



# **DALLAS PARK AND RECREATION BOARD AGENDA**

**THURSDAY, JUNE 7, 2018  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
214-670-4078**

**9:00 am: Administration and Finance Committee, Room 6FS  
8:00 am: Planning and Design Committee, Room 6FN  
10:00 am: Park and Recreation Board, Room 6FN**



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

## Public Notice

18 05 27

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CITY SECRETARY  
DALLAS, TEXAS

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DALLAS PARK AND RECREATION BOARD  
ADMINISTRATION AND FINANCE COMMITTEE  
DALLAS CITY HALL, ROOM 6FS  
1500 MARILLA STREET, DALLAS, TEXAS 75201  
THURSDAY, JUNE 7, 2018  
(9:00 A.M.)

### AGENDA

#### BRIEFINGS

1. The Conservancy Annual Report (John Lawrence)
2. Bird Feeding at Bachman Lake Park (Oscar Carmona)

#### CONSENT ITEM

**PARK BOARD AGENDA ITEM NO. 4** – Tokalon Park (9) – Authorize an alcohol permit request by Colin Carroll to serve alcohol at the Lakewood 4<sup>th</sup> of July Parade to be held at Tokalon Park, located at 7100 Tokalon Drive. The event will be held on Wednesday, July 4, 2018 from 7:00 a.m. to 1:00 p.m. – Estimated Revenue: \$250 (This is a recurring item)

**PARK BOARD AGENDA ITEM NO. 5** – Flag Pole Hill Park (10) – Authorize an alcohol permit request by Todd Bowen to serve alcohol at the Lake Highlands Oktoberfest to be held at Flag Pole Hill Park, located at 8015 Doran Circle. The event will be held on Saturday, September 29, 2018 from 8:00 a.m. to 12:00 a.m. – Estimated Revenue: \$250 (This is a recurring item)

**PARK BOARD AGENDA ITEM NO. 6** – Master Agreement (Citywide) – Authorize a three-year master agreement for the purchase of steel drum receptacles, lids, and bases with Tamra Group, Inc. dba Engage Industrial Solutions, lowest responsive and responsible bidder of four – Total award not to exceed \$405,889 – Financing: General Funds (**deferred on May 17, 2018**)

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

#### DISCUSSION ITEM

1. Special Events Fees Adjustment (John Lawrence)



DALLAS PARK AND RECREATION BOARD – PAGE 2  
ADMINISTRATION AND FINANCE COMMITTEE  
DALLAS CITY HALL, ROOM 6FS  
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THURSDAY, JUNE 7, 2018  
(9:00 A.M.)

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

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Jesse Moreno, Chair  
Becky Rader, Vice Chair

Barbara Barbee  
Timothy W. Dickey

Jeff Kitner

Paul Sims

Bo Slaughter

## Public Notice

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DALLAS, TEXAS

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DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE  
DALLAS CITY HALL, ROOM 6FN  
1500 MARILLA STREET, DALLAS, TEXAS 75201  
THURSDAY, JUNE 7, 2018  
(8:00 A.M.)

### AGENDA

#### ACTION ITEMS

**PARK BOARD AGENDA ITEM NO. 8** – Aquatics Centers Phase 2 (3, 6, 7, 9) – Authorize an architectural services contract to Kimley-Horn and Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Aquatics Phase 2 projects to be constructed at Bachman Park (2750 Bachman Drive), Bahama Beach Waterpark (1895 Campfire Circle), Exline Park (2525 Pine Street), and Harry Stone Park (2403 Millmar Drive) Road – Not exceed \$2,600,000 – Financing: 2017 Bond Funds

**PARK BOARD AGENDA ITEM NO. 9** – Runyon Creek Trail (8) – Authorize 1) acceptance of a reimbursable matching grant in the amount of \$1,000,000 from Texas Parks and Wildlife Department's Urban Outdoor Recreation Grant program for the development of Runyon Creek Trail Phase 2; and 2) execution of an agreement with the Texas Parks and Wildlife Department for the construction of the trail located at 1900 East Camp Wisdom Road – Financing: No cost consideration to the City (future match funding provided by 2012 Bond Funds and the University of North Texas at Dallas)

**PARK BOARD AGENDA ITEM NO. 10** – Northaven Trail Phase 2A (13) – Authorize a hike and bike trail license agreement with Oncor for use of Oncor property for construction, operation, and maintenance of Northaven Trail Phase 2A from Cinderella Lane to Preston Road – Financing: No cost consideration to the City

**PARK BOARD AGENDA ITEM NO. 11** – Northaven Trail Phase 2A (13) – Authorize a Project Specific Agreement with Dallas County (County Transportation Major Capital Improvement Projects 40226) for trail design and construction of Northaven Trail Phase 2A from Cinderella Lane to Preston Road – Not to exceed \$4,961,437.04 – Financing: 2006 Bond Funds (\$788,738.52); 2012 Bond Funds (\$1,703,230.00); City of Dallas total – \$2,491,968.52; and Major Capital Improvement Program (MCIP) Funds (\$2,469,968.52) for Overall Total Project Cost (\$4,961,437.04)



DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE – PAGE 2  
DALLAS CITY HALL, ROOM 6FN  
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THURSDAY, JUNE 7, 2018  
(8:00 A.M.)

**PARK BOARD AGENDA ITEM NO. 12** – Northaven Trail Phase 2B and 2C (6, 13) – Authorize Amendment No. 1 to the Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 40226, for Northaven Trail Phase 2B and 2C from Denton Drive to Cinderella Lane, to provide funding for additional costs – Not to exceed \$133,012.52 – Financing: 2006 Bond Funds and 2012 Bond Funds

**PARK BOARD AGENDA ITEM NO. 13** – Northaven Trail Phase 2A (13) – Authorize a construction contract to RoeschCo Construction, Inc., best value proposer of seven, for the Northaven Trail Phase 2A located from east of Preston Road to Cinderella Lane – Not to exceed \$3,616,700 – Financing: 2006 Bond Funds (\$791,587.85); 2012 Bond Funds (\$1,028,012.15); and Dallas County Major Capital Improvement Projects (MICP) Funds (\$1,797,100)

**PARK BOARD AGENDA ITEM NO. 14** – Mockingbird Bridge (9) – Authorize an advanced funding agreement with the Texas Department of Transportation for voluntary local government contributions to transportation improvement projects for Bridge Improvements of the Mockingbird Lane/Peavy Bridge over Buckner Boulevard – Not to exceed \$72,122.56 – Financing: 2006 Bond Funds

**PARK BOARD AGENDA ITEM NO 15** – Public Arts Projects list (Citywide) – Authorize the approval of revisions to the proposed Public Art Projects list for the 2017 Bond Program in compliance with the City's Public Art Ordinance (Dallas City Code, Chapter 2, Article X) – Financing: No cost consideration to the City

**PARK BOARD AGENDA ITEM NO. 16** – Singing Hills Recreation Center (8) – Authorize a construction contract with 3i Contracting, LLC, best value proposer of six, for the Singing Hills Replacement Recreation Center Phase 2 located at 6805 Patrol Way – Not to exceed \$5,950,000 – Financing: 2017 Bond Funds

**PARK BOARD AGENDA ITEM NO. 17** – Interlocal Agreement (Citywide) – Authorize a contract with METCO Engineering through an interlocal agreement with Dallas County to provide Job Order Contract services for facility projects through November 7, 2019, with two one-year renewal options – Not to exceed \$4,000,000 for year one – Financing: Funding is subject to appropriations from Bond Funds and General Funds

**PARK BOARD AGENDA ITEM NO. 18** – Music Hall at Fair Park/African American Museum/Aquarium Annex (7) – Authorize a Design-Build services contract with Harrison, Walker & Harper, LP. to provide pre-design and pre-construction services; an early construction package; and architectural and engineering services for the design and construction of the Facility Improvements at the Music Hall at Fair Park (909 First Avenue), African American Museum (3536 Grand Avenue) and Aquarium Annex (1458 First Avenue), – Not to exceed \$930,303 – Financing: 2017 Bond Funds



DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE – PAGE 3  
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1500 MARILLA STREET, DALLAS, TEXAS 75201  
THURSDAY, JUNE 7, 2018  
(8:00 A.M.)

**PARK BOARD AGENDA ITEM NO. 19 – Hall of State (7) – Authorize an architectural services contract with M. Arthur Gensler, Jr & Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, procurement, and construction administration phases for the Hall of State Facility Improvements Project, 3939 Grand Avenue – Not to exceed \$1,257,359 – Financing: 2017 Bond Funds**

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

**BRIEFING ITEMS**

**NONE**

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of Governmental Entities**

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**DALLAS PARK AND RECREATION BOARD**  
**DALLAS CITY HALL**  
**1500 MARILLA STREET, ROOM 6FN**  
**DALLAS, TEXAS 75201**  
**THURSDAY, JUNE 7, 2018 10:00 A.M.**  
**(Public Speakers sign in by 9:30 A.M.)**

Public Notice

2018 JUN -1 AM 10:54

18 05 28

CITY SECRETARY  
DALLAS, TEXAS

POSTED CITY SECRETARY  
DALLAS, TX

Robert Abtahi, President, District 15

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

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

1. Speakers
2. Approval of Minutes of the May 17, 2018 Park and Recreation Board Meeting
3. Recent Police Activity in the Park System:  
Rick Watson, Deputy Chief, Dallas Police Department

**CONSENT AGENDA (ITEMS 4 – 19)**

**ADMINISTRATION AND FINANCE COMMITTEE**

4. Tokalon Park (9) – Authorize an alcohol permit request by Colin Carroll to serve alcohol at the Lakewood 4<sup>th</sup> of July Parade to be held at Tokalon Park, located at 7100 Tokalon Drive. The event will be held on Wednesday, July 4, 2018 from 7:00 a.m. to 1:00 p.m. – Estimated Revenue: \$250 (This is a recurring item)
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7. Texas Discovery Gardens (7) – Authorize an increase to the Texas Discovery Gardens general admissions fee, beginning July 1, 2018. Financing: No cost consideration to the City (**committee briefed May 17, 2018**)



**DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 2**  
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**THURSDAY, JUNE 7, 2018, 10:00 A.M.**

**PLANNING AND DESIGN COMMITTEE**

8. Aquatics Centers Phase 2 (3, 6, 7, 9) – Authorize an architectural services contract to Kimley-Horn and Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Aquatics Phase 2 projects to be constructed at Bachman Park (2750 Bachman Drive), Bahama Beach Waterpark (1895 Campfire Circle), Exline Park (2525 Pine Street), and Harry Stone Park (2403 Millmar Drive) Road – Not exceed \$2,600,000 – Financing: 2017 Bond Funds
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**THURSDAY, JUNE 7, 2018, 10:00 A.M.**

**PLANNING AND DESIGN (continued)**

14. Mockingbird Bridge (9) – Authorize an advanced funding agreement with the Texas Department of Transportation for voluntary local government contributions to transportation improvement projects for Bridge Improvements of the Mockingbird Lane/Peavy Bridge over Buckner Boulevard – Not to exceed \$72,122.56 – Financing: 2006 Bond Funds
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17. Interlocal Agreement (Citywide) – Authorize a contract with METCO Engineering through an interlocal agreement with Dallas County to provide Job Order Contract services for facility projects through November 7, 2019, with two one-year renewal options – Not to exceed \$4,000,000 for year one – Financing: Funding is subject to appropriations from Bond Funds and General Funds
18. Music Hall at Fair Park/African American Museum/Aquarium Annex (7) – Authorize a Design-Build services contract with Harrison, Walker & Harper, LP. to provide pre-design and pre-construction services; an early construction package; and architectural and engineering services for the design and construction of the Facility Improvements at the Music Hall at Fair Park (909 First Avenue), African American Museum (3536 Grand Avenue) and Aquarium Annex (1458 First Avenue), – Not to exceed \$930,303 – Financing: 2017 Bond Funds
19. Hall of State (7) – Authorize an architectural services contract with M. Arthur Gensler, Jr & Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, procurement, and construction administration phases for the Hall of State Facility Improvements Project, 3939 Grand Avenue – Not to exceed \$1,257,359 – Financing: 2017 Bond Funds



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**DALLAS, TEXAS 75201**  
**THURSDAY, JUNE 7, 2018, 10:00 A.M.**

**BRIEFINGS**

- 20. Park Property Surveys  
Oscar Carmona, Assistant Director
  
- 21. Reverchon Ball Park  
Louise Elam, Assistant Director

**ITEM FOR INDIVIDUAL CONSIDERATION**

- 22. Reverchon Ball Park (2) – Authorize a 30-year development, operation and maintenance agreement with two, five-year renewal options with Reverchon Sports and Entertainment, LLC, a Texas limited liability company, for a proposed new baseball field and stadium located at Reverchon Park, 3505 Maple Avenue – Annual Revenue: \$18,000

**OTHER/NON-ACTION ITEMS**

- 23. 2017 Bond Program Update  
Louise Elam, Assistant Director
  
- 24. Park and Recreation Board Members Liaison Reports: Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas, Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Trail, Oak Lawn Park and Arlington Hall Conservancy, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, The Woodall Rodgers Park Foundation/Klyde Warren Park
  
- 25. Staff Announcements – Upcoming Park and Recreation Department Events
  
- 26. Next Park and Recreation Board Regular Meeting: Thursday, June 21, 2018 at Samuel Grand Recreation Center.
  
- 27. Adjournment

**DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 5**  
**DALLAS CITY HALL**  
**1500 MARILLA STREET, ROOM 6FN**  
**DALLAS, TEXAS 75201**  
**THURSDAY, JUNE 7, 2018, 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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**of Governmental Entities**

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Regular Meeting: Robert Abtahi, President, presiding

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

Absent: NONE

President Abtahi convened the regular meeting at 9:32 a.m. A quorum of the Board was present. President Abtahi acknowledged Joan Walne and Lois Finkelman, former Park Board Presidents, who were also in attendance.

Agenda Item 1. Gregg Hudson, President, Dallas Zoo gave a welcome and introduction. Mr. Hudson introduced Kevin Hanrahan, Chair of the Zoo Board.

Agenda Item 2. Speakers: None

Agenda Item 3. A motion by Bo Slaughter, seconded by Barbara Barbee, to approve the minutes of the May 3, 2018 Park and Recreation Board Meeting, was carried. The vote was unanimous.

#### **CONSENT AGENDA (ITEMS 4 - 8)**

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

Agenda Items 6 was pulled from the Consent Agenda for Individual Consideration. President Abtahi placed Agenda Item 10 – Trinity River Audubon Center Briefing just before this individual item was taken up by the Board.

Agenda Item 4. Grant (Citywide) – A motion by Robb Stewart, seconded by Bo Slaughter to authorize entering a Sub-Grant Memorandum of Understanding between the Dallas Parks Foundation (“DPF”) and the City of Dallas, through its Dallas Park and Recreation Department (“City”) for implementation of a community outreach outdoor program – Financing: Receipt of grant from Texas Parks and Wildlife Department Community Outreach Outdoor Program \$45,509, was carried. The vote was unanimous.

Agenda Item 5. Master Agreement (Citywide) – A motion by Robb Stewart, seconded by Bo Slaughter to defer this item to the next Park Board meeting since no action was taken by the Administration and Finance Committee, was carried by unanimous vote. The item: Authorize a three-year master agreement for the purchase of steel drum receptacles, lids, and bases with Tamra Group, Inc. dba Engage Industrial Solutions, lowest responsive and responsible bidder of four – Total award not to exceed \$405,889 – Financing: General Funds.

Agenda Item 6. Trinity River Audubon Center (8) – A motion by Robb Stewart, seconded by Sonya Woods to approve a Supplemental Agreement to modify Section 5 and Section 9 of the management services agreement between the City of Dallas and the National Audubon Society, Inc. – Financing: No cost consideration to the city, was carried. The vote was unanimous.

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

Agenda Item 7. Hamilton Park (10) – A motion by Robb Stewart, seconded by Bo Slaughter to authorize a public hearing to be held on August 8, 2018 to receive comments, and Council action, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, on the proposed use of a portion of Hamilton Park, located at 12100 Willowdell Drive, totaling approximately 39 square feet of land, for the installation of an outdoor warning siren by the Office of Emergency Management, to provide warning siren system coverage for the benefit of the public – Financing: No cost consideration to the City, was carried. The vote was unanimous.

DRAFT

Agenda Item 8. Crawford Memorial Park (5) – A motion by Robb Stewart, seconded by Bo Slaughter to authorize a conveyance of easement containing approximately 30,680 square feet of land to Oncor Electric Delivery Company, LLC for the sole use of Crawford Memorial Park for the Crawford Park Regional Family Aquatic Center project — Financing: No cost consideration to the City, was carried. The vote was unanimous.

### **BRIEFINGS**

Agenda Item 9. Dallas Afterschool Programs was presented by Crystal Ross, Assistant Director. Ms. Ross introduced Christina Hanger, CEO of Dallas Afterschool, and Shareea Woods, Director of After the Bell Alliance, who presented in-depth information regarding Afterschool Programs. A booklet of information was passed out to each Board member.

Agenda Item 10. Trinity River Audubon Society Annual Report was presented by John Lawrence, Senior Park Manager. Mr. Lawrence introduced Lucy Hale, Center Director of the Trinity Audubon Center to present the annual report.

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

Agenda Item 11. It's My Park Day Recap was presented by Oscar Carmona, Assistant Director.

Agenda Item 12. 2017 Bond Program update was presented by Louise Elam, Assistant Director. Ms. Elam handed out a worksheet listing the status of the various Bond Projects.

