



DALLAS PARK AND RECREATION BOARD AGENDA

**THURSDAY, JANUARY 4, 2018
BRISCOE CARPENTER LIVESTOCK CENTER
BANQUET HALLS A, B, C
1403 WASHINGTON STREET, DALLAS, TEXAS 75210
214-670-4078**

- 8:15 am: Administration and Finance Committee, Banquet Hall A**
- 8:15 am: Planning and Design Committee, Banquet Hall B, C**
- 9:15 am: Park and Recreation Board, Banquet Hall B, C**
- 10:00 am: Park Board Retreat, Banquet Hall A, B, C**



Rodney Schlosser, Chair
 Yolanda Williams, Vice Chair
 Harrison Blair
 Calvert Collins-Bratton
 Sonya Woods
 Robb P. Stewart

Public Notice

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2017 DEC 29 AM 8:38

CITY SECRETARY
 DALLAS, TEXAS

POSTED CITY SECRETARY
 DALLAS, TX

DALLAS PARK AND RECREATION BOARD
 ADMINISTRATION AND FINANCE COMMITTEE
 BRISCOE CARPENTER LIVESTOCK CENTER
 1403 WASHINGTON STREET, BANQUET HALLS A, B, C
 DALLAS, TEXAS 75210
 THURSDAY, JANUARY 4, 2018
 (8:15 A.M.)

AGENDA

CONSENT ITEMS

Cedar Ridge Preserve (3) – Authorize rescission of the Administration and Finance Committee vote authorizing a five (5) year agreement with Dallas County Audubon Society, Inc. for the purpose of managing, maintaining and operating Cedar Ridge Preserve, providing accessibility to open space properties and trails at 7171 Mountain Creek Parkway, Dallas, Texas, 75249, for the period January 1, 2018 through December 31, 2023 – Financing: No cost consideration to the City] (**COMMITTEE ONLY ACTION**)

PARK BOARD AGENDA ITEM NO. 4 – Cedar Ridge Preserve (3) – Authorize approval of a five (5) year agreement with Dallas County Audubon Society, Inc. for the purpose of managing, maintaining and operating Cedar Ridge Preserve, providing accessibility to open space properties and trails at 7171 Mountain Creek Parkway, Dallas, Texas, 75249, for the period January 1, 2018 through December 31, 2023 - Financing: No cost consideration to the City [Administration and Finance Committee briefed December 14, 2017]

PARK BOARD AGENDA ITEM NO. 5 – Interlocal Agreement (DISD) – Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14 – Authorize approval of an agreement for a term of ten years with two five-year renewal options between the City of Dallas and the Dallas Independent School District for shared access of campus grounds after school hours and weekends – Financing: No cost consideration to the City

PARK BOARD AGENDA ITEM NO. 6 – Interlocal Agreement (RISD) – Districts 10, 11 – Authorize approval of an agreement for a term of ten years with two five-year renewal options between the City of Dallas and the Richardson Independent School District for shared access of campus grounds after school hours and weekends – Financing: No cost consideration to the City



DALLAS PARK AND RECREATION BOARD – PAGE 2
ADMINISTRATION AND FINANCE COMMITTEE
BRISCOE CARPENTER LIVESTOCK CENTER
1403 WASHINGTON STREET, BANQUET HALLS A, B, C
DALLAS, TEXAS 75210
THURSDAY, JANUARY 4, 2018
(8:15 A.M.)

DISCUSSION ITEMS

1. Overview of Athletic Field Use and Reservations (Oscar Carmona, John Jenkins)
2. MoneyGram follow up (John Jenkins)

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

**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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Jesse Moreno, Chair
Becky Rader, Vice Chair
Barbara Barbee
Timothy W. Dickey
Jeff Kitner
Paul Sims
Bo Slaughter

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2017 DEC 29 AM 8: 38

CITY SECRETARY
DALLAS, TEXAS

Public Notice

17 12 6 0

DALLAS PARK AND RECREATION BOARD
PLANNING AND DESIGN COMMITTEE
BRISCOE CARPENTER LIVESTOCK CENTER
1403 WASHINGTON STREET, BANQUET HALLS A, B, C
DALLAS, TEXAS 75210
THURSDAY, JANUARY 4, 2018
(8:15 A.M.)

POSTED CITY SECRETARY
DALLAS, TX

AGENDA

ACTION ITEMS

PARK BOARD AGENDA ITEM NO. 7 – White Rock Hills (9) – Authorize settlement in lieu of proceeding with condemnation, of a tract of land containing approximately 108,436 square feet, from Casa Blanca Village, LLC, for the proposed White Rock Hills Park, located at 2165 Highland Road - Not to exceed \$252,000, increased from \$1,865,000 (\$2,100,000 plus closing cost and title expenses not to exceed \$17,000) – Financing: 2006 Bond Funds

PARK BOARD AGENDA ITEM NO. 8 – Singing Hills Recreation Center (8) – Authorize Supplemental Agreement No. 8 to the professional services contract with Perkins + Will, Inc. for construction documents, bidding and construction administration phases for the addition of a senior center, technology center and gymnasium to the Singing Hills Recreation Center replacement project located at 6805 Patrol Way - Not to exceed \$443,300 - Financing: 2017 Bond Funds (subject to appropriations)

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



DALLAS PARK AND RECREATION BOARD – PAGE 2
PLANNING AND DESIGN COMMITTEE
BRISCOE CARPENTER LIVESTOCK CENTER
1403 WASHINGTON STREET, BANQUET HALLS A, B, C
DALLAS, TEXAS 75210
THURSDAY, JANUARY 4, 2018
(8:15 A.M.)

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DALLAS PARK AND RECREATION BOARD
PARK BOARD RETREAT

BRISCOE CARPENTER LIVESTOCK CENTER

1403 WASHINGTON STREET, BANQUET HALLS A, B, C
DALLAS, TEXAS 75210

THURSDAY, JANUARY 4, 2018
(10:00 A.M.)

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2017 DEC 29 AM 8:38

CITY SECRETARY
DALLAS, TEXAS

Public Notice

17 12 6 1

POSTED CITY SECRETARY
DALLAS, TX

1. 10:00 – 12:00
Park Board accomplishments 2016 – 2017 and Strategic Goals for 2017 – 2018
(Ryan O'Connor)
2. 12:00 – 12:30
Lunch Break
3. 12:30 – 1:30
2017 Bond Program Update and Public Art Program (City Manager Office)
4. 1:30 – 2:30
Tour of Fair Park (optional)

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

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AGENDA

DALLAS PARK AND RECREATION BOARD
BRISCOE CARPENTER LIVESTOCK CENTER

1403 WASHINGTON STREET, BANQUET HALLS A, B, C
DALLAS, TEXAS 75210

THURSDAY, JANUARY 4, 2018 9:15 A.M.
(Public Speakers sign in by 8:30 A.M.)

2017 DEC 29 AM 8:38

CITY SECRETARY
DALLAS, TEXAS

Robert Abtahi, President, District 15

Barbara A. Barbee, District 1
Jesse Moreno, District 2
Vacant, District 3
Harrison Blair, District 4
Yolanda F. Williams, District 5
Timothy W. Dickey, District 6
Sonya Woods, District 7

Bo Slaughter, District 8
Becky Rader, District 9
Robb P. Stewart, Vice President, District 10
Jeff Kitner, District 11
Rodney Schlosser, District 12
Calvert Collins-Bratton, District 13
Paul Sims, District 14

1. Speakers
2. Approval of Minutes of the December 14, 2017 Park and Recreation Board Meeting
3. SPECIAL PRESENTATION – Crystal Ross, Assistant Director will recognize Ms. Paulette Davis, Recreation Services for her 31 years with the Department

CONSENT AGENDA (ITEMS 4 – 8)

ADMINISTRATION AND FINANCE COMMITTEE

4. Cedar Ridge Preserve (3) – Authorize a five (5) year agreement with Dallas County Audubon Society, Inc. for the purpose of managing, maintaining and operating Cedar Ridge Preserve, providing accessibility to open space properties and trails at 7171 Mountain Creek Parkway, Dallas, Texas, 75249, for the period January 1, 2018 through December 31, 2023 - Financing: No cost consideration to the City [Administration and Finance Committee briefed December 14, 2017]
5. Interlocal Agreement (DISD) – Districts 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14 – Authorize approval of an agreement for a term of ten years with two five-year renewal options between the City of Dallas and the Dallas Independent School District for shared access of campus grounds after school hours and weekends – Financing: No cost consideration to the City

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



**DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 2
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THURSDAY, JANUARY 4, 2018, 9:15 A.M**

CONSENT AGENDA (ITEMS 4 – 8)(continued)

ADMINISTRATION AND FINANCE COMMITTEE (continued)

6. Interlocal Agreement (RISD) – Districts 10, 11 – Authorize approval of an agreement for a term of ten years with two five-year renewal options between the City of Dallas and the Richardson Independent School District for shared access of campus grounds after school hours and weekends – Financing: No cost consideration to the City

PLANNING AND DESIGN COMMITTEE

7. White Rock Hills (9) – Authorize settlement in lieu of proceeding with condemnation, of a tract of land containing approximately 108,436 square feet, from Casa Blanca Village, LLC, for the proposed White Rock Hills Park, located at 2165 Highland Road - Not to exceed \$252,000, increased from \$1,865,000 (\$2,100,000 plus closing cost and title expenses not to exceed \$17,000) – Financing: 2006 Bond Funds
8. Singing Hills Recreation Center (8) – Authorize Supplemental Agreement No. 8 to the professional services contract with Perkins + Will, Inc. for construction documents, bidding and construction administration phases for the addition of a senior center, technology center and gymnasium to the Singing Hills Recreation Center replacement project located at 6805 Patrol Way - Not to exceed \$443,300 - Financing: 2017 Bond Funds (subject to appropriations)

AD HOC RULES COMMITTEE

9. Citywide – Authorize the proposed changes to the Park Board Rules of Procedure – Financing: No cost consideration to the City.

ITEMS FOR INDIVIDUAL CONSIDERATION

10. Citywide – Authorize the removal of the moratorium of the Park Naming Policy – Financing: No cost consideration to the City.
11. Citywide – Authorize approval of a resolution supporting the action of the City Plan Commission, which unanimously approved the park land dedication ordinance on December 14, 2017 – Financing: No cost consideration to the City



**DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 3
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THURSDAY, JANUARY 4, 2018, 9:15 A.M**

OTHER/NON-ACTION ITEMS

12. 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, Oak Lawn 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

13. Staff Announcements – Upcoming Park and Recreation Department Events

14. Next Park and Recreation Board Regular Meeting: Thursday, January 25, 2018,

15. Adjournment

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]

2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]

3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]

4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]

5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]

6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]

7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]



DALLAS PARK AND RECREATION BOARD AGENDA – PAGE 4
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Regular Meeting: Robert Abtahi, President, presiding

Present: Robert Abtahi, President; Robb P. Stewart, Vice President; Barbara A. Barbee, Harrison Blair, Calvert Collins-Bratton, Timothy W. Dickey, Jeff Kitner, Jesse Moreno, Susan Rader, Rodney Schlosser, Paul Sims, Ernest Slaughter, Yolanda F. Williams, Sonya Woods - 14

Absent: NONE

President Abtahi convened the regular meeting at 10:32 a.m. A quorum of the Board was present.

Agenda Item 1. Speakers: NONE

Agenda Item 2. A motion by Barbara Barbee, seconded by Jeff Kitner, to approve the minutes of the December 7, 2017 Park and Recreation Board Meeting, was carried. The vote was unanimous.

CONSENT AGENDA (ITEMS 3 - 4)

ADMINISTRATION AND FINANCE COMMITTEE

Agenda Item 3. Citywide – A motion by Robb Stewart, seconded by Bo Slaughter, to authorize a three-year agreement with the Dallas Independent School District (DISD) to provide aquatic programming at District Swimming Pools – Estimated Revenue: \$2,000, was carried. The vote was unanimous. [Administration and Finance Committee briefed December 7, 2017](item was deferred to December 14, 2017)

PLANNING AND DESIGN COMMITTEE

Agenda Item 4. William Blair Jr. Park (7) – A motion by Robb Stewart, seconded by Bo Slaughter, to authorize site approval of a new public artwork to be developed and funded by the Dallas Water Utilities Department, to be located at the northernmost lake in William Blair Jr. Park – Financing: No cost consideration to Park Department, was carried. The vote was unanimous. (Dallas Water Utility General Funds). Due to a conflict of interest, Harrison Blair recused himself for this vote.

ITEM FOR INDIVIDUAL CONSIDERATION

Agenda Item 5. Citywide – A motion by President Abtahi, seconded by Robb Stewart, to authorize approval of revised Park Naming Policy using Staff Option 1 of the flow chart, with the following amendments, – Financing: No cost consideration to the City, was carried by majority vote (Paul Sims voted nay).

Amendments to the flow chart Option 1:

- 1) New box #3: shall include "notification of the Park Board Member of the district in which the application lies"
- 2) Box #2: change 'request background check' to 'due diligence on proposed name' and add 'calculation of the mailing fee'
- 3) Box #4: will remain.
- 4) The two boxes that state "Community Group submits signatures to DPR for verification" and "Staff verifies signatures for authenticity and required number" will be moved before "Staff advertises potential name changes, posts signage at site, and posts notification on DPR website (for 45 days)"
- 5) Indicate a '60-day time period for applicant to collect necessary signatures'
- 6) Specify in box # 8 referring to 'community input' that the ballot is non-binding, or use the word 'non-binding poll'

Amendments to the Park Naming Policy (revision 12/14/17):

- 1) Page 6, section IV B 1, the first sentence will now read, "When a Park and/or a Trail or portion thereof is eligible for Official Naming or Renaming..."

DRAFT

OTHER/NON-ACTION ITEMS

Agenda Item 6. The Park and Recreation Board Members Liaison Reports regarding Audubon Dallas/Cedar Ridge Preserve, Cultural Affairs Commission, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas, Inc./Downtown Parks, Friends of Fair Park, The Friends of Katy Trail, Oak Lawn 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 were as follows:

Becky Rader spoke about White Rock Lake "Run around the Lake" marathon was a success. Ms. Rader also asked about when the next Ad Hoc Rules Committee meeting would occur. Ms. Rader also mentioned the Recreation Center is still accepting toys through December 15, for the children who lost their toys in the fire.

Tim Dickey spoke about an 'Owl Walk' that will be held at the Trinity River Audubon Center tonight (December 14, 2017).

