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CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

DALLAS PARK AND RECREATION BOARD

ADMINISTRATION AND FINANCE

THURSDAY, March 21, 2024, 8:45 A.M.

Dallas Arboretum & Botanical Garden, The Camp House  
8525 Garland Road, Dallas, TX 75218

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

**AGENDA**

I. **Call to Order**

Maria Hasbany, Chair

II. **ITEMS FOR INDIVIDUAL CONSIDERATION**

1. **Southern Gateway Park – (4)** Authorize the naming of the Texas Capital Landing at Southern Gateway Park. Texas Capital Bank desires to make a \$1 million contribution to Southern Gateway Public Green Foundation for a naming opportunity. This is a 5-year naming opportunity which is in compliance with the Park Board Park Naming Policy — Financing: This item has no cost consideration to the City. (**Committee only**)
2. **Southern Gateway Park – (4)** Authorize the naming of the Methodist Health System Plaza at Southern Gateway Park. Methodist Health System desires to make a \$1 million contribution to Southern Gateway Public Green Foundation for a naming opportunity. This is a 10-year naming opportunity which is in compliance with the Park Board Park Naming Policy — Financing: This item has no cost consideration to the City.. (**Committee only**)
3. **Fair Park – (7)** Authorize the naming of the McKesson Marget Grove at the Community Park at Fair Park. The McKesson Foundation desires to make a \$2.5 million contribution for a naming opportunity at the Community Park. This is a three-year naming opportunity which is in compliance with the Park Board Park Naming Policy — Financing: This item has no cost consideration to the City. (**Committee only**)
4. **Service Price Agreement – (All)** Authorize a three-year service price agreement for preventative maintenance and repair services to concession kitchen equipment and appliances at various locations within the Aquatics Division of the Park and Recreation Department with 360 Restaurant Service, LLC. In the estimated amount of \$184,900, lowest responsive and responsible bidder of one – Total award not to exceed \$184,900 – Financing: Current Funds (subject to annual appropriations) (**Committee only**)
5. **Officiating Service Price Agreement – (All)** Authorize a three-year service price agreement for Youth Sports Officiating Services for the Park and Recreation Department with WBSO-Realford Consulting, LLC. In the estimated amount of \$850,945, and TOP Basketball Official Association in the estimated amount of \$1,090,000, lowest responsive and responsible bidders of two – Total award not to exceed \$1,940,945 – Financing: Current Funds (subject to annual appropriations) (**Committee only**)



## City of Dallas

### DALLAS PARK AND RECREATION BOARD ADMINISTRATION AND FINANCE COMMITTEE

THURSDAY, March 21, 2024, 8:45 A.M.  
Dallas Arboretum & Botanical Garden, The Camp House  
8525 Garland Road, Dallas, TX 75218

#### 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."

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#### **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]

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Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

**DALLAS PARK AND RECREATION BOARD**

**PLANNING AND DESIGN COMMITTEE**

THURSDAY, March 21, 2024, 8:45 A.M.

Dallas Arboretum & Botanical Garden, The Camp House

8525 Garland Road, Dallas, TX 75218

**I. Call to Order**

Lane Conner, Chair

**II. ITEM FOR INDIVIDUAL CONSIDERATION**

1. **Kleberg Rylie Recreation Center (8)** - Authorize a construction services contract for the construction of the Kleberg Rylie Recreation Center Gymnasium Renovation and Repairs Project located at 1515 Edd Road – Brown and Root Industrial Services, LLC., lowest responsible bidder of eight – Not to exceed \$429,000.00 – Financing: Federal Community Development Block Grant (\$429,000.00) (**Committee only**) (**Deferred on March 7, 2024**)

**III. DISCUSSION ITEM**

2. **Construction Incentive Program** – Christina Turner-Noteware, Assistant Director

**IV. WORKSHOP**

3. **Change Order Process** – Christina Turner-Noteware, Assistant Director (**continued discussion from January 25, 2024**)



## City of Dallas

### DALLAS PARK AND RECREATION BOARD PLANNING AND DESIGN COMMITTEE

THURSDAY, March 21, 2024, 8:45 A.M.  
Dallas Arboretum & Botanical Garden, The Camp House  
8525 Garland Road, Dallas, TX 75218

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

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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]
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CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

DALLAS PARK AND RECREATION BOARD  
REGULAR MEETING

THURSDAY, March 21, 2024, 10:00 A.M.  
Dallas Arboretum & Botanical Garden, The Camp House  
8525 Garland Road, Dallas, TX 75218

Public Notice

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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.dallasparcs.org/107/Park-and-Recreation-Board> before 12 pm Wednesday, March 20, 2024

