



# **DALLAS PARK AND RECREATION BOARD AGENDA**

**THURSDAY, FEBRUARY 23, 2017  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
214-670-4078**

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

RECEIVED

2017 FEB 17 PM 2:45

CITY SECRETARY  
DALLAS, TEXAS



Rodney Schlosser, Chair  
Raquel A. Rollins, Co-Chair  
Barbara A. Barbee  
Sean Johnson  
Lawrence S. Jones  
Jesse Moreno  
Becky Rader  
Marlon Rollins

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(NOTICE OF MEETING)  
DALLAS PARK AND RECREATION BOARD  
ADMINISTRATION AND FINANCE COMMITTEE  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FS  
DALLAS, TEXAS 75201  
THURSDAY, FEBRUARY 23, 2017  
(8:00 A.M.)

AGENDA

1. Discussion of Dallas Arboretum and Texas Discovery Gardens Annual Stipend Requests for FY17/18 (continued)
2. Food and Beverage Best Practices

  
Dawna M. Ray, Secretary  
Park and Recreation Board

Public Notice

17 01 92

POSTED CITY SECRETARY  
DALLAS, TX

- c: Dallas Park and Recreation Board Members  
Willis C. Winters, Director, Park and Recreation Board  
John D. Jenkins, Deputy Director, Park and Recreation Department  
Christine Lanners, Assistant City Attorney  
Rosa A. Rios, City Secretary

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



(NOTICE OF MEETING – PAGE 2)  
DALLAS PARK AND RECREATION BOARD  
ADMINISTRATION AND FINANCE COMMITTEE  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FS  
DALLAS, TEXAS 75201  
THURSDAY, FEBRUARY 23, 2017  
(8:00 A.M.)

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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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CITY SECRETARY  
DALLAS, TEXAS



Amy W. Monier, Chair  
Celina Barajas  
Lawrence P. Hochberg  
Paul Sims  
Robb P. Stewart  
Yolanda F. Williams

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(NOTICE OF MEETING)  
DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
THURSDAY, FEBRUARY 23, 2017  
(8:00 A.M.)

AGENDA

ACTION ITEMS

**PARK BOARD AGENDA ITEM NO. 3 - Kleberg Rylie Recreation Center (8) – Consider a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of three, for structural and miscellaneous repairs at Kleberg Rylie Recreation Center located at 1515 Edd Road - Not to exceed \$157,951 - Financing: Park and Recreation Program Funds**

**PARK BOARD AGENDA ITEM NO. 4 - Luna Vista Golf Course (6) – Consider a contract with JC Commercial, Inc., best value proposer of six, for a new maintenance facility at Luna Vista Golf Course located at 11223 Luna Road - Not to exceed \$1,147,477 - Financing: 2003 Bond Funds (\$287,837) and 2006 Bond Funds (\$859,640)**

**PARK BOARD AGENDA ITEM NO. 5 - Southern Skates Roller Rink (8) – Consider a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of two, for structural repairs at Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road - Not to exceed \$150,220 - Financing: Southern Skates Roller Rink Funds**

**PARK BOARD AGENDA ITEM NO. 6 - Katy Trail (14) – Consider application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$1,600,000 for the North Central Texas Region for the Katy Trail Bridges – Financing: This action has no cost consideration to the City**

*Public Notice*

17 01 93

POSTED CITY SECRETARY  
DALLAS, TX



(NOTICE OF MEETING – PAGE 2)  
DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
THURSDAY, FEBRUARY 23, 2017  
(8:00 A.M.)

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AGENDA

ACTION ITEMS

**PARK BOARD AGENDA ITEM NO. 7 - Lake Highlands Trail (10) – Consider application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$1,600,000 for the North Central Texas Region for the Lake Highlands Trail Northern Extension (Watercrest Park to Church Rd) – Financing: This action has no cost consideration to the City**

**PARK BOARD AGENDA ITEM NO. 8 - Lake Highlands Trail (10) – Consider application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$4,000,000 for the North Central Texas Region for the Lake Highlands Trail Phase 2A and 2B – Financing: This action has no cost consideration to the City**

**PARK BOARD AGENDA ITEM NO. 9 - Ridgewood Trail (14) – Consider application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$450,000 for the North Central Texas Region for the Ridgewood Trail Pedestrian Lighting – Financing: This action has no cost consideration to the City**

**PARK BOARD AGENDA ITEM NO. 10 - Trinity Forest Spine Trail (2, 7, 9) – Consider application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$5,000,000 for the Trinity Forest Spine Trail located from White Rock Creek Trail to Lawnview Park – Financing: This action has no cost consideration to the City**

**PARK BOARD AGENDA ITEM NO. 11 - Trinity Strand Trail (2) – Consider application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$5,000,000 for the North Central Texas Region for the Trinity Strand Trail Phase 2 (Trinity Strand Trail to Weichel Park) – Financing: This action has no cost consideration to the City**

**PARK BOARD AGENDA ITEM NO. 12 - Park and Recreation Department (All) – Consider Park and Recreation Board recommendations to the City Council for parks/projects to be considered Citywide for future Park General Obligation Bond Propositions; Park Classifications and Signature Park designation - Financing: No cost consideration to the City [Considered by the Planning and Design Committee on February 16, 2017**



(NOTICE OF MEETING – PAGE 3)  
DALLAS PARK AND RECREATION BOARD  
PLANNING AND DESIGN COMMITTEE  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
THURSDAY, FEBRUARY 23, 2017  
(8:00 A.M.)

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Dawna M. Ray, Secretary  
Park and Recreation Board

- c: Dallas Park and Recreation Board Members  
Willis C. Winters, Director, Park and Recreation Board  
Louise Elam, Assistant Director, Park and Recreation Department  
Christine Lanners, Assistant City Attorney  
Rosa A. Rios, City Secretary

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

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**DALLAS PARK AND RECREATION BOARD AGENDA  
DALLAS CITY HALL  
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DALLAS, TEXAS 75201  
THURSDAY, FEBRUARY 23, 2017  
(9:00 A.M.)**

**MEETINGS:**

8:00 am: Administration and Finance Committee – Room 6FS

8:00 am: Planning and Design Committee – Room 6FN

9:00 am: Park and Recreation Board – Room 6FN

(Public Speakers sign in by 8:30 a.m.)

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1. Speakers
2. Approval of Minutes of the February 16, 2017 Park and Recreation Board Meeting

**CONSENT AGENDA (ITEMS 3-13)**

**PLANNING AND DESIGN COMMITTEE – CONTRACT AWARDS**

3. Kleberg Rylie Recreation Center (8) – Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of three, for structural and miscellaneous repairs at Kleberg Rylie Recreation Center located at 1515 Edd Road - Not to exceed \$157,951- Financing: Park and Recreation Program Funds
4. Luna Vista Golf Course (6) – Authorize a contract with JC Commercial, Inc., best value proposer of six, for a new maintenance facility at Luna Vista Golf Course located at 11223 Luna Road - Not to exceed \$1,147,477 - Financing: 2003 Bond Funds (\$287,837) and 2006 Bond Funds (\$859,640)
5. Southern Skates Roller Rink (8) – Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of two, for structural repairs at Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road - Not to exceed \$150,220 - Financing: Southern Skates Roller Rink Funds

**PLANNING AND DESIGN COMMITTEE – MISCELLANEOUS**

6. Katy Trail (14) – Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$1,600,000 for the North Central Texas Region for the Katy Trail Bridges – Financing: This action has no cost consideration to the City
7. Lake Highlands Trail (10) – Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$1,600,000 for the North Central Texas Region for the Lake Highlands Trail Northern Extension (Watercrest Park to Church Rd) – Financing: This action has no cost consideration to the City



**DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 2  
DALLAS CITY HALL, 1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
THURSDAY, FEBRUARY 23, 2017, 9:00 A.M**

**CONSENT AGENDA (continued)**

**PLANNING AND DESIGN COMMITTEE – MISCELLANEOUS**

8. Lake Highlands Trail (10) – Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$4,000,000 for the North Central Texas Region for the Lake Highlands Trail Phase 2A and 2B – Financing: This action has no cost consideration to the City
9. Ridgewood Trail (14) – Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$450,000 for the North Central Texas Region for the Ridgewood Trail Pedestrian Lighting – Financing: This action has no cost consideration to the City
10. Trinity Forest Spine Trail (2, 7, 9) – Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$5,000,000 for the Trinity Forest Spine Trail located from White Rock Creek Trail to Lawnview Park – Financing: This action has no cost consideration to the City
11. Trinity Strand Trail (2) – Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$5,000,000 for the North Central Texas Region for the Trinity Strand Trail Phase 2 (Trinity Strand Trail to Weichel Park) – Financing: This action has no cost consideration to the City
12. Park and Recreation Department (All) – Authorize Park and Recreation Board recommendations to the City Council for parks/projects to be considered Citywide for future Park General Obligation Bond Propositions; Park Classifications and Signature Park designation - Financing: No cost consideration to the City [Considered by the Planning and Design Committee on February 16, 2017]

**PARK AND RECREATION BOARD – MISCELLANEOUS**

13. Pacific Plaza (14) - Authorize i) approval of the terms for the Development Agreement between the Pacific Plaza LLC (“Pacific LLC”) and Parks for Downtown Dallas (“PfDD Foundation”) collectively the “Developer” and the City for the design and construction of a public park currently named Pacific Plaza; ii) approval of an Operating Endowment Agreement between the City and Developer ; and iii) recommendation to City Council for approval of both the Development and Operating Endowment Agreements, as approved as to form by the City Attorney’s Office - Financing: No cost consideration to the City [Park and Recreation Board briefed on February 16, 2017]





**DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 3  
DALLAS CITY HALL, 1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
THURSDAY, FEBRUARY 23, 2017, 9:00 A.M.**

**NON-ACTION ITEM**

14. Recent Police Activity in the Park System:  
Rick Watson, Deputy Chief, Dallas Police Department

**BRIEFINGS**

15. Dallas Park and Recreation Volunteer Services Program:  
John Jenkins, Deputy Director, Park and Recreation Department
16. FY17-18 Budget Workshop:  
John Jenkins, Deputy Director, Park and Recreation Department

**OTHER/NON-ACTION ITEMS**

17. Committee Reports
18. 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, Lee Park and Arlington Hall Conservancy, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, The Woodall Rodgers Park Foundation/Klyde Warren Park
19. Staff Announcements – Upcoming Park and Recreation Department Events
20. Next Park and Recreation Board Regular Meeting: Thursday, March 23, 2017
21. Adjournment



**DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 4  
DALLAS CITY HALL, 1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
THURSDAY, FEBRUARY 23, 2017, 9:00 A.M.**

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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# DRAFT

Park and Recreation Board  
Dallas City Hall  
1500 Marilla Street – Room 6FN  
Dallas, Texas 75201  
February 16, 2017 – 9:00 A.M.

Regular Meeting: Max W. Wells, President, presiding

Present: Max W. Wells, President; Jesse Moreno, Vice President; Celina Barajas, Barbara A. Barbee, Lawrence P. Hochberg, Sean Johnson, Lawrence S. Jones, Amy W. Monier, Susan Rader, Marlon Rollins, Raquel A. Rollins, Rodney Schlosser, Paul Sims, Robb P. Stewart, Yolanda F. Williams – 15

Absent: None.

President Wells convened the regular meeting at 9:06 a.m. A quorum of the Board was present.

President Wells acknowledged the passing of Mrs. Jean F. Milligan, former Park Board Member, Council District 3.

John Jenkins, Deputy Director, Park and Recreation Department, presented information regarding how to use the microphone system during board meetings.

Agenda Item 1. Speakers:

1. Mark Bulloch regarding Moss Park.

Agenda Item 2. A motion by Lawrence Jones, seconded by Barbara Barbee, for approval of Minutes of the January 26, 2017 Park and Recreation Board Meeting, was carried. The vote was unanimous.

