



# DALLAS PARK AND RECREATION BOARD AGENDA

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

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

RECEIVED

2021 APR 29 PM 12:39  
CITY SECRETARY  
DALLAS, TEXAS



Dallas  
Park and Recreation

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

Public Notice

210388

POSTED CITY SECRETARY  
DALLAS, TX

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DALLAS PARK AND RECREATION BOARD  
ADMINISTRATION AND FINANCE COMMITTEE  
DALLAS CITY HALL - VIDEOCONFERENCE  
THURSDAY, MAY 6, 2021  
(8:30 A.M.)

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

Password: CMemESmp453

VOTING ITEM

Fair Park (7) – Approve a Supplemental Agreement to amend Sections 3.01(c), 3.01(f), 3.02(a), 3.02(b), 4.20, 5.01 and 14.03 of the management agreement between the City of Dallas and Fair Park First, Inc. - Financing: District 7 Equity Funds (\$500,000) (**committee only item**)

DISCUSSION ITEMS

1. Southwest Perennials / Greenhouse Contract Update
2. Mural Policy

DALLAS PARK AND RECREATION BOARD – PAGE 2  
ADMINISTRATION AND FINANCE COMMITTEE  
DALLAS CITY HALL - VIDEOCONFERENCE  
THURSDAY, MAY 6, 2021  
(8:30 A.M.)

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

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

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

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

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DALLAS, TEXAS



Dallas  
Park and Recreation

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

Public Notice

210389

POSTED CITY SECRETARY  
DALLAS, TX

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DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE  
DALLAS CITY HALL – VIDEOCONFERENCE  
THURSDAY, MAY 6, 2021  
(8:30 A.M.)

**CANCELLED**

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

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Dallas  
Park and Recreation

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**AGENDA**  
**DALLAS PARK AND RECREATION BOARD**  
**DALLAS CITY HALL - VIDEOCONFERENCE**  
**1500 MARILLA STREET**  
**DALLAS, TEXAS 75201**  
**THURSDAY, MAY 6, 2021 10:00 A.M.**

Calvert Collins-Bratton, President (District 13)

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

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

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

**Via: <https://bit.ly/32XlqEL>**

**Password: J3XvM3fXgu2**

**Members of the public wishing to Speak should register *before 12 pm*  
*Wednesday, May 5, 2021 by email to [srenda.green@dallascityhall.com](mailto:srenda.green@dallascityhall.com)***

1. Public Speakers (on any business)
2. Approval of Minutes of the April 22, 2021 Park and Recreation Board Meeting

### UPDATES

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

### CONSENT AGENDA (ITEMS 3 - 4)

#### **ADMINISTRATION AND FINANCE**

**NONE**

#### **PLANNING AND DESIGN**

3. Fair Park (7) - Authorize a professional services contract with GSR Andrade Architects, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Centennial Building Improvements Project located at 1001 Washington Street in Fair Park – Not to exceed \$472,640.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

**DALLAS PARK AND RECREATION BOARD – PAGE 2**  
**DALLAS CITY HALL - VIDEOCONFERENCE**  
**1500 MARILLA STREET**  
**DALLAS, TEXAS 75201**  
**THURSDAY, MAY 6, 2021 10:00 A.M**

4. Trinity Strand Trail (2) - Authorize (1) execution of a License Agreement with Dallas Area Rapid Transit (DART) for the construction, maintenance, and operation of a railroad crossing signaling system and appurtenances; (2) payment of \$260,395.45 in funds to DART for the construction of a railroad crossing, and; (3) payment of an annual license fee in the amount of \$1,000.00 to DART for the operation and maintenance of a railroad crossing – Not to exceed \$260,395.45 plus \$1,000 per annum – Financing: 2017 Bond Funds; General Fund

**BRIEFINGS**

5. Parkland Dedication Process – Ryan O'Connor, Assistant Director
6. Trinity River Audubon Center (TRAC) Annual Report – John Lawrence, Assistant Director
7. 2021 Summer Programs – Crystal Ross, Deputy Director

**WORKSHOP**

8. Update - Future Master Plans Listing / Board-chosen Priorities –John Lawrence, Assistant Director [Board will review various master-planning requests, choose priorities, and provide staff direction]

**OTHER/NON-ACTION ITEMS**

9. Park and Recreation Board Members Liaison Reports: Arts and Culture Advisory Committee, Audubon Dallas/Cedar Ridge Preserve, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas Inc./Downtown Parks, Friends of Bachman Lake, Friends of Fair Park, The Friends of Katy Trail, Friends of Northaven Trail, Friends of Preston Ridge Trail, Friends of Santa Fe Trail, Send a Kid To Camp, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Loop (Circuit Trail), The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Park Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park
10. FY 2021-22, FY 2022-23 Budget Development Update, Rachael Berry, Interim Assistant Director
11. Staff Announcements – Upcoming Park and Recreation Department Events
12. Next Park Board meeting, 10:00 am Thursday, April 22, 2021 (WEBEX)
13. Adjournment

