

**DALLAS PARK AND RECREATION BOARD  
SPECIAL CALLED MEETING AGENDA  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
TUESDAY, MARCH 31, 2009  
(10:00 A.M.)**

**SUBCOMMITTEE MEETINGS:**

8:30 am: Planning and Design Committee Special Called Meeting, Dallas City Hall, Room 6FN

8:30 am: Administration and Finance Committee Special Called Meeting, Dallas City Hall, Room 6FS

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Speakers

**BRIEFING AGENDA**

1. African Savanna Development:  
Gregg Hudson, Director, Dallas Zoo  
Willis Winters, Assistant Director, Park and Recreation Department

**MINUTES**

2. Approval of Minutes of the March 5, 2009 Park and Recreation Board Meeting

**CONSENT AGENDA**

**Administration and Finance Committee - Miscellaneous**

3. Fair Park (7) – Authorize request from the Texas Discovery Gardens **(1)** to increase the admission fees for visiting the Gardens effective June 2009; and **(2)** a new fee established for the Rosine Smith Sammons Butterfly House effective August 2009

**Administration and Finance Committee – Public Hearings**

4. California Crossing Park and L.B. Houston Greenbelt (6) - Authorize a public hearing to be held on May 13, 2009 to receive comments on the proposed use of a portion of California Crossing Park and L.B. Houston Greenbelt for **(1)** A corrected 50-foot wide permanent sanitary sewer easement (Exhibit A); **(2)** a 150-foot wide temporary construction easement (Exhibit B); and **(3)** a 30-foot wide temporary access easement in association with the Trinity River Authority's expansion of the Elm Fork wastewater interceptor system (Segment EF-7) – Financing: No cost consideration to the City

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**CONSENT AGENDA (continued)**

**Administration and Finance Committee – Public Hearings (continued)**

5. Elm Fork Greenbelt (6) – Authorize a public hearing to be held on May 13, 2009, to receive comments on the proposed use of a portion of the Elm Fork Greenbelt, located at 1204 Storey Lane, by Dallas Area Rapid Transit (DART) for a public mass transit easement to allow the expansion of the light rail transit system – Financing: No cost consideration to the City
6. L.B. Houston Greenbelt (6) – Authorize a public hearing to be held on May 13, 2009 to receive comments on the proposed use of a portion of L.B. Houston Greenbelt for **(1)** A permanent maintenance easement consisting of approximately 1.4 acres (Exhibit A); and **(2)** a temporary construction easement consisting of .69 acres (Exhibit B); in association with the Trinity River Authority’s expansion of the Elm Fork wastewater interceptor system (Segment EF-2) along the south bank of the Elm Fork of the Trinity River – Financing: No cost consideration to the City

**Planning and Design Committee – Plans and Specifications**

7. Lakewood Park (9) – Authorize advertisement for a Request for Competitive Sealed Proposals for construction of a new pavilion, accessible pathways, new pedestrian bridges, pavilion overlook connection and erosion control improvements, as designed by W Architecture and Landscape Architecture, LLC (for the new pavilion, accessible pathways, new pedestrian bridges and pavilion overlook connection) and as designed by Metropolitan Infrastructure, PLLC (for erosion control improvements) - \$897,421 - Financing: 2003 Bond Funds (\$412,825) and 2006 Bond Funds (\$484,596)

**Planning and Design Committee – Contract Awards**

8. Cole Park (14) – Authorize **(1)** reprogramming of the 2003 Bond Funds originally allocated for the master plan at Stephen J. Hay; and **(2)** a contract for renovation of the existing pavilion, repairs to the existing concrete parking lot, new sidewalks, landscaping, irrigation, portable toilet enclosure, tennis practice wall, and site furnishings - Gilbert May, Inc. dba Phillips/May Corporation, best value proposer of five - \$709,333 - Financing: 2003 Bond Funds (\$512,333) and 2006 Bond Funds (\$197,000)

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**CONSENT AGENDA (continued)**