Agenda Item 3. Bachman Recreation Center (6) – A motion by Amy Monier, seconded by Robb Stewart, to authorize an increase to the contract with Phoenix I Restoration and Construction, Ltd. for the replacement of flooring on pool deck and locker/shower areas at the Bachman Recreation Center located at 2750 Bachman Drive – Not to exceed \$113,763, from \$606,258 to \$720,021 – Financing: 2006 Bond Funds, was carried. The vote was unanimous.

**WHEREAS**, on May 25, 2016, a contract was awarded to Phoenix I Restoration and Construction, Ltd. for renovations at Bachman Recreation Center located at 2750 Bachman Drive, in an amount not to exceed \$576,240.00; and

**WHEREAS**, on November 10, 2016, Administrative Action No. 16-0946 authorized Change Order No. 1 to the contract with Phoenix I Restoration and Construction, Ltd. for modifications of roof perimeter, deletion of drain bowl installation and removal of four trees and wood decl repair at Bachman Recreation Center, in an amount not to exceed \$34,099.44, increasing the contract amount from \$576,240.00 to \$610,339.44; and

**WHEREAS**, on January 24, 2017, Administrative Action No. 17-0149 authorized Change Order No. 2 to the contract with Phoenix I Restoration and Construction, Ltd. for a decrease in the contract to include a credit for omitted sealant at exterior joints between wall system and foundation, metal roof deck, removal of one roof drain; and other miscellaneous costs at Bachman Recreation Center, in an amount not to exceed (\$4,081.76), decreasing the contract amount from \$610,339.44 to \$606,257.68; and

**WHEREAS**, this action will authorize Change Order No. 3 to the contract with Phoenix I Restoration and Construction, Ltd., in an amount not to exceed \$113,762.53, increasing the contract from \$606,257.68 to \$720,020.21 for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center.

**Now, Therefore,**

**BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Manager is hereby authorized to enter into Change Order No. 3 to the contract with Phoenix I Restoration and Construction, Ltd. for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center, in an amount not to exceed \$113,762.53, increasing the contract from \$606,257.68 to \$720,020.21.

**SECTION 2.** That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute Change Order No. 3 with Phoenix I Restoration and Construction, Ltd., after approval as to form by the City Attorney.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$113,762.53, as follows:

(2006) Park and Recreation Facilities Improvement Fund  
Fund 7T00, Department PKR, Unit T013, Object 4310  
Activity MMCF, Program PK06T013, CT-PKR16019547  
Commodity 91200, Vendor VC0000003594 \$79,063.46

(2006) Park and Recreation Facilities Improvement Fund  
Fund 7T00, Department PKR, Unit T013, Object 4310  
Activity MMCF, Program PK06T013, CT-PKR16019547  
Commodity 91200, Vendor VC0000003594 \$34,699.07

Total amount not to exceed \$113,762.53

**SECTION 4.** That this resolution shall take effect from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

Agenda Item 4. Recent Police Activity in the Park System presented by Rick Watson, Deputy Chief, Dallas Police Department.

#### **BRIEFINGS**

Agenda Item 5. Cedar Ridge Preserve Annual Report introduced by John Jenkins, Deputy Director, Park and Recreation Department and presented by Wood Cantrell, Executive Director, Cedar Ridge Preserve.

Agenda Item 6. Pacific Plaza Development Agreement presented by Louise Elam, Assistant Director, Park and Recreation Department.

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

Agenda Item 7. Fair Park RFQ/RFP Update presented by Daniel Huerta, Assistant Director, Park and Recreation Department. The Board recommended a Resolution be presented to the Mayor and Members of the City Council.

Agenda Item 8. No committee reports.

Agenda Item 9. No 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, Lee Park and Arlington Hall Conservancy, State Fair of Texas, Texas Discovery Gardens, The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, The Woodall Rodgers Park Foundation/Klyde Warren Park.

Agenda Item 10. Staff Announcements – Upcoming Park and Recreation Department Events:

Crystal Ross: Park and Recreation Senior Games.

Willis Winters: 18<sup>th</sup> Annual Preservation Dallas Achievement Awards for Hamilton Park Pavilion Restoration and Lee Park Roque Courts Restoration and Texas Recreation and Parks Society 2017 Lone Star Legacy Park Award for Kiest Park.

Oscar Carmona: Unveiling of Community History Panels at Opportunity Park and Spring It's My Park Day.

Agenda Item 10. President Wells announced next Park and Recreation Board regular meeting on Thursday, February 23, 2017.

Agenda Item 11. President Wells adjourned the Board meeting at 11:15 a.m.

**DRAFT**

Dawna M. Ray, Secretary  
Park and Recreation Board

Max W. Wells, 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.

**KEY FOCUS AREA:** Culture, Arts and Recreation and Educational Enhancements

**AGENDA DATE:** March 22, 2017

**COUNCIL DISTRICT(S):** 8

**DEPARTMENT:** Park & Recreation

**CMO:** Louise Elam, 214-670-5275

**MAPSCO:** M69A

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### **SUBJECT**

Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of three, for structural and miscellaneous repairs to the Kleberg/Rylie Recreation Center located at 1515 Edd Road - Not to exceed \$157,951 - Financing: Park and Recreation Program Funds

### **BACKGROUND**

On November 18, 2016, three proposals were received for structural and miscellaneous repairs to the Kleberg/Rylie Recreation Center. DENCO CS Construction dba DENCO Construction Specialists was selected as the best value proposer for the Base Price and Alternate Nos. 1 and 2, in the amount of \$157,951.

Proposals based on Request for Competitive Sealed Proposals (RFCSP) are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, 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 Award	40%
2. Qualifications/Experience/References for Prime Firm	15%
3. Subcontractor Experience	20%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

**BACKGROUND** (continued)

This project requires full-year operating and maintenance funding in the amount of current OP's funding as this project involves strictly repairs and no additional building footprint or systems upgrades are anticipated.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	August 2015
Completed Design	November 2016
Begin Construction	April 2017
Complete Construction	November 2017

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

On December 3, 2015, the Park and Recreation Board authorized proceeding with construction advertisement.

The Planning and Design Committee will consider this item on February 23, 2017 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 March 22, 2017.

**FISCAL INFORMATION**

Park and Recreation Program Funds - \$157,951

**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION**

**DENCO CS Construction dba DENCO Construction Specialists**

White Male	18	White Female	2
Black Male	1	Black Female	0
Hispanic Male	24	Hispanic Female	2
Other Male	1	Other Female	0

## **PROPOSAL INFORMATION**

The following three proposals were received and opened on November 18, 2016:

\*Denotes the successful proposer

<b><u>Proposer's</u></b>	<b><u>Base Bid</u></b>	<b><u>Alter. Nos. 1 &amp; 2**</u></b>	<b><u>Total</u></b>	<b><u>Scores</u></b>
*DENCO CS Construction dba Construction Specialists 5525 Lyons Road, Garland, Texas	\$139,777	\$18,174	\$157,951	3390
3i General Contracting Services, LLC	\$337,284	\$26,235	\$363,519	3330
Going Forward, Inc.	\$281,650	\$38,700	\$320,350	2965

\*\*Alternate No. 1 - provides for the removal and replacement of entry store front.

\*\*Alternate No. 2 - provides for the removal and replacement portions of cracked concrete sidewalk.

Note: The best and final offer from DENCO CS Construction dba DENCO Construction Specialists for Base Price and Alternate Nos. 1 and 2 was for \$157,951.

## **OWNER**

### **DENCO CS Construction dba DENCO Construction Specialists**

Mark Boland, President  
Steve Smith, Vice President

## **MAP**

Attached



**Anastacio, Vhee**

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**From:** Williams, Regina T.  
**Sent:** Thursday, February 16, 2017 3:10 PM  
**To:** Anastacio, Vhee  
**Cc:** Lifsey, Sonja  
**Subject:** FW: BID APPROVAL DENCO KLEBERG RYLIE REC CTR 25.65

## **BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY**

**PROJECT:** Authorize a contract with Denco CS Construction dba Denco Construction Specialists, best value proposer of three, for structural and miscellaneous repairs to the Kleberg/Rylie Recreation Center located at 1515 Edd Road - Not to exceed \$157,951 - Financing: Park and Recreation Program Funds

Denco CS Construction dbd Denco Construction Specialists is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

**PROJECT CATEGORY:** Construction

### **LOCAL/NON-LOCAL CONTRACT SUMMARY**

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$40,510.00	25.65%
Total non-local contracts	\$117,441.00	74.35%
<b>TOTAL CONTRACT</b>	<b>\$157,951.00</b>	<b>100.00%</b>

### **LOCAL/NON-LOCAL M/WBE PARTICIPATION**

#### **Local Contractors / Sub-Contractors**

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
OAC Construction	HMMB64794N0417	\$40,510.00	100.00%
<b>Total Minority - Local</b>		<b>\$40,510.00</b>	<b>100.00%</b>

#### **Non-Local Contractors / Sub-Contractors**

None

### **TOTAL M/WBE CONTRACT PARTICIPATION**

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$40,510.00	100.00%	\$40,510.00	25.65%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
<b>Total</b>	<b>\$40,510.00</b>	<b>100.00%</b>	<b>\$40,510.00</b>	<b>25.65%</b>



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

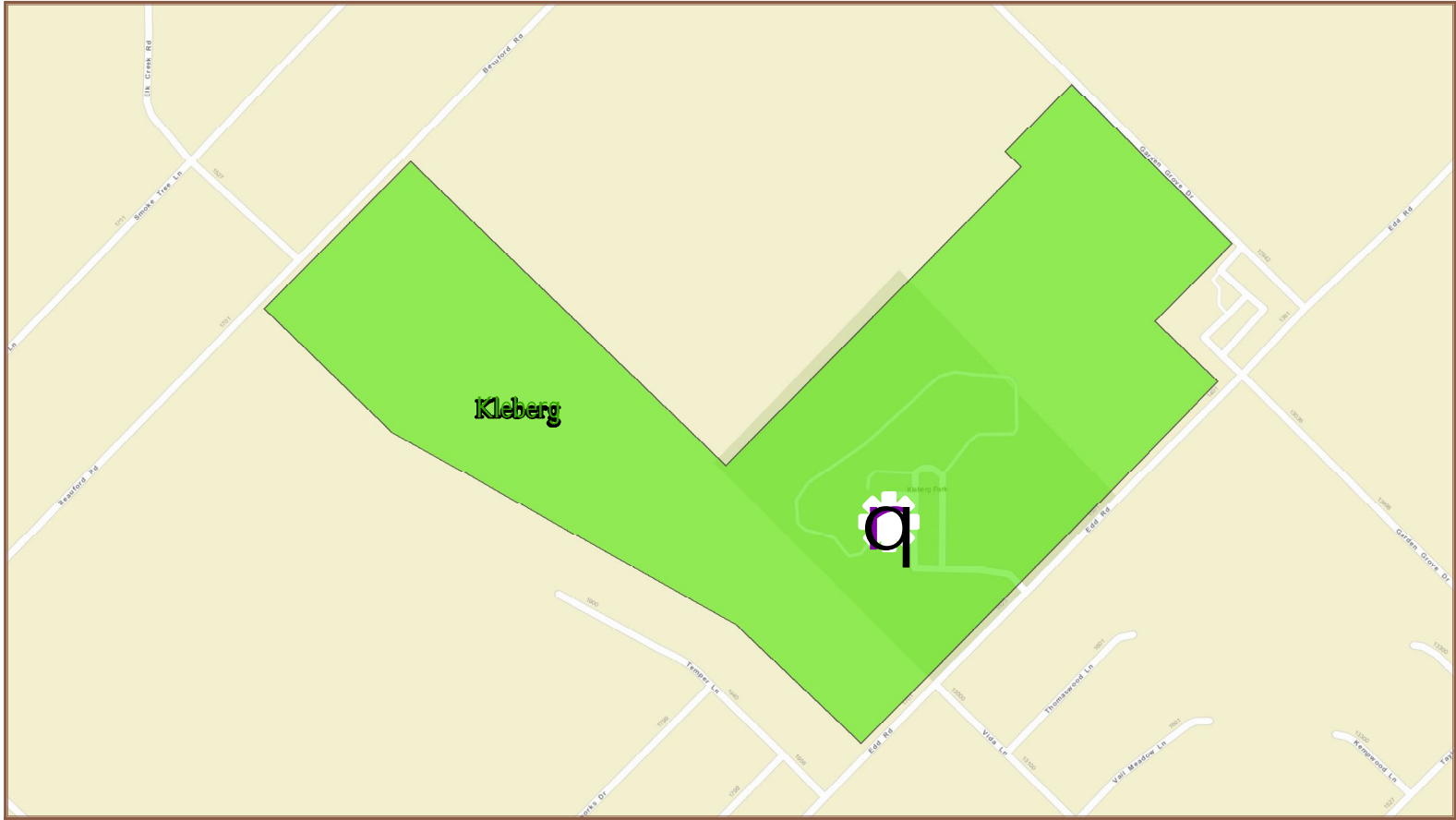
Project Name Kieburg/Ryke Red Center Structural Building and Misc. Repairs Bid Contract # N/A

