



DALLAS PARK AND RECREATION BOARD AGENDA

**THURSDAY, MARCH 7, 2024
DALLAS CITY HALL
1500 MARILLA STREET, ROOM 6FN
DALLAS, TEXAS 75201
214-670-4078**

- 9:10 am: Administration and Finance Committee 6FS –
Videoconference/ in person**
- 8:30 am: Planning and Design Committee, Room 6FN
–Videoconference/ in person**
- 10:00 am: Park and Recreation Board, Room 6FN-
Videoconference/ in person**

RECEIVED

2024 MAR -1 PM 2:25

CITY SECRETARY
DALLAS, TEXAS



City of Dallas

DALLAS PARK AND RECREATION BOARD
REGULAR MEETING

THURSDAY, March 7, 2024, 10:00 A.M.

Dallas City Hall, 6FN Conference Room and Videoconference

Video Conference: <https://bit.ly/3TnYutH> Password: Pkrboard1

Telephone: (469) 210-7159 Access Code: 2497 974 0114

Public Notice

2 4 0 2 3 5

POSTED CITY SECRETARY
DALLAS, TX

The City of Dallas will make Reasonable Accommodations/Modifications to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Park & Recreation Department by calling (214) 670-4078, three (3) business days prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

La Ciudad de Dallas llevará a cabo Adecuaciones/Modificaciones Razonables a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio y/o interpretación para poder participar de forma íntegra en la reunión debe notificar a Park & Recreation Departamento llamando al (214) 670-4078, tres (3) días hábiles antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

Individuals and interested parties wishing to speak must register to speak at <https://www.dallasparks.org/107/Park-and-Recreation-Board> before 12 pm Wednesday, March 6, 2024

AGENDA

I. **Call to Order**

Arun Agarwal, Chair

II. **SPECIAL RECOGNITION**

- Special Recognition of former Park Board member Taylor Toynes for his service to the Park and Recreation Board

III. **Public Speakers**

IV. **Approval of Minutes** – February 22, 2024

V. **CONSENT AGENDA**

1. **White Rock Lake – (9,10)** Authorize an alcohol permit to Jennifer Hoesterey, to serve alcohol at the Celebration White Rock event to be held at White Rock Lake, located at 8300 Garland Road. The event will be held on Thursday, April 4, 2024 from 12:00 p.m. to 9:00 p.m. – Estimated Revenue: \$250 (This is a recurring item) (**Committee considered on March 7, 2024**)
2. **Dorothy & Wallace Savage Park – (14)** Authorize issuing an alcohol permit to Peter Loh, to serve alcohol at the Swiss Avenue Mother's Day Home Tour event to be held at Dorothy and Wallace Savage, located at 5501 Swiss Avenue. The event will be held on Saturday, May 11, 2024, from 10:00 a.m. to 6:00 p.m. and Sunday, May 12, 2024, from 10:00 a.m. to 6:00 p.m. – Estimated Revenue: \$250 (This is a recurring item) (**Committee considered on March 7, 2024**)
3. **Lakewood Park – (9)** Authorize Supplemental Agreement No. 1 to the professional services contract with Metropolitan Infrastructure, PLLC for engineering design services that include developing a full hydraulic study and hydrologic modeling to comply with floodplain management permitting requirements along the White Rock Creek Branch and Williamson Branch Tributary at Lakewood Park located at 7143 Williamson Road – Not to exceed \$30,605.00, from \$78,575.00 to \$109,180.00 - Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds) (**Committee considered on February 22, 2024**)



City of Dallas
DALLAS PARK AND RECREATION BOARD – PAGE 2
DALLAS CITY HALL Room 6FN - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, March 7, 2024, 10:00 A.M

4. **Land Acquisition – (12)** Authorize acquisition from John F. Skelton, III, of approximately 9,618 square feet of improved land located at Meandering Way near the intersection of Meandering Way and Rocky Top Circle for inclusion into the Preston Ridge Trail linear park— Not to exceed \$307,000.00 (\$300,000.00 plus closing costs and title expenses not to exceed \$7,000.00) — Financing: Capital Gifts Donation & Development Fund **(Committee considered on February 22, 2024)**

VI. ITEMS FOR INDIVIDUAL CONSIDERATION

5. **Hattie R. Moore Park – (6)** Authorize adoption of the Hattie R. Moore Park Master Plan — Financing: No cost consideration to the City **(Committee considered on February 22, 2024)**
6. **Fair Park – (7)** Authorize Change Order No. 2 for an increase in the construction services contract with Phoenix I Restoration and Construction, Ltd. for the construction of Fair Park Tower Building Rehabilitation located at 3809 Grand Avenue - Not to exceed \$415,140.00, from \$4,583,042.90 to \$4,998,182.90 - Financing: Fair Park Capital Reserve Fund) **(Committee considered on February 22, 2024)**
7. **Fair Park – (7)** Authorize an application for the Texas Parks and Wildlife Department Outdoor Recreation Legacy Partnership Grant program in an amount not to exceed \$10,000,000.00 for the Community Park at Fair Park Phase Two Development located within Fair Park, Dallas - Financing: No cost consideration to the City. **(Committee considered on March 7, 2024)**

VII. BRIEFINGS

8. Environmental Management System – Rachael Berry, Assistant Director

VIII. UPDATE

9. Budget Update – Rachael Berry, Assistant Director

IX. WORKSHOP

10. 2024 Bond Program: Update on Priority Project Lists – Christina Turner-Noteware, Assistant Director

X. DIRECTOR'S PERFORMANCE REVIEW

Deferred on February 22, 2024

CLOSED SESSION

- Director's Performance Review October 1, 2022 – September 30, 2023 – Closed Session to discuss the evaluation and duties of the Director of the Park and Recreation Department – Personnel (Section 551.074) of the Texas Open Meetings Act

OPEN SESSION

- Director's Performance Review October 1, 2022 – September 30, 2023 – Authorize adoption of the 2021/22 performance appraisal and any salary consideration for the Park and Recreation Director, as determined by the Park and Recreation Board - Financing: Current Funds



City of Dallas

DALLAS PARK AND RECREATION BOARD – PAGE 3
DALLAS CITY HALL Room 6FN - VIDEOCONFERENCE
1500 MARILLA STREET
DALLAS, TEXAS 75201
THURSDAY, March 7, 2024, 10:00 A.M

XI. OTHER/NON-ACTION ITEMS

- Staff Announcements – Upcoming Park and Recreation Department Events
- Park and Recreation Board Members, Arts and Culture Advisory Committee, Audubon Dallas/Cedar Ridge Preserve, Dallas Arboretum and Botanical Society, Dallas Zoological Society, Downtown Dallas Inc./Downtown Parks, Friends of Bachman Lake, Friends of Fair Park, The Friends of Katy Trail, Friends of Northaven Trail, Friends of Preston Ridge Trail, Friends of Santa Fe Trail, Send a Kid To Camp, Senior Affairs Commission, State Fair of Texas, Texas Discovery Gardens, The Loop (Circuit Trail), The Trinity Commons Foundation, Trinity River Audubon Center, Turtle Creek Association, Turtle Creek Park Conservancy, The Woodall Rodgers Park Foundation/Klyde Warren Park

XII. Next Park Board meeting 10:00 am Thursday, March 21, 2024

XIII. **Adjournment**



City of Dallas

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."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), 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 a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

EXECUTIVE SESSION NOTICE

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 SHEET**

DATE: March 7,2024

COUNCIL DISTRICT: 9,10

STAFF: John Lawrence, (214) 670-4073

SUBJECT

Authorize an alcohol permit to Jennifer Hoesterey, to serve alcohol at the Celebration White Rock event to be held at White Rock Lake, located at 8300 Garland Road. The event will be held on Thursday, April 4, 2024 from 12:00 p.m. to 9:00 p.m. – Estimated Revenue: \$250 (This is a recurring item)

BACKGROUND

The Park and Recreation Board has the authority by City Code Sec.32-11.2(3) to approve alcohol consumption on park property. A request has been received by Jennifer Hoesterey, with Celebration White Rock, to serve alcohol from 12:00 p.m. to 9:00 p.m. on Thursday, April 4, 2024. This will be the twelfth (12) year for this recurring event with no issues reported from past events. The estimated attendance is 1,000 participants.

The Alcoholic Beverage Permit Conditions document has been given to the event organizers, who will be required to meet all the conditions, to include naming the City of Dallas as an additional Insured as specified by the City's Risk Management Office. Alcohol consumption will be restricted to a designated enclosed area staffed by Dallas Police.

FISCAL INFORMATION

Event organizers will pay a \$200 alcohol permit deposit and a \$250 non-refundable alcohol permit fee – Estimated Revenue: \$250.

COMMITTEE ACTION

The Administration and Finance Committee will consider this request on March 7,2024 and will present its recommendation to the full Park and Recreation Board on the same day.

STAFF RECOMMENDATION

Staff recommends approval.