AGENDA

- I. **Call to Order** Arun Agarwal, Chair
- II. **SPECIAL RECOGNITION**  
Special recognition of Trent Williams for his years of service and dedication to the City and Park and Recreation Department
- III. **Public Speakers**
- IV. **Approval of Minutes** – March 7, 2024
- V. **CONSENT AGENDA**
  - 1. **Coombs Creek Trail – (1)** Authorize a construction services contract for the construction of the Coombs Creek Extension Trail Improvements from Davis Street to Moss Park Project located at the 500 Block of North Plymouth Road – Northstar Construction, Inc., lowest responsible bidder of four – Not to exceed \$567,750.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) (**Committee considered on March 7, 2024**)
  - 2. **Dallas Zoo – (4)** Authorize a professional services contract with HVJ North Texas-Chelliah Consultants, Inc. dba HVJ Associates for construction materials testing and inspection services at Dallas Zoo South Garage located at 725 South Ewing Avenue – Not to exceed \$139,195.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$139,195.00) (**Committee considered on March 7, 2024**)
  - 3. **Anita Nañez Martinez Recreation Center – (6)** Authorize a construction services contract for the construction of the Anita Nañez Martinez Recreation Center Building Envelope Repairs located at 3212 North Winnetka Avenue – York Builders, Inc., best value proposer of five– Not to exceed \$1,160,269.20 – Financing: Park and Recreation (B) Fund (2017 General Obligation Bond Fund) (\$141,554.54); Capital Construction Fund (\$1,018,714.66) (**Committee considered on March 7, 2024**)
  - 4. **Cotton Belt Trail – (12)** Authorize acquisition of a hike and bike trail easement from AV Prestonwood Trails, LLC of approximately 14,454 square feet (0.33 acres) of land located at 6350 Keller Springs Road for the Cotton Belt Trail Project — Not to exceed \$17,500.00 (\$14,500.00 plus closing costs and title expenses not to exceed \$3,000.00) — Financing: Capital Gifts Donation & Development Fund (**Committee considered on March 7, 2024**)



**City of Dallas**

**DALLAS PARK AND RECREATION BOARD – PAGE 2**

**Dallas Arboretum & Botanical Garden – The Camp House**

**8525 GARLAND ROAD**

**DALLAS, TEXAS 75218**

**THURSDAY, March 21, 2024, 10:00 A.M**

5. **Glen Meadow Park – (13)** Authorize a construction services contract for installation of playground equipment and Independent Safety Audit with Whirlix Design, LLC through the Texas Association of School Boards (BuyBoard) for the Glen Meadow Park Playground Renovation located at 11800 Rosser Road – Not to exceed \$189,814.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds **(Committee considered on March 7, 2024)**)
6. **Marcus Park – (13)** Authorize a construction services contract through Omnia Cooperative Purchasing Agreement with Kompan, Inc. for the installation of playground equipment, playground surfacing, ADA accessible ramp, ADA parking, striping and signs, and Independent Safety Audit at Marcus Park located at 3003 Northaven Road – Not to exceed \$184,370.58 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) **(Committee considered on March 7, 2024)**

VI. **BRIEFINGS**

7. United States Tennis Association – John Lawrence, Assistant Director
8. Dallas Arboretum Annual Update – Rachael Berry, Assistant Director

VII. **UPDATE**

9. Budget Update – Rachael Berry, Assistant Director

VIII. **WORKSHOP**

10. 2024 Bond Program: Final Proposed Bond Program List – Christina Turner-Noteware, Assistant Director

IX. **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

X. Next Park Board meeting 10:00 am Thursday, April 4, 2024

XI. **Adjournment**



## City of Dallas

### Handgun Prohibition Notice for Meetings of Governmental Entities

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"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."

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Regular Meeting: Arun Agarwal, President, presiding

Present: Arun Agarwal, President, Priscilla Rice, Vice-President; Harrison Blair, Lane Conner, Tim W. Dickey, Scott Goldstein, Vana Hammond, Maria Hasbany, JR Huerta, Rudy Karimi, Jeff Kitner, Fonya Naomi Mondell, Ernest “Bo” Slaughter, Daniel Wood – 14

Absent: Fonya Naomi Mondell – 1

**Agenda Item I.** President Agarwal called the meeting to order at 10:05 a.m.

**Agenda Item II.** Special Recognition of former Park Board member Taylor Toynes for his service to the Park and Recreation Board

**Agenda Item III.** Speakers – The following people registered to speak. Some of the speakers might no longer have been available or connected when it was their turn to speak.

Dr. Pamela Grayson – Partnership

**Agenda Item IV.** Minutes - A motion by Harrison Blair, seconded by Bo Slaughter, to approve the minutes of the February 22, 2024, Park and Recreation Board meeting, was carried by a unanimous vote.

### **Agenda Item V. CONSENT AGENDA**

**Agenda Item 1.** White Rock Lake (9,10) – A motion by Harrison Blair, seconded by Jeff Kitner, to 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), was carried by a unanimous vote.

**Agenda Item 2.** Dorothy & Wallace Savage Park (14) – A motion by Harrison Blair, seconded by Jeff Kitner, to 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), was carried by a unanimous vote.

**Agenda item 3.** Lakewood Park (9) - A motion by Harrison Blair, seconded by Jeff Kitner, to 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) was carried by a unanimous vote.

**Agenda Item 4.** Land Acquisition (12) - A motion by Harrison Blair, seconded by Jeff Kitner, to 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, was carried by a unanimous vote.

### **Agenda Item VI. Items for Individual Consideration**

**Agenda Item 5.** Hattie R. Moore Park (6) – A motion by Tim Dickey, seconded by Jr Huerta, to authorize adoption of the Hattie R. Moore Park Master Plan — Financing: No cost consideration to the City, was carried by a unanimous vote.

**Agenda Item 6.** Fair Park (7) - A motion by Daniel Wood, seconded by Bo Slaughter, to 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), was carried by a unanimous vote.