**DALLAS PARK AND RECREATION BOARD – PAGE 3**  
**DALLAS CITY HALL - VIDEOCONFERENCE**  
**1500 MARILLA STREET**  
**DALLAS, TEXAS 75201**  
**THURSDAY, MAY 6, 2021 10:00 A.M**

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

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

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Regular Meeting: Calvert Collins-Bratton, President, presiding

Present: Calvert Collins-Bratton, President; Robb Stewart, Vice-President; Arun Agarwal, Barbara A. Barbee, Harrison Blair, Lane Conner, Timothy W. Dickey, Maria Hasbany, Jeff Kitner, Fonya Naomi Mondell, Amanda Schulz, Ernest Bo Slaughter, Taylor Toyne, Lorena Tule-Romain, Daniel Wood – 15

Absent: NONE

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

President Collins called the meeting to order at 10:08 a.m.

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

NONE

Agenda Item 2. A motion by Bo Slaughter seconded by Barbara Barbee, to approve the minutes of the April 8, 2021 Park and Recreation Board meeting, was carried. The vote was unanimous.

#### UPDATES

Director John Jenkins spoke about the current situation with COVID-19 and updated the Board. There were no updates.

#### CONSENT AGENDA (ITEMS 3 -7)

Item #6 was removed from Consent. A motion by Barbara Barbee, seconded by Lorena Tule-Romain to approve items 3-5, 7 on Consent was approved by unanimous vote.

Agenda Item 3. Fair Oaks Tennis Center (10) – A motion by Barbara Barbee, seconded by Lorena Tule-Romain, to authorize the designation and use of Fair Oaks Tennis Center, located at 7501 Merriman Parkway, as a year-round reservable facility through the City's Athletic, Events, and Reservations Office, to be available for reservable regular tennis play, tennis tournaments and large events held by leagues and schools, effective immediately upon the approval by the Park and Recreation Board – Total Estimated Net Revenue: \$44,500 (**committee considered April 8, 2021**), was carried by unanimous vote.

Agenda Item 4 Lake Highlands North (10) – A motion by Barbara Barbee seconded by Lorena Tule-Romain, to authorize the designation and use of two sand volleyball courts at Lake Highlands North Park, located at 9344 Church Road, as year-round reservable courts through the City's Athletic, Events, and Reservations Office effective immediately upon the approval by the Park and Recreation Board – Total Estimated Net Revenue: \$22,500 (**committee considered April 8, 2021**), was carried by unanimous vote.

Agenda Item 5 Trinity Strand Trail Phase 2 (2) – A motion by Barbara Barbee, seconded by Lorena Tule-Romain, to authorize Supplemental Agreement No. 3 to the professional services contract with Pacheco Koch Consulting Engineers, Inc. for additional design services associated with traffic signal design, traffic study and related services for the Trinity Strand Trail Phase II located between Turtle Creek Boulevard to the Inwood Road DART Station – Not to exceed \$97,840.00, from \$604,475.00 to \$702,315.00 - Financing: Park and Recreation Facilities Fund (2012 Bond Funds), was carried by unanimous vote.

Agenda Item 6 Reverchon Park (2) – A motion by Fonya Mondell, seconded by Arun Agarwal, to authorize the item with amended language (stated below the item) in the  
PARK AND RECREATION BOARD, April 22, 2021

DRAFT



Background Section, Paragraph 3 a professional services contract with DSGN Associates, Inc. for architectural services for the schematic design and historic preservation of the Reverchon Ballpark Improvements Project located at 3505 Maple Avenue – Not to exceed \$301,786.00 - Financing: Park and Recreation Facilities Fund (2006 General Obligation Bond Funds), was carried by unanimous vote.

The new language reads: This professional services contract will assess the condition of the existing grandstand, dugouts, field, parking lot and drainage system and prioritize the following needs: repairs to structural steel at the grandstand and fencing; repairs/replacement to/of the field and bleachers; and other ~~additions of new (or relocation of existing) concession and storage spaces, batting cages, press and announcer spaces and an umpire changing room; architectural finish improvements for the Reverchon Ballpark Improvements Project~~ associated amenities at the Reverchon Park ball field.