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: March 7, 2024

COUNCIL DISTRICT: 14

STAFF: John Lawrence, (214) 670-4073

SUBJECT

Authorize issuing an alcohol permit to Peter Loh, to serve alcohol at the Swiss Avenue Mother's Day Home Tour event to be held at Dorothy and Wallace Savage, located at 5501 Swiss Avenue. The event will be held on Saturday, May 11, 2024, from 10:00 a.m. to 6:00 p.m. and Sunday, May 12, 2024, from 10:00 a.m. to 6:00 p.m. – Estimated Revenue: \$250 (This is a recurring item)

BACKGROUND

The Park and Recreation Board has the authority by City Code Sec.32-11.2(3) to approve alcohol consumption on park property. A request has been received by Peter Loh, with Swiss Avenue Mother's Day Home Tour, to serve alcohol on Saturday, May 11, 2024 from 10:00 a.m. to 6:00 p.m. and Sunday, May 12, 2024, from 10:00 a.m. to 6:00 p.m. This will be the fifty-second year for this recurring event with no issues reported from past events. The estimated attendance is 1,500 participants.

The Alcoholic Beverage Permit Conditions document has been given to the event organizers, who will be required to meet all the conditions, to include naming the City of Dallas as an additional Insured as specified by the City's Risk Management Office. Alcohol consumption will be restricted to a designated enclosed area staffed by Dallas Police.

FISCAL INFORMATION

Event organizers will pay a \$200 alcohol permit deposit and a \$250 non-refundable alcohol permit fee – Estimated Revenue: \$250.

COMMITTEE ACTION

The Administration and Finance Committee will consider this request on March 7, 2024 and will present its recommendation to the full Park and Recreation Board on the same day.

STAFF RECOMMENDATION

Staff recommends approval.

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

AGENDA DATE: March 7, 2024
COUNCIL DISTRICT(S): 9
STAFF: Chris Turner-Noteware

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with Metropolitan Infrastructure, PLLC for engineering design services that include developing a full hydraulic study and hydrologic modeling to comply with floodplain management permitting requirements along the White Rock Creek Branch and Williamson Branch Tributary at Lakewood Park located at 7143 Williamson Road – Not to exceed \$30,605.00, from \$78,575.00 to \$109,180.00 - Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds)

BACKGROUND

On August 11, 2021, the City Council authorized a Professional Services contract with Metropolitan Infrastructure, PLLC, for conceptual design and surveying services of Lakewood Park design of a steel pedestrian bridge across White Rock Creek Branch with concrete trail and sidewalk connections, near the 7143 block of Williamson Road, in an amount not to exceed \$78,575.00, by resolution No. 21-1266.

This action will authorize Supplemental Agreement No. 1 to the professional services contract with Metropolitan Infrastructure, PLLC to provide for the design of a full Hydrologic Engineering Center – River Analysis System (HEC-RAS) Study, hydraulic modeling and hydrologic drainage report of the project site's White Rock Creek Branch and Williamson Branch Tributaries necessary to comply with Dallas Water Utilities floodplain management engineering criteria and permitting requirements.

ESTIMATED SCHEDULE OF PROJECT

Began Design	November 2023
Complete Design	February 2024
Begin Construction	June 2024
Complete Construction	November 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 11, 2021, the City Council authorized a Professional Services contract with Metropolitan Infrastructure, PLLC, for conceptual design and surveying services of Lakewood Park design of a steel pedestrian bridge across White Rock Creek Branch with concrete trail and sidewalk connections, near the 7143 block of Williamson Rd, in an amount not to exceed \$78,575.00, by resolution No. 21-1266.

Authorize Supplemental Agreement No. 1 to the professional services contract with Metropolitan Infrastructure, PLLC for engineering design services that include developing a full hydraulic study and hydrologic modeling to comply with floodplain management permitting requirements along the White Rock Creek Branch and Williamson Branch Tributary at Lakewood Park located at 7143 Williamson Road – Not to exceed \$30,605.00, from \$78,575.00 to \$109,180.00 - Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds) – Page 2

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Funds)	\$30,605.00	\$0.00	\$0.00

Design Contract	\$78,575.00
Supplemental Agreement No.1	<u>\$30,605.00</u>
Total	\$109,180.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Policy adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$30,605.00	Professional Services	34%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
33.98%	33.98%	\$10,400.00
<ul style="list-style-type: none"> This contract meets the M/WBE goal requirements 		

OWNER

Metropolitan Infrastructure, PLLC
1413 East IH 30, Suite #3
Garland, TX 75043

Louis Frisbie, P.E.

Authorize Supplemental Agreement No. 1 to the professional services contract with Metropolitan Infrastructure, PLLC for engineering design services that include developing a full hydraulic study and hydrologic modeling to comply with floodplain management permitting requirements along the White Rock Creek Branch and Williamson Branch Tributary at Lakewood Park located at 7143 Williamson Road – Not to exceed \$30,605.00, from \$78,575.00 to \$109,180.00 - Financing: Park and Recreation Facilities (B) Funds (2017 Bond Funds) – Page 3

COMMITTEE ACTION

The Planning and Design Committee considered this item on February 22, 2024 and will present a recommendation to the Park and Recreation Board on March 7, 2024.

This item will be scheduled for City Council approval on March 27, 2024.

STAFF RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

Map
Exhibit A

BID Agenda Approval Cover Sheet for Change Orders and Supplemental Agreements

[illegible]

BID Agenda Approval Cover Sheet for Change Orders and Supplemental Agreements

Total Contract (including CO/SA)		\$109,180.00			
TOTAL M/WBE PARTICIPATION		This Action	Participation to Date		
		\$	%	\$	%
African American		\$0.00	0.00%	\$5,200.00	4.76%
Hispanic		\$30,605.00	100.00%	\$103,980.00	95.24%
Asian American		\$0.00	0.00%	\$0.00	0.00%
Native American		\$0.00	0.00%	\$0.00	0.00%
WBE		\$0.00	0.00%	\$0.00	0.00%
Total		\$30,605.00	100.00%	\$109,180.00	100.00%



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Ethnic Workforce Composition Report (BID-FRM-627)

(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: Metropolitan Infrastructure, PLLC

Address: 1413 E IH30 Suite 3, Garland TX 75043

Bid #: PKR 2021 00016444

Telephone Number: 214 - 341 - 1501 Ext.

Email Address: Lfrisbie@metroinfrastructure.com

Please complete the following sections based on the ethnic composition of the (location) entity in the address line above.

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial		1		1						
Professional	3	2	1				1	2		
Technical										
Office/Clerical										
Skilled	3	1								
Semiskilled										
Unskilled										
Seasonal										
Totals:	6	4								
# of employees living in Dallas:		1								
Total % of employees living in Dallas			20%							



Officer's Signature

Louis Frisbie

Typed or Printed Name

CEO

Title

1/17/2024

Date



CITY OF DALLAS
Small Business Center - Business Inclusion and Development
Contractor's Affidavit - Schedule of Work and Actual Payment (BID-FRM-213)

Project Name: Lakewood Park Trail Connection at Williamson Branch

Bid/Contract #: PKR - 2021 - 00016444

Instructions:

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

Column 2: Please provide all NASIC codes for each entry. Use a comma to separate each code. To search for NACIS codes <https://www.census.gov/naics/>

Column 3: List name of firm; MWBE Certification Number (if applicable).

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

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

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

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

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.


Column 10: Indicate payments during current pay period.

Type of Work [1]	NASIC Codes [2]	Name of Firm & MWBE Certification (If Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm [5]	L or N [6]	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]
Civil Structural Engineering	541330	Metropolitan Infrastructure, PLLC HMMB05941N0724	Louis Frisbie 1413 E IH30, #3 Garland TX 75043 214-341- 1501	H	L	\$ 20,205.00	66.02%		
Notes:									
Notes:									
Engineering	541330	AKV Consulting Engineers HMMB43313N0524	Ahmed Valdez 214-650-7621	H	L	\$ 10,400.00	33.98%		
Notes:									
							0.00%		
Notes:									

Type of Work	NASIC Codes	Name of Firm & M/WBE Certification (If Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
Notes:									
							0.00%		
Notes:									
							0.00%		
Notes:									
							0.00%		
Notes:									
							0.00%		
Notes:									
							0.00%		
Notes:									
							0.00%		
Notes:									
							0.00%		
Notes:									
					Total Bid Amount: \$ 30,605.00		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 and the Change of M/WBE Subcontractor Form. 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: CEO/President
Printed Name: Louis Frisbie Date: January 17, 2024
Company Name: Metropolitan Infrastructure, PLLC



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Subcontractor Intent Form (BID-FRM-214)

(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: 1/17/2024
Small Business Center - Business Inclusion and Development

Project Name: Lakewood Park Trail Connection Bid # PKR-2021-00016444

AKV Consulting Engineers will provide the following
M/WBE Subcontractor on the project

good(s)/service(s): CADD design support, landscape architecture, graphics

to Metropolitan Infrastructure, PLLC
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # HMMB40812N1124

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 for prime	<u>\$ 30,605</u>	<u> </u> NCTRCA
MWBE/DBE Sub Participation Amount	<u>\$ 10,400</u>	<u> </u> DFWMSDC
		<u> </u> WBCSW

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, the prime contractor must submit a Change of M/WBE subcontractor/supplier form to the Business Inclusion and Development division for approval prior to any changes in the team make-up. 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)

Louis Frisbie
 Printed Name (Prime Contractor)

CEO
 Title (Prime Contractor)

1/17/2024
 Date


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

Ahmed Valdez
 Printed Name (M/WBE/DBE Subcontractor)

CEO President
 Title (M/WBE/DBE Subcontractor)

1/17/2024
 Date

Please select or list all Chambers or Advocacy groups you are a member of:

	Prime	Sub		Prime	Sub
Greater Dallas Asian American Chamber of Commerce	<input type="checkbox"/>	<input type="checkbox"/>	Asian Contractors Association	<input type="checkbox"/>	<input type="checkbox"/>
Greater Dallas Black Chamber of Commerce	<input type="checkbox"/>	<input type="checkbox"/>	Regional Black Contractors Association	<input type="checkbox"/>	<input type="checkbox"/>
Greater Dallas Hispanic Chamber of Commerce	<input type="checkbox"/>	<input type="checkbox"/>	Regional Hispanic Contractors Association	<input type="checkbox"/>	<input type="checkbox"/>
U.S. Pan Asian American Chamber of Commerce	<input type="checkbox"/>	<input type="checkbox"/>			

Other MDPC



CITY OF DALLAS
Small Business Center - Business Inclusion and Development
Contractor's Affidavit - Schedule of Work and Actual Payment (BID-FRM-213)

Project Name: Lakewood Park Trail Connection at Williamson Branch

Bid/Contract #: PKR-2021-00016444

Instructions:

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

Column 2: Please provide all NASIC codes for each entry. Use a comma to separate each code.

