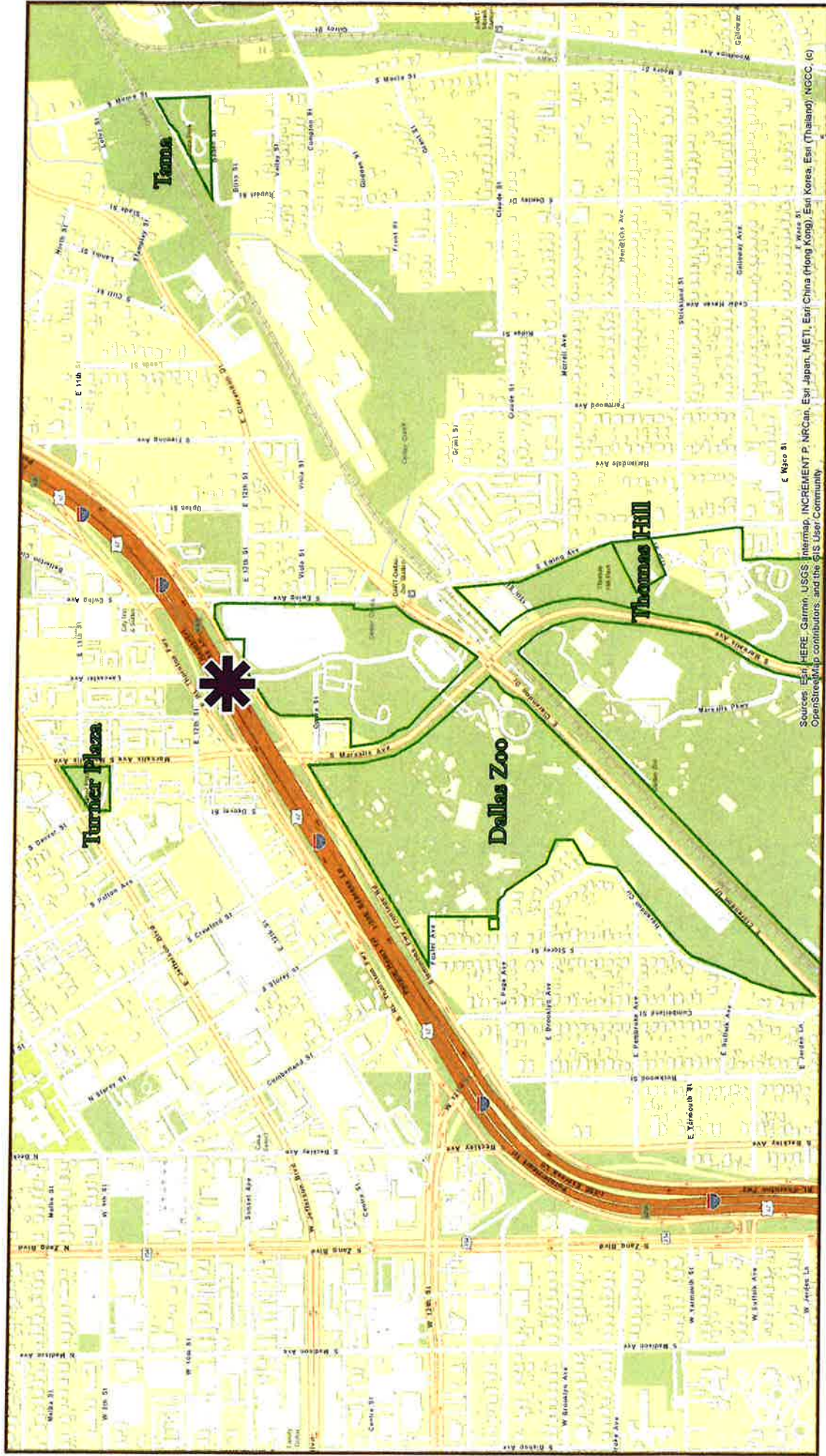
The Planning and Design Committee will consider this item on June 17, 2021 and will present a recommendation to the Park and Recreation Board on the same day.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MAP**

Attached



**Southern Gateway Deck**  
*(135E between Marsalis Ave and Ewing Ave)*

District  
 1,4

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

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

**AGENDA DATE:** June 17, 2021  
**COUNCIL DISTRICT(S):** City-Wide  
**STAFF:** John Lawrence, (214) 670-4073

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**SUBJECT**

Authorize an amendment to Park Board Agenda Item 18, approved on October 15, 2020; authorizing a professional services contract for planning and conceptual design services for the development of a Master Plan for the Samuell Farm properties located at Highway 80, Mesquite, Texas 75149, in the amount not to exceed \$120,000.00. The previously authorized amount shall be amended to \$403,564.26 and; authorize a professional services contract with Studio Outside Landscape Architects, LLC for a Master Plan for Samuell Farm located at 100 US-80, Mesquite, Texas 75149 – Not to exceed \$403,564.26 – Financing: Samuell Park Expendable Trust Fund.

**BACKGROUND**

On July 15, 2020, a Request for Qualifications was issued for Engineering, Architectural and Landscape Architecture Consulting Services for Capital Improvements Projects. This action will authorize a professional services contract with Studio Outside, LLC for master planning services for Samuell Farm. The project site is approximately 380 acres on the south side of U.S. 80.

On October 15, 2020, Park Board approved to open discussion, to authorize a professional services contract for planning and conceptual design services for the development of a master Plan for the Samuell Farm properties located at Highway 80, Mesquite, Texas 75149, in the amount not to exceed \$120,000. Representatives of Studio Outside and Park and Recreation Department staff worked to define the scope for a comprehensive master plan to include site assessments, public engagement, project programming, and draft and final master planning for the property. The extensive scope of work exceeded the \$120,000 approved in the Park Board's prior action.

The master plan will include site assessments, public engagement, project programming, and draft and final master planning for the property.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Design                      October 2021  
Complete Design                September 2022

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



Authorize a professional services contract with Studio Outside, LLC for a Master Plan for Samuell Farm located at 100 US-80, Mesquite, Texas 75149 – Not to exceed \$403,564.26 – Financing: Samuell Park Expendable Trust Fund (Trust – Multi-Year Fund)

On October 15, 2020, the Park Board authorized a professional services contract for planning and conceptual design services for the development of a master Plan for the Samuell Farm properties located at Highway 80, Mesquite, Texas 75149, in the amount not to exceed \$120,000.

**FISCAL INFORMATION**

Fund	FY 2021	Future Years
Samuell Park Expendable Trust	\$403,564.26	\$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 \$
\$403,564.26	Architecture & Engineering	34.00%	34.01%	\$137,240.24
This contract exceeds the M/WBE goal.				

**OWNER**

Studio Outside, LLC

Andrew Dugan, Partner

**PROCUREMENT INFORMATION**

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

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on June 17, 2021 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on August 11, 2021.

**STAFF RECOMMENDATION**

Staff recommends approval.

