



# **DALLAS PARK AND RECREATION BOARD AGENDA**

**THURSDAY, OCTOBER 24, 2019  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
214-670-4078**

<b>8:00</b>	<b>am:</b>	<b>Director's Search Committee, 6FN</b>
<b>9:15</b>	<b>am:</b>	<b>Administration and Finance Committee, 6FN</b>
<b>9:00</b>	<b>am:</b>	<b>Planning and Design Committee, Room 6FN</b>
<b>10:00</b>	<b>am:</b>	<b>Park and Recreation Board, Room 6FN</b>



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OCT 18 PM 1:00

CITY SECRETARY  
DALLAS, TEXAS



Dallas  
Park and Recreation

Robb P. Stewart, Chair  
Taylor Toynes, Vice Chair  
Harrison Blair  
Maria Hasbany  
Terrance Perkins  
Amanda Schulz

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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, OCTOBER 24, 2019  
(9:15 A.M.)

DEFERRED ACTION ITEM

**PARK BOARD AGENDA ITEM NO. 11** – Klyde Warren Park (14) – Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to **a)** include the Klyde Warren Park Phase 2 Extension, as described below and to **b)** include a portion of unused City right of way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot to relocate the existing dog park component of the Park, (which (a) and (b) collectively hereafter referred to as KWP2 – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)(**Board deferred October 10, 2019**)

CONSENT ITEM

**PARK BOARD AGENDA ITEM NO. 4** – Fair Park (7) – Authorize the second of two five-year renewal options to the five-year land lease agreement with the Jane Douglas Chapter of the Daughters of the American Revolution for the tract of land in Fair Park located at 921 South Washington Avenue – Annual Revenue: \$1.00

ITEMS FOR DISCUSSION

1. Cedar Ridge Preserve – Annual Presentation
2. Park Naming Policy Clarification

*Public Notice*

19 09 8 8

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DALLAS, TX





DALLAS PARK AND RECREATION BOARD – PAGE 2  
ADMINISTRATION AND FINANCE COMMITTEE  
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THURSDAY, OCTOBER 24, 2019  
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**Handgun Prohibition Notice for Meetings of Governmental Entities**

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

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

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Dallas  
Park and Recreation

Jesse Moreno, Chair  
Jeff Kitner, Vice Chair  
Barbara Barbee  
Lane Conner  
Timothy W. Dickey  
Bo Slaughter

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DALLAS, TEXAS

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DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE  
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ACTION ITEMS

**PARK BOARD AGENDA ITEM NO. 5** – Martyr’s Park (2) – Authorize location of a public art project, *Memorial for Victims of Racial Justice*, at Martyr’s Park located at 379 West Commerce Street – Not to exceed \$100,000.00 – Financing: (see Fiscal Information)

**PARK BOARD AGENDA ITEM NO. 6** – Kiest Park (4) – Authorize donor signage for the Vaughan Brothers Public Art Project at Kiest Park located at 3080 South Hampton Road – Financing: No cost consideration to the City (see Fiscal Information)

**PARK BOARD AGENDA ITEM NO. 7** – Fair Park (7) – Authorize Supplemental Agreement No. 1 to the professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors for additional architectural and engineering services during the construction documents, procurement, and construction administration phases for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive – Not to exceed \$280,086.25 from \$832,258.00 to \$1,112,344.25 – Financing: Fair Park Improvements (C) Fund (2017 Bond Fund)

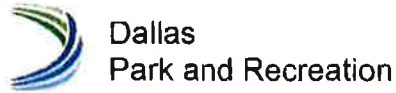
Public Notice

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DALLAS PARK AND RECREATION BOARD – PAGE 2  
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**PARK BOARD AGENDA ITEM NO. 8** – Dallas Arboretum (9) – Authorize a contract for the construction of new sidewalks along Garland Road at the Dallas Arboretum located at 8525 Garland Road - A S Con, Inc., lowest responsible bidder of four - Not to exceed \$311,650.00 – Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$268,167.89) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$43,482.11)

**PARK BOARD AGENDA ITEM NO. 9** – Bachman Park (6) – Authorize a contract for the construction of renovations at Bachman Recreation Center located at 2750 Bachman Drive – Northridge Construction Group, best value proposer of seven - Not to exceed \$2,184,500.00 - Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$217,006.04) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$1,967,493.06)

**PARK BOARD AGENDA ITEM 10** – Simpson Stuart Park (8) – Authorize the **(1)** acceptance of a grant from the Texas Parks and Wildlife Department’s (TPWD) Urban Outdoor Recreation Grant Program for development of Simpson Stuart Park located at 3200 Simpson Stuart Road in the amount of \$1,000,000.00 for Fiscal Year 2019-20; **(2)** establishment of appropriations in an amount not to exceed \$1,000,000.00 in the Simpson Stuart Park Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$1,000,000.00 in the Simpson Stuart Park Fund; **(4)** execution of a Memorandum of Agreement and all terms, conditions, and documents required by the agreement; and **(5)** naming of the former Simpson Stuart Park as Judge Charles Rose, Sr. Park - Not to exceed \$1,000,000.00 - Financing: Simpson Stuart Park Fund

**BRIEFING ITEMS**

1. MLK Playground Design Plans
2. 4 Parks – Combined (Crandall, Tietze, Munger, Central Square) Design Plans
3. Lindsley Park Playground Design Plans
4. Upcoming Items

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

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Park and Recreation

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**AGENDA**  
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**DALLAS CITY HALL – ROOM 6FN**  
**1500 MARILLA STREET**  
**DALLAS, TEXAS 75201**  
**THURSDAY, OCTOBER 24, 2019 10:00 A.M.**  
**(Public Speakers sign in by 9:30 A.M.)**

Calvert Collins-Bratton, President

- |                               |  |
|-------------------------------|--|
| Barbara A. Barbee, District 1 | Bo Slaughter, District 8                     |
| Jesse Moreno, District 2      | Maria Hasbany, District 9                    |
| Taylor I. Toyne, District 3   | Robb P. Stewart, Vice President, District 10 |
| Harrison Blair, District 4    | Jeff Kitner, District 11                     |
| Terrence Perkins, District 5  | Lane Conner, District 12                     |
| Timothy W. Dickey, District 6 | Amanda Schulz, District 14                   |
| Vacant, District 7            | Vacant, District 15                          |

1. Speakers
2. Approval of Minutes of the October 10, 2019 Park and Recreation Board Meeting

**SPECIAL RECOGNITION**

3. Recognition of former Board members Becky Rader and Sonya Woods for their service to the Park and Recreation Board

**CONSENT AGENDA (ITEMS 4 – 10)**

**ADMINISTRATION AND FINANCE COMMITTEE**

4. Fair Park (7) – Authorize the second of two five-year renewal options to the five-year land lease agreement with the Jane Douglas Chapter of the Daughters of the American Revolution for the tract of land in Fair Park located at 921 South Washington Avenue – Annual Revenue: \$1.00

**PLANNING AND DESIGN COMMITTEE**

5. Martyr's Park (2) – Authorize location of a public art project, *Memorial for Victims of Racial Justice*, at Martyr's Park located at 379 West Commerce Street – Not to exceed \$100,000.00 – Financing: (see Fiscal Information)
6. Kiest Park (4) – Authorize donor signage for the Vaughan Brothers Public Art Project at Kiest Park located at 3080 South Hampton Road – Financing: No cost consideration to the City (see Fiscal Information)

*Public Notice*

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**DALLAS PARK AND RECREATION BOARD – PAGE 2**  
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7. Fair Park (7) – Authorize Supplemental Agreement No. 1 to the professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors for additional architectural and engineering services during the construction documents, procurement, and construction administration phases for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive – Not to exceed \$280,086.25 from \$832,258.00 to \$1,112,344.25 – Financing: Fair Park Improvements (C) Fund (2017 Bond Fund)
8. Dallas Arboretum (9) – Authorize a contract for the construction of new sidewalks along Garland Road at the Dallas Arboretum located at 8525 Garland Road - A S Con, Inc., lowest responsible bidder of four - Not to exceed \$311,650.00 – Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$268,167.89) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$43,482.11)
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10. Simpson Stuart Park (8) – Authorize the **(1)** acceptance of a grant from the Texas Parks and Wildlife Department's (TPWD) Urban Outdoor Recreation Grant Program for development of Simpson Stuart Park located at 3200 Simpson Stuart Road in the amount of \$1,000,000.00 for Fiscal Year 2019-20; **(2)** establishment of appropriations in an amount not to exceed \$1,000,000.00 in the Simpson Stuart Park Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$1,000,000.00 in the Simpson Stuart Park Fund; **(4)** execution of a Memorandum of Agreement and all terms, conditions, and documents required by the agreement; and **(5)** naming of the former Simpson Stuart Park as Judge Charles Rose, Sr. Park - Not to exceed \$1,000,000.00 - Financing: Simpson Stuart Park Fund



**DALLAS PARK AND RECREATION BOARD – PAGE 3**  
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**DALLAS, TEXAS 75201**  
**THURSDAY, OCTOBER 24, 2019 10:00 A.M.**

**ITEM FOR INDIVIDUAL CONSIDERATION**

11. Klyde Warren Park (14) – Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to a) include the Klyde Warren Park Phase 2 Extension, as described below and to b) include a portion of unused City right of way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot to relocate the existing dog park component of the Park, (which (a) and (b) collectively hereafter referred to as KWP2 – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)(**Board deferred October 10, 2019**)

**BRIEFINGS**

12. Volunteer Services Update  
Daniel Huerta, Assistant Director
13. Park and Recreation Department Training and Development Update  
Hazel Roper, HR Manager

**OTHER/NON-ACTION ITEMS**

14. 2019 NRPA Reports by Board members (deferred from October 10, 2019)
15. 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, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Park Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park
16. Staff Announcements – Upcoming Park and Recreation Department Events
17. Next Park and Recreation Board Regular Meeting: Thursday, November 7, 2019, at Dallas City Hall
18. Adjournment







**DALLAS PARK AND RECREATION BOARD – PAGE 4**  
**DALLAS CITY HALL – ROOM 6FN**  
**1500 MARILLA STREET**  
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**THURSDAY, OCTOBER 24, 2019 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; Barbara A. Barbee, Harrison Blair, Lane Conner, Timothy W. Dickey, Maria Hasbany, Jeff Kitner, Jesse Moreno, Terrance Perkins, Amanda Schulz Ernest Slaughter, Taylor Toynes - 13

Absent: NONE

Vacant: District 7, District 15

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

Agenda Item 1. Speakers:

- 1) Amy Meadows of Parks for Downtown Dallas spoke about Downtown Dallas Inc.
- 2) Lisa Lopez spoke on Randall Park Plans
- 3) Carol Bell-Walton spoke on Reverchon Park
- 4) Soraya Colli spoke on Reverchon Park
- 5) Portia Cantrel of LGBT Community, Silver Pride Project spoke on Reverchon Park

Agenda Item 2. Mr. Becker stated that there was a minor edit to the minutes of September 19, 2019. The minutes stated that Rodney Schlosser received a recognition and he was not present at the last meeting. A motion by Bo Slaughter, seconded by Jeff Kitner, to approve the amended minutes of the September 19, 2019 Park and Recreation Board Meeting, was carried. The vote was unanimous.

**SPECIAL RECOGNITION**

Agenda Item 3. Park Board Resolution recognizing Willis C. Winters for his service to the Park and Recreation Department. President Collins read the proclamation honoring Mr. Winters' service to the department and to the City. Mr. Winters said a few words.

**CONSENT AGENDA (ITEMS 4 – 6)**

**ADMINISTRATION AND FINANCE COMMITTEE**

Vice-President Stewart moved, seconded by Harrison Blair to approve items 4-6 on Consent.