Jeff Kitner spoke about the successful ground breaking for Phase 2B and 2C at the Northaven Trail on December 9, 2017. The trail is scheduled for completion in 2019.

Bo Slaughter spoke about his continued review of the State Fair financials. He also mentioned the Christmas lights at Fair Park and encouraged attendance.

Yolanda Williams thanked Crystal Ross, Assistant Director, and Bo Slaughter for their assistance with spreading the word and allowing newly donated toys to be housed at Janie C. Turner Recreation Center. Children of a nearby community center lost their toys in a recent fire. Ms. Williams thanked staff for their assistance and the greater Dallas community for their kind donations of toys.

Calvert Collins-Bratton spoke about the Oak Lawn Park / Arlington Hall Conservancy holiday party held December 13, 2017. They are also appreciative of the finalization of the Park Naming Policy.

Barbara Barbee thanked Oscar Carmona, Assistant Director, and his staff for installing the new signs at the Japanese Garden at Kidd Springs.

Robb Stewart announced that the Ad Hoc Rules Committee would be meeting January 3, 2018 and asked Board Members to contact him regarding this issue or any changes.

Agenda Item 7. Staff announcements regarding upcoming Park and Recreation Department Events.

Daniel Huerta, Assistant Director, spoke about 'Christmas in the Park'-toy give-away at the Centennial Building on Saturday December 16, 2017. The doors open at 9 a.m., but people start lining up as early as 2 a.m. Mr. Huerta also announced the Zaxby's Heart of Dallas Bowl held on December 26, 2017.

President Abtahi mentioned the CPC (City Plan Commission) meeting today, December 14, 2017 has an important item related to Park and Recreation on today's agenda – Park Land Dedication.

Agenda Item 8. Next Park and Recreation Board Regular Meeting will be held Thursday, January 4, 2018 at the Briscoe Carpenter Livestock Center, located at Fair Park.

Agenda Item 9. President Abtahi adjourned the Board meeting at 11:52 a.m.

Anthony M. Becker, Interim Secretary
Park and Recreation Board

Robert Abtahi, 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.

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: January 4, 2018
COUNCIL DISTRICT: 3
STAFF: John Jenkins, (214) 670-4073

SUBJECT

Authorize a five (5) year agreement with Dallas County Audubon Society, Inc. for the purpose of managing, maintaining and operating Cedar Ridge Preserve, providing accessibility to open space properties and trails at 7171 Mountain Creek Parkway, Dallas, Texas, 75249, for the period January 1, 2018 through December 31, 2023 – Financing: No cost consideration to the City

BACKGROUND

The City, through the Park and Recreation Department, maintains Cedar Ridge Preserve that is approximately 633 acres in size featuring approximately 9 miles of trails, native trees, grasses and wildflowers, butterfly gardens, picnic areas, birds, insects and reptiles south of Dallas City Limits. Dallas County Audubon Society, Inc. is a Texas non-profit corporation organized to preserve scenic and ecological principles on native lands and grounds wishes to manage Cedar Ridge Preserve on behalf of the City of Dallas. Cedar Ridge Preserve has partnered with the City since 2002 for the management, maintenance and operations of the Premises. Dallas County Audubon Society, Inc. continues to provide educational opportunities at the Preserve working with the community and various volunteer groups, and walk and hike participants. Cedar Ridge Preserve hours of operation are 6:30 a.m. to 6:00 p.m., November 1 through March 31 and 6:30 a.m. to 8:30 p.m., April 1 through October 31 and closed Mondays. Cedar Ridge Preserve welcomed an estimated 350,000 visitors and hosted over 3,600 volunteer hours this past year.

Dallas County Audubon Society shall submit an annual Performance Plan for the premises which will identify performance indicators. The annual performance indicators to be included are conducting a minimum of one (1) educational opportunity per month, maintain sixty (60) volunteer hours each month and clear out four (4) acres per year of prairie.

Dallas County Audubon Society, Inc. wants to continue to work with the City to support the Premises by operating and maintaining the Preserve. The proposed operations and maintenance agreement contemplates the deal points as follows:

Authorize an agreement with Dallas County Audubon Society, Inc. for the purpose of managing, maintaining and operating Cedar Ridge Preserve for a five (5) year term providing accessibility to open space properties and trails at 7171 Mountain Creek Parkway, Dallas, Texas, 75249, for the period January 1, 2018 through December 31, 2023 - Financing: No cost consideration to the City – page 2

Obligations of the **City** include the following:

1. The term of the contract is five (5) years and allows the City to terminate for convenience.
2. The City will incorporate Easement Property granted by Oncor as part of Cedar Ridge Preserve in accordance with the Agreement.
3. The City will remain responsible for capital improvements or replacement of building systems or components.
4. The City will have right of entry to every part of the premises for general visitation or carrying out of the duties authorized.
5. The City shall maintain the paved entrance road to the premises. The paved entrance to the road is defined as the roadway adjacent to Mountain Creek Parkway to the beginning of the main parking lot of the premises, excluding any and all unimproved parking areas along the paved entrance road.
6. The City shall pay for all utilities related to the premises.

Obligations of **Dallas County Audubon Society, Inc.**, include the following related to Cedar Ridge Preserve.

1. Dallas County Audubon Society, Inc. is responsible for the general maintenance of the Premises including plantings, mowing, trimming, litter pickup, weeding, plant replacement, and repair, as necessary.
2. Dallas County Audubon Society, Inc. shall employ personnel necessary for the operation and maintenance of the premises.
3. Dallas County Audubon Society, Inc. shall provide all materials, tools and equipment in performing the operation and maintenance of the premises.
4. Dallas County Audubon Society, Inc. shall furnish reports and information to the City at prescribed intervals and as reasonably requested.
5. Dallas County Audubon Society, Inc. shall be responsible for its volunteers, if any.
6. Dallas County Audubon Society, Inc. shall comply with all applicable Park Board policies, City ordinances, licenses, permits and authorizations for the maintenance and operation of the premises as well as state and federal environmental laws applicable to its use and maintenance.
7. Dallas County Audubon Society, Inc. shall be responsible for scheduling events on the premises, ensuring that all events it conducts shall be consistent with the use of the premises for park purposes.
8. With Oncor right-of-way access granted, Dallas County Audubon Society, Inc. will provide joint educational projects with Park in the Woods Recreation Center.
9. Dallas County Audubon Society, Inc. shall retain all revenues generated from the operation of the premises.

Authorize an agreement with Dallas County Audubon Society, Inc. for the purpose of managing, maintaining and operating Cedar Ridge Preserve for a five (5) year term providing accessibility to open space properties and trails at 7171 Mountain Creek Parkway, Dallas, Texas, 75249, for the period January 1, 2018 through December 31, 2023 - Financing: No cost consideration to the City – page 3

10. Dallas County Audubon Society, Inc. shall comply with all state and federal environmental laws applicable to the use and maintenance of the premises.

11. Dallas County Audubon Society, Inc. shall obtain and maintain insurance as prescribed by the City's Risk Management Department, naming the City, its officers, employees and elected representatives as additional insured parties

FISCAL INFORMATION

No cost consideration to the City

COMMITTEE ACTION

The Administration and Finance Committee considered this item on December 14, 2017. This item is scheduled for City Council approval on January 10, 2018.

STAFF RECOMMENDATION

Staff recommends approval of the operation and maintenance agreement.

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

AGENDA DATE: January 4, 2017

COUNCIL DISTRICT(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14

STAFF: Ryan O'Connor (214) 670-4124

SUBJECT

Authorize approval of an agreement for a term of ten years with two five year renewal options between the City of Dallas and the Dallas Independent School District for shared access of campus grounds after school hours and weekends – Financing: No cost consideration to the City

BACKGROUND

Currently, approximately only half of Dallas residents live within a ten minute walk of a park. Throughout Dallas, there are areas that are highly deficient in open space. A strategy utilized nationally to increase resident access to park and open space is to partner with schools to make their campuses available for resident use after school hours and weekends. By partnering with Dallas Independent School District (DISD), the City will be able to fill many gaps in service without the need to acquire new park land.

The agreement covers the following 25 schools: Burnet (6), Conner (7), Cowart (1), Donald (1), Douglass (8), Frank (11), Gooch (13), Guzick (7), Houston (2), Ireland (5), Jones (3), Lang (7), Lowe Sr (13), Medrano ES (2), Medrano MS (6), Patton (4), Reagan (1), Reinhardt (9), Rogers (14), Salazar (1), Spence (2), Stone (13), Jackson (14), Storey (4), and Tatum (7). See attached map for location details.

There are two primary deal points in the agreement. First, DISD will formally allow neighborhood resident access to the campuses after school hours and weekends. Second, DISD and the City will partner on capital improvements subject to funding availability of both parties. It is anticipated that the primary improvements will be playground enhancements. DISD will provide new play equipment and the City will provide a subsurface drainage system, concrete containment edge and an ADA walkway, if one is not present.. Any capital improvements completed under the agreement will be maintained by the City and owned by DISD.

Authorize approval of an agreement for a term of ten years with two five year renewal options between the City of Dallas and the Dallas Independent School District for shared access of campus grounds after school hours and weekends – Financing: No cost consideration to the City – page 2

FISCAL INFORMATION

No cost consideration to the City

COMMITTEE ACTION

On Thursday, May 18, 2017, the Park and Recreation Board was briefed on the partnership deal points.

On Thursday, November 17, 2017, the Administration and Finance Committee was briefed on the partnership deal points.

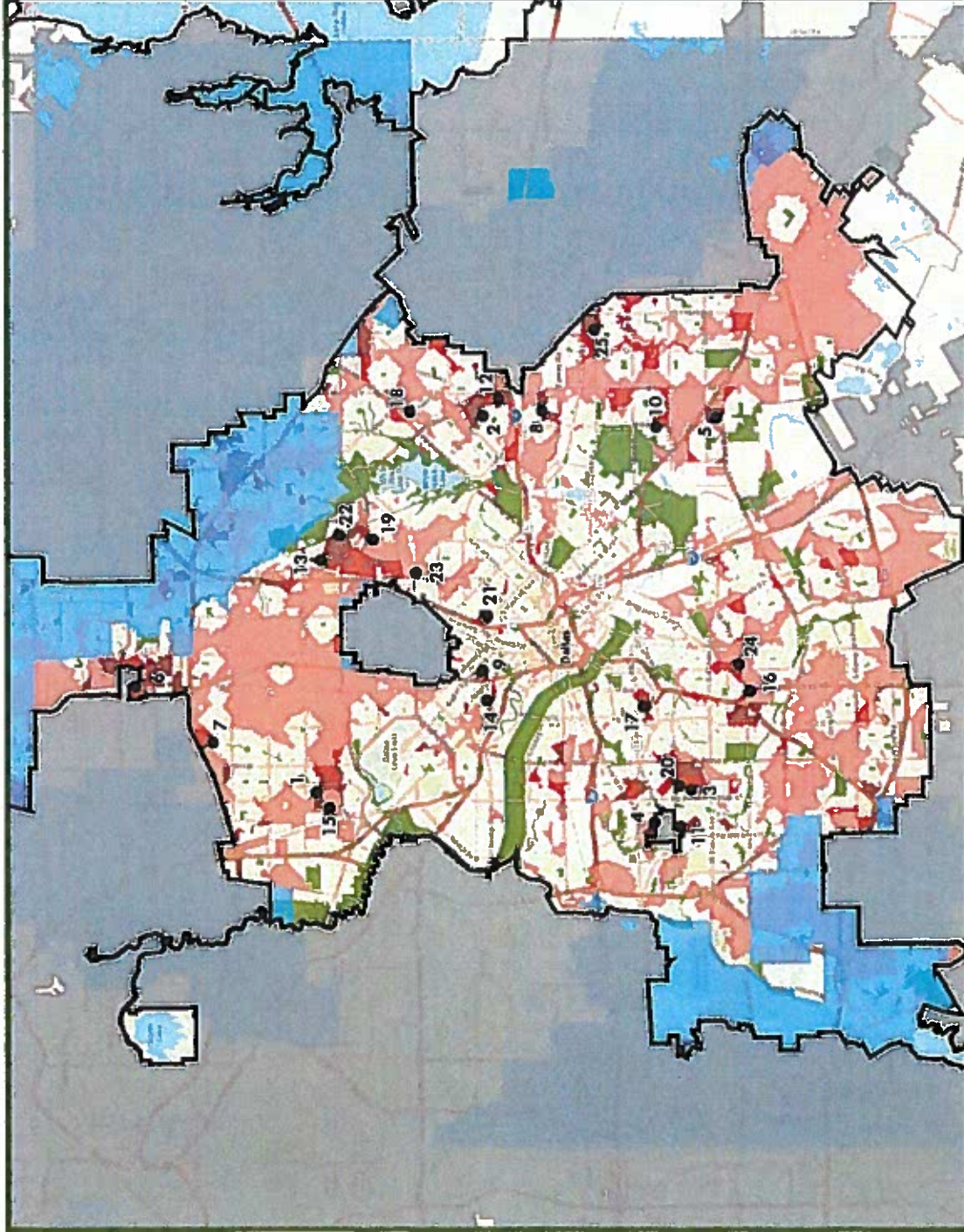
On Thursday, January 4, 2018, the Administration and Finance Committee will consider an item to approve the agreement with DISD.

On Thursday, January 4, 2018, the Park and Recreation Board will consider an item to approve the agreement with DISD.

This item is scheduled for consideration by the City Council on Wednesday, February 14.

STAFF RECOMMENDATION

Staff recommends approval



ID	DISD Campus	Type	CD	BOT
1	Bumet	ES	6	8
2	Conner	ES	7	3
3	Cowart	ES	1	7
4	Donald	ES	1	7
5	Douglass	ES	8	9
6	Frank	ES	11	1
7	Goch	ES	13	1
8	Guzick	ES	7	9
9	Houston	ES	2	8
10	Ireland	ES	5	4
11	Jones	ES	3	7
12	Lang	MS	7	9
13	Low Sr	ES	13	3
14	Medrano	ES	2	8
15	Medrano	MS	6	8
16	Patton	ES	4	6
17	Reagan	ES	1	7
18	Reinhardt	ES	9	3
19	Rogers	ES	14	2
20	Salazar	ES	1	7
21	Spence	ES	2	8
22	Stone	ES	13	3
23	Stonewall Jackson	ES	14	2
24	Storey	MS	4	6
25	Tatum	ES	7	9



Dallas Park & Recreation



DISD/DPR Partnership Campuses

January 4, 2018

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

AGENDA DATE: January 4, 2017
COUNCIL DISTRICT(S) 10, 11
STAFF: Ryan O'Connor (214) 670-4124

SUBJECT

Authorize approval of an agreement for a term of ten years with two five year renewal options between the City of Dallas and the Richardson Independent School District for shared access of campus grounds after school hours and weekends – Financing: No cost consideration to the City

BACKGROUND

Currently, approximately only half of Dallas residents live within a ten minute walk of a park. In north and north east Dallas, there are several areas that are highly deficient in open space. A strategy utilized nationally to increase resident access to park and open space is to partner with schools to make their campuses available for resident use after school hours and weekends. By partnering with RISD, the City will be able to fill many gaps in service without the need to acquire new park land.