To search for NASIS codes <https://www.census.gov/naics/>

Column 3: List name of firm; MWBE Certification Number (if applicable).

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

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

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

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

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work [1]	NASIC Codes [2]	Name of Firm & MWBE Certification (if Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm [5]	L or N [6]	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]
Civil Structural Engineering	541330	Metropolitan Infrastructure, PLLC HMMB05941N0724	Louis Frisbie 1413 E IH30, #3 Garland TX 75043 214-341- 1501	H	L	\$ 72,064.50	66.01%		
Notes:									
Geotech	338366	Alliance Geotechnical Group BMMB88495N0123	3228 Halifax St. Dallas, TX 75247 214-739-3152	B	L	\$ 5,200.00	4.76%		
Notes:									
Engineering	541330	AKV Consulting Engineers HMMB43313N0524	Ahmed Valdez 214-650-7621	H	L	\$ 10,400.00	9.53%		
Notes:									
LSA CADD	VS0000055499	Victory Park Studios LLC HMMB62269N0822	Steve Berkenbile 2218 Loretta Ln, Rowlett, TX 75088 214-534-7830	H	L	\$ 21,515.50	19.71%		
Notes:									



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Business Inclusion and Development Documentation Form (BID-FRM-215)

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

Project Name

Lakewood Park Trail Connection at Williamson Branch

Bid #:

PKR-2021-00016444

Firm Name and Address:

Metropolitan Infrastructure, PLLC

1413 E IH 30, Suite 3 Garland, TX 75043

1. Did you meet with a staff member of the Small Business Center -- Business Inclusion and Development (BID)?

Please make a
selection:

No

Name of staff member:

2. Did you utilize a current M/WBE directory provided by BID staff for this project?

Please make a
selection:

No

Date of Listing:

3. Did you provide plans and specifications, bids or proposals to potential M/WBEs or information regarding the location of plans and specifications, bids, or proposals for this project?

Please make a
selection:

Yes

4. If M/WBE bids and proposals were received and rejected, you must attach documentation of the received bid and the reason for rejection. (i.e. letters, memos, telephone calls, meetings, etc.)

5. Complete the attached Documentation Form(s) to further explain good faith efforts to obtain M/WBE participation on this project. If there is written documentation of efforts with the M/WBEs who responded affirmatively to the bidder's written notice please attach documentation (i.e. quotes, or e-mails).



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Business Inclusion and Development Documentation Form (BID-FRM-215)

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

Project Name #:

**Lakewood Park Trail Connection at Williamson
Branch**

Bid #:

Firm Name and M/WBE Certification Number	Person Contacted and Date	Telephone Number and Email Address	Type of Work	Method of Communication (Telephone/Email)	Response
AKV Consulting Engineers HMMB433 13N0524	Ahmed Valdez	214-650-7621 avaldez@akvce.com	Engineering	Phone and email	Accepted
		- -		Phone and email	
		- -			
		- -			
		- -			
		- -			

Please use the form(s) below if additional space is needed. Intentional misrepresentation could result in criminal prosecution.

Officer's Signature:

Printed Name:

Louis Frisbie

Title: CEO

Date: 1/17/2023

Date:



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Business Inclusion and Development Documentation Form (BID-FRM-215)

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

Project Name & Bid/Contract #: _____

#: _____

Firm Name and M/WBE Certification Number	Person Contacted and Date	Telephone Number and Email Address	Type of Work	Method of Communication (Telephone/Email)	Response
		- -			
		- -			
		- -			
		- -			
		- -			
		- -			
		- -			

Please use the form below if additional space is needed. Intentional misrepresentation could result in criminal prosecution.

Officer's Signature: _____

Title: _____

Date: _____

Printed Name: _____

Date: _____



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Pre-Bid/Pre-Proposal Form – Cover Memo (BID-FRM-622)

Solicitation Number: PK12-2021-00016444 Project Name: Lakewood Park Trail
Connection at Williamson
Branch

Company Name: Metropolitan Infrastructure,
PLLC

The Small Business Center – Business Inclusion and Development Pre-Bid/Pre-Proposal Form is turned in with all bid documents and proposal packages and certifies that the bidder/proposer agrees to comply with the City of Dallas Business Inclusion and Development Policy (BID Policy).

Section I: Business Inclusion 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 BID Policy establishes subcontracting goals and requirements for all prospective bidder/proposer to ensure a reasonable degree of M/WBE business inclusion and participation in City contracts. By signing this section, the bidder/proposer agrees to comply with the City of Dallas BID Policy.

Section II: Historical Utilization

The purpose of this section is to show the bidder/proposer's recent history of utilizing M/WBE companies to complete contracts with municipalities. Historical Utilization is not limited to City of Dallas contracts, but should only include the last three projects performed with municipalities. If you have not done business with the City of Dallas or any other municipalities as a prime contractor, leave this section blank.

Section III: Team Make-up/Schedule of Work

The purpose of this section is to confirm the M/WBE participation percentage for the sub-contracting team that will be utilized for the anticipated project. In this section, the prime contractor will show their proposal to meet the established M/WBE subcontracting goal. This section should include all subcontractors, both M/WBEs and non-M/WBEs, and should also include the prime contractor's percentage. Contact the project manager if you require additional lists of M/WBE certified companies to perform scopes of work.

Once the contract has been awarded to the low bidder/most advantageous proposer, the prime contractor is expected to utilize the M/WBEs listed in this section.

Certification List

This record is from **North Central Texas Regional Certification Agency**. It is not managed by City of Dallas.

Vendor Information

BUSINESS NAME	AKV Consultants, LLC DBA AKV Consulting Engineers
SYSTEM VENDOR NUMBER	20511825
PRIMARY OWNER'S NAME	Mr. Ahmed Valdez
COMPANY TYPE	LLC
ETHNIC GROUP	Hispanic American
GENDER	Male

Certification Information

CERTIFYING AGENCY	North Central Texas Regional Certification Agency
CERTIFICATION TYPE	MBE - Minority Business Enterprise
EFFECTIVE DATE	5/23/2022
RENEWAL DATE	5/31/2024

Contact Information

MAIN COMPANY EMAIL	avaldez@akvce.com
MAIN PHONE	832-674-4886
MAIN COMPANY WEBSITE	http://www.akvce.com

Addresses

PHYSICAL ADDRESS	4600 Hwy 6 N. Suite 210 Houston, TX 77084 [map]
MAILING ADDRESS	15310 Skyhill Dr Cypress, TX 77433 [map]

Business Capabilities

BUSINESS CERTIFIED FOR	Bridge Engineering - Design of bridge structures such as culverts, overpasses, direct connector. Site Plan - Develop site plan, grading, drainage and utilities plans for new building. Municipal Engineering - Design of streets, alleys, erosion control, traffic control and hydraulic design. Hydraulics and Hydrology - Modeled HEC-RAS and HEC HMS models for river streams and culvert designs Utilities - Design gravity and pressured utilities such as water, wastewater and fiber optics.	
FULL DESCRIPTION OF CAPABILITIES/PRODUCTS	Bridge Engineering - Design of bridge structures such as culverts, overpasses, direct connector. Site Plan - Develop site plan, grading, drainage and utilities plans for new building. Municipal Engineering - Design of streets, alleys, erosion control, traffic control and hydraulic design. Hydraulics and Hydrology - Modeled HEC-RAS and HEC HMS models for river streams and culvert designs Utilities - Design gravity and pressured utilities such as water, wastewater and fiber optics.	
COMMODITY CODES	NAICS 237310 NAICS 541330 NAICS 541690	Bridge construction (More) Engineering design services (More) Hydrology consulting services (More)

Owner Ethnicity and Gender

ETHNIC GROUP	Hispanic American
GENDER	Male

Location and Work Districts/Regions

COUNTY	Harris (TX)
STATEWIDE WORK AREA	N/A
WORK DISTRICTS/REGIONS	

Certification List

Certification List

This record is from **North Central Texas Regional Certification Agency**. It is not managed by City of Dallas.