- Instructions:
- Column 1: List type of work to be performed by Prime and/or Subcontractors.
  - Column 2: City of Dallas Vendor Number for Prime and Subcontractors (Supplier Vendor Registry - [www.dallas.gov/procure](http://www.dallas.gov/procure)). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.
  - Column 3: List name of firm, MWBE Certification number (if applicable) and phone, contact name, address, telephone number.
  - Column 4: List ethnicity of firm(s) owner as H=Hispanic American, A=Asian American, P=Native American, N=Non-Hispanic American.
  - Column 5: List ethnicity of firm(s) owner as H=Hispanic American, A=Asian American, P=Native American, N=Non-Hispanic American.
  - Column 6: Indicate if work is to be performed by L=Local (City of Dallas County Area) or N=Non-Local (Outside Dallas County Area).
  - Column 7: Indicate dollar amount of value of work for all items entered in Columns 1-5.
  - Column 8: Indicate percentage of total contract amount.
  - Column 9: Indicate dollar 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 (\$)	
GC's Regrade Roof Repair Misc. Repair	VSD00006_071	DENCC CS Corp	Steve Smith 5525 Lyons Rd Galveston TX 75043 972-226-2609	N	L	\$ 117,441.00	74.35%	\$ -	\$ -	
Notes										
Demolition Concrete Floors, paint caulk, Repoint CMU	N/A	OAC Construction	Adrian Carrion PO Box 971225 Dallas TX 75397 469-438-7746	H	L	\$ 40,510.00	25.65%	\$ -	\$ -	
Notes										
(Note: Totals and Percentages will automatically calculate.)						<b>Total Bid Amount:</b>	<b>\$ 157,951.00</b>	<b>100.00%</b>	<b>\$ -</b>	<b>\$ -</b>

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: *Steve Smith* Title: Director of Construction / V.P.  
 Printed Name: Steve Smith Date: January 27, 2017  
 Company Name: DENCC CS Corp



February 23, 2017

Kleberg Rylie Recreation Center  
(1515 Edd Rd)

MapscO  
M69A

District  
8

**KEY FOCUS AREA:** Culture, Arts and Recreation and Educational Enhancements

**AGENDA DATE:** March 22, 2017

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Park & Recreation

**CMO:** Louise Elam, 214-670-5275

**MAPSCO:** 22J

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### **SUBJECT**

Authorize a contract with JC Commercial, Inc., best value proposer of six, for construction of a new maintenance facility at Luna Vista Golf Course located at 11223 Luna Vista Road - Not to exceed \$1,147,477 - Financing: 2003 Bond Funds (\$287,837) and 2006 Bond Funds (\$859,640)

### **BACKGROUND**

On December 9, 2016, six proposals were received for construction of a new maintenance facility at the Luna Vista Golf Course located at 11223 Luna Vista Road. JC Commercial, Inc. was selected as the best value proposer for the Base Price and Alternate Nos. 1, 2 and 3, in the amount of \$1,147,477.

Proposals based on Request for Competitive Sealed Proposals (RFCSP) are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, 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 Award	40%
2. Qualifications/Experience/References for Prime Firm	15%
3. Subcontractor Experience	20%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

**BACKGROUND** (continued)

There are no new associated operating and maintenance costs for this project.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	January 2013
Completed Design	July 2015
Begin Construction	April 2017
Complete Construction	November 2017

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

On August 18, 2016, the Park and Recreation Board authorized proceeding with construction advertisement.

The Planning and Design Committee will consider this item on February 23, 2017 and will present a recommendation to the Park and Recreation Board.

This item will be scheduled for City Council approval on March 22, 2017.

**FISCAL INFORMATION**

2003 Bond Funds - \$287,836.81  
2006 Bond Funds - \$859,640.19

**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION**

JC Commercial, Inc.

White Male	14	White Female	5
Black Male	0	Black Female	0
Hispanic Male	2	Hispanic Female	0
Other Male	0	Other Female	0

## **PROPOSAL INFORMATION**

The following six proposals were received and opened on December 9, 2016:

\*Denotes the successful proposer

<b><u>Proposer's</u></b>	<b><u>Base Bid</u></b>	<b><u>Alter. Nos. 1 &amp; 2**</u></b>	<b><u>Total</u></b>	<b><u>Scores</u></b>
*JC Commercial, Inc. 1801 Lakepointe Drive Lewisville, Texas 75057	\$949,777	\$197,700	\$1,147,477	3783.75
MART, Inc.	\$997,000	\$233,000	\$1,230,000	3296.25
Ehrlich Design Builders, Inc.	\$871,885	\$160,311	\$1,032,196	3091.25
3i General Contracting Services, LLC	\$1,217,310	\$203,707	\$1,421,017	3062.50
DENCO CS Construction dba DENCO Construction Specialists	\$841,777	\$233,331	\$1,075,108	2768.75
Equistar Construction & Design	\$1,503,300	\$259,000	\$1,762,300	1228.50

\*\*Alternate No. 1 - provides for installation of civil fire lane paving demolition and replacement.

\*\*Alternate No. 2 - provides for balance of fire alarm system.

Note: The best and final offer from JC Commercial, Inc. for Base Price and Alternate Nos. 1 and 2 was for \$1,147,477.

## **OWNER**

### **JC Commercial, Inc.**

Larry Wagner, President  
Trey Wagner, Vice President  
Shannon Capezzuto, Secretary  
Holyn Bradford, Treasurer

## **MAP**

Attached

## **Anastacio, Vhee**

---

**From:** Williams, Regina T.  
**Sent:** Thursday, February 16, 2017 3:10 PM  
**To:** Anastacio, Vhee  
**Cc:** Lifsey, Sonja  
**Subject:** FW: BID APPROVAL JC COMMERCIAL LUNA VISTA GOLF COURSE FACILITY 30.54



## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

**PROJECT:** Authorize a contract with JC Commercial, Inc., best value proposer of six, for construction of a new maintenance facility at Luna Vista Golf Course located at 11223 Luna Vista Road - Not to exceed \$1,147,477 - Financing: 2003 Bond Funds (\$287,837) and 2006 Bond Funds (\$859,640)

JC Commercial, Inc., is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

**PROJECT CATEGORY:** Construction

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### LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$247,970.00	21.61%
Total non-local contracts	\$899,507.00	78.39%
<b>TOTAL CONTRACT</b>	<b>\$1,147,477.00</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION

#### Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
West Side Construction, Inc.	HMDB21926Y1017	\$165,000.00	66.54%
Posada's Painting	HMDB34145Y0417	\$39,000.00	15.73%
Flores Technical Services	HMDB41849Y1117	\$6,625.00	2.67%
Universal Fence Company	WFDB97666Y0517	\$4,175.00	1.68%
American Striping Company	WFDB57733Y0517	\$1,670.00	0.67%
<b>Total Minority - Local</b>		<b>\$216,470.00</b>	<b>87.30%</b>

#### Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Blue Star Electric	WFWB4143Y1018	\$90,500.00	10.06%
Golden Mechanical	WFWB05729Y1218	\$28,750.00	3.20%
Paragon Fire Protection	WFWB4738N0417	\$14,205.00	1.58%
TBS Specialties Direct	WFWB05988N0718	\$500.00	0.06%
<b>Total Minority - Non-local</b>		<b>\$133,955.00</b>	<b>14.89%</b>

**TOTAL M/WBE CONTRACT PARTICIPATION**

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$210,625.00	84.94%	\$210,625.00	18.36%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$5,845.00	2.36%	\$139,800.00	12.18%
Total	<u>\$216,470.00</u>	<u>87.30%</u>	<u>\$350,425.00</u>	<u>30.54%</u>



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

Project Name: New Luna Vista Golf Course Maintenance Facility

Bid/Contract #: Bid No. CIZ1640 / PKR-2017-00001603

**Instructions:**

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

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

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

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

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

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

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

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work [1]	City of Dallas Vendor Number [2]	Name of Firm & M/WBE Certification (if Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm [5]	L or N [6]	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]
General Contractor	VS0000012563	J.C. Commercial, Inc.	Larry Wagner 972.436.4622 1801 Lakepointe Dr, Suite 129 Lewisville, TX 75057	Non	N	\$ 432,932.00	37.73%		
Notes:									
Excavation & Concrete		West Side Construction, Inc. NCTRCA - HMD21926Y1017	Luis Sanchez 214.747.2388 3502 A Singleton Blvd. Dallas, TX 75212	H	L	\$ 165,000.00	14.38%		
Notes:									
Utilities		Robert B's Plumbing Company, LLC	Ivan Suslaev 817.375.0458 1201 Sturgeon Court, Suite 105 Arlington, TX 76001	Non	N	\$ 163,900.00	14.28%		
Notes:									
Striping		American Striping Company NCTRCA - WFDB57733Y0517	William Richmond 972.557.8565 11551 Ravenview Road Dallas, TX 75253	W	L	\$ 1,670.00	0.15%		
Notes:									
Fencing		Universal Fence Company, Inc. NCTRCA - WFDB97666Y0517	James Weathers 214.492.1005 3300 Rock Island road Irving, TX 75060	W	L	\$ 4,175.00	0.36%		