The agreement covers the following seven schools: Forest Lane Academy Elementary School (10), Forest Meadow Junior High (10), Lake Highlands Elementary School (10), RISD Academy Elementary School (11), Spring Valley Elementary School (11), Stults Elementary School (10), and Thurgood Marshall Elementary School (10). See the attached map for location details.

There are two primary deal points in the agreement. First, RISD will formally allow neighborhood resident access to the campuses after school hours and weekends. Second, RISD and the City will partner on capital improvements subject to funding availability of both parties. It is anticipated that the primary improvements will be loop trails. Any capital improvements completed under the agreement will be maintained by the City and owned by RISD.

FISCAL INFORMATION

No cost consideration to the City

COMMITTEE ACTION

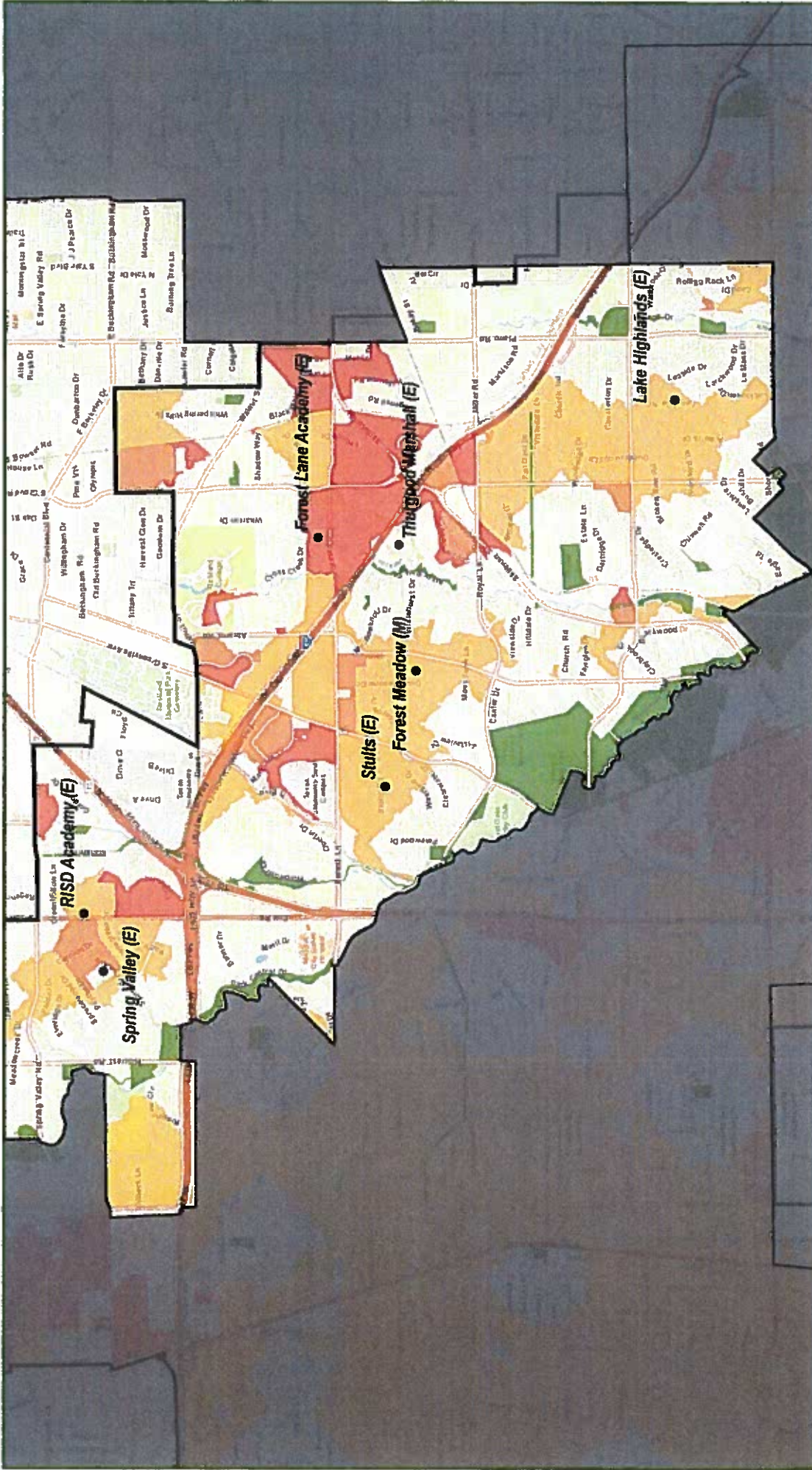
On Thursday, January 4 the Administration and Finance Committee will consider an item to approve the agreement with RISD.

On Thursday, January 4 the Park and Recreation Board will consider an item to approve the agreement with RISD.

This item is scheduled for consideration by the City Council on Wednesday, February 14.

STAFF RECOMMENDATION

Staff recommends approval



RISD/DPR Partnership Campuses



CD
10 & 11

January 4, 2018

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

AGENDA DATE: January 4, 2018
COUNCIL DISTRICT: 9
STAFF: Louise Elam, 214-670-5275
MAPSCO: 47 D

SUBJECT

Authorize settlement in lieu of proceeding with condemnation, of a tract of land containing approximately 108,436 square feet, from Casa Blanca Village, LLC, for the proposed White Rock Hills Park, located at 2165 Highland Road – Not to exceed \$252,000, increased from \$1,865,000 (\$2,100,000 plus closing cost and title expenses not to exceed \$17,000) – Financing: 2006 Bond Funds

BACKGROUND

This item authorizes the acquisition of a tract of land containing a total of approximately 108,436 square feet (2.49 acres) of land, more particularly described in Exhibit A, from Casa Blanca Village, LLC, for the proposed White Rock Hills Park. The property to be purchased is the third property to be purchased for the purpose of this project. The location of this project was chosen through extensive collaboration with the community.

The total settlement amount for this acquisition is \$2,100,000 plus closing cost and title expenses not to exceed \$17,000 for a revised amount of \$2,117,000. This is an increase of \$252,000 from the previous Council authorization.

Two previous settlement offers had been made to the owner:

- 1) On May 16, 2013, the Park and Recreation Board authorized acquisition in the amount of \$1,524,918. Subsequently, before the Real Estate Office presented the item to Council, the owner withdrew his offer. Council thereafter authorized acquisition in the amount of \$1,212,000 on August 13, 2014, by Resolution No. 14-1267.
- 2) On December 1, 2016, the Park and Recreation Board authorized acquisition in the amount of \$1,865,000. City Council authorized acquisition in the amount of \$1,865,000 on April 26, 2017, by Resolution No. 17-0701. On September 13, 2017 the owner submitted a withdrawal letter and indicated that he wished to renegotiate and he provided the City with an appraisal report showing a property value of \$2,150,000 which was \$200,000 higher than the previous appraisal he had

Authorize settlement in lieu of proceeding with condemnation, of a tract of land containing approximately 108,436 square feet, from Casa Blanca Village, LLC, for the proposed White Rock Hills Park, located at 2165 Highland Road – Not to exceed \$252,000, increased from \$1,865,000 (\$2,100,000 plus closing cost and title expenses not to exceed \$17,000) – Financing: 2006 Bond Funds – page 2

provided to the City. The City Attorney's office advised that the City obtain another appraisal which valued the property at \$2,050,000.

Because the gap between the City's position and the landowner's position is not large staff advises to acquire the property by settlement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 16, 2013, the Park and Recreation Board authorized acquisition in the amount of \$1,524,918.

City Council authorized acquisition in the amount of \$1,212,000 on August 13, 2014, by Resolution No. 14-1267.

On December 1, 2016, the Park and Recreation Board authorized acquisition in the amount of \$1,865,000.

City Council authorized acquisition in the amount of \$1,865,000 on April 26, 2017, by Resolution No. 17-0701.

The Planning and Design Committee will review this item on January 4, 2018 and will provide a recommendation to the full Park and Recreation Board on the same day.

FISCAL INFORMATION

2006 Bond Funds - \$2,117,000

OWNER

Casa Blanca Village, LLC

MAP

Attached

Exhibit A

1 of 5

**FIELD NOTES DESCRIBING 2.489 AC. (108,436 SQ. FT.) IN BLOCK 7037
TO BE ACQUIRED FOR PARK FROM CASA BLANCA VILLAGE LLC
CITY OF DALLAS DRAWING NUMBER 043D-15**

BEING situated in the C. Lovejoy Survey, Abstract Number 830, in the City of Dallas, Dallas County, Texas, and being all of Lot 7, Block 7037 (Official City of Dallas Block Number) of the Penzance Hamlet Addition, an addition to the City of Dallas recorded in Volume 70142, Page 2137, Deed Records of Dallas County, Texas, and being all of that tract of land described in Contract of Deed to Casa Blanca Village, LLC dated December 5, 2005 and recorded in Instrument Number 200503613770, Official Public Records of Dallas County, Texas and containing 108,436 square feet (2.489 acres) (plat called 2.490 acres).

This description is approved as to form.



Scott Holt, RPLS
Survey Program Manager
City of Dallas

FIELD NOTES APPROVED:

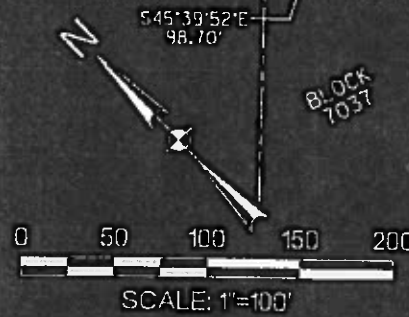
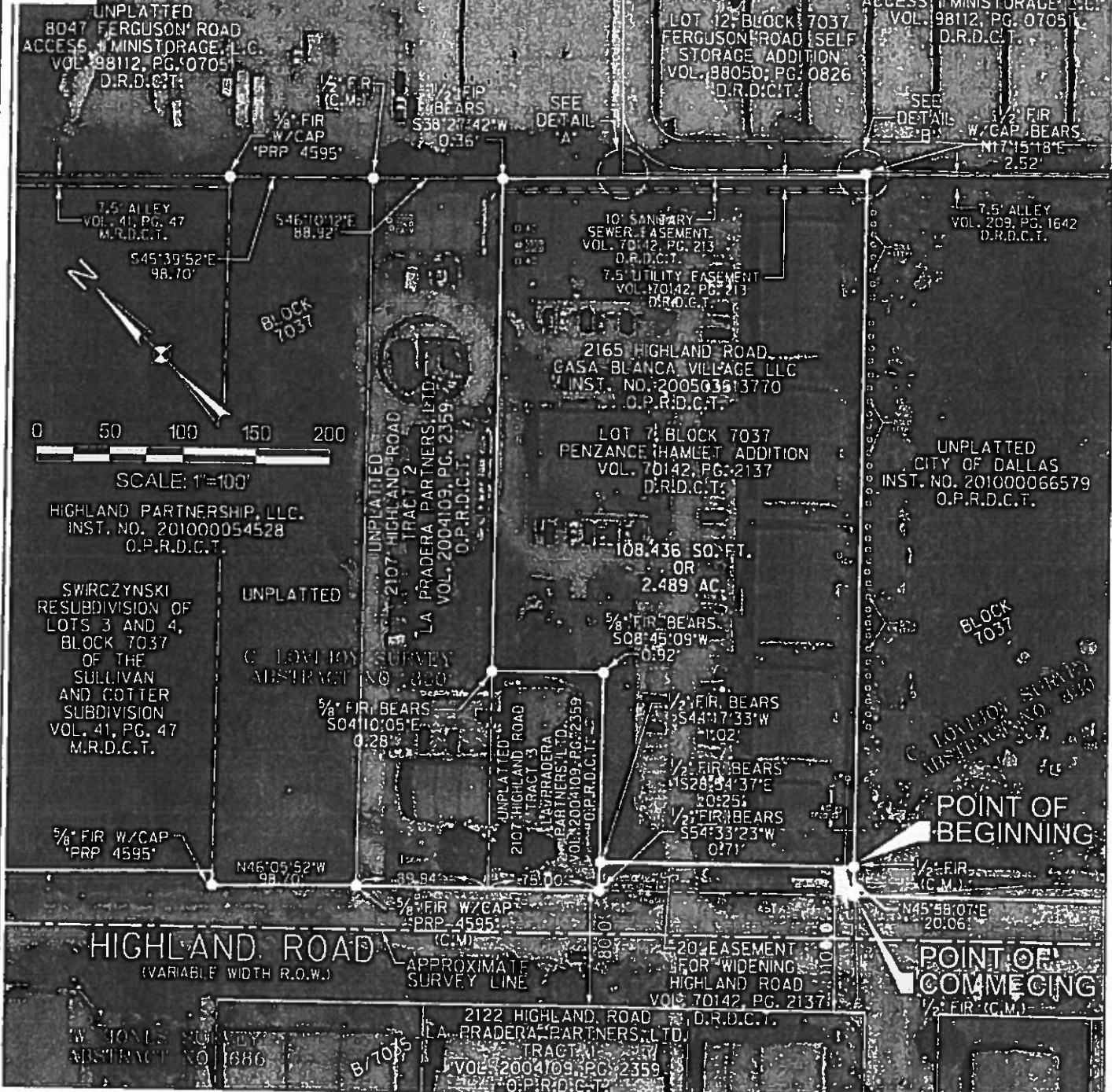
S. E. Korante
3/15/12



Exhibit A

2 of 5

FIELD NOTES DESCRIBING 2.489 AC. (108,436 SQ. FT.) IN CITY BLOCK 7037 TO BE ACQUIRED FOR PARK FROM GASA BLANCA VILLAGE LLC



HIGHLAND PARTNERSHIP, LLC.
INST. NO. 201000054528
O.P.R.D.C.T.