Agenda Item 4. Norbuck Park (9) – A motion by Robb Stewart, seconded by Harrison Blair, to authorize issuing an alcohol permit to Tanna Woods, to serve alcohol at the Too Cold to Hold event to be held at Norbuck Park, located at 200 North Buckner Boulevard. The event will be held on Saturday, February 1, 2020 from 6:00 a.m. to 12:00 p.m. – Estimated Revenue: \$250 (This is a recurring item), was carried by unanimous vote.

Agenda Item 5. Dallas Arboretum (9) – A motion by Robb Stewart, seconded by Harrison Blair, to authorize a twelve (12) month Annual Funding Agreement with the Dallas Arboretum and Botanical Society, Inc. in the amount of \$394,098.00 to provide services and program support within the City of Dallas for the period of October 1, 2019 through September 30, 2020 – Not to exceed \$394,098.00 – Financing: General Funds (This is a recurring item), was carried by unanimous vote.

**PLANNING AND DESIGN COMMITTEE**

Agenda Item 6. Glendale Park (3) – A motion by Robb Stewart, seconded by Harrison Blair to authorize an application for an Urban Outdoor Recreation Grant in the amount of \$1,020,000.00 from the Texas Parks and Wildlife Department for Glendale Park Phase 1 Implementation located at 1515 East Ledbetter Drive – Financing: This action has no cost consideration to the City (see Fiscal Information), was carried by unanimous vote.

DRAFT



President Collins moved ahead to Agenda Items 9, 10 and 11.

### **BRIEFINGS**

Agenda Item 7. 2019 Aquatics Summer Season Overview was presented by Daniel Huerta, Assistant Director. Robin Steinshnider, Senior Park Manager presented the update.

At 12:37 p.m., President Collins called for a brief recess.

At 12:47 p.m. the Board reconvened in open session.

Agenda Item 8. Downtown Dallas Incorporated (DDI) Partnership Update was presented by Oscar Carmona, Assistant Director. Dustin Bullard from DDI presented.

Agenda Item 9. Klyde Warren Park Phase 2 Usage and Development Agreement Amendments was presented by Louise Elam, Assistant Director. Jody Grant presented before the Board.

### **ITEMS FOR INDIVIDUAL CONSIDERATION**

#### **Items 10 and 11 were considered collectively.**

Agenda Item 10. Klyde Warren Park (14) – A motion by Amanda Schulz, seconded by Bo Slaughter, to authorize Supplemental Agreement No. 3 to the Use Agreement with the Woodall Rodgers Park Foundation (the "WRPF"), a Texas non-profit, for the management, maintenance, programming, use and operation of Woodall Rodgers Deck Plaza, known as Klyde Warren Park (the "Park"), located at 2012 Woodall Rodgers Freeway, to **a)** include the Klyde Warren Phase 2 (KWP2) Extension as part of the original Park plan; and **b)** provide for the management, maintenance, programming, use, and operation of the Park inclusive of KWP2, as defined herein, and to make certain other modifications to the Use Agreement as set forth herein – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future cost) was made.

Agenda Item 11. Klyde Warren Park (14) – A motion by Amanda Schulz, seconded by Bo Slaughter, to authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to **a)** include the Klyde Warren Phase 2 Extension as part of the original Park Plan and to **b)** expand the Park to include the strip of vacant land encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs) was made.

Discussion.

Tim Dickey added an amendment stating that **1)** the terms of the Use Agreement renewal be at the approval of the Park Board, and **2)** the naming rights also be at the discretion of the Park Board. Discussion followed.

After lengthy discussion, Robb Stewart moved, seconded by Jeff Kitner to call the question. A record vote was requested. The motion failed with 7 only voting in favor of calling the question (7-6-2) (2/3 majority vote was needed). Discussion continued.

Mr. Dickey withdrew his 2<sup>nd</sup> portion of the amendment regarding the naming rights.

Mr. Dickey later withdrew his 1<sup>st</sup> portion of the amendment when Mr. Stewart offered a compromise in his motion –

Mr. Stewart moved, seconded by Mr. Dickey to defer this item to the Administration and Finance Committee on October 24, 2019 and bring it before the full board for consideration the same day. Motion was carried by unanimous vote.

President Collins returned to the other briefings before consideration of Agenda Item 12.

10/10/2019 11:51 AM  
PARK BOARD



**For Item #12**, Louise Elam, Assistant Director, passed out edited language to the Agenda Sheet for the Board to Consider.

Those amendments are:

**Design and Construction**

- RPSE will submit **Schematic Design and Construction Documents** to PKR. **The Schematic Design and Construction Documents will be presented to the Park and Recreation Board's Planning and Design Committee's for review and approval.**

**Parking**

- **840 spaces are required**

**Operations and Maintenance**

RPSE to schedule for the professional teams, other amateur leagues, and other events (**note – multiple events can be scheduled on the same day**):

- Professional Baseball – 50 uses from May to September
- Professional Soccer – 14-16 uses from March to September
- Professional Rugby – 10-12 uses from January to June
- Professional Lacrosse – 2 dates from June to September
- Concerts – 6-12 events per year
- Community Events (races, festivals) and Holiday Events
- Existing users, such as DISD, North Texas Amateur Baseball League, Mexican Amateur Baseball League, Dallas Veterans Baseball League and Dallas Park and Recreation Department.

DISD will be given 90 days' notice if their event needs to be rescheduled

RPSE will pay to PKR, annually, the greater of (i) \$25,000.00; or (ii) that amount equal to the sum of (a) 3.0 percent of net concession (food, ~~and beverage and merchandise~~ sales) revenues generated up to ~~\$4,000,000.00~~ **\$2,500,000.00** and (b) 4.0 percent of net concession revenues generated over ~~\$4,000,000.00~~ **\$2,500,000.00**, to be used for additional maintenance (as a result of the new activity) and future improvements in the rest of Reverchon Park

City reserves the right to audit all accounts during the term of the agreement.

RPSE will operate and manage the All-Abilities Field in accordance with standards, policies and procedures approved by the Director.

Annual Revenue: \$25,000.00. Revenues will be retained by the Park and Recreation Department for maintenance and future improvements at Reverchon Park

Agenda Item 12. Reverchon Park (2) – A motion by Jesse Moreno, seconded by Tim Dickey, to Defer the item to October 24, 2019 to planning and design committee and November 7, 2019 for full board consideration was made. Item: To authorize a twenty-year development, operation, and maintenance agreement with one ten-year and two additional five-year renewal options with Reverchon Park Sports and Entertainment, LLC, a Texas limited liability company, for a proposed new athletic field and stadium at Reverchon Park located at 3505 Maple Avenue – Annual Revenue: \$25,000.00

**Discussion**

Mr. Dickey made a friendly amendment that the item would go to the Administration and Finance committee rather than Planning and Design Committee. John Jenkins, Deputy Director stated this item is a contract and would have to go before the Administration and Finance committee since that is their purview.

After more discussion, a record vote was requested on the motion to defer to the next meeting. The motion failed 7-6-2 (Collins-Bratton, Conner, Hasbany, Kitner, Schultz, Slaughter, Stewart voting nay)

A motion by Robb Stewart, seconded by Amanda Schulz to approve the item as amended (by the sheet handed to the Board by Louise Elam). A record vote was requested. Motion carried 11-2-2 (Dickey, Moreno voting nay)

DRAFT





**OTHER/NON-ACTION ITEMS**

Agenda Item 13. 2019 NRPA reports by Board Members – President Collins deferred this item to the October 24, 2019 meeting.

Agenda Item 14. The Park and Recreation Board Members liaison reports regarding Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas, Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Trail, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park were as follows:

Tim Dickey mentioned that Trinity River Audubon Center (TRAC) has hired a new director. Mr. Dickey mentioned, if there were interest, he would reach out to the new director to possibly set up a Park Board meeting or an outing out there.

Jeff Kitner announced the Friends of the Northaven Trail is hosting a Police Volunteer in Patrols (VIP) opportunity to train as volunteers on patrol on the trail on Saturday, October 26, 2019, at 9:00 a.m.

Agenda Item 15. Staff announcements regarding upcoming Park and Recreation Department events.

Willis Winters, Director, announced that there is a special event at Fair Oaks Park, on Saturday, October 19, 2019 at 2:00 p.m.

Agenda Item 16. Next Park and Recreation Board will be held at Dallas City Hall on Thursday, October 24, 2019.

Agenda Item 17. President Collins adjourned the Board meeting at 3:10 p.m.

Anthony M. Becker, Secretary  
Park and Recreation Board

Calvert Collins-Bratton, President  
Park and Recreation Board

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



**MEMORANDUM**

**DATE:** October 18, 2019  
**TO:** Calvert Collins-Bratton, President, and  
Members of the Dallas Park and Recreation Board  
**SUBJECT:** October 24, 2019 Park and Recreation Board Briefings

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On Thursday, October 10, 2019, the following briefings will be presented to the Dallas Park and Recreation Board:

Volunteer Services Update,  
Daniel Huerta, Assistant Director

Park and Recreation Department Training and Development,  
Hazel Roper, HR Manager

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

A handwritten signature in cursive script that reads "John Jenkins for Willis C. Winters".

Willis C. Winters, Director  
Park and Recreation Department



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

**AGENDA DATE:** October 24, 2019  
**COUNCIL DISTRICT:** 7  
**STAFF:** John Jenkins, (214) 670-4073

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**SUBJECT**

Authorize the second of two five-year renewal options to the five-year land lease agreement with the Jane Douglas Chapter of the Daughters of the American Revolution for the tract of land in Fair Park located at 921 South Washington Avenue – Annual Revenue: \$1.00

**BACKGROUND**

Daughters of the American Revolution (DAR), is a non-profit organization whose purpose is historic preservation, education and American patriotism. The DAR House is the only building located in Fair Park not owned by the City of Dallas. DAR has leased the Subject Premises and owned and used it to promote the objectives of the Chapter and preserve the facility as an American Museum.

On October 28, 2009, City Council authorized a five-year land lease agreement, with two five-year renewal options, with the Jane Douglas Chapter of the Daughters of the American Revolution for lease of the tract of land on which the Continental Daughters of the American Revolution House at Fair Park located at 921 South Washington Avenue by Resolution No. 09-2525.

The first five-year renewal option was authorized by the Park and Recreation Board on October 2, 2014 and extended the lease agreement from October 28, 2014 until October 28, 2019.

On October 24, 2019, City Council authorized a twenty-year management contract, with two five-year extension options, with Fair Park First for the management and operation of Fair Park for the Park and Recreation Department by Resolution No. 18-1531. This included the lease agreement with DAR.

On October 16, 2019, Fair Park First (FPF) authorized the five-year extension of the lease agreement with DAR.



All contracts, excluding Texas Department of Transportation and The State Fair of Texas, Section 4.14 of the Fair Park First Agreement requires FPF to negotiate all leases for Fair Park. Any lease extension/amendment resulting in a term in excess of a year was set apart in the FPF Agreement to require FPF to obtain Park and Recreation Board and City Council approval. This is in line with the City Charter requirements for leases or agreements with a term exceeding one year, requiring both Park and Recreation Board and City Council approval.

Fair Park First, as manager, is recommending and is seeking approval of the extension as required under the Management Agreement.

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

On October 28, 2009, City Council authorized a five-year land lease agreement, with two five-year renewal options, with the Jane Douglas Chapter of the Daughters of the American Revolution for lease of the tract of land on which the Continental Daughters of the American Revolution House at Fair Park located at 921 South Washington Avenue by Resolution No. 09-2525.

On October 2, 2014, the Park and Recreation Board authorized the first five-year renewal option to the five-year land lease agreement with the Jane Douglas Chapter of the Daughters of the American Revolution at Fair Park located at 921 South Washington Avenue.