Agenda Item 7 Bahama Beach, Exline, Harry Stone Aquatics Centers (3,7,9) – A motion by Barbara Barbee, seconded by Lorena Tule-Romain, to authorize dedication plaques for the Phase 2 Aquatic Facilities at Bahama Beach Waterpark located at 1895 Campfire Circle, Exline Neighborhood Aquatic Center located at 2430 Eugene Street, and Harry Stone Neighborhood Aquatic Center located at 2403 Millmar Drive – Financing: No cost consideration to the City, was carried by unanimous vote.

### **BRIEFINGS**

Agenda Item 8. Annual Report Overview – Crystal Ross, Deputy Director, presented

Agenda Item 9. Bond Program Accomplishments – John Lawrence, Assistant Director, presented along with Leong Lim and Trent Williams, Senior Park Managers.

Agenda Item 10. 2021 Department Priorities – Ryan O'Connor, Assistant Director presented along with Cecilia Scheu, Manager III.

### **DIRECTOR'S PERFORMANCE REVIEW**

At 11:21 am President Collins called the meeting into Closed Session.

#### **CLOSED SESSION**

Agenda Item 11 - Director's Performance Review 2019-20 – Closed Session to discuss the evaluation and duties of the Director of the Park and Recreation Department – Personnel (Section 551.074) of the Texas Open Meetings Act

At 12:47 pm President Collins called the meeting into Open Session.

#### **OPEN SESSION**

Agenda Item 12. Director's Performance Review 2019-20 – Authorize adoption of the 2020-21 performance appraisal and salary increase for the Park and Recreation Director - Financing: Current Funds – A motion by President Collins, seconded by Barbara Barbee to authorize the rating of "Exceptional" for Director Jenkins and a merit increase of 5%. Director Jenkins thanked the Board and further indicated acceptance of the merit increase on the condition the merit be granted to him when merits 'freeze' has been lifted and merit increases are reinstated for the rest of staff.

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

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, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park were as follows:

President Collins requested the addition of Friends of Preston Ridge Trail to the liaison reports.

Jeff Kitner announced that Dallas Arts Month is underway and many things will be presented by the Office of Culture and Arts (OCA).

Daniel Wood stated Fair Park First has been increasing their fundraising and marketing and that material will be forthcoming. Mr. Wood also indicated that big announcements will be forthcoming from Fair Park First in the near future about their fundraising.

Bo Slaughter announced the Dallas Arboretum is hosting a ZimSculpt in honor of Black Heritage month. This event will begin May 1, 2021 and run through July.

Agenda Item 14 FY 2021-22, FY 2022-23 Budget Development Update, Rachael Berry, Interim Assistant Director - None

Agenda Item 15. Staff Announcements – Upcoming Park and Recreation Department Events. - None

Agenda Item 16. Next Park Board meeting. The next Park Board meeting will be Thursday, May 6, 2021 at 10:00 a.m.

Agenda Item 17. President Collins adjourned the Board meeting at 12:51 pm.

Anthony M. Becker, Secretary  
Park and Recreation Board

Calvert Collins-Bratton, President  
Park and Recreation Board

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

DRAFT

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

**AGENDA DATE:** May 6, 2021

**COUNCIL DISTRICT(S):** 7

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

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**SUBJECT**

Authorize a professional services contract with GSR Andrade Architects, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Centennial Building Improvements Project located at 1001 Washington Street in Fair Park – Not to exceed \$472,640.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)

**BACKGROUND**

On July 15, 2020, the City of Dallas advertised the Request for Qualifications for Engineering, Architectural and Landscape Architecture Consulting Services for the 2020 Capital Improvements Projects. In response to this advertisement, the Office of Procurement Services received submittals from 24 interested architecture firms on August 21, 2021.

In November 2020, the Park and Recreation Department, Planning and Design Selection Committee evaluated and ranked the 24 firms based on their qualifications for various bond projects. On January 20, 2021, the Planning and Design Division Facilities Group sent a Request for Proposal for Architectural and Engineering Services for the Centennial Building Improvements Project to the top 6 ranked architecture firms. In response to this request, the Planning and Design Division received submittals from the following 5 firms on February 12, 2021.

1. GSR Andrade
2. McCoy Collaborative
3. Architexas
4. GFF
5. Norman Alston Architects

On March 2, 2021, the selection committee, specific to this project, reviewed and scored their proposals. Based on the results of the evaluation, GSR Andrade Architects, Inc. was selected as the most qualified proposer for this project.