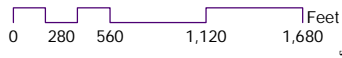
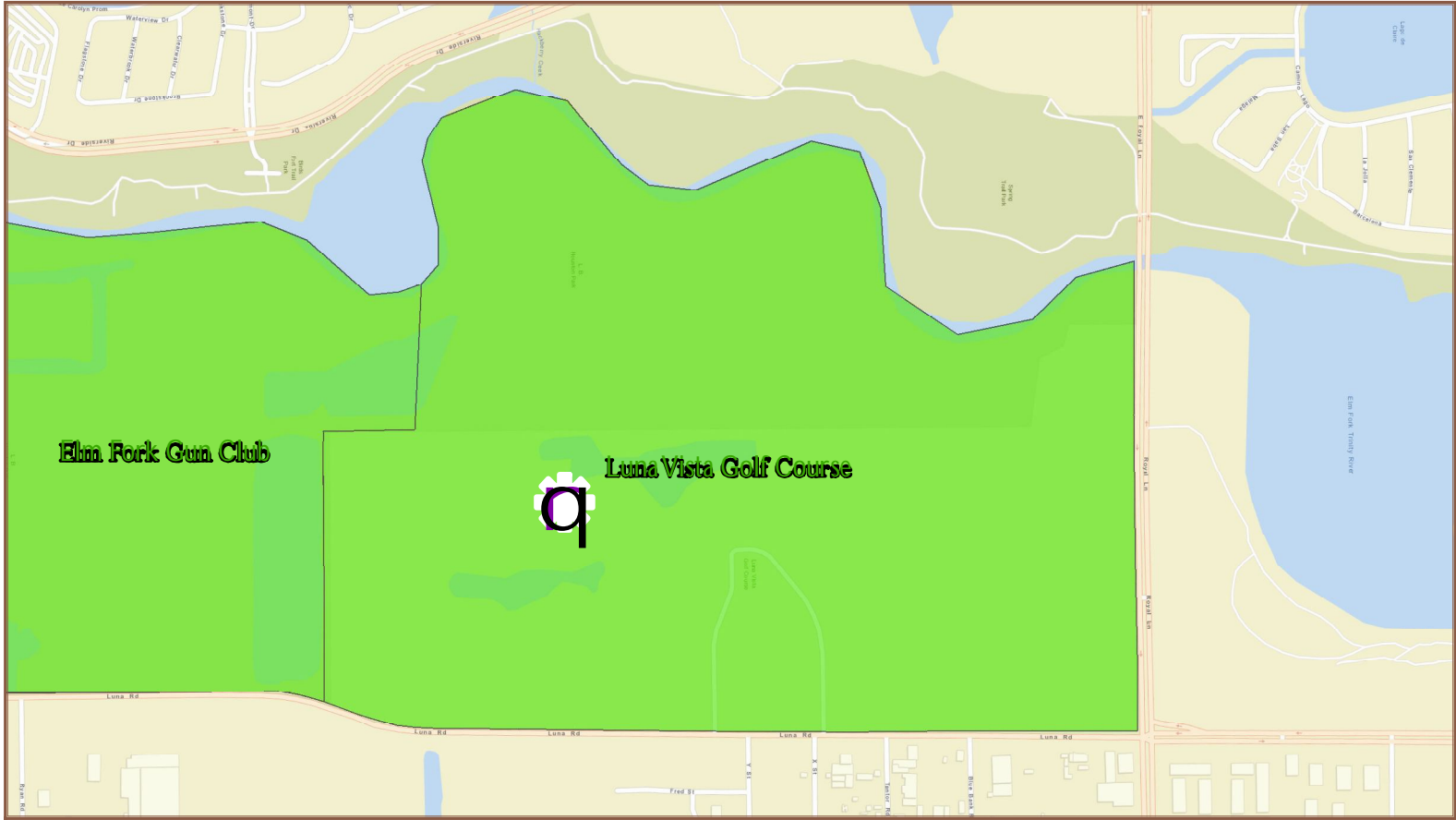
Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (If Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Notes:									
Asphalt		Reynolds Asphalt & Construction Company	Richard Baker 817.267.3131 PO Box 370 Euless, TX 76039	Non	N	\$ 9,620.00	0.84%		
Notes:									
Sealants		Southwest Construction Services	Chuck Thompson 214.879.9948 11430 Newkirk Dallas, TX 75229	Non	L	\$ 4,000.00	0.35%		
Notes:									
Doors & Hardware		Tex-Oma Builders Supply Company	Raymond Hodge 903.892.6191 325 E. Lamar Sherman, TX 75090	Non	N	\$ 6,100.00	0.53%		
Notes:									
Overhead Colling Door		Johnson Equipment Company	Ken Libby 972.661.9822 4674 Olin road Dallas, TX 75244	Non	L	\$ 12,500.00	1.09%		
Notes:									
Painting & Flooring		Posada's Painting NCTRCA - HMDB34145Y0417	Martin Hernandez 214.792.9580 1423 Hudspeth Dallas, TX 75216	H	L	\$ 39,000.00	3.40%		
Notes:									
Drywall		ARP Construction	Denny Terrell 817.253.0371 6039 Verde Way Dallas, TX 75211	Non	L	\$ 15,000.00	1.31%		
Notes:									
Specialties		TBS Specialties Direct, Inc. NCTRCA - WFWB05988N0718	Carl Thompson 817.831.0337 1312B Colony Court Fort Worth, TX 76117	W	N	\$ 500.00	0.04%		
Notes:									
PEMB Materials		Alliance Steel, Inc.	800.624.1579 3333 S. Council Road Oklahoma City, OK 73179	Non	N	\$ 43,000.00	3.75%		
Notes:									
PEMB Erection		Warnick Metal Building Erectors, Ltd.	Dan Wingard 817.656.2961 4018 Clay Avenue Fort Worth, TX 76117	Non	N	\$ 32,000.00	2.79%		
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 (\$)	
Fire Sprinkler		Paragon Fire Protection, LLC NCTRCA - WFWB64738N0417	Marlin Sandoval / Toni Douglass 489.474.5190 107 Cottonwood Drive Fate, TX 75189	W	N	\$ 14,205.00	1.24%			
Notes:										
Plumbing		Robert B's Plumbing Company, LLC	Ivan Suslaev 817.375.0458 1201 Sturgeon Court, Suite 105 Arlington, TX 76001	Non	N	\$ 78,000.00	6.80%			
Notes:										
HVAC		Golden Mechanical NCTRCA - WFWB05729Y1218	Tommy 817.469.8857 1232 Colorado Lane, Suite 102 Arlington, TX 76015	W	N	\$ 28,750.00	2.51%			
Notes:										
Electrical		Blue Star Electric, LLC NCTRCA - WFWB74143Y1018	Sally Walker 817.253.7513 4701 Shorewood Drive Arlington, TX 76016	W	N	\$ 90,500.00	7.89%			
Notes:										
Fire Alarm		Flores Technical Services Inc. dba FTS NCTRCA - HMDB41849Y1117	Brad Stroud 972.792.7793 13531 Floyd Circle Dallas, TX 75243	H	L	\$ 6,625.00	0.58%			
Notes:										
[Note: Totals and Percentages will automatically calculate.]						<b>Total Bid Amount:</b>	<b>\$ 1,147,477.00</b>	<b>100.00%</b>	<b>\$ -</b>	<b>\$ -</b>

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: Trey Wagner, VP  
Printed Name: Trey Wagner  
Company Name: J.C. Commercial, Inc.

Title: Vice President  
Date: February 2, 2017



February 23, 2017

Luna Vista Golf Course  
(11223 Luna Rd)

Mapsc0  
22 J

District  
6

**KEY FOCUS AREA:** Culture, Arts and Recreation and Educational Enhancements

**AGENDA DATE:** March 22, 2017

**COUNCIL DISTRICT(S):** 8

**DEPARTMENT:** Park & Recreation

**CMO:** Louise Elam, 214-670-5275

**MAPSCO:** 66F

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### **SUBJECT**

Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of two, for structural repairs to the Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road - Not to exceed \$150,220 - Financing:

### **BACKGROUND**

On November 18, 2016, two proposals were received for structural repairs to the Southern Skates Roller Rink Facility. DENCO CS Construction dba DENCO Construction Specialists was selected as the best value proposer for the Base Price and Alternate Nos. 1 and 2, in the amount of \$150,220.

Proposals based on Request for Competitive Sealed Proposals (RFCSP) are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, 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.

**BACKGROUND** (Continued)

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 Award	40%
2. Qualifications/Experience/References for Prime Firm	15%
3. Subcontractor Experience	20%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

This project will not require additional operating and maintenance funding from current operating costs amounts due to upgrades. This project involves structural and cosmetic repairs with no increase to building footprint or building systems.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	June 2015
Completed Design	November 2016
Begin Construction	April 2017
Complete Construction	November 2017

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

On December 3, 2015, the Park and Recreation Board authorized proceeding with construction advertisement.

The Planning and Design Committee will consider this item on February 23, 2017 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 March 22, 2017.

**FISCAL INFORMATION**

Southern Skates Roller Rink Funds - \$150,220 (Project #0327-15-0128-001)

**M/WBE INFORMATION**

See attached.



## **ETHNIC COMPOSITION**

### **DENCO CS Construction dba DENCO Construction Specialists**

White Male	18	White Female	2
Black Male	1	Black Female	0
Hispanic Male	24	Hispanic Female	2
Other Male	1	Other Female	0

## **PROPOSAL INFORMATION**

The following two proposals were received and opened on November 18, 2016:

\*Denotes the successful proposer

<b><u>Proposer's</u></b>	<b><u>Base Bid</u></b>	<b><u>Alternate Nos. 1 and 2**</u></b>	<b><u>Total</u></b>	<b><u>Scores</u></b>
*DENCO CS Construction dba Construction Specialists 5525 Lyons Road, Garland, Texas	\$131,092	\$19,128	\$150,220	3370
Going Forward, LLC	\$209,850	\$16,200	\$226,050	3110

\*\*Alternate No. 1 - provides for restroom repairs.

\*\*Alternate No. 2 - provides for cleaning of concrete panels and re-painting of stripe at perimeter of building.

Note: The best and final offer from DENCO CS Construction dba DENCO Construction Specialists for Base Price and Alternate Nos. 1 and 2 was for \$150,220.

## **OWNER**

### **DENCO CS Construction dba DENCO Construction Specialists**

Mark Boland, President  
Steve Smith, Vice President

## **MAP**

Attached

## **Anastacio, Vhee**

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**From:** Williams, Regina T.  
**Sent:** Thursday, February 16, 2017 3:10 PM  
**To:** Anastacio, Vhee  
**Cc:** Lifsey, Sonja  
**Subject:** FW: BID APPROVAL DENCO SOUTHERN SKATES ROLLER RINK 29.15

## **BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY**

**PROJECT:** Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of two, for structural repairs to the Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road - Not to exceed \$150,220 - Financing: Southern Skates Roller Rink Funds

DENCO CS Construction dbd DENCO Construction Specialists is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

**PROJECT CATEGORY:** Construction

### **LOCAL/NON-LOCAL CONTRACT SUMMARY**

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$43,793.00	29.15%
Total non-local contracts	\$106,427.00	70.85%
<b>TOTAL CONTRACT</b>	<b>\$150,220.00</b>	<b>100.00%</b>

### **LOCAL/NON-LOCAL M/WBE PARTICIPATION**

#### **Local Contractors / Sub-Contractors**

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
OAC Construction	HMMB64794N0417	\$43,793.00	100.00%
<b>Total Minority - Local</b>		<b>\$43,793.00</b>	<b>100.00%</b>

#### **Non-Local Contractors / Sub-Contractors**

None

### **TOTAL M/WBE CONTRACT PARTICIPATION**

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$43,793.00	100.00%	\$43,793.00	29.15%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
<b>Total</b>	<b>\$43,793.00</b>	<b>100.00%</b>	<b>\$43,793.00</b>	<b>29.15%</b>



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

Project Name Southern Skates Roller Rink

Bid/Contract # PKR-2017-00001604

**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-As an Indian, N-Native American, P-Asian Pacific, W-Woman, NON-Other than M/WBE
- Column 6 Indicate firm's location as L-Local (within Dallas county limits), N-Non-local (Outside Dallas county limits)
- Column 7 Indicate dollar amount of value of work for the Prime contractor, subcontractors and suppliers
- Column 8 Indicate percentage of total contract amount
- Column 9 Indicate total payments to date
- Column 10 Indicate payments during current pay period

Type of Work (1)	City of Dallas Vendor Number (2)	Name of Firm & M/WBE Certification (if Applicable) (3)	Contact Name Address, City, State, Zip & Tel. Number (4)	Type of Firm (5)	L or N (6)	Value of Work (\$) (7)	Percent (%) (8)	Payments to Date (\$) (9)	Payment this Period (\$) (10)	
Regrade, Roof Repair, Misc Repair, HVAC, Splash block	V50000062071	DENCO CS Corp	Steve Smith 5525 Lyons Rd Galand, TX 75043 972-226-2609	N	L	\$ 106,427.00	70.85%	\$ -	\$ -	
Notes:										
Conc. Piers, Demo, Caulk, Int Fin, Ext Pt	N/A	OAC Construction	Adnan Carreon PO Box 571229 Dallas, TX 75357 469-438-7746	H	L	\$ 43,793.00	29.15%	\$ -	\$ -	
Notes	H11115 047921102417									
[Note Totals and Percentages will automatically calculate.]						<b>Total Bid Amount:</b>	\$ 150,220.00	100.00%	\$ -	\$ -

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

Officer's Signature: *Steve Smith*  
 Printed Name: Steve Smith  
 Company Name: DENCO CS Corp

Title Director of Construction / V P  
 Date January 27 2017



0 65 130 260 390 Feet

February 23, 2017



Southern Skates Roller Rink  
(2939 East Ledbetter Rd)

Mapsc0  
66 F

District  
8

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** February 23, 2017  
**COUNCIL DISTRICT(S):** 14  
**STAFF:** Louise Elam, 214-670-5275  
**MAPSCO:** 35-U, X

---

**SUBJECT**

Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$1,600,000 for the North Central Texas Region for the Katy Trail Bridges – Financing: This action has no cost consideration to the City

**BACKGROUND**

Federal FAST Act Funds are being made available through the Transportation Alternatives Set-Aside (TA Set-Aside) call for projects. The program in North Central Texas is being administered by the Regional Transportation Council (RTC) and the North Central Texas Council of Governments (NCTCOG). A total of \$15,407,560 is being made available in the Dallas and Paris eastern subregion of NCTCOG. There is no limit to how many project may be submitted by a municipality. Successful projects are eligible for a Federal funding award of between \$150,000 - \$5,000,000 per project. The minimum local match requirement is 20% with projects eligible for reimbursement of up to 80% of allowable costs. The program is not a grant and funds are provided on a cost reimbursement basis. Though applications are due by February 24, 2017 a the local resolution certifying availability of local funds may be submitted by April 21, 2017. For each successful project submission, the municipality will need to consummate a project agreement with TxDOT within one year after selection. Subsequently, a construction contract must be consummated within three years of the date of selection.

Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$1,600,000 for the North Central Texas Region for the Katy Trail Bridges - Financing: This action has no cost consideration to the City – February 23, 2017 – Page 2

### **BACKGROUND** (continued)

The TA Set-Aside program was authorized under Section 1109 of Fixing America's Surface Transportation Act (FAST Act) (the current transportation funding and authorization bill) and provides funding for programs and projects defined as transportation alternatives. The program is similar to the former Transportation Enhancement (TE) program. The RTC has deemed eligible projects to be those which include active transportation projects that make non-motorized transport safe, convenient, and appealing. Such types of eligible projects include: on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, and pedestrian and bicycle infrastructure associated with Safe Routes to School projects that will substantially improve safety and the ability for students to walk and bicycle to school.

The Katy Trail Bridges project was chosen for this application as it achieves many of the points from the scoring criteria and will be shovel-ready shortly after project awards are announced in early June. The Katy Trail Bridges estimated total project cost is \$2,000,000. The City's match of \$400,000 is funded by the Friends of Katy Trail. Funding by the Friends of Katy Trail is being secured by separate agreement.

### **COMMITTEE ACTION**

This item has no prior action.

The Planning and Design Committee will consider this item on February 23, 2017 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 April 12, 2017.

### **FISCAL INFORMATION**

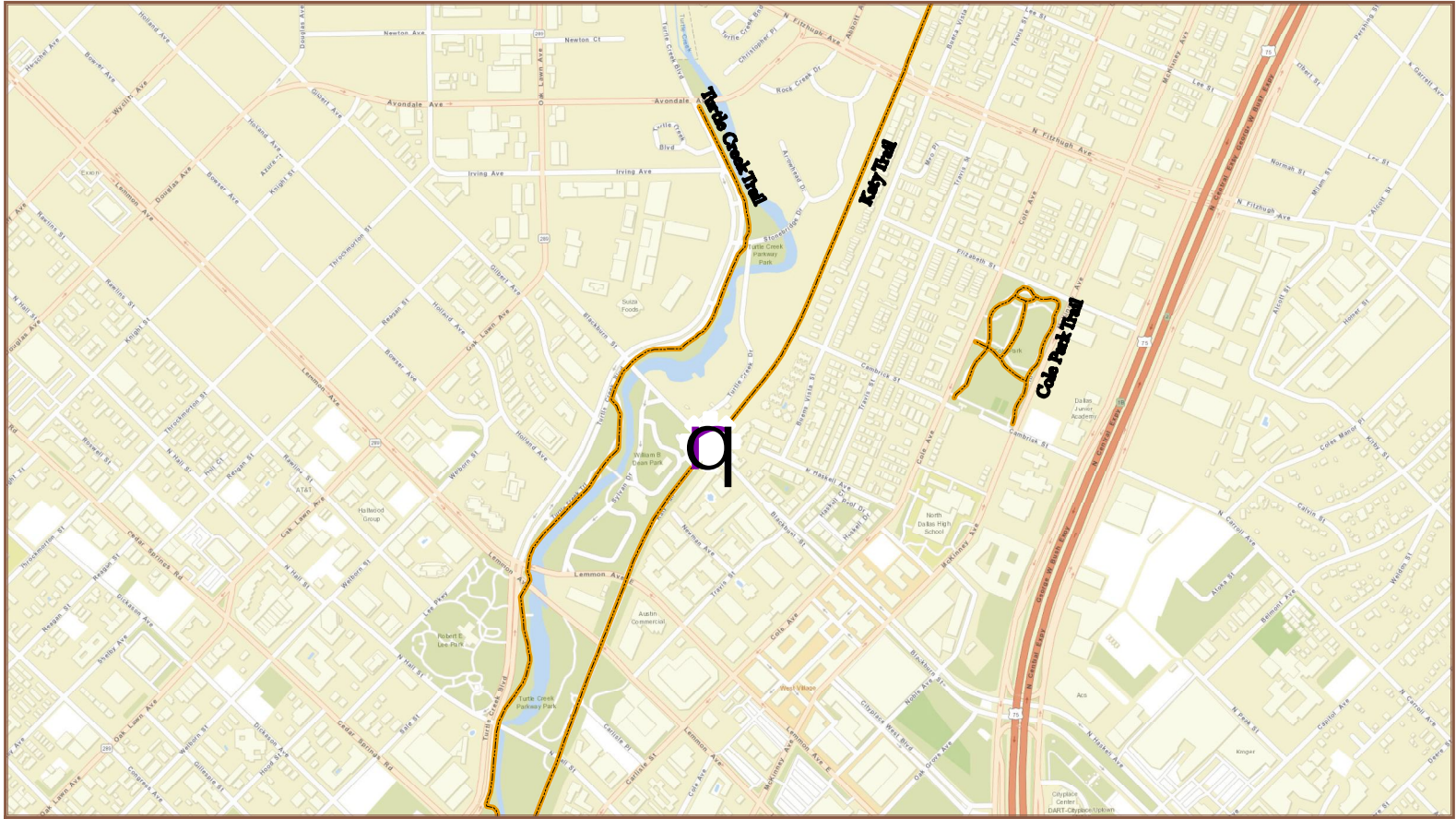
No cost consideration to the City.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **ATTACHMENTS**

1. Plan
2. Map



0 265 530 1,060 1,590 Feet



Katy Trail

Mapscocoe  
35 U,X

District  
14

February 23, 2017



**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** February 23, 2017  
**COUNCIL DISTRICT(S):** 10  
**STAFF:** Louise Elam, 214-670-5275  
**MAPSCO:** 27-K P

---

**SUBJECT**

Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$1,600,000 for the North Central Texas Region for the Lake Highlands Trail Northern Extension (Watercrest Park to Church Rd) – Financing: This action has no cost consideration to the City

**BACKGROUND**

Federal FAST Act Funds are being made available through the Transportation Alternatives Set-Aside (TA Set-Aside) call for projects. The program in North Central Texas is being administered by the Regional Transportation Council (RTC) and the North Central Texas Council of Governments (NCTCOG). A total of \$15,407,560 is being made available in the Dallas and Paris eastern subregion of NCTCOG. There is no limit to how many project may be submitted by a municipality. Successful projects are eligible for a Federal funding award of between \$150,000 - \$5,000,000 per project. The minimum local match requirement is 20% with projects eligible for reimbursement of up to 80% of allowable costs. The program is not a grant and funds are provided on a cost reimbursement basis. Though applications are due by February 24, 2017 a local resolution certifying availability of local funds may be submitted by April 21, 2017. For each successful project submission, the municipality will need to consummate a project agreement with TxDOT within one year after selection. Subsequently, a construction contract must be consummated within three years of the date of selection.

Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$1,600,000 for the North Central Texas Region for the Lake Highlands Trail Northern Extension (Watercrest Park to Church Rd) – Financing: This action has no cost consideration to the City – February 23, 2017 – Page 2

### **BACKGROUND** (continued)

The TA Set-Aside program was authorized under Section 1109 of Fixing America's Surface Transportation Act (FAST Act) (the current transportation funding and authorization bill) and provides funding for programs and projects defined as transportation alternatives. The program is similar to the former Transportation Enhancement (TE) program. The RTC has deemed eligible projects to be those which include active transportation projects that make non-motorized transport safe, convenient, and appealing. Such types of eligible projects include: on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, and pedestrian and bicycle infrastructure associated with Safe Routes to School projects that will substantially improve safety and the ability for students to walk and bicycle to school.

The Lake Highlands Trail Northern Extension project was chosen for this application as it achieves many of the points from the scoring criteria. The Lake Highlands Trail Northern Extension estimated total project cost is \$2,000,000. The City's match of \$400,000 is funded by 2012 bond funds.

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

This item has no prior action.

The Planning and Design Committee will consider this item on February 23, 2017 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 April 12, 2017.

### **FISCAL INFORMATION**

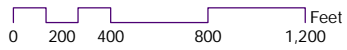
No cost consideration to the City.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **ATTACHMENTS**

1. Plan
2. Map



### Lake Highlands Trail Northern Extension

Mapsko  
27 K

District  
10

February 23, 2017

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** February 23, 2017  
**COUNCIL DISTRICT(S):** 10  
**STAFF:** Louise Elam, 214-670-5275  
**MAPSCO:** 27-K

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**SUBJECT**

Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$4,000,000 for the North Central Texas Region for the Lake Highlands Trail Phase 2A and 2B – Financing: This action has no cost consideration to the City

**BACKGROUND**

Federal FAST Act Funds are being made available through the Transportation Alternatives Set-Aside (TA Set-Aside) call for projects. The program in North Central Texas is being administered by the Regional Transportation Council (RTC) and the North Central Texas Council of Governments (NCTCOG). A total of \$15,407,560 is being made available in the Dallas and Paris eastern sub-region of NCTCOG. There is no limit to how many projects may be submitted by a municipality. Successful projects are eligible for a Federal funding award of between \$150,000 - \$5,000,000 per project. The minimum local match requirement is 20% with projects eligible for reimbursement of up to 80% of allowable costs. The program is not a grant and funds are provided on a cost reimbursement basis. Though applications are due by February 24, 2017 a local resolution certifying availability of local funds may be submitted by April 21, 2017. For each successful project submission, the municipality will need to consummate a project agreement with TxDOT within one year after selection. Subsequently, a construction contract must be consummated within three years of the date of selection.

Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$4,000,000 for the North Central Texas Region for the Lake Highlands Trail Phase 2A and 2B – Financing: This action has no cost consideration to the City – February 23, 2017 – Page 2

### **BACKGROUND** (continued)

The TA Set-Aside program was authorized under Section 1109 of Fixing America's Surface Transportation Act (FAST Act) (the current transportation funding and authorization bill) and provides funding for programs and projects defined as transportation alternatives. The program is similar to the former Transportation Enhancement (TE) program. The RTC has deemed eligible projects to be those which include active transportation projects that make non-motorized transport safe, convenient, and appealing. Such types of eligible projects include: on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, and pedestrian and bicycle infrastructure associated with Safe Routes to School projects that will substantially improve safety and the ability for students to walk and bicycle to school.

The Lake Highlands Trail Phase 2A and 2B project was chosen for this application as it achieves many of the points from the scoring criteria. The Lake Highlands Trail Phase 2A, 2B estimated total project cost is \$5,000,000. The City's match of \$1,000,000 is funded by 2012 bond funds.

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

This item has no prior action.

The Planning and Design Committee will consider this item on February 23, 2017 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 April 12, 2017.