### **FISCAL INFORMATION**

Annual Revenue - \$1.00

### **OWNER**

**Jane Douglas Chapter of the Daughters of the American Revolution**

Regent: Linda Martin

Vice-Regent: Donna Broder

### **COMMITTEE ACTION**

The Administration and Finance Committee will consider this item on October 24, 2019 and will present a recommendation to the Park and Recreation Board on the same day.

This item will be scheduled for City Council authorization on December 11, 2019.

### **STAFF RECOMMENDATION**

Staff recommends approval.





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

**AGENDA DATE:** October 24, 2019

**COUNCIL DISTRICT:** 2

**STAFF:** Louise Elam, (214) 670-5275  
Kay Kallos, (214) 670-3281

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**SUBJECT**

Authorize location of a public art project, *Memorial for Victims of Racial Justice*, at Martyr's Park located at 379 West Commerce Street – Not to exceed \$100,000.00 – Financing: (see Fiscal Information)

**BACKGROUND**

On August 24, 2017, Mayor Michael S. Rawlings appointed a task force charged with providing recommendations related to the removal and relocation of public Confederate monuments and symbols, and renaming of public places, including parks and streets. The task force received further instructions related to this charge from the City Council through Council Resolution No. 17-1385, approved on September 6, 2017, and made recommendations, which included the creation of a proper memorial of the lynching of Allen Brooks.

On April 25, 2018, City Council authorized a resolution directing the City Manager to form a working group of local artists, historians, designers, educators, and community members to recommend the scope for adding a full historical context to Confederate art and symbols at Fair Park and commemorating the Hall of Negro Life, including appropriate signage, markers, digital tour guides, public art, educational programming and/or exhibition, and for a proper memorial of the lynching of Allen Brooks at the corner of Akard Street and Main Street to be located at Pegasus Plaza by Resolution No. 18-0626.

On June 21, 2018, the Cultural Affairs Commission was briefed about the formation of a working group to address the City Council's resolution from April 25, 2018.

On August 21, 2019, the Working Group for Victims of Lynching recommended that since an historical marker will be installed at Akard and Main Streets to recognize the site of the lynching of Allen Brooks, the scope or the public art commission should be expanded to include known victims of lynching in Dallas.



## **BACKGROUND** (continued)

On September 24, 2019, the Working Group for Victims of Lynching recommended that the public art installation be at Martyr's Park located at 379 West Commerce Street. The recommendation for the location included parking availability due to proximity to the Sixth Floor Museum at Dealey Plaza and public transit accessibility via a nearby DART rail stop. The Working Group recommended that signage and an historical marker for three African-American slaves lynched on that site be erected at this location.

## **ESTIMATED SCHEDULE OF PROJECT**

### October 2019

Review by Public Art Committee, Arts and Culture Advisory Commission and Park and Recreation Board

### February 2020

Review of recommended artist for commission of artwork by Public Art Committee and Arts, and Culture Advisory Commission

### March 2020

City Council contract approval for commission

## **PRIOR ACTION/REVIEW**

On April 25, 2018, City Council authorized a resolution directing the City Manager to form a working group of local artists, historians, designers, educators, and community members to recommend (1) the scope for adding a full historical context to Confederate art and symbols at Fair Park and commemorating the Hall of Negro Life, including appropriate signage, markers, digital tour guides, public art, educational programming and/or exhibition, and for a proper memorial of the lynching of Allen Brooks at the corner of Akard Street and Main Street to be located at Pegasus Plaza by Resolution No. 18-0626.

On June 21, 2018, the Arts and Culture Advisory Commission (then known as the Cultural Affairs Commission) was briefed on the formation of a working group to advise on the implementation of City Council Resolution No. 18-0626.

On October 1, 2019, the Public Art Committee recommended the initiation of the project, *Memorial for Victims of Racial Violence*.



**FISCAL INFORMATION**

\$100,000.00\*

\*Funding not to exceed \$100,000.00 was identified in Resolution No. 18-0626 but the current source of the funding has not been confirmed. It has not been determined if the funding included administrative costs required for the planning, implementation and supervision of the public art project. Dallas City Code Chapter 2 Article X Public Art Program Section 2-104 states that up to 20 percent of the public art allocation may be used for costs incurred in the administration of the project.

**STAFF RECOMMENDATION**

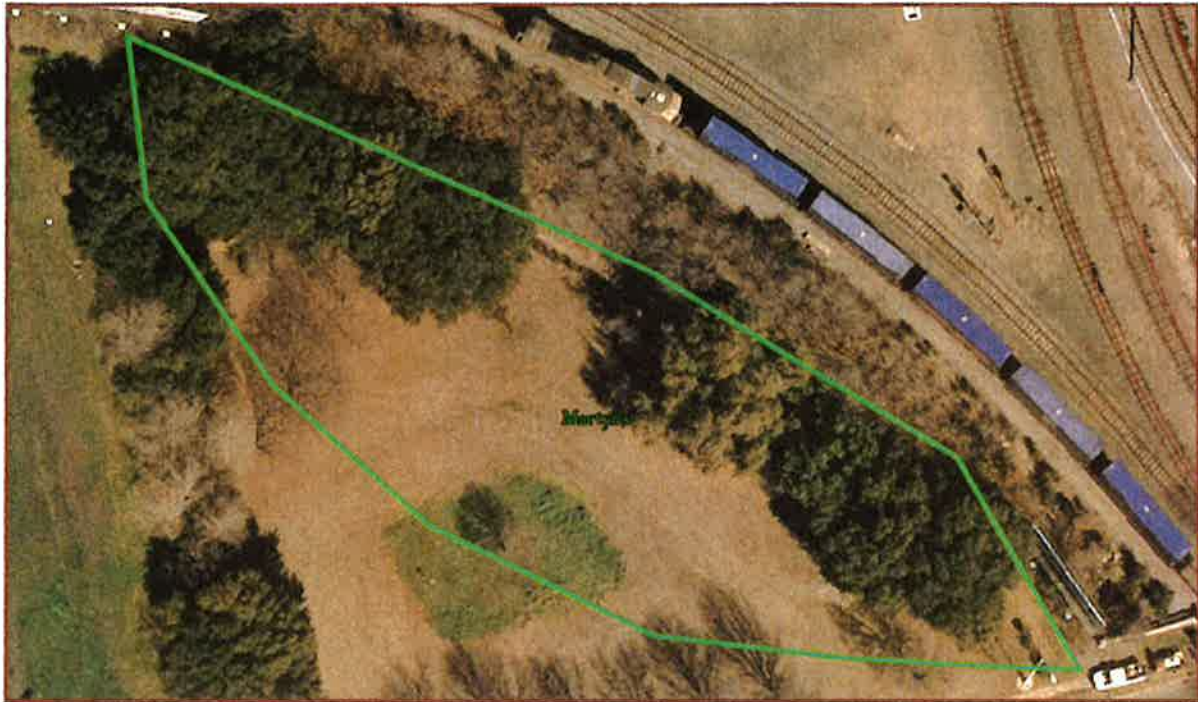
Staff recommends approval of this action.

**MAP**

Attached



Approve location of a public art project, Memorial for Victims of Racial Justice, at Martyr's Park located at 379 West Commerce Street  
- Not to exceed \$100,000.00 - Financing: (see Fiscal Information) - Page 4



0 12.5 25 50 75 Feet

@dallas  
Park & Recreation



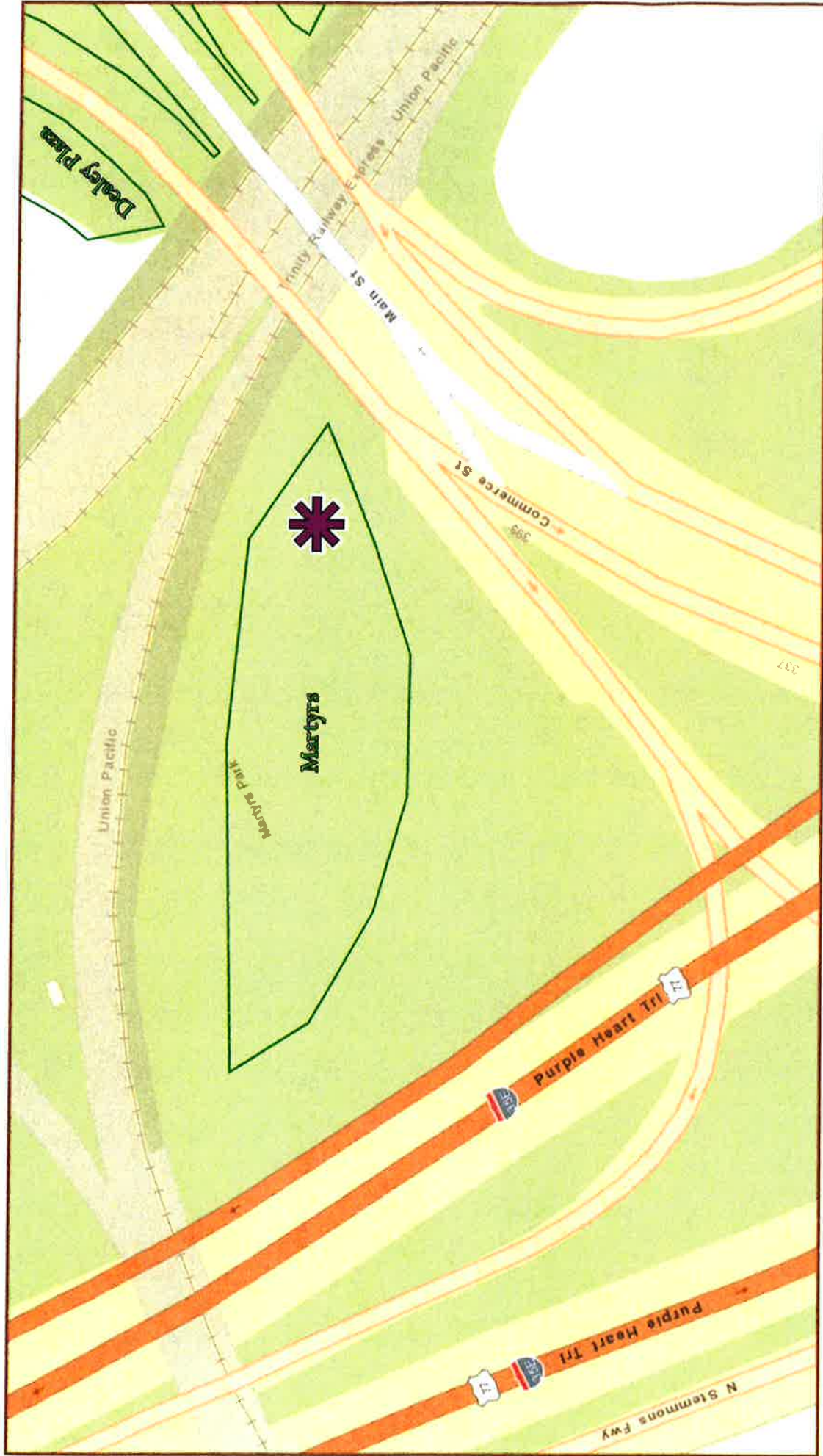
**Martyr's Park**  
**265 Commerce St**

45 N

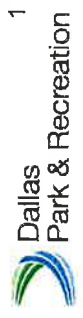
District  
2  
6/23/2014







1 in = 60 ft



**Martyr's Park**

379 Commerce St



**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** October 24, 2019  
**COUNCIL DISTRICT:** 4  
**STAFF:** Louise Elam, (214) 670-5275  
Kay Kallos, (214) 670-3281

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**SUBJECT**

Authorize donor signage for the Vaughan Brothers Public Art Project at Kiest Park located at 3080 South Hampton Road – Financing: No cost consideration to the City (see Fiscal Information)

**BACKGROUND**

This action will authorize a donor plaque for the Vaughan Brothers Art Project, only. The location of the artwork will be visible from Hampton Road and Perryton Road and is a short distance from the main entrance to Kiest Park and close to the walking trail, near parking areas and proximate to the location where a candle-light vigil took place on the night of Stevie Ray Vaughan's death. The plaque recognizes donors, and thereby is governed by the Park and Recreation Board's Plaque Policy for Donation Plaques.