Authorize a professional services contract with Studio Outside, LLC for a Master Plan for Samuell Farm located at 100 US-80, Mesquite, Texas 75149 – Not to exceed \$403,564.26 – Financing: Samuell Park Expendable Trust Fund (Trust – Multi-Year Fund)

## **ATTACHMENTS**

Map

## BID Agenda Approval Cover Sheet

**Project Meets BID Requirements**

**Total M/WBE 34.01%**

Prime: PKR-2021-00016602 Project: StudioOutside Total Local: \$361,564.26 Sub Vendor #: Total Non-Local:	Agenda Date: 12/9/2020 Prime Vendor #: _____ Review Date: 8/11/2021 \$42,000.00
---	--

Vendor Name	Cert. #	Dollar Amount	Percent
Cox McLain Environmental Consulting, Inc.	WFWB49168N1021	\$91,240.24	22.6086%
JQ Infrastructure, LLC	IMMB10992N0123	\$33,000.00	8.1771%
		0.0000%	0.0000%
		0.0000%	0.0000%
		0.0000%	0.0000%
		0.0000%	0.0000%
		0.00%	0.00%
		0.00%	0.00%
		0.00%	0.00%
		0.00%	0.00%
		0.00%	0.00%
		<b>\$124,240.24</b>	<b>30.7857%</b>
		\$237,324.02	58.8070%
		\$361,564.26	89.5927%

Vendor Name	Cert. #	Dollar Amount	Percent
Project Cost Resources	WFWB85055N0821	\$13,000.00	3.2213%
		0.0000%	0.0000%
		0.0000%	0.0000%
		0.0000%	0.0000%
		<b>\$13,000.00</b>	<b>3.2213%</b>
		\$29,000.00	7.1860%
		\$42,000.00	10.4073%
		\$403,564.26	<b>100.0000%</b>

**Total Non Local M/WBE**

**Total Action**



**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:** Studio Outside, LLC

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**Address:** 824 Exposition Ave Suite 5, Dallas TX 75226

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**Bid #:** PKR-2021-00016602

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**Telephone Number:** 214 - 954 - 7160 Ext.


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**Email Address:** [dshilling@studiooutside.us](mailto:dshilling@studiooutside.us)

---

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	18	21	18	16		1		1		3
Technical										
Office/Clerical										
Skilled										
Semiskilled										
Unskilled										
Seasonal		1		1						
<b>Totals:</b>	18	24	18	18		2		1		3
<b># of employees living in Dallas:</b>	12	17	12	13		2		1		1
<b>Total % of employees living in Dallas</b>			69%							

  
 \_\_\_\_\_  
 Officer's Signature  
**Andrew Duggan**  
 \_\_\_\_\_  
 Typed or Printed Name

**Partner**  
 \_\_\_\_\_  
 Title  
**5/25/2021**  
 \_\_\_\_\_  
 Date



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

Project Name: Samuell Farm - Master Plan

Bid/Contract #: PKR-2021-00016602

**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 MWBE.

Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits).

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

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & 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 Consultant	VS00000061237	StudioOutside	824 Exposition Ave Suite 5 Dallas, Texas 75226	Non	L	\$ 195,324.02	48.40%		
<b>Notes:</b>									
Civil / Structure Engineering	VS0000044072	JQ Infrastructure, LLC	100 Glass Street Dallas, Texas 75207	IM	L	\$ 33,000.00	8.18%		
<b>Notes:</b>									
Ecological, Cultural Resources and Engagement	VS0000027244	Cox McLain Environmental Consulting, Inc.	600 E. John Carpenter Freeway Suite 186 Irving, Texas 75062	WF	L	\$ 91,240.24	22.61%		
<b>Notes:</b>									
Cost Estimating		Project Cost Resources	24285 Katy Freeway, Suite 300 Katy, Texas 77494	WF	N	\$ 13,000.00	3.22%		
<b>Notes:</b>									
Architecture	VS0000041808	Shipleigh Architects	1709 Gould Street Dallas, Texas 75215	Non	L	\$ 42,000.00	10.41%		

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Notes:									
Park Economics Assessment		Ballard*King & Associates	2743 E. Ravenhill Circle Highlands Ranch, CO 80126	Non	N	\$ 29,000.00	7.19%		
Notes:									
							0.00%		
Notes:									

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 (\$)	
Notes:							0.00%			
Notes:							0.00%			
Notes:							0.00%			
Notes:							0.00%			
Notes:							0.00%			
Notes:							0.00%			
Notes:							0.00%			
Notes:							0.00%			
Notes:							0.00%			
Notes:							0.00%			
Notes:							0.00%			
<b>Total Bid Amount:</b>							<b>\$ 403,564.26</b>	<b>100.00%</b>	<b>\$ -</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 and the Change of M/WBE Subcontractor Form. Failure to comply with this provision could result in termination of the contract, sanctions against the Prime contractor, and/or ineligibility for future City contracts.

Officer's Signature: \_\_\_\_\_ 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: 05/25/2021
Business Development & Procurement Services

Project Name: Samuell Farm - Master Plan Bid # PKR-2021-00016602

Cox|McLain

will provide the following

M/WBE Subcontractor on the project

good(s)/service(s): Cultural Resources Assessment, Ecological Assessment, and Public

Engagement Support

to StudioOutside

Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTCRA

M/WBE Certification Number: # WFWB49168N1021

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 \$403,564.26 NCTCRA

MWBE/DBE Sub Participation Amount \$91,240.24 22.61% 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)

Andrew Duggan

Printed Name (Prime Contractor)

Partner Landscape Architect

Title (Prime Contractor)

05/25/2021

Date

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

Larry Cox

Printed Name (M/WBE/DBE Subcontractor)

Principal

Title (M/WBE/DBE Subcontractor)

05/25/2021

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

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

Prime Sub checkboxes

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 DATE: 05/25/2021

Business Development & Procurement Services

Project Name: Samuell Farm - Master Plan Bid # PKR-2021-00016602

JQ Infrastructure

will provide the following

M/WBE Subcontractor on the project

good(s)/service(s): Structural Engineering Assessment and Civil Engineering Strategy

to StudioOutside

Prime Contractor on the project

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

M/WBE Certification Number: # IMMB10992N0123

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 \$ 403,564.26

NCTRCA
DFWMSDC
WBCSW

M/WBE/DBE Sub Participation Amount \$ 33,000.00

8.18 %

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)

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

Andrew Duggan

Stephen H. Lucy

Printed Name (Prime Contractor)

Printed Name (M/WBE/DBE Subcontractor)

Partner Landscape Architect

Partner

Title (Prime Contractor)

Title (M/WBE/DBE Subcontractor)

05/25/2021

05/25/2021

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

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

Prime Sub checkboxes

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 DATE: 05/25/2021
Business Development & Procurement Services

Project Name: Samuell Farm - Master Plan Bid # PKR-2021-00016602

Project Cost Resources will provide the following
M/WBE Subcontractor on the project

good(s)/service(s): Cost Estimating Services

to StudioOutside
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: South Central Texas Regional Certification Agency

M/WBE Certification Number: # 219085055
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 \$ 403,564.26 NCTRCA
DFWMSDC
MWBE/DBE Sub Participation Amount \$ 13,000.00 3.22 % 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)

Andrew Duggan

Printed Name (Prime Contractor)

Partner Landscape Architect

Title (Prime Contractor)

05/25/2021

Date

Belinda Williams

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

Belinda Williams

Printed Name (M/WBE/DBE Subcontractor)

President

Title (M/WBE/DBE Subcontractor)

05/25/2021

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

**CITY OF DALLAS  
Office of Economic Development - Business and Workforce Inclusion  
Pre-Bid/Pre-Proposal Form (BWI-FRM-623)**

*Sections II and III are worth 15 Total Points; Section II = 5 Points Maximum, Section III = 10 Points Maximum*

Solicitation Number: PKR-2021-00016602

Project Name: Samuell Farm - Master Plan

Company Name: StudioOutside

**Section I: Business Inclusion Affidavit**

It is the policy of the City of Dallas to involve qualified Minority and Women-Owned Business Enterprises (MWBEs) 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. On September 23, 2020 the City Council adopted the following MWBE participation goals without consideration for specific ethnicity or gender (Resolution Number 20-1430):

**Construction - 32.00%, Architectural & Engineering - 34.00%, Professional Services - 38.00%, Other Services - N/A, Goods - 32.00%**

By signing below, I certify that the information included in sections II and III are true and complete to the best of my knowledge and belief. I further understand and agree that all information will be reviewed and verified by the Office of Economic Development, Business and Workforce Inclusion (BWI). I agree to provide the City of Dallas with a completed copy of all required forms providing information for the BWI Inclusion document package. I understand that, for the purpose of MWBE subcontracting participation, any amounts paid to the prime from the sub contractor shall not be included in the above listed participation amount. Finally, I understand that if I fail to provide all of the required documents, my bid may be deemed "non-responsive" and I may be denied award of the contract.