Paul Sims requested that staff bring design items to the committees to gain input before going to the Full Board.

Agenda Item 13. 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, Oak Lawn Park and Arlington Hall Conservancy, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, The Woodall Rodgers Park Foundation/Klyde Warren Park were as follows:

Barbara Barbee reported that the Administration and Finance Committee heard the Texas Discovery Gardens report and an item will be brought before the Board.

Agenda Item 14. Staff announcements regarding upcoming Park and Recreation Department events.

Daniel Huerta, Assistant Director introduced Ms. KelVon Greer, who was nominated by Ryan Bonifas, Manager, for and received the International Association of Venue Managers (IAVM) 30 under 30 Award. Mr. Huerta showed a brief video of KelVon's 'application'.

Willis Winters, Director, distributed a letter addressed to City officials from the Friends of Dallas Parks showing their support for the Parkland Dedication Ordinance – that would be going before the City Council for consideration.

Bo Slaughter announced that the new Signing Hills Recreation Center gym received a successful bid from a minority-owned company to assist with the construction. Mr. Slaughter thanked Louise Elam, Assistant Director, for her assistance and guidance.

Agenda Item 15. Next Park and Recreation Board Regular Meeting will be held Thursday, June 7, 2018 at Dallas City Hall.

Agenda Item 18. President Abtahi adjourned the Board meeting at 11:50 a.m.

Anthony M. Becker, Interim Secretary  
Park and Recreation Board

Robert Abtahi, President  
Park and Recreation Board

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

DRAFT

## MEMORANDUM

**DATE:** June 1, 2018

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

**SUBJECT:** June 7, 2018 Park and Recreation Board Agenda Items - MWBE

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On Thursday, June 7, 2018, the Dallas Park and Recreation Board will consider the following agenda items:

**Item No. 8 Aquatics Centers Phase 2** – Authorize an architectural services contract to Kimley-Horn and Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Aquatics Phase 2 projects to be constructed at Bachman Park (2750 Bachman Drive), Bahama Beach Waterpark (1895 Campfire Circle), Exline Park (2525 Pine Street), and Harry Stone Park (2403 Millmar Drive) Road – Not exceed \$2,600,000 – Financing: 2017 Bond Funds

**Item No. 16 Singing Hills Recreation Center** – Authorize a construction contract with 3i Contracting, LLC, best value proposer of six, for the Singing Hills Replacement Recreation Center Phase 2 located at 6805 Patrol Way – Not to exceed \$5,950,000 – Financing: 2017 Bond Funds

For both items, the M/WBE information is still pending, but the information will be provided prior to the Board meeting. We did not want to delay these items due to the upcoming July recess and the sensitive schedule for these projects.

Please do not hesitate to contact Louise Elam at 214-670-5275 if you have any questions.

A handwritten signature in cursive script, appearing to read "Willis C. Winters".

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

**MEMORANDUM**

**DATE:** June 1, 2018  
**TO:** Robert Abtahi, President, and  
Members of the Dallas Park and Recreation Board  
**SUBJECT:** June 7, 2018 Park and Recreation Board Briefings

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On Thursday, June 7, 2018, the following briefings will be presented to the Dallas Park and Recreation Board:

-Park Property Surveys,  
Oscar Carmona, Assistant Director, Park and Recreation

-Reverchon Ball Park,  
Louise Elam, Assistant Director, Park and Recreation

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

A handwritten signature in cursive script, appearing to read "Willis C. Winters".

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



**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 7, 2018  
**COUNCIL DISTRICT:** 9  
**STAFF:** John Jenkins, (214) 670-4073

---

**SUBJECT**

Authorize an alcohol permit request by Colin Carroll to serve alcohol at the Lakewood 4<sup>th</sup> of July Parade to be held at Tokalon Park, located at 7100 Tokalon Drive. The event will be held on Wednesday, July 4, 2018 from 7:00 a.m. to 1:00 p.m. – Estimated Revenue: \$250 (This is a recurring item)

**BACKGROUND**

The Park and Recreation Board has the authority by City Code Sec.32-11.3(3) to approve alcohol consumption on park property. A request has been received by Colin Carroll, with Lakewood 4<sup>th</sup> of July Parade, to serve alcohol from 7:00 a.m. to 1:00 p.m. on Wednesday, July 4, 2018. This will be the sixth (6) year for this recurring event with no issues reported from past events. The estimated attendance is 1800 participants.

The Alcoholic Beverage Permit Conditions document has been given to the event organizers, who will be required to meet all of the conditions including 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.

**FISCAL INFORMATION**

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

**COMMITTEE ACTION**

The Administration and Finance Committee will consider this request on June 7, 2018 and will present its recommendation to the full Park and Recreation Board on the same day.

**STAFF RECOMMENDATION**

Staff recommends approval.

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 7, 2018  
**COUNCIL DISTRICT:** 10  
**STAFF:** John Jenkins, (214) 670-4073

---

**SUBJECT**

Authorize an alcohol permit request by Todd Bowen to serve alcohol at the Lake Highlands Oktoberfest to be held at Flag Pole Hill Park, located at 8015 Doran Circle. The event will be held on Saturday, September 29, 2018 from 8:00 a.m. to 12:00 a.m. – Estimated Revenue: \$250 (This is a recurring item)

**BACKGROUND**

The Park and Recreation Board has the authority by City Code Sec.32-11.3(3) to approve alcohol consumption on park property. A request has been received by Todd Bowen, with Exchange Club of Lake Highlands, to serve alcohol from 8:00 a.m. to 12:00 a.m. Saturday, September 29, 2018. This will be the third (3) year for this recurring event with no issues reported from past events. The estimated attendance is 5500 participants.

The Alcoholic Beverage Permit Conditions document has been given to the event organizers, who will be required to meet all of the conditions including 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.

**FISCAL INFORMATION**

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

**COMMITTEE ACTION**

The Administration and Finance Committee will consider this request on June 7, 2018 and will present its recommendation to the full Park and Recreation Board on the same day.

**STAFF RECOMMENDATION**

Staff recommends approval.

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

**DATE:** June 7, 2018

**COUNCIL DISTRICT:** All

**STAFF:** Oscar Carmona (214) 670-8871

---

**SUBJECT**

Authorize a three-year master agreement for the purchase of steel drum receptacles, lids, and bases with Tamra Group, Inc. dba Engage Industrial Solutions, lowest responsive and responsible bidder of four – Total award not to exceed \$405,889 – Financing: General Funds

**BACKGROUND**

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

This master agreement will allow the Park and Recreation Department to purchase steel drum receptacles, lids, and bases that will be used as the primary refuse repositories in and around City parks.

The steel drum receptacles, lids and bases will be 100% powder coated and fabricated according to optimal specifications. This will help address some of the issues the Park and Recreation Department has encountered with previous receptacles. These issues include having to replace receptacles on an annual basis due to inferior quality in materials, manufacturing, and assembly, as well as delayed & non-shipment of products.

The innovative design, in addition to the powder coating on the steel drums will mitigate the cost per annum of these receptacles by increasing steel drum strength and reliability whilst reducing rust. This will allow for a more sustainable and durable product increasing the average life expectancy of these steel drums by at least five (5) years.

The design specifications will also ensure uniformity and consistency in construction, whereas components from previous steel drums were incompatible with one another. The receptacles will be powder coated green and recycle blue complementing the aesthetics of the parks and park amenities.

**MWBE 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:

<u>Contract Amount</u>	<u>Category</u>	<u>M/WBE Goal</u>	<u>M/WBE%</u>	<u>M/WBE \$</u>
\$405,889.00	Goods	18.00%	0.00%	\$0.00

**BID INFORMATION**

The following bids were received from solicitation number BW1802 and were opened on March 3, 2018. This master agreement is to be awarded in its entirety to the lowest responsive and responsible bidder.

\*Denotes successful bidder

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Tamra Group, Inc. dba Engage Industrial Solutions	1052 South 2 <sup>nd</sup> Ave Mansfield, TX 76063	\$405,888.75
Luttrell Welding Services, LLC	372 Co Rd 4576 Boyd, TX 76023	\$466,125.00
Surpass, Inc. dba A Plus Industrial Installation	2440 N Interstate 35 E Lancaster, TX 75134	\$554,995.50
Busch Systems International, Inc.	81 Rawson Ave Barrie, Ontario Canada	Non-responsive

\*\*Busch Systems International, Inc. was deemed non-responsive due to not meeting bid specifications.

**OWNER**

**Tamara Group, Inc. dba Engage Industrial Solutions**

Tamra Skalley, President  
 Carl Skalley, Vice President

Authorize a three-year master agreement for the purchase of steel drum receptacles, lids, and bases with Tamra Group, Inc. dba Engage Industrial Solutions, lowest responsive and responsible bidder of four – Total award not to exceed \$405,889 – Financing: General Fund - Page 3

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

On February 25, 2009, City Council authorized a three-year master agreement for the purchase of steel trash receptacles with lids by Resolution No. 09-0490.

**FISCAL INFORMATION**

\$405,889.00 – Financing: General Funds

**COMMITTEE ACTION**

The Park and Recreation Board Administration and Finance Committee considered this request on May 17, 2018. The Park Board voted to defer this item to June 7, 2018 for consideration.

This item has been tentatively scheduled for Council consideration on June 13, 2018. Business Development and Procurement Services is coordinating the Council item on our behalf.

**STAFF RECOMMENDATION**

Staff recommends approval of this master agreement.

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 7, 2018  
**COUNCIL DISTRICT:** 7  
**STAFF:** John Jenkins, (214) 670-4073

---

**SUBJECT**

Authorize an increase to the Texas Discovery Gardens general admissions fee, beginning July 1, 2018. Financing: No cost consideration to the City

**BACKGROUND**

On June 25, 2003, the City entered into a multi-year agreement with the Texas Discovery Gardens (a non-profit organization) to manage and operate the Texas Discovery Gardens building and surrounding grounds at Fair Park for a ten (10) year period.

The last price increase was in 2009 and the Texas Discovery Gardens has since added new gardens, exhibits and attractions, including the Snakes of Texas and the Natural Playscape to the facility. The proposed prices are \$10 for adults, \$8 for ages 60+, and \$5 for ages 3-11. Current admission is \$8 for adults, \$6 for ages 60+, and \$4 for ages 3-11.

Park and Recreation Board approval of the fee increase is being requested.

**FISCAL INFORMATION**

No cost consideration to the City

Authorize an increase to the Texas Discovery Gardens general admissions fee, beginning July 1, 2018. Financing: No cost consideration to the City – page 2

### **CURRENT OFFICERS**

#### **Texas Discovery Gardens**

Michael Bosco, Chairman

John Fox Holt, Vice Chairman

Barbara Hunt Crow, Historian

Kathryn B. Gamos, Parliamentarian

Michelle Robberson, Secretary

John Fox Holt III, Treasurer

### **COMMITTEE ACTION**

The Administration and Finance Committee considered this request on May 17, 2018. This item will be presented to the full Park and Recreation Board on June 7, 2018.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **ATTACHMENTS**

Fee Increase Memo

Quarterly Operating Budget



T E X A S  
DISCOVERY  
GARDENS  
AT FAIR PARK

3601 Martin Luther King Jr. Blvd.  
Dallas, Texas 75210

Mail: PO Box 152537  
Dallas, Texas 75315

214.428.7476 (p)  
214.428.5338 (f)

TexasDiscoveryGardens.org

Board of Directors  
2017-2018

Michael Bosco  
Chairman  
Michelle Robberson  
Secretary  
John Fox Holt III  
Treasurer  
Kathryn B. Gameros  
Parliamentarian  
Barbara Hunt Crow  
Historian  
Gary Barton  
Stu Bell  
Ann Dyer  
Joe Elsener  
Baranda Fermin  
Andrea Pender  
Chris Psencik  
Dawn Mann  
Rick Slaven  
Amelia Valz  
John C. Wilt

Dick Davis  
Executive Director

April 19, 2018

To the Members of the City of Dallas Park and Recreation Board:

Per our management agreement with the City of Dallas Park & Recreation Department, Texas Discovery Gardens is with this letter giving the Park Board 60 days' notice that our general admission prices will increase July 1, 2018.

The new prices will be \$10 for adults, \$8 for ages 60+, and \$5 for ages 3-11). (Current admission is \$8 for adults, \$6 for ages 60+, and \$4 for ages 3-11).

It has been 9 years since our last increase in admission. Since then, to accommodate substantial growth and better customer service, our staff has grown from 14 to 21. We have added several new gardens, exhibits and experiential attractions for our guests, including a Snakes of Texas exhibit and a Natural Playscape. Each of these has added both value to this historic facility and expense to our operations. In short, it now costs much more to run Texas Discovery Gardens, on behalf of the City of Dallas and Fair Park, than it did before we last increased admission prices.

Now that we fully understand and have demonstrated just what it takes to run this organization at peak performance, we must maintain the number of staff and level of service we provide. We are facing a deficit budget for 2018-2019 and are actively working on several ways to raise revenue. Increased admission is one of those ways.

This increase has been thoroughly discussed and approved by the Finance Committee of our Board of Directors.

We express to our Park Board Members our continuing gratitude for all the support they provide. We could not survive without it, and we appreciate our mutually-beneficial partnership!

Sincerely,

Dick Davis  
Executive Director



Texas Discovery Garden

Quarterly Summary - Operational Budget Summary

	Budget	1st Quarter (June- Aug) Actual	2nd Quarter (Sep - Nov) Actual	3rd Quarter (Dec - Feb) Actual	4th Quarter (March - May) Actual
<b>Revenue</b>					
Major Individual Gifts	\$0.00		\$5,000.00		
Foundations	\$0.00	\$5,000.00	\$5,572.77		
Corporations					
Other Income (Admissions, rentals, sales, etc.)	\$1,054,520.00	\$225,525.13	\$455,467.96	\$203,740.06	
Other - Direct support from the City	\$145,862.00			\$145,862.00	
<b>Total Revenue</b>	<b>\$1,200,382.00</b>	<b>\$230,525.13</b>	<b>\$466,040.73</b>	<b>\$349,602.06</b>	
<b>Expense Detail</b>					
Salaries/Benefits/Temps	\$584,290.00	\$151,934.94	\$170,857.73	\$152,858.57	
Consult/Legal/Travel	\$9,563.00	\$2,775.32	\$300.62	\$300.00	
Remaining Expenses		\$144,855.00	\$210,155.37	\$196,764.74	
<b>Total Expenses</b>	<b>\$1,200,375.00</b>	<b>\$299,565.26</b>	<b>\$381,313.72</b>	<b>\$349,923.31</b>	
Support Services Expense					
<b>Total Expenses (including Support Services)</b>					
Operational Surplus (deficit)		-69,040.13	84,727.01	-321.25	

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 7, 2018  
**COUNCIL DISTRICT(S):** 3, 6, 7, 9  
**STAFF:** Louise Elam, (214) 670-5275

---

**SUBJECT**

Authorize an architectural services contract to Kimley-Horn and Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Aquatics Phase 2 projects to be constructed at Bachman Park (2750 Bachman Drive), Bahama Beach Waterpark (1895 Campfire Circle), Exline Park (2525 Pine Street), and Harry Stone Park (2403 Millmar Drive) Road – Not exceed \$2,600,000 – Financing: 2017 Bond Funds

**BACKGROUND**

This architectural services contract will provide the design of the Aquatics Master Plan Phase 2. The scope of work includes the schematic design, design development, construction documents, procurement services, and construction administration phases for the Regional Family Aquatic Center Phase 1 at Bachman Park, upgrades and expansion to Bahama Beach Waterpark, a Neighborhood Family Aquatic Center at Exline Park and a Neighborhood Family Aquatic Center at Harry Stone Park. The 2017 Bond Program included funding for these projects.

On February 14, 2018, a Request for Qualifications was issued for the Aquatics Phase 2 facilities, which included four Aquatic Centers and six spray grounds. Six firms submitted Statements of Qualifications. Five firms were shortlisted and a Request for Proposal was sent to the shortlisted firms on March 16, 2018. On April 4, 2018, five firms submitted proposals. Kimley-Horn and Associates, Inc. was selected as the best value proposer for the four Aquatic Center projects.

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

This item will be scheduled for City Council approval on June 27, 2018.

**FISCAL INFORMATION**

\$2,600,000 (\$650,000 for each facility) – 2017 Bond Funds

Authorize an architectural services contract to Kimley-Horn and Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Aquatics Phase 2 projects to be constructed at Bachman Park (2750 Bachman Drive), Bahama Beach Waterpark (1895 Campfire Circle), Exline Park (2525 Pine Street), and Harry Stone Park (2403 Millmar Drive) - Not to exceed \$2,600,000 - Financing: 2017 Bond Funds - Page 2

### **ESTIMATED SCHEDULE OF PROJECT**

Begin Design	July 2018
Complete Design	June 2019
Begin Construction	October 2019
Complete Construction	May 2020

### **M/WBE INFORMATION**

Refer to attached memo.

### **OWNER**

**Kimley-Horn and Associates, Inc.**

John C. Atz, P.E., Chief Executive Officer

### **COMMITTEE ACTION**

The Planning and Design Committee will review this item on June 7, 2018 and provide a recommendation to the full Board the same day.

This item will be scheduled for City Council approval on June 27, 2018.