The Oak Cliff Foundation has raised and transmitted to the City \$61,000.00, to date. This donation supplemented the Public Art project budget.

**FISCAL INFORMATION**

This item has no cost consideration to the City. Cost will be funded by the public art administrative budget for the Kiest Park artwork in the 2006 Bond Program.

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

On March 22, 2007, the Park and Recreation Board approved the Priority Public Arts Project List.

On June 19, 2008, the Park and Recreation Board rescinded the March 22, 2007 action and again on June 20, 2013 the Park and Recreation Board approved a revision of the 2008 Public Arts Project List. Per the Cultural Policy Section I.2:



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

The Park and Recreation Board may reprogram public art appropriations for bond construction projects on property subject to Park Board jurisdiction to increase funding for a specific project or projects, if it will benefit the quality of the public art projects and is in the best interests of the public art program.

On April 23, 2014, City Council approved the Priority Public Arts Project List for Parks from the 2006 Bond Program.

On April 16, 2015, the Park and Recreation Board authorized a contract with the Oak Cliff Foundation, authorizing the Oak Cliff Foundation to contribute \$68,000.00 to the funding for the Kiest Park public art project to be located in Kiest Park.

On May 19, 2016, the Park and Recreation Board authorized a contract with artist Casto S. Solano for the fabrication and installation of a site-specific artwork at Kiest Park located at 3080 South Hampton Road.

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on October 24, 2019 and will present a recommendation to the Park and Recreation Board on the same day.

This item does not require City Council approval.

**STAFF RECOMMENDATION**

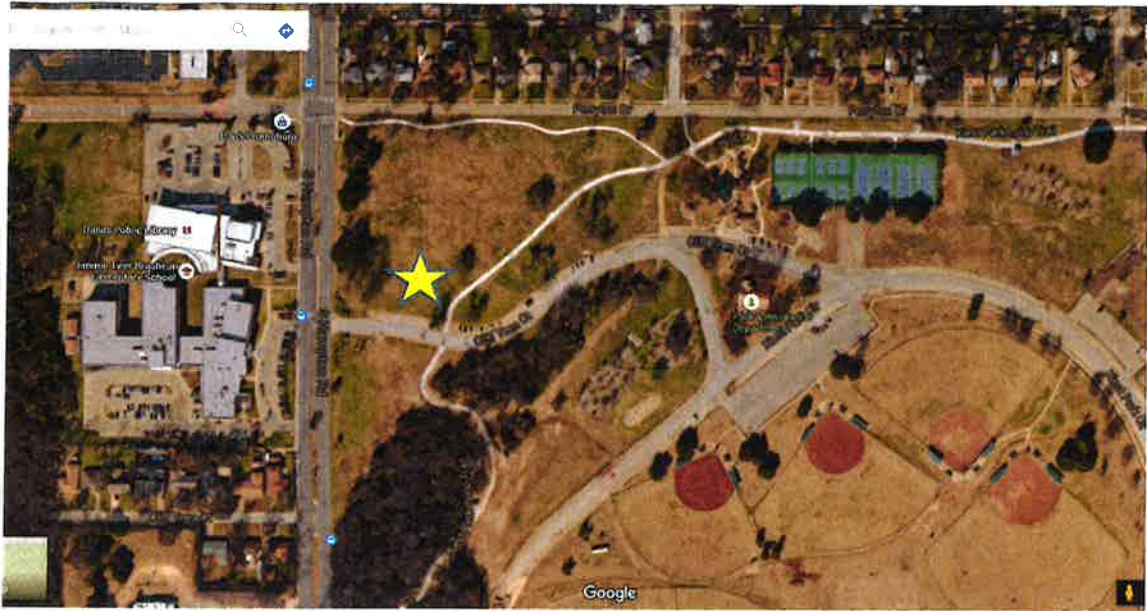
Staff recommends approval.

**ATTACHMENTS**

Location Map  
Donor Text  
Sample signage design  
Park and Recreation Board Plaque Policy



Authorize donor signage for the Kiest Park Public Art Project located at 3080 S Hampton Road - Financing: No cost consideration to the City (see Fiscal Information) – Page 3



### Proposed Donor Text

This artwork was funded in part by the donors to [vaughanbrosart.com](http://vaughanbrosart.com) and the following:

- The Cabaniss Foundation
- Jeffrey Stephen Davis
- The Kessler Theater
- The North Texas Music Foundation
- John Dennis











# PARK AND RECREATION BOARD POLICY

Title: Plaque Policy  
No. 11-21-96

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## **Table of Contents**

### Scope of Policy

- I. Donation Plaques
- II. Dedication Plaques

## **Scope of Policy**

It is the intent of the Park Board to provide parks and park facilities that are attractive, and user-friendly. From time to time, the opportunity arises to recognize groups or individuals for donating items or funding to provide furnishings and/or improvements in parks and park facilities. In order to ensure consistent, attractive, high quality plaques with appropriate content, this policy identifies the requirements and specifications for recognition plaques, or a recognition system; and building dedication plaques. This policy will apply to all parks except as exempted by separate agreement.

Fair Park is exempted from this policy by Ordinance 27079, Fair Park Historical Overlay District. Refer to the Interpretive Signage Policy for historical or interpretive plaques. Refer to the Naming Policy for the naming of parks, buildings, or components of parks and buildings.

### **I. Donation Plaques**

- A. Plaques will be considered for donations greater than \$1,500 or equivalent contributions related to park furnishings or other permanent improvements to the park system.
- B. For plaques recognizing donations under \$25,000, the Director, or his/her designee will determine the appropriate quality, design, size and materials. For park furnishings (benches, trash receptacles, picnic tables, etc.) a 2"x5" plaque size is appropriate.





## PARK AND RECREATION BOARD POLICY

Title: Plaque Policy  
No. 11-21-96

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- C. Signage to recognize volunteer efforts shall be in accordance with the Park Beautification and/or Maintenance Agreement.
- D. Plaques for donations or donated items with a value greater than \$25,000 require Park Board approval upon recommendation from the Planning and Design Committee. Plaques for donations or donated items with a value less than \$25,000 require the approval of the Director or his/her designee in accordance with this policy and prior to such approval the Director or his/her designee shall notify the Park Board representative from the District in which the plaque will be located.
- E. Plaques may also be part of a recognition system. A "recognition system" is defined as a framework that provides unification of multiple plaques, pavers, bricks, or other elements in certain location(s). Recognition systems require approval by the Park Board upon recommendation from the Planning and Design Committee. This approval may be combined with approval of plans and specifications for a larger project. Once a recognition system is approved by the Park Board, individual recognition system elements will be consistent with this policy.
- F. All stipulations and conditions regarding the plaque must be contained in a letter of agreement signed by the sponsoring party and the Director or his/her designee.
- G. Plaques may be given in honor or recognition of an individual or group and should not serve the purpose of a memorial. Refer to Exhibit A for examples of plaques which honor or recognize individuals.
- H. Sponsors shall bear the cost of design, manufacturing, installation (including the mounting structure), maintenance, repair and replacement of all plaques (due to loss, damage, vandalism or deterioration).





## PARK AND RECREATION BOARD POLICY

Title: Plaque Policy

No. 11-21-96

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- I. Once the useful life of the donated item has expired or the item has been replaced, the plaque will be removed.
  - J. For plaques that are installed as a requirement of a grant program, the rules of the grant are to be followed even in the event that they are in conflict with the stipulations of this policy. This action requires approval of the Park Board upon recommendation from the Planning and Design Committee.
  - K. Recognition or commemorative elements associated with tree plantings or tree groves at park sites must comply with the provisions of this policy.
  - L. Other recognition for significant contributions to the Park and Recreation Department will be in the form of certificates, resolutions, and other formats that the Board may determine to be appropriate. Annual award and recognition events, special mention at Board meetings, etc. are examples of how significant contributions may be recognized when a plaque is not considered appropriate.
  - M. Building dedication plaques are covered under Section II of this policy.

### II. Dedication Plaques

It is the policy of the Park and Recreation Department to provide a dedication plaque in conjunction with the construction of all new Park and Recreation Department buildings, significant additions and other major projects.

- A. Dedication plaques can be manufactured from cast bronze, aluminum or similar durable materials; engraved in glass, stone or a similar material as an applied sign; or engraved into the wall, glass or floor surface of the building.







## PARK AND RECREATION BOARD POLICY

Title: Plaque Policy

No. 11-21-96

- 
- B. Dedication plaques will be placed inside or outside the building near the entrance or at a prominent location.
  - C. Dedication plaques include the name of the facility in prominent letters, "City of Dallas" under the facility name, and the date of the dedication (year) in smaller font size below "City of Dallas."
  - D. The City Council seated at the time of approval of the plaque (prior to the dedication) will be listed on the left side, or top of the plaque with the Mayor, Mayor Pro Tem and Deputy Mayor Pro Tem listed at the top. The remaining Council Members will be listed alphabetically below the officers. In the event the approval of the plaque occurs after 1) the dedication of the project, or 2) the substantial completion of the project, and there has been a change in the membership of the City Council, then the Council Members seated at the time of the dedication, or substantial completion of the project, will be listed.
  - E. The Park and Recreation Board seated at the time of approval of the plaque (prior to the dedication) will be listed on the right side, or bottom of, the plaque with the President and Vice-President listed at the top. The remaining Board Members will be listed alphabetically below the officers. In the event the approval of the plaque occurs after 1) the dedication of the project, or 2) the substantial completion of the project, and there has been a change in the membership of the Park and Recreation Board, then the Board members seated at the time of the dedication, or substantial completion of the project, will be listed.
  - F. The City Manager and other appropriate staff will be listed in the area underneath the City Council, but not necessarily in the same column.
  - G. The Park and Recreation Department Director, Assistant Director of Planning, Design and Construction and other appropriate staff will be listed under the Park and Recreation Board, but not necessarily in the same column.





## PARK AND RECREATION BOARD POLICY

Title: Plaque Policy

No. 11-21-96

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- H. The architect, general contractor, and/or when applicable, the construction manager or design/build firm will be listed either under the City Council and Park and Recreation Board lists or in a separate column.
  - I. It will be the option of the Park and Recreation Board to recognize individuals, groups, past Board or City Council Members, organizations, donors, other City departments or other funding agencies. This recognition can be either underneath the City Council and Park and Recreation Board lists, or as a separate column, depending on the nature of the list.
  - J. A plaque may include an approved graphic or logo meaningful to the park site or project. The City of Dallas and Park and Recreation Department graphic logos are deemed approved.
  - K. A drawing indicating the dedication plaque's form, materials, size and wording will be approved by the Park Board upon recommendation from the Planning and Design Committee. Any Board-requested revisions or modifications will be incorporated into the final design prior to its fabrication and installation.