Andrew Duggan

Typed or Printed Name of Company's Certifying Official

Signature

Date

5/25/2021

**Section II: Historical Utilization**

Entity Name Address, City, State, Zip	Contact Person, Title Phone Number	Month/Year of Project	Total Contract Amount	MWBE Goal (%)	Project Name/ Contract Type	M/WBE Actual Participation (\$)	M/WBE Actual Participation (%)
George Webb Park City of McKinney Milbend Drive, McKinney, Texas	Jill Young, Parks Planning Manager, (972) 547-7490	10/1/2020 (Construction complete)	\$ 174,921.41	NA	Landscape Architectural Design	\$ 25,550.00	14.61%
Rheudasill Park City of Flower Mound 2401 Lake Forest Blvd Flower Mound, TX 75028	Kari Biddix, Park Development Manager, (972) 874-6278	Under construction	\$ 158,100.00	NA	Landscape Architectural Design	\$ 15,650.00	9.90%
			\$ -			\$ -	#DIV/0!

*Include historical MWBE utilization for the last three projects completed ONLY. Not limited to City of Dallas contracts, but should only include projects performed with municipalities.*

*Section II = 5 Total Points: 3 Projects = 5 Points; 2 Projects = 3 Points; 1 Project = 1 Point*

**Section III: Team Make-Up/Schedule of Work**

Company Name Address, City, State, Zip	Contact Person, Title Phone Number	MWBE Certification # (if applicable)	Ethnicity/ Gender	Local or Non-Local	Scope of Work	Value of Work (\$)	Participation (%)
StudioOutside 824 Exposition Ave Suite 5 Dallas, Texas 75226	214-954-7160	N/A	White / Male & Female	Local	Prime Consultant, Landscape Architecture & Planning	\$ 195,324.02	48.40%
JQ Infrastructure, LLC 100 Glass Street Dallas, Texas 75207	214-752-9098	IMMB0992N0123	Asian / Male	Local	Civil & Structural Engineering	\$ 33,000.00	8.18%
Cox/McLain Environmental Consulting, Inc. 600 E. John Carpenter Freeway Suite 186 Irving, Texas 75062	469-647-4866	WFW549168N1021	White / Female	Local	Cultural Resources, Ecology, & Engagement Assistance.	\$ 91,240.24	22.61%
Project Cost Resources 24285 Katy Freeway, Suite 300 Katy, Texas 77494	281-497-4171	219085055	White / Female	Non-Local	Cost Estimating	\$ 13,000.00	3.22%
Shipley Architects 1709 Goult Street Dallas, Texas 75215	214-428-2080	N/A	White / Male	Local	Architecture	\$ 42,000.00	10.41%
Ballard/King & Associates 2743 E. Ravenhill Circle Highlands Ranch, CO 80126	303-470-8661	N/A	Native American & White Male	Non-Local	Park Needs Assessment, Economics, & Proforma	\$ 29,000.00	7.19%
						\$ -	0.00%
<b>Total Contract Amount</b>						<b>\$ 403,564.26</b>	<b>100.00%</b>

*Include all subcontractors who will be performing on this project, both MWBEs and Non-MWBEs. This section should include the Prime Contractor's value of work, and the total contract amount will auto populate.*

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



## South Central Texas Regional Certification Agency

“Increasing economic prosperity by creating opportunities and eliminating barriers”

[www.sctrca.org](http://www.sctrca.org)

August 23, 2019

Belinda Williams  
Project Cost Resources, Inc.  
410 W. Grand Pkwy South, Ste. 390  
Katy, TX 77494

Dear Belinda-Williams:

We are pleased to inform you that your application for certification in our Small, Minority, Woman and Veteran Business Enterprise (S/M/W/V) Program has been approved. Your firm met the requirements of the SCTRCA Policy and Procedure Manual and is currently certified as a:

**\*ESBE SBE WBE**

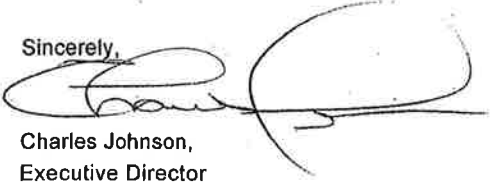
Certification Number: **219085055**  
Certification Expiration: **August 31, 2021**

Providing the following products or services:  
NAICS 541618: OTHER MANAGEMENT CONSULTING SERVICES

On the two year anniversary date of your certification, you are required to provide a renewal application affirming that no changes have occurred affecting your certification status. The SCTRCA will send you a Certification Renewal reminder **sixty (60) days** prior to your expiration date. The SCTRCA will no longer include a certificate upon certification renewals. **Your expiration date is August 31, 2021.**

Please notify this office within **thirty (30) days** of any changes affecting the size, ownership, control requirements, or any material change in the information provided in the submission of the certification application. Thank you in advance.

Sincerely,



Charles Johnson,  
Executive Director



**City of Dallas**

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

Construction Award  
Amount:

Change Order  
CO Amount:  
Overall Amount:

Professional Services Contract  
Amount:

Supplemental Agreement  
SU Amount:  
Overall Amount:

Architectural and Engineering  
Amount: \$403,564.26

Department: Park and Recreation Department Proposed PB Agenda Date: June 17, 2021

Project Name: Samuell Farm – Master Plan

Contract Number: PKR-2021-00016602

City Council Resolution Number:

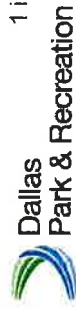
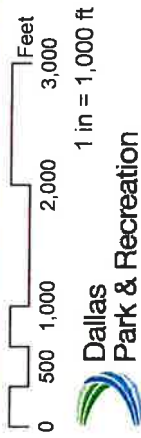
Encumbrance Number:

Scopes of Work: Architectural design services for a Master Plan for Samuell Farm

Project Manager: David Mills  
Contact Person: David Mills  
Phone: 214-670-1805  
Email: david.mills@dallascityhall.com

Contacted Intent to Award On: August 11, 2021

Prime Contractor/Consultant:  
Contact Person: Andrew Duggan – (214) 954-7160 – ext. 102



**Samuell Farm**  
 (100 US-80, Mesquite, TX)

District

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

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

**AGENDA DATE:** June 17, 2021  
**COUNCIL DISTRICT:** 11  
**STAFF:** Leong Lim, (214) 670-7753

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**SUBJECT**

Authorize a construction contract for the construction of the Arapaho Park Site Improvements project located at 7364 Tophill Lane – A S Con, Inc., lowest responsible bidder of six – Not to exceed \$465,400.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fun)

**BACKGROUND**

On May 7, 2021, six bids were received for the construction of the Arapaho Park-Site Improvements Project. This item authorizes the award of this construction contract to A S Con, Inc., lowest responsible bidder of six for the Base Bid and Alternate No. A2, in an amount not to exceed \$465,400.00.

The scope of work for Arapaho Park Site Improvements Project includes playground replacements including grading, concrete edge, loop trail, variable height cast in place retaining wall, engineer wood fiber 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>	<u>TRN</u>
Projects Completed	0	0	1	0
Active Projects	0	0	2	0
Change Orders	0	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	October 2019
Completed Design	April 2020
Begin Construction	September 2021
Complete Completion	February 2022

Authorize a construction contract for the construction of the Arapaho Park- Site Improvements project located at 7364 Tophill Lane – A.S.Con Inc., lowest responsible bidder of six – Not to exceed \$465,400 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund, Private funding, Match fund)

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

On October 10, 2019, the Park and Recreation Board, Planning and Design Committee was briefed on construction procurement.

**FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)	\$465,400.00	\$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 \$
\$465,400.00	Construction	32.00%	%	
<ul style="list-style-type: none"> <li>This contract meets the M/WBE goal.</li> <li>A S Con, Inc. - Local; Workforce - 100.00% Local</li> </ul>				

**PROCUREMENT INFORMATION**

The following six bids were received and opened on May 7, 2021:

\*Denotes the successful bidder

<b><u>Bidders</u></b>	<b><u>Base Bid</u></b>	<b><u>Alternate A2**</u></b>	<b><u>Total Bid</u></b>
*A S Con, Inc 15724 Golden Creek Road Dallas, TX 75248	\$151,400.00	\$314,000.00	\$465,400.00
Phillips May Corp	\$171,115.00	\$351,250.00	\$522,365.00
C. Greenscaping LP	\$187,704.78	\$326,132.00	\$513,836.78
North Rock Construction	\$230,144.66	\$320,863.35	\$551,008.01
Henneberger Construction	\$271,777.00	\$334,522.00	\$606,299.00
Wall Construction	\$288,830.00	\$367,600.00	\$656,430.00

\*\*Alternate A2 - Provides for the installation of Kompan playground equipment.



Authorize a construction contract for the construction of the Arapaho Park- Site Improvements project located at 7364 Tophill Lane – A.S.Con Inc., lowest responsible bidder of six – Not to exceed \$465,400 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund, Private funding, Match fund)

### **COMMITTEE ACTION**

The Planning and Design Committee will consider this item on June 17, 2021 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council consideration August 11, 2021.

### **STAFF RECOMMENDATION**

Staff recommends approval.

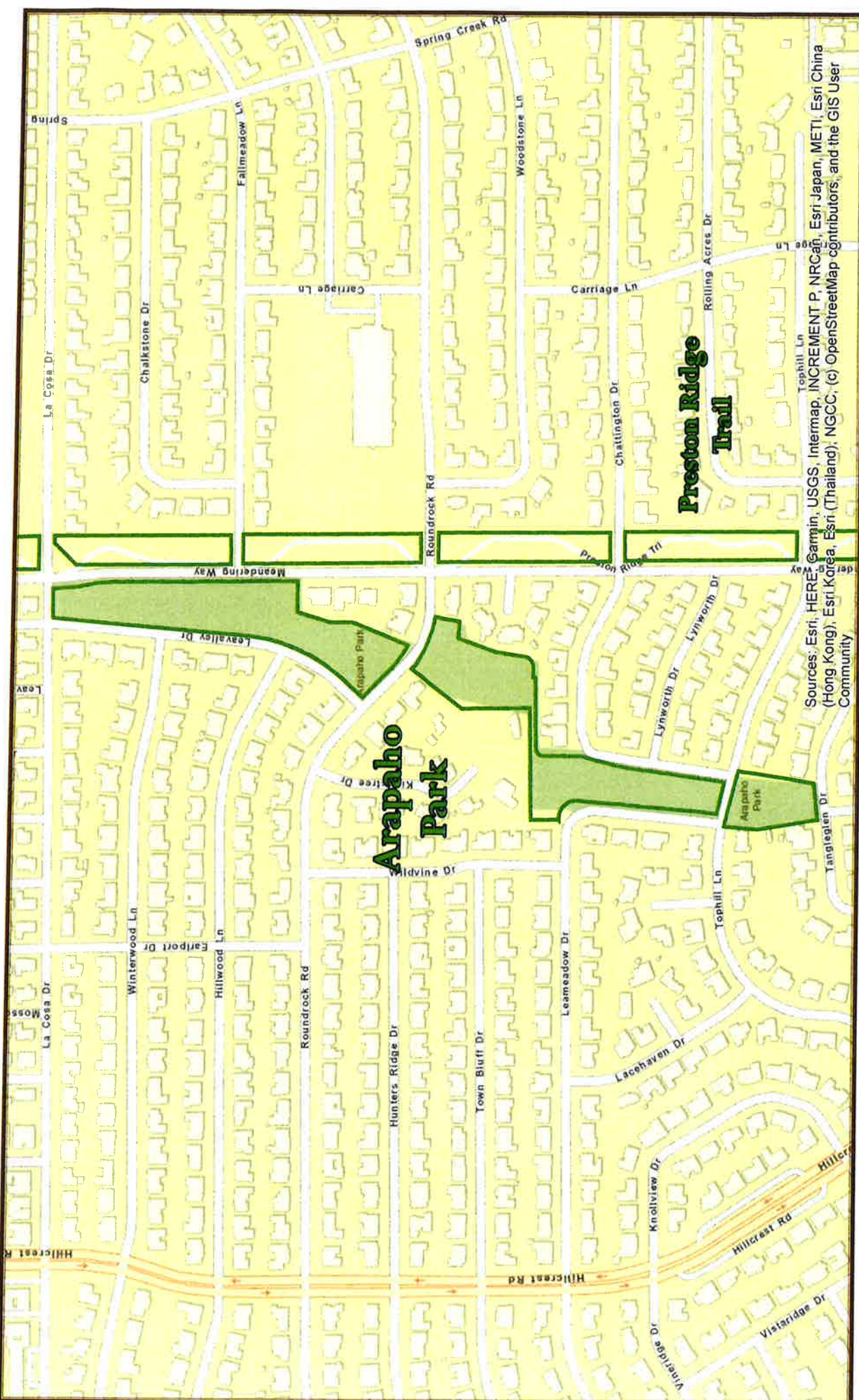
### **OWNER**

**A S Con, Inc.**

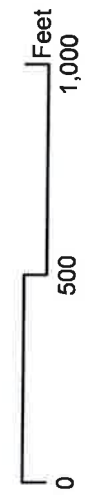
Ali Safdarinia, President

### **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



# Arapaho Park 7401 Tophill Lane

Dallas  
Park & Recreation

District  
11

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 17, 2021  
**COUNCIL DISTRICT:** 2  
**STAFF:** John Lawrence, (214) 670-4073

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**SUBJECT**

Authorize issuing alcohol permits to George Smith, to serve alcohol at the Sunday's In the Park event to be held at Reverchon Park, located at 3505 Maple Avenue. The events will be held from 1:00 p.m. to 5:00 p.m. between June 2021 and October 2021 – Estimated Revenue: \$1250

**BACKGROUND**

The Park and Recreation Board has the authority by City Code Sec.32-11.2(3) to approve alcohol consumption on park property. A request has been received by George Smith, to serve alcohol from 1:00 p.m. to 5:00 p.m. during his events which is held from June 2021 to October 2021. This will be the 1st (1) year for this event.

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

**2021 Sunday's in the Park Dates:**

June 20, 2021  
July 11, 2021  
August 22, 2021  
September 12, 2021  
October 31, 2021

**FISCAL INFORMATION**

Event organizers will pay a \$200 alcohol permit deposit and a \$250 non-refundable alcohol permit fee. Estimated Revenue: \$1250.

**COMMITTEE ACTION**

This will be presented on June 17, 2021 to the full Park and Recreation Board for consideration.

**STAFF RECOMMENDATION**

Staff recommends approval.