**Agenda Item 7.** Fair Park (7) - A motion by Daniel Wood seconded by Harrison Blair, to approve 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., was carried by a unanimous vote.

## Agenda item VII. Briefings

8. Environmental Management System – Rachael Berry, Assistant Director  
Ms. Berry introduced Frances McGee, Manager  
Ms. Berry and Ms. McGee presented and were available for questions and feedback from the Board.

## Agenda Item VII. Update

10. Budget Update – Rachael Berry

None.

## Agenda Item VIII. Workshop

11. 2024 Bond Program: Update on Priority Project Lists – Christina Turner-Noteware, Assistant Director

None.

## 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

The Park and Recreation Board entered into a closed session 11:13 am.

The Park and Recreation Board entered back into open session at 3:13 pm.

#### OPEN SESSION

- Director's Performance Review October 1, 2022 – September 30, 2023 – A motion by Scott Goldstein, seconded by, Tim Dickey to authorize adoption of the 2022/23 performance appraisal and any salary consideration for the Park and Recreation Director, as determined by the Park and Recreation Board - Financing: Current Funds, was carried by a **majority vote**. The Board deemed a 4% salary increase for Director Jenkins.

## Agenda Item X. Other/Non-action Items

- Staff Announcements – Upcoming Park and Recreation Department Events:
  - The March 21, 2024, board meeting will be in person only at the Dallas Arboretum in the Camp House
- Park and Recreation Board Members Liaison Reports: 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
  - Maria Hasbany announced Dallas Blooms begins on February 23, 2024, at the Arboretum, thanked Facilities services division for installing the water barriers along Garland Road.

Agenda Item IX. Next Park and Recreation Board Meeting 10:00 a.m. – Thursday, March 21, 2024

Agenda Item X. President Agarwal Adjourned the Board meeting at 3:18 p.m.

Yesenia Valdez, Secretary –  
*Interim*  
Park and Recreation Board

Arun Agarwal, President  
Park and Recreation Board  
Date: 3/21/2024

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 INFORMATION SHEET**

**AGENDA DATE:** March 21, 2024  
**COUNCIL DISTRICT:** 1  
**STAFF:** Christina Turner-Noteware, (214) 671-7966

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**SUBJECT**

Authorize a construction services contract for the construction of the Coombs Creek Extension Trail Improvements from Davis Street to Moss Park Project located at the 500 Block of North Plymouth Road – Northstar Construction, Inc., lowest responsible bidder of four – Not to exceed \$567,750.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

**BACKGROUND**

On November 3, 2023, four bids were received for the construction of the Coombs Creek Extension Trail Improvements Project. This action will authorize a construction services contract with Northstar Construction, Inc., lowest responsible bidder of four, for the construction of the base bid, in the amount of \$567,750.00.

The scope of work for the Coombs Creek Extension Trail Improvements from Davis Street to Moss Park includes construction of the Coombs Creek Extension Trail consisting of 10-foot-wide concrete trail along Plymouth Road from Davis Street to Moss Park, including accessible ramps, pavement striping, pedestrian crossing improvements, drainage improvements, park trail head improvements and other associated improvements. Funding for this project was included in the 2017 Bond Program.

The following chart illustrates Northstar Construction, Inc's., contractual activities with the City of Dallas for the past three years.

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TRN</u>
Projects Completed	0	0	4	0
Change Orders	0	0	6	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

**ESTIMATED SCHEDULE OF PROJECT**

Began Construction            May 2024  
 Complete Construction        Nov 2024

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

On March 21, 2024, the Park and Recreation Board authorized a construction services contract for the construction of the Coombs Creek Trail Extension Improvements from Davis Street to Moss Park Project with Northstar Construction, Inc.

**FISCAL INFORMATION**

Fund	FY2023	FY2024	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Funds)	\$567,750.00	\$0.00	\$0.00

**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
\$567,750.00	Construction	32%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
20.10%	20.10%	\$114,000.00
<ul style="list-style-type: none"> <li><b>This contract does not meet the M/WBE goal, but complies with good faith efforts.</b></li> </ul>		

**PROCUREMENT INFORMATION**

On November 3, 2023, the following four bids were received and opened:

\*Denotes the successful bidder

Authorize a construction services contract for the construction of the Coombs Creek Extension Trail Improvements from Davis Street to Moss Park Project located at 500 Block of North Plymouth Road – Northstar Construction, LLC, lowest responsible bidder of four – Not to exceed \$567,750.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds) – Page 3

<b><u>Bidders</u></b>	<b><u>Base Bid</u></b>	<b><u>Total Bid</u></b>
*NorthStar Construction Inc. 2112 Solona Street Fort Worth, TX 76117	\$567,750.00	\$567,750.00
NorthRock Construction, LLC	\$727,818.12	\$727,818.12
Texas St Construction, LTD	\$894,664.00	\$894,664.00
West Texas Rebar Placers, Inc	\$1,013,102.20	\$1,013,102.20

**OWNER**

**Northstar Construction, Inc.**  
2112 Solona St.  
Fort Worth, TX 76117

Michael Heimlich, President

**COMMITTEE ACTION**

The Planning and Design Committee considered this item on March 7, 2024 and presented a recommendation to the Full Park and Recreation Board on March 21, 2024.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MAP**