This professional services contract will assess the condition of the existing facility and prioritize the following needs: roof and wall leak repairs, door replacements, mechanical,

Authorize a professional services contract with GSR Andrade Architects, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Centennial Building Improvements located at 1001 Washington Street in Fair Park – Not to exceed \$472,640.00 - Financing: 2017 Bond Funds – Page 2

electrical, and plumbing upgrades, new lighting, and architectural finish improvements for the Centennial Building Improvements Project.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Design                      June 2021  
 Complete Design                May 2022  
 Begin Construction              November 2022  
 Complete Construction        September 2023

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

This item has had no prior action.

**FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund)	\$472,640.00	\$0.00	\$0.00

**M/WBE INFORMATION**

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

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE \$
\$472,640.00	Architecture & Engineering	34.00%	92.69%	\$438,085.00
This contract exceeds the M/WBE goal.				

**PROCUREMENT INFORMATION**

In accordance with the City of Dallas Administrative Directive 4-05 procurement guidelines, GSR Andrade Architects, Inc. was selected as the most qualified consultant for this project.

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on May 6, 2021 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council approval on June 9, 2021.

Authorize a professional services contract with GSR Andrade Architects, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Centennial Building Improvements located at 1001 Washington Street in Fair Park – Not to exceed \$472,640.00 - Financing: 2017 Bond Funds – Page 3

**STAFF RECOMMENDATION**

Staff recommends approval.

**OWNER**

**GSR Andrade Architects, Inc.**

Ferdinand Andrade, President/CEO

**MAP**

Attached



Attachment H




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

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

**Company name:** GSR Andrade Architects, Inc.  
**Address:** 4121 Commerce St. Suite 1, Dallas, TX 75226  
**Bid #:** RFP Centennial Building Facility Improvements  
**Telephone Number:** 214 - 722 - 4906  
**Email Address:** rcroysdale@gsr-andrade.com

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

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial	0	2	0	1	0	0	0	1	0	0
Professional	19	1	13	1	1	0	3	0	2	0
Technical	11	5	5	2	2	1	2	2	2	0
Office/Clerical	0	1	0	0	0	0	0	1	0	0
Skilled	0	0	0	0	0	0	0	0	0	0
Semiskilled	0	0	0	0	0	0	0	0	0	0
Unskilled	0	0	0	0	0	0	0	0	0	0
Seasonal	0	0	0	0	0	0	0	0	0	0
<b>Totals:</b>	30	9	18	4	3	1	5	4	4	0
<b># of employees living in Dallas:</b>	19	6	13	3	2	1	2	2	2	0
<b>Total % of employees living in Dallas</b>	64%									

  
 Officer's Signature  
 Robert Croysdale, AIA, LEED AP BD+C  
 Typed or Printed Name

Principal, Project Manager  
 Title  
 02-12-2021  
 Date



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

Project Name: Centennial Building Facility Improvements

Bid/Contract #: N/A

**Instructions:**

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

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

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

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

Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than M/WBE.

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

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

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work [1]	City of Dallas Vendor Number [2]	Name of Firm & M/WBE Certification (if Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm [5]	L or N [6]	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]
Architectural Services	249709	GSR Andrade Architects, Inc. HMMB10542N1021	Robert Croysdale 4121 Commerce Street, Ste 1, Dallas, TX 75226 Tel: 214-722-4916	H	L	\$ 174,461.00	36.91%	\$ -	\$ -
<b>Notes:</b>									
Accessibility Review	V50000004251	Abadi Accessibility HFMB52678N0821	Marcela Abadi Rhoads 7516 Danfield Court, Dallas, TX 75252 Tel: 214-403-8714	H, W	L	\$ 4,365.00	0.92%	\$ -	\$ -
<b>Notes:</b>									
Building Envelope Consulting	259339	ABB, Inc. WR05404	Kelly Conley 1199 S Belt Line Rd, Ste. 100, Coppell, TX 75019 Tel: 972-316-7223	H, W	L	\$ 146,859.00	31.07%	\$ -	\$ -
<b>Notes:</b>									



Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)	
MEP Engineering	515088	MEPCE WFWB41583N0321	Adam Nemati 2928 Story Road W, Irving, TX 75038 Tel: 972-870-9060	W	L	\$ 95,900.00	20.29%	\$ -	\$ -	
Notes:										
Structural Engineering	500826	JQ Infrastructure, LLC IMMB10992N0123	Steve Lucy 100 Glass Street, Dallas, TX 75207 Tel: 214-623-5801	I	L	\$ 8,000.00	1.69%	\$ -	\$ -	
Notes:										
Reimbursable Expenses	249709	GSR Andrade Architects, Inc. HMMB10542N1021	Robert Croysdale 4121 Commerce Street, Ste 1, Dallas, TX 75226 Tel: 214-722-4916	H	L	\$ 8,500.00	1.80%	\$ -	\$ -	
Notes:										
Videography		Mark Birnbaum Productions	Mark Birnbaum 1409 Botham Jean Blvd, Dallas, TX 75215 Tel: 214-223-5264	NON	L	\$ 15,000.00	3.17%	\$ -	\$ -	
Notes:										
Cost Estimating		Riddle & Goodnight	Mark Goodnight 1155 Mary Drive, Azle, TX 76085 Tel: 817-946-7825	NON	N	\$ 11,880.00	2.51%	\$ -	\$ -	
Notes:										
Art Restoration		SOURCE	Jhonny Langer 1201 Avenue M, Galveston, TX 77550 Tel: 832-277-5056	NON	N	\$ 7,675.00	1.62%	\$ -	\$ -	
Notes:										
						<b>Total Bid Amount:</b>	<b>\$ 472,640.00</b>	<b>100.00%</b>	<b>\$ -</b>	<b>\$ -</b>

[Note: Totals and Percentages will automatically calculate.]

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

Officer's Signature:  Title: Principal

Printed Name: Robert C. Croysdale, AIA, LEED AP BD+C Date: April 5, 2021

Company Name: GSR Andrade Architects, Inc.



CITY OF DALLAS
SUBCONTRACTOR INTENT FORM

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

TO: City of Dallas DATE: 4/6/2021
Business Development & Procurement Services

Project Name: Centennial Building Improvements Bid #

Allana Buick & Bers, Inc. will provide the following
M/WBE Subcontractor on the project

good(s)/service(s): Building Envelope, Assessment, Consulting and CA services

to GSR Andrade Architects
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: Western Regional Minority Supplier
Development Council

M/WBE Certification Number: # WR05404
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 \$472,640.00
MWBE/DBE Sub Participation Amount \$146,859.00 31.07 %
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

Robert Croysdale
Officer's Signature (Prime Contractor)
Printed Name (Prime Contractor)

Bill Conley
Officer's Signature (M/WBE/DBE Subcontractor)
Printed Name (M/WBE/DBE Subcontractor)

Principal
Title (Prime Contractor)

DNISION MANAGER - TEXAS
Title (M/WBE/DBE Subcontractor)

4/6/2021
Date

4/6/2021
Date

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

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

Other

THIS CERTIFIES THAT

**Allana Buick & Bers, Inc**  
dba The Conley Group



\* Nationally certified by the: **WESTERN REGIONAL MINORITY SUPPLIER DEVELOPMENT COUNCIL**

\*NAICS Code(s): 541310; 541330

\* Description of their product/services as defined by the North American Industry Classification System (NAICS)

02/28/2021

**Issued Date**

WR05404

**Certificate Number**

*Adrienne C. Trimble*  
Adrienne Trimble

**Expiration Date**

**Cecil Plummer, President**

By using your password (NMSDC issued only), authorized users may log into NMSDC Central to view the entire profile: [http://www.nmsdc.org](#)

*Certify Developer Connection Approved*

\* MBEs certified by an Affiliate of the National Minority Supplier Development Council, Inc.®



CITY OF DALLAS
SUBCONTRACTOR INTENT FORM

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

TO: City of Dallas DATE: 4/6/2021
Business Development & Procurement Services

Project Name: Centennial Building Improvements Bid #
Abadi Accessibility will provide the following
MWBE Subcontractor on the project
good(s)/service(s): Accessibility Consulting Services

to GSR Andrade Architects
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # HFMB52678N0821
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 \$472,640.00
MWBE/DBE Sub Participation Amount \$4,365.00 0.92%
[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 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.

Robert Croysdale
Officer's Signature (Prime Contractor)
Printed Name (Prime Contractor)
Principal
Title (Prime Contractor)
4/6/2021
Date

Marcela Rhoads
Officer's Signature (MWBE/DBE Subcontractor)
Printed Name (MWBE/DBE Subcontractor)
Principal
Title (MWBE/DBE Subcontractor)
4/6/2021
Date

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

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

Other



CITY OF DALLAS
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: 4/6/2021

Business Development & Procurement Services

Project Name: Centennial Building Improvements Bid #

JQ Infrastructure, LLC will provide the following
M/WBE Subcontractor on the project

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

to GSR Andrade Architects
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # IMMB10992N0123

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

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

Total Contract Amount for prime \$472,640.00
MWBE/DBE Sub Participation Amount \$8,000.00 1.69%
[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)

Robert Croysdale
Printed Name (Prime Contractor)

Principal
Title (Prime Contractor)

4/6/2021
Date

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

Stephen H. Lucy
Printed Name (M/WBE/DBE Subcontractor)