### **FISCAL INFORMATION**

No cost consideration to the City.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **ATTACHMENTS**

1. Plan
2. Map



0 200 400 800 1,200 Feet



Lake Highlands Trail Phase 2A, 2B

Mapsko  
27 K,P

District  
10

February 23, 2017

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** February 23, 2017

**COUNCIL DISTRICT(S):** 14

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

**MAPSCO:** 36F, K, J

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**SUBJECT**

Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$450,000 for the North Central Texas Region for the Ridgewood Trail Pedestrian Lighting – Financing: This action has no cost consideration to the City

**BACKGROUND**

Federal FAST Act Funds are being made available through the Transportation Alternatives Set-Aside (TA Set-Aside) call for projects. The program in North Central Texas is being administered by the Regional Transportation Council (RTC) and the North Central Texas Council of Governments (NCTCOG). A total of \$15,407,560 is being made available in the Dallas and Paris eastern subregion of NCTCOG. There is no limit to how many project may be submitted by a municipality. Successful projects are eligible for a Federal funding award of between \$150,000 - \$5,000,000 per project. The minimum local match requirement is 20% with projects eligible for reimbursement of up to 80% of allowable costs. The program is not a grant and funds are provided on a cost reimbursement basis. Though applications are due by February 24, 2017 a local resolution certifying availability of local funds may be submitted by April 21, 2017. For each successful project submission, the municipality will need to consummate a project agreement with TxDOT within one year after selection. Subsequently, a construction contract must be consummated within three years of the date of selection.

Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$450,000 for the North Central Texas Region for the Ridgewood Trail Pedestrian Lighting – Financing: This action has no cost consideration to the City – February 23, 2017 – Page 2

### **BACKGROUND** (continued)

The TA Set-Aside program was authorized under Section 1109 of Fixing America’s Surface Transportation Act (FAST Act) (the current transportation funding and authorization bill) and provides funding for programs and projects defined as transportation alternatives. The program is similar to the former Transportation Enhancement (TE) program. The RTC has deemed eligible projects to be those which include active transportation projects that make non-motorized transport safe, convenient, and appealing. Such types of eligible projects include: on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, and pedestrian and bicycle infrastructure associated with Safe Routes to School projects that will substantially improve safety and the ability for students to walk and bicycle to school.

The Ridgewood Trail Pedestrian Lighting project was chosen for this application as it achieves many of the points from the scoring criteria and will be shovel-ready shortly after project awards are announced in early June. The Ridgewood Trail Pedestrian Lighting project estimated total project cost is \$760,000. The City’s match of \$152,000 is funded by the University Crossing Public Improvement District (UCPID).

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

This item has no prior action.

The Planning and Design Committee will consider this item on February 23, 2017 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 April 12, 2017.

### **FISCAL INFORMATION**

No cost consideration to the City.

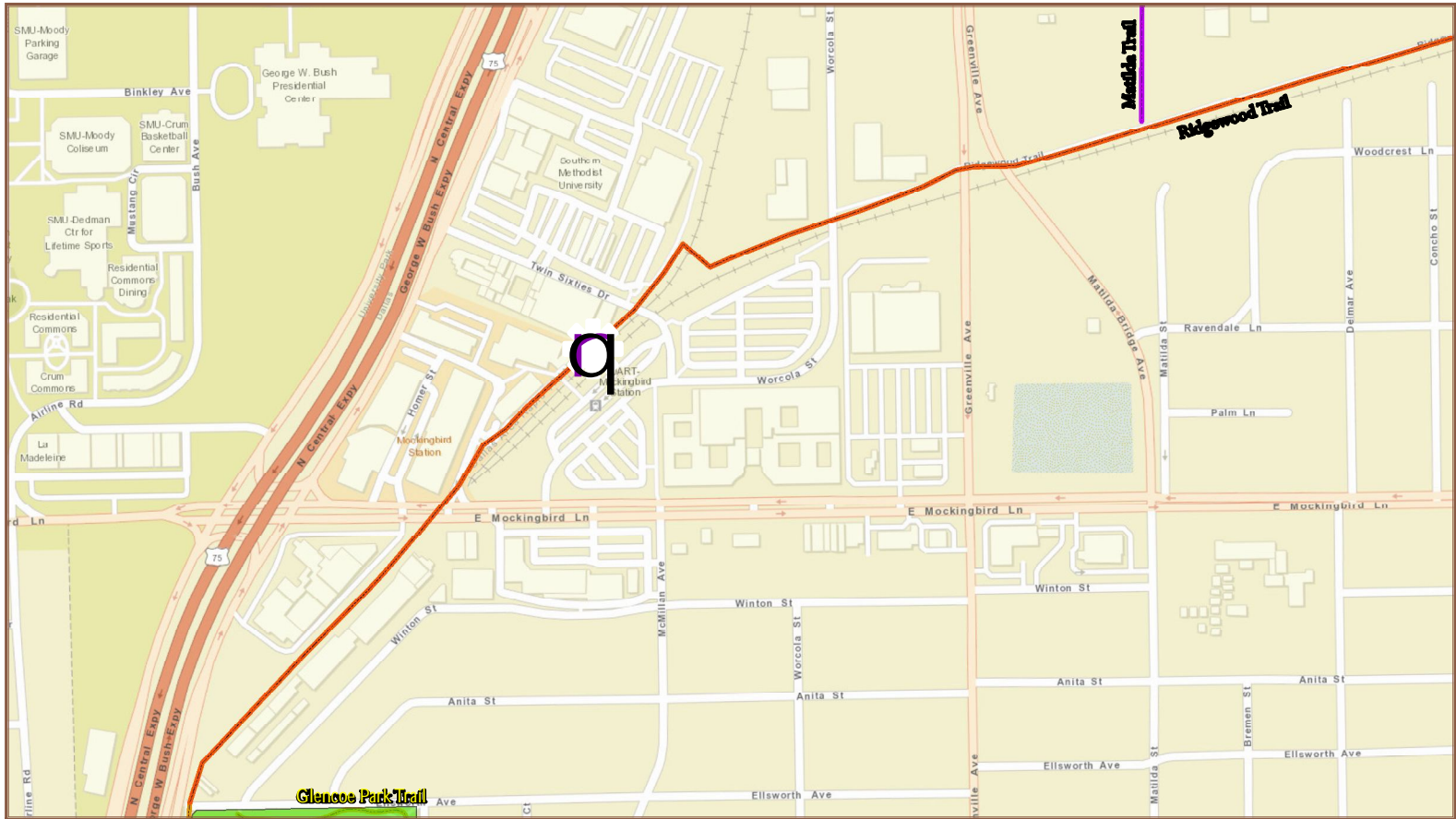
### **STAFF RECOMMENDATION**

Staff recommends approval.

### **ATTACHMENTS**

1. Plan
2. Map





0 165 330 660 990 Feet



# Ridgewood Trail

MapSCO  
36 F, K, J

District  
14

February 23, 2017

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** February 23, 2017

**COUNCIL DISTRICT(S):** 2, 7, 9

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

**MAPSCO:** 37-X 47-B,C,F,G,K,P,Q,T,U

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**SUBJECT**

Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$5,000,000 for the Trinity Forest Spine Trail located from White Rock Creek Trail to Lawnview Park – Financing: This action has no cost consideration to the City

**BACKGROUND**

Federal FAST Act Funds are being made available through the Transportation Alternatives Set-Aside (TA Set-Aside) call for projects. The program in North Central Texas is being administered by the Regional Transportation Council (RTC) and the North Central Texas Council of Governments (NCTCOG). A total of \$15,407,560 is being made available in the Dallas and Paris eastern subregion of NCTCOG. There is no limit to how many project may be submitted by a municipality. Successful projects are eligible for a Federal funding award of between \$150,000 - \$5,000,000 per project. The minimum local match requirement is 20% with projects eligible for reimbursement of up to 80% of allowable costs. The program is not a grant and funds are provided on a cost reimbursement basis. Though applications are due by February 24, 2017 a local resolution certifying availability of local funds may be submitted by April 21, 2017. For each successful project submission, the municipality will need to consummate a project agreement with TxDOT within one year after selection. Subsequently, a construction contract must be consummated within three years of the date of selection.

Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$5,000,000 for the Trinity Forest Spine Trail located from White Rock Creek Trail to Lawnview Park – Financing: This action has no cost consideration to the City – February 23, 2017 – Page 2

### **BACKGROUND** (continued)

The TA Set-Aside program was authorized under Section 1109 of Fixing America's Surface Transportation Act (FAST Act) (the current transportation funding and authorization bill) and provides funding for programs and projects defined as transportation alternatives. The program is similar to the former Transportation Enhancement (TE) program. The RTC has deemed eligible projects to be those which include active transportation projects that make non-motorized transport safe, convenient, and appealing. Such types of eligible projects include: on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, and pedestrian and bicycle infrastructure associated with Safe Routes to School projects that will substantially improve safety and the ability for students to walk and bicycle to school.

The Trinity Forest Spine Trail project was chosen for this application as it achieves many of the points from the scoring criteria. The Trinity Forest Spine Trail estimated total project cost is \$9,000,000. The City's match of \$5,000,000 is funded by the Circuit Trail Conservancy. Funding by Circuit Trail Conservancy is being secured by separate agreement.

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

This item has no prior action.

The Planning and Design Committee will consider this item on February 23, 2017 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 April 12, 2017.

### **FISCAL INFORMATION**

No cost consideration to the City.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **ATTACHMENTS**

1. Plan
2. Map



February 23, 2017

### Trinity Forest Spine Trail (White Rock Creek Trail to Lawnview Park)

Mapsco  
37 X 47 B, CF, G, K, P, Q, T, U

District  
2, 7, 9

**DALLAS PARK AND RECREATION BOARD  
AGENDA SHEET**

**DATE:** February 23, 2017

**COUNCIL DISTRICT(S):** 2

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

**MAPSCO:** 34-X, U, Y, 44-C, D

---

**SUBJECT**

Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$5,000,000 for the North Central Texas Region for the Trinity Strand Trail Phase 2 (Trinity Strand Trail to Weichel Park) – Financing: This action has no cost consideration to the City

**BACKGROUND**

Federal FAST Act Funds are being made available through the Transportation Alternatives Set-Aside (TA Set-Aside) call for projects. The program in North Central Texas is being administered by the Regional Transportation Council (RTC) and the North Central Texas Council of Governments (NCTCOG). A total of \$15,407,560 is being made available in the Dallas and Paris eastern subregion of NCTCOG. There is no limit to how many project may be submitted by a municipality. Successful projects are eligible for a Federal funding award of between \$150,000 - \$5,000,000 per project. The minimum local match requirement is 20% with projects eligible for reimbursement of up to 80% of allowable costs. The program is not a grant and funds are provided on a cost reimbursement basis. Though applications are due by February 24, 2017 a local resolution certifying availability of local funds may be submitted by April 21, 2017. For each successful project submission, the municipality will need to consummate a project agreement with TxDOT within one year after selection. Subsequently, a construction contract must be consummated within three years of the date of selection.

Authorize application for the 2017 Transportation Alternatives Set-Aside Program in the amount of \$5,000,000 for the North Central Texas Region for the Trinity Strand Trail Phase 2 (Trinity Strand Trail to Weichel Park) – Financing: This action has no cost consideration to the City – February 23, 2017 – Page 2

### **BACKGROUND** (continued)

The TA Set-Aside program was authorized under Section 1109 of Fixing America's Surface Transportation Act (FAST Act) (the current transportation funding and authorization bill) and provides funding for programs and projects defined as transportation alternatives. The program is similar to the former Transportation Enhancement (TE) program. The RTC has deemed eligible projects to be those which include active transportation projects that make non-motorized transport safe, convenient, and appealing. Such types of eligible projects include: on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, and pedestrian and bicycle infrastructure associated with Safe Routes to School projects that will substantially improve safety and the ability for students to walk and bicycle to school.