Attached





**CITY OF DALLAS**  
**Office of Economic Development – Business and Workforce Inclusion**  
**Ethnic Workforce Composition Report (BWI-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:** Northstar Construction, LLC

---

**Address:** 2112 Solon Street, Fort Worth, Texas 76117

---

**Bid #:** CIZ23-PKR-3048 Coombs Creek Trail Improvements

---

**Telephone Number:** 817 - 244 - 8885 Ext.

---

**Email Address:** mike@northstar93.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	2		2							
Technical	2		1				1			
Office/Clerical		1		1						
Skilled	4						4			
Semiskilled	13						13			
Unskilled	2						2			
Seasonal										
<b>Totals:</b>	23	2	3	1			20	1		
<b># of employees living in Dallas:</b>	2	0	0	0			2	0		
<b>Total % of employees living in Dallas</b>										

*Michael A. Heimlich*

**Officer's Signature**

Michael A. Heimlich

**Typed or Printed Name**

President

**Title**

11/03/2023

**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: \_\_\_\_\_

Coombs Creek Trail Improvements

Bid/Contract #: \_\_\_\_\_

CIZ23-PKR-3048

**Instructions:**

- Column 1: List type of work to be performed by Prime and 1st tier subcontractors.
- Column 2: City of Dallas Vendor Number for Prime and Subcontractors/Suppliers (if none, register online: [www.bids.dallascityhall.org](http://www.bids.dallascityhall.org)). ALL Prime and Subcontractors/Suppliers must be registered with the City of Dallas.
- Column 3: List name of firm; 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	City of Dallas Vendor Number [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]
Reinforcing Steel		AMP Materials, LLC DL06443	Ana Ambriz 214-489-2679 2500 Las Brisas Street Ft. Worth, TX 76119	W	N	\$ 13,000.00	2.29%		
Ready Mix Concrete		Cowtown Redi Mix, Inc. WFWB42034N1223	Max Ulrich 817-759-1919 P.O. Box 162327 Ft. Worth, TX 76161	W	N	\$ 75,000.00	13.21%		
Hauling		DFW Aggregate, LLC HFMB95833N1223	Amanda Alonzo 214-217-2107 P.O. Box 732148 Dallas, TX 75373	H	L	\$ 11,000.00	1.94%		
Masonry, Amenities		MCS HMFB48731N0723	Ruben Martinez 817-975-8641 836 Big Sky Ln. Ft. Worth, TX 76131	H	N	\$ 15,000.00	2.64%		
		Northstar Construction, LLC	Michael A. Heimlich 817-244-8885 2112 Solona St. Ft. Worth, TX 76117	NON	N	\$ 453,750.00	79.92%		
Notes: Northstar to self perform work									
<b>Total Bid Amount:</b>						<b>\$ 567,750.00</b>	<b>100.00%</b>	<b>\$ -</b>	<b>\$ -</b>

[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: President  
**Printed Name:** Michael A. Heimlich Date: November 3, 2023  
**Company Name:** Northstar Construction, LLC



**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: 11/08/2023  
 Small Business Center - Business Inclusion and Development

Project Name: Coombs Creek Trail Improvements Bid # CIZ23-PKR-3048

Cowtown RediMix will provide the following  
 MWBE Subcontractor on the project

good(s)/service(s): Ready Mix Concrete

to Northstar Construction, LLC  
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

MWBE Certification Number: # WFWB42034N1223  
*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>\$ 567,750.00</u>	<input checked="" type="checkbox"/> NCTRCA
		<input type="checkbox"/> DFWMSCD
MWBE/DBE Sub Participation Amount	<u>\$75,000.00</u>	<u>13.21%</u> <input type="checkbox"/> 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.

Michael A. Heimlich  
 Officer's Signature (Prime Contractor)

Michael A. Heimlich  
 Printed Name (Prime Contractor)

President  
 Title (Prime Contractor)

11/08/2023  
 Date

Max T. Ulrich  
 Officer's Signature (M/WBE/DBE Subcontractor)

MAX T. Ulrich  
 Printed Name (M/WBE/DBE Subcontractor)

Sales Manager  
 Title (M/WBE/DBE Subcontractor)

Nov 8th 2023  
 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"/> <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 \_\_\_\_\_



City of Dallas  
**CONTRACTOR OWNERSHIP  
 INFORMATION**

NOTE TO PRIME CONTRACTOR: This form must be completed for each Subcontractor working on the Project. Completed forms must accompany:  
 1) initial submission of the "SCHEDULED OF WORK AND SUBCONTRACTOR/SUPPLIER PARTICIPATION FORM"; and,  
 2) any submission of a "CHANGE OF M/WBE SUBCONTRACTOR FORM"; and,  
 3) any subsequent submission of the "SCHEDULED OF WORK AND SUBCONTRACTOR/SUPPLIER PARTICIPATION FORM".

PROJECT COOMBS CREEK TRAIL CONSTRUCTION IMPROVEMENTS

**SUBCONTRACTOR INFORMATION**

Legal Name of Subcontractor Cowtown Redi Mix, Inc.