Partner
Title (M/WBE/DBE Subcontractor)

4/6/2021
Date

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

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

Prime Sub checkboxes for the first four groups

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

Prime Sub checkboxes for the last three groups

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: 4/6/2021  
Business Development & Procurement Services

Project Name: Centennial Building Improvements Bid # \_\_\_\_\_  
MEP Consulting Engineers will provide the following  
 M/WBE Subcontractor on the project

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

to GSR Andrade Architects  
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # WFWB41583N0321  
*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 \$472,640.00 X NCTRCA  
 MWBE/DBE Sub Participation Amount \$95,900.00 20.29% 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)

Robert Croysdale  
 Printed Name (Prime Contractor)

Principal  
 Title (Prime Contractor)

4/6/2021  
 Date

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

Adam Nemati  
 Printed Name (M/WBE/DBE Subcontractor)

Principal  
 Title (M/WBE/DBE Subcontractor)

4/6/2021  
 Date

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

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

Other \_\_\_\_\_

Date: 4/6/21



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 # \_\_\_\_\_  
SA Amount: Overall Amount:

Architectural and Engineering  
Amount: \$472,640

Department: PKR

Proposed Agenda Date: 5/26/2021

Project Name: Centennial Building Improvements

Contract Number: PKR-2021-00015221

Encumbrance Number:

Scope of Work: Full service architectural and engineering (struct, civil, MEP) design services, historic preservation, art conservation, videography, envelope consulting.

Subcontracting Opportunities: all services mentioned above.

Project Manager: Stefan Kesler

Contact Person: Stefan Kesler

Phone: 214-670-4109

Email: Stefan.kesler@dallascityhall.om

Contacted Intent to Award On: 3/16/2021

Prime Contractor/Consultant: GSR Andrade Architects

Contact Person: Robert Croysdale

Phone: 214-824-7040

Email: rcroysdale@gsr-andrade.com

Does this project have federal funds? NO

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



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

Solicitation Number:     N/A     Project Name: Centennial Building Facility Improvements Company Name: GSR Andrade Architects

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

**Section I: Business Inclusion Affidavit**

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

**Section II: Historical Utilization**

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

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

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

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





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

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

Solicitation Number: N/A Project Name: Centennial Building Facility Improvements Company Name: GSR Andrade Architects

**Section I: Business Inclusion Affidavit**

It is the policy of the City of Dallas to involve qualified Minority and Women-Owned Business Enterprises (MWBEs) to the greatest extent feasible on the City's construction, procurement and professional services contracts. The City and its contractors shall not discriminate on the basis of race, age, color, religion, national origin, or sex in the award and performance of contracts. On September 23, 2020 the City Council adopted the following MWBE participation goals without consideration for specific ethnicity or gender (Resolution Number 20-1430):  
**Construction - 32.00%, Architectural & Engineering - 34.00%, Professional Services - 38.00%, Other Services - N/A, Goods - 32.00%**

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

Robert Croysdale, AIA, LEED AP BD+C  
 Typed or Printed Name of Company's Certifying Official

*[Signature]*  
 Signature

2/12/2021  
 Date

**Section II: Historical Utilization**

Entity Name Address, City, State, Zip	Contact Person, Title Phone Number	Month/Year of Project	Total Contract Amount	MWBE Goal (%)	Project Name/ Contract Type	MWBE Actual Participation (\$)	MWBE Actual Participation (%)
City of Dallas Park & Rec 1500 Marilla, Room 6FS, Dallas, TX 75201	Stefan Kesler, Project Manager 214.670.4109	8/2018-5/2020	\$ 475,000.00	25.66%	Fair Park Music Hall, African American Museum & Aquarium Annex / Design Services	\$ 209,340.00	44.07%
City of Dallas Park & Rec 1500 Marilla, Room 6FS, Dallas, TX 75201	Raul Acosta, Project Manager 214-670-1806	5/2105-11/2017	\$ 198,300.00	25.66%	Park Maintenance District 6 Service Center / Design Services	\$ 75,165.00	37.90%
City of Dallas Public Works 320 E. Jefferson Blvd. Dallas, Texas 75203	Martha Welch, Project Manager 948-4177	5/2004-5/2007	\$ 285,377.00	25.66%	Fire Station #38 / Design Services	\$ 216,887.00	76.00%

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

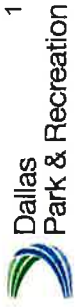
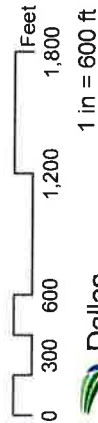
*Section II = 5 Total Points: 3 Projects = 5 Points; 2 Projects = 3 Points; 1 Project = 1 Point*