**Planning and Design Committee – Contract Awards (continued)**

9. Dallas Zoo (4) – Authorize Supplemental Agreement No. 1 to the design-build contract with Sedalco/MetalMan Design/Build Corporation, A Joint Venture, to establish Guaranteed Maximum Price No. 1 for the construction of earthwork, site utilities, limited concrete work, structure and building shells for Elephant, Giraffe and Hoof Stock Holding Buildings, electrical service, filtration system, landscaping, irrigation, artificial rock-work, pools and exhibit features for three exhibit areas; and fencing for the African Savanna Development in the amount of \$13,526,611, from \$3,181,869 to \$16,708,480 - Financing: 2006 Bond Funds
10. Fireside Park (8) – Authorize a professional services contract with The Broussard Group dba TBG Partners for schematic design through construction administration services for playground replacement and security lighting - \$41,092 - Financing: 2006 Bond Funds
11. Fretz Recreation Center (11) – Authorize a professional services contract with GGO Architects Corporation for schematic design through construction administration services for interior renovation and HVAC controls - \$67,775.28 – Financing: 2006 Bond Funds
12. Preston Hollow Park (13) – Authorize a contract with Parkscape Construction, Inc. for the construction of a new playground – lowest responsible bidder of five - \$117,097.35 - Financing: 2006 Bond Funds
13. Samuell-Grand Recreation Center (14) – Authorize a professional services contract with McAfee3 Architects for schematic design through construction administration services for expansion of the recreation center - \$194,000 - Financing: 2006 Bond Funds

**Planning and Design Committee – Change Order**

14. White Rock Lake Park (East Lawther and West Lawther Drive) (9) – Authorize an increase in the contract with Dean Electric, Inc. dba Dean Construction, for the installation of gabions on East Lawther Drive; and the relocation of electrical service, additional pier drilling at bridges, deletion of wetland planting, credit for not installing light poles, and other miscellaneous items on West Lawther Drive - \$135,174.46, from \$4,813,744.37 to \$4,948,918.83 – Financing: 2003 Bond Funds (\$2,856.46) and 2006 Bond Funds (\$132,318.00)

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## **OTHER ITEMS**

15. Budget Update

16. Park and Recreation Board Members Liaison Reports regarding Bachman Lake Foundation, Cedar Ridge Preserve, Community Development Commission, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Friends of Fair Park, Friends of Katy Trail, Lee Park and Arlington Hall Conservancy, Send-A-Kid To Camp, State Fair of Texas, Texas Discovery Gardens, Trinity Commons Foundation, White Rock Lake/Park

17. Staff Announcements: Upcoming Park and Recreation Department Events

18. Next Park and Recreation Board Meetings:  
Thursday, April 2, 2009 (Meeting Cancelled)  
Thursday, April 16, 2009 (Regular Meeting)

19. Legal Issues Regarding the W.W. Samuell Permanent Foundation, Samuell Trust Fund, park properties devised under the will of Dr. W.W. Samuell, and related matters (Closed Session, Attorney Briefing, Section 551.071 T.O.M.A.)

20. Adjournment

A closed session may be held if the deliberation on any agenda item concerns one of the following:

1. Contemplated or pending litigation or matters where legal advice is requested of the City Attorney. Section 551.071 of Texas Open Meetings Act (T.O.M.A.)
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the T.O.M.A.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the T.O.M.A.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the T.O.M.A.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the T.O.M.A.
6. Deliberations regarding Economic Development negotiations. Section 551.087 of the T.O.M.A.

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ADMINISTRATION AND FINANCE COMMITTEE  
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**AGENDA**

**ACTION ITEMS**

**Park Board Agenda Item #3-** Fair Park (7) – Consider request from Texas Discovery Gardens **(1)** to increase the admission fees for visiting the Gardens effective June 2009; and **(2)** a new fee established for the Rosine Smith Sammons Butterfly House effective August 2009 – Barbara Kindig

**Park Board Agenda Item #4-** California Crossing Park and L.B. Houston Greenbelt (6) – Consider a public hearing to be held on May 13, 2009 to receive comments on the proposed use of a portion of California Crossing Park and L.B. Houston Greenbelt for **(1)** A corrected 50-foot wide permanent sanitary sewer easement (Exhibit A); **(2)** a 150-foot wide temporary construction easement (Exhibit B); and **(3)** a 30-foot wide temporary access easement in association with the Trinity River Authority's expansion of the Elm Fork wastewater interceptor system (Segment EF-7) – Financing: No cost consideration to the City – Michael Hellmann

**Park Board Agenda Item #5-** Elm Fork Greenbelt (6) – Consider a public hearing to be held on May 13, 2009, to receive comments on the proposed use of a portion of the Elm Fork Greenbelt, located at 1204 Storey Lane, by Dallas Area Rapid Transit (DART) for a public mass transit easement to allow the expansion of the light rail transit system – Financing: No cost consideration to the City – Michael Hellmann