Address P.O. Box 162327 Fort Worth, Texas 76161

Phone 817-759-1919

Fax 817-759-1716

Cell \_\_\_\_\_

Federal ID Number (or Social Security number where applicable) 75-2918470

For statistical reporting requirements, please check:

- Male *and*  African American  Asian Indian  Native American  
 Female  Asian American  Hispanic American  White

North Central Texas Regional Certification Number WFWB42034N1223

Affidavit Number 14182

Sole Proprietorship

Partnership

Texas General Partnership

Texas Limited Partnership

Texas, Other: \_\_\_\_\_

Corporation

Texas Corporation

Texas Professional Corporation

Out of State

State: \_\_\_\_\_

State of Texas Certificate  
of Authority Number:

# \_\_\_\_\_

Marian Ekhourani

*Owner / Partner / President*

Sam Shmaisani

*Partner / Vice President*

*Partner / Secretary*

*Partner / Treasurer*

By execution of this form, the undersigned is certifying that the organization and its owner(s) and/or principals are not DEBARRED or SUSPENDED or is otherwise ineligible for participation in any contract falling under the guidelines of Uniform Grant Management Standards (UGMS).

Signature: \_\_\_\_\_

(Owner or Principal)

Date: 11/08/2023

**OFFICE USE ONLY**

I hereby certify that by the completion of this form that the City of Dallas has fully complied with the requirements of 24 CFR Part 85.35 and OMB Circular A-133 pertaining to not using DEBARRED or SUSPENDED contractors to conduct projects falling under the guidelines of Uniform Grant Management Standards (UGMS). [www.arnet.gov/epl/s/](http://www.arnet.gov/epl/s/)

Contract does not fall under 24 CFR Part 85.35 or OMB Circular A-133 requirements.

Certified by: \_\_\_\_\_

(City of Dallas, Department Director or Designee)

Date: \_\_\_\_\_



**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: 11/08/2023  
 Small Business Center - Business Inclusion and Development

Project Name: Coombs Creek Trail Improvements Bid # CIZ23-PKR-3048

AMP Materials, LLC will provide the following  
 M/WBE Subcontractor on the project

good(s)/service(s): Reinforcing Steel

to Northstar Construction, LLC  
 Prime Contractor on the project

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

M/WBE Certification Number: # HFWB54763N0424  
*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>\$ 567,750.00</u>	<input checked="" type="checkbox"/> NCTRCA
M/WBE/DBE Sub Participation Amount	<u>\$ 13,000.00</u>	<input type="checkbox"/> DFWMSCD
		<u>2.29%</u> <input type="checkbox"/> 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.

Michael A. Heimlich  
 Officer's Signature (Prime Contractor)

Michael A. Heimlich  
 Printed Name (Prime Contractor)

President  
 Title (Prime Contractor)

11/08/2023  
 Date

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

Ana Ambriz  
 Printed Name (M/WBE/DBE Subcontractor)

President  
 Title (M/WBE/DBE Subcontractor)

11-10-2023  
 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 In the process of joining the Regional Hispanic Contractors Association



City of Dallas  
**CONTRACTOR OWNERSHIP  
 INFORMATION**

NOTE TO PRIME CONTRACTOR: This form must be completed for each Subcontractor working on the Project. Completed forms must accompany:  
 1) initial submission of the "SCHEDULED OF WORK AND SUBCONTRACTOR/SUPPLIER PARTICIPATION FORM"; and,  
 2) any submission of a "CHANGE OF M/WBE SUBCONTRACTOR FORM"; and,  
 3) any subsequent submission of the "SCHEDULED OF WORK AND SUBCONTRACTOR/SUPPLIER PARTICIPATION FORM".

PROJECT CIZ23-PKR-3048 Coombs Creek Trail Improvements

**SUBCONTRACTOR INFORMATION**

Legal Name of Subcontractor AMP Materials LLC

Address 2500 Las Brisas Street Fort Worth, TX 76119

Phone 214-484-2679 Fax \_\_\_\_\_ Cell \_\_\_\_\_

Federal ID Number (or Social Security number where applicable) 85-0793284

For statistical reporting requirements, please check:

- Male *and*  African American  Asian Indian  Native American  
 Female  Asian American  Hispanic American  White

North Central Texas Regional Certification Number AFWB54763N0424 Affidavit Number \_\_\_\_\_

Sole Proprietorship  
 Partnership  
 Texas General Partnership  
 Texas Limited Partnership  
 Texas, Other: \_\_\_\_\_  
 Corporation  
 Texas Corporation  
 Texas Professional Corporation  
 Out of State  
 State: \_\_\_\_\_  
 State of Texas Certificate  
 of Authority Number:  
 # \_\_\_\_\_

Ana Ambri2 Owner / Partner / President

Partner / Vice President

Partner / Secretary

Partner / Treasurer

By execution of this form, the undersigned is certifying that the organization and its owner(s) and/or principals are not DEBARRED or SUSPENDED or is otherwise ineligible for participation in any contract falling under the guidelines of Uniform Grant Management Standards (UGMS).

Signature: \_\_\_\_\_ Date: 11-10-2023  
 (Owner or Principal)

OFFICE USE ONLY

I hereby certify that by the completion of this form that the City of Dallas has fully complied with the requirements of 24 CFR Part 85.35 and OMB Circular A-133 pertaining to not using DEBARRED or SUSPENDED contractors to conduct projects falling under the guidelines of Uniform Grant Management Standards (UGMS). [www.arnet.gov/eplsi](http://www.arnet.gov/eplsi)

Contract does not fall under 24 CFR Part 85.35 or OMB Circular A-133 requirements.