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

Company Name Address, City, State, Zip	Contact Person, Title Phone Number	MWBE Certification # (if applicable)	Ethnicity/ Gender	Local or Non-Local	Scope of Work	Value of Work (\$)	Participation (%)
JQ Engineering 100 Glass St Suite 201, Dallas, TX 75207	John Hoenig, COO, Partner (972) 392-7340	NCTRCA IMMB50562N1220	M / Male	Local	Structural Engineers	N/A	6.00%
MEPCE 2928 Stony Rd W, Irving, TX 75038	Adam Nemati, Principal (972) 870-9060	NCTRCA WBE WFWB41583N0321	W / Female	Local	Mechanical, Electrical & Plumbing Engineers	N/A	20.00%
Conley Group (ABBAAE) 1199 S Belt Line Rd Suite 100, Coppell, TX 75019	Kelly Conley, Director of Client Services (972) 316-7223	*NAICS Code(s): 541310; 541330 WR05404	H / Female	Local	Building Envelope Consulting	N/A	15.00%
Abadi Accessibility 7516 Danfield Court, Dallas, TX 75252	Marcela Abadi, Owner (214) 403-8714	NCTRCA HFMB52678N0821	H / Female	Local	Accessibility Plan Review & Inspection	N/A	1.00%
Riddle & Goodnight 1155 Mary Dr, Azle, TX 76085	Mark Goodnight, Co-Owner (817) 946-7825		W / Male	Local	Cost Estimator	N/A	2.00%
SOURCE 1201 Avenue M, Galveston, TX 77550	Jhonny Langer, Owner 832-277-5056		W / Male	Non-Local	Art Restoration Expert	N/A	3.00%
<b>Total Contract Amount</b>						N/A	<b>47.00%</b>

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

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



Fair Park - Centennial Building  
 (1001 Washington Street)

Mapsc 46 K  
 District 7

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** May 6, 2021  
**COUNCIL DISTRICT:** 2  
**STAFF:** Leong Lim, (214) 670-7753

---

**SUBJECT**

Authorize **(1)** execution of a License Agreement with Dallas Area Rapid Transit (DART) for the construction, maintenance, and operation of a railroad crossing signaling system and appurtenances; **(2)** payment of \$260,395.45 in funds to DART for the construction of a railroad crossing, and; **(3)** payment of an annual license fee in the amount of \$1,000.00 to DART for the operation and maintenance of a railroad crossing – Not to exceed \$260,395.45 plus \$1,000 per annum – Financing: 2017 Bond Funds; General Fund

**BACKGROUND**

The Trinity Strand Trail Phase 2 project is currently under construction. A section of the trail along Market Center Boulevard crosses a DART railway (Exhibit A). This railway is operated for commuter and freight rail operations by DART under the assumed name of Trinity Railway Express (TRE).

The Trinity Strand Trail alignment is adjacent to the Market Center Blvd street where the railway intersects the street. To safely accommodate the proposed trail alignment DART is willing to construct, maintain, and operate automatic swinging pedestrian gates, signage, signaling, and appurtenances. DART has determined, through its contractor, that the cost for such construction is \$260,395.45 which is to be paid by the City to DART upon completion of the construction work by DART's contractor.

The City shall pay DART an annual \$1,000.00 license fee for DART to maintain and operate the license area swinging gates, signaling system, and appurtenances associated with the trail. The City is responsible for maintenance and operations of the trail, drainage for the trail, and landscaping in the license area. None of DART's railroad structures or equipment is included in the maintenance of the license area and is the sole responsibility of DART to maintain.

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

This item has no prior actions.

Authorize (1) execution of a License Agreement with Dallas Area Rapid Transit (DART) for the construction, maintenance, and operation of a railroad crossing signaling system and appurtenances; (2) payment of \$260,395.45 in funds to DART for the construction of a railroad crossing, and; (3) payment of an annual license fee in the amount of \$1,000.00 to DART for the operation and maintenance of a railroad crossing – Not to exceed \$260,395.45 plus \$1,000 per annum – Financing: 2017 Bond Funds; General Fund– Page 2

**FISCAL INFORMATION**

Fund	FY 2021	FY 2022	Future Years
Park and Recreation Facilities (B) Funds (2017 Bond Funds)	\$ 260,395.45	\$ 0.00	\$ 0.00
General Fund	\$ 1,000.00	\$1,000.00	\$1,000.00
Total	\$ 261,395.45	\$1,000.00	\$1,000.00

**COMMITTEE ACTION**

The Planning and Design Committee does not meet on May 6, 2021. Therefore, the Park and Recreation Board will consider this item.

