

AGENDA  
DALLAS PARK AND RECREATION BOARD  
REGULAR MEETING  
DALLAS CITY HALL  
1500 MARILLA STREET  
**(PARK BOARD CONFERENCE ROOM 6FN)**  
DALLAS, TEXAS 75201  
THURSDAY, AUGUST 17, 2006  
**(10:00 AM)**

9:00 am: Administration & Finance Committee, Room 6FN (Small Room)  
9:00 am: Board Development Committee, Room 6FN (Park Board Conference Room)  
9:00 am: Planning & Design Committee, Room 6FS

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Speakers

**PRESENTATIONS/BRIEFINGS**

1. Lake Highlands Sprayground Recognition:  
Dave Strueber, Assistant Director, Park and Recreation Department
2. Special Recognition for GiGi J. Steiner, Former Park and Recreation Board Member,  
Council District 2:  
C. W. Whitaker, President, Park and Recreation Board
3. City of Dallas Procurement Process:  
Barbara Kindig, Assistant Director, Park and Recreation Department
4. Development and Bond Program Partnerships with DISD:  
Paul Dyer, Director, Park and Recreation Department

Minutes – August 3, 2006

Minutes - August 10, 2006 (Special Meeting)

**ADMINISTRATION AND FINANCE COMMITTEE (MISCELLANEOUS)**

5. Fair Park (7) – Authorize an amendment to extend the contract to operate food and beverage service at the Automobile Building at Fair Park with Weiss Enterprises, Inc. for a period not to exceed three months beginning August 9, 2006 – Estimated Annual Revenue: \$41,011
6. Fair Park (7) – Authorize Paddleboat Concession Agreement to rent paddleboats to the general public at the Fair Park Lagoon with Amusements, Inc. for a period not to exceed one year beginning September 30, 2006 – Estimated Annual Revenue: \$5,191

**BOARD DEVELOPMENT COMMITTEE (MISCELLANEOUS)**

7. Authorization of the Park and Recreation Director's Job Description

**PLANNING AND DESIGN COMMITTEE (PLANS AND SPECIFICATIONS)**

8. Fair Park (7) – Authorize advertisement for a Request for Competitive Sealed Proposals for mural protection system at the Centennial Building – Estimated Cost \$820,000 - Financing: 2003 Bond Funds and Save America's Treasures Grant
9. Jamestown Park (13) – Authorize advertisement for bids for playground replacement, associated sidewalks, basketball goals and drinking fountain – Estimated Cost \$160,000 – Financing: 2003 Bond Funds
10. Northwood Park (10) – Authorize advertisement for bids for construction of a 22 space parking area – Estimated Cost \$105,000 – Financing: 2003 Bond Funds

**PLANNING AND DESIGN COMMITTEE (CONTRACT AWARDS)**

11. Bert Fields Park (11) – Authorize a professional services contract with Berkenbile+Craig, Inc. for preliminary design, schematic design, surveying and topographic mapping, construction documents and construction administration services for a trail, bridge, and overlook improvements - \$59,565 – Financing: 2003 Bond Funds
12. Bonnie View Park (4) – Authorize a contract for playground equipment, site furnishings, concrete walks, Americans with Disabilities Act compliant drinking fountains and parking lot overlay – A S Con, Inc., lowest responsible bidder of four - \$143,100 – Financing: 2003 Bond Funds
13. Churchill Park (11) – Authorize a contract for playground equipment, pavilion renovation, concrete walks, landscaping and softball fields improvements – Phoenix I Restoration and Construction, Ltd., best value proposer of two - \$569,894 – Financing: 2003 Bond Funds
14. Fair Park (7) – Authorize a professional services contract with Halff Associates, Inc. for topographic survey; data acquisition and base plan preparation; condition assessment of storm and sanitary sewer; exhibit planning preliminary design; and schematic design, design development; bidding and construction administration phases for upgrade and improvements to various facilities and systems for the Dallas Aquarium at Fair Park - \$273,250 – Financing: 2003 Bond Funds
15. Grady Niblo/Sharrock Property (3) – Authorize a professional services contract with Marcel Quimby Architecture/Preservation, Inc. for archeological survey, historic structures report, Historic American Building Survey (HABS), park development plan and preparation of a City of Dallas Landmark Designation report - \$101,532.63 – Financing: 2003 Bond Funds