### **STAFF RECOMMENDATION**

Staff recommends approval

### **MAPS**

Attached



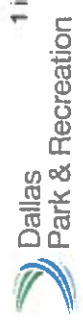
District  
6

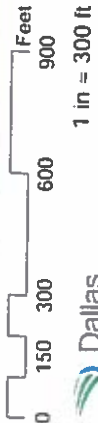
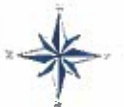
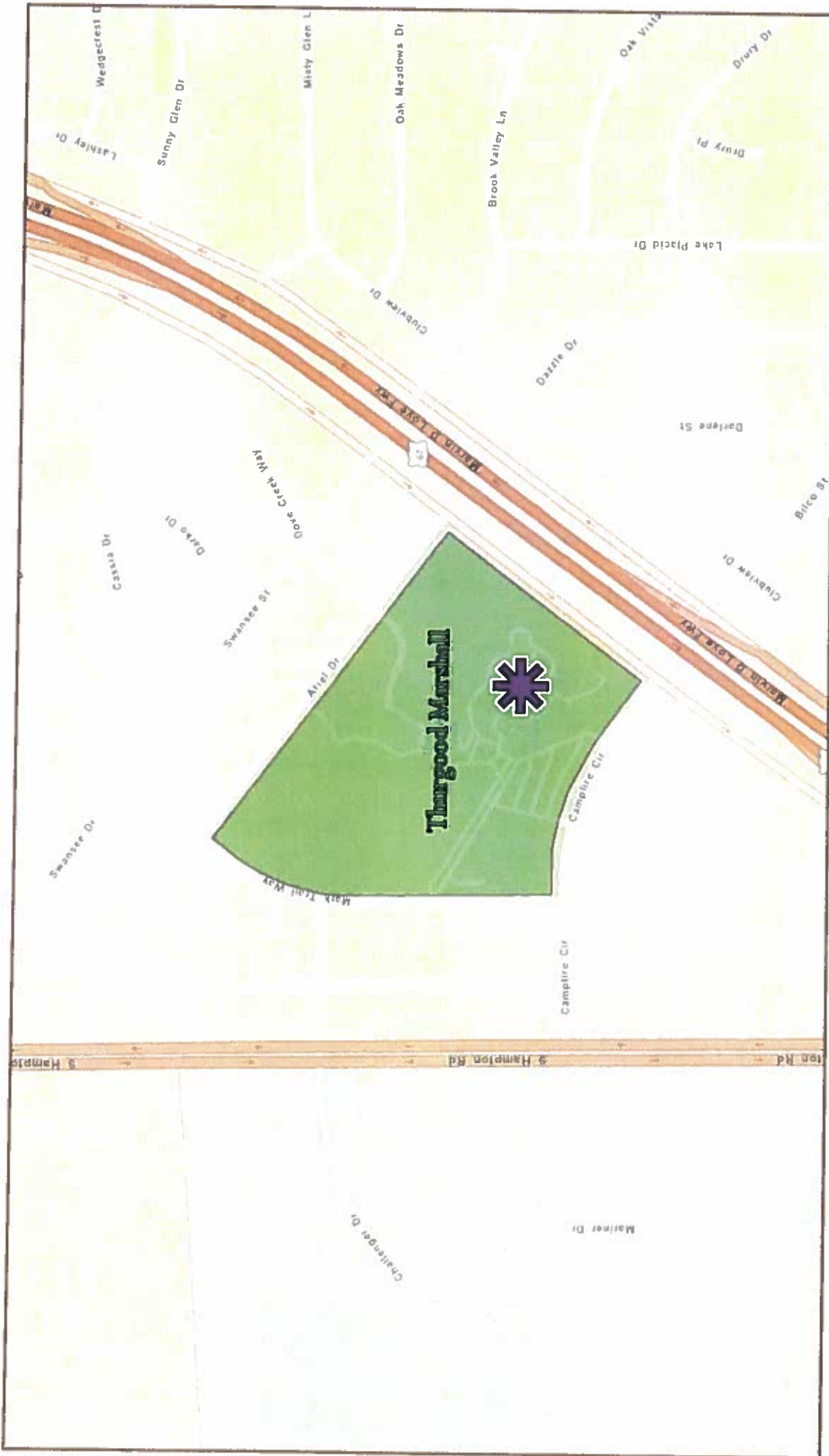
MapSCO  
33 B, C

Bachman Park Aquatic Center  
(2750 Bachman Dr)

Elm Fork Greenbelt  
Elm Fork Greenbelt - Fishing Hole Lake

0 200 400 800 1,200 Feet  
1 in = 400 ft





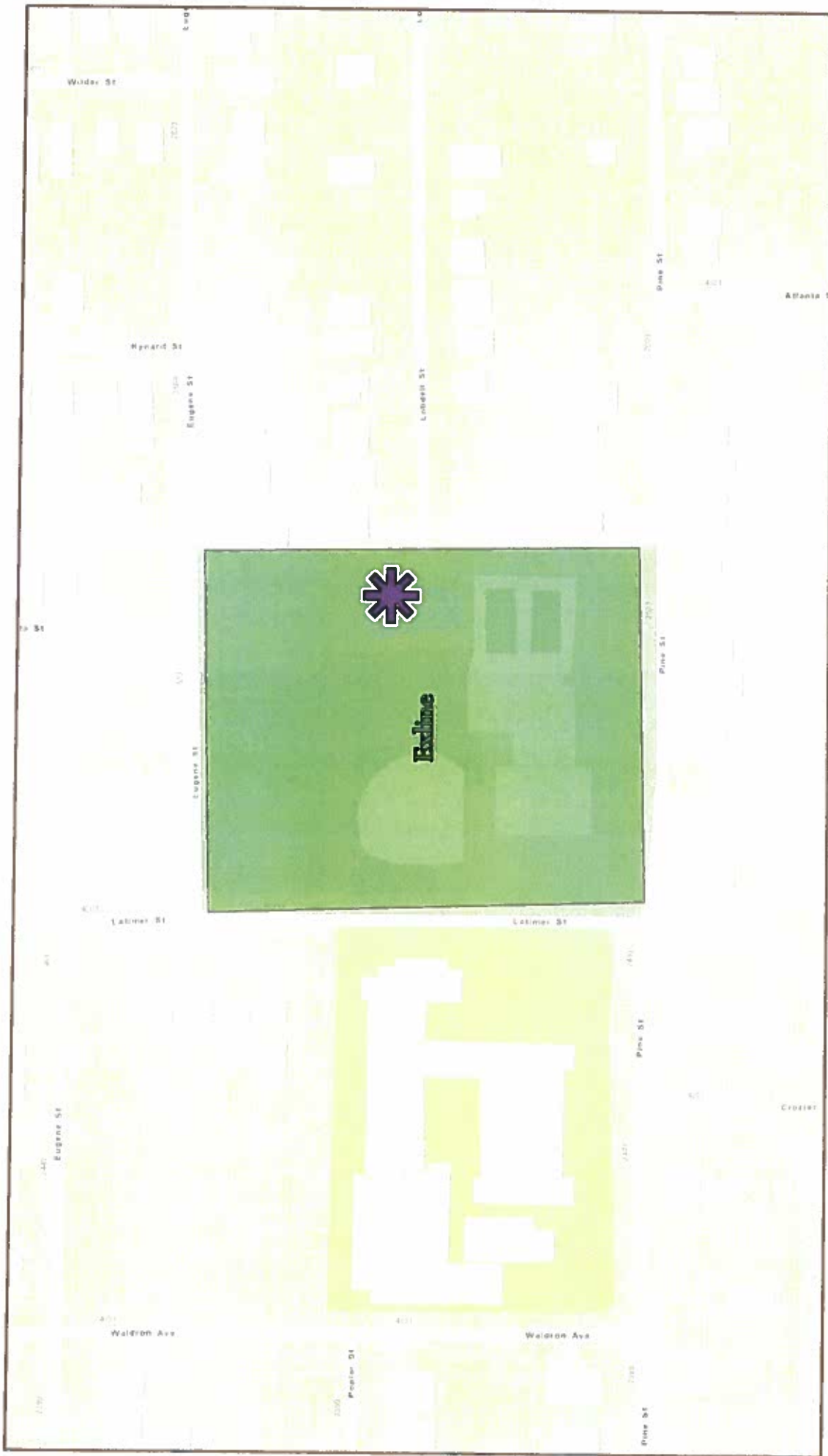
1 in = 300 ft



**Bahama Beach Waterpark Aquatic Center**  
**(Thurgood Marshall Park)**  
*(1895 Campfire Cir)*

District 3  
 Mapsco 63 M 64 J





0 50 100 200 300 Feet  
1 in = 100 ft



# Exline Park Aquatic Center (2525 Pine St)

Mapsc0  
46Y  
District  
7



**Harry Stone Memorial Park Aquatic Center**  
**(2403 Millmar Dr)**

Mapsc0  
38 R

District  
9

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**AGENDA DATE:** June 7, 2018  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Park and Recreation  
**CMO:** Louise Elam

---

**SUBJECT**

Authorize 1) acceptance of a reimbursable matching grant in the amount of \$1,000,000 from Texas Parks and Wildlife Department's Urban Outdoor Recreation Grant program for the development of Runyon Creek Trail Phase 2; and 2) execution of an agreement with the Texas Parks and Wildlife Department for the construction of the trail located at 1900 East Camp Wisdom Road – Financing: No cost consideration to the City (future match funding provided by 2012 Bond Funds and the University of North Texas at Dallas)

**BACKGROUND**

On September 27, 2017, the City Council authorized an application for the Texas Parks and Wildlife Department's Urban Outdoor Recreation Grant program for the construction of Runyon Creek Trail Phase 2 located at 1900 East Camp Wisdom Road, which extends the existing trail from the new Singing Hills Recreation Center to the University of North Texas at Dallas campus. The Texas Parks and Wildlife Department has awarded \$1,000,000 for the project.

The grant stipulates a 50% match funding requirement which totals \$1,000,000. The existing 2012 Bond Program allocation for the Runyon Creek Trail in the amount of \$900,000 and a \$100,000 match from the University of North Texas at Dallas, for a total of \$1,000,000, will be used for the required local match.

This item authorizes acceptance of the grant and execution of the agreement with the Texas Parks and Wildlife Department.



Authorize 1) acceptance of a reimbursable matching grant in the amount of \$1,000,000 from Texas Parks and Wildlife Department's Urban Outdoor Recreation Grant program for the development of Runyon Creek Trail Phase 2; and 2) execution of an agreement with the Texas Parks and Wildlife Department for the construction of the trail located at 1900 East Camp Wisdom Road – Financing: This action has no cost consideration to the City (future match funding provided by 2012 Bond Funds and the University of North Texas at Dallas) – page 2

### **PRIOR ACTION/REVIEW**

On September 7, 2017, the Park and Recreation Board authorized an application for an Urban Outdoor Recreation Grant.

On September 27, 2017, City Council authorized an application for an Urban Outdoor Recreation Grant.

### **FISCAL INFORMATION**

This action has no cost consideration to the City.

Future match funding:

\$900,000 – 2012 Bond Funds

\$100,000 – The University of North Texas at Dallas

### **COMMITTEE ACTION**

The Planning and Design Committee will review this item on June 7, 2018 and provide a recommendation to the full Board the same day.

This item will be scheduled for City Council approval on June 27, 2018.

### **STAFF RECOMMENDATION**

Staff recommends approval

### **MAP**

Attached



**Runyon Creek Trail  
(1900 E Camp Wisdom Rd)**

MapSCO  
65 U,X,Y

District  
8

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 7, 2018  
**COUNCIL DISTRICT(S):** 13  
**STAFF:** Louise Elam, (214) 670-5275

---

**SUBJECT**

Authorize a hike and bike trail license agreement with Oncor for use of Oncor property for construction, operation, and maintenance of Northaven Trail Phase 2A from Cinderella Lane to Preston Road – Financing: No cost consideration to the City

**BACKGROUND**

This action will authorize a license agreement with Oncor for Northaven Trail Phase 2A from Cinderella Lane to Preston Road. Phase 2A will provide a vital east-west multimodal transportation link in the Regional Veloweb identified in the North Central Texas Council of Government's Mobility 2040 trail network with access to employment, residential areas, schools, parks, and commercial centers.

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

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

The Planning and Design Committee will consider this item on June 7, 2018 and will present a recommendation to the Park and Recreation Board on the same day.

The City Council will approve this item by a Short Form Resolution.

**FISCAL INFORMATION**

No cost consideration to the City

**STAFF RECOMMENDATION**

Staff recommends approval.

**MAP**

Attached



# Northaven Trail Phase 2A (Cinderella Ln—Preston Rd)

MapSCO  
24 B,C,D  
25 A,B

District  
13

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 7, 2018  
**COUNCIL DISTRICT(S):** 13  
**STAFF:** Louise Elam, (214) 670-5275

---

**SUBJECT**

Authorize a Project Specific Agreement with Dallas County (County Transportation Major Capital Improvement Projects 40226) for trail design and construction of Northaven Trail Phase 2A from Cinderella Lane to Preston Road – Not to exceed \$4,961,437.04 – Financing: 2006 Bond Funds (\$788,738.52); 2012 Bond Funds (\$1,703,230.00); City of Dallas total – \$2,491,968.52; and Major Capital Improvement Program (MCIP) Funds (\$2,469,968.52) for Overall Total Project Cost (\$4,961,437.04)

**BACKGROUND**

In 2011, the City entered into a Funding Agreement, as amended, with Dallas County for the development of a master plan and to establish a preliminary budget for the project. This action will authorize a Project Specific Agreement (PSA) to establish the terms for the design, right-of-way acquisition, funding, and other responsibilities for Northaven Trail Phase 2A from Cinderella Lane to Preston Road. Phase 2A will provide a vital east-west multimodal transportation link in the Regional Veloweb identified in the North Central Texas Council of Government's Mobility 2040 trail network with access to employment, residential areas, schools, parks, and commercial centers.

Dallas County previously managed the Northaven Trail Phase 2A to 30% design completion, from December 2012 to January 2017. In January 2017, the City took over the management of the project and completed design in March 2018. The City initiated a Request for Competitive Sealed Proposals for construction procurement and received proposals on May 4, 2018. Now that the final project cost for Phase 2A has been established, the execution of this PSA is necessary to establish funding, roles and responsibilities, and other requirements.

This project is a 50/50 cost-sharing between the City and Dallas County; however, the City is required to fund 100% of the cost of amenities and landscaping. This action will fund City of Dallas total project costs of \$2,491,968.52, including the City's 50% share of the construction base price amount and an alternate bid for landscaping in the amount of \$22,500.00, which will be funded 100% by the City. The construction contract award is a separate action item and the construction contract award amount is included in the City's total funding responsibility in this PSA. Dallas County's share of the project costs is

Authorize a Project Specific Agreement with Dallas County (County Transportation Major Capital Improvement Projects 40226) for trail design and construction of Northaven Trail Phase 2A from Cinderella Lane to Preston Road – Not to exceed \$4,961,437.04 – Financing: 2006 Bond Funds (\$788,738.52); 2012 Bond Funds (\$1,703,230.00); City of Dallas total – \$2,491,968.52; and Major Capital Improvement Program (MCIP) Funds (\$2,469,968.52) for Overall Total Project Cost (\$4,961,437.04) - page 3

## **BACKGROUND - continued**

\$2,469,468.52. The total project cost is \$4,961,437.04. Project costs include: design, construction, traffic signal equipment, materials testing, Dallas County's administrative costs, and construction contingency.

All phases of the Northaven Trail will include: a twelve-foot wide trail, the installation of signalized crossings at twenty-four street crossings, and pedestrian traffic beacons at Royal Lane, Marsh Lane, and Webb Chapel Road. When all phases are completed the entire length of the Northaven Trail will be nearly nine miles long extending from White Rock Creek Trail to the Walnut Hill/Denton DART Station.

Phase 1A of the Northaven Trail from Valleydale Drive to Preston Road was completed by the City in 2013. The City of Dallas and Dallas County (County) have partnered to design and construct the remainder of the Northaven Trail. Currently, Phases 2B and 2C are under construction and are being managed by Dallas County in partnership with the City and the Texas Department of Transportation.

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

On April 13, 2011, City Council authorized a Master Agreement with Dallas County on by Resolution No.11-0927.

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

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

On December 12, 2012, City Council authorized an Amendment to the Funding Agreement with Dallas County by Resolution No.12-3057.

On December 11, 2014, the Park and Recreation Board approved the Northaven Trail Master Plan.

This item will be scheduled for City Council approval on June 27, 2018.

## **FISCAL INFORMATION**

\$ 788,738.52 – 2006 Bond Funds  
\$1,703,230.00 – 2012 Bond Funds  
\$2,491,968.52 - Total City of Dallas

\$2,469,968.52 - Major Capital Improvement Program (MCIP) Funds – Dallas County  
\$4,961,437.04 - Total Project

Authorize a Project Specific Agreement with Dallas County (County Transportation Major Capital Improvement Projects 40226) for trail design and construction of Northaven Trail Phase 2A from Cinderella Lane to Preston Road – Not to exceed \$4,961,437.04 – Financing: 2006 Bond Funds (\$788,738.52); 2012 Bond Funds (\$1,703,230.00); City of Dallas total – \$2,491,968.52; and Major Capital Improvement Program (MCIP) Funds (\$2,469,968.52) for Overall Total Project Cost (\$4,961,437.04) - page 3

### **COMMITTEE ACTION**

The Planning and Design Committee will review this item on June 7, 2018 and provide a recommendation to the full Board the same day.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MAP**

Attached



0 400 800 1,600 2,400 Feet



# Northaven Trail Phase 2A (Cinderella Ln—Preston Rd)

Mapscoc  
24 B,C,D  
25 A,B

District  
13



**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 7, 2018

**COUNCIL DISTRICT(S):** 6, 13

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

---

**SUBJECT**

Authorize Amendment No. 1 to the Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 40226, for Northaven Trail Phase 2B and 2C from Denton Drive to Cinderella Lane, to provide funding for additional costs – Not to exceed \$133,012.52 – Financing: 2006 Bond Funds and 2012 Bond Funds

**BACKGROUND**

This action will authorize Amendment No. 1 to the Project Specific Agreement (PSA) to provide funding for additional costs, primarily, to a bridge over Joe's Creek and traffic signal cost for HAWK crosswalk systems. Phase 2B and 2C of the Northaven Trail total four miles of trail from Denton Drive to Cinderella Lane. The project will provide a vital east-west multimodal transportation link in the Regional Veloweb identified in the North Central Texas Council of Government's Mobility 2040 trail network with access to employment, residential areas, schools, parks, and commercial centers.