Certified by: \_\_\_\_\_ Date: \_\_\_\_\_  
 (City of Dallas, Department Director or Designee)



**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: 11/08/2023  
 Small Business Center - Business Inclusion and Development

Project Name: Coombs Creek Trail Improvements Bid # CIZ23-PKR-3048  
Martinez Construction Services dba MCS will provide the following  
 M/WBE Subcontractor on the project

good(s)/service(s): Stone

to Northstar Construction, LLC  
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # HMMB13392N1025  
*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>\$ 567,750.00</u>	<input checked="" type="checkbox"/> NCTRCA
MWBE/DBE Sub Participation Amount	<u>\$ 15,000.00</u>	<input type="checkbox"/> DFWMSSDC
	<u>2.64%</u>	<input type="checkbox"/> 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.

Michael A. Heimlich  
 Officer's Signature (Prime Contractor)

Michael A. Heimlich  
 Printed Name (Prime Contractor)

President  
 Title (Prime Contractor)

11/08/2023  
 Date

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

Ruben Martinez  
 Printed Name (M/WBE/DBE Subcontractor)

Owner  
 Title (M/WBE/DBE Subcontractor)

11/09/2023  
 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 CONTRACTOR OWNERSHIP INFORMATION

NOTE TO PRIME CONTRACTOR: This form must be completed for each Subcontractor working on the Project. Completed forms must accompany:  
1) initial submission of the "SCHEDULED OF WORK AND SUBCONTRACTOR/SUPPLIER PARTICIPATION FORM"; and,  
2) any submission of a "CHANGE OF M/WBE SUBCONTRACTOR FORM"; and,  
3) any subsequent submission of the "SCHEDULED OF WORK AND SUBCONTRACTOR/SUPPLIER PARTICIPATION FORM".

PROJECT Coombs Creek Trail Improvements

## SUBCONTRACTOR INFORMATION

Legal Name of Subcontractor Martinez Construction Services

Address 836 Big Sky Lane, Fort Worth, TX 76131

Phone 817-975-8641

Fax 817-847-8641

Cell \_\_\_\_\_

Federal ID Number (or Social Security number where applicable) 27-3044095

For statistical reporting requirements, please check:

- |  |     |   |   |  |
|--|-----|---|---|--|
| <input checked="" type="checkbox"/> Male | and | <input type="checkbox"/> African American | <input type="checkbox"/> Asian Indian                 | <input type="checkbox"/> Native American |
| <input type="checkbox"/> Female          |     | <input type="checkbox"/> Asian American   | <input checked="" type="checkbox"/> Hispanic American | <input type="checkbox"/> White           |

North Central Texas Regional Certification Number HMMB13392N1025

Affidavit Number \_\_\_\_\_

Sole Proprietorship

Partnership

Texas General Partnership

Texas Limited Partnership

Texas, Other: \_\_\_\_\_

Corporation

Texas Corporation

Texas Professional Corporation

Out of State

State: \_\_\_\_\_

State of Texas Certificate  
of Authority Number: \_\_\_\_\_

# \_\_\_\_\_

Ruben Martinez

Owner / Partner / President

Partner / Vice President

Partner / Secretary

Partner / Treasurer

By execution of this form, the undersigned is certifying that the organization and its owner(s) and/or principals are not DEBARRED or SUSPENDED or is otherwise ineligible for participation in any contract falling under the guidelines of Uniform Grant Management Standards (UGMS).

Signature:

(Owner or Principal)

Date: 11/08/2023

### OFFICE USE ONLY

I hereby certify that by the completion of this form that the City of Dallas has fully complied with the requirements of 24 CFR Part 85.35 and OMB Circular A-133 pertaining to not using DEBARRED or SUSPENDED contractors to conduct projects falling under the guidelines of Uniform Grant Management Standards (UGMS). [www.arnet.gov/eplsl](http://www.arnet.gov/eplsl)

Contract does not fall under 24 CFR Part 85.35 or OMB Circular A-133 requirements.

Certified by: \_\_\_\_\_

(City of Dallas, Department Director or Designee)

Date: \_\_\_\_\_



**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: 11/08/2023  
 Small Business Center - Business Inclusion and Development

Project Name: Coombs Creek Trail Improvements Bid # CIZ23-PKR-3048

LB Transportation Operations, LLC will provide the following  
 M/WBE Subcontractor on the project

good(s)/service(s): Rock

to Northstar Construction, LLC  
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

MWBE Certification Number: # WFWB35640N1224  
*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>\$ 567,750.00</u>	<input checked="" type="checkbox"/> NCTRCA
MWBE/DBE Sub Participation Amount	<u>\$4,000.00</u>	<input type="checkbox"/> DFWMSDC
		<u>0.7%</u> <input type="checkbox"/> 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.