**PLANNING AND DESIGN COMMITTEE (CONTRACT AWARDS continued)**

16. Mountain Valley Park (3,6) – Authorize a contract for construction of a new concrete trail and erosion control improvements – Jeske Construction Company, lowest responsible bidder of seven - \$139,720 – Financing: 2003 Bond Funds
17. Dallas Zoo (4) – Consider a contract for electrical, plumbing and filtration systems, pond liner, rockwork, addition of water quality treatment system and OSHA compliant standards to the river exhibit within the Wilds of Africa at the Dallas Zoo – MetalMan Design/Build Corporation, best value proposer of two – Not to exceed \$1,386,464 – Financing: 2003 Bond Funds (committee & board consideration same day)

**PLANNING AND DESIGN COMMITTEE (PARK DEVELOPMENT PLAN)**

18. City Park (2) – Authorize adoption of the park development plan for the Dallas Heritage Village – Financing: No cost consideration to the City

**PLANNING AND DESIGN COMMITTEE (CHANGE ORDER)**

19. Park in the Woods Recreation Center (3) – Authorize an increase in the contract with Hagler Construction Company for miscellaneous improvements including installation of electric range and exhaust hood, microwave kit in kitchen, electrical, painting, acoustic treatment, changing fire sprinkler heads in kitchen and replacement of toilet accessories - \$39,805, from \$1,765,374.08 to \$1,805,179.08 – Financing: 1998 Bond Funds and Current Funds
20. Thurgood Marshall Park (5) – Authorize an increase in the design-build contract with AUI Contractors, L.P. for additional electrical, plumbing, irrigation, pool systems, public safety items including fixtures, equipment, signage, trenching and concrete placement at Bahama Beach for the Thurgood Marshall Family Aquatics Center - \$53,410.43, from \$5,403,104.27 to \$5,456,514.70 – Financing: 2003 Bond Funds

**PLANNING AND DESIGN COMMITTEE (PUBLIC HEARING)**

21. Five Mile Creek Greenbelt (3) – Authorize a public hearing to be held on October 11, 2006, to receive citizen comments on the proposed use of Five Mile Creek Greenbelt for the installation of a permanent 8-inch wastewater line and a 36-inch storm water line outfall; and at the close of the hearing, consideration of a resolution authorizing the use – Financing: No cost consideration to the City

### **NON-ACTION ITEMS**

22. Park Identification Signage (citywide) – Contract final for park identification signage (Group II) – Artografx, Inc. – Estimate No. 7 and Final - \$40,453.80 (Total \$274,317) – Financing: 1998 Bond Funds and 2003 Bond Funds
23. Teagarden Place Park (8) – Contract final for playground equipment, basketball court, site furnishings and drinking fountain - JDC Construction – Estimate No. 4 and Retainage - \$13,250 (Total \$132,500) – Financing: 2003 Bond Funds
24. Exline Recreation Center (7), Willie B. Johnson Recreation Center (10) and Texas Discovery Gardens at Fair Park (7) – Contract final for installation of a fire sprinkler system – Range Fire, Inc. – Estimate No. 7 and Final - \$1,742.50 (Total \$102,205) – Financing: 1995 Bond Funds and 1998 Bond Funds
25. Fair Park Tower Building (7) – Contract final for repairs to the tower – Phoenix I Restoration and Construction, Ltd. – Estimate No. 11 and Final - \$43,571.10 (Total \$435,711) – Financing: 1998 Bond Funds
26. Hamilton Park (Cottonwood Creek) (10) – Contract final for gabion retaining walls, basketball court and sanitary sewer protection - Groves Electrical Service, Inc. – Estimate No. 3 and Final - \$94,295.98 (Total \$268,319.98) – Financing: 2003 Bond Funds
27. J.W. Ray Park (2) and Munger Park (14) – Contract final for playground, site furnishings and Americans with Disabilities accessible ramps - Austco, Inc. – Estimate No. 2 and Final - \$73,547.90 (Total \$134,950) – Financing: 2003 Bond Funds and Cityplace TIF District Funds
28. Fair Park Poultry Building (7) – Contract final for repairs to Poultry Building within Pan American Complex, Phase III – Phoenix I Restoration and Construction, Ltd. – Estimate No. 10 and Final - \$79,138.73 (Total \$1,582,774.55) – Financing: Fair Park Agrarian District Grant Funds (Grantor, Texas Department of Agriculture Grant), 1998 Bond Funds and State Fair of Texas Capital Construction Funds

### **OTHER ITEMS**

29. Liaison Reports/Announcements

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

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.)