The City of Dallas and Dallas County (County) have partnered to design and construct Northaven Trail Phase 2B and 2C. Currently Phase 2B and 2C are under construction. This action amends the PSA and provides for the additional funds needed for completion of the project.

This PSA is funded by The City of Dallas, Dallas County, and the Texas Department of Transportation (TxDOT) through Dallas County Transportation Major Capital Improvement Projects (MCIP) funds, and Federal Transportation Alternative Program (TAP) funds.

The County is responsible for construction management, TxDOT and other agency coordination, and agreements.

Phase 1A of the Northaven Trail, from Valleydale Drive to Preston Road, was completed by the City in 2013. Upon completion of all phases of the Northaven Trail project, the entire length of the Northaven Trail will be nearly nine miles long extending from White Rock Creek Trail at the east end to the Walnut Hill/Denton DART Station at the west end.

Authorize Amendment No. 1 to the Project Specific Agreement with Dallas County (County Transportation Major Capital Improvement Projects 40226) for Northaven Trail Phase 2B and 2C from Denton Drive to Cinderella Lane, to provide funding for additional costs – Not to exceed \$133,012.52 – Financing: 2006 Bond Funds and 2012 Bond Funds – page 2

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

On April 13, 2011, City Council authorized a Master Agreement with Dallas County by Resolution No.11-0927.

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

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

On December 12, 2012, City Council authorized an Amendment to Funding Agreement with Dallas County by Resolution No.12-3057.

On December 11, 2014, the Park and Recreation Board approved the Northaven Trail Master Plan.

On May 18, 2017, the Park and Recreation Board authorized a Project Specific Agreement.

On June 14, 2017, City Council authorized a Project Specific Agreement by Resolution No. 17-0934.

Planning and Design Committee will review this item on June 7, 2018 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on June 27, 2018.

### **FISCAL INFORMATION**

\$7,892.15 – 2006 Bond Funds

\$125,120.37 – 2012 Bond Funds

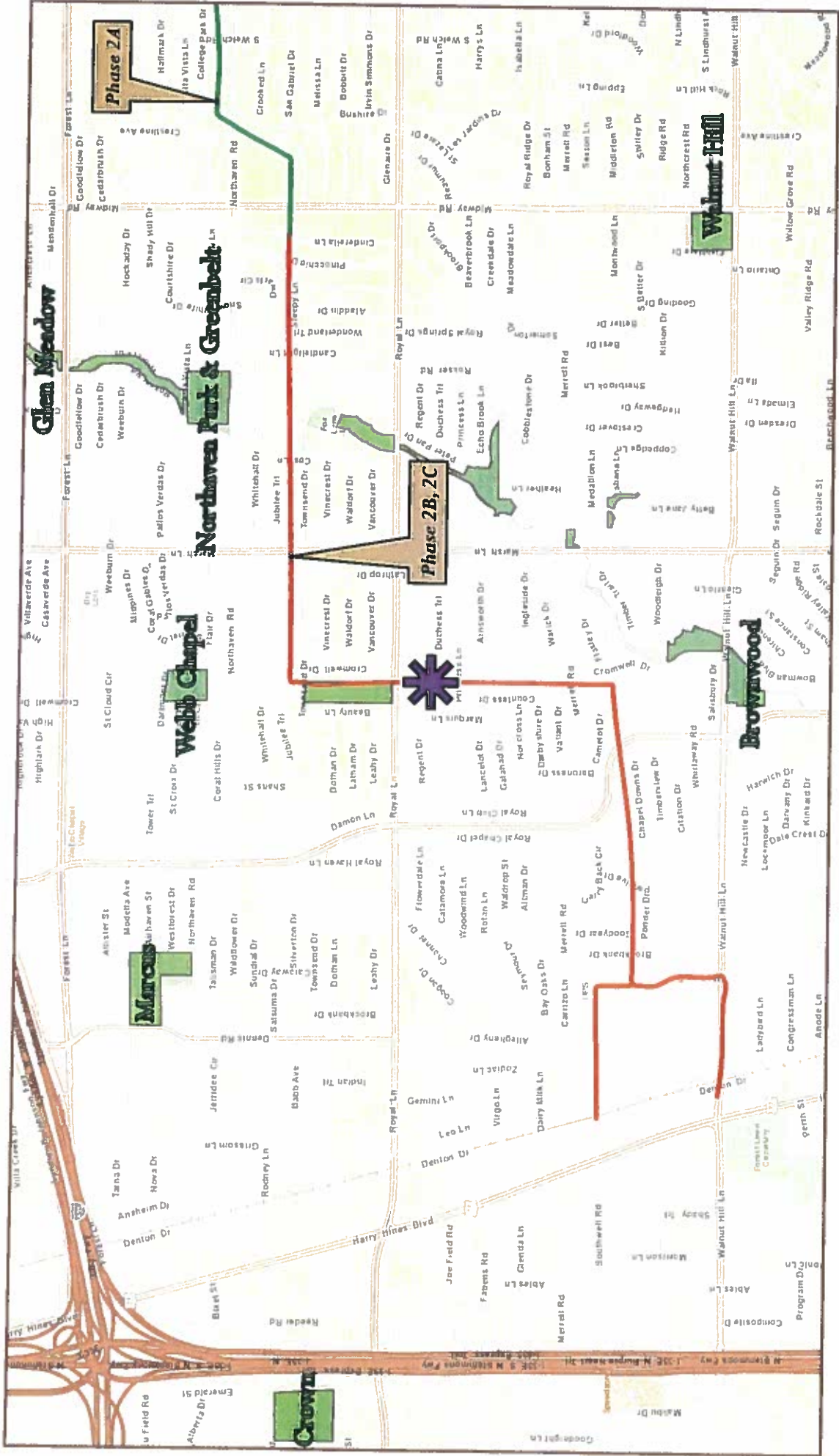
Total: \$133,012.52

### **STAFF RECOMMENDATION**

Staff recommends approval

### **MAP**

Attached



**Northaven Trail Phase 2A and 2B PSA**  
 (Denton Dr to Cinderella Ln)

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

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 7, 2018  
**COUNCIL DISTRICT(S):** 13  
**STAFF:** Louise Elam, (214) 670-5275

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**SUBJECT**

Authorize a construction contract to RoeschCo Construction, Inc., best value proposer of seven, for the Northaven Trail Phase 2A located from east of Preston Road to Cinderella Lane – Not to exceed \$3,616,700 – Financing: 2006 Bond Funds (\$791,587.85); 2012 Bond Funds (\$1,028,012.15); and Dallas County Major Capital Improvement Projects (MICP) Funds (\$1,797,100)

**BACKGROUND**

This action will authorize a construction contract in the amount of \$3,616,700.00 to RoeschCo Construction, Inc. for the Northaven Trail Phase 2A. On May 4, 2018, seven (7) proposals were received for the Northaven Trail Phase 2A project. RoeschCo Construction, Inc. was selected as the Best Value Proposer. The procurement method utilized for this project was Request for Competitive Sealed Proposals (RFCSP). A RFCSP is a "best value" process that takes into consideration price, qualifications, prior experience, financial sufficiency, M/WBE participation and schedule.

The scope of work for the Northaven Trail Phase 2A project includes:

- 12'-0" wide concrete multi-use concrete trail
- Three (3) HAWK traffic signals
- 120' long trail bridge crossing at Bachman Branch Creek
- Two (2) parking lot replacements for Northaven Trail stakeholders
- Re-surfacing of existing parking lots for Northaven Trail stakeholders (YMCA, Grace Bible Church)

Dallas County and the City of Dallas, in a separate action item, are entering into a Project Specific Agreement (PSA) for Northaven Trail Phase 2A which outlines the responsibilities of each entity, including the funding for the project. The City of Dallas and Dallas County are equally funding this construction contract award, except for the City fully funding Alternate No. 1, in the amount of \$22,500 for landscaping. For this action, the total funding from the City of Dallas is \$1,819,600 and from Dallas County is \$1,797,100. These amounts are included in the PSA as construction funding responsibilities for each entity.

Authorize a construction contract to RoeschCo Construction, Inc., best value proposer of seven, for the Northaven Trail Phase 2A located from east of Preston Road to Cinderella Lane – Not to exceed \$3,616,700 – Financing: 2006 Bond Funds (\$791,587.85); 2012 Bond Funds (\$1,028,012.15); and Dallas County Major Capital Improvement Projects (MICP) Funds (\$1,797,100) – page 2

### **ESTIMATED SCHEDULE OF PROJECT**

- Design start                      October 2013
- Design completion              March 2018
- Construction start                August 2018
- Construction completion        June 2019

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

The Park and Recreation Board Planning and Design Committee was briefed on construction procurement on April 5, 2018.

The Planning and Design Committee will consider this item on June 7, 2018 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on June 27, 2018.

### **FISCAL INFORMATION**

\$ 791,587.85 – 2006 Bond Funds  
\$1,028,012.15 – 2012 Bond Funds  
\$1,819,600.00 – Total - City of Dallas

\$1,797,100.00 – Dallas County MICP Funds

### **M/WBE INFORMATION**

The Office of Business Diversity approved the M/WBE participation at 87.5577% of the total contract amount.

### **PRICE INFORMATION**

The following seven (7) Competitive Sealed Proposals were received and opened on May 4, 2018:

\*Denotes the successful bidder

Authorize a construction contract to RoeschCo Construction, Inc., best value proposer of seven, for the Northaven Trail Phase 2A located from east of Preston Road to Cinderella Lane – Not to exceed \$3,616,700 – Financing: 2006 Bond Funds (\$791,587.85); 2012 Bond Funds (\$1,028,012.15); and Dallas County Major Capital Improvement Projects (MICIP) Funds (\$1,797,100) – page 3

**PRICE INFORMATION - continued**

<b>Proposals</b>	<b>Base Price</b>	<b>Total Price (with Alt. 1)</b>
*RoeschCo Construction, Inc.	\$3,594,200.00	\$3,616,700.00
The Fain Group, Inc.	\$4,132,800.00	\$4,272,800.00
Joe Funk Construction	\$4,198,014.60	\$4,302,014.60
Cole Construction	\$4,241,448.00	\$4,271,448.00
Gadberry Construction Co.	\$4,002,424.50	\$4,022,725.50
Vescorp Construction, LLC	\$4,321,464.79	\$4,373,464.79
Texas Standard Construction	\$3,786,616.00	\$3,810,116.00

Seven (7) Alternates were included in the Proposal. Alternate 1, in the amount of \$22,500, is being accepted. The total award amount (Base Price with Alternate No. 1 is \$3,616,700.

**OWNER**

Marcie Roeschley – President

**STAFF RECOMMENDATION**

Staff recommends approval

**ATTACHMENT**

Maps

**BID AGENDA APPROVAL COVER SHEET**

**Project Meets**

**BID**

**Requirements**

**Total M/WBE**

**87.56%**

Prime: RoeschCO Construction  
 Northaven Trail Phase 2 A  
 Agenda Date: 6/27/2018  
 Prime Vendor #:   
 Review Date: 5/23/2018

Total Local:  
 Local

\$0.00 Total Non-Local:

Sub Vendor #

Cert. #

Dollar Amount Percent

0.0000%  
 0.0000%  
 0.0000%  
 0.0000%  
 0.0000%  
 0.0000%  
 0.0000%  
 0.0000%

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

\$0.00  
 \$0.00  
 \$0.00

Vendor Name  
 RoeschCO Construction  
 Cowtown Ready Mix  
 Pate Jones Paving  
 Mr. Steel  
 Dynamic Vision

Dollar Amount Percent

WFWB69137N0618  
 WFWB2530Y1019  
 WFWB46651N0918  
 WFWB38705Y0419  
 HFDB23133Y0518  
 \$2,261,700.00  
 \$505,000.00  
 \$200,000.00  
 \$150,000.00  
 \$50,000.00

62.5349%  
 13.9630%  
 5.5299%  
 4.1474%  
 1.3825%

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

\$3,166,700.00  
 \$450,000.00  
 \$3,616,700.00

0.0000%  
 87.5577%  
 12.4423%  
 100.0000%

Total Action

\$3,616,700.00

100.0000%



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

Project Name: Northhaven Trail Phase 2A

Instructions:

Bid/Contract #: \_\_\_\_\_

- 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.dallasgov.com](http://www.bids.dallasgov.com)) ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas
- Column 3: List name of firm; M/WBE Certification Number (if applicable)
- Column 4: List firm(s); contact name, address, telephone number.
- Column 5: List ethnicity of firm(s); owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than M/WBE
- Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits)
- Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.
- Column 8: Indicate percentage of total contract amount
- Column 9: Indicate total payments to date.
- Column 10: Indicate payments during current pay period

Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (if Applicable)	Contact Name, Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
General Contractor, SWPPP, Demo, Earthwork, Concrete, storm sewer, ratings, misc items		RoeschCo Construction, Inc	Marce Roeschley, 9801 Camfield Ave, Ste 200, Frisco, TX 75033, (469) 889-4135	W	N	\$ 2,281,700.00	62.53%	\$	\$
Notes: WFWB 013-10018									
Concrete Supply		Cowtown Ready Mix WFWB2530Y1019	3401 Bethlehem Ave, Ft Worth, TX 76111 (817) 758-1919	W	N	\$ 505,000.00	13.96%	\$	\$
Notes:									
Asphalt		Pate Jones Paving WFWB46651W0918	4070 Kennedale New Hope Rd, Kennedale, TX 76060, (817) 478-5232	W	N	\$ 200,000.00	5.53%	\$	\$
Notes:									
Bridge & Erection		Mr Steel WFWB38705Y0419	1050 N. Hwy 78, Ste B, Wylie, TX 75098, (972) 429-6212	W	N	\$ 150,000.00	4.15%	\$	\$
Notes:									
Traffic Signal Materials		Dynamic Vision HFD23133Y0518	P.O. Box 535387 Grand Prairie, TX 75053, (940) 735-3035	W	N	\$ 50,000.00	1.30%	\$	\$
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 (\$)
Traffic Signal Installation		Durable Specialties	PO Box 535969, Grand Prairie, TX 75053. (972) 296-8324	N	N	\$ 250,000.00	6.91%	\$	\$
Notes:									
Striping		Single-A-Zone	2714 W Sherman St. Grand Prairie, TX 75051. (972) 647-2714	N	N	\$ 200,000.00	5.53%	\$	\$
Notes:									
Total Bid Amount:						\$ 3,616,700.00	100.00%	\$	\$

[Note: Totals and Percentages will automatically calculate.]

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

Officer's Signature: *Marcie Roeschley* Title: President

Printed Name: Marcie Roeschley Date: May 21 2018

Company Name: Roeschco Construction, Inc



## CITY OF DALLAS Business Inclusion and Development Affidavit

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

### M/WBE Participation Goals

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

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

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

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

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

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

Bid Number: NOENTHVEN TRAIL - 2A      Company Name: ROESCHLE CONSTRUCTION INC.

Marcie L Roeschle      6/21/18  
Typed or Printed Name of Certifying Official of Company      Date

Marcie L Roeschle      PRESIDENT  
Signature of Certifying Official of Company      Title



**CITY OF DALLAS  
ETHNIC WORKFORCE COMPOSITION REPORT**

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

Company name: RoeschCo Construction, Inc.  
 Address: 9801 Camfield Ave, Suite 200, Frisco, TX 75033  
 Bid #: Northaven Trail Phase 2A  
 Telephone Number: 469 - 888 - 4135 Ext.  
 Email Address: mr@roeschco.com

Please complete the following sections based on the ethnic composition of the (location) entity which is listed on the signature page, form BDPS-FRM-116.

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial	4	1	2	1			2			
Professional	1		1							
Technical	1						1			
Office/Clerical										
Skilled	9						9			
Semiskilled	3						3			
Unskilled										
Seasonal										
<b>Totals:</b>	<b>18</b>	<b>1</b>	<b>3</b>	<b>1</b>			<b>15</b>			

Marcie L. Roeschley  
 Officer's Signature

President  
 Title

Marcie L. Roeschley  
 Typed or Printed Name

5/4/18  
 Date



**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 18, 2018  
Business Development & Procurement Services

Project Name: Northaven Trail Phase 2A Bid # \_\_\_\_\_  
Pate Jones Paving will provide the following  
 M/WBE Subcontractor on the project

good(s)/service(s): Asphalt

to RoeschCo Construction, Inc.  
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

MWBE Certification Number: # WFWB46651W0918  
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 \$3,616,700.00 \_\_\_\_\_  NCTRCA  
 MWBE/DBE Sub Participation Amount \$200,000.00 \_\_\_\_\_  DFWMSDC  
 6%  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.