SWRCZYNSKI
RESUBDIVISION OF
LOTS 3 AND 4,
BLOCK 7037
OF THE
SULLIVAN
AND COTTER
SUBDIVISION
VOL. 41, PG. 47
M.R.D.C.T.

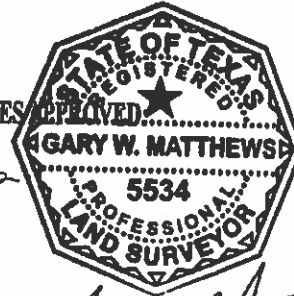
UNPLATTED
C. LOVEJOY SURVEY
ABSTRACT NO. 830

HIGHLAND ROAD
(VARIABLE WIDTH R.O.W.)

UNPLATTED
C. LOVEJOY SURVEY
ABSTRACT NO. 830

2122 HIGHLAND ROAD
LA PRADERA PARTNERS, LTD.
VOL. 2004109, PG. 2359
O.P.R.D.C.T.

BOUNDARY SURVEY
OF
2165 HIGHLAND ROAD
2.489 ACRE TRACT
ALL OF LOT 7, BLOCK 7037
PENZANCE HAMLET ADDITION
SITUATED IN THE
C. LOVEJOY SURVEY, ABSTRACT NO. 830
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY OF DALLAS DRAWING NUMBER 043D-15
FOR
CITY OF DALLAS
PREPARED BY:
HALFF



FIELD NOTES
2012
3/15/12

LEGEND:

- 1/2" IR W/CAP 1/2 INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
- FR FOUND IRON ROD
- FP FOUND IRON PIPE
- INST. NO. INSTRUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- R.C. RECORD CALL
- M.E. MEASURED
- U.T.S. UNABLE TO SET

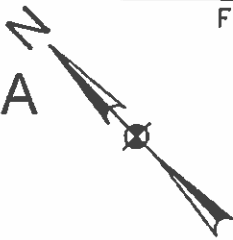
Notes:

1. This survey was performed without the benefit of a title commitment.
2. Basis of Bearing is NAD 83 (NRS52007) Texas State Plane North Central Zone 4202 as observed by GPS on Julian day 311 of 2011 from Western Data Systems network station "DUMF". Convergence angle at "DUMF" is +00 degrees 56 minutes 34.23759 seconds.
3. Improvements shown by Aerial Photography dated 2009.

3/14/2012 11:32:11 AM a:\2282 HALFF 1\280004284658901CADD\Sheet\101-8301-28465.dwg

Exhibit A
3 of 5

FIELD NOTES DESCRIBING 2.489 AC. (108,436 SQ. FT.)
IN CITY BLOCK 7037
TO BE ACQUIRED FOR PARK FROM
CASA BLANCA VILLAGE LLC



SCALE: 1"=100'

8047 FERGUSON ROAD
ACCESS II MINISTORAGE, L.C.
VOL. 98112, PG. 07051
D.R.D.C.T.

LOT 12, BLOCK 7037
FERGUSON ROAD SELF
STORAGE ADDITION
VOL. 88150, PG. 0826
D.R.D.C.T.

8047 FERGUSON
ACCESS II MINISTORAGE, L.C.
VOL. 98112, PG. 07051
D.R.D.C.T.

C. LOVEJOY SURVEY
ABSTRACT NO. 830

7.5 UTILITY EASEMENT
VOL. 70142, PG. 213
D.R.D.C.T.

1/2" FIR
(C.M.)

SEE
DETAIL
'A'

SEE
DETAIL
'B'

SEE
DETAIL
'C'

10' SANITARY
SEWER EASEMENT
VOL. 70142, PG. 213
D.R.D.C.T.

SWIRCZYNSKI RESUBDIVISION OF
LOTS 3 AND 4, BLOCK 7037 OF THE
SULLIVAN AND COTTER SUBDIVISION
VOL. 41, PG. 47
M.R.D.C.T.

LOT 7, BLOCK 7037
PENZANCE HAMLET ADDITION
VOL. 70142, PG. 2137
D.R.D.C.T.

2165 HIGHLAND ROAD
CASA BLANCA VILLAGE, LLC
INST. NO. 200503613770
O.P.R.D.C.T.

UNPLATTED
2229 HIGHLAND ROAD
CITY OF DALLAS
INST. NO. 201000066579
O.P.R.D.C.T.

2107 HIGHLAND ROAD
TRACT 2 - BLK 7037
LA PRADERA PARTNERS, LTD.
VOL. 2004109, PG. 2359
O.P.R.D.C.T.

2107 HIGHLAND ROAD
TRACT 3 - BLK 7037
LA PRADERA PARTNERS, LTD.
VOL. 2004109, PG. 2359
O.P.R.D.C.T.

7.5' ALLEY
VOL. 209, PG. 1642
D.R.D.C.T.

HIGHLAND PARTNERSHIP, LTD.
INST. NO. 201000054528
O.P.R.D.C.T.

1/2" FIR
W/ CAP
"PRP 4595"
(C.M.)

20' EASEMENT
FOR WIDENING
HIGHLAND ROAD
VOL. 70142, PG. 2137
D.R.D.C.T.

1/2" FIR
(C.M.)

MEA.
80.0'

MEA.
79.6'

HIGHLAND ROAD
(VARIABLE WIDTH R.O.W.)

1/2" FIR

1/2" FIR

BOUNDARY SURVEY

OF
2165 HIGHLAND ROAD
2.489 ACRE TRACT
PART OF LOT 7, BLOCK 7037
PENZANCE HAMLET ADDITION
SITUATED IN THE
C. LOVEJOY SURVEY, ABSTRACT NO. 830
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY OF DALLAS DRAWING NUMBER 043D-15

FOR

CITY OF DALLAS

PREPARED BY:



3/4

LEGEND:

- 1/2" FIR W/CAP 1/2 INCH SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF"
- FR FOUND IRON ROD
- FP FOUND IRON PIPE
- INST. NO. INSTRUMENT NUMBER
- (C.M.) CONTROLLING MONUMENT
- D.R.D.C.T. DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
- MEAS. RECORD CALL
- U.T.S. MEASURED UNABLE TO SET



FIELD NOTES APPROVED:

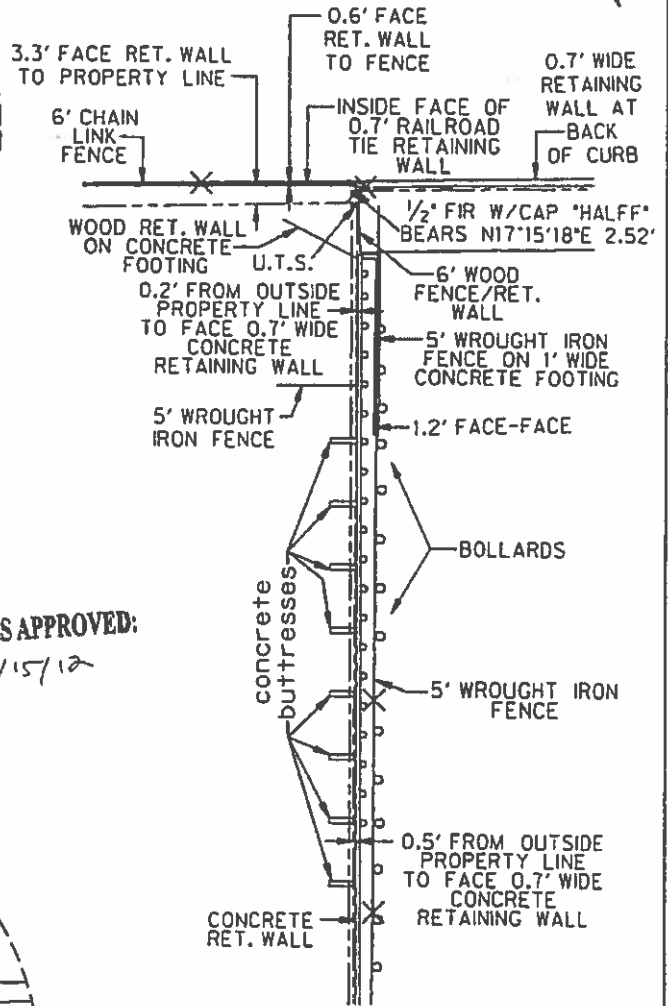
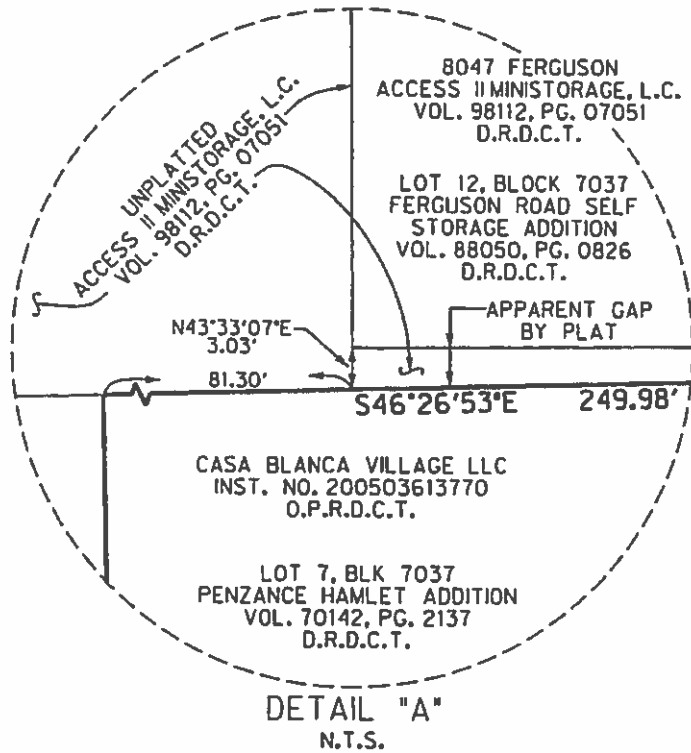
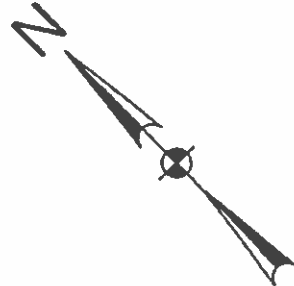
208 3/15/12

3/14/2012 11:49:30 AM 8M458 HALFF 1230000284858101CADDSS\mshv101-8503-26445.dgn

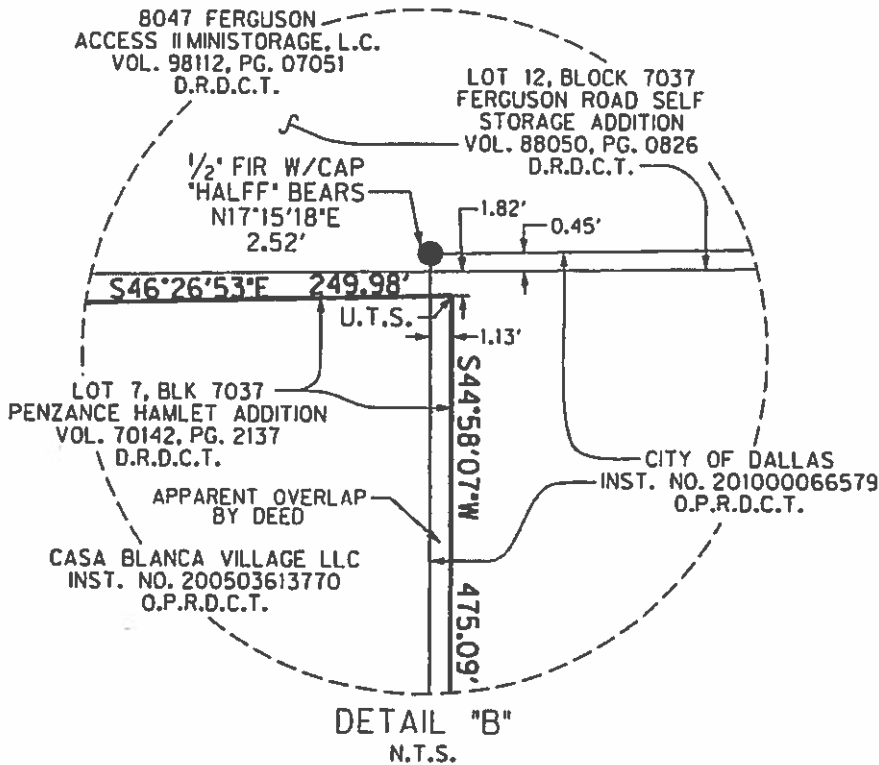
Exhibit A

4 of 5

FIELD NOTES DESCRIBING 2.489 AC. (108,436 SQ. FT.)
 IN CITY BLOCK 7037
 TO BE ACQUIRED FOR PARK FROM
 CASA BLANCA VILLAGE LLC



FIELD NOTES APPROVED:
DR 3/15/12



BOUNDARY SURVEY

OF
 2165 HIGHLAND ROAD
 2.489 ACRE TRACT
 PART OF LOT 7, BLOCK 7037
 PENZANCE HAMLET ADDITION
 SITUATED IN THE
 C. LOVEJOY SURVEY, ABSTRACT NO. 830
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY OF DALLAS DRAWING NUMBER 043D-15