Vendor Information

BUSINESS NAME	Metropolitan Infrastructure, PLLC
SYSTEM VENDOR NUMBER	20010672
PRIMARY OWNER'S NAME	Louis Robert Frisbie
COMPANY TYPE	PLLC
ETHNIC GROUP	Hispanic American
GENDER	Male

Certification Information

CERTIFYING AGENCY	North Central Texas Regional Certification Agency
CERTIFICATION TYPE	MBE - Minority Business Enterprise
EFFECTIVE DATE	7/19/2022
RENEWAL DATE	7/31/2024

Contact Information

MAIN COMPANY EMAIL	Lrfrisbie@metroinfrastructure.com
MAIN PHONE	214-341-1501
MAIN FAX	214-341-1640
MAIN COMPANY WEBSITE	http://www.metroinfrastructure.com

Addresses

PHYSICAL ADDRESS	1413 E IH30 Suite 3 Garland, TX 75043 [map]
MAILING ADDRESS	1413 E IH30 Suite 3 Garland, TX 75043 [map]

Business Capabilities

BUSINESS CERTIFIED FOR	Civil Engineering Services and Land Surveyors Services, Consulting Services	
FULL DESCRIPTION OF CAPABILITIES/PRODUCTS	Civil Engineering Services and Land Surveyors Services, Consulting Services	
COMMODITY CODES	NAICS 541330	Civil engineering services (More)
	NAICS 541330	Engineering consulting services (More)
	NAICS 541330	Engineering services (More)
	NAICS 541370	Land surveying services (More)

Owner Ethnicity and Gender

ETHNIC GROUP	Hispanic American	
GENDER	Male	

Location and Work Districts/Regions

COUNTY	Dallas (TX)	
STATEWIDE WORK AREA	N/A	
WORK DISTRICTS/REGIONS	Dallas Fort Worth	

Certification List



Project Information Sheet Construction/Architectural and Engineering

☐ Construction Award

Amount:

☐ Change Order

CO Amount:

Overall Amount:

☐ Professional Services Contract

Amount:

☒ Supplemental Agreement

SU Amount:\$30,605

Overall Amount:

☐ Architectural and Engineering

Amount:

Department:PKR

Proposed Agenda Date: February/22/2024

Project Name: Lakewood Park Bridge and Trail

Contract Number: PKR-2021-00016444

Encumbrance Number: CX-PKR-2021-00016444

Scopes of Work:

Provide Professional services Supplemental Agreement No. 1 includes design services for developing a full Hydraulic Study and Hydrology Modeling along the White Rock Creek Branch & Williamson Branch Tributary, including full Study and Hydrologic Report to comply with Floodplain Management permitting.

Project Manager:Francisco De Villa

Contact Person: Francisco De Villa

Phone: 214-797-6461

Email: jdevilla@azb-engrs.com

Contacted Intent to Award On: April 10, 2024

Prime Contractor/Consultant: Metropolitan Infrastructure, PLLC.

Contact Person:Louis Frisbie

Phone: 214-534-7830

Email: lfrisbie@metroinfrastrucutre.com



Esri Community Maps Contributors, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USEWS

0 200 400 Feet

Lakewood Park
7143 Williamson Rd.
Dallas, Texas
District 9



**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: February 22, 2024
COUNCIL DISTRICT(S): 12
STAFF: Christina Turner Noteware, (214) 671-7966

SUBJECT

Authorize acquisition from John F. Skelton, III, of approximately 9,618 square feet of improved land located at Meandering Way near the intersection of Meandering Way and Rocky Top Circle for inclusion into the Preston Ridge Trail linear park—Not to exceed \$307,000.00 (\$300,000.00 plus closing costs and title expenses not to exceed \$7,000.00) — Financing: Capital Gifts Donation & Development Fund

BACKGROUND

This item authorizes the acquisition of approximately 9,618 square feet of improved land (Property) on Meandering Way near the intersection of Meandering Way and Rocky Top Circle for inclusion into the Preston Ridge Trail linear park (**Exhibit A**) from John F. Skelton, III. The total purchase price for this acquisition is \$307,000.00 based on an independent appraisal and further negotiations with the property owner (\$300,000.00, plus closing costs and title expenses not to exceed \$7,000.00). Funds used for this acquisition are from the Capital Gifts Donation & Development Fund.

The Property is improved with a small gazebo which is connected to the sidewalk by a paved walkway. The Property is adjacent to the Preston Ridge Trail which the Park and Recreation Department operates under a license agreement with Oncor. The Property is located less than 500 feet from the future Cotton Belt Trail intersection with the Preston Ridge Trail. Adjacent to the Property and the Preston Ridge Trail is additional open City property managed by the Public Works Department. For these reasons, the acquisition provides for opportunities to expand recreational features not available in the Oncor license area.

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the entire property is developed for its intended use.

Maintenance

- City will be responsible for maintenance after acquisition of the Property
 - i) Estimated annual operating and maintenance cost: \$1,000.00

Authorize acquisition from John F. Skelton, III, of approximately 9,618 square feet of improved land located at Meandering Way near the intersection of Meandering Way and Rocky Top Circle for inclusion into the Preston Ridge Trail linear park — Not to exceed \$307,000.00 (\$300,000.00 plus closing costs and title expenses not to exceed \$7,000.00) — Financing: Capital Gifts Donation & Development Fund— Page 2

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior actions.

FISCAL INFORMATION

Fund	FY2024	FY2025	Future Years
Capital Gifts Donation & Development Fund	\$307,000.00	\$0.00	\$0.00
Maintenance and Operation Costs	\$0.00	\$1,000.00	\$1,000.00
Total	\$307,000.00	\$1,000.00	\$1,000.00

COMMITTEE ACTION

The Planning and Design Committee held this item indefinitely on October 21, 2021.

The Planning and Design Committee considered this item on February 22, 2024 and will bring a recommendation to the full Park and Recreation Board on March 7, 2024.

This item will be scheduled for City Council consideration by the Real Estate Division on March 27, 2024.

STAFF RECOMMENDATION

Staff recommends approval of this acquisition with the condition that this property is not officially dedicated as municipal parkland until such time the property is developed for its intended use.

ATTACHMENT

Map

Exhibit

Field Notes Describing a 9,618 Square Foot (0.2208 Acre)
Common Green Area In Block 1/8758 Highlands of McKamy Phase IV Addition
Owned by John F. Skelton, III
Situated In the Collin County SchoolLand Survey, Abstract No. 169
City of Dallas, Collin County, Texas

Exhibit A

BEING a 9,618 square foot (0.2208 acre) tract of land situated in the Collin County SchoolLand Survey, Abstract Number 169, City of Dallas, Collin County, Texas, and being all of Common Green Area, Official City Block Number 1/8758, Highlands of McKamy Phase IV Addition, an addition to the City of Dallas according to the plat thereof recorded in Volume B, Page 169, Map Records, Collin County, Texas and being all of the property conveyed to John F. Skelton, III described as Tract B according to the deed recorded in Volume 3213, Page 588, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 Inch Iron rod with cap marked "CRIADO" set at the most westerly corner of said Common Green Area in the northeast right-of-way line of Meandering Way (60' Right-of-Way) at the most southerly corner of the Floodway Management Area & Sewer Easement as shown on said Highlands of McKamy Addition, from which a 3/8 Inch Iron rod found at the most westerly corner of said Floodway Management Area & Sewer Easement at the south corner of Lot 11, Block 3/8758 bears North 50°23'49" West, a distance of 159.59 feet;

THENCE North 39°36'11" East, departing said Meandering Way and along the common line between said Common Green Area and said Floodway Management Area & Sewer Easement, a distance of 100.99 feet to a 5/8 Inch Iron rod with cap marked "CRIADO" set in the west line of a 100 foot Dallas Power & Light Company Easement as shown on said Highlands of McKamy Addition;

THENCE South 19°50'20" East, with the common line between said Common Green Area and said Dallas Power & Light Company Easement, a distance of 304.71 feet to a mag nail with washer stamped "CRIADO" set in the northeast right-of-way line of said Meandering Way;

THENCE with the common line between said Common Green Area and said Meandering Way and a non-tangent curve to the left having a central angle of 30°33'29", a radius of 388.29 feet, an arc length of 207.09 feet and a chord which bears North 35°07'05" West, a distance of 204.64 feet to a 3/8 Inch Iron rod found;

THENCE North 50°23'49" West, continuing with said common line, a distance of 64.98 feet to the POINT OF BEGINNING and containing 9,618 square feet, or 0.2208 acres of land, more or less.

BASIS OF BEARING: Bearings are based on the State Plane Coordinate System, NAD 83 (2011) Epoch 2010.00, Texas North Central Zone 4202.

The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to the State of Texas that (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (the "Property") described in the field notes on this plat of survey; (b) such survey was conducted by the Surveyor, or under their direction; (c) monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no observable encroachments on to the Property or observable protrusions therefrom, there are no observable improvements on the Property, there are no observable easements or rights-of-way either burdening or benefitting the Property, and there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the Property has apparent access to and from a public roadway; (f) recorded easements listed in Title Commitment GF No. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT (g) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (2006) for a Category 1A, Condition II, Suburban Survey.