Bryan Kayser  
 Officer's Signature (Prime Contractor)

Bryan Kayser  
 Printed Name (Prime Contractor)

Estimator  
 Title (Prime Contractor)

May 18, 2018  
 Date

Sheila Jones  
 Officer's Signature (MWBE/DBE Subcontractor)

Sheila Jones  
 Printed Name (MWBE/DBE Subcontractor)

Owner  
 Title (MWBE/DBE Subcontractor)

5-21-18  
 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 type="checkbox"/> | Regional Black Contractors Association    | <input type="checkbox"/> | <input type="checkbox"/> |
| Greater Dallas Hispanic Chamber of Commerce       | <input type="checkbox"/> | <input type="checkbox"/> | Regional Hispanic Contractors Association | <input type="checkbox"/> | <input type="checkbox"/> |
| U.S. Pan Asian American Chamber of Commerce       | <input type="checkbox"/> | <input type="checkbox"/> |   |                          |                          |

Other WBE, HUB



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 18, 2018
Business Development & Procurement Services

Project Name: Northaven Trail Phase 2A Bid #

Mr. Steel, Inc. will provide the following
MWBE Subcontractor on the project

good(s)/service(s): Pedestrian Bridge and Erection

to RoeschCo Construction, Inc.
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

MWBE Certification Number: # WFWB38705Y0419

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 \$3,616,700.00
MWBE/DBE Sub Participation Amount \$150,000.00 4%
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.

[Signature]
Officer's Signature (Prime Contractor)

Bryan Kayser
Printed Name (Prime Contractor)

Estimator
Title (Prime Contractor)

May 18, 2018
Date

[Signature]
Officer's Signature (MWBE/DBE Subcontractor)

Teresa Rowan
Printed Name (MWBE/DBE Subcontractor)

President
Title (MWBE/DBE Subcontractor)

5/21/18
Date

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

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

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

Other



CITY OF DALLAS
SUBCONTRACTOR INTENT FORM

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

TO: City of Dallas DATE: May 18, 2018
Business Development & Procurement Services

Project Name Northhaven Trail Phase 2A Bid #

Dynamic Vision will provide the following
MWBE Subcontractor on the project

good(s)/service(s) Traffic Signal Materials

to RoeschCo Construction, Inc
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency NCTRCA

MWBE Certification Number # HFDB23133Y0518

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 \$3,616,700.00
MWBE/DBE Sub Participation Amount \$50,000.00
NCTRCA
DFWMSDC
WBCSW
1%

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.

[Signature]
Officer's Signature (Prime Contractor)

Bryan Kayser
Printed Name (Prime Contractor)

Estimator
Title (Prime Contractor)

May 18, 2018
Date

[Signature]
Officer's Signature (MWBE/DBE Subcontractor)

Yvonne Lopez
Printed Name (MWBE/DBE Subcontractor)

President
Title (MWBE/DBE Subcontractor)

5/21/18
Date

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

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

Other



CITY OF DALLAS
SUBCONTRACTOR INTENT FORM

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

TO: City of Dallas DATE: May 18, 2018

Business Development & Procurement Services

Project Name: Northaven Trail Phase 2A Bid #

Cowtown Ready Mix will provide the following
MWBE Subcontractor on the project

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

to RoeschCo Construction, Inc.
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

MWBE Certification Number: # WFWB2530Y1019
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 MWBE subcontracting participation, the City of Dallas does not include amounts paid to the prime by the sub-contractor.

Total Contract Amount for prime \$3,816,700.00
MWBE/DBE Sub Participation Amount \$505,000.00 14%
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)

Bryan Kayser
Printed Name (Prime Contractor)

Estimator
Title (Prime Contractor)

May 18, 2018
Date

Officer's Signature (MWBE/DBE Subcontractor)

Max T. Ulrich
Printed Name (MWBE/DBE Subcontractor)

Sales Manager
Title (MWBE/DBE Subcontractor)

May 21 5 11
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

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

Construction Award  
Amount: \$3,616,700.00

Change Order  
CO Amount:  
Overall Amount:

Professional Services Contract  
Amount:

Supplemental Agreement  
SU Amount:  
Overall Amount:

Architectural and Engineering  
Amount:

Department: Park and Recreation

Proposed Agenda Date: 6/27/2018

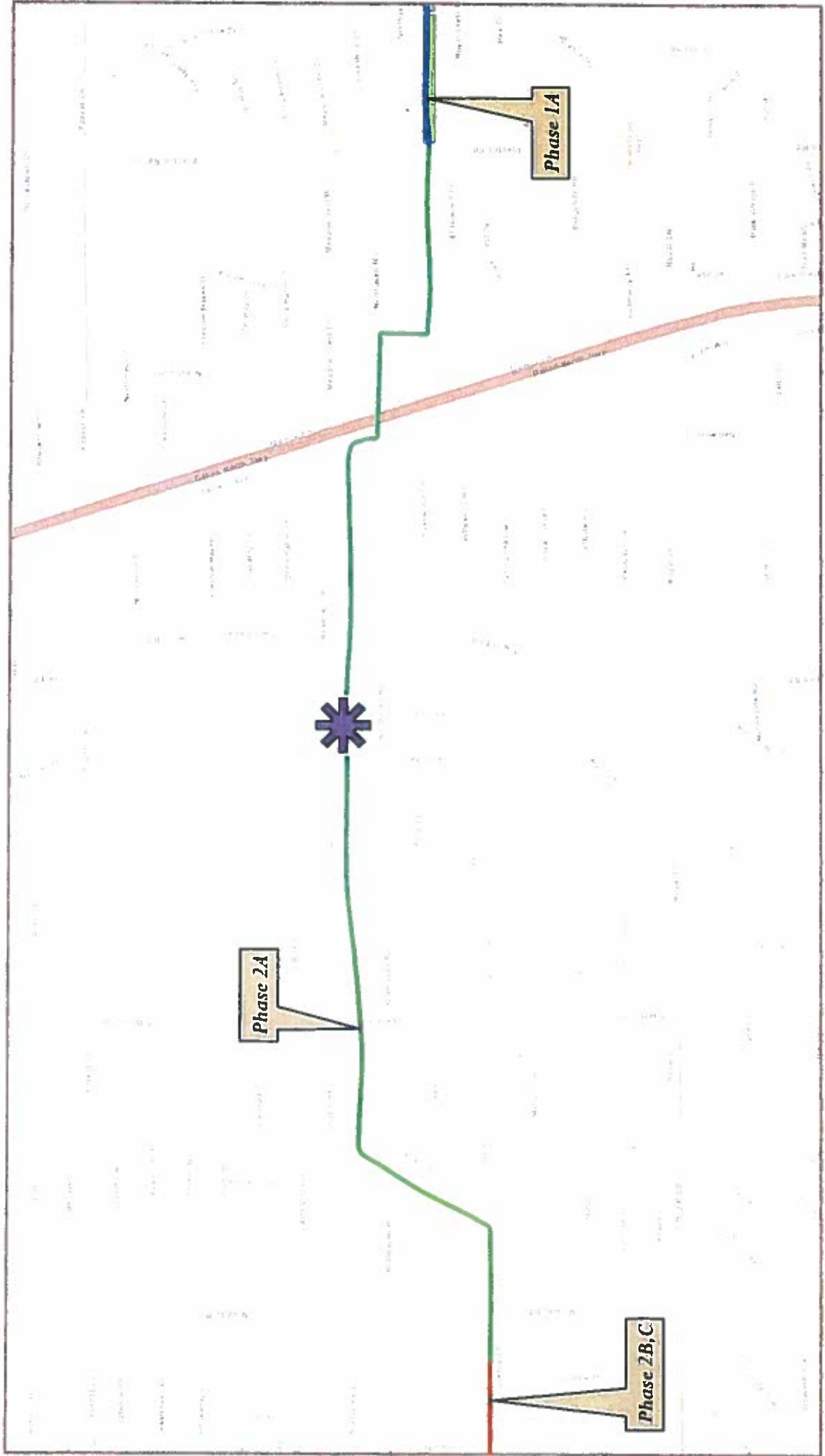
Project Name: NORTHAVEN TRAIL – PHASE 2A  
Contract Number: PKR-2018-00006538  
Encumbrance Number:

Scopes of Work: 2.0 mile 12' wide concrete multi-use trail in ONCOR ROW to include signage, three (3) HAWK traffic signals, three (3) parking lots, and related work.

Project Manager: Richard F. Ritz, Jr., PLA, ASLA  
Contact Person: Richard Ritz  
Phone: 214-670-4104  
Email: richard.ritz@dallascityhall.com

Contacted Intent to Award On: 5/17/2018  
Prime Contractor/Consultant: RoeschCo Construction, Inc.  
Contact Person: Todd Kueter  
Phone: 469-236-7877  
Email: tk@roeschco.com





**Northaven Trail Phase 2A**  
 (Cindrella Ln – Preston Rd)

Mapco  
 24 B, C, D  
 25 A, B

District  
 13

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** June 7, 2018  
**COUNCIL DISTRICT(S):** 9  
**STAFF:** Louise Elam, (214) 670-5275

---

**SUBJECT**

Authorize an advanced funding agreement with the Texas Department of Transportation for voluntary local government contributions to transportation improvement projects for Bridge Improvements of the Mockingbird Lane/Peavy Bridge over Buckner Boulevard – Not to exceed \$72,122.56 – Financing: 2006 Bond Funds

**BACKGROUND**

On June 2015, the Texas Department of Transportation (TxDOT) contacted the Dallas Park and Recreation Department (DPARD) to review and discuss improvements for the Mockingbird Lane-Peavy Road Bridge Replacement over Loop 12/Buckner Boulevard. DPARD requested that the sidewalks on each side of the bridge be increased from TxDOT's standard of 6 feet width to 8 feet width for safety and functionality reasons. DPARD will participate in the cost to expand the bridge to increase the width of the sidewalks on each side and add ADA ramps at each corner of the bridge. TxDOT held a public meeting with the White Rock Lake Task Force on July 14, 2015 to present the project and address public input.

TxDOT's scope of work for the project includes:

- Bridge elevated from lowest clearance elevation of 15 feet-10 inches to 16 feet-6 inches
- Length increased from current 100 feet to 110 feet
- Per Park and Recreation Department request, bridge width will be expanded 4-feet from 70-feet to 74-feet. This will allow for 8-foot wide sidewalks on each side of the bridge. Without the expansion sidewalks would be installed at 6-foot width
- Include ADA ramps on each corner of the bridge per Park and Recreation Departments request
- Reconstruct sections of both north and south access ramps from Buckner Boulevard
- Reconstruct approximately 190 feet of Peavy Road
- Reconstruct approximately 166 feet of Mockingbird Lane

Authorize an advanced funding agreement for voluntary local government contributions to transportation improvement projects for Bridge Improvements of the Mockingbird Lane/Peavy Bridge over Buckner Boulevard with the Texas Department of Transportation – Not to exceed \$72,122.56 - Financing: 2006 Bond Funds – Page 2

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	June 2015
Completed Design	June 2018
Begin Construction	August 2019
Complete Construction	December 2019

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

The Planning and Design Committee will consider this item on June 7, 2018 and will present a recommendation to the Park and Recreation Board on the same day.

**FISCAL INFORMATION**

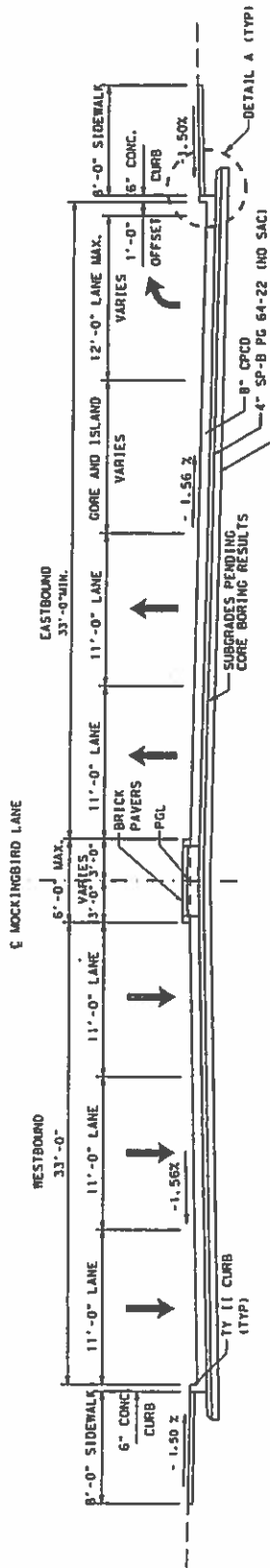
\$72,122.56 – 2006 Bond Funds

**STAFF RECOMMENDATION**

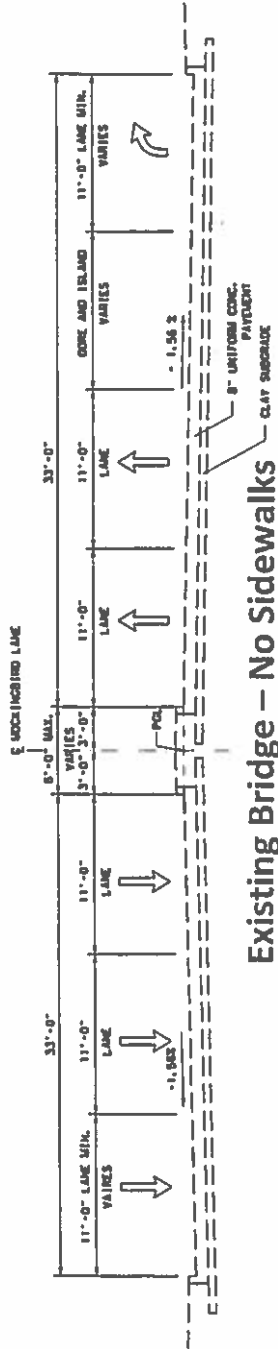
Staff recommends approval

**MAP**

Attached



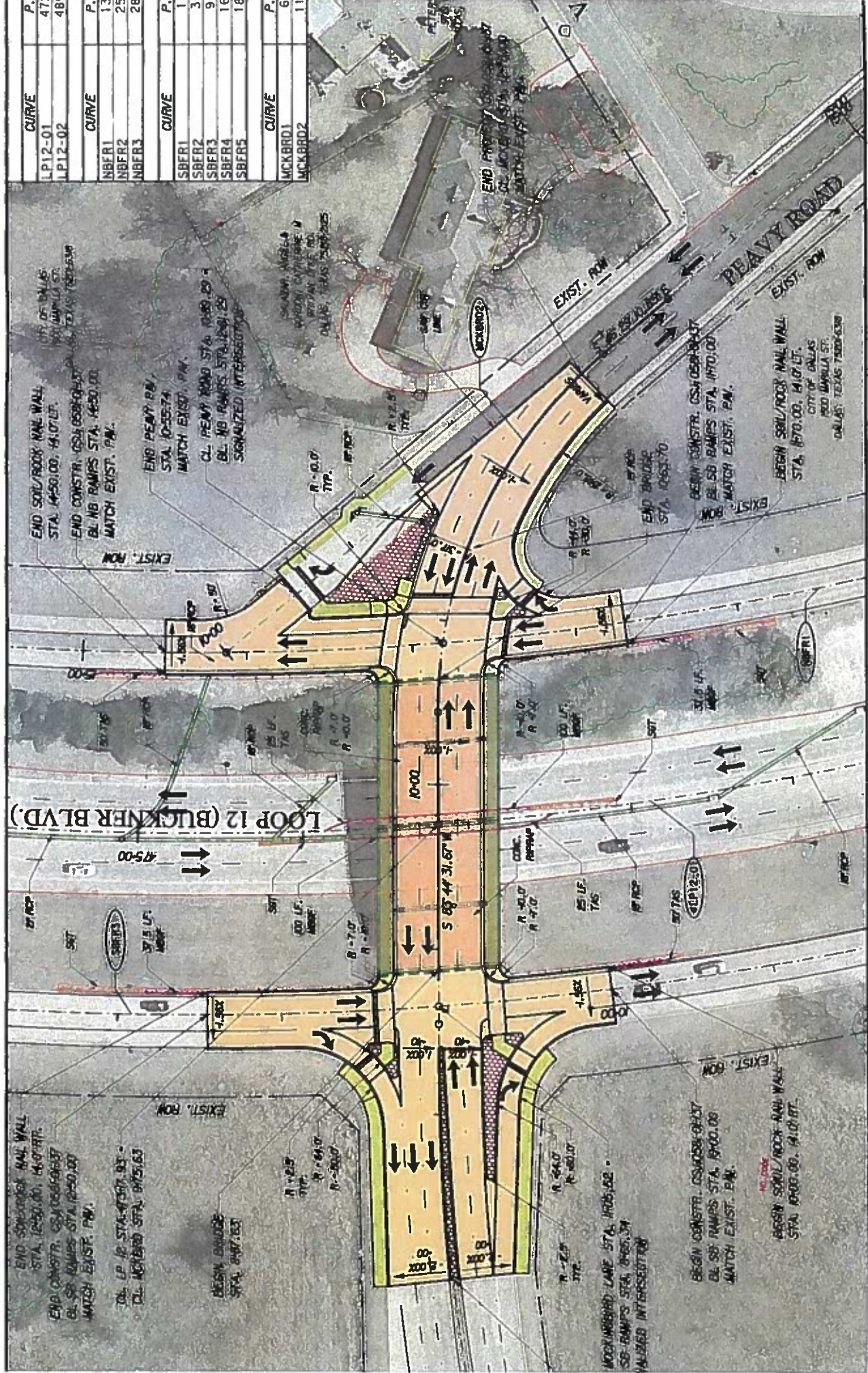
**Proposed Bridge – 8 ft Sidewalks Each Side**



**Existing Bridge – No Sidewalks**



CURVE	P.
LP12-01	47
LP12-02	48
CURVE	P.
NBER1	13
NBER2	25
NBER3	28
CURVE	P.
SBER1	1
SBER2	3
SBER3	9
SBER4	16
SBER5	18
CURVE	P.
MCKBRD1	6
MCKBRD2	11



LOOP 12 (BUCKNER BLVD.)