This item will be scheduled for City Council consideration on May 26, 2021.

**STAFF RECOMMENDATION**

Staff recommends approval.

**ATTACHMENTS**

Map and Exhibit





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

**AGENDA DATE:** May 6, 2021

**COUNCIL DISTRICT(S):** 7

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

---

**SUBJECT**

Approve a Supplemental Agreement to amend Sections 3.01(c), 3.01(f), 3.02(a), 3.02(b), 4.20, 5.01 and 14.03 of the management agreement between the City of Dallas and Fair Park First, Inc. - Financing: District 7 Equity Funds (\$500,000)

**BACKGROUND**

On November 1, 2018, the City entered into a 20-year management agreement with Fair Park First (FPF) to operate, manage, promote, enhance and improve Fair Park. This agreement identified responsibilities on the part of both parties that after reviewing operations since FPF took over, staff and FPF management have identified areas requiring clarification via amendments to the agreement in order to ensure clear responsibilities are identified. Below is a summary of those areas:

**ARTICLE III. ANNUAL APPROPRIATIONS AND OTHER FISCAL MATTERS**

Amend Section 3.01 (c), Payment beginning October 1<sup>st</sup>, 2021, to allow for a fifty percent payment of the Annual Appropriation to be paid on October 1<sup>st</sup> annually and three other 1/6<sup>th</sup> payments to be made on January 1<sup>st</sup>, April 1<sup>st</sup>, and July 1<sup>st</sup> of each contract year. This would change the payment from a month-to month payment of the Annual Appropriation.

Amend Section 3.01(f), Capital Improvement Plan Appropriations, to modify payment schedule from a month-to-month payment to a single payment to be made, upon Council Appropriation within 90-days of City's approval of the Capital Improvement Plan as submitted by Fair Park First.

Amend Section 3.02 (a), Use of Funds in Annual Appropriation to Support Resident Institutions, to identify the City as having responsibility for funding the Resident Institutions, comprised of Texas Discovery Gardens, Music Hall at Fair Park, the African American Museum and The Hall of State, while keeping Fair Park First as being responsible for oversight of the Resident Institutions operations. Cultural Stipends for the Resident Institutions will be made directly from the City to the Resident Institutions at the

## **BACKGROUND Continued**

sole discretion of the City and in accordance with recommendations of the City's Cultural Affairs commission.

Add Section 3.02 (b) to add The Children's Aquarium to the Fair Park First Agreement. This addition will add language to 1) place the management and operations of the Children's Aquarium under Fair Park First; 2) acknowledge that Fair Park First is authorized to negotiate and perform a lease agreement with zoOceanarium and will require performance measures to be set for the operations of the Children's Aquarium; 3) pay Fair Park First a one time, lump sum payment of \$500,000 subject to approval of the Park Board and appropriation by Council. These funds will assist with the operation and maintenance of the Aquarium and the funds are separate and apart from the Annual Appropriation; 4) Fair Park First will report to City on an annual basis all accounting related to the Aquarium Funds.

## **ARTICLE IV. MANAGEMENT AND OPERATION OF FAIR PARK**

Amend Section 4.20, City Access to identify access and inspect Fair Park at all reasonable times for any and all public purposes and may use portions of Fair Park as reasonably necessary, to preserve the health, safety, and welfare of the public. The City's use of Fair Park will be subject to an authorized short-term agreement.

## **ARTICLE V. UTILITIES, TAXES, INSURANCE, PERFORMANCE BOND AND INDEMNIFICATION**

Amend Section 5.01, Utilities, to identify that all utilities for Fair Park shall be in the City's name and the City shall be responsible for securing and paying for all utility Services. City shall provide periodic statements, no less than quarterly, for the utility services and Fair Park First shall continue to reimburse the City for actual costs for all utility services.

## **Article XIV. GENERAL PROVISIONS**

Amend Section 14.03, Security Interests, to clarify language regarding authorized tenants in Fair Park not having ability to mortgage, pledge or encumber its rights and interests without City' prior approval. If City approval is granted, no greater interest in Fair Park property, buildings, facilities or improvements is granted that will be greater than the rights of the City.

## **FISCAL INFORMATION**

Financing: District 7 Equity Funds \$500,000



**COMMITTEE ACTION**

The Park Board was briefed on this item on March 25, 2021. The Park and Recreation Board Administration and Finance Committee will consider this item on May 6, 2021 and will present its recommendation to the full Park Board on May 20, 2021.

This item has been tentatively scheduled for City Council consideration June 9, 2021.

**STAFF RECOMMENDATION**

Staff recommends approval