### **OTHER POLICIES REFERENCED**

Park Naming Policy

Interpretive Signage Policy

### **LEGAL REFERENCE**

None

### **PRIOR ACTION**

Initial Policy Approval: 11-21-1996

Revised: 12-5-1996

Revised: 12-17-2009

Revised: 04-01-2010



## PARK AND RECREATION BOARD POLICY

Title: Plaque Policy  
No. 11-21-96

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**RESPONSIBLE DIVISION**  
Planning and Design

### Exhibit A

#### Example of Signs Which Honor or Recognize Individuals

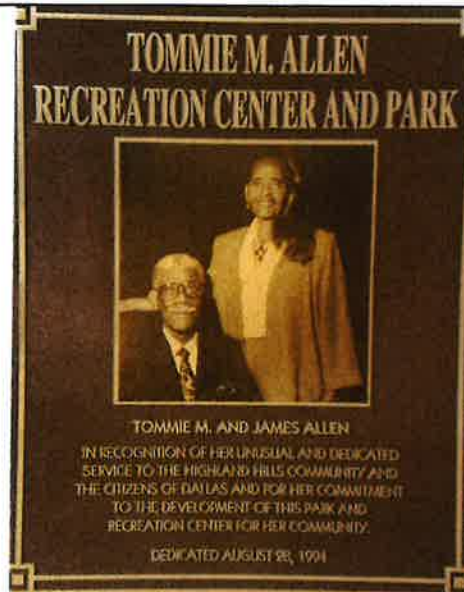




## PARK AND RECREATION BOARD POLICY

Title: Plaque Policy  
No. 11-21-96

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**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**AGENDA DATE:** October 24, 2019  
**COUNCIL DISTRICT:** 7  
**STAFF:** Louise Elam, (214) 670-5275

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**SUBJECT**

Authorize Supplemental Agreement No. 1 to the professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors for additional architectural and engineering services during the construction documents, procurement, and construction administration phases for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive – Not to exceed \$280,086.25 from \$832,258.00 to \$1,112,344.25 - Financing: Fair Park Improvements (C) Fund (2017 Bond Fund)

**BACKGROUND**

On January 23, 2019, City Council authorized a professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors for schematic design, design development, construction documents, procurement, and construction administration phases for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive by Resolution No. 19-0197.

This action will authorize Supplemental Agreement No. 1 to the construction services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors in an amount not to exceed \$280,086.25 from \$832,258 to \$1,112,344.25 for additional architectural and engineering services during the construction documents, procurement, and construction administration phases for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive.

The consultant team will provide additional design efforts for: ADA improvements at the arena entrance tunnels and exterior paving (a code requirement discovered after design had started); geotechnical investigation and engineering (not included in the original scope of work); replacement of the west entrance storefront system (additional funding identified); drainage improvements outside the west entrance (required for proper building operation); a complete renovation of the concourse restrooms (additional funding found); lighting and dimming controls (required for a performance-type venue); and a new generator (required for proper building operation). The consultant team will provide additional cost estimating services as well as provide documentation to show various alternate bids in the construction documents for design work that was originally in the



Authorize Supplemental Agreement No. 1 to the professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors for additional architectural and engineering services during the construction documents, procurement, and construction administration phases for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive – Not to exceed \$280,086.25 from \$832,258.00 to \$1,112,344.25 - Financing: Fair Park Improvements (C) Fund (2017 Bond Fund) – Page 2

**BACKGROUND** - Continued

base bid scope of work. The consultant team will also provide additional renderings of the design, which were required by the Park and Recreation Department.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	February 2019
Complete Design	October 2019
Begin Construction	January 2020
Complete Construction	September 2020

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

On January 10, 2019, the Park and Recreation Board authorized a professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on January 14, 2019.

On January 23, 2019, City Council authorized a professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors for schematic design, design development, construction documents, procurement, and construction administration phases for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive by Resolution No. 19-0197.

**FISCAL INFORMATION**

Fair Park Improvements (C) Fund (2017 Bond Fund) - \$280,086.25

Original Professional Services Contract	\$ 832,258.00
Supplemental Agreement No. 1	<u>\$ 280,086.25</u>
Total not to exceed amount	\$1,112,344.25

**M/WBE INFORMATION**

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



Authorize Supplemental Agreement No. 1 to the professional services contract with Hahnfeld Associates, Architects and Planners, Inc., DBA Hahnfeld Hoffer Stanford Architects Planners Interiors for additional architectural and engineering services during the construction documents, procurement, and construction administration phases for the Fair Park Coliseum Facility Improvements Project located at 1438 Coliseum Drive – Not to exceed \$280,086.25 from \$832,258.00 to \$1,112,344.25 - Financing: Fair Park Improvements (C) Fund (2017 Bond Fund) – Page 3

**M/WBE INFORMATION** - continued

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE%</b>	<b>M/WBE \$</b>
\$280,086.25	Architecture & Engineering	25.66%	21.10%	\$59,087.50
<ul style="list-style-type: none"><li>• This contract does not meet the M/WBE goal but complies with good faith efforts.</li></ul>				

**OWNER**

**Hahnfeld Associates, Architects and Planners, Inc. DBA Hahnfeld Hoffer Stanford Architects Planners Interiors**

Eric Hahnfeld, President

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on October 24, 2019 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 December 11, 2019.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MAP**

Attached



**BID AGENDA APPROVAL COVER SHEET FOR CHANGE ORDERS AND SUPPLEMENTAL AGREEMENTS**

Project Meets  
 BID  
 Requirements      Total M/WBE      21.10%

Prime:      Hahnfield Associates      Agenda Date:      10/23/2019  
 Project:      Fair Park Coliseum Facility Improvements      Review Date:      9/18/2019  
 Total Local:      \$67,387.50      Total Non-Local:      \$212,698.75  
 Local

Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
	Purdy McGuire	WFDB30590N1219	\$39,177.50	13.9877%
	Ponce Fuess	HMDB68642N1019	\$14,095.00	5.0324%
	Alliance Geotechnical	BMDB8156M1219	\$5,815.00	2.0761%
			0.0000%	0.0000%
			0.0000%	0.0000%
			0.0000%	0.0000%
			0.0000%	0.0000%
			<b>\$59,087.50</b>	<b>21.0962%</b>
			\$8,300.00	2.9634%
			\$67,387.50	24.0596%

Non-Local Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
				0.0000%
				0.0000%
			<b>\$0.00</b>	<b>0.0000%</b>
			\$212,698.75	75.9404%
			\$212,698.75	75.9404%
			<b>\$280,086.25</b>	<b>100.0000%</b>

**Total Action**  
**Total Contract (including)**      \$1,112,344





**BID AGENDA APPROVAL COVER SHEET FOR CHANGE ORDERS AND SUPPLEMENTAL AGREEMENTS**

TOTAL M/WBE PARTIC	This Action		Participation to Date	
	\$	%	\$	%
African American	\$5,815.00	2.08%	\$5,815.00	0.52%
Hispanic	\$14,095.00	5.03%	\$78,595.00	7.07%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$39,177.50	13.99%	\$188,232.50	16.92%
<b>Total</b>	<b>\$59,087.50</b>	<b>21.10%</b>	<b>\$272,642.50</b>	<b>24.51%</b>





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

SAI

Project Name: City of Dallas Fair Park Coliseum Facility Improvements

Bid/Contract #: 19-0197

**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.dallasohall.org](http://www.bids.dallasohall.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=Black; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than MWBE.
- Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits).
- Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.
- Column 8: Indicate percentage of total contract amount.
- Column 9: Indicate total payments to date.
- Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)	
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]	
Architectural	VS98706	Hahnfeld Hoffer Stanford	Eric Hahnfeld 200 Bailey Ave. Suite 200 Fort Worth, TX 76107 817-921-5928	NON	N	\$ 208,686.75	73.80%			
Notes:										
MEP Engineer	VS0000039519	Purdy McGuire; NCTRCA WFD830F90N1218	Camille Barton 17300 Dallas Parkway, Suite 3000 Dallas, TX 75248 972-239-5357	W	L	\$ 39,177.50	13.99%			
Notes:										
Structural Engineer	VS0000079036	Ponce Fuess; NCTRCA HMDB68642N1019	Lucas Ponce 3333 Lee Parkway Suite 475 Dallas, TX 75219 214-871-7010	H	L	\$ 14,085.00	5.03%			
Notes:										
Civil Engineer	90735	RLG	Stuart Markussen, 12001 N. Central Expressway, Suite 300 Dallas, TX 75248; 214-739-8100	NON	L	\$ 5,350.00	1.89%			
Notes:										
Acoustical/T		BAJ	Robert Lee, 4245 North Central Expressway Suite 600 Dallas TX 75205 214-519-4580	NON	L	\$ 3,000.00	1.07%			
Notes:										
Code Consultant		Fruitt Consulting	Carroll Pruitt; 8553 N. Beach St. #284, Fort Worth, TX 76244	NON	N	\$ -	0.00%			



Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Notes:									
Cost Estimating		Riddle & Goodnight	Mark Goodnight, 1155 Mary Drive Azle, TX 76065 817-946-7825	NON	N	6,000.00	2.14%		
Notes:									
Roofing Consultant		Flynn Southwest, LP	Ed Reising, 2629 West Blue Mound Road Haslet, TX 76052	NON	N	-	0.00%		
Notes:									
T&S Consulting	VS0000070834	K+K Associates; NCTRCA 1200391372500	Sharon Krueger, 6405 Tranquility Ct. Arlington, TX 76016	W	N	-	0.00%		
Notes:									
Geotechnical Consultant		Alliance Geotechnical Group NCTRCA B#CDB81561M1219	3223 Halifax, Dallas, Texas 75247, 972-444-9889		L	5,815.00	2.09%		
Notes:									
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
						<b>Total Bid Amount:</b>	<b>\$ 280,086.25</b>	<b>100.00%</b>	<b>\$ -</b>

[Note: Totals and Percentages will automatically calculate.]

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

Officer's Signature:  Title: President

Printed Name: Eric Hahnfeld Date: 16 Sept 2019

Company Name: Hahnfeld Hoffer Stanford





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

OVERALL

Project Name: City of Dallas Fair Park Coliseum Facility Improvements Bid/Contract #: 19-0197

**Instructions:**

- Column 1: List type of work to be performed by Prime and 1st tier subcontractors.
- Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: [www.bids.dallascityhall.org](http://www.bids.dallascityhall.org)). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.
- Column 3: List name of firm; MWBE Certification Number (if applicable).
- Column 4: List firm(s); contact name; address; telephone number.
- Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than MWBE.
- Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits).
- Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.
- Column 8: Indicate percentage of total contract amount.
- Column 9: Indicate total payments to date.
- Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Architectural	VS99706	Hahnfeld Hoffer Stamford	Eric Hahnfeld 200 Bailey Ave. Suite 200 Fort Worth, TX 76107 817-921-5928	NON	N	\$ 690,526.75	62.69%	\$ 168,852.85	\$ 111,165.00
<b>Notes:</b>									
MEP Engineer	VS0000035519	Purdy McGuire; NCTRCA WFD030590N1218	Cemille Barton 17300 Dallas Parkway, Suite 3000 Dallas, TX 75248 972-239-5357	W	L	\$ 189,077.50	15.20%	\$ 18,052.50	\$ 6,837.50
<b>Notes:</b>									
Structural Engineer	VS0000079036	Ponce Fueses, NCTRCA HMDB68642N1019	Lucas Ponce 3333 Lee Parkway Suite 475 Dallas, TX 75219 214-871-7010	H	L	\$ 78,565.00	7.07%	\$ 1,950.00	\$ 8,750.00
<b>Notes:</b>									
Civil Engineer	90735	RLG	Stuart Markussen, 12007 N. Central Expressway, Suite 300 Dallas, TX 75248, 214-739-8100	NON	L	\$ 35,200.00	3.15%	\$ 7,000.00	\$ 1,500.00
<b>Notes:</b>									
Accountant		BAI	Robert Lee, 4245 North Central Expressway Suite 600, Dallas TX 75205 214-519-4580	NON	L	\$ 48,900.00	4.40%	\$ -	\$ -
<b>Notes:</b>									
Code Consultant		Pruitt Consulting	Carroll Pruitt; 8553 N. Beach St. #284, Fort Worth, TX 76244	NON	N	\$ 16,900.00	1.70%	\$ 4,112.50	\$ -





Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Notes:									
Cost Estimating		Riddle & Goodnight	Mark Goodnight, 1155 Mary Drive Azle, TX 76085 817-946-7925	NON	N	\$ 34,660.00	3.12%	\$ 4,207.15	\$ -
Notes:									
Roofing Consultant		Flynn Southwest, LP	Ed Reising, 2629 West Blue Mound Road Haslet, TX 76052	NON	N	\$ 1,500.00	0.13%	\$ 1,500.00	\$ -
Notes:									
TAS Consulting	VS0000070834	K+K Associates; NCTRCA 1200991372500	Sharon Krueger, 6405 Tranquility Ct. Arlington, TX 76016	W	N	\$ 19,155.00	1.72%	\$ 1,800.00	\$ -
Notes:									
Energy Conserv Code Plan Review and Inspection		Masterplan	Karl A. Crawley, 900 Jackson St. Suite 640 Dallas, TX 75202 214-761-9197	NON	L	\$ 9,995.00	0.90%		\$ -
Notes:									
Geotechnical Consultant		Alliance Geotechnical Group NCTRCA BMDDB81561M1219	3228 Halifax, Dallas, Texas 75247, 972-444-8889	B	L	\$ 5,815.00	0.52%		
Notes:									
Notes:									
Notes:									
Notes:									
Notes:									
Notes:									
Notes:									
Total Bid Amount:						\$ 1,112,344.25	100.00%	\$ 207,485.00	\$ 129,252.50

[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: President

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

Date: 16 Sept 2007

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

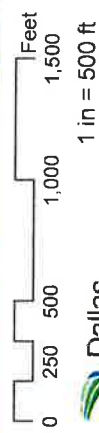
Hahnfeld Hoffer Stanford





District  
7

Fair Park Coliseum  
(1438 Coliseum Drive)



Dallas  
Park & Recreation



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

**AGENDA DATE:** October 10, 2019  
**COUNCIL DISTRICT:** 9  
**STAFF:** Louise Elam, (214) 670-5275

---

**SUBJECT**

Authorize a contract for the construction of new sidewalks along Garland Road at the Dallas Arboretum located at 8525 Garland Road - A S Con, Inc., lowest responsible bidder of four - Not to exceed \$311,650.00 - Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$268,167.89) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$43,482.11)

**BACKGROUND**

On August 23, 2019, four bids were received for the construction of new sidewalks along Garland Road at the Dallas Arboretum located at 8525 Garland Road.

This action authorizes the award of a construction contract with A S Con, Inc., lowest responsible bidder of four, in an amount not to exceed \$311,650.00. The scope of work includes six-foot wide sidewalk paving and ramps, pavement markings, steel fencing and gate, handrailing, landscape/irrigation modifications, and tree protection.

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

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

**ESTIMATED SCHEDULE OF PROJECT**

Began Design January 2019  
Completed Design July 2019  
Begin Construction January 2020  
Complete Construction February 2020



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

This item has no prior action.

**FISCAL INFORMATION**

Park and Recreation Facilities Fund (2006 Bond Funds) - \$268,167.89  
 Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$43,482.11

**M/WBE INFORMATION**

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

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE %</b>	<b>M/WBE \$</b>
\$311,650.00	Construction	25.00%	52.94%	\$165,000.00
<ul style="list-style-type: none"> <li>This contract exceeds the M/WBE goal.</li> </ul>				

**PROCUREMENT INFORMATION**

The following four bids were received and opened August 23, 2019:

\*Denotes the successful bidder

<b><u>Bidders</u></b>	<b><u>Total Bid</u></b>
*A S Con, Inc. 15724 Golden Creek Road Dallas, TX 75248	\$311,650.00
West Texas Rebar Placers	\$363,709.70
North Texas Rock Construction	\$374,273.00
Henneberger Construction Inc.	\$383,000.00

**OWNER**

**A S Con, Inc.**

Ali Safdarinia, President

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on October 10, 2019 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 November 13, 2019.





Authorize a contract for the construction of new sidewalks along Garland Road at the Dallas Arboretum located at 8525 Garland Road - A S Con, Inc., lowest responsible bidder of four - Not to exceed \$311,650.00 - Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$268,167.89) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$43,482.11) – Page 3

**STAFF RECOMMENDATION**

Staff recommends approval.

**MAP**

Attached









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

Project Name: Garland Road Sidewalk At the Arboretum. Bid/Contract #: \_\_\_\_\_

**Instructions:**

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

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

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

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

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

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

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

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Notes:		Berumen Const.	Martin Berumen	L		\$165,000.00	53.00%		
Concrete.		HMMB57290N0414	1040 Blylock Cir.				0.00%		
Notes:		<i>Number 139 0000</i>	Irving, Tx. 75061						
Notes:		Perfect Finish	Marcus Odell				0.00%		
Irrigation.		Landscape.	P.O.Box 2262	N		\$25,350.00	8.00%		
Notes:			Denton, Tx. 76202						
Notes:			888-645-4333				0.00%		
Notes:				L					
Notes:							0.00%		
Notes:									



Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Notes:		A S Con Inc.	All Safdarinia		L		0.00%		
General.		A S Con Inc.	A S Con Inc.			\$121,300.00	39.00%		
Notes:			15724 Golden Creek Road						
Notes:			Dallas, Tx. 75248				0.00%		
Notes:			24-682-7743				0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
						Total Bid Amount:	\$ 311,650.00	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.

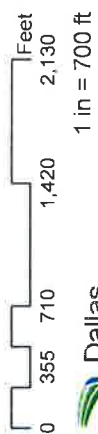
Officer's Signature: *Ali Safdarinia* Title: President  
 Printed Name: Ali Safdarinia Date: September 5, 2019  
 Company Name: A S Con Inc.







Dallas Arboretum  
8525 Garland Rd





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

**AGENDA DATE:** October 24, 2019  
**COUNCIL DISTRICT:** 6  
**STAFF:** Louise Elam, 214-670-5275

---

**SUBJECT**

Authorize a contract for the construction of renovations at Bachman Recreation Center located at 2750 Bachman Drive – Northridge Construction Group, best value proposer of seven - Not to exceed \$2,184,500.00 - Financing: Park and Recreation Facilities Fund (2006 Bond Funds) (\$217,006.04) and Park and Recreation Facilities (B) Fund (2017 Bond Funds) (\$1,967,493.06)

**BACKGROUND**

On August 14, 2019 and August 30, 2019, the City of Dallas advertised the Request for Competitive Sealed Proposals (RFCSP) for renovations at Bachman Recreation Center located at 2750 Bachman Drive. In response to the advertisement, the Office of Procurement Services received proposals from seven firms on September 6, 2019. One firm withdraw their proposal and one firm was disqualified due to not submitting the required information.

Proposals based on RFCSP are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, subcontractor experience, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criterion with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criterion.

The following is a list of the rating criteria and values for each criterion:

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Amount	45%
2. Qualifications/Experience/References for Prime Firm	20%
3. Subcontractor Experience	10%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Proposed Schedule/Time of Completion	5%
	<u>100%</u>



**BACKGROUND** (continued)

The selection committee scored the proposals and Northridge Construction Group was selected as the best value proposer.

This action will authorize a construction services contract with Northridge Construction Group, best value proposer of seven, for renovations at Bachman Recreation Center located at 2750 Bachman Drive, including the Base Bid and Alternate Nos. 1, 2 and 3, in an amount not to exceed \$2,184,500.00.

The scope of work for the project includes demolition and replacement of glazed curtainwall; storefront and tile flooring; kitchen and restroom renovations; demolition and replacement of exterior wood deck; new carpet and wall finishes, removal and replacement of vestibule; and renovation and addition to the entry canopy.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	November 2018
Completed Design	July 2019
Begin Construction	December 2019
Complete Construction	June 2019

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

On June 20, 2019 the Park and Recreation Board Planning and Design Committee was briefed on the plans.

**FISCAL INFORMATION**

Park and Recreation Facilities Fund (2006 Bond Funds) - \$217,006.04  
Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$1,967,493.06

**M/WBE INFORMATION**

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

<b>Contract Amount</b>	<b>Category</b>	<b>M/WBE Goal</b>	<b>M/WBE %</b>	<b>M/WBE \$</b>
\$2,184,500.00	Construction	25.00%	43.81%	\$956,981.00
• This contract exceeds the M/WBE goal.				



## **PROCUREMENT INFORMATION**

The following seven proposals were received and opened September 6, 2019:

\*Denotes successful bidder

<b><u>Proposers</u></b>	<b><u>Base Bid</u></b>	<b><u>Alter. Nos. 1, 2 and 3**</u></b>	<b><u>Total Bid</u></b>	<b><u>Rank</u></b>
*Northridge Construction Group 6904 NE Loop 820 North Richland Hills, TX 76180	\$1,786,600.00	\$ 398,500.00	\$2,184,500.00	1
Phillips May	\$1,915,333.00	\$ 433,700.00	\$2,349,033.00	2
Big Sky	\$1,860,000.00	\$ 570,000.00	\$2,430,000.00	3
Azteca	\$1,897,439.00	\$ 149,914.00	\$2,047,353.00	4
Mart Inc.	\$1,709,700.00	\$ 530,000.00	\$2,239,700.00	5
JC Commercial, Inc.			Withdrew***	
DENCO CS Corporation			Non-responsive****	

\*\*Alternate No. 1 provides for entry vestibule, entry doors and canopy upgrade.

\*\*Alternate No. 2 provides for conference room and office furniture.

\*\*Alternate No. 3 provides for removal and replacement of all terracotta flooring in the main hallway.

\*\*\*JC Commercial, Inc. withdrew their proposal.

\*\*\*\*DENCO CS Corporation was deemed non-responsive due to not submitting the required information.

## **OWNER**

### **Northridge Construction Group**

Matt Tucker, President and Chief Executive Officer

## **COMMITTEE ACTION**

The Planning and Design Committee will consider this item on October 24, 2019 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 November 13, 2019.

## **STAFF RECOMMENDATION**

Staff recommends approval.





Authorize a construction services contract for renovations at Bachman Recreation Center located at 2750 Bachman Drive – Northridge Construction Group, best value proposer of seven - Not to exceed \$2,184,500.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds) – Page 4

**MAPS**

Attached



**BID AGENDA APPROVAL COVER SHEET**

Project Meets  
 BID  
 Requirements **Total M/WBE** **43.81%**

Prime: 11/13/2019  
 Project: Northridge Construction Group  
 Bachman Recreation Center Renovation  
 Review Date: 10/9/2019  
 Total Local: \$529,151.00  
 Total Non-Local: \$1,655,349.00

Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
	MB Concrete	HMMB15412N0721	\$48,000.00	2.1973%
	Posadas Painting	HMMB67801N0221	\$50,000.00	2.2889%
	Perla's Tile	HMMB52349Y1020	\$115,000.00	5.2644%
	D10 Specialties	HMMB67350N0221	\$98,350.00	4.5022%
	Amigo Services	HFMB98614N0920	\$14,900.00	0.6821%
	Astar Plumbing Heating	HMMB61210N0521	\$85,000.00	3.8911%
	Alman Electric	HMMB90140N0721	\$76,310.00	3.4932%
<b>Total M/WBE</b>			<b>\$487,560.00</b>	<b>22.3191%</b>
<b>Non-M/WBE</b>			<b>\$41,591.00</b>	<b>1.9039%</b>
<b>Total Local</b>			<b>\$529,151.00</b>	<b>24.2230%</b>

Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
	Butler & Butler Construction	BMMB9144N1020	\$19,475.00	0.8915%
	TinMan Enterprises	BFMB35329N0920	\$54,070.00	2.4752%
	Ronzani dba Ronparco	WFWB90753N0821	\$14,126.00	0.6466%
	Sunbelt Glaziers	WFWB05392N0821	\$381,750.00	17.4754%
<b>Total M/WBE</b>			<b>\$469,421.00</b>	<b>21.4887%</b>
<b>Non-M/WBE</b>			<b>\$1,185,928.00</b>	<b>54.2883%</b>
<b>Total Non-Local</b>			<b>\$1,655,349.00</b>	<b>75.7770%</b>
<b>Total Action</b>			<b>\$2,184,500.00</b>	<b>100.0000%</b>