FIELD NOTES APPROVED:

DER 12-9-15

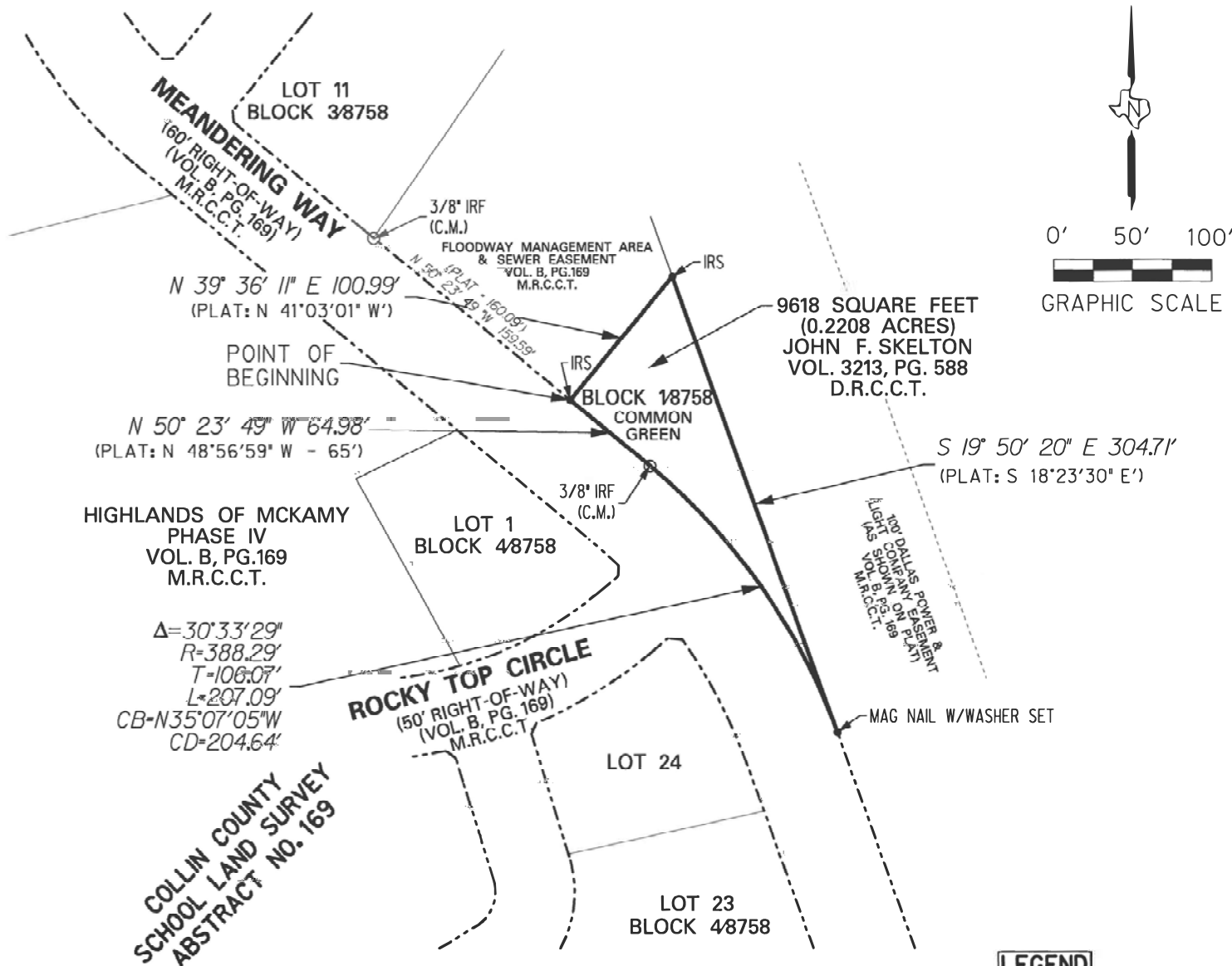


1/2

Candy Hone, RPLS
CANDY HONE, R.P.L.S. No. 5867

4/22/2015
DATE

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM,
NAD 83 (2011) EPOCH 2010.00, TEXAS NORTH CENTRAL ZONE 4202.



LEGEND

EXISTING RIGHT OF WAY LINE	=====
SUBJECT TRACT	=====
PROPERTY LINE	=====
EASEMENT LINE	-----
FOUND IRON ROD	○ IRF
(UNLESS NOTED OTHERWISE)	
5/8" IRON ROD SET WITH YELLOW	• IRS
PLASTIC CAP STAMPED "CRIADO"	
CONTROLLING MONUMENT	(C.M.)
DEED RECORDS COLLIN COUNTY TEXAS	D.R.D.C.T.
MAP RECORDS COLLIN COUNTY TEXAS	M.R.C.C.T.

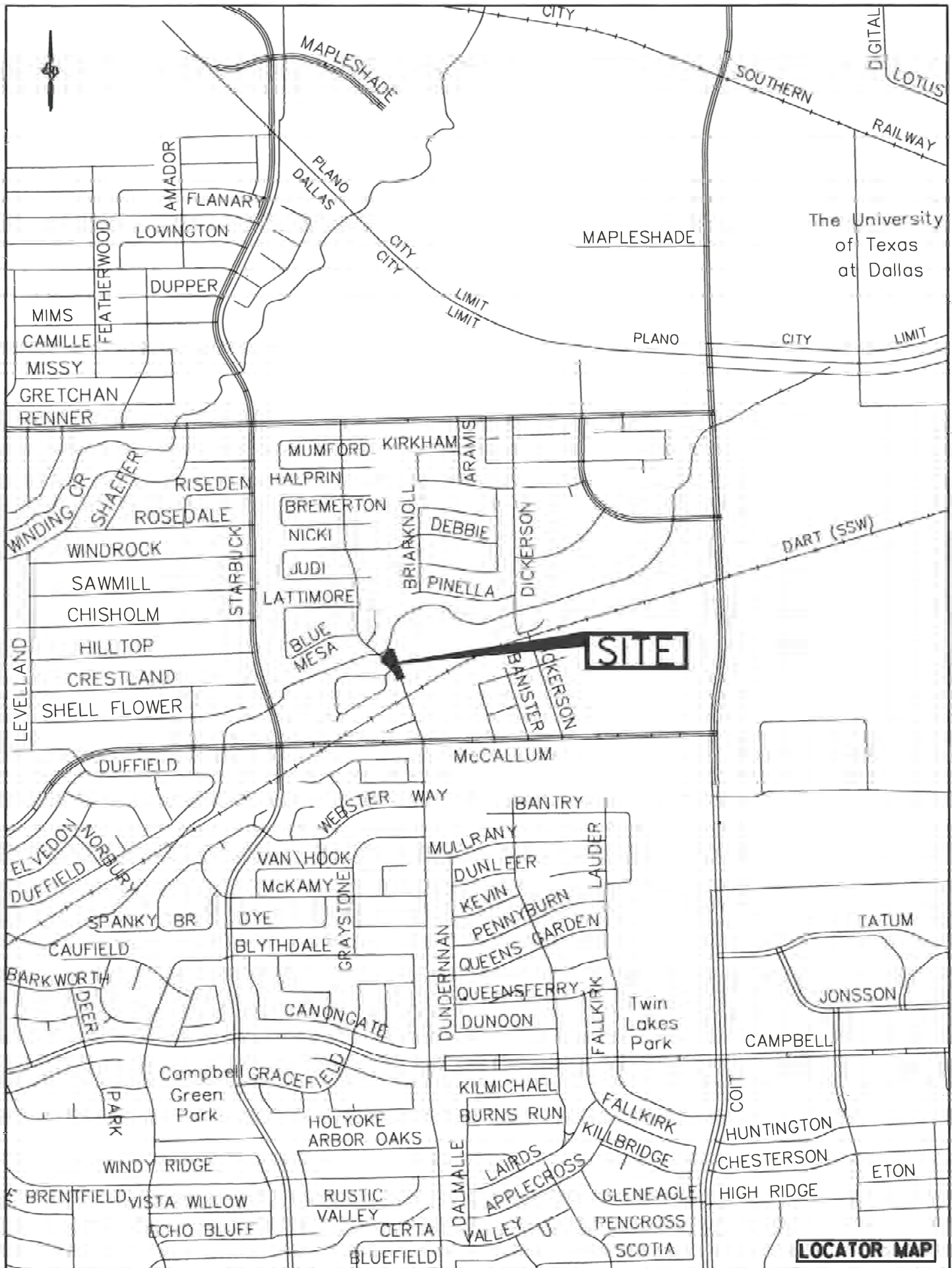
The undersigned Registered Professional Land Surveyor (the "Surveyor") hereby certifies to the State of Texas that (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property (the "Property") described in the field notes on this plat of survey; (b) such survey was conducted by the Surveyor, or under their direction; (c) monuments shown hereon actually existed on the date of survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon, there are no observable encroachments on to the Property or observable protrusions therefrom, there are no observable improvements on the Property, there are no observable easements or rights-of-way either burdening or benefitting the Property, and there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the Property has apparent access to and from a public roadway; (f) recorded easements listed in Title Commitment GF No. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT (g) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the Manual of Practice for Land Surveying in Texas (2006) for a Category IA, Condition II, Suburban Survey.