Michael A. Heimlich  
 Officer's Signature (Prime Contractor)

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

Michael A. Heimlich  
 Printed Name (Prime Contractor)

Lauren Munro  
 Printed Name (M/WBE/DBE Subcontractor)

President  
 Title (Prime Contractor)

Owner  
 Title (M/WBE/DBE Subcontractor)

11/08/2023  
 Date

11/08/2023  
 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**  
**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: 11/08/2023  
 Small Business Center - Business Inclusion and Development

Project Name: Coombs Creek Trail Improvements Bid # CIZ23-PKR-3048  
DFW Aggregate, LLC will provide the following  
 M/WBE Subcontractor on the project

good(s)/service(s): Hauling

to Northstar Construction, LLC  
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

M/WBE Certification Number: # HFMB95833N1223  
*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>\$ 567,750.00</u>	<input checked="" type="checkbox"/> NCTRCA
MWBE/DBE Sub Participation Amount	<u>\$ 11,000.00</u>	<input type="checkbox"/> DFWMSSDC
	<u>1.94%</u>	<input type="checkbox"/> 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.

Michael A. Heimlich  
 Officer's Signature (Prime Contractor)

Michael A. Heimlich  
 Printed Name (Prime Contractor)

President  
 Title (Prime Contractor)

11/08/2023  
 Date

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

Amanda Alonzo  
 Printed Name (M/WBE/DBE Subcontractor)

President  
 Title (M/WBE/DBE Subcontractor)

11/08/23  
 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  
**CONTRACTOR OWNERSHIP  
 INFORMATION**



NOTE TO PRIME CONTRACTOR: This form must be completed for each Subcontractor working on the Project. Completed forms must accompany:  
 1) initial submission of the "SCHEDULED OF WORK AND SUBCONTRACTOR/SUPPLIER PARTICIPATION FORM"; and,  
 2) any submission of a "CHANGE OF M/WBE SUBCONTRACTOR FORM"; and,  
 3) any subsequent submission of the "SCHEDULED OF WORK AND SUBCONTRACTOR/SUPPLIER PARTICIPATION FORM".

PROJECT Coombs Project - Creek Trail Improvements  
**SUBCONTRACTOR INFORMATION**

Legal Name of Subcontractor DFW Aggregates LLC  
 Address 10580 CF Hawk Fwy Dallas TX 75217  
 Phone 214-217-2107 Fax 214-217-2109 Cell \_\_\_\_\_  
 Federal ID Number (or Social Security number where applicable) \_\_\_\_\_

For statistical reporting requirements, please check:  
 Male      and       African American       Asian Indian       Native American  
 Female       Asian American       Hispanic American       White

North Central Texas Regional Certification Number HFM 95833 N 1233 Affidavit Number \_\_\_\_\_

- Sole Proprietorship
- Partnership
  - Texas General Partnership
  - Texas Limited Partnership
  - Texas, Other: \_\_\_\_\_
- Corporation
  - Texas Corporation
  - Texas Professional Corporation
  - Out of State
    - State: \_\_\_\_\_
    - State of Texas Certificate of Authority Number: \_\_\_\_\_
    - # \_\_\_\_\_

Amanda Alonzo \_\_\_\_\_ Owner / Partner / President  
Carlos Espinoza \_\_\_\_\_ Partner / Vice President  
 \_\_\_\_\_ Partner / Secretary  
 \_\_\_\_\_ Partner / Treasurer

By execution of this form, the undersigned is certifying that the organization and its owner(s) and/or principals are not DEBARRED or SUSPENDED or is otherwise ineligible for participation in any contract falling under the guidelines of Uniform Grant Management Standards (UGMS).

Signature: Amanda Alonzo \_\_\_\_\_ (Owner or Principal)      Date: 1/16/23

**OFFICE USE ONLY**

I hereby certify that by the completion of this form that the City of Dallas has fully complied with the requirements of 24 CFR Part 85.35 and OMB Circular A-133 pertaining to not using DEBARRED or SUSPENDED contractors to conduct projects falling under the guidelines of Uniform Grant Management Standards (UGMS). [www.arnet.gov/eols](http://www.arnet.gov/eols)

Contract does not fall under 24 CFR Part 85.35 or OMB Circular A-133 requirements.

Certified by: \_\_\_\_\_ Date: \_\_\_\_\_  
 (City of Dallas, Department Director or Designee)



CITY OF DALLAS

CITY OF DALLAS
Office of Economic Development -Business and Workforce Inclusion
Pre-Bid / Pre-Proposal Form (BWI-FRM-623)

Sections II and III are worth 15 Total Points: Section II = 5 Points Maximum, Section III = 10 Points Maximum

Solicitation Number: CIZ23-PKR-3048

Project Name: Coombs Creek Trail Improvements

Company Name: Northstar Construction, LLC

Section I: Business Inclusion Affidavit

It is the policy of the City of Dallas to involve qualified Minority and Women-Owned Business Enterprises (MWBEs) 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. On May 14, 1987 the City Council adopted the following MWBE participation goals without consideration for specific ethnicity or gender (Resolution Number 97-1605): Construction-32.00%, Architectural & Engineering-34.00%, Professional Services-38.00%, Other Services - N/A, Goods-32.00%

By signing below, I certify that the information included in sections II and III are true and complete to the best of my knowledge and belief. I further understand and agree that all information will be reviewed and verified by the Office of Business Diversity (OBD). I agree to provide the City of Dallas with a completed copy of all required forms provided within the CBD Inclusion document package. I understand that, for the purpose of MWBE 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, my bid may be deemed 'non-responsive' and I may be denied award of the contract.