EXIST. ROW

END SIGNALIZED MAIL WALL  
STA. 1450.00, 14.0' LT.  
END CONSTR. CS4 0504-0437  
BL SB RAMP STA. 1450.00  
MATCH EXIST. P.M.

END LP 12 STA. 1475.63  
CL MCKBRD STA. 0475.63

BEGIN BRIDGE  
STA. 1447.63

R=10.0'  
R=64.0'  
R=100.0'

MCKBRD LANE STA. 1405.152  
SB RAMP STA. 1465.34  
SIGNALIZED INTERSECTION

BEGIN CONSTR. CS4 0504-0437  
BL SB RAMP STA. 1400.00  
MATCH EXIST. P.M.

BEGIN SIGNAL/ROCK MAIL WALL  
STA. 1400.00, 14.0' LT.

END SIGNAL/ROCK MAIL WALL  
STA. 1450.00, 14.0' LT.

END CONSTR. CS4 0504-0437  
BL NB RAMP STA. 1450.00  
MATCH EXIST. P.M.

END PEAVY RM  
STA. 1055.74  
MATCH EXIST. P.M.

CL PEAVY ROAD STA. 1045.29  
BL NB RAMP STA. 1045.29  
SIGNALIZED INTERSECTION

SKANSKI, ANGELA  
CIVIL ENGINEER  
10710 W. LBJ Fwy. Rd.  
DALLAS, TEXAS 75243-2825

END PEAVY RM  
STA. 1045.29  
MATCH EXIST. P.M.

EXIST. ROW

END BRIDGE  
STA. 1063.70

BEGIN CONSTR. CS4 0504-0437  
BL SB RAMP STA. 1070.00  
MATCH EXIST. P.M.

BEGIN SIGNAL/ROCK MAIL WALL  
STA. 1070.00, 14.0' LT.  
CITY OF DALLAS  
1000 MARILLA ST.  
DALLAS, TEXAS 75201-4300

EXIST. ROW

EXIST. ROW

EXIST. ROW





# Mockingbird/Peavy Bridge

MapSCO CD  
37 BD 9

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

DATE: June 7, 2018

SUBJECT: 2017 Bond Program Public Art Projects and Allocations

STAFF: Louise Elam, Park and Recreation Department,  
(214) 670-5275  
Kay Kallos, Office of Cultural Affairs,  
(214) 670-3281

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**SUBJECT**

Authorize the approval of revisions to the proposed Public Art Projects list for the 2017 Bond Program in compliance with the City's Public Art Ordinance (Dallas City Code, Chapter 2, Article X) - Financing: No cost consideration to the City

**BACKGROUND**

The overall administration of the City of Dallas Public Art Program established in 1988 by ordinance (Dallas City Code, Chapter 2, Article X), is charged to the Office of Cultural Affairs and the Cultural Affairs Commission. Projects listed in the plan that are part of or located in facilities under the jurisdiction of the Park and Recreation Department require the approval of the Park and Recreation Board per the City Charter. The public art projects identified in the attached list are associated with high priority capital improvement projects. The artist selection process will take place after the approval of this Priority Public Art Project list as funding becomes available.

The public art allocations are determined by applying either 1.5% or 0.75% to the appropriations for the projects. Certain projects are exempt from public art allocations, including land acquisition and major maintenance.

On February 1, 2018, the Park and Recreation Board approved the proposed Priority Public Art Projects list for the 2017 Bond Program. This action will include recommended revisions to certain projects in 2017 Bond Program.

**BACKGROUND** – continued

On May 23, 2018, the City Council approved waiving the public art assessment for in the 2017 Bond Program for Downtown Parks. Previously, the public art assessment was calculated for each project in the System-Wide list and the total art assessment amount for the System-Wide list was identified for eight (8) projects, including Downtown Parks. The amount assessed from the Downtown Parks bond amount was \$228,000 and the amount allotted to Downtown Parks from the System-Wide total was \$334,825. So, by waiving the \$228,000 assessment for Downtown Parks, a balance of \$106,825 is available for other project(s).

It is recommended that revisions be made to System-Wide and Council District Projects List for the 2017 Bond Program. The revisions include:

1. Deducting the \$228,000 assessment for Downtown Parks from the System-Wide total art allocation
2. Re-allocating the balance of \$106,825 from Downtown Parks as follows:
  - a. Anderson Bonner Park (CD11): \$ 50,015
  - b. Balance: \$ 56,810  
(Allocate \$4,370, each, for Council Districts 1-10 and 12-14)
3. Allocate one-half of the Council District 2 public art allocation for Pike Park and one-half for the new park in the Cedars at an amount of \$74,185 for each.

Following is the previously approved list and the proposed revised list:

<b>System-Wide Project</b>	<b>Previous Allocation*</b>	<b>Total Revised Allocation *</b>
Circuit Trail (The LOOP) (The Connection and Trinity Forest Spine Trail segments) (2,5,7,9)	\$ 300,000	\$ 300,000
Crawford Park (5)	\$ 300,000	\$ 300,000
Downtown Parks (2,14)	\$ 334,825	\$ 0
Exline Aquatic Center (7)	\$ 100,000	\$ 100,000
Northaven Trail (11)	\$ 300,000	\$ 300,000
Singing Hills Replacement Recreation Center (8)	\$ 150,000	\$ 150,000
Timberglenn Trail (12)	\$ 100,000	\$ 100,000
Hamilton Park (10)	\$ 150,000	\$ 150,000
<b>Subtotal – System-Wide Projects</b>	<b>\$1,734,825</b>	<b>\$1,400,000</b>



Authorize the approval of revisions to the proposed Public Art Projects list for the 2017 Bond Program in compliance with the City's Public Art ordinance (Dallas City Code, Chapter 2, Article X) - Financing: No cost consideration to the City - page 3

**BACKGROUND** – continued

<b>Council District</b>	<b>Project Location</b>	<b>Previously Approved Amount*</b>	<b>Revised Amount, this action*</b>
1	Elmwood Parkway Trail	\$ 59,250	\$ 63,620
2	<i>New Park in the Cedars</i>	\$ 144,000	\$ 74,185
2	<i>Pike Park</i>	\$ 0	\$ 74,185
3	Glendale Park	\$ 27,000	\$ 31,370
4	Cummings Park	\$ 18,375	\$ 22,745
5	Pleasant Oaks Park (supplement to 2006 Bond Funds)	\$ 20,453	\$ 24,823
6	Tipton Park	\$ 137,813	\$ 142,183
7	Hillview Park	\$ 36,788	\$ 41,158
8	Singing Hills Replacement Recreation Center (supplement to System-Wide funds)	\$ 70,200	\$ 74,570
9	Harry Stone Park	\$ 117,469	\$ 121,839
10	Flag Pole Hill Park	\$ 56,475	\$ 60,845
11	<i>Anderson Bonner Park</i>	\$ 39,825	\$ 89,840
12	New Park site (Campbell Green – Alternative)	\$ 99,780	\$ 104,150
13	Vickery Meadows (at Library site)	\$ 14,250	\$ 18,620
14	Tietze Park (supplement to Elgin B. Robertson funds for Aquatic Center)	\$ 9,188	\$ 13,558
Subtotal – Council District Projects		\$ 850,864	\$ 957,691

**2017 Bond Program - Total Allocation for System-Wide and Council District Projects:**  
**\$2,357,691\***

\* Includes both Project and Administrative funds

Authorize the approval of revisions to the proposed Public Art Projects list for the 2017 Bond Program in compliance with the City's Public Art ordinance (Dallas City Code, Chapter 2, Article X) - Financing: No cost consideration to the City – page 4

### **ESTIMATED SCHEDULE OF PROJECTS**

Projects will be implemented on a prioritized basis in compliance with the Cultural Policy.

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

On June 20, 2013 the Park and Recreation Board approved the Public Art Projects List for the 2006 Bond Projects

On January 9, 2018 the Public Art Committee was briefed on the Public Art Projects List for the 2017 Bond Projects Parks and Recreation Proposition

On February 1, 2018 the Park and Recreation Board approved the Public Art Projects List for the 2017 Bond Projects

### **FISCAL INFORMATION**

No cost consideration (future art project funding from the 2017 Bond Program)

### **STAFF RECOMMENDATION**

Staff recommends approval

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

DATE: June 7, 2018  
COUNCIL DISTRICT(S): 8  
STAFF: Louise Elam, (214) 670-5275

---

**SUBJECT**

Authorize a construction contract with 3i Contracting, LLC, best value proposer of six, for the Singing Hills Replacement Recreation Center Phase 2 located at 6805 Patrol Way – Not to exceed \$5,950,000 – Financing: 2017 Bond Funds

**BACKGROUND**

On May 4, 2018, six (6) proposals were received for Singing Hills Replacement Recreation Center Phase 2. The selection committee ranked 3i Contracting, LLC as the Best Value Proposer. A Request for Competitive Sealed Proposal (RFCSP) process was utilized for the procurement of this project. A RFCSP is a "best value" procurement process that includes an evaluation of price, qualifications, schedule, M/WBE participation, previous experience of the contractor, and financial sufficiency.

The scope of work for the Singing Hills Replacement Recreation Center Phase 2 includes:

- Addition of a Gymnasium
- Addition of a Senior Activity Center
- Addition of a Technology Center
- Plaza and amphitheater between the new recreation center and the Camp Wisdom DART Station

Previously the construction contract for Singing Hills Replacement Recreation Center Phase 1 was awarded. The scope of work for Phase 1 includes program space, including a lobby, fitness room, dividable meeting room, kitchen, game room, exercise room, rest rooms, office and lounge area. Completion of Phase 1 is expected in June 2018.

### **ESTIMATED SCHEDULE OF PROJECT**

- Design start January 2018
- Design completion March 2018
- Construction start July 2018
- Construction completion July 2019

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

The Park and Recreation Board Planning and Design Committee was briefed on construction procurement on April 5, 2018.

The Planning and Design Committee will consider this item on June 7, 2018 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on June 27, 2018.

### **FISCAL INFORMATION**

\$5,950,000 – 2017 Bond Funds

### **M/WBE INFORMATION**

See attached memo.

### **BID INFORMATION**

The following six (6) Competitive Sealed Proposals were received and opened on May 4, 2018:

\*Denotes the successful bidder

Authorize a construction contract with 3i Contracting, LLC, best value proposer of six, for the Singing Hills Replacement Recreation Center Phase 2 located at 6805 Patrol Way – Not to exceed \$5,950,000 – Financing: 2017 Bond Fund – page 3

<b>Proposals</b>	<b>Base Price</b>
3i Contracting*	\$5,950,000.00
Azteca	\$7,273,000.00
Big Sky Construction	\$6,687,000.00
Hasen Design Build and Development	\$6,256,000.00
J. C. Commercial	\$5,857,777.00
Rogers-O'Brien Construction	\$7,580,000.00

The total award amount (Base Price) is \$5,950,000.00.

**OWNER**

Michael Williams – President/CEO

**STAFF RECOMMENDATION**

Staff recommends approval

**MAP**

Attached



**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

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

---

**SUBJECT**

Authorize a contract with METCO Engineering through an interlocal agreement with Dallas County to provide Job Order Contract services for facility projects through November 7, 2019, with two one-year renewal options – Not to exceed \$4,000,000 for year one – Financing: Funding is subject to appropriations from Bond Funds and General Funds

**BACKGROUND**

A Job Order Contract (JOC) is a procurement method used for maintenance, repair, alteration, renovation, remediation, or minor construction of a facility when the work is of a recurring nature, but the delivery times, type, and quantities of work are indefinite. The Park and Recreation Department has previously utilized JOC Services through Dallas Public Works Department's contract since 2012. METCO Engineering current contract with the City of Dallas presented an opportunity to complete major City projects to improve climate control of building occupants. METCO Engineering has provided the City with energy cost reduction savings on projects since 2012.

Due to the limits of the current City of Dallas contract, the Park and Recreation Department proposes to utilize the Dallas County JOC. Dallas County currently has a JOC with a term that extends through November 7, 2019 and may be renewed annually for two additional one-year terms. This action would approve an Interlocal Purchasing Agreement with Dallas County that would allow the City of Dallas to utilize their existing JOC. The Interlocal Purchasing Agreement is authorized by Chapter 791 of the Texas Government Code and Subchapter F, Chapter 271, Texas Local Government Code. Section 271.102 of the Texas Local Government Code which allows a local government to participate in a Cooperative Purchasing Program with another local government or a local cooperative organization.

Park and Recreation Department can utilize the Dallas County contract to complete projects, including those funded by the bond program or general funds, including emergency repairs. Services under the JOC include HVAC, electrical, plumbing, and drywall/painting. The JOC allows emergency repairs to be implemented in a more timely manner than other procurement methods. Pricing by METCO under this contract would be per the RSMMeans Data standards.

This is a contract with year-one cost limit of \$4,000,000 and for years two and three \$2,000,000, each year. Projects would be funded on an as-needed basis, up to these limits.

Authorize a contract with METCO Engineering through an interlocal agreement with Dallas County to provide Job Order Contract services for facility projects through November 7, 2019, with two one-year renewal options – Not to exceed \$4,000,000 for year one – Financing: Funding is subject to appropriations from Bond Funds and General Funds – page 2

### **BACKGROUND - continued**

Projects that could utilize the JOC include recreation centers renovation and repairs; facility renovation and repairs at Fair Park; and other work at other facilities in the park system. It is anticipated that many of the major maintenance projects in the 2017 Bond Program can utilize this JOC to provide a more efficient, cost effective, streamlined process to implement the work.

### **FISCAL INFORMATION**

2017 Bond Funds – Subject to appropriations  
Current Funds - Subject to appropriations

### **MWBE INFORMATION**

The MWBE information is not required for Interlocal Agreements per Office of Procurement Services.

### **COMMITTEE ACTION**

The Planning and Design Committee will review this item on June 7, 2018 and provide a recommendation to the full Board the same day.

This item will be scheduled for City Council approval on June 27, 2018.

### **STAFF RECOMMENDATION**

Staff recommends approval



**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

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

---

**SUBJECT**

Authorize a Design-Build services contract with Harrison, Walker & Harper, LP. to provide pre-design and pre-construction services; an early construction package; and architectural and engineering services for the design and construction of the Facility Improvements at the Music Hall at Fair Park (909 First Avenue), African American Museum (3536 Grand Avenue) and Aquarium Annex (1458 First Avenue), – Not to exceed \$930,303 – Financing: 2017 Bond Funds

**BACKGROUND**

On March 7, 2018, a solicitation for Design-Build Services for the Facility Improvements at Music Hall at Fair Park, African American Museum and Aquarium Annex was developed by the Park and Recreation Department and publicly advertised by the Office of Procurement Services. On March 30, 2018, three (3) statements of qualifications were received. On April 13, 2018, a Request for Proposals (RFP) was issued to three (3) firms. On April 27, three (3) proposals were received. On May 2, 2018, Harrison, Walker & Harper, LP. received the highest ranking, making them the most qualified proposer as the result of a qualifications-based selection process in accordance with City of Dallas Administrative Directive 4-05.

This Design-Build services contract will assess the condition of the existing facilities as well as prioritize and provide design solutions for the following needs: 1) Music Hall at Fair Park: American with Disabilities Act (ADA) improvements, water infiltration, roof leaks, new elevator, plumbing line repairs, carpeting and other repairs as identified by the assessment; 2) African American Museum: building sign, water infiltration, stage railing, carpeting, HVAC system, lighting, security and other repairs as identified by the assessment; 3) Aquarium Annex: exterior wall and window framing, ADA improvements, structural repairs, ceiling repairs, plumbing fixtures, HVAC replacement, fire alarm replacement, security system replacement and other repairs as identified by the assessment. This contract award includes pre-design and pre-construction services and architectural and engineering services for the design and construction of the facility improvements at the Music Hall at Fair Park, African American Museum and Aquarium Annex.

Authorize a Design-Build services contract with Harrison, Walker & Harper, LP, to provide pre-design and pre-construction services; an early construction package; and architectural and engineering services for the design and construction of the Facility Improvements at the Music Hall at Fair Park (909 First Avenue), African American Museum (3536 Grand Avenue) and Aquarium Annex (1458 First Avenue), – Not to exceed \$930,303 – Financing: 2017 Bond Funds– page 2

**BACKGROUND** – continued

The contract will also include an early construction package for the Music Hall in the amount of \$600,000 to address ADA items and an ADA accessible elevator to meet the spring 2019 event schedule.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Design	July 2018
Complete Design	January 2019
Begin Construction (Early package for Music Hall)	November 2018
Begin Construction	April 2019
Complete Construction	March 2020

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

This item will be scheduled for City Council approval on June 27, 2018.