**Park Board Agenda Item #6-** L.B. Houston Greenbelt (6) – Consider a public hearing to be held on May 13, 2009 to receive comments on the proposed use of a portion of L.B. Houston Greenbelt for **(1)** A permanent maintenance easement consisting of approximately 1.4 acres (Exhibit A); and **(2)** a temporary construction easement consisting of .69 acres (Exhibit B); in association with the Trinity River Authority's expansion of the Elm Fork wastewater interceptor system (Segment EF-2) along the south bank of the Elm Fork of the Trinity River – Financing: No cost consideration to the City – Michael Hellmann

**DISCUSSION ITEM**

Park Board Policy Relevance and Suitability Review – Barbara Kindig

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**AGENDA**

**PLANS AND SPECIFICATIONS**

**Park Board Agenda Item #7-** Lakewood Park (9) – Consider advertisement for a Request for Competitive Sealed Proposals for construction of a new pavilion, accessible pathways, new pedestrian bridges, pavilion overlook connection and erosion control improvements, as designed by W Architecture and Landscape Architecture, LLC (for the new pavilion, accessible pathways, new pedestrian bridges and pavilion overlook connection) and as designed by Metropolitan Infrastructure, PLLC (for erosion control improvements) - \$897,421 - Financing: 2003 Bond Funds (\$412,825) and 2006 Bond Funds (\$484,596) – Willis Winters

**CONTRACT AWARDS**

**Park Board Agenda Item #8-** Cole Park (14) – Consider **(1)** reprogramming of the 2003 Bond Funds originally allocated for the master plan at Stephen J. Hay; and **(2)** Consider a contract for renovation of the existing pavilion, repairs to the existing concrete parking lot, new sidewalks, landscaping, irrigation, portable toilet enclosure, tennis practice wall, and site furnishings - Gilbert May, Inc. dba Phillips/May Corporation, best value proposer of five - \$709,333 - Financing: 2003 Bond Funds (\$512,333) and 2006 Bond Funds (\$197,000) – Willis Winters

**Park Board Agenda Item #9-** Dallas Zoo (4) – Consider Supplemental Agreement No. 1 to the design-build contract with Sedalco/MetalMan Design/Build Corporation, A Joint Venture, to establish Guaranteed Maximum Price No. 1 for the construction of earthwork, site utilities, limited concrete work, structure and building shells for Elephant, Giraffe and Hoof Stock Holding Buildings, electrical service, filtration system, landscaping, irrigation, artificial rock-work, pools and exhibit features for three exhibit areas; and fencing for the African Savanna Development in the amount of \$13,526,611, from \$3,181,869 to \$16,708,480 - Financing: 2006 Bond Funds - Willis Winters

**Park Board Agenda Item #10-** Fireside Park (8) – Consider a professional services contract with The Broussard Group dba TBG Partners for schematic design through construction administration services for playground replacement and security lighting - \$41,092 - Financing: 2006 Bond Funds – Willis Winters

**Park Board Agenda Item #11-** Fretz Recreation Center (11) – Consider a professional services contract with GGO Architects Corporation for schematic design through construction administration services for interior renovation and HVAC controls - \$67,775.28 – Financing: 2006 Bond Funds - Willis Winters

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**CONTRACT AWARDS (continued)**

**Park Board Agenda Item #12-** Preston Hollow Park (13) – Consider a contract with Parkscape Construction, Inc. for the construction of a new playground – lowest responsible bidder of five - \$117,097.35 - Financing: 2006 Bond Funds - Willis Winters

**Park Board Agenda Item #13-** Samuell-Grand Recreation Center (14) – Consider a professional services contract with McAfee3 Architects for schematic design through construction administration services for expansion of the recreation center - \$194,000 - Financing: 2006 Bond Funds – Willis Winters

**CHANGE ORDER**

**Park Board Agenda Item #14-** White Rock Lake Park (East Lawther and West Lawther Drive) (9) – Consider an increase in the contract with Dean Electric, Inc. dba Dean Construction, for the installation of gabions on East Lawther Drive; and the relocation of electrical service, additional pier drilling at bridges, deletion of wetland planting, credit for not installing light poles, and other miscellaneous items on West Lawther Drive - \$135,174.46, from \$4,813,744.37 to \$4,948,918.83 – Financing: 2003 Bond Funds (\$2,856.46) and 2006 Bond Funds (\$132,318.00) - Willis Winters