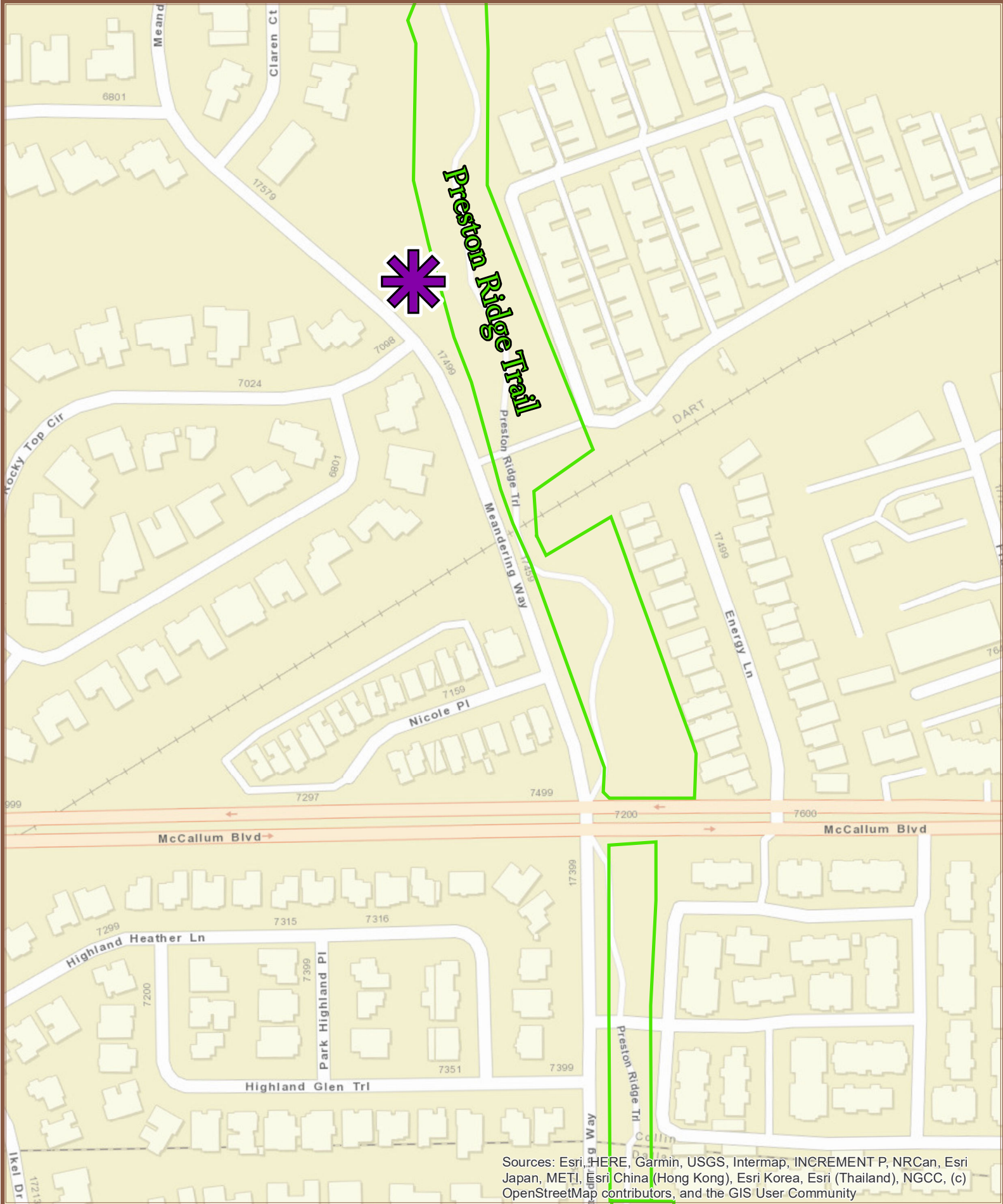


Candy Hone, RPLS
CANDY HONE, R.P.L.S. No. 5867

4/22/2015
DATE

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM,
NAD 83 (2011) EPOCH 2010.00, TEXAS NORTH CENTRAL ZONE 4202.





Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community



Preston Ridge Trail

(Intersection of Meandering Way and Rocky Top Circle)

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

AGENDA DATE: March 7, 2024

COUNCIL DISTRICT: 6

STAFF: Christina Turner-Noteware, (214) 671-7966

SUBJECT

Authorize adoption of the Hattie R. Moore Park Master Plan — Financing: No cost consideration to the City

BACKGROUND

The 2017 Bond Program allocated funding for master plan development Phase 1 implementation.

The Hattie R. Moore Park Master Plan project began in the fall of 2019 with the selection of StudioOutside to develop the master plan. Public meetings were located at the Anita Martinez Recreation Center, with the first meeting held on February 4, 2020. With in-person meetings restricted due to Covid-19, information including narrated presentations, image boards, and surveys were provided online through the Park & Recreation Department's website. When in-person meeting restrictions were lifted, two subsequent public meetings were held on August 9, 2022, and November 10, 2022. All materials were provided in both English and Spanish, and Spanish interpreters were present at each public meeting.

In the development of the master plan, StudioOutside developed concepts for improvements throughout the park with the final plan reflecting the preferred options based on public input. The master plan will be used to guide future development and improvements and to assist in identifying and raising funds for its implementation.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

COMMITTEE ACTION

The Planning and Design Committee considered this item on February 22, 2024 and bring a recommendation to the full Park and Recreation Board on March 7, 2024.

This item does not require City Council approval.

STAFF RECOMMENDATION

Staff recommends approval.

MAP

Attached

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

AGENDA DATE: March 7, 2024

COUNCIL DISTRICT(S): 7

STAFF: Christina Turner-Noteware, PE

SUBJECT

Authorize Change Order No. 2 for an increase in the construction services contract with Phoenix I Restoration and Construction, Ltd. for the construction of Fair Park Tower Building Rehabilitation located at 3809 Grand Avenue - Not to exceed \$415,140.00, from \$4,583,042.90 to \$4,998,182.90 - Financing: Fair Park Capital Reserve Fund

BACKGROUND

This action will authorize Change Order No. 2 to the construction services contract with Phoenix I Restoration and Construction, Ltd. The original scope of work includes replacement of damaged stucco at entry soffits and fascia, replacement of delaminated plaster on exterior walls, structural repairs to the building foundation, exterior painting, demolition and replacement of a portion on the roof, plumbing repairs in the Exhibit Hall, electrical repairs and ADA upgrades.

Change Order No. 1 included installation of control joints in the Exhibit Hall ceiling to mitigate ceiling cracking, repairs to underground plumbing discovered during destructive exploration of existing conditions in the Exhibit Hall which required removal and replacement of concrete floor slab, piping and floor sinks at 13 locations, retrofit grating at 15 floor sinks, replacement of 4 floor sinks, water jetting of plumbing lines, installation of 16 additional helical piles and demolition and replacement of settled concrete paving on east side of Exhibit Hall, soil testing for potassium injection, removal of and installation of 18 light fixtures with new conduit and wiring on south side of the Exhibit Hall.

This change order scope includes increases to the project scope due to existing conditions. Items include installation of tapered insulation on two roof areas to improve drainage, installation of expansion joints in existing concrete masonry unit exterior walls, additional stucco repairs, installation of stucco skim coat on entire façade, new door hardware on exterior doors to improve security and replacement of exterior electrical outlets. This change results in an increase for additional work scope in the amount of \$415,140.00, increasing the contract amount from \$4,583,042.90 to \$4,998,182.90. Change Order No. 2 adds 30 days to the contract time.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	May 2023
Construction Completion	April 2024

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 2, 2021, the Park and Recreation Board authorized a professional services contract with Good, Fulton & Farrell, Inc. D/B/A GFF, Inc. for architectural and engineering services.

On September 21, 2021, City Council authorized a professional services contract with Good, Fulton & Farrell, Inc. D/B/A GFF, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Tower Building Facilities Improvements Resolution No. 21-1575.

On April 20, 2023, the Park and Recreation Board authorized a construction services contract with Phoenix I Restoration and Construction, Ltd. for the construction of Fair Park Tower Building Rehabilitation located at 3809 Grand Avenue.

On May 20, 2023, the City Council authorized a contract with Phoenix I Restoration and Construction, Ltd. by Resolution No. 23-0633 in an amount not to exceed \$4,208,000.00.

On December 7, 2023, the Park and Recreation Board authorized Change Order No. 1 with Phoenix I Restoration and Construction, Ltd. in an amount not to exceed \$375,042.90.

On January 24, 2024, the City Council authorized Change Order No. 1 with Phoenix I Restoration and Construction, Ltd. by Resolution No. 24-0190 in an amount not to exceed \$375,042.90.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Fair Park Capital Reserve Fund	\$375,042.90	\$0.00	\$0.00

Construction Contract	\$4,208,000.00
-----------------------	----------------

Change Order No. 1	\$ 375,042.90
--------------------	---------------

Change Order No. 2 (this action)	\$ 415,140.00
----------------------------------	---------------

Total amount	\$4,998,182.90
--------------	----------------

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on September 23, 2020, by Resolution No. 20-1430, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Procurement Category	M/WBE Goal
\$415,140.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
0.00%	46.77%	\$1,411,175.67
• Phoenix 1 Restoration and Construction, Ltd. – Local; Workforce - 60.87% Local		

OWNER

Phoenix 1 Restoration and Construction, Ltd.