**FISCAL INFORMATION**

Location	Subtotal	Total
African American Museum		\$ 88,620
Aquarium Annex		\$ 106,039
Music Hall		<u>\$ 735,644</u>
Design	\$ 135,644	
Early Construction Package	\$ 600,000	
Total:		\$ 930,303

\$930,303 – 2017 Bond Program

**M/WBE INFORMATION**

The Office of Business Diversity approved the M/WBE participation at 26.59% of the total contract amount.

Authorize a Design-Build services contract with Harrison, Walker & Harper, LP. to provide pre-design and pre-construction services; an early construction package; and architectural and engineering services for the design and construction of the Facility Improvements at the Music Hall at Fair Park (909 First Avenue), African American Museum (3536 Grand Avenue) and Aquarium Annex (1458 First Avenue), – Not to exceed \$930,303 – Financing: 2017 Bond Funds– page 3

**OWNER**

**Harrison, Walker & Harper, LP.**  
Jordan Harper, CEO

**COMMITTEE ACTION**

The Planning and Design Committee will review this item on June 7, 2018 and provide a recommendation to the full Board the same day.

This item will be scheduled for City Council approval on June 27, 2018.

**STAFF RECOMMENDATION**

Staff recommends approval

**MAP**

Attached





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

Project Name: Facility Improvements to Music Hall, African American Museum & Aquarium Annex at Fair Park Bid/Contract #: \_\_\_\_\_

Instructions: Column 1: List type of work to be performed by Prime and 1st tier subcontractors.  
 Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: www.bids.dallascityhall.org). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.  
 Column 3: List name of firm; MAWBE 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 MAWBE.  
 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 & MAWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm or N	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Design Build Construction Services	513339	Harrison Walker and Harper, LP	Randall Stanley 2510 S. Church St., Paris, TX 75461	NON	N	\$682,928.00	73.41%		
Notes:									
Architectural and Engineering Design & Coordination	249709	GSR Andriade Architects, Inc. HMMB60009Y0819	Robert Croysdale 4121 Commerce St. #1, Dallas, TX 75226 (214) 824-7040	H/M	L	\$ 247,375.00	26.59%		
Notes:									
Notes:							0.00%		
(Note: Totals and Percentages will automatically calculate.)									
								Total Bid Amount: \$	\$ 930,303.00
									\$ -
								100.00%	\$ -

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

Officer's Signature: RSD Title: VP of Pre-Construction Services  
 Printed Name: Randall Stanley Date: May 29, 2018  
 Company Name: Harrison Walker and Harper, LP



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: 5/21/18

Business Development & Procurement Services

Project Name: Facility Improvements at Music Hall, African American Museum & Aquarium Annex at Fair Park

Bid #

GSR Andrade Architects

will provide the following

M/WBE Subcontractor on the project

good(s)/service(s): Architectural and Engineering Design, Assessment, Documentation, CA Services

to Harrison Walker and Harper, LP

Prime Contractor on the project

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

M/WBE Certification Number: # HMMB60009Y0819

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 \$930,303.00
MWBE/DBE Sub Participation Amount \$247,375.00 26.59 %
[X] NCTRCA
DFWMSDC
WBCSW

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

[Signature]
Officer's Signature (Prime Contractor)

Randall Stanley
Printed Name (Prime Contractor)

Vice President of Pre-Con Services
Title (Prime Contractor)

5/21/18
Date

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

Robert Croysdale, AIA, LEED AP BD+C
Printed Name (M/WBE/DBE Subcontractor)

Principal
Title (M/WBE/DBE Subcontractor)

5/21/18
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
Asian Contractors Association
Regional Black Contractor Association

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

Regional Hispanic Contractors Association

Other \_\_\_\_\_

Date: 5/22/18



City of Dallas

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

Construction Award

Amount:

Change Order # \_\_\_\_\_

CO Amount: Overall Amount:

Professional Services Contract

Amount:

Supplemental Agreement # \_\_\_\_\_

SU Amount: Overall Amount:

Architectural and Engineering

Amount: \$930,303.00

Department: PKR

Proposed Agenda Date: June 27

Project Name: Facility Improvements at the Music Hall, African American Museum and Aquarium Annex

Contract Number: PKR-2018-00006532

Encumbrance Number:

Scope of Work: Design-Build services for the assessment, design, design development and cost estimation services for facility improvements at the Music Hall, African American Museum and Aquarium Annex.

Subcontracting Opportunities: 1) envelope consultant for the water infiltration and roof leaks; 2) electrical engineer for improvements to the existing lighting at the African American Museum; 3) plumbing engineer for the repairs throughout the Music Hall and Aquarium Annex; 4) mechanical engineer for the improvements to HVAC system at African American Museum and Aquarium Annex; 5) architect for general interior renovation and ADA improvements at the Music Hall and Aquarium Annex; 6) Fire Alarm consultant at Aquarium Annex; 7)

Project Manager: Stefan Kesler

Contact Person: Stefan Kesler

Phone: 214-670-4109

Email: [Stefan.kesler@dallascityhall.com](mailto:Stefan.kesler@dallascityhall.com)

Contacted Intent to Award On: 4/13/18

Prime Contractor/Consultant: Harrison, Walker & Harper, LP

Contact Person: Randall Stanley

Phone: 903.905.3257

Email: [rstanley@hwh1887.com](mailto:rstanley@hwh1887.com)

Does this project have federal funds? NO

If applicable what is the DBE goal? \_\_\_\_\_

Rev. 4 – 1/24/14

Doc#BDPS-FRM-211





## CITY OF DALLAS Business Inclusion and Development Affidavit

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

**M/WBE Participation Goals**

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

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

<u>Construction</u> 26.00%	<u>Architectural &amp; Engineering</u> 26.68%	<u>Other Professional</u> 36.30%	<u>Other Services</u> 23.60%	<u>Goods</u> 18.00%
-------------------------------	--	-------------------------------------	---------------------------------	------------------------

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

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

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

Facility Improvements at Music Hall, African  
Bid Number: American Museum, & Aquarium Annex

Company Name: Harrison, Walker & Harper

Holland Harper  
Typed or Printed Name of Certifying Official of Company

April 2, 2018  
Date

  
Signature of Certifying Official of Company

President  
Title



# Minority Business Enterprise Certification

GSR Andrade Architects, Inc

has filed with the Agency an Affidavit as defined by NCTRCA M/WBE Policies & Procedures and is hereby certified to provide service(s) in the following areas:

NAICS 541310: Architectural SERVICES; NAICS 541611: Administrative Management And General Management Consulting Services

This Certification commences August 21, 2017 and supersedes any registration or listing previously issued. This certification must be updated every two years by submission of an Annual Update Affidavit. At any time there is a change in ownership, control of the firm or operation, notification must be made immediately to the North Central Texas Regional Certification Agency for eligibility evaluation.

Certification Expiration: August 19, 2017  
August 17, 2017  
Certification Administrator  
*Eileen Mitchell*

Issued Date: August 20, 2017  
CERTIFICATION NO. HMMB60009Y0819



**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:** Harrison, Walker & Harper  
**Address:** 2510 S. Church Street, Paris, Texas 75460  
**Bld #:** Facility Improvements to Music Hall, African American Museum, Aquarium Annex  
**Telephone Number:** 903 - 783 - 3697 Ext.  
**Email Address:** rstanley@hwh1887.com

For Goods/Services  
 Please complete the following sections based on the ethnic composition of the (location) entity which is listed on the signature page, for RFB form BDPS-FRM-116, for RFCSP form BDPS-FRM-134  
 For Construction/Architectural & Engineering the referenced forms do not apply.

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial	28	2	25	1	0	1	2	0	1	0
Professional	14	2	11	2	1	0	1	0	1	0
Technical	1	0	1	0	0	0	0	0	0	0
Office/Clerical	1	4	1	3	0	0	0	0	0	1
Skilled	3	0	3	0	0	0	0	0	0	0
Semiskilled	0	0	0	0	0	0	0	0	0	0
Unskilled	1	0	1	0	0	0	0	0	0	0
Seasonal	0	0	0	0	0	0	0	0	0	0
<b>Totals:</b>	<b>48</b>	<b>8</b>	<b>42</b>	<b>6</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>1</b>

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

**Holland Harper**  
 \_\_\_\_\_  
 Typed or Printed Name

**President**  
 \_\_\_\_\_

Title

**4/1/18**  
 \_\_\_\_\_

Date



Dallas  
Park & Recreation

Fair Park—Various

(909 1st Ave, 3536 Grand Ave, 1458 1st Ave)

Mapsco  
46 P,Q

District  
7

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

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

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**SUBJECT**

Authorize an architectural services contract with M. Arthur Gensler, Jr & Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, procurement, and construction administration phases for the Hall of State Facility Improvements Project, 3939 Grand Avenue – Not to exceed \$1,257,359 – Financing: 2017 Bond Funds

**BACKGROUND**

On February 14, 2018, a solicitation for Architectural and Engineering Services for the design of the Hall of State Facility Improvements was developed by the Park and Recreation Department and publicly advertised by the Procurement Services Department. On March 9, 2018, four statements of qualifications were received. On March 16, 2018, a proposal request was issued to three firms. On March 30, three proposals were received. On April 6, 2018, M. Arthur Gensler, Jr & Associates, Inc. received the highest ranking, making them the most qualified proposer of the three respondents as the result of a qualifications-based selection process in accordance with City of Dallas Administrative Directive 4-05.

This architectural services contract will assess the condition of the existing facility and prioritize the following needs: cleaning/restoration of the exterior wall; restoration of the plaza; improvements to the exterior drainage and lighting; repairs to the roof; repairs or replacement of exterior doors and windows; repairs to the sump pumps; improvements to the dehumidification system; repairs to other mechanical and electrical items for the Hall of State building. Services include schematic design, design development, construction documents, procurement and construction administration phases.

**ESTIMATED SCHEDULE OF PROJECT**

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

Authorize an architectural services contract with M. Arthur Gensler, Jr & Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, procurement, and construction administration phases for the Hall of State Facility Improvements Project, 3939 Grand Avenue – Not to exceed \$1,257,359 – Financing: 2017 Bond Funds – page 2

**FISCAL INFORMATION**

\$1,257,359 - 2017 Bond Funds

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

This item will be scheduled for City Council approval on June 27, 2018.

**M/WBE INFORMATION**

The Office of Business Diversity approved the M/WBE participation at 28.17% of the total contract amount.

**OWNER**

**M. Arthur Gensler, Jr & Associates, Inc.**  
Andy Cohen, Co-CEO  
Diane Hoskins, Co-CEO

**STAFF RECOMMENDATION**

Staff recommends approval

**MAPS**

Attached

**BID AGENDA APPROVAL COVER SHEET**

<b>Project Meets BID</b>	<b>Total M/WBE</b>	<b>28.17%</b>
<b>Requirements</b>		

**Prime:** Gensler  
 Agenda Date: 6/27/2018  
 Hall of State Facility Improvements  
 Prime Vendor #: Review Date: 5/23/2018  
 \$71,081.00

Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
	MEP Consulting	WFWB30881Y0219	\$196,472.00	15.6258%
	Pacheco Koch	HMMB72402N0919	\$93,875.00	7.4660%
	Marcela Abadi Rhoades	HFMB81243N0619	\$10,080.00	0.8017%
				0.0000%
				0.0000%
				0.0000%
				23.8935%
				70.4533%
				94.3468%

**Total Local:** \$1,186,278.00 **Total Non-Local:** \$71,081.00  
**Total M/WBE**  
 Non-M/WBE  
**Total Local**  
**Non-Local**  
**Sub Vendor #**

Vendor Name	Cert. #	Dollar Amount	Percent
Apex Cost Consultants dba Eudacorp	BMDB76077Y0718	\$53,721.00	4.2725%
			0.0000%
			0.0000%
			0.0000%
			0.0000%
			0.0000%
			4.2725%
			1.3807%
			5.6532%

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



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

Project Name Hall of State Facility Improvements

Bid/Contract #:

**Instructions:**

- Column 1: List type of work to be performed by Prime and 1st tier subcontractors.
- Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: [www.bids.dallascityhall.org](http://www.bids.dallascityhall.org)). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.
- Column 3: List name of firm; 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	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]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Architect Interior Design	VS0000001122	Gensler N/A Brian Nicodemus 5420 LBJ Freeway, Ste. 1100 Dallas, TX 75244 214.866.2473	NON	L	\$ 619,351.00	49.26%		
<b>Notes:</b> Architecture, Interior Design, Historic Preservation								
Reimbursement	VS0000001122	Gensler N/A Brian Nicodemus 5420 LBJ Freeway, Ste. 1100 Dallas, TX 75244 214.866.2473	NON	L	\$ 69,500.00	5.53%		
<b>Notes:</b> Jeremy Reeves								
Building Enclosure	VS0000037813	Walter P. Moore N/A 1845 Woodall Rodgers Fwy., Ste. 1650 Dallas, TX 75201 214.740.6272	NON	L	\$ 197,000.00	15.67%		
<b>Notes:</b> Building Enclosure consulting, forensic investigations								




Type of Work	City of Dallas Vendor Number	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
MEP Engineer	515088	MEP Consulting Engineers NCTRCA No. WFWB30881Y0219 Sheila Nemali 2928 Story Road West Irving, TX 75038 972.870.9060	W	L	\$ 196,472.00	15.63%		
Notes: Mechanical, Electrical, Plumbing								
Civil Engineer	342980	Mark A. Pacheco, PE, RPLS 7557 Rambler Road, Ste. 1400 Dallas, TX 75231 972.235.3031	H	L	\$ 93,875.00	7.47%		
Notes: Civil Engineering, land survey, landscape architecture								
Accessibility Consultant	VS0000004251	Marcela Abadi Rhoads 7516 Danfield Court Dallas, TX 75252 214.403.8714	(Handwritten mark)	L	\$ 10,080.00	0.80%		
Notes: Accessibility, building inspections, site assessments, plan examination								
Cost Estimating	500313	Apex Cost Consultants, Inc. (dba Eudacorp) MBE NCTRCA No. BMDB76077Y0718 Claude Eudarc 707 W Vickery Boulevard, Ste. 102A Fort Worth, TX 76104 972.934.1300	B	(Handwritten mark)	\$ 53,721.00	4.27%		
Notes: Probable Cost Estimating								
Conservator	N/A	Jhonny Langer 1201 Avenue M Galveston, TX 77550 832.277.5056	NON	N	\$ 15,860.00	1.26%		
Notes: Paint conservation, historic restoration								
Energy Code Consultant	N/A	Joe Kalodziej 2043 Woodland Parkway Suite 300 St. Louis, MO 63146	NON	N	\$ 1,500.00	0.12%		
Notes:								
Notes:								
Notes:								

Type of Work	City of Dallas Vendor Number	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
			Total Bid Amount:		\$ 1,257,359.00	100.00%	\$ -	\$ -

[Note: Totals and Percentages will automatically calculate.]

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

Officer's Signature:  Title: Project Director

Printed Name: Brian Nicodemus, AIA, NCARB Date: May 10, 2018

Company Name: Gensler



**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: 5/15/2018  
Business Development & Procurement Services

Project Name: Hall of State Improvements Bid # \_\_\_\_\_

Apex Cost Consultants will provide the following  
 MWBE Subcontractor on the project

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

to Gensler  
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

MWBE Certification Number: # BMDB76077Y0718  
*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 MWBE subcontracting participation, the City of Dallas does not include amounts paid to the prime by the sub-contractor.

Total Contract Amount for prime	<u>\$1,257,359</u>	_____ NCTRCA
MWBE/DBE Sub Participation Amount	<u>\$53,721</u>	_____ DFWMSDC
		_____ WBCSW
		4.27%

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.

Brian Nicodemus  
 Officer's Signature (Prime Contractor)  
 Brian Nicodemus, AIA, NCARB  
 Printed Name (Prime Contractor)  
 Project Director  
 Title (Prime Contractor)  
 5/15/2018  
 Date

Claude Eudarc  
 Officer's Signature (MWBE/DBE Subcontractor)  
 Printed Name (MWBE/DBE Subcontractor) A18-123  
 Claude Eudarc  
 Title (MWBE/DBE Subcontractor)  
 5/16/2018  
 Date

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

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

Other \_\_\_\_\_



**CITY OF DALLAS  
SUBCONTRACTOR INTENT FORM**

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

TO: City of Dallas  
Business Development & Procurement Services

DATE: 5/15/2018

Project Name: Hall of State Improvements

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

Marcela Abadi Rhoads

MWBE Subcontractor on the project

will provide the following

good(s)/service(s): Accessibility Consulting

to Gensler  
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

MWBE Certification Number: # HFMB81243N0619

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

Total Contract Amount for prime \$1,257,359

MWBE/DBE Sub Participation Amount \$10,080

NCTRCA  
 DFWMSDC  
 WBCSW

.8%

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.