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 17, 2021  
**COUNCIL DISTRICT:** 14  
**STAFF:** M. Renee Johnson, (214) 670-8871

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**SUBJECT**

Approve the renaming of Belo Garden in Downtown Dallas to Civic Garden and authorize corresponding amendments to agreements with the City of Dallas to reflect the park name change, including: (1) the Belo Garden Endowment Agreement dated December, 2009 between the City of Dallas, Maureen H. and Robert W. Decherd, and others and (2) the Belo Garden Maintenance Agreement dated January 9, 2019 between the City of Dallas and Parks for Downtown Dallas - Financing: No cost consideration to the City

**BACKGROUND**

Parks for Downtown Dallas (formerly The Belo Foundation) requests that Belo Garden be renamed Civic Garden as a tribute to the men and women of *The Dallas Morning News* and WFAA-TV and other affiliated news organizations who have practiced distinguished journalism in Dallas since *The News* was established in 1885 by G. B. Dealey on behalf of A. H. Belo.

The request is submitted on behalf of Parks for Downtown Dallas, A. H. Belo Corporation (to be renamed DallasNews Corporation), Maureen H. and Robert W. Decherd, and the M.R. & Evelyn Hudson Foundation. All these parties have agreed to the Belo Garden name change to Civic Garden. Parks for Downtown Dallas will be responsible, at its expense, for the design, replacement and installation of new signage in the park to reflect the new name.

**FISCAL INFORMATION**

No cost consideration to the City.

**COMMITTEE ACTION**

The Park and Recreation Board will consider this item on June 17, 2021.

**ATTACHMENT**

Belo Garden Name Change Packet



**PARKS FOR DOWNTOWN DALLAS**

*For The Greener Good*

March 31, 2021

Ms. Calvert Collins-Bratton  
President  
Dallas Park and Recreation Board

Mr. John D. Jenkins  
Director  
Dallas Park and Recreation Department

1500 Marilla Street, Suite 6FN  
Dallas, Texas 75201

Dear Ms. Collins-Bratton and Mr. Jenkins,

I am writing on behalf of Parks for Downtown Dallas (formerly The Belo Foundation), Belo Corp., Maureen and Robert Decherd, and the Hudson Foundation to request that the name of Belo Garden in Downtown Dallas be changed to Civic Garden. This proposed name is in keeping with the intent of the aforementioned private sector donors who underwrote the entire cost of the park's construction in 2011 – 2012 and created two substantial endowments to support the park. It is their collective view that the park's current recognition of Alfred Horatio Belo is inconsistent with their original intent in light of the social justice movement underway in the United States.

You will recall that the donors' purpose in paying for this park's construction was two-fold: (1) to create a beautiful public space and encourage the implementation of the entire Downtown Parks Master Plan unanimously approved by the Park Board and City Council, and (2) to honor the women and men of *The Dallas Morning News* and WFAA-TV who have practiced distinguished journalism in Dallas beginning in 1885 when *The News* was established by G. B. Dealey on behalf of A. H. Belo. G. B. Dealey is widely regarded as one of the most impactful and far-sighted leaders in Dallas history.

Continued...

Ms. Calvert Collins-Bratton  
Mr. John D. Jenkins  
March 31, 2021  
Page 2

Parks for Downtown Dallas is the successor organization to The Belo Foundation, which was funded for more than 60 years by the parent company of *The News* and WFAA. We now focus exclusively on implementation of the Downtown Parks Master Plan and long-term advocacy for Downtown parks generally. Maureen and Robert Decherd are the largest donors to parks inside the freeway loop and continue to be heavily involved with the Master Plan's implementation.

Parks for Downtown Dallas will arrange and pay for the installation of new signage at Belo Garden provided we receive Park Board approval to proceed. Attached is the recommended language for the new dedication plaque.

Yours sincerely,

A handwritten signature in black ink that reads "Amy M. Meadows". The signature is written in a cursive, flowing style.

Amy M. Meadows  
President and Chief Executive Officer

## CIVIC GARDEN

Created to honor the employees of A. H. Belo Corporation and Belo Corp., past, present and future. These institutions have owned and uplifted *The Dallas Morning News* and WFAA-TV, as well as other news organizations across the United States. *The News* was founded by George Bannerman Dealey on October 1, 1885 on behalf of the owner of *The Galveston News*, A. H. Belo. Leading *The News* for the next 66 years, G. B. Dealey set the highest standards for journalism and civic engagement, both for the newspaper and personally. His commitment to these standards has been carried forward by his successors, making a deep and lasting impact on the well-being of Dallas and its citizens.

Civic Garden was made possible through the generosity of  
these institutions and individuals:

City of Dallas

Maureen H. and Robert W. Dechard

Belo Corp.

Downtown Dallas, Inc.

The Belo Foundation

M. R. & Evelyn Hudson Foundation

Dedicated April 11, 2012



# BELO GARDEN

Created to honor Almedo Hernando Belo (1839-1901) and the employees of A. H. Belo Corporation and Belo Corp. - past, present and future

A. H. Belo acquired *The Coliseum Daily News* in 1896 and George Benjamin Dealey established *The Dallas Morning News* in 1885. A. H. Belo's interest in 1885

Upon hearing of A. H. Belo's death, President Grover Cleveland said "I feel it to be a personal loss, as he was a friend to whom I was warmly attached, as a generous, high-minded, and an exceptionally able, fearless and conscientious journalist. His death is a loss to the entire country."

G. B. Dooley carried on A. H. Belo's journalistic standards until his own death in 1946, making a deep and lasting impact on Dallas

Belo Garden was made possible through the generosity of  
The A. H. Belo Foundation and individuals.

City of Dallas  
Dorothy V. Bell  
The Belo Foundation

Marcelino H. and Robert W. Doehring  
Downtown Dallas, Inc.  
M. H. & Emily Hudson Foundation

Deborah Ann H. H. Belo

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

**AGENDA DATE:** June 17, 2021  
**COUNCIL DISTRICT(S):** 7  
**STAFF:** John Lawrence, (214) 670-4073

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**SUBJECT**

Authorize a ten-year lease agreement with one five-year renewal option between Fair Park First and zoOceanarium Group, LLC to operate the Children's Aquarium located at 1462 First Avenue in Fair Park – Financing: No cost consideration to the City

**BACKGROUND**

On May 20, 2021, the Park and Recreation Board authorized adding The Children's Aquarium to the Fair Park First Management Agreement. This addition places the management and operations of the Children's Aquarium under Fair Park First. Pursuant to the Management Agreement, Fair Park First is authorized to negotiate leases in excess of a year term subject to Park and Recreation Board and City Council approval. Fair Park First has negotiated a lease agreement with zoOceanarium Group, LLC and seeks approval from the Park and Recreation Board and City Council.

The salient terms of the negotiated lease include the following:

Term: 10 years with one five-year renewal option.

Rent: zoOceanarium Group, LLC shall pay an annual base rent to Fair Park First in the amount of (a) \$25,000.00 during the term of the Commencement date until July 31, 2023, (b) \$50,000.00 during the term from and after August 1, 2023 until July 31, 2031 and (c) \$52,500.00 per year during the renewal option period. All payments shall be payable to Fair Park First in quarterly installments.

Tenant Improvement Allowance: On June 9, 2021 City Council approved an allocation of \$500,000.00 from the Equity Revitalization Capital Fund to be disbursed to Fair Park First. Under the terms of the negotiated lease Fair Park First proposes to use the \$500,000.00 to reimburse zoOceanarium Group, LLC for (i) certain costs in connection with improvements, (ii) obtaining an Association of Zoos and Aquariums (AZA) accreditation and (iii) other operational needs in order to open to the public and begin operations in the Premises, including related marketing and advertising expenses. The Park and Recreation Board approved this financing on May 20, 2021.

**BACKGROUND** (continued)

Performance Indicators: zoOceanarium Group, LLC will be required to provide performance indicators to Fair Park First on an annual basis. These indicators shall include the number of visitors, events and programs, projected net and gross operating revenues, capital improvements, charitable donations, as well as providing programs that provide access to underprivileged youth and their families.