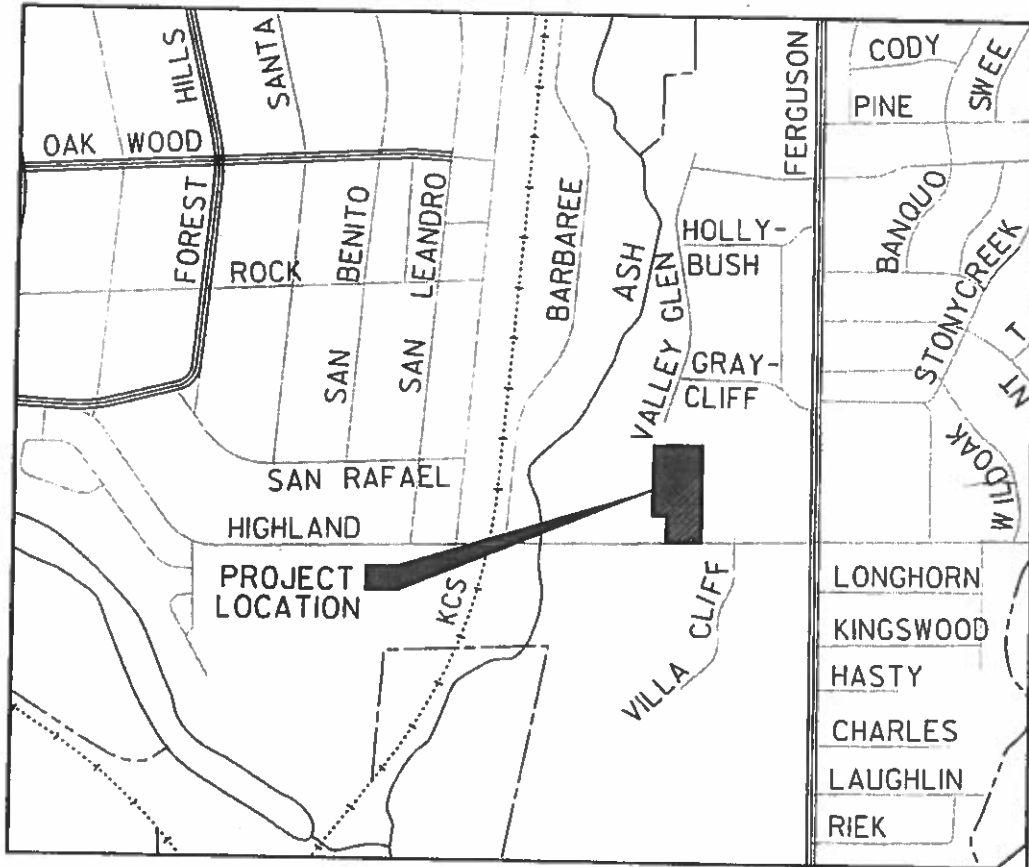
FOR
CITY OF DALLAS

PREPARED BY :

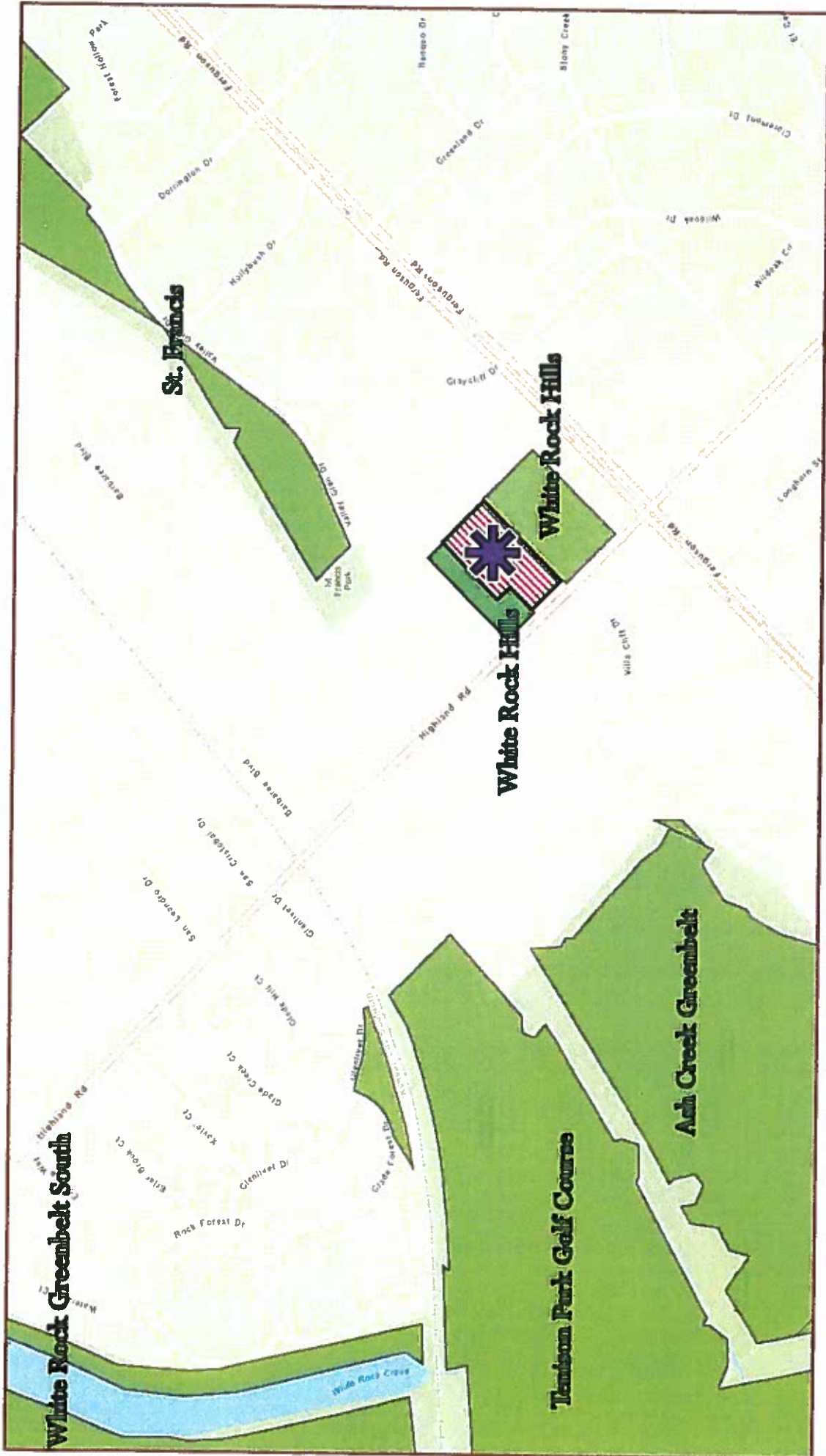


Exhibit A
5 of 5

FIELD NOTES DESCRIBING 2.489 AC. (108,436 SQ. FT.)
IN CITY BLOCK 7037
TO BE ACQUIRED FOR PARK FROM
CASA BLANCA VILLAGE LLC



LOCATION MAP
NOT TO SCALE



**White Rock Hills Recreation Center
(2165 Highland Rd)**

Mapsc 47 B

District 9

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: January 4, 2018
COUNCIL DISTRICT(S): 8
STAFF: Louise Elam, 214-670-5275
MAPSCO: 65V

SUBJECT

Authorize Supplemental Agreement No. 8 to the professional services contract with Perkins + Will, Inc. for construction documents, bidding and construction administration phases for the addition of a senior center, technology center and gymnasium to the Singing Hills Recreation Center replacement project located at 6805 Patrol Way - Not to exceed \$443,300 - Financing: 2017 Bond Funds (subject to appropriations)

BACKGROUND

On June 26, 2013, City Council authorized a professional services contract with Perkins+Will Architects for design services for the Singing Hills Recreation Center replacement at Crouch Road and Patrol Way, by Resolution No. 13-1143.

On November 5, 2013, Administrative Action No. 13-1527 authorized Supplemental Agreement No. 1 for the addition of ABI as a sub-consultant to assist in public input meetings, including outreach, audience participation and reimbursable expenses at Singing Hills Recreation Center, in an amount not to exceed \$7,500, increasing the contract amount from \$579,48 to \$586,988.

On October 13, 2014, Administrative Action No. 14-1752 authorized Supplemental Agreement No. 2 for additional services for site development construction package to include: separating bid package, bid phase, reimbursable expenses and construction administration for the site package at Singing Hills Recreation Center, in an amount not to exceed \$24,390, making a revised contract amount of \$611,378.

On March 3, 2015, Administrative Action No. 15-0242 authorized Supplemental Agreement No. 3 for archaeological permitting and survey at Singing Hills Recreation Center, in an amount not to exceed \$5,490, increasing the contract amount from \$611,378 to \$616,868.

On April 8, 2015, City Council authorized, Supplemental Agreement No. 4 to the professional services contract with Perkins & Will, Inc. for the Singing Hills Recreation Center replacement located at Crouch Road and Patrol Way for construction administration phase services and coordination of the recreation center with the DART

Authorize Supplemental Agreement No. 8 to the professional services contract with Perkins + Will, Inc. for construction documents, bidding and construction administration phases for the addition of a senior center, technology center and gymnasium to the Singing Hills Recreation Center replacement project located at 6805 Patrol Way - Not to exceed \$443,300 - Financing: 2017 Bond Funds (subject to appropriations)

Camp Wisdom light rail station in an amount not to exceed \$168,368.20, increasing the contract from \$616,868.00 to \$785,236.20., by Resolution No. 15-0708.

On April 8, 2015, City Council authorized, Supplemental Agreement No. 4 to the professional services contract with Perkins & Will, Inc. for the Singing Hills Recreation Center replacement located at Crouch Road and Patrol Way for construction administration phase services and coordination of the recreation center with the DART Camp Wisdom light rail station in an amount not to exceed \$168,368.20, increasing the contract from \$616,868.00 to \$785,236.20, by Resolution No. 15-0708.

On January 22, 2016, Administrative Action No. 16-0059, authorized Supplemental Agreement No. 5 for the additional services including additional community meeting, updated energy model, value engineering, security monitoring and additional reimbursable expense at Singing Hills Recreation Center, in an amount not to exceed \$33,250, increasing the contract amount from \$785,236.20 to \$818,486.20.

On July 18, 2016, Administrative Action No. 16-0907 authorized Supplemental Agreement No. 6 for revised LEED documentation, revision to the exterior rendering and additional reimbursable expenses at Singing Hills Recreation Center, in an amount not to exceed \$18,000, increasing the contract amount from \$818,486.20 to \$836,486.20.

On September 27, 2017, Administrative Action No. 17-1009 authorized Supplemental Agreement No. 7 for the study of adding a 3,500 square foot senior center and a renovation of approximately 1,500 square foot of space for a technology center at the Singing Hills Recreation Center, in an amount not to exceed \$45,000.00, increasing the contract amount from \$836,486.20 to \$881,486.20.

On January 22, 2016, Administrative Action No. 16-0059, authorized Supplemental Agreement No. 5 for the additional services including additional community meeting, updated energy model, value engineering, security monitoring and additional reimbursable expense at Singing Hills Recreation Center, in an amount not to exceed \$33,250, increasing the contract amount from \$785,236.20 to \$818,486.20.

On July 18, 2016, Administrative Action No. 16-0907 authorized Supplemental Agreement No. 6 for revised LEED documentation, revision to the exterior rendering and additional reimbursable expenses at Singing Hills Recreation Center, in an amount not to exceed \$18,000, increasing the contract amount from \$818,486.20 to \$836,486.20.

On September 27, 2017, Administrative Action No. 17-1009 authorized Supplemental Agreement No. 7 for the study of adding a 3,500 square foot senior center and a renovation of approximately 1,500 square foot of space for a technology center at the Singing Hills Recreation Center, in an amount not to exceed \$45,000.00, increasing the contract amount from \$836,486.20 to \$881,486.20.

Authorize Supplemental Agreement No. 8 to the professional services contract with Perkins + Will, Inc. for construction documents, bidding and construction administration phases for the addition of a senior center, technology center and gymnasium to the Singing Hills Recreation Center replacement project located at 6805 Patrol Way - Not to exceed \$443,300 - Financing: 2017 Bond Funds (subject to appropriations)

The scope of the original Singing Hills Recreation Center replacement project was reduced after the first proposals were received, because all proposals exceeded the available budget. The gymnasium, was deleted from the original scope of work and has now been funded from the 2017 Bond Program. In addition to the gymnasium, the 2017 Bond Program will fund the addition of an approximately 5,000 square foot senior center and a 1,500-square foot technology center. Both will be physically attached to the existing building. The construction documents will include repackaging of the original gymnasium drawings and inclusion of the senior and technology center additions.

Currently construction of the Phase 1 program space is underway and is due for completion at the end of January.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	January 2018
Complete Design	March 2018
Begin Construction	June 2018
Complete Construction	May 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2013, City Council authorized a professional services contract with Perkins+Will Architects by Resolution No. 13-1143.

On April 8, 2015, City Council authorized, Supplemental Agreement No. 4 to the professional services contract with Perkins & Will, Inc. by Resolution No. 15-0708.

This item will be scheduled for City Council approval on January 24, 2018.

FISCAL INFORMATION

2017 Bond Funds - \$443,300

M/WBE INFORMATION

See attached.

OWNER

Perkins + Will, Inc.
Phillip Callison, Principal

STAFF RECOMMENDATION

Staff recommends approval.