14032 Distribution Way
Farmers Branch, TX 75234

Dale C. Sellers, President/Chief Executive Officer

COMMITTEE ACTION

The Planning and Design Committee considered this item on February 22, 2024 and will present a recommendation to the Park and Recreation Board on March 7, 2024.

This item will be scheduled for City Council approval on March 27, 2024.

STAFF RECOMMENDATION

Staff recommends approval.

MAP

Attached

BID Agenda Approval Cover Sheet for Change Orders and Supplemental Agreements

Project Meets BID Requirements	Total M/WBE	46.77%
Prime:	PKR2023-00020728 Phoenix 1 Restoration and Construction, LLC	Agenda Date: Prime Vendor #: 236220
Project:	Fair Park Tower Building Rehabilitation	Review Date: 1/29/2024
Total Local:	Total Non-Local:	
Sub Vendor # 561730	Vendor Name Instant Rain Designs, LLC DBA Slaughter Services North Texas Ductworks, LLC dba NTD Mechanical	Cert. # WFWB88344Y0624 WFSB64468N0524
238220		Dollar Amount \$ 194,175.67
		Percent 46.7735%
Total M/WBE		
Non-M/WBE		
Total Local		
Non-Local		
Sub Vendor #	Vendor Name	Cert. #
		Dollar Amount
		Percent
		0.0000%
		0.0000%
		0.0000%
		0.0000%
		0.0000%
		0.0000%
		0.0000%
Total M/WBE		\$0.00
Non-M/WBE		
Total Non-Local		
		\$220,964.33
		53.2265%
		\$220,964.33
		53.2265%



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Ethnic Workforce Composition Report (BID-FRM-627)

(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: Phoenix I Restoration and Construction, LLC

Address: 14032 Distribution Way, Farmers Branch, TX 75234

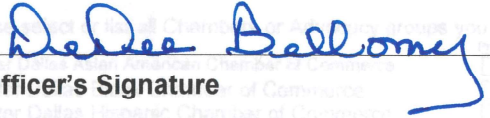
Bid #: 23-0633-PKR 2023-00020728-Tower Rehabilitation

Telephone Number: 214 - 902 - 0111 Ext.

Email Address: dbellomy@phoenix1.org

Please complete the following sections based on the ethnic composition of the (location) entity in the address line above.

Employee Classification	Total No. Employees		White		Black		Hispanic		Other	
	Male	Female	M	F	M	F	M	F	M	F
Administrative/ Managerial	4	4	4	4						
Professional	2		2							
Technical	1		1							
Office/Clerical	1	2	1	1			1			
Skilled	49	1	21				28	1		
Semiskilled	5	2	2	2	1		2			
Unskilled										
Seasonal										
Totals:	62	9	31	7	1		30	2		
# of employees living in Dallas:	15	1								
Total % of employees living in Dallas			22							


Officer's Signature
DeDee Bellomy
Typed or Printed Name

Office Manager
Title
January 30, 2024
Date

CITY OF DALLAS

Bid/Contract #: 23-0633 - PKR 2023-00020728

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

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.dallascity.org). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.

Column 3: List name of firm; MWBE Certification Number (if applicable).

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

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

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

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

Column 8: Indicate percentage of total contract amount.
 Column 9: Indicate total payments to date.
 Column 10: Indicate payments during current pay period.

Type of Work	City of Dallas Vendor Number	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
General Construction	236220	Phoenix I Restoration and Construction, LLC	Dale C. Sellers, 14032 Distribution Way, Farmers Branch, TX 75234-214.902.0111	Non	\$	3,366,042.90	73.45%	\$ 666,406.00	\$ 556,260.30
Notes:									
Roofing/Plaster Repair	541611, 561730	dba Slaughter Services WFWVB88344Y0624	Teri Slaughter, 5311 Parkland Avenue, Dallas, TX 75235-469.767.4565	W	L	\$ 1,155,000.00	25.20%	\$ -	\$ 348,842.70
Notes:									
HVAC / Plumbing	238220	North Texas Ductworks-NTD, WFSB54468N0524	Carmen Autry, 2477 Merritt Dr., Garland, TX-75041 - 469.323.0454	W	L	\$ 62,000.00	1.35%	\$ -	\$ -
Notes:									
Notes:									

Total Bid	\$
Amount:	

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


Kyle Moncrief

Title: Vice President

Date: January 16, 2024

Phoenix | Restoration and Construction, LLC

Phoenix | Restoration and Construction, LLC

Date: January 16, 2024



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Subcontractor Intent Form (BID-FRM-214)

(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: 01/30/2024
 Small Business Center - Business Inclusion and Development

Project Name: Fair Park Tower Rehabilitation – CO#2 Bid # 23-0633-PKR 2023-00020728

Instant Rain Designs dba Slaughter Services will provide the following
 M/WBE Subcontractor on the project

good(s)/service(s): Roofing/Plaster Repair

to Phoenix I Restoration and Construction, LLC
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # WFSB54468N0524
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 for prime	<u>\$415,140.00</u>		<u> </u> NCTRCA
MWBE/DBE Sub Participation Amount	<u>\$194,175.67</u>	<u>46.77%</u>	<u> </u> DFWMSDC <u> </u> WBCSW

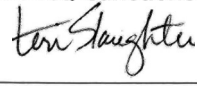
The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, the prime contractor must submit a Change of M/WBE subcontractor/supplier form to the Business Inclusion and Development division for approval prior to any changes in the team make-up. 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)

Dale C. Sellers
 Printed Name (Prime Contractor)

President
 Title (Prime Contractor)

01/30/2024
 Date


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

Teri Slaughter
 Printed Name (M/WBE/DBE Subcontractor)

Owner
 Title (M/WBE/DBE Subcontractor)

01/30/2024
 Date

Please select or list all Chambers or Advocacy groups you are a member of:

Greater Dallas Asian American Chamber of Commerce	<input type="checkbox"/> Prime <input type="checkbox"/> Sub	Asian Contractors Association	<input type="checkbox"/> Prime <input type="checkbox"/> Sub
Greater Dallas Black Chamber of Commerce	<input type="checkbox"/> Prime <input type="checkbox"/> Sub	Regional Black Contractors Association	<input type="checkbox"/> Prime <input type="checkbox"/> Sub
Greater Dallas Hispanic Chamber of Commerce	<input type="checkbox"/> Prime <input type="checkbox"/> Sub	Regional Hispanic Contractors Association	<input type="checkbox"/> Prime <input type="checkbox"/> Sub
U.S. Pan Asian American Chamber of Commerce	<input type="checkbox"/> Prime <input type="checkbox"/> Sub		

Other _____



CITY OF DALLAS
Small Business Center – Business Inclusion and Development
Project Information Sheet (BID-FRM-211)

Date: 1/16/24

Proposed Agenda Date: 2/28/2024

☐ **Construction**
Amount:

☐ **Architecture and Engineering**
Amount:

☐ **Supplemental Agreement #**
Overall Amount:

☒ **Change Order # 2**
Overall Amount: \$415,140.00

☐ **Professional Services**
Amount:

☐ **Supplemental Agreement #**
Overall Amount:

Department: PKR
Project Name: Fair Park Tower Building Rehabilitation
Contract Number: PKR-2023-00020728