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

On October 24, 2018, City Council authorized a twenty-year management contract, with two five-year extension options, with Fair Park First for the management and operation of Fair Park for the Park & Recreation Department by Resolution No. 18-1531.

On May 20, 2021, the Park and Recreation Board authorized **(1)** a first amendment to the management agreement with Fair Park First to amend sections 3.01(c), 3.01(f), 3.02 (a), 4.20, 14.03; and add a section 3.02(b) regarding maintenance and operation of the Children's Aquarium; and **(2)** funding through the Equity Revitalization Capital Fund and the General Fund.

On June 9, 2021, City Council authorized **(1)** a first amendment to the management agreement with Fair Park First to amend sections 3.01(c), 3.01(f), 3.02 (a), 4.20, 14.03; and add a section 3.02(b) regarding maintenance and operation of the Children's Aquarium; and **(2)** funding through the Equity Revitalization Capital Fund and the General Fund

**FISCAL INFORMATION**

No cost consideration to the City

**COMMITTEE ACTION**

The Park and Recreation Board will consider this item on June 17, 2021.

This item has been tentatively scheduled for City Council consideration on June 23, 2021.

**STAFF RECOMMENDATION**

Staff recommends approval.

**OWNER**

**zoOceanarium Group, LLC**

Chris Davis, Managing Director

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

**DATE:** June 17, 2021

**COUNCIL DISTRICT(S):** 14

**STAFF:** Ryan O'Connor, (214) 670-4124

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**SUBJECT**

Authorize (1) two Advanced Funding Agreements with Texas Department of Transportation (TxDOT) as follows: (i) on-system and; (ii) on-system maintenance and Amendment No. 1 (TxDOT Agreement No. CSJ 0916-07-034) for the Woodall Rodgers Park Deck Plaza Extension Structure On-System from west of Akard Street to St. Paul Street to provide funding for project costs in the amount of \$7,900,000.00 from Park and Recreation Facilities (B) Fund and assign TxDOT as the project lead to the entire project; and (2) execution of the Advanced Funding Agreements including all terms, conditions, and documents required by the agreements - Total amount of \$7,900,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

**BACKGROUND**

The City of Dallas and Woodall Rodgers Park Foundation (WRPF) have partnered on the design of the extension of the deck plaza to the west of the existing Klyde Warren Park with WRPF funding the design of the "Klyde Warren Park Phase 2" (KWP2) Project. These two Advanced Funding Agreements (AFAs) are for construction of the deck bridge structure and appurtenances only—the green space, i.e. building and park improvements, will be undertaken and solely funded by WRPF after TxDOT has completed construction of the deck bridge structure. Construction of KWP2 will be funded by a \$30,000,000.00 Surface Transportation Block Grant contribution from the North Central Texas Council of Governments (NCTCOG)/Regional Transportation Council (RTC). Of the \$30,000,000.00 in funding \$10,000,000.00 is to be repaid to NCTCOG/RTC. \$3,000,000.00 of the \$10,000,000.00 is anticipated to be paid back by the City Center TIF District and the remaining \$7,000,000.00 from private donations raised by WRPF. TxDOT will contribute \$8,708,810.00 towards construction. The City will contribute \$7,900,000.00 from 2017 Bond Funds. The remaining estimated \$10,240,000.00 for design is being funded by WRPF.

TxDOT's estimated total cost for the project (design and construction) is \$56,848,810.00.

This action will encumber \$7,900,000.00 of the City's obligation under the AFA.

Authorize (1) two Advanced Funding Agreements with Texas Department of Transportation (TxDOT) as follows: (i) on-system and; (ii) on-system maintenance and Amendment No. 1 (TxDOT Agreement No. CSJ 0916-07-034) for the Woodall Rodgers Park Deck Plaza Extension Structure On-System from west of Akard Street to St. Paul Street to provide funding for project costs in the amount of \$7,900,000.00 from Park and Recreation Facilities (B) Fund and assign TxDOT as the project lead to the entire project; and (2) execution of the Advanced Funding Agreements including all terms, conditions, and documents required by the agreements - Total amount of \$7,900,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) – Page 2

**BACKGROUND** (continued)

At completion of the project the City (Transportation Department) will be responsible for maintenance of the tunnel created by the deck bridge structure. In partnership with TXDOT, the tunnel inspection expenses (estimated \$500,000 every two years) will be funded by TXDOT until completion of the tunnel structure. Once completed, those costs will be reimbursed to TXDOT by the City (Transportation Department). The future park improvements will be operated and maintained through the City’s agreement with WRPF at no cost to the City.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	July 2012
Completed Design	November 2020
Begin Construction	December 2021
Complete Construction	August 2024

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

On October 24, 2019, the Park and Recreation Board authorized Supplemental Agreement No. 3 to the Development Agreement with WRPF.

On December 11, 2019, City Council authorized Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit foundation, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park (“Park”) located at 2012 Woodall Rodgers Freeway to (a) include the Klyde Warren Park Phase 2 Extension, as described below and to (b) include a nearby portion of unused City right-of-way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot to relocate the existing dog park component of the Park, which (a) and (b) collectively hereafter referred to as KWP2, by Resolution No. 19-1931.

**ESTIMATED SCHEDULE OF PROJECT**

Design Commenced	July 2012
Complete Design	November 2020
Begin Construction	December 2021
Complete Construction	August 2024

Authorize (1) two Advanced Funding Agreements with Texas Department of Transportation (TxDOT) as follows: (i) on-system and; (ii) on-system maintenance and Amendment No. 1 (TxDOT Agreement No. CSJ 0916-07-034) for the Woodall Rodgers Park Deck Plaza Extension Structure On-System from west of Akard Street to St. Paul Street to provide funding for project costs in the amount of \$7,900,000.00 from Park and Recreation Facilities (B) Fund and assign TxDOT as the project lead to the entire project; and (2) execution of the Advanced Funding Agreements including all terms, conditions, and documents required by the agreements - Total amount of \$7,900,000.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) – Page 3

**FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)	\$7,900,000.00	\$0.00	\$0.00

**COMMITTEE ACTION**

The Planning and Design Committee will meet and make a recommendation to the Park and Recreation Board on June 17, 2021.