Page 4

Authorize Supplemental Agreement No. 8 to the professional services contract with Perkins + Will, Inc. for construction documents, bidding and construction administration phases for the addition of a senior center, technology center and gymnasium to the Singing Hills Recreation Center replacement project located at 6805 Patrol Way - Not to exceed \$443,300 - Financing: 2017 Bond Funds (subject to appropriations)

ATTACHMENTS

Maps

Renderings

BID AGENDA APPROVAL COVER SHEET FOR CHANGE ORDERS AND SUPPLEMENTAL AGREEMENTS

Project Meets BID Requirements	Total M/WBE	32.82%
---------------------------------------	--------------------	---------------

Prime: Perkins+W/ill
 Agenda Date: 1/24/2018
 Prime Vendor #:

Project: Singing Hills Recreation Center Addition CO #1
 Review Date: 12/13/2017

Total Local: \$425,390.00
 Total Non-Local: \$17,910.00

Sub Vendor #	Vendor Name	Cert. #	Dollar Amount	Percent
	Pacheco Koch	HMMMB72402N0919	\$27,600.00	6.2260%
	Jaster Quintanilla	IMDB66332Y0818	\$42,000.00	9.4744%
	Basharknah	WFWB42442N0719	\$58,000.00	13.0837%
				0.0000%
				0.0000%
				0.0000%
				0.0000%

Total M/WBE \$127,600.00 **28.7841%**
Non-M/WBE \$297,790.00 **67.1757%**
Total Local \$425,390.00 **95.9598%**

Non-Local
 Sub Vendor # Vendor Name Cert. # Dollar Amount Percent
 EudaCorp BMDDB760770718 \$17,910.00 4.0402%

Total M/WBE \$17,910.00 **4.0402%**
Non-M/WBE \$0.00 **0.0000%**
Total Non-Local \$17,910.00 **4.0402%**

Total Action \$443,300.00 **100.0000%**
Total Contract (including \$1,324,786

TOTAL M/WBE PARTICIPATION This Action Participation to Date

BID AGENDA APPROVAL COVER SHEET FOR CHANGE ORDERS AND SUPPLEMENTAL AGREEMENTS

African American	\$		%		\$	%
Hispanic		\$17,910.00		4.04%	\$17,910.00	1.35%
Asian American		\$27,600.00		6.23%	\$125,250.00	9.45%
Native American		\$42,000.00		9.47%	\$92,400.00	6.97%
WBE		\$0.00		0.00%	\$0.00	0.00%
Total		\$146,310.00		33.00%	\$411,120.00	31.03%



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

D. VERNER

Project Name: Singing Hills Recreation Center Replacement/Addition **Bid/Contract #:** _____

Instructions:

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

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

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

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

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

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

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

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Architectural	1143	Perkins+Will	Phillip Callison 2218 Bryan Street, Ste 200 Dallas, TX 75201 214-283-8700	NON	L	\$ 805,229.20	60.78%		
Notes:									
Civil Engineer		Pacheco Koch	Javier Jaramillo 8350 N. Central Expy, Ste 1000 Dallas, TX 75206 972-235-3031	H	L	\$ 119,650.00	9.03%		
Notes:									
Structural Engineer		Jasler Quinlanilla	John Hoenig 2105 Commerce St Dallas, TX 75201 214-752-9098	H	L	\$ 92,400.00	6.97%		
Notes:									
MEP Engineer		Basharkah (BEI)	Sam Basharkah 10260 N. Central Expy, Ste 220 Dallas, TX 75231 214-658-9000	W	L	\$ 132,200.00	9.99%		
Notes:									

Type of Work	City of Dallas Vendor Number	Name of Firm & NMBE 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 (\$)
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Printed Name:

Phil Callison

Date: November 29, 2017

Company Name:

Perkins+Will



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

Project Name: Singing Hills Recreation Center Addition

Bid/Contract #: _____

Instructions:

- Column 1: List type of work to be performed by Prime and 1st tier subcontractors.
- Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: www.bids.dallascityhall.org). 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=Black American; H=Hispanic; I=Asian Indian; N=Native American; P=Asian Pacific; W=Woman; NON=other than M/WBE.
- Column 6: Indicate firm's location as L=local (within Dallas county limits); N=Non-local (Outside Dallas county limits).
- Column 7: Indicate dollar amount of value of work for the Prime contractor, subcontractors, and suppliers.
- Column 8: Indicate percentage of total contract amount.
- Column 9: Indicate total payments to date.
- Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & M/WBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Architectural	1143	Perkins+Will	Phillip Callison 2218 Bryan Street, Ste 200 Dallas, TX 75201 214-283-8700	NON	L	\$ 248,000.00	55.94%		
Notes:									
Civil Engineer		Pacheco Koch	Javier Jaramillo 8350 N. Central Expy, Ste 1000 Dallas, TX 75206 972-235-3031	H	L	\$ 22,000.00	4.96%		
Notes: <u>MMB 72402 NO 919</u>									
Structural Engineer		Jaster Quintanilla	John Hoening 2105 Commerce St Dallas, TX 75201 214-752-9098	H	L	\$ 42,000.00	9.47%		
Notes: <u>JMDB 6633240818</u>									

Type of Work	City of Dallas Vendor Number	Name of Firm & M/W/B/E Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
MEP Engineer		Basharkhah (BEI)	Sam Basharkhah 10260 N. Central Expy, Ste 220 Dallas, TX 75231 214-659-9000	W	L	\$ 58,000.00	13.08%		
Notes: <i>WFWB 4442 211 0719</i>									
Landscape Architect		Kevin Sloan Studio	Kevin Sloan 2400 Empire Central, Ste F Dallas, TX 75235 214-459-1784	<i>M</i>	L	\$ 25,000.00	5.64%		
Notes: <i>RETHINKING APPROVAL</i>									
Commissioning		Facility Performance Associates	Jerry Kettler 1801 Royal Ln, Ste 400 Dallas, TX 75229 972-388-5559	NON	L	\$ 15,500.00	3.50%		
Notes:									
Cost Consultant		EudaCorp	Claude Eudane 707 W. Vickery Blvd, Suite 102A Fort Worth, TX 76104 469-718-5562	B	N	\$ 17,910.00	4.04%		
Notes: <i>RMDB 76 0710 718</i>									
Reimbursable s- Architecture	1143	Perkins+Will	Phillip Callison 2218 Bryan Street, Ste 200 Dallas, TX 75201 214-283-8700 Javier Jaramillo 8350 N. Central Expy, Ste 1000 Dallas, TX 75206 972-235-3031	NON	L	\$ 9,290.00	2.10%		
Reimbursable s/Civil/Survey		Pacheco Koch		H	L	\$ 5,600.00	1.26%		
Total Bid Amount: \$ 443,300.00						100.00%	\$		\$

[Note: Totals and Percentages will automatically calculate.]

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

Officer's Signature:



Title: Principal

26,000

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 (\$)
Landscaped Architect		Kevin Sloan Studio	Kevin Sloan 2400 Empire Central, Ste F Dallas, TX 75235 214-458-1784	W	L	68,360.00	5.16%		
Notes:									
Commissioning		Facility Performance Associates	Gerald Kettler PO Box 801476 Dallas, TX 75380 972-388-5559	NON	L	39,500.00	2.98%		
Notes:									
Archaeology		Cox McClain Environmental Consulting	Cox McClain 800 E. John Carpenter Fwy, #380 Irving, TX 75062 489-647-4868	M	L	5,014.00	0.38%		
Notes:									
Cost Estimate		Riddle&Goodnight	Rick Riddle 1802 Stagecoach Dr. Arlington, TX 76013 817-461-9192	NON	L	3,300.00	0.25%		
Notes:									
Cost Estimate		EudaCorp	Claude Eudarc 707 W. Vickery Blvd, Suite 102A Fort Worth, TX 76104 489-718-5582	B	N	17,910.00	1.35%		
Notes:									
Reimbursables-Archaeology		Cox McClain Environmental Consulting	Cox McClain 600 E. John Carpenter Fwy, #380 Irving, TX 75062 489-647-4868		L	188.00	0.01%		
Notes:									
Reimbursables-Architecture	1143	Perkins+Will	Philip Callison 2218 Bryan Street, Ste 200 Dallas, TX 75201 214-283-8700	NON	L	35,436.00	2.67%		
Notes:									
Civil/Survey		Pacheco Koch	Javier Jaramillo 8350 N. Central Expy, Ste 1000 Dallas, TX 75208 972-235-3031	H	L	5,600.00	0.42%		
Notes:									
[Note: Totals and Percentages will automatically calculate.]						Amount: \$	1,324,786.20	100.00%	\$

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
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The undersigned intends to enter into a formal agreement with the subcontractors listed, conditioned upon being awarded the City of Dallas

Officer's Signature:  Title: Project Architect

Printed Name: Philip Callison Date: December 11, 2017

Company Name: Perkins+Will



Minority Business
Enterprise Certification

JQ Infrastructure, LLC

has filed with the Agency an Affidavit as defined by NCTRCA M/WBE Policies & Procedures and is hereby certified to provide service(s) in the following areas:

NAICS 541330: Engineering Services

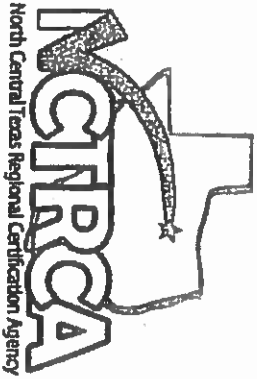
This Certification commences August 31, 2017 and supersedes any registration or listing previously issued. This certification must be updated every two years by submission of an Annual Update Affidavit. At any time there is a change in ownership, control of the firm or operation, notification must be made immediately to the North Central Texas Regional Certification Agency for eligibility evaluation.

Certification Expiration: August 30 18

Shirley W. Johnson

Certification Administrator

Issued Date: August 30 17
CERTIFICATION NO. IMDB66332Y0815



Minority Business
Enterprise Certification

Pacheco Koch Consulting Engineers, Inc

has filed with the Agency an Affidavit as defined by NCTRCA M/WBE Policies & Procedures and is hereby certified to provide service(s) in the following areas:

NAICS 541320: Landscape Architectural SERVICES; NAICS 541330: Engineering SERVICES; NAICS 541370: Surveying And Mapping (Except Geophysical) Services

This Certification commences September 27, 2017 and supersedes any registration or listing previously issued. This certification must be updated every two years by submission of an Annual Update Affidavit. At any time there is a change in ownership, control of the firm or operation, notification must be made immediately to the North Central Texas Regional Certification Agency for eligibility evaluation.

Certification Expiration: September 19, 2019

Elisa Wilford

September 17, 2017

Certification Administrator

Issued Date: September 17, 2017

CERTIFICATION NO. HMMB72402N0919



Minority Business Enterprise Certification

Apex Cost Consultants, Inc. dba Eudacorp DBA Eudacorp

has filed with the Agency an Affidavit as defined by NCTRCA M/WBE Policies & Procedures and is hereby certified to provide service(s) in the following areas:

- NAICS 323111: Digital Printing (E.g., Billboards, Other Large Format Graphic Materials, High Resolution) (Except BOOKS); NAICS 541611: Administrative Management And General Management Consulting SERVICES; NAICS 561439: Other Business Service Centers (Including Copy Shops)

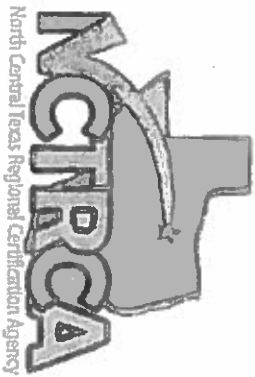
This Certification commences July 21, 2017 and supersedes any registration or listing previously issued. This certification must be updated every two years by submission of an Annual Update Affidavit. At any time there is a change in ownership, control of the firm or operation, notification must be made immediately to the North Central Texas Regional Certification Agency for eligibility evaluation.

Certification Expiration: July, 2018

Joia Williams

Certification Administrator

Issued Date: July, 2017
CERTIFICATION NO. BMDB76077Y0718



North Central Texas Regional Certification Agency

Women-Owned Business Enterprise Certification

Basharkhah Engineering Inc.

has filed with the Agency an Affidavit as defined 49 CFR Part 26 and received DBE Certification and is hereby certified as a SBE to provide service(s) in the following areas:

NAICS 236116: New Multifamily Housing Construction (Except For-sale BUILDERS); NAICS 541330: Engineering Services

July 17, 2017

This Certification commences _____ and supersedes any registration or listing previously issued. This certification must be updated every two years by submission of an Annual Update Affidavit. At any time there is a change in ownership, control of the firm or operation, notification must be made immediately to the North Central Texas Regional Certification Agency for eligibility evaluation.

Certification Expiration: July _____, 20____ 19

Certification Administrator

Issued Date: July _____, 20____ 17
CERTIFICATION NO. WFWB42442N0719



CITY OF DALLAS Business Inclusion and Development Affidavit

It is the policy of the City of Dallas to involve qualified Minority and Women-Owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City's construction, procurement and professional services contracts. The City and its contractors shall not discriminate on the basis of race, age, color, religion, national origin, or sex in the award and performance of contracts. In consideration of this policy, the City of Dallas has adopted the Business Inclusion and Development Plan (BID Plan) for all City of Dallas contracts.

M/WBE Participation Goals

The BID Plan establishes subcontracting goals and requirements for all prospective bidders to ensure a reasonable degree of M/WBE meaningful business inclusion and participation in City contracts. It is the goal of the City of Dallas that a certain percentage of work under each contract be executed by one or more M/WBEs. For the purpose of participation percentages, the City of Dallas does not include amounts paid to the prime by the sub contractor.

On May 14, 1997 the City Council adopted the following M/WBE participation goals without consideration for a specific ethnicity or gender (Resolution Number 97-1605):

<u>Construction</u>	<u>Architectural & Engineering</u>	<u>Other Professional</u>	<u>Other Services</u>	<u>Goods</u>
25.00%	25.66%	36.30%	23.80%	18.00%

The apparent low bidder/most advantageous proposer shall agree to meet the established goals or must demonstrate and document a "good faith effort" to include M/WBEs in subcontracting opportunities. The apparent low bidder/most advantageous proposer who fails to adequately document good faith efforts to subcontract or purchase significant material supplies from M/WBEs may be denied award of the contract by the City based on the contractor's failure to be a "responsive" or "responsible" bidder.

By signing below, I agree to provide the City of Dallas, Business Development & Procurement Services department with a completed copy of all required forms provided within the Business Inclusion and Development document package. I understand that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, I understand that if I fail to provide all of the required documents within five (5) business days after notification, my bid may be deemed "non-responsive" and I may be denied award of the contract.

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

Bid Number: _____ **Company Name:** Perkins+Will

Phil Callison
Typed or Printed Name of Certifying Official of Company

11/29/17
Date



Signature of Certifying Official of Company

Principal Title



**CITY OF DALLAS
ETHNIC WORKFORCE COMPOSITION REPORT**

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

Company name: Perkins+Will

Address: 2218 Bryan Street, Suite 200 Dallas, TX 75201

Bid #:

Telephone Number: 214 - 283 - 8700 Ext.

Email Address: Phil.callison@perkinswill.com

Please complete the following sections based on the ethnic composition of the (location) entity which is listed on the signature page, form BDPS-FRM-116.

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial	1	5	1	5						
Professional	51	30	44	17			3	4	5	9
Technical	32	57	19	37	2	4	6	3	5	13
Office/Clerical	1	12	1	9		1				2
Skilled										
Semiskilled										
Unskilled										
Seasonal										
Totals:	85	104	64	68	2	5	9	7	10	24

Officer's Signature

Phil Callison

Typed or Printed Name

Principal

Title

11/29/2017

Date



**CITY OF DALLAS
SUBCONTRACTOR INTENT FORM**

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

TO: City of Dallas DATE: 11/30/17
Business Development & Procurement Services gfe@dallascityhall.com

Project Name: Singing Hills Recreation Center Addition Bid # _____

Pacheco Koch Consulting Engineers, Inc. will provide the following
 M/WBE Subcontractor on the project

good(s)/service(s): Civil Engineering, Surveying

to Perkins&Will, Inc.
 Prime Contractor on the project

M/WBE subcontractor is currently certified by the following agency: NCTRCA


M/WBE Certification Number: # HMMB72402N0919
Certification must be kept current / valid for the entire duration of this contract. Failure to comply with this provision could be subject to removal from contract.