Project Description/Scope of Work: Rehab of Tower Building

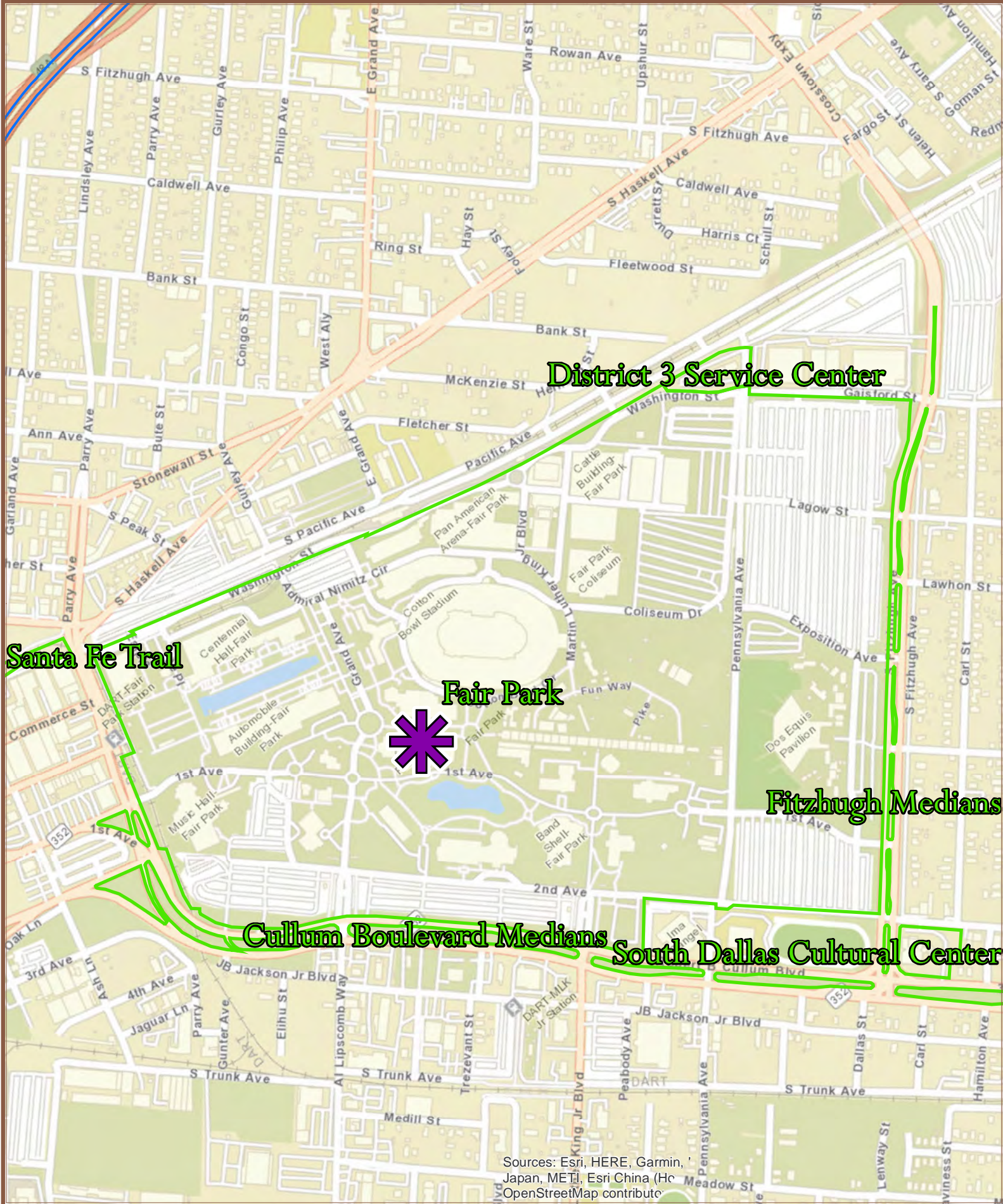
Subcontracting Opportunities: Yes

Project Manager: David Mills
Phone: 214-670-1805
Email: david.mills@dallas.gov

Recommended Vendor: Phoenix 1
Intent to Award On: 2/28/2024
Contact Person: DeDee Bellomy
Phone: 214-902-0111
Email: dbellomy@phoenix1.org

Does this project have federal funds? No

If applicable what is the DBE goal? NA



Sources: Esri, HERE, Garmin,
Japan, METI, Esri China (Hc),
OpenStreetMap contributors



Fair Park—Tower Building
(3809 Grand Ave)

District
7

**DALLAS PARK AND RECREATION BOARD
AGENDA SHEET**

DATE: March 7, 2024
COUNCIL DISTRICT(S): 7
STAFF: Christina Turner-Noteware

SUBJECT

Authorize an application for the Texas Parks and Wildlife Department Outdoor Recreation Legacy Partnership Grant program in an amount not to exceed \$10,000,000.00 for the Community Park at Fair Park Phase Two Development located within Fair Park, Dallas - Financing: No cost consideration to the City.

BACKGROUND

Authorize an application for the Texas Parks and Wildlife Department Outdoor Recreation Legacy Partnership Grant program in an amount not to exceed \$10,000,000.00 for the Community Park at Fair Park Phase Two Development located within Fair Park, Dallas - Financing: No cost consideration to the City.

The National Park Service administers the Outdoor Recreation Legacy Partnerships (ORLP) Grant Program in partnership with designated lead agencies in each of the 50 states. Texas Parks and Wildlife Department (TPWD) is the partner agency for this grant program in the State of Texas, whose deadline is March 15, 2024. The ORLP program seeks projects that will provide outdoor recreation opportunities to the public through the acquisition of lands and waters for parks and other outdoor recreation areas, as well as through the development of new (or the renovation of existing) outdoor recreation facilities.

The Dallas Park & Recreation Department is proposing to apply for grant funding through the ORLP grant program to develop the Community Park at Fair Park Phase Two of The Community Park at Fair Park. This park is being developed as an 18-acre park within the boundaries of Fair Park in South Dallas. This long-awaited park will replace the former parking lot abutting Fitzhugh Avenue, Exposition Avenue, Pennsylvania Avenue, and Lagow Street. The Community Park at Fair Park has received funding and is currently developing Phase One. Phase Two of the Community Park is identified by the Dallas Park & Recreation Department as the candidate for this funding application due to the department's input from the community, partnership with Fair Park First (FPF), completion of a Master Plan outlining the Phase Two development priorities, and matching funds provided by Fair Park First contributions.

FISCAL INFORMATION

Fund	FY 2024	FY 2025	Future Years
Community Park at Fair Park Ph. 2 contributions	\$8,000,000.00	\$0.00	\$0.00

COMMITTEE ACTION

The Planning and Design Committee will consider this item on March 7, 2024 and will present its recommendation to the Park Board that same day.

This item is scheduled for City Council approval on April 10, 2024.

STAFF RECOMMENDATION

Staff recommends approval.

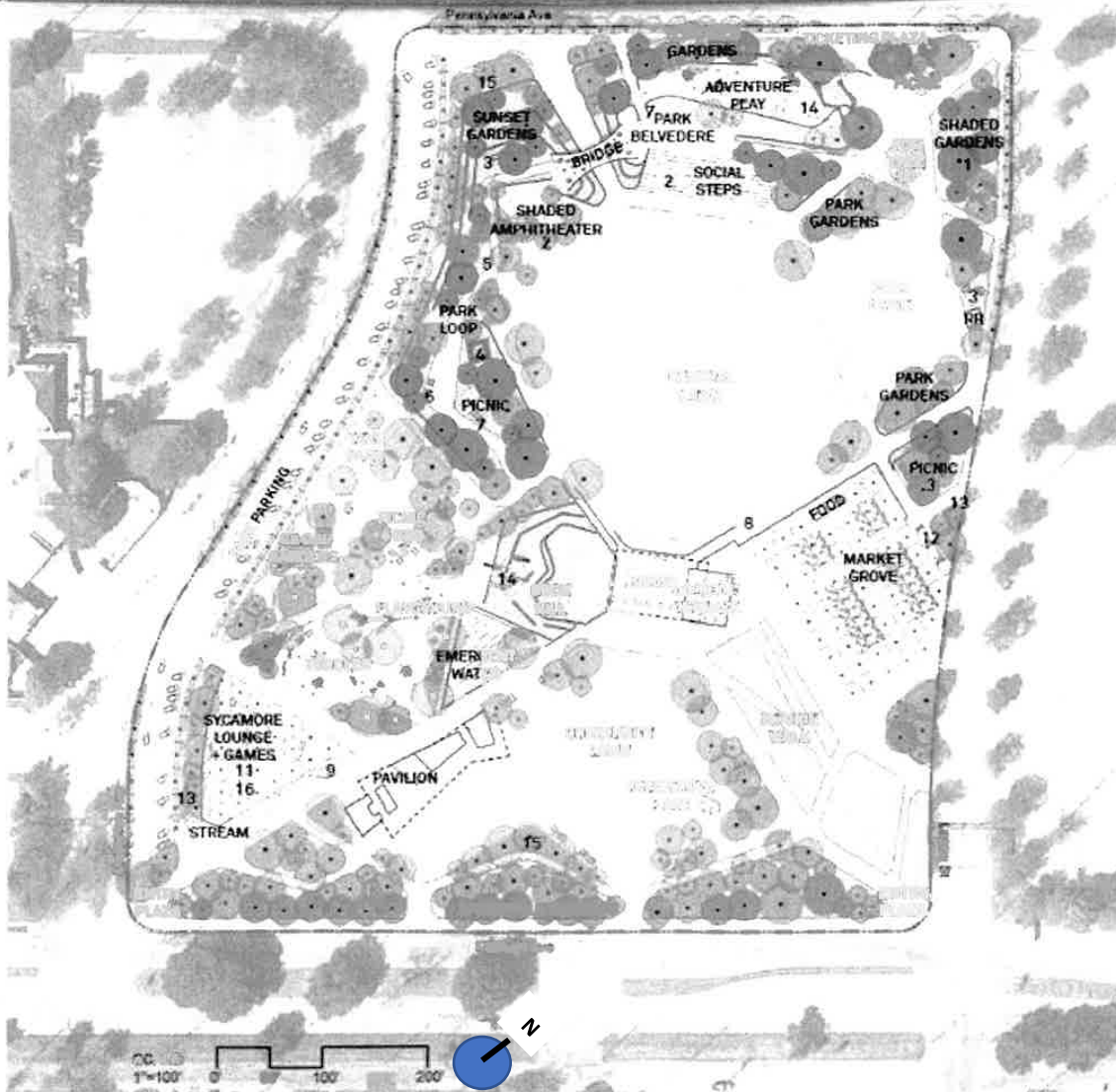
MAP

Attached

Map of the Community Park at Fair Park
Application for Local Parks Urban Outdoor Grant Program

**FAIR
PARK
YOUR
PARK**

Community Park Layout



RESTORE | REVITALIZE | RENEW

Council District 7
City of Dallas