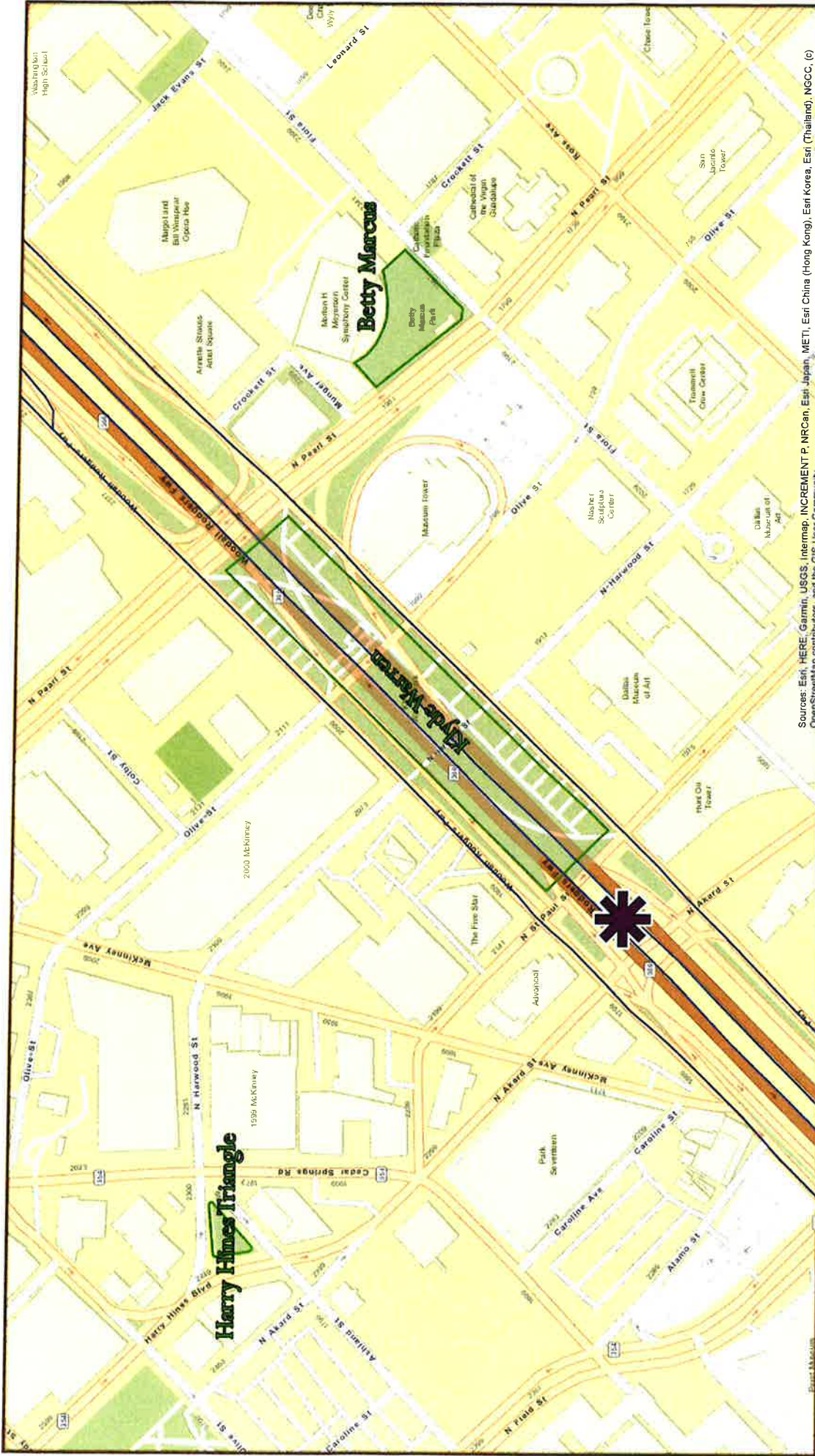
This item will be scheduled for City Council approval on June 23, 2021.

**STAFF RECOMMENDATION**

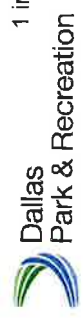
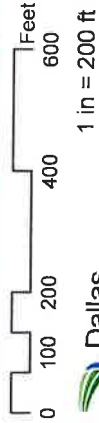
Staff recommends approval.

**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



# Klyde Warren Park Deck Plaza Extension

(Akard St to St. Paul St)

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

**DATE:** June 17, 2021  
**COUNCIL DISTRICT(S):** 14  
**STAFF:** Ryan O'Connor, (214) 670-4124

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**SUBJECT**

Authorize **(1)** an Interlocal Agreement between the Regional Transportation Council, the North Central Texas Council of Governments (NCTCOG), and the City of Dallas, and joined and consented to by the Woodall Rodgers Park Foundation (WRPF) to secure \$30,000,00.00 in federal Surface Transportation Block Grant (STBG) funds for the expansion of Klyde Warren Park, known as “Klyde Warren Park Phase 2” (KWP2), and available for the construction of KWP2 by a separate Advance Funding Agreement between the City and Texas Department of Transportation; **(2)** the repayment of approximately \$10,000,000.00 of STBG funds by the City to NCTCOG after completion of the project; and **(3)** execution of the ILA including all terms, conditions, and documents required by the agreement – Financing: This action has no cost consideration to the City (see Fiscal Information for future costs)

**BACKGROUND**

On December 18, 2018, the Regional Transportation Council (RTC) authorized a total of \$30,000,000.00 in federal Surface Transportation Block Grant (STBG) funds for the City of Dallas and Texas Department of Transportation (TxDOT) to assist with the funding of the KWP2 project of which \$10,000,000.00 must be repaid by sources determined by the City to North Central Texas Council of Governments (NCTCOG), as RTC’s fiscal agent.

On February 25, 2020, the City executed Supplement No. 3 with WRPF to facilitate park expansion and to provide for roles and responsibilities, design of the KWP2 project, and funding sources. The amendment to the agreement stipulated that WRPF would repay the \$10,000,000.00 repayment obligation, plus any interest accrued, from the following sources: approximately \$3,000,000.00 from City Center Tax Increment Financing District (TIF) funds, if approved by City Council, and \$7,000,000.00 from other sources.

WRPF joins and consents to the ILA for the purpose of affirming WRPF, and not the City, shall be responsible for repayment of the \$10,000,000.00 repayment obligation. WRPF shall deliver \$10,000,000.00 to the City for repayment to NCTCOG by lump sum at the completion of the project or by installments. If by installments repayment of \$3,000,000.00 from TIF funds shall be at no interest in three equal installments beginning upon the anticipated project completion date of August 1, 2024 and ending in 2035.



Authorize (1) an Interlocal Agreement between the Regional Transportation Council, the North Central Texas Council of Governments (NCTCOG), and the City of Dallas, and joined and consented to by the Woodall Rodgers Park Foundation (WRPF) to secure \$30,000,00.00 in federal Surface Transportation Block Grant (STBG) funds for the expansion of Klyde Warren Park, known as "Klyde Warren Park Phase 2" (KWP2), and available for the construction of KWP2 by a separate Advance Funding Agreement between the City and Texas Department of Transportation; (2) the repayment of approximately \$10,000,000.00 of STBG funds by the City to NCTCOG after completion of the project; and (3) execution of the ILA including all terms, conditions, and documents required by the agreement – Financing: This action has no cost consideration to the City (see Fiscal Information for future costs) – Page 2

### **BACKGROUND** (continued)

Seven million shall be from privately raised funds by WRPF, with an interest rate of 2.4% compounded annually, in 10 equal annual installments beginning on January 1, 2025 through January 1, 2034 for a total amount paid of \$7,956,840.00.

NCTCOG and RTC agree that nothing in the ILA creates a debt for the City for any purposes under applicable law.

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

On October 24, 2019, the Park and Recreation Board authorized Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation.

On December 11, 2019, City Council authorized Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit foundation, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park ("Park") located at 2012 Woodall Rodgers Freeway to (a) include the Klyde Warren Park Phase 2 Extension, as described below and to (b) include a nearby portion of unused City right-of-way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot to relocate the existing dog park component of the Park, which (a) and (b) collectively hereafter referred to as KWP2 by Resolution No. 19-1931.

### **FISCAL INFORMATION**

This action has no cost consideration to the City.

The estimated cost for the future development of Klyde Warren Park Phase 2 is approximately \$100.0M and will be funded by approximately \$10.0M from Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund), approximately \$60.0M from private sources, and \$30.0M from NCTCOG of which \$10.0M will be reimbursed by the following: approximately \$3.0M from TIF funds, if approved by City Council, and \$7.0M from other sources.

### **COMMITTEE ACTION**

The Planning and Design Committee will meet and make a recommendation to the Park and Recreation Board on June 17, 2021

This item will be scheduled for City Council approval on June 23, 2021.