Digitally signed by Marcela Abadi Rhoads, FAIA  
DN: cn=Marcela Abadi Rhoads, o=City of Dallas, ou=City of Dallas, email=marcela.abadi@cityofdallas.com, c=US  
Marcela Abadi Rhoads, FAIA

\_\_\_\_\_  
Officer's Signature (Prime Contractor)  
Brian Nicodemus, AIA, NCARB

\_\_\_\_\_  
Officer's Signature (MWBE/DBE Subcontractor)

\_\_\_\_\_  
Printed Name (Prime Contractor)  
Project Director

Marcela Abadi Rhoads, FAIA RAS

\_\_\_\_\_  
Printed Name (MWBE/DBE Subcontractor)

\_\_\_\_\_  
Title (Prime Contractor)  
5/15/2018

Principal

\_\_\_\_\_  
Title (MWBE/DBE Subcontractor)

\_\_\_\_\_  
Date

05/15/2018

\_\_\_\_\_  
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"/>
Greater Dallas Black Chamber of Commerce	<input type="checkbox"/>	<input type="checkbox"/>
Greater Dallas Hispanic Chamber of Commerce	<input type="checkbox"/>	<input type="checkbox"/>
U.S. Pan Asian American Chamber of Commerce	<input type="checkbox"/>	<input type="checkbox"/>

Asian Contractors Association	<input type="checkbox"/>	<input type="checkbox"/>
Regional Black Contractors Association	<input type="checkbox"/>	<input type="checkbox"/>
Regional Hispanic Contractors Association	<input type="checkbox"/>	<input type="checkbox"/>

Other \_\_\_\_\_



**CITY OF DALLAS  
SUBCONTRACTOR INTENT FORM**

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

TO: City of Dallas

DATE: 5/15/2018

Business Development & Procurement Services

Project Name: Hall of State Improvements

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

MEP Consulting Engineers

M/WBE Subcontractor on the project

will provide the following

good(s)/service(s): Mechanical, Electrical, Plumbing Engineering, Assessment, CA services

to Gensler

Prime Contractor on the project

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

M/WBE Certification Number: # WFWB30881Y0219

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 \$1,257,359

NCTRCA

M/WBE/DBE Sub Participation Amount \$196,472

15.63%

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)

Brian Nicodemus, AIA, NCARB

Printed Name (Prime Contractor)

Project Director

Title (Prime Contractor)

5/15/2018

Date

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

Adam Nemat

Printed Name (M/WBE/DBE Subcontractor)

Principal

Title (M/WBE/DBE Subcontractor)

5/15/2018

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

Asian Contractors Association  
Regional Black Contractors Association  
Regional Hispanic Contractors Association

Prime Sub

Other \_\_\_\_\_



CITY OF DALLAS
SUBCONTRACTOR INTENT FORM

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

TO: City of Dallas
Business Development & Procurement Services

DATE: May 15, 2018

Project Name: Hall of State Improvements Bid #

Pacheco Koch Consulting Engineers, Inc will provide the following
M/WBE Subcontractor on the project

good(s)/service(s): Survey, Landscape Architecture, Civil Engineering, CA services, Assessment

to Gensler
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # HMMB72402N0919
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 \$1,257,359 7.47% NCTRCA
MWBE/DBE Sub Participation Amount \$93,875 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)
Brian Nicodemus, AIA, NCARB
Printed Name (Prime Contractor)
Project Director
Title (Prime Contractor)
5/15/2018
Date

Officer's Signature (M/WBE/DBE Subcontractor)
Mark A. Pacheco, P.E., R.P.L.S.
Printed Name (M/WBE/DBE Subcontractor)
President
Title (M/WBE/DBE Subcontractor)
May 15, 2018
Date

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

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

Other



## CITY OF DALLAS Business Inclusion and Development Affidavit

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-------------------------------	--	-------------------------------------	---------------------------------	------------------------

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

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

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

Bid Number:   N/A  

Company Name:   Gensler  

Christopher Goggin, IIDA, Assoc. AIA, LEED AP  
Typed or Printed Name of Certifying Official of Company

March 1, 2018  
Date

  
Signature of Certifying Official of Company

Design Principal  
Title



**CITY OF DALLAS  
ETHNIC WORKFORCE COMPOSITION REPORT**

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

Company name: Gensler  
 Address: 5420 LBJ Freeway, Suite 1100, Dallas, TX 75240  
 Bid #: N/A  
 Telephone Number: 214 - 273 - 1500 Ext.  
 Email Address: christopher\_goggin@gensler.com

For Goods/Services  
 Please complete the following sections based on the ethnic composition of the (location) entity which is listed on the signature page, for RFB form BDPS-FRM-116, for RFCSP form BDPS-FRM-134  
 For Construction/Architectural & Engineering the referenced forms do not apply.

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial	491	303	408	238	9	7	28	22	46	36
Professional	1386	1395	924	904	40	32	149	129	273	330
Technical	39	5	16	4	1	0	12	1	10	0
Office/Clerical	70	362	44	218	6	46	13	48	7	50
Skilled										
Semiskilled										
Unskilled										
Seasonal										
<b>Totals:</b>	<b>1986</b>	<b>2065</b>	<b>1392</b>	<b>1364</b>	<b>56</b>	<b>85</b>	<b>202</b>	<b>200</b>	<b>336</b>	<b>416</b>

Officer's Signature

Christopher Goggin, IIDA, Assoc. AIA, LEED AP

Typed or Printed Name

Design Principal

Title

March 1, 2018

Date



Date: 5/14/18



City of Dallas

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

Construction Award  
Amount:

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

Professional Services Contract  
Amount:

Supplemental Agreement # \_\_\_\_\_  
SU Amount: Overall Amount:

Architectural and Engineering  
Amount: \$1,257,359.00

Department: PKR

Proposed Agenda Date: June 27

Project Name: Hall of State Facility Improvements  
Contract Number: PKR-2018-00006440  
Encumbrance Number:

Scope of Work: Consulting services for the design, design development, construction documents, bidding and negotiation, and construction administration for the Hall of State Facility Improvements

Subcontracting Opportunities: 1) envelope consultant for the cleaning/restration of exterior wall and repairs to roof; 2) electrical engineer for improvements to the existing lighting; 3) plumbing engineer for the repairs to sump pumps and drains; 4) mechanical engineer for the improvements to the dehumidification systems; 5) civil engineer for the improvements to exterior drainage.

Project Manager: Stefan Kesler  
Contact Person: Stefan Kesler  
Phone: 214-670-4109  
Email: Stefan.kesler@dallascityhall.om

Contacted Intent to Award On: 4/10/18  
Prime Contractor/Consultant: M. Arthur Gensler, Jr & Associates, Inc.  
Contact Person: Brian Nicodemus  
Phone: 214-866-2473  
Email: brian\_nicodemus@gensler.com

Does this project have federal funds? NO

If applicable what is the DBE goal? \_\_\_\_\_

Date: 5/14/18



City of Dallas

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Rev. 4 – 1/24/14  
Doc#BDPS-FRM-211



Fair Park—Hall of State  
(3939 Grand Ave)

MapSCO  
46 L,Q

District  
7

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

**AGENDA DATE:** June 7, 2018  
**COUNCIL DISTRICT:** 2  
**STAFF:** Louise Elam, (214) 670-5275  
**MAPSCO:** 45A

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**SUBJECT**

Authorize a 30-year development, operation and maintenance agreement with two, five-year renewal options with Reverchon Sports and Entertainment, LLC, a Texas limited liability company, for a proposed new baseball field and stadium located at Reverchon Park, 3505 Maple Avenue – Annual Revenue: \$18,000

**BACKGROUND**

On December 1, 2016, the Park and Recreation Board was briefed regarding potential opportunities for the development and operation of a new ballpark at Reverchon Park. Park and Recreation Department staff (PKR) received direction to hold a public input meeting and then issue a Request for Proposals.

On July 12, 2017 and September 12, 2017, PKR held public meetings with the community and stakeholders. On January 17, 2018 and January 24, 2018, the City of Dallas (City) publicly advertised the Request for Proposals for the subject project. In response to this advertisement, the Office of Procurement Services received one proposal on February 23, 2018 from Reverchon Sports and Entertainment (RSE), LLC, a Texas limited liability company.

It is proposed that RSE, the developer, and the City enter into a development, operation and maintenance agreement which outlines the roles and responsibilities for the proposed ballpark. Following are the proposed deal points:

**General**

1. RSE will replace the existing Reverchon baseball field and stadium with a new, improved facility consisting of:
  - 1,400 permanent seats, including accessible seats, and additional 600-1000 temporary bleacher seats that, when not needed, could be stored off site.
  - a support facility that includes restrooms, concessions, locker rooms, and dugouts for each team.
  - four private suites with space for eight to ten people in each.

- public restrooms accessible to the users of the park.
  - elimination of the present drainage, utility and structural problems.
  - meeting the needs of all present patrons plus an expanded list of possible users.
2. RSE will be responsible for development, design, marketing, sponsorships, branding, advertising, sales, and daily stadium operations and maintenance.
  3. The term of the agreement will be 30 years with two optional five-year extensions.
  4. RSE will comply with the City's Business Inclusion and Development Plan, making a good faith effort to achieve the percentage goal for minority and/or women owned business enterprises.
    - RSE will provide reports of the M/WBE participation at the initiation of design, commencement of construction, and completion of construction.
  5. The City will have the right to audit and receive accountings from RSE's funding accounts.
  6. RSE has naming rights, subject to approval of the PKR Director.

## **Design and Construction**

1. The new design will reflect the original spirit of the park. Building materials will contain the same historic character as found in the rest of the park.
2. RSE will submit Construction Documents to PKR and Park and Recreation Board for review and approval.
3. RSE will arrange and lead public input meetings and meetings with other stakeholders during the design process.
4. The new design will include signage, styled after existing signage, that directs people to the Ballpark from Maple Avenue and Turtle Creek Boulevard. This is separate from the existing gateway sign.
5. The new design will have minimal impact on existing trees. If any trees are removed from the site, RSE will provide tree mitigation. PKR will provide tree assessments.
6. There will be minimal light pollution on adjacent property.
7. The estimated design and construction cost of the stadium is \$15,000,000.

8. RSE will provide new water, electric, and gas service meters and major supply lines to the site.
9. Parking:
  - RSE will repave the parking lot and consider using permeable paving or similar system. The existing capacity (120 spaces) will remain.
  - RSE is currently in negotiations with adjacent parking garages for an additional 1,000 to 1,300 spaces. RSE will finalize this parking agreement before the City executes the contract.
10. The duration of the project will be 17 months, from Notice to Proceed to Substantial Completion (occupancy). RSE will raise all funding and disclose its accountings to the City before they begin construction.
11. RSE will carry insurance for entire agreement period. The Design-Build Firm will include construction warranties, Payment and Performance Bonds as well as insurance as required by the City's Risk Management Office
12. RSE will provide photometrics for exterior lighting. PKR will review and approve the lighting design for the project

### **Operations and Maintenance**

1. RSE will provide all maintenance of the facility, ball field, and parking lot. The agreement will denote the boundary of maintenance responsibility in a precise site plan.
2. RSE will use funds from naming and branding rights, sponsorship, season ticket sales, suite sales, etc. to offset annual operational expenses. City will have approval of all advertisers, advertisements, and placement of any advertising.
3. RSE will replace the worn areas of the artificial turf field as needed.
4. RSE will carry insurance that covers routine usage and operation of complex.
5. RSE will provide a traffic control plan for all proposed (typical and unique) events.
6. The parking lot will be accessible to the public at all times, regardless of ballpark activity.
7. RSE will meet with representatives from all potential users and determine a schedule for the following year. RSE will work with all current users to schedule reservations based on their historical usage of the field.

8. The remaining open dates will be accessible to RSE to schedule for the professional team, other amateur leagues, and other events:
  - Dallas Independent School District (DISD) (at 25 uses/year) and Dallas Recreation Center League (at 18 uses/year) will not pay for their reservations
  - The Park and Recreation Department (at six uses/year) will be not pay for their reservations.
  - North Texas Amateur Baseball League (NTABL), Mexican American Baseball League, and other current paying field users will pay a reduced (25% off) fee, shown in the table below.
  - Park and Recreation Board will approve increases to the fees.
  - Proposed rental uses and fees for all groups are listed in the following tables:

Type of Rental	Name of User	Uses per year	Cost per Hour	
			Without Lights	With Lights
Baseball	DISD	25	Free	Free
Baseball	DPARD	18	Free	Free
Baseball	NTABL	30-60	\$55	\$95
Baseball	MABL	10	\$55	\$95
Baseball/Softball	Other Leagues	TBD	\$75	\$125

Amateur Soccer Games/Practice	Cost per Hour	
	Without Lights	With Lights
	\$55	\$95

9. RSE will pay \$18,000 to PKR annually to be used for additional maintenance (as a result of the new activity) in the rest of Reverchon Park, deposited in a multi-year fund. This amount will start to escalate annually after the first five years and be based on the Consumer Price Index.
10. RSE will submit their hours of operation for PKR Director approval.
11. RSE will comply with all City, State and Federal Ordinances, Regulations, and Codes.
12. Food Concessions: There will be a dedicated area within the new facility, open when a minimum of 500 attendees at an event.
13. Park users will have access to public restrooms. PKR staff will maintain the restrooms serving the park.
  - RSE will pay for their utility usage

14. RSE estimates 662,500 attendees for 750 events, during the first five years, including:

- Sports: professional baseball, high school baseball, amateur baseball, soccer, boxing, and other sports.
- Other games/competitions: mixed martial arts and high school bands.
- Other: music events, charity races, festivals (St. Patrick's Day, Oktoberfest, BBQ competitions, etc.), Snow Park, Easter Egg Hunts and City of Dallas events.

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

On December 1, 2016, the Park and Recreation Board was briefed by staff about the proposed Request for Proposals to prospective developers.

This item is scheduled for full Park and Recreation Board approval on June 7, 2018.

This item will be scheduled for City Council approval on June 27, 2018.

#### **FISCAL INFORMATION**

Annual Revenue: \$18,000

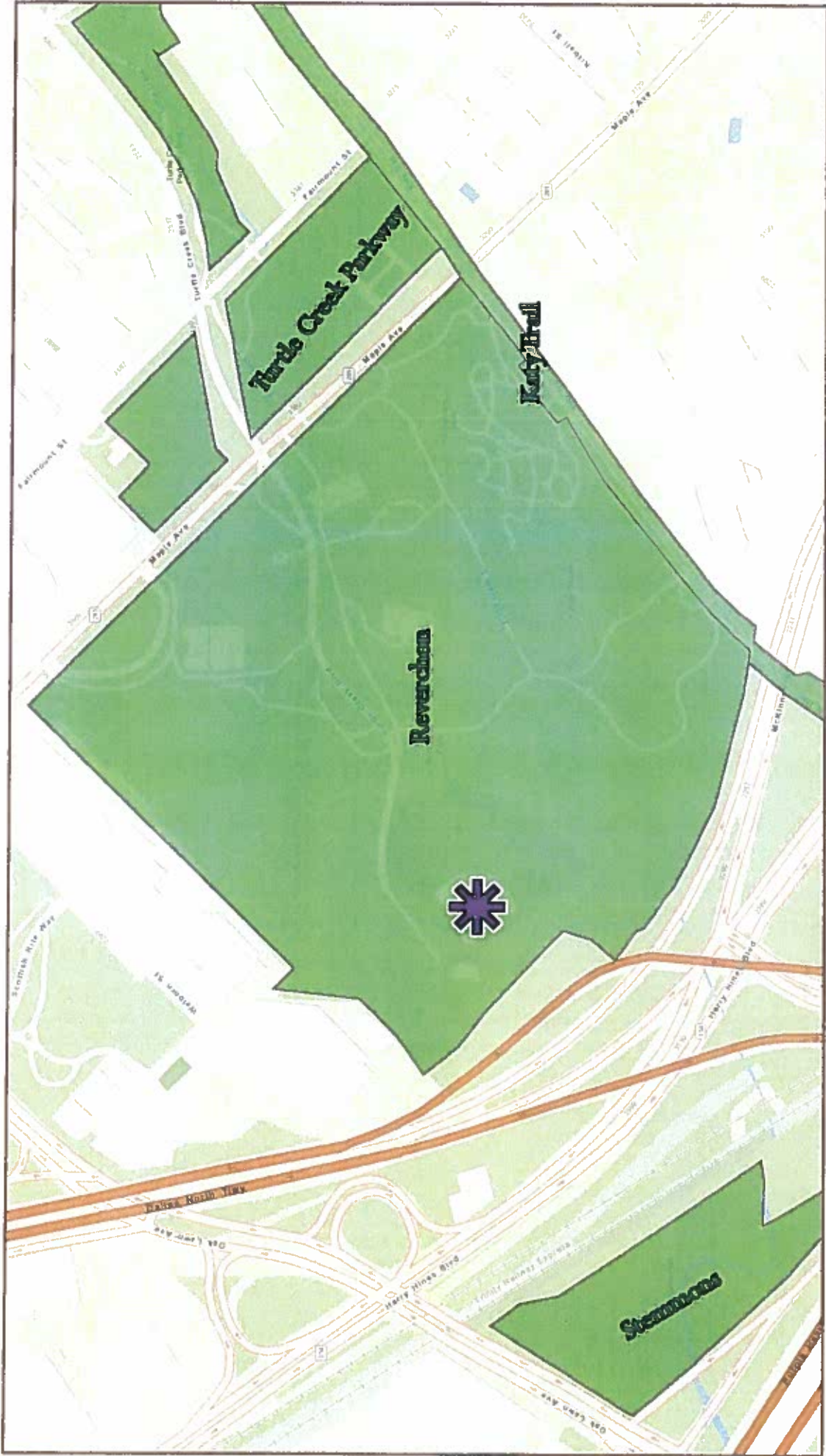
#### **STAFF RECOMMENDATION**

Staff recommends approval.

#### **MAPS**

Attached.





District  
2

Mapsc0  
45 A

**Reverchon Park  
(3505 Maple Ave)**



Feet  
0 100 200 400 600  
1 in = 200 ft