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.

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.

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.

The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the T.O.M.A.

Deliberations regarding Economic Development negotiations. Section 551.086 of the T.O.M.A.

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1. Best Value Criteria for Fair Park Coliseum Food and Beverage Request for Bid (continuation from 8/10/06 committee meeting) – Daniel Huerta
2. Texas Horse Park (formerly known as Trinity River Equestrian Center)(5) – Consider a twenty-year development and operating agreement, with two five-year renewal options, with Texas Horse Park, Inc. (formerly known as Trinity River Equestrian Center) – Financing: Current Funds (Fiscal Year 2006-07 - \$0), Current Funds (Fiscal Year 2007-08 - \$250,000), Current Funds (Fiscal Year 2008-09 - \$300,000), Current Funds (Fiscal Year 2009-10 - \$250,000) and Current Funds (Fiscal Year 2010-11 - \$200,000) (subject to annual appropriations) (Park Board briefing on 8/10/06) – Willis Winters
3. Guidelines for Public Recognition Installation in Parks (continuation) – Barbara Kindig

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**PLANS AND SPECIFICATIONS**

1. Valley View Park (11) – Consider advertisement for a Request for Competitive Sealed Proposals for a new pavilion at Valley View Park – Estimated Cost \$120,000 - Financing: 2003 Bond Funds – Willis Winters

**CONTRACT AWARDS**

2. Katy Trail (2, 14) – Consider a contract for the installation of the soft surface trail at Katy Trail – Surface America, Inc., lowest responsible bidder of two - \$225,349 – Financing: 2003 Bond Funds – Willis Winters
3. Preston Green Park (12) – Consider a contract for playground equipment, site work, plaza, concrete sidewalks, drinking fountain, bench and seating walls at Preston Green Park – A S Con, Inc., lowest responsible bidder of six - \$140,900 – Financing: 2003 Bond Funds – Willis Winters
4. Royal Park (13) – Consider a contract for playground equipment, landscaping, concrete walks, drinking fountain, trash receptacles and relocation and repainting of existing benches at Royal Park – Wall Enterprises, lowest responsible bidder of three - \$141,073 – Financing: 2003 Bond Funds – Willis Winters
5. Ruthmeade Park (1) – Consider a contract for playground equipment, drinking fountain and site furnishings at Ruthmeade Park - Gilbert/May, Inc., dba Phillips/May Corporation, lowest responsible bidder of three - \$157,112 – Financing: 2003 Bond Funds – Willis Winters
6. Westmoreland Park (1) – Consider a contract for playground equipment, drinking fountain, site furnishings and landscaping at Westmoreland Park – A S Con, Inc., lowest responsible bidder of four - \$125,830 – Financing: 2003 Bond Funds – Willis Winters
7. White Rock Lake Park (Flagpole Hill) (10) – Consider Supplemental Agreement No. 1 to the contract with ArchiTexas – Architecture, Planning and Historic Preservation, Inc. for additional design development, construction documents and construction administration services for a new masonry entry gate at Flagpole Hill in White Rock Lake Park; and a credit for City of Dallas Landmark Commission approvals and one of the public meetings that the City no longer requires, \$95,260, from \$93,895 to \$189,155 - Financing: 2003 Bond Funds – Willis Winters

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AGENDA – PAGE 2

**CONTRACT AWARDS (continued)**

8. Dallas Zoo (4) – Consider a contract for electrical, plumbing and filtration systems, pond liner, rockwork, addition of water quality treatment system and OSHA compliant standards to the river exhibit within the Wilds of Africa at the Dallas Zoo – MetalMan Design/Build Corporation, best value proposer of two – Not to exceed \$1,386,464 – Financing: 2003 Bond Funds (committee & board consideration same day) – Willis Winters

**CHANGE ORDER**

9. Dallas Zoo (1, 4) – Consider an increase in the contract with Barson Utilities, Inc. for additional labor and materials for installation of the storm water quality devices, Phase I at the Dallas Zoo - \$55,955.44, from \$697,624 to \$753,579.44 - Financing: 2004 Certificates of Obligation – Willis Winters



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1. Renaissance Plan Report

\*The Board Development Committee will meet in the Park Board Conference Room to allow space for the Teams.