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


Total Contract Amount \$443,300.00

M/WBE/DBE Participation Amount \$27,600 6.22%

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, before any subcontractor changes are made, the prime contractor must submit to the Business Inclusion and Development Group for approval, a Change of M/WBE subcontractor/supplier form prior to any changes. Failure to comply with these provisions could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future City contracts.



 Officer's Signature (Prime Contractor)
Philip Callison
 Printed Name (Prime Contractor)
Principal
 Title (Prime Contractor)
11/30/2017
 Date



 Officer's Signature (M/WBE/DBE Subcontractor)
Mark A. Pacheco, P.E., R.P.L.S.
 Printed Name (M/WBE/DBE Subcontractor)
President
 Title (M/WBE/DBE Subcontractor)
11/30/2017
 Date



**CITY OF DALLAS
SUBCONTRACTOR INTENT FORM**

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

TO: City of Dallas DATE: 11/29/17
 Business Development & Procurement Services gfe@dallascityhall.com

Project Name: Singing Hills Recreation Center Addition Bid # _____

EudaCorp will provide the following
 MWBE Subcontractor on the project

good(s)/service(s): Cost Estimating

to Perkins&Will, Inc.
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

MWBE Certification Number: # BMDB76077Y0718 (SBE, DBE, MBE)
Certification must be kept current / valid for the entire duration of this contract. Failure to comply with this provision could be subject to removal from contract.

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

Total Contract Amount	<u>\$443,300.00</u>	
MWBE/DBE Participation Amount	<u>\$17,910</u>	<u>4.04%</u>

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, before any subcontractor changes are made, the prime contractor must submit to the Business Inclusion and Development Group for approval, a Change of MWBE subcontractor/supplier form prior to any changes. Failure to comply with these provisions could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future City contracts.

Officer's Signature (Prime Contractor)
Philip Callison
 Printed Name (Prime Contractor)
Principal
 Title (Prime Contractor)
11/29/2017
 Date

Officer's Signature (MWBE/DBE Subcontractor)
Claude Eudarc
 Printed Name (MWBE/DBE Subcontractor)
President
 Title (MWBE/DBE Subcontractor)
11/29/2017
 Date

A17-140



**CITY OF DALLAS
SUBCONTRACTOR INTENT FORM**

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

TO: City of Dallas DATE: 11/29/17
Business Development & Procurement Services gfe@dallascityhall.com

Project Name: Singing Hills Recreation Center Addition Bid # _____

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

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

to Perkins&Will, Inc.
Prime Contractor on the project

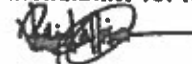
MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # IMDB66332Y0818
Certification must be kept current / valid for the entire duration of this contract. Failure to comply with this provision could be subject to removal from contract.

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

Total Contract Amount	<u>\$443,300.00</u>	
MWBE/DBE Participation Amount	<u>\$42,000</u>	<u>9.47%</u>

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, before any subcontractor changes are made, the prime contractor must submit to the Business Inclusion and Development Group for approval, a Change of M/WBE subcontractor/supplier form prior to any changes. Failure to comply with these provisions could result in termination of the contract, sanctions against the prime contractor, and/or ineligibility for future City contracts.



 Officer's Signature (Prime Contractor)

Philip Callison

 Printed Name (Prime Contractor)

Principal

 Title (Prime Contractor)

11/29/2017

 Date



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

Stephen H. Lucy

 Printed Name (M/WBE/DBE Subcontractor)

Partner

 Title (M/WBE/DBE Subcontractor)

11/29/17

 Date

PERKINS & WILL, INC

December 7, 2017

Mr. Trent Williams
Senior Program Manager
City of Dallas
Park and Recreation Department
1500 Marilla, 6FS
Dallas, TX 75201

Via e-mail: trent.williams@dallascityhall.com

Re: Proposal for Architectural Services for the Addition of Senior Center, Technology Center and Gymnasium to Singing Hills Recreation Center

This proposal is for Architectural, Landscape Architecture, Civil Engineering, MEP Engineering, Structural Engineering and Commissioning design and consulting services by Perkins+Will for the City of Dallas (Owner).

1.0 SCOPE

The Architectural, Landscape Architectural, Civil Engineering, MEP Engineering, Structural Engineering, and Commissioning scope shall consist of the addition of a new Senior Center of approximately 5,000 square feet, the renovation of approximately 1,500 square feet of the existing facility to a new Technology Center, and the addition of the previously designed Gymnasium of approximately 9,200sf at the new Singing Hills Recreation Center.

- 1.1 This proposal is based on a construction budget that is to be determined to include the following:
- 1.2 Basic Services shall consist of the following phases of work:
 - 1.2.1 Construction Documents
 - 1.2.2 Bidding
 - 1.2.3 Construction Administration
 - 1.2.4 LEED
- 1.3 Reimbursable Expenses shall consist of the following items:
 - 1.3.1 Printing of review sets for Owner's use, long distance telephone costs, and courier fees
 - 1.3.2 Topographic Survey
 - 1.3.3 Texas Accessibility Standards (TAS) review and inspection fees
 - 1.3.4 LEED Certification fees
- 1.4 Additional Services shall consist of the following items:
 - 1.4.1 Updated Electronic Renderings
 - 1.4.2 FF&E Design through approved City price agreement (i.e. TXMAS, Texas Buy Board, price agreement) or to be included in the construction documents

PERKINS & WILL, INC

2.0 BASIC SERVICES

The Consultant services shall consist of the phases described in paragraphs 2.1 through 2.3 as follows:

2.1 Construction Documents

Based on the approved Design Development Documents, Consultant shall prepare or approval by the Owner, Construction Documents for components consisting of:

- Cover sheet showing vicinity map for project, signature block, ndex of drawing, contact list
- Demolition showing removal and or relocation of existing elements as required to accommodate improvements.
- Other items, as applicable

2.1.1 Consultant will provide review sets at 50% progress. Deliverables shall include two sets of half-size and three sets of full size review prints.

2.1.2 During Construction Documents review, Perkins+Will will assist the Cost Consultant in creating a Statement of Probable Cost.

2.1.3 Consultant shall submit a full-sized set of construction documents to the Texas Department of Licensing and Regulation or an Independent Contract Provider for Texas Accessibility Standards review. Based on this review, Consultant shall revise the construction documents accordingly. (TAS Review Fee shall be considered a reimbursable expense)

2.1.4 Deliverables at 100% Construction Documents shall include one set of unbound specifications, and one electronic file of the construction documents in electronic format PDF compatible format for drawings and Word format for specifications.

2.1.5 As required, present the plans to the Park and Recreation Board Planning and Design Committee for approval.

2.2 Bidding (or Request for Competitive Sealed Proposals Process)

Based on the approved Construction Documents, Consultant shall provide bid phase services to include the following:

2.2.1 Attend pre-bid or pre-proposal conference and prepare meeting notes

2.2.2 Prepare addenda items

2.2.3 Answer questions during the bidding process

2.2.4 Review bids or proposals, as requested

PERKINS & WILL, INC

2.3 Construction Administration

During construction, Consultant shall perform the following construction administration services:

2.3.1 Attend pre-construction conference

2.3.2 Review submittals as required

2.3.3 Consultant shall make:

- Biweekly site visits for Owner, Architect, Contractor meetings, and to observe contractor progress and plan compliance
- Punch list Inspections
- Final inspection review
- End of warranty inspection

2.3.4 Attend progress meetings (as noted in 2.3.3. above)

2.3.5 Prepare written report of findings and report any discrepancies or problems to the Client

2.3.6 Provide administrative services, including preparation of the following documents:

- Proposal Requests
- Change Orders
- Responses to Requests for Information
- Architect's Supplemental Instructions
- Field Reports

2.3.7 Review and certification of pay requests

2.3.8 Review and approve mock-ups, as required

2.3.9 Consultant shall coordinate an inspection of the completed project for Texas Accessibility Standards review by the Texas Department of Licensing and Regulation or an Independent Contract Provider (The TAS inspection fee shall be considered a reimbursable expense)

3.0 CONSULTANT TEAM

The consultant team shall include:

Architecture	Perkins+Will	
Interior Design	Perkins+Will	
LEED Design	Perkins+Will	
Civil Engineering	Pacheco Koch	(MWBE)
Structural Engineering	JQ Infrastructure, LLC	(MWBE)
MEP Engineering	Basharkhah Engineering, Inc.	(MWBE)
Landscape Architecture	Kevin Sloan Studio	(MWBE)
Cost Estimating	EudaCorp	(MWBE)
LEED Commissioning	Facility Performance Associates	

PERKINS & WILL, INC

4.0 SCHEDULE

We anticipate the proposed schedule, after completion of design development documents. This schedule will be contingent on timely decisions made by the City of Dallas.

Construction Documents	8 weeks
Bidding and Award	8 weeks (estimated)
Construction Administration	12 months (to be established by the General Contractor)

5.0 FEES

5.1 Perkins+Will proposes to provide the services as outlined herein as a lump sum fee as follows:

Basic Services (Construction Documents, Bidding, Construction Administration) Scope A – Gymnasium Addition, Exterior Plaza	\$197,700
Basic Services (Construction Documents, Bidding, Construction Administration) Scope B – Senior Center Addition, Technology Center Renovation	\$177,300
Cost Estimating	\$17,910
LEED Documentation	\$20,000
Commissioning	<u>\$15,500</u>
Total	\$428,410

5.2 Reimbursable Expenses shall consist of the following items:

5.2.1 Printing and courier fees	\$5,000
5.2.2 Topographic Survey	\$5,600
5.2.3 LEED Certification Fees	\$3,100
5.2.4 TAS Review and Inspection Fees	<u>\$1,190</u>
Total for Reimbursable Fees:	\$14,890
TOTAL PROPOSED FEE	\$443,300

6.0 ADDITIONAL SERVICES

For all services requested by the City of Dallas outside those listed above, Perkins+Will will submit a fee proposal and will not proceed without written approval. The following potential additional services have been identified with a fee attached for your consideration.

Electronic Renderings (2 at \$2,500 each)	\$5,000
FF&E Design	\$15,000

PERKINS & WILL, INC

The following hourly rates will be utilized for additional services for future supplemental agreements:

- Principal \$295
- Associate Principal \$230
- Sr. Project Manager \$220
- Sr. Project Designer \$210
- Sr. Project Architect \$210
- Sr. Interior Designer \$210
- Interior Designer \$150
- Project Designer \$150

The Client shall compensate Perkins+Will for professional services rendered in connection with this specific project for the stipulated lump sum. All services shall be billed monthly upon percentage of completion. Payments shall be made to Perkins+Will within 30 days of the receipt of invoices. Services required and requested by the Client which are outside the scope of this proposal will be billed hourly or as mutually agreed. Thank you for this opportunity to offer our proposal for this project. Please let me know if any additional information or clarification may be needed regarding the details of this scope and fee proposal. We are looking forward to continuing work with the City of Dallas.

Regards,



Phil Callison, AIA LEED AP
Managing Principal

PERKINS+WILL



City of Dallas

Project Information Sheet Construction/Architectural and Engineering

Construction Award
Amount:

Change Order
CO Amount
Overall Amount:

Professional Services Contract
Amount: \$448,300.00

Supplemental Agreement
SU Amount:
Overall Amount:

Architectural and Engineering
Amount:

Department: Park and Recreation Department

Proposed Agenda Date: Nov. 16, 2017

Project Name: Singing Hills Recreation Center Replacement: Addition of Senior Center,
Technology Center and Gymnasium
Contract Number: PKR-2016-00000798
Encumbrance Number: PKR 13019391.1

Scopes of Work: Addition of a Senior Center, Technology Center and Gymnasium

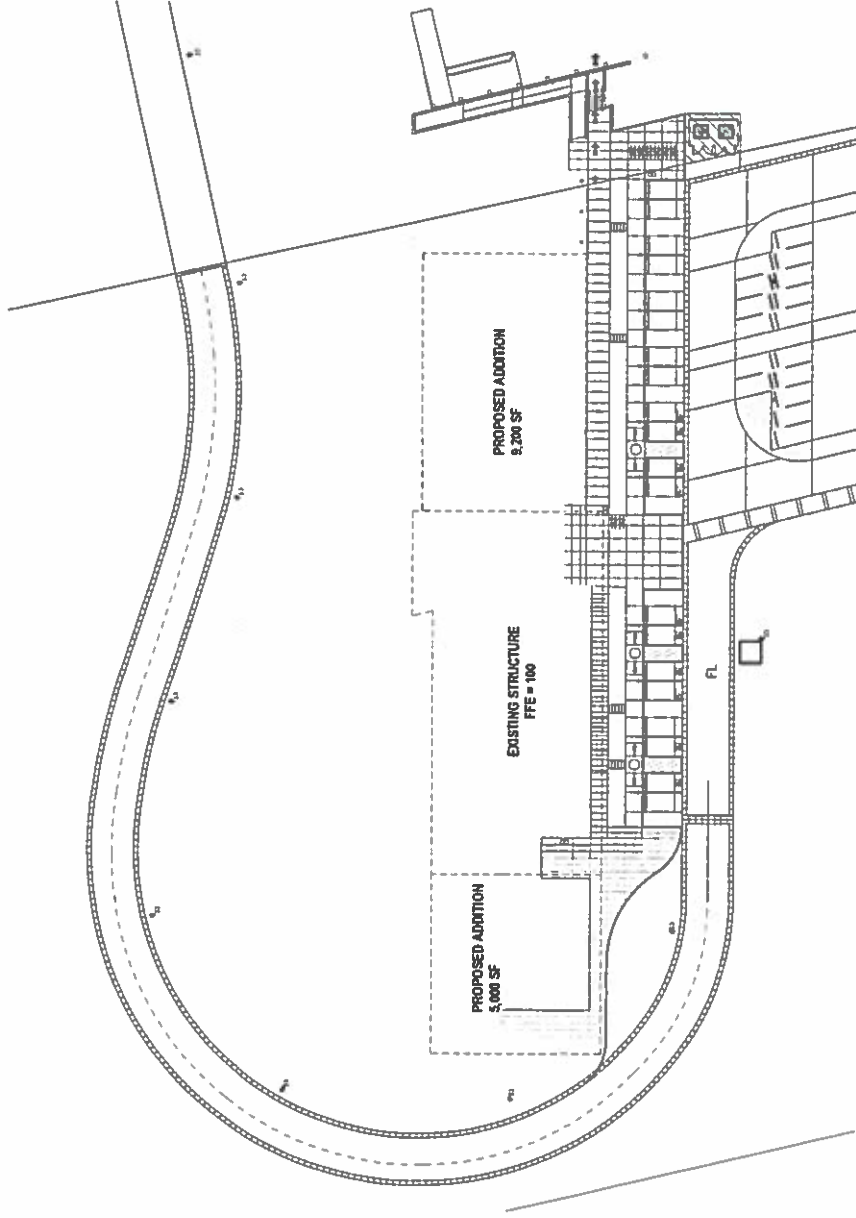
Project Manager: Vincent Ogbuehi
Contact Person: Vincent Ogbuehi
Phone: 214-670-1805
Email: vincent.ogbuehi@dallascityhall.com