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

Project Name: Bachman Recreation Center Renovation 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.
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Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name, Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Asbestos Abatement		TBD	TBD	NON	N	\$ 30,725.00	1.40%		
Notes:									
Concrete		MB Concrete Construction, Inc. HMMB15412N0721	13621 Indian Wells Rd Dallas, Texas 75253 214-536-6210 - Alberto Munoz	H	L	\$ 48,000.00	2.19%		
Notes:									
Demolition (Interior/Exterior)		TBD	TBD	NON	N	\$ 31,400.00	1.43%		
Notes:									
Masonry		Butler & Butler Construction BMMB9144N1020	4621 S Cooper St, Ste 131-729 Arlington, Texas 76017 972-636-8053 Ravi Kancharla	B	N	\$ 19,475.00	0.89%		
Notes:									
Structural Steel		TinMan Enterprises BFBM35329N0920	6731 Bridge St, Ste 64, Fort Worth, Texas 76112; 817-288-6116 Curt Prater	B	N	\$ 54,070.00	2.47%		
Notes:									
Millwork		FW Millwork LLC	1801 109th Street Grand Prairie, TX 75050 972-262-8100 Sam Weaver	NON	L	\$ 24,870.00	1.14%		
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 (\$)
Roofing/Control Jts		Alumalign, LLC	3801 Cockrell Avenue, Fort Worth, Texas 76110 817-991-7605 James Thompson	NON	N	\$ 53,330.00	2.44%		
Notes:									
Metal Wall Panels		Abrams Architectural Products	7260 Delta Circle, Austell, GA 30168; 770-745-8728 Frank Abrams	NON	N	\$ 70,000.00	3.20%		
EIFS Soffit		Ronzani Inc. dba Ronparco WFWB90753N0821	900 Marlene Dr, Euless, TX 76040; 817-354-8217; Daniel Cook Sr	W	N	\$ 14,126.00	0.65%		
Notes:									
Joint Sealants		Aquatex	104 E Ovilla Rd #786, Red Oak, Texas 75154; 214-414-5633 Jacob Johnson	NON	N	\$ 9,780.00	0.45%		
Notes:									
Doors/Frames/Hardware		RDL Supply	11240 Gemini Ln, Dallas, TX 72559; 214-630-3965 Claire DeMar	NON	L	\$ 16,721.00	0.77%		
Notes:									
Glass/Glazing		Sunbelt Glaziers, LLC WFWB05392N0821	383 Savage Ln, Aledo, Texas 76008; 817-594-8763; Michael Gallaher	W	N	\$ 381,750.00	17.48%		
Notes:									
Drywall		North Texas Drywall	12234 Currency Circle, Forney, Texas 75126; 214-484-4564 Tommy Pomroy	N	N	\$ 82,646.00	3.78%		
Notes:									
Painting		Posadas Painting HMMB67801N0221	2746 Alaska Ave, Dallas, Texas 75216; 214-792-9580; Martin Hernandez	H	L	\$ 50,000.00	2.29%		
Notes:									
Ceramic Tile		Peria's Tile Contractors, LLC HMMB52349Y1020	813 Luke St, Irving, TX 75061; 972-313-3911; Carlos Aguirre	H	L	\$ 115,000.00	5.26%		
Notes:									
Carpet/VCT		RCS Flooring Services, LLC	8314 White Settlement Rd, White Settlement, TX 76108; 817-882-0503; Dan Smith	NON	N	\$ 9,508.00	0.44%		
Notes:									
Specialties		D10 Specialties, LLC HMMB67350N0221	1014 Luke St, Irving, Texas 75061; 469-293-8784; Shaun Duron	H	L	\$ 98,350.00	4.50%		
Notes:									





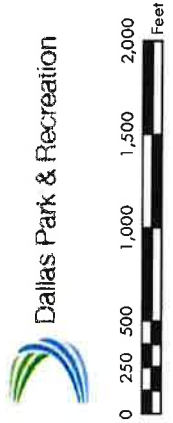
Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)		
Fire Sprinkler		Amigo Services, Inc. HFMB98614ND920	111 W. Mockingbird Lane, Ste 560, Dallas, Texas 75247; 214-501-0680 Sylvia Villanueva	H NON	L	\$ 14,900.00	0.68%				
Notes:											
Plumbing/HVAC		Astar Plumbing Heating & Air HMMB61210N0521	10866 Sanden Dr, Dallas, Texas 75238; 214-283-1399 Fred Olivares	H	L	\$ 85,000.00	3.89%				
Notes:											
Electrical		Alman Electric HMMB90140N0720	7677 Hunnicut Road, Dallas, Texas 75228; 214-388-1800; Ben Hernandez	H	L	\$ 76,310.00	3.49%				
Notes:											
Fire Alarm		American Fire Systems, Inc.	11419 Mathis Ave, Ste 206, Farmers Branch, TX 75234; 469-802-8510; Patrick Sullivan	Non	N	\$ 3,929.00	0.18%				
Notes:											
Safety/Security		TBD	TBD		N	\$ 41,098.00	1.88%				
Notes:											
Geo Deck		Deck Masters	3644 W. Pioneer Pkwy, Arlington, Texas 76013 817-461-9661 Blake Stewart	NON	N	\$ 31,485.00	1.44%				
Notes:											
General Construction		Northridge Construction Group	6904 NE Loop 820, North Richland Hills, Texas 76180; 817-520-2300 Matt Tucker	NON	N	\$ 822,027.00	37.63%				
Notes:											
								<b>Total Bid Amount:</b>	<b>\$ 2,184,500.00</b>	<b>100%</b>	<b>\$ -</b>

[Note: Totals and Percentages will automatically calculate.]

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

Officer's Signature: \_\_\_\_\_ Title: President  
 Printed Name: Matt Tucker Date: October 4, 2019  
 Company Name: Northridge Construction Group, LLC





# Bachman Recreation Center

## 2750 Bachman Drive



**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** October 24, 2019  
**COUNCIL DISTRICT(S):** 8  
**STAFF:** Louise Elam, (214) 670-5275

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**SUBJECT**

Authorize the **(1)** acceptance of a grant from the Texas Parks and Wildlife Department's (TPWD) Urban Outdoor Recreation Grant Program for development of Simpson Stuart Park located at 3200 Simpson Stuart Road in the amount of \$1,000,000.00 for Fiscal Year 2019-20; **(2)** establishment of appropriations in an amount not to exceed \$1,000,000.00 in the Simpson Stuart Park Fund; **(3)** receipt and deposit of funds in an amount not to exceed \$1,000,000.00 in the Simpson Stuart Park Fund; **(4)** execution of a Memorandum of Agreement and all terms, conditions, and documents required by the agreement; and **(5)** naming of the former Simpson Stuart Park as Judge Charles Rose, Sr. Park - Not to exceed \$1,000,000.00 - Financing: Simpson Stuart Park Fund

**BACKGROUND**

On June 19, 2019 the City entered into the Simpson Stuart Development and Funding Agreement with The Trust for Public Land (TPL) for the collaborative funding, design, and development of the 3200 Simpson Stuart Road parcel to be acquired from TPL by the City. The City Council had approved acquisition of the parcel on April 24, 2019. The parcel was identified as a potential acquisition in the 2019 Five Mile Creek Urban Greenbelt Master Plan for the Five Mile Creek Corridor. On June 20, 2019 the City acquired the 40.43-acre 3200 Simpson Stuart Road parcel from the TPL for \$1,850,000.00, one-half of TPL's acquisition cost, in accordance with the agreement. At the time of execution of the agreement the City was aware of a house bill in the 86<sup>th</sup> Texas Legislature which appropriated \$1,000,000.00 for the development of this parcel. The agreement anticipated successful approval of the house bill and funding for naming a park, Judge Charles Rose, Sr. Park. With the end of the 86<sup>th</sup> legislative session on May 31, 2019 and passage on June 15, 2019; House Bill 1, Article IX, Sec. 18.100 appropriated \$1,000,000.00 in the state's fiscal year 2020 budget for the purpose of making a grant to the City.



Authorize the (1) acceptance of a grant in the amount of \$1,000,000.00 from the Texas Parks and Wildlife Department's (TPWD) Urban Outdoor Recreation Grant Program for development of Simpson Stuart Park located at 3200 Simpson Stuart Road; (2) establishment of appropriations in an amount not to exceed \$1,000,000.00 in the Simpson Stuart Park Fund; (3) receipt and deposit of funds in an amount not to exceed \$1,000,000.00 in the Simpson Stuart Park Fund; (4) execution of a Memorandum of Agreement and (5) naming of the former Simpson Stuart Park as Judge Charles Rose, Sr. Park - Not to exceed \$1,000,000.00 - Financing: Simpson Stuart Park Fund – Page 2

### **BACKGROUND** (continued)

The grant to the City requires that 1) the City invoice TPWD for the full amount upon which TPWD will transfer the full amount within thirty days; 2) the City shall use the funds for development of park facilities at 3200 Simpson Stuart Road; 3) the City shall follow all applicable legal and regulatory requirements in connection with the funds and applicable accounting and recordkeeping standards; and 4) the City shall officially and henceforth name the park Judge Charles Rose, Sr. Park.

On April 4, 2019 the Park Board approved the placeholder name of Simpson Stuart Park. Under the Development and Funding Agreement between the City and TPL, TPL has the naming rights to the park, and has requested that it be named Judge Charles Rose, Sr. Park, per the requirements of the TPWD grant.

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

On April 4, 2019, the Park and Recreation Board authorized the placeholder name of Simpson Stuart Park, the acquisition of the 3200 Simpson Stuart Rd from TPL, and execution of a Development and Funding Agreement with TPL for the collaborative design and development of the future park.

On April 24, 2019, City Council authorized a development and funding agreement with The Trust for Public Land for property located at 3200 Simpson Stuart Road for a proposed new park; and acquisition from The Trust for Public Land of approximately 1,760,971 square feet of land located at 3200 Simpson Stuart Road by Resolution No. 19-0606.

### **FISCAL INFORMATION**

Simpson Stuart Park Fund - \$1,000,000.00

### **COMMITTEE ACTION**

The Planning and Design Committee will review this item on October 24, 2019 and will provide a recommendation to the full Park and Recreation Board on the same day.

This item will be scheduled for City Council consideration on November 13, 2019.