The Trinity Strand Trail Phase 2 project was chosen for this application as it achieves many of the points from the scoring criteria and will be shovel-ready shortly after project awards are announced in early June. The Trinity Strand Trail Phase 2 estimated total project cost is \$6,036,000. The City's match of \$1,000,000 is funded by 2012 bond funds.

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

This item has no prior action.

The Planning and Design Committee will consider this item on February 23, 2017 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 April 12, 2017.

### **FISCAL INFORMATION**

No cost consideration to the City.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **ATTACHMENTS**

1. Plan
2. Map



Trinity Strand Trail Phase 2

Mapsc  
34 X,U,Y 44 C,D

District  
2

February 23, 2017

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

**DATE:** February 23, 2017  
**COUNCIL DISTRICT(S):** All  
**STAFF:** Louise Elam, 214-670-5275

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**SUBJECT**

Authorize Park and Recreation Board recommendations to the City Council for parks/projects to be considered Citywide for future Park General Obligation Bond Propositions; Park Classifications and Signature Park designation - Financing: No cost consideration to the City

**BACKGROUND**

On January 18, 2017, at the City Council briefing, "The BIG Picture 2017 Capital Bond Program: Follow Up Information – Briefing Schedule and Citywide Designations," the City Council asked that the Park and Recreation Board to clarify Park Classifications, what projects should be considered Citywide and whether the Signature Park designation should continue to be used.

This agenda item action will recommend to the City Council which types of parks and projects should be considered as Citywide for a Park Proposition; recommendation on park classifications and recommendation of which parks should be designated as Signature.

While the Park and Recreation Board is hereby recommending which projects/parks are considered as Citywide, a project designated as Citywide is able to be included for bond program funding either in the Citywide or Council District category.

**Park Classifications:**

The Dallas Park and Recreation Department park classifications are based on the National Recreation and Park Association's (NRPA) park classification system. The Park and Recreation Board recommends to the City Council that the NRPA Park Classification System continue to be utilized for Dallas parks.

This system classifies parks as follows:

***Mini Park***

The mini park is used to address limited, isolated, or unique recreation needs of concentrated populations. Mini parks typically serve a quarter-mile radius. The size of a mini-park ranges between 2,500 square feet and one acre in size. These parks may be either active or passive, but address a specific recreational need rather than a particular population density, although a high population density may create a specific recreation need. Recommended improvements for mini parks may include a small pavilion, picnic area, park benches, and a 6 foot-wide perimeter trail. Off-street parking is not recommended.



Authorize Park and Recreation Board recommendations to the City Council for parks/projects to be considered Citywide for future Park General Obligation Bond Propositions; Park Classifications and Signature Park designation - Financing: No cost consideration to the City – February 23, 2017 – Page 2

## **BACKGROUND** (Continued)

### ***Neighborhood Park***

Neighborhood parks serve a variety of age groups within a limited area or neighborhood. They range in size from 1 to 15 acres and generally serve residents within a quarter- to half-mile radius. The neighborhood park includes areas for active recreation activities such as field games, court games, playgrounds, etc. Passive recreation activities may include walking, viewing, sitting, and picnicking. Facilities are generally unlighted and off-street parking is not recommended.

### ***Community Park***

Community parks are larger than neighborhood parks and serve several neighborhoods. They range in size from 16 to 99 acres and generally serve a user area of one to two miles in radius. The community park may include areas for intense recreation activities such as competitive sports, swimming, tennis, playgrounds, volleyball, etc. There may also be passive recreation opportunities such as walking, viewing, sitting, and picnicking.

### ***Metropolitan Park***

Metropolitan parks are large park facilities that serve multiple communities. They range in size from 100 to 499 acres and serve the entire city. The metropolitan park includes natural areas or developed areas for a variety of outdoor recreation activities such as ball fields, playgrounds, boating, fishing, swimming, picnicking, and trail systems.

### ***Regional Park***

Regional parks are very large multi-use parks that serve several communities within a particular region. They are 500 acres or larger in size and serve those areas within a one-hour driving distance. The regional park provides both active and passive recreation opportunities, with a wide selection of facilities for all age groups. They may also include areas of nature preservation for activities such as sightseeing, nature study area, wildlife habitat, and conservation. National Recreation and Park Association (NRPA) standards for regional parks vary due to the specific site characteristics and natural resources.

### ***Special Use Area***

Special use areas and parks are for specialized or single-purpose recreation activities. NRPA defines these parks as historical areas, nature centers, marinas, golf courses, zoos, conservatories, arboretums, arenas, amphitheaters, plazas, or community squares. There are no specific standards for size or acreage since each site will vary. Special use parks may carry a double classification.

### ***Linear Park / Linkages***

Linear parks and linkages are built connections or natural corridors that link parks together. Typically, the linear park is developed for one or more modes of recreational travels such as walking, jogging, biking, in-line skating, hiking, horseback riding, and canoeing. Linear parks may include active play areas. The NRPA does not stipulate specific standards for linear parks other than they should be sufficient to protect the resource and provide maximum usage.

Authorize Park and Recreation Board recommendations to the City Council for parks/projects to be considered Citywide for future Park General Obligation Bond Propositions; Park Classifications and Signature Park designation - Financing: No cost consideration to the City – February 23, 2017 – Page 3

## **BACKGROUND** (Continued)

### ***Conservancy***

Conservancies include areas for protection and management of the natural / cultural environment with recreation use as a secondary objective. Recreation use might include passive recreation such as viewing and studying nature and wildlife habitat. The NRPA does not indicate specific acreage or size standards for the conservancy other than they should be sufficient to protect the resource and provide appropriate usage.

### **Signature Parks:**

The Dallas Park and Recreation Department's 2002 *Renaissance Plan* recommended that certain parks be designated as "Signature". Signature Parks are high profile components of the Dallas park system that give a distinct identity to the city and the North Texas region.

The Park and Recreation Board recommends that the Signature Park designation continue to be utilized and that Signature Parks be considered Citywide. The Park and Recreation Board recommends that two parks be added to the list of existing Signature Parks: 1) Bachman Lake Park and 2) Samuell Grand Park.

The following list is recommended for Signature Park designation:

- Bachman Lake Park (*added*)
- Crawford Memorial Park
- Dallas Arboretum
- Dallas Zoo
- Downtown Parks, including Klyde Warren (system)
- Fair Park
- Kiest Park
- Samuell Grand Park (*added*)
- Turtle Creek Greenbelt Park
- White Rock Lake Park

### **Citywide Parks/Projects:**

The Park and Recreation Board recommends to the City council that the following types of parks be considered as Citywide for future Park General Obligation Bond Propositions:

- Parks which are classified Metro or Regional, as determined by their acreage, are considered as Citywide Projects
- Some parks classified as Special Use Areas, Linear Park/Linkages and Conservancies are also considered Citywide if they serve the entire city, region or multiple Council Districts
- Signature Parks
- Linear Trails that are a part of the Trail network
- Recreation Centers
- Family Aquatic Centers, Community Pools, and Spraygrounds
- Maintenance and Service Centers
- Reservation Facilities

Authorize Park and Recreation Board recommendations to the City Council for parks/projects to be considered Citywide for future Park General Obligation Bond Propositions; Park Classifications and Signature Park designation - Financing: No cost consideration to the City – February 23, 2017 – Page 4

**BACKGROUND** (Continued)

- Citywide allowances for projects such as Americans with Disabilities Act (ADA), environmental conservation, toilets, code, etc.
- Large Dog Parks
- Future parks shall be considered for Citywide and/or Signature Park designation once developed

Refer to Exhibit A for a summary of parks/projects considered as Citywide.

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

The Park and Recreation Board Planning and Design Committee was briefed on January 19, 2017 on the recommendations of Park and Recreation staff for Citywide park consideration.

The Planning and Design Committee was briefed on February 16, 2017 and will consider the item and present a recommendation to the Park and Recreation Board on February 23, 2017.

**FISCAL INFORMATION**

No cost consideration.

**STAFF RECOMMENDATION**

Staff recommends approval.

**ATTACHMENTS**

1. Final Resolution
2. Exhibit A - Citywide Projects List

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

**DATE:** February 23, 2017

**COUNCIL DISTRICT(S):** 14

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

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**SUBJECT**

Authorize i) approval of the terms for the Development Agreement between the Pacific Plaza LLC (“Pacific LLC”) and Parks for Downtown Dallas (“PfDD Foundation”) collectively the “Developer” and the City for the design and construction of a public park currently named Pacific Plaza; ii) approval of an Operating Endowment Agreement between the City and Developer ; and iii) recommendation to City Council for approval of both the Development and Operating Endowment Agreements, as approved as to form by the City Attorney’s Office - Financing: No cost consideration to the City

**BACKGROUND**

Pacific Plaza was identified as one of three proposed core park sites in the 2004 Downtown Parks Master Plan, which was adopted by the Park and Recreation Board and City Council in 2004. Five tracts of land, totaling 3.2 acres, were purchased in partnership with the Trust for Public Land (“TPL”) between 2005 and 2008 for \$9.1M. The land is currently used as a surface parking lot with approximately 300 spaces leased to the Parking Company of America. This lease can be terminated without cause prior to the commencement of construction.

In 2013, the Park and Recreation Department updated the 2004 Downtown Parks Master Plan (with funding provided by The Belo Foundation and Maureen H. and Robert W. Decherd) and again identified Pacific Plaza as one of four priority parks to be developed for the citizens of Dallas. The Belo Foundation, which funded the development of Belo Garden in 2012, and the schematic and design development plan for Carpenter Plaza in 2015, was renamed Parks for Downtown Dallas (PfDD) in October 2015. Parks for Downtown Dallas has also funded the conceptual plan for the proposed Harwood Park in 2016.

For Pacific Plaza, Developer funded schematic design and the Live Oak Street closure traffic study at a cost of \$476,000. Schematic design was undertaken by SWA, landscape architects, between March and October 2016, incorporating input from three public input meetings (two held on March 29, and one on September 22). The Park and Recreation Board approved the schematic design agreement with Developer on June 2, 2016, and a final schematic plan was provided to the Park and Recreation Department in October 2016.

## **BACKGROUND** (continued)

On December 7, 2016, the Developer offered to fund the construction of Pacific Plaza without any financial contribution from the City of Dallas, from a future bond program. On December 15, 2016 Park and Recreation Board unanimously authorized staff to enter into final negotiations with the Developer for a development agreement and an endowment agreement to provide supplemental funding for the annual operation and maintenance of Pacific Plaza.

This agenda item action will authorize a development agreement with the Developer for the design and development of the proposed Pacific Plaza and an operation endowment agreement. This 3.2 acre park will enhance the quality of life for those who live, work, and visit downtown Dallas. The establishment of this park, in association with other downtown parks, will help stimulate economic development in the downtown area.