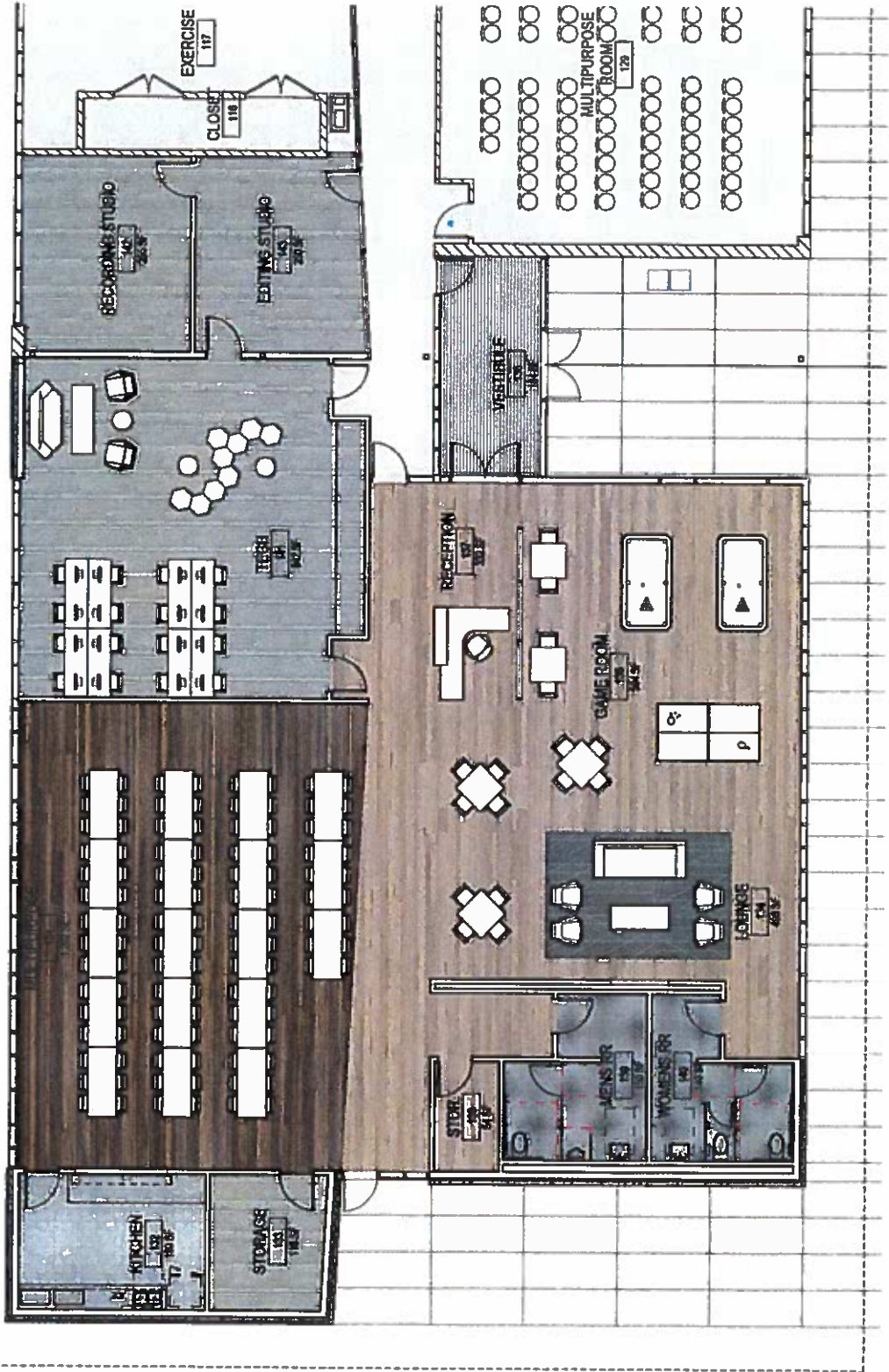
Contacted Intent to Award On: December 20, 2017
Prime Contractor/Consultant: Perkins and Will
Contact Person: Meredith Hunt
Phone: 1-214-283-8769
Email: Meredith.hunt@perkinswill.com

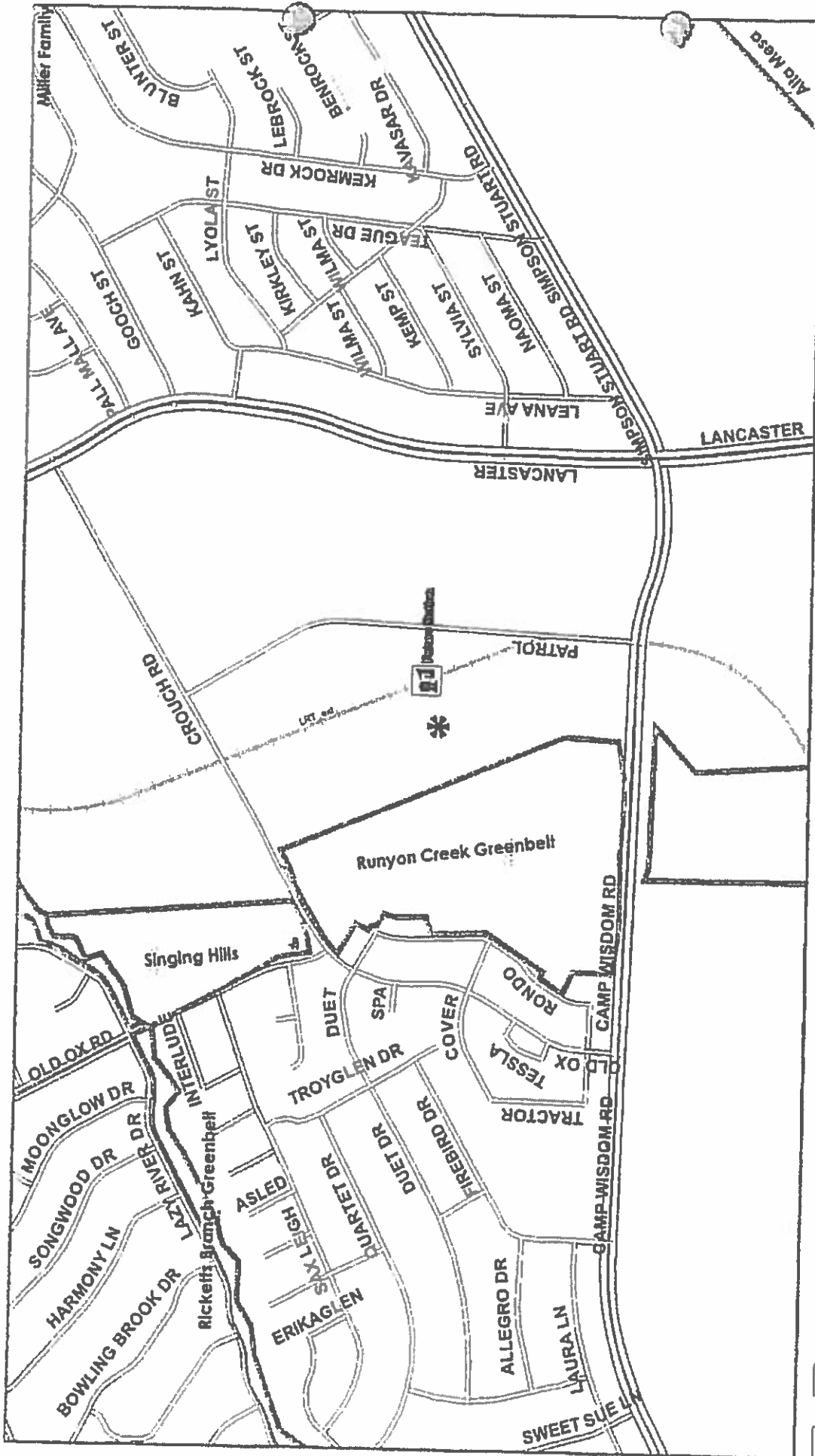


SINGING HILLS RECREATION CENTER

6805 Patrol Way
Dallas, Texas 75241







Singing Hills Recreation Center (Crouch Rd & Patrol Way)

Mapsco
65 UV

District
8

March 5, 2015

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: January 4, 2018
COUNCIL DISTRICTS: All
STAFF: John Jenkins – 214-670-4073

SUBJECT

Authorize the proposed changes to the Park Board Rules of Procedure – Financing: No cost consideration to the City

BACKGROUND

The Park Board Rules of Procedure govern the conduct, rules and functions of the Park Board. The article hasn't been updated since 1990. In an effort to streamline processes, and have some of the rules conform more closely with that of the operations of the City Council, the Park Board President convened an ad hoc committee to modernize the existing rules of procedure.

FISCAL INFORMATION

No cost consideration to the City.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Ad Hoc Rules Committee met to discuss edits on November 16, 2017

The Ad Hoc Rules Committee met to finalize their recommendation of edits on January 3, 2018.

This item will be presented to the full Park and Recreation Board for approval on January 4, 2018.

STAFF RECOMMENDATION

Staff recommends approval.

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: January 4, 2018
COUNCIL DISTRICTS: All
STAFF: John Jenkins – 214-670-4073

SUBJECT

Authorize removal of the moratorium of the Park Naming Policy – Financing: No cost consideration to the City

BACKGROUND

The Park and Recreation Board establishes policies by which the department conducts business for the City of Dallas. All policies established by the Park and Recreation Board must be consistent with the State Law, City Charter, and City of Dallas Administrative Directives.

Through Park and Recreation Board input, Park and Recreation Department staff have revised the policy for the department which will serve as a guide to naming or renaming of a park, recreation center, or component.

The proposed policy includes necessary updates to address items that were considered vague in the previous policy.

This action requests the Board to adopt the proposed Park Naming Policy.

FISCAL INFORMATION

No cost consideration to the City.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 21, 2011, the Park Board approved imposing a moratorium on the Park naming Policy.

On December 14, 2017, the Park Board approved the proposed revisions to the Park naming Policy

STAFF RECOMMENDATION

Staff recommends approval.

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

AGENDA DATE: January 4, 2017
COUNCIL DISTRICT(S) Citywide
STAFF: Ryan O'Connor (214) 670-4124

SUBJECT

Authorize approval of a resolution supporting the action of the City Plan Commission, which unanimously approved the park land dedication ordinance on December 14, 2017 – Financing: No cost consideration to the City

BACKGROUND

On November 17, 2016 the Park and Recreation Board directed staff to explore the actions required to implement a park land dedication ordinance for the City of Dallas. Throughout 2017, multiple public meetings were held with the City Council Quality of Life Committee, the Subdivision Review Committee, and the City Plan Commission (CPC) culminating in the unanimous approval by the CPC of the proposed park land dedication ordinance on December 14, 2017.

FISCAL INFORMATION

No cost consideration to the City.

COMMITTEE ACTION

NA

STAFF RECOMMENDATION

Staff recommends approval.

JANUARY 4, 2018

WHEREAS, a park land dedication ordinance is a tool utilized throughout the State of Texas that requires residential developers to dedicate land or pay a fee-in-lieu to share in the cost of providing park land and amenities for new residents as opposed to existing taxpayers; and

WHEREAS, all large peer cities in Texas as well as many surrounding Dallas/Fort Worth suburban communities have previously enacted park dedication ordinances to ensure that their park systems meet the needs of newly arriving and existing residents; and

WHEREAS, on November 17, 2016 the Park and Recreation Board was briefed on park land dedication ordinances in Texas and directed staff to pursue the process required to enact a park land dedication ordinance for the City of Dallas; and

WHEREAS, on January 23, 2017; April 10, 2017; and June 12, 2017 the City Council Quality of Life Committee was briefed on park land dedication and directed to staff to develop an ordinance at the earliest convenience; and

WHEREAS, in April and May of 2017 Park and Recreation Department staff held a series of roundtable meetings with representatives of the development community along with park system advocates to make recommendations on key elements of a park land dedication ordinance; and

WHEREAS, on July 7, 2017; July 20, 2017; August 17, 2017; September 7, 2017; and October 12, 2017 the Subdivision Review Committee of the City Plan Commission held public meetings to craft and ultimately make a recommendation of approval to the City Plan Commission for a proposed park land dedication ordinance; and

WHEREAS, on November 9, 2017 the City Plan Commission was briefed on the proposed ordinance and on December 14, 2017 voted unanimously for approval.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD:

SECTION 1. That the Park and Recreation Board enthusiastically supports the proposed park land dedication ordinance as unanimously approved by the City Plan Commission.

SECTION 2. That the resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

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

DATE: January 4, 2018
COUNCIL DISTRICT: 3
STAFF: John Jenkins, (214) 670-4073

SUBJECT

Authorize rescission of the Administration and Finance Committee vote authorizing a five (5) year agreement with Dallas County Audubon Society, Inc. for the purpose of managing, maintaining and operating Cedar Ridge Preserve, providing accessibility to open space properties and trails at 7171 Mountain Creek Parkway, Dallas, Texas, 75249, for the period January 1, 2018 through December 31, 2023 – Financing: No cost consideration to the City

BACKGROUND

On December 14, 2017, the Administration and Finance Committee took action authorizing the approval of the above agreement. After the vote was taken, it was noticed that there were errors in the information presented.

In order to request Full Board Authorization, a rescission of the vote that was taken on December 14, 2017, must be taken and then approval of the edited version of the five-year agreement must be taken by the Committee.

FISCAL INFORMATION

No cost consideration to the City

COMMITTEE ACTION

The Administration and Finance Committee considered this item on December 14, 2017.

A rescission of the Administration and Finance Committee vote is considered on January 4, 2018, and the vote of the corrected item will occur the same day at committee and be considered for Full Board approval.

STAFF RECOMMENDATION

Staff recommends approval.