### **STAFF RECOMMENDATION**

Staff recommends approval



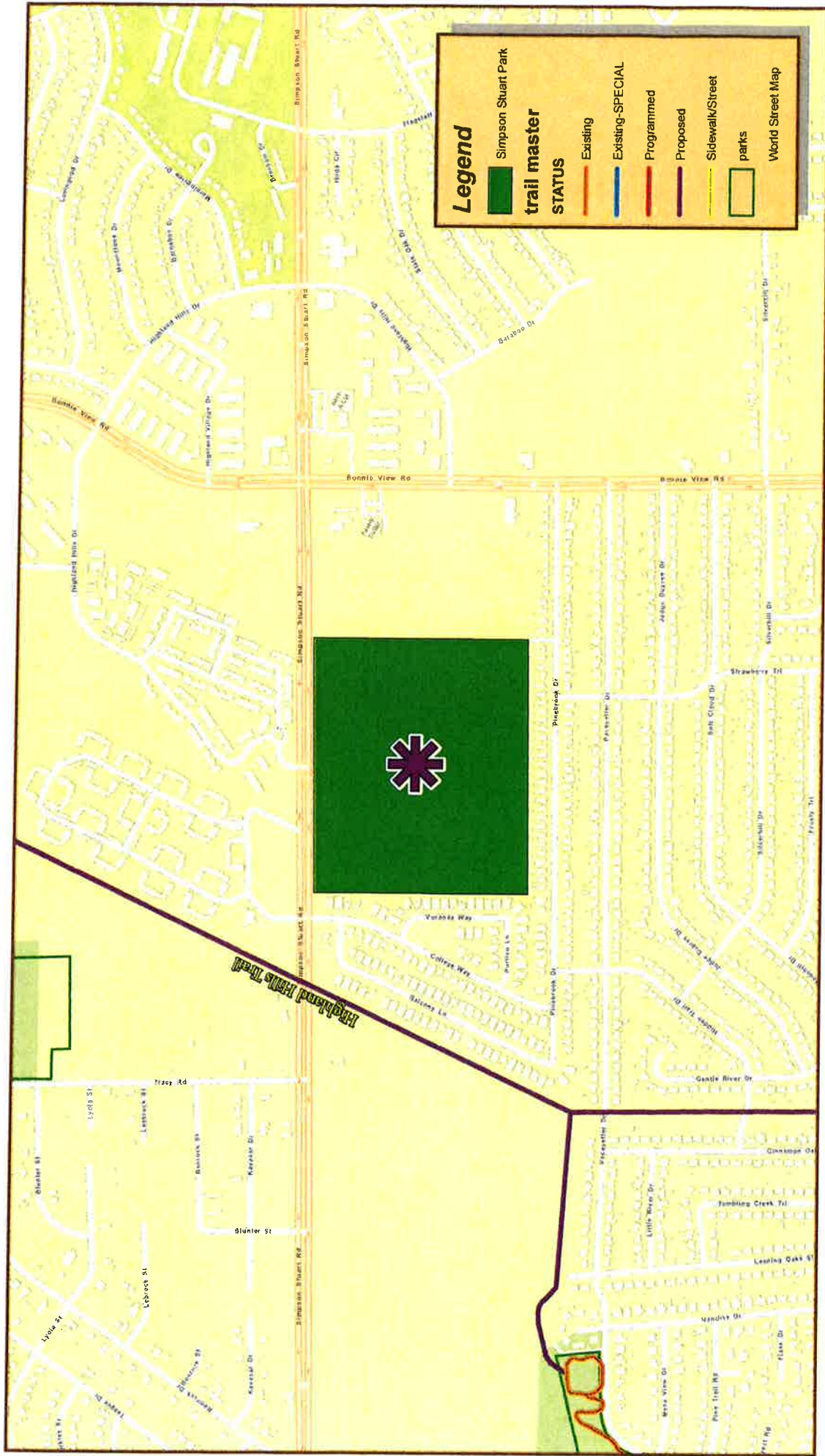


Authorize the (1) acceptance of a grant in the amount of \$1,000,000.00 from the Texas Parks and Wildlife Department's (TPWD) Urban Outdoor Recreation Grant Program for development of Simpson Stuart Park located at 3200 Simpson Stuart Road; (2) establishment of appropriations in an amount not to exceed \$1,000,000.00 in the Simpson Stuart Park Fund; (3) receipt and deposit of funds in an amount not to exceed \$1,000,000.00 in the Simpson Stuart Park Fund; (4) execution of a Memorandum of Agreement and (5) naming of the former Simpson Stuart Park as Judge Charles Rose, Sr. Park - Not to exceed \$1,000,000.00 - Financing: Simpson Stuart Park Fund – Page 3

## **ATTACHMENTS**

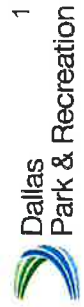
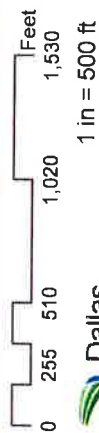
Maps





District  
(8)

**3200 Stuart Simpson Park Grant**  
(3200 Stuart Simpson Rd)





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

**AGENDA DATE:** October 24, 2019  
**COUNCIL DISTRICT:** 14  
**STAFF:** Louise Elam, 214-670-5275

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**SUBJECT**

Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to a) include the Klyde Warren Park Phase 2 Extension, as described below and to b) include a portion of unused City right of way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot to relocate the existing dog park component of the Park, (which (a) and (b) collectively hereafter referred to as KWP2 – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

**BACKGROUND**

On May 23, 2007, by Resolution No. 07-1536, the City Council approved the Woodall Rodgers Deck Plaza Development and Use Agreements between the City and the Woodall Rodgers Park Foundation (WRPF) for the development, operation and maintenance of Woodall Rodgers Deck Park (Klyde Warren Park).

On September 18, 2008, Supplemental Agreement No 1 approved by Administrative Action No. 08-2655, allowed for modifications to the existing Woodall Rodgers Deck Plaza Development Agreement. This modification included deleting the entire fifth sentence of Section 2.2 and substituting the following sentence: "Prior to the awarding of Phase I contract by the City, the Woodall Rodgers Park Foundation shall raise and deposit with the City 40% of the estimated cost (\$751,745) to cover its portion of the construction cost for Phase I, which is approximately \$300,590."

On October 8, 2008, by Resolution No. 08-2791, the City Council approved Supplemental Agreement No. 2 to the Development Agreement to amend Sections 2.2 and 2.3 of the Agreement, entitled "WRPF Project Contribution" and "Estimated Funding Allocation," respectively, to: (i) reflect reductions in budgeted construction costs of approximately \$11.3 million; (ii) reallocate Phase 2 work to Phase 3; (iii) acknowledge an additional \$10 million in funding secured from TXDOT by the WRPF, resulting in a total STEP grant allocation of \$20 million; (iv) reflect design and pre-construction cost contributions and/or



Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to a) include the Klyde Warren Phase 2 Extension, as described below and to b) utilize a portion of unused City right of way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot to relocate the existing dog park component of the Park, (which (a) and (b) collectively hereafter referred to as KWP2 – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs) - Page 2

## **BACKGROUND** - continued

contractual obligations made by WRPF in excess of \$8 million; and (v) reflect the obligation of the Foundation to fund all costs in excess of the City's and TxDOT's project contributions for Phases 1-4 and to apply the full balance of the Foundation's \$20 million minimum in private funding obligation to Phase 5.

A portion of the Park from St. Paul Avenue to N. Akard Street and extending horizontally approximately 150 feet or less to west above Woodall Rodgers Freeway in the same direction beyond N. Akard Street, as approximately shown on the original Schematic Design attached as Exhibit A to the Development Agreement (hereinafter referred to as the "Phase 2 West Extension"), was originally intended for sound barrier structures, inaccessible for public park use. WRPF (i) has re-envisioned the plans for Phase 2 West Extension to create additional Park space for the public's use in lieu of the sound barrier structures; and (ii) proposes to expand the park to include a nearby portion of unused City right of way to relocate the existing dog park. This action will approve Supplemental Agreement No. 3 to the Development Agreement with WRPF to (i) bring to completion the new design, development, construction and financing of the Phase 2 West Extension; and (ii) expand the Park to include a nearby portion of unused City right of way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot to relocate the existing dog park component of the Park. The areas described in (i) and (ii) above collectively, hereinafter referred to as "Klyde Warren Park Phase 2" or "KWP2".

Following are the proposed amendments to the existing agreement:

- Add the design, construction and financing of Klyde Warren Park to include completion of Phase 2 extension areas that consists of the expansion of the current public park and plaza space and the addition of a visitor experience center, cafe and event space. Phase 2 also includes the relocation and replacement of the original dog park to a nearby portion of unused City right of way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot.
- The total cost for the project is \$82.75 million, and includes the following approximate funding sources:
  - \$10M Park and Recreation Facilities (B) Fund (2017 Bond Funds
  - \$42.75M Private sources





Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to a) include the Klyde Warren Phase 2 Extension, as described below and to b) utilize a portion of unused City right of way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot to relocate the existing dog park component of the Park, (which (a) and (b) collectively hereafter referred to as KWP2 – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs) - Page 3

## **BACKGROUND** – continued

- \$20M North Central Texas Council of Governments
- \$10M North Central Texas Council of Governments – to be reimbursed as follows:
  - \$3M TIF Funds
  - \$7M Other sources
- Responsibilities for development of KWP2 include:
  - Design of the structure, deck, utilities, life safety features and KWP2 extension, including environmental clearances, to be managed and funded by WRPF
  - City of Dallas has the right to review all plans prepared by TxDOT and WRPF
  - Construction of the structure, deck and utilities to be managed by Texas Department of Transportation (TxDOT)
    - City to provide their funding to TxDOT under an Advanced Funding Agreement to contribute to the construction of the structure, deck, utilities and life safety features
  - Construction of the KWP2 park improvements and amenities to be managed and funded by WRPF

All other provisions of the original Development Agreement, along with Supplemental Agreements No. 1 and 2 will remain intact.

Consideration of authorizing the following Texas Department of Transportation (TxDOT) agreements: i) Advanced Funding Agreement and ii) Operations and Maintenance Agreement will be by separate actions.

Upon completion of KWP2, the Use Agreement will be supplemented by Administrative Action to reflect the fully built out Park.

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

Briefed the Quality of Life Committee on the Woodall Rodgers Deck Plaza Deal Points on February 12, 2007.

Briefed the City Council on the Woodall Rodgers Deck Plaza Deal Points on February 21, 2007.

Briefed the Park and Recreation Board on the Woodall Rodgers Deck Plaza Updated Deal Points on March 22, 2007.



Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to a) include the Klyde Warren Phase 2 Extension, as described below and to b) utilize a portion of unused City right of way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot to relocate the existing dog park component of the Park, (which (a) and (b) collectively hereafter referred to as KWP2 – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs) - Page 4

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

The Park and Recreation Board on March 22, 2007, authorized the Development Agreement and Use Agreements with the Woodall Rodgers Park Foundation.

On May 23, 2007, by Resolution No.07-1536, City Council authorized the Woodall Rodgers Deck Plaza Development and Use Agreements with the Woodall Rodgers Park Foundation.

On October 8, 2008, by Resolution No. 08-2791, the City Council approved Supplemental Agreement No. 2 to the Development Agreement.

On October 10, 2019, the Park and Recreation Board was briefed regarding this matter.

On October 10, 2019, the Park and Recreation Board voted to send this item to the Administration and Finance Committee docket for October 24, 2019 and full Board the same day.

### **FISCAL INFORMATION**

This action has no cost consideration to the City. The estimated cost for the future development of Klyde Warren Park Phase 2 is approximately \$82.75 million and will be funded by approximately \$10 million from Park and Recreation Facilities (B) Fund (2017 Bond Funds), approximately \$42.75 million from private sources, and \$30 million from the North Central Texas Council of Governments of which \$10 million will be reimbursed by approximately \$3 million from TIF Funds and \$7 million from other sources.

### **COMMITTEE ACTION**

The Park and Recreation Board Administration and Finance Committee and Planning and Design Committee will consider this item on October 24, 2019.

This item is scheduled for City Council on November 13, 2019.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MAPS**

Attached



Authorize Supplemental Agreement No. 3 to the Development Agreement with the Woodall Rodgers Park Foundation, a Texas non-profit, for the design, construction and financing of the Phase 2 expansion of Klyde Warren Park located at 2012 Woodall Rodgers Freeway to a) include the Klyde Warren Phase 2 Extension, as described below and to b) utilize a portion of unused City right of way encompassed by the eastbound side of Woodall Rodgers Freeway service road, the southbound side of North Pearl Street, the southbound Olive Street on ramp to the Woodall Rodgers Freeway and adjacent parking lot to relocate the existing dog park component of the Park, (which (a) and (b) collectively hereafter referred to as KWP2 – Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs) - Page 5

## Maps



KWP2



CONCEPT PLAN