## **PROPOSED DEAL POINTS FOR THE DEVELOPMENT AGREEMENT**

- Developer will fund improvements up to \$15 million
- Developer will manage the design and construction of improvements at Pacific Plaza and will be subject to the City Representative's (Park and Recreation Department Director) review and approval.
- Development agreement commences on execution and terminates one year after completion of construction and issuance of final acceptance letter from the City
- Required environmental clean-up of site, if needed, shall be the responsibility of the City, with an amount not to exceed \$2M.
- Any contracts entered into by the Developer under agreements for design or construction of the park shall 1) contain insurance provisions with limits acceptable to the City, 2) release, indemnify and hold the City harmless, 3) obligate the contractor or firm to comply with all applicable state, federal, and local laws, and 4) comply with the City's Business Inclusion and Development Plan (BID Plan) to facilitate M/WBE participation.
- City representative will review and approve design development and construction documents, and the City representative has right to inspect construction.
- After completion of construction and acceptance by the City representative, Pacific Plaza will be turned over to the City for maintenance and operation.
- There is no connection to, or contingency based upon future bond program match funding.
- There is a proposed separate Operating Endowment Agreement that addresses the establishment by the Developer of a \$1M permanent endowment fund for Pacific Plaza.
- Naming Rights (included in the separate Operating Endowment Agreement, also):
  - Developer reserves the right to name the Park if name is other than Pacific Plaza, subject to the approval of the Park and Recreation Board
  - Developer is authorized to solicit contributions from donors for naming rights

## **PROPOSED DEAL POINTS FOR THE DEVELOPMENT AGREEMENT** (continued)

- If another donor provides a minimum of \$10M, unless a different amount is agreed between the parties, to name the Park. Park name will be subject to Developer and Park and Recreation Board approvals
- Components of the Park can be named subject to Developer and Park and Recreation Board approvals
- Naming rights proceeds, if raised, will be used only for Downtown Parks – first for construction of the four new priority parks (Pacific Plaza, Carpenter Plaza, Harwood Park and West End Plaza) and then for permanent endowments benefiting new or existing Downtown parks

## **PROPOSED DEAL POINTS FOR THE OPERATING ENDOWMENT AGREEMENT**

- Developer will deposit \$1M in a separate account upon execution of the Agreement
- Funds will be maintained by the Developer
- On an annual basis, 4.5% of the fund as of December 31 will be disbursed to the City on October 1 of the following year once Park has been declared complete by Developer and the City
- The 4.5% distribution may be used to offset expenses related to the day-to-day operations and maintenance of Pacific Plaza
- The duration of the Operating Endowment Agreement commence on execution and will terminate when all funds in the operating endowment account are expended

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

The Park and Recreation Board was briefed on the development status of Pacific Plaza on December 5, 2013, May 22, 2014, and August 7, 2014.

The Park and Recreation Board was briefed on February 18 and October 20, 2016 on Downtown Parks, including Pacific Plaza.

The Park and Recreation Board approved the schematic design agreement on June 2, 2016.

On December 15, 2016 Park and Recreation Board unanimously authorized staff to enter into final negotiations with Developer for 1) a Development Agreement and 2) an Operating Endowment agreement to offset funding for the annual operation and maintenance of Pacific Plaza.

The Park and Recreation Board was briefed on February 16, 2017 on the proposed deal points for the Development Agreement and Operating Endowment Agreement.

## **FISCAL INFORMATION**

This action has no cost consideration to the City. Pacific LLC will provide 100% funding to develop Pacific Plaza

## **STAFF RECOMMENDATION**

Staff recommends approval.

## **ATTACHMENTS**

1. Letter from Parks for Downtown Dallas dated December 7, 2016
2. Map of Pacific Plaza

# PARKS FOR DOWNTOWN DALLAS

A 501(c)(3) FOUNDATION

December 7, 2016

The Honorable Max W. Wells  
President  
Dallas Park and Recreation Board  
City of Dallas  
1500 Marilla Street, 6FN  
Dallas, Texas 75201

✓ Mr. Willis C. Winters, AIA  
Director  
Dallas Park and Recreation Department  
City of Dallas  
1500 Marilla Street, 6FN  
Dallas, Texas 75201

Dear President Wells and Mr. Winters,

Responding to your suggestion that Parks for Downtown Dallas (PfDD) take on the responsibility for funding construction of Pacific Plaza without any financial contribution by the Park Department through the 2017 bond program caused us to think about the funding and sequencing of all four priority parks recommended in the 2013 Update of the Downtown Parks Master Plan. We have refined our response as described below.

The ultimate effect of PfDD funding Pacific Plaza outright is to remove that park from deliberations about what is included, or not, in the 2017 bond program. In practical terms, the scenario we described in our November 30, 2016 letter to you allocates \$25.6 million of PfDD's overall commitment of \$44.6 million to the following: \$10 million in cash for Carpenter Park, \$10.6 million in land for Harwood Park, and \$5 million in cash for West End Plaza. While construction of these three priority parks remains directly dependent on the inclusion of \$35 million in matching funds in the 2017 bond program, construction of Pacific Plaza would not be.

Continued...

901 Main Street, Suite 609 • Dallas, Texas 75202 • 214-977-8267

Amy M. Meadows, President

TRUSTEES

Robert W. Decheid, Chairman

Guy H. Kerr, Dania A. Shive, Marian Spitzberg



The Honorable Max W. Wells  
Mr. Willis C. Winters  
December 7, 2016  
Page Two

PfDD is modifying its November 30 proposal with respect to Pacific Plaza as follows:

- Following the timely completion of a mutually-acceptable development agreement between the Park Department and Parks for Downtown Dallas, PfDD will complete design development, then construct Pacific Plaza using currently available resources held by PfDD. This means that the Pacific Plaza project can commence immediately and be completed within approximately 24 months from the execution of the development agreement. There is no longer any connection to, or contingency based upon, the 2017 bond program.
- PfDD will establish a \$1 million permanent *operating* endowment for Pacific Plaza in a separate, discreet account within PfDD's existing financial structure. This is a new commitment by PfDD. Income from this permanent endowment will be available to help fund the annual operation and maintenance of Pacific Plaza. PfDD will commit to establish this fund as part of the Pacific Plaza development agreement.
- PfDD will help raise other monies from the private sector which will enable PfDD to establish a second permanent endowment for Pacific Plaza to fund long-term capital improvements and capital repairs for the park as needed. This will be addressed outside the development agreement and is not a requirement of commencing construction of Pacific Plaza.

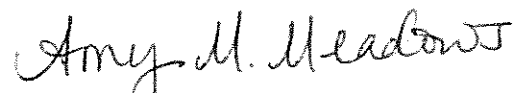
As noted in our November 30 letter, Pacific Plaza is ripe to be built. We believe that building a park of this quality in the true center of Downtown will not only further lift property valuations and tax revenues, but the process itself can be a catalyst for significant new investment throughout Downtown.

We hope that this revised proposal simplifies the Park Board's deliberation with respect to authorizing Mr. Winters to proceed with negotiating a development agreement with PfDD regarding Pacific Plaza, using the SWA schematic design recently completed on behalf the Park Department.

Yours sincerely,



Robert W. Decherd  
Chairman



Amy M. Meadows  
President

cc: The Honorable Michael S. Rawlings  
Mr. AC Gonzalez

12-7-16

## Downtown Priority Parks Funding

	Invested to Date	Sources of Future Funding	
		Parks for Downtown Dallas	Park Department
Carpenter Park	\$1.2 million <sup>1</sup>	\$8 million \$2.1 million <sup>3</sup>	\$15 million
Pacific Plaza	\$0.5 million <sup>2</sup>	\$15 million	None
Pacific Plaza Endowment		\$ 1 million	None
Harwood Park	\$0.2 million (concept plan)	\$10.6 million (land) <sup>4</sup>	\$19 million
West End Plaza (including land acquisition)	--	\$ 4.5 million (est.)	\$1 million
Related Projects & Operations <sup>5</sup> (2015 - 2018)	\$1.5 million		
	\$3.4 million	\$41.2 million	\$35 million
<b>Total Private Commitment</b>	<b>\$44.6 million</b>		

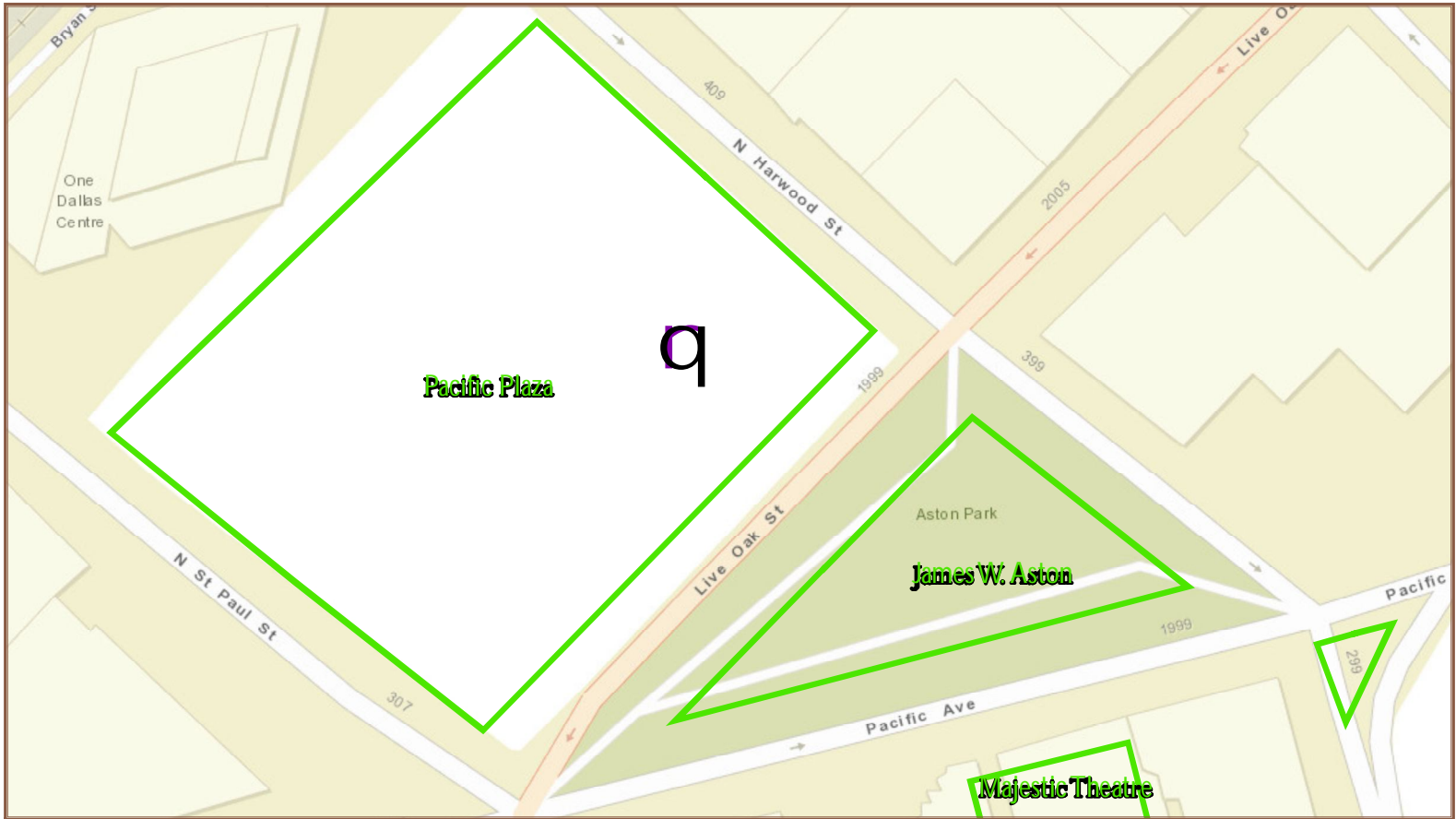
<sup>1</sup> Through Design Development and site preparation, not including original park development in 1979

<sup>2</sup> Does not include Park Department land acquisition (\$9.1 million)

<sup>3</sup> Pledged by the Carpenter Family

<sup>4</sup> Includes \$2.3 million invested by The Decherd Foundation in Harwood Park land. PfDD will donate its \$8.3 million of land to the City of Dallas depending on bond program match

<sup>5</sup> Funding of 2013 Downtown Parks Master Plan Update, salaries, general expenses, and consultants



0 25 50 100 150 Feet

February 23, 2017



Pacific Plaza  
(401 North Harwood Street)

Mapsco  
45 L

District  
14

**MEMORANDUM**



**DATE:** February 17, 2017

**TO:** Max W. Wells, President, and  
Members of the Dallas Park and Recreation Board

**SUBJECT:** February 23, 2017 Park and Recreation Board Briefings

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On Thursday, February 23, 2017, the following briefings will be presented to the Dallas Park and Recreation Board:

- Dallas Park and Recreation Volunteer Services Program:  
John Jenkins, Deputy Director, Park and Recreation Department
- FY17-18 Budget Workshop:  
John Jenkins, Deputy Director, Park and Recreation Department

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

A handwritten signature in black ink, appearing to read "Willis C. Winters".

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