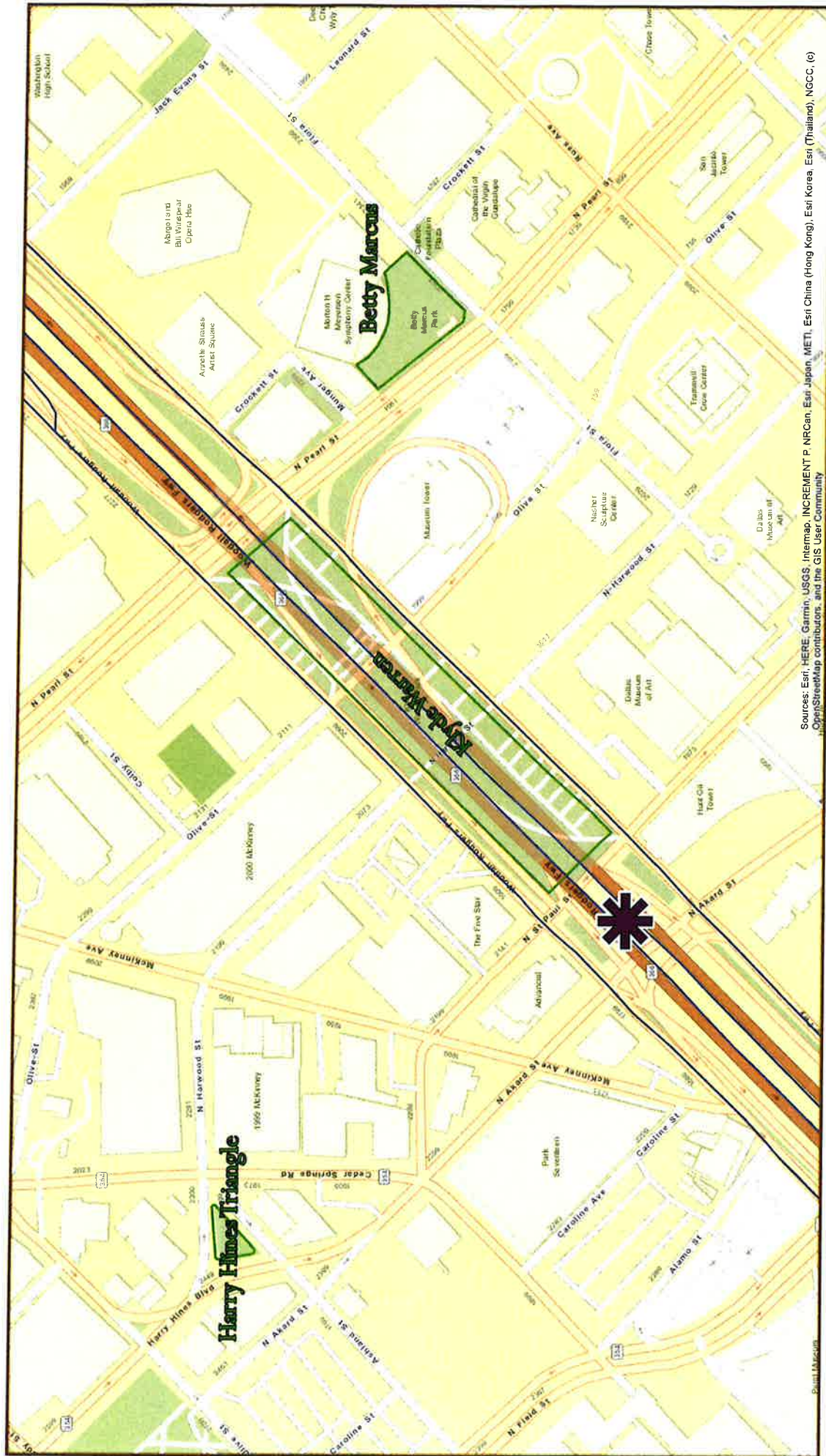
Authorize (1) an Interlocal Agreement between the Regional Transportation Council, the North Central Texas Council of Governments (NCTCOG), and the City of Dallas, and joined and consented to by the Woodall Rodgers Park Foundation (WRPF) to secure \$30,000,00.00 in federal Surface Transportation Block Grant (STBG) funds for the expansion of Klyde Warren Park, known as "Klyde Warren Park Phase 2" (KWP2), and available for the construction of KWP2 by a separate Advance Funding Agreement between the City and Texas Department of Transportation; (2) the repayment of approximately \$10,000,000.00 of STBG funds by the City to NCTCOG after completion of the project; and (3) execution of the ILA including all terms, conditions, and documents required by the agreement – Financing: This action has no cost consideration to the City (see Fiscal Information for future costs) – Page 3

### **STAFF RECOMMENDATION**

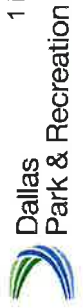
Staff recommends approval.

### **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



## Klyde Warren Park Deck Plaza Extension (Akard St to St. Paul St)

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

**AGENDA DATE:** June 17, 2021  
**COUNCIL DISTRICT(S)** 12  
**STAFF:** Ryan O'Connor (214) 670-4124

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**SUBJECT**

Authorize approval of an interlocal agreement for a term of thirty years between the City of Dallas and the Plano Independent School District for shared access of campus grounds and the design and construction of park improvements at Frankford Middle School located at 7706 Osage Plaza Parkway - Not to exceed \$1,200,000.00 - Financing: Capital Gifts Donation and Development Fund

**BACKGROUND**

Throughout Dallas, there are areas that are deficient in park land and open space. A strategy utilized nationally to increase resident access to parks and open spaces is to partner with schools to make their campuses available to the neighboring residents. By partnering with Plano Independent School District (PISD), the City will be able to fill a service gap without the need to acquire new park land. Approval of this item will support an overall initiative to ensure as many residents as possible have access to a park or open space within a ten-minute walk of their home.

This agreement focuses on an underutilized portion of the Frankford Middle School campus.

**Deal Points:**

- 30-year term for the westernmost portion of the Frankford Middle School campus for park use (See attached exhibit "Park Area")
- This new park will operate during normal park hours
- City to design, construct, and maintain park improvements to include a playground, loop trail with fitness stations, and a pavilion within designated "Park Area"
- City to only maintain the improvements to the western edge of the campus, not the entire campus
- All improvements will become the property of PISD
- Park improvement project has a not to exceed amount of \$1,200,000.00

**BACKGROUND** (continued)

Deal Points (continued):

- The City has two years to complete construction of the project upon execution of the agreement
  - If the City fails to complete project within specified time, PISD has option to finish the project at City’s expense (finish-out costs must be agreed upon)
  - If no agreement on finish-out cost, the City shall restore property to original condition
- PISD may reserve the park for “District Sponsored Events” with two weeks advance notification
- If City utilizes a contractor to build improvements, contractor will add PISD as an additional insured
- Both parties are responsible for their own negligence
- Contract termination – 90-day notice

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

This item has no prior action.

**FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Capital Gifts Donation and Development Fund	\$1,200,000.00	\$0.00	\$0.00

**COMMITTEE ACTION**

On June 17, 2021, the Planning and Design Committee will consider this item. The Full Board will consider this on August 5, 2021.

This item is tentatively scheduled for City Council consideration in August 11, 2021.

**STAFF RECOMMEDATION**

Staff recommends approval

**MAP**

Attached

# Frankford Middle School Campus

8/24/2020

Google Earth



100%

Camera: 567 ft, 52°59'47"N, 96°45'59"W

<https://www.google.com/websearch/#Frankford+Middle+School,+Orange+Park+Parkway,+Dallas,+TX,+USA/@32.98294579,-96.77117062,263.4405463m,763.087064466,36y,0n,0l,0v/data=!CgAqAgC>

# Frankford Middle School Campus

## The Park Plan

PARK AT FRANKFORD MIDDLE SCHOOL

February 1, 2021

Dallas Park & Recreation



**STEP PLAN-Option 5 (Total Estimated Project Cost = \$1,200,000)**  
Scale 1" = 40'