Michael A. Heimlich, President

[Signature]

Typed or Printed Name of Company's Certifying Official

Signature

11/3/2023
Date

Section II: Historical Utilization

Table with 8 columns: Entity Name, Contact Person, Title, Phone Number, Month/Year of Project, Total Contract Amount, MWBE Goal (%), Project Name/Contract Type, MWBE Actual Participation (\$), MWBE Actual Participation (%). Rows include Denton County Transportation Authority, City of Irving, and City of Dallas.

Include historical MWBE utilization for the last three projects completed ONLY. Not limited to City of Dallas contracts, but should only include projects performed with municipalities.
Section II = 6 Total Points: 3 Projects = 5 Points; 2 Projects = 3 Points; 1 Project = 1 Point

Section III: Team Make-Up/Schedule of Work

Table with 8 columns: Company Name, Address, City, State, Zip, Contact Person, Title, Phone Number, MWBE Certification #, Ethnicity/Gender, Local or Non-, Scope of Work, Value of Work (\$), Participation (%). Rows include Cowtown RadiMix, AMP Materials, LLC, DF&W Aggregate, LLC, MCS, and Northstar Construction, LLC.

Include all subcontractors who will be performing on this project, both MWBEs and Non-MWBEs. This section should include the Prime Contractor's value of work, and the total contract amount will auto populate.

Section III = 10 Total Points: Meets Goal = 5 Points; Exceeds Goal, Additional 3 Points; Diverse Team Make-Up, Additional 2 Points

# GJ Seeding, LLC

1080 S Burleson Blvd  
 Burleson, TX 76028  
 817-426-8284 office  
 817-821-3848 cell

[gjseeding@gmail.com](mailto:gjseeding@gmail.com)

[gjseeding.com](http://gjseeding.com)

**PROJECT: DALLAS - CIZ23-PKR-3048; Coombs Creek Trail Extension Improvements;**

**Davis to Moss Park**

**BID DATE: 11/3/2023**

ARCH/ENG: CONSULTANT: FREESE & NICHOLS, 12770 MERIT DR, S-900, DALLAS 75251

214 217-2201; BRETT BRISTOW, PE

OWNER1: CITY OF DALLAS, PARKS DEPT, 1500 MARILLA, RM 6FS, DALLAS 75201

OWNER2: 2/797-6461, Francisco de Villa, PM; jdevilla@azb-engrs.com

	Description	Unit	Approx. Amount	Price/Unit	Total
8	Silt Fence	LF	4,600.0	2.55	11,730.00
5	Construction Entrance (50x15)	LS	1.0	4,000.00	4,000.00
	Inlet Protection	EA	1.0	600.00	600.00
	Wild Flower Mix "Comanche Mix"	SF	1,530.0	1.35	2,065.50
20	Common Bermuda Sod	SF	18,500.0	0.60	11,100.00
21	Temp Irrigation- sodded areas (3 week period)	LS	1.0	22,500.00	22,500.00
	<b>Existing Irrigation Modifications (Based on time and materials: \$300/hr (minimum of 4 hrs) plus materials. Includes Irrigation Technician and Laborer, Truck and Hand Tools. Additional Laborer \$75/hr)</b>				
22		LS	1.0		
24	Moss park Trail Head:	LS	1.0	38,930.00	38,930.00
	Vitex Tree - 8' HT / 4' Spread - 45 Gal.	EA	6.0		
	Dwarf Abelia 'Sherwoodii' - 3 Gal.	EA	16.0		
	Loropetalum 'Purple Diamond' - 3 Gal.	EA	59.0		
	Nandina 'Firepower' - 3 Gal.	EA	25.0		
	Pink Muhly - 3 Gal.	EA	18.0		
	Asian Jasmine - 1 Gal.	EA	130.0		
	Big Blue Liriope - 1 Gal.	EA	427.0		
	Planting Soil Mix / 4" Compost Added / 4" Imported Topsoil Added / Tilled to a depth of 8-10"	CY	20.0		
	Shredded Hardwood Mulch 3" Depth	CY	8.0		
	Steel Edging - Per Detail 4/L4.06	LF	240.0		
	Tree Stakes - Per Detail 1/L4.06	EA	26.0		
	<b>Irrigation for Trail Head Only. Water Source Connection to be within 100 LF of Location, Controller to be Battery Operated, Excludes Backflow Prevention Device. Flowerbeds to be Drip, Wildflower to be Spray and 1 Bubbler per Tree</b>				
		LS	1.0		

Price includes all materials and labor to place items on areas to grade by others. Prices are per Sheet L3.07 & L4.06 dated 1.27.22. Water meter, meter tap, impact fees, power to controller, sleeving, boring and/or sleeving, if needed, cut and patch, removal/transplant of existing trees, plants or other vegetation, filter fabric for planting beds, site furnishings and/or hardscape, maintenance to lawn area(s) and flowerbed(s) by others. One move is included in quote. Additional moves @ \$995.00/each. Water source and supply within project limits by others.

**All types of temporary irrigation available: from drip to large Ag applications.**

No mowing, weed removal, rock or debris pick-up, or maintenance is included in this pricing unless noted. No traffic control in price. Topsoil, soil amendments, pesticides and herbicides not included unless specifically noted. Soil provided for seeding assumed to be capable of supporting specified plant life. Block sod areas to be a minimum of 16" wide. Work areas to be cleared and staked by others prior to move-in. Cost of repair for any underground obstacles encountered by either hand digging, posts installation, ditching or excavating is not included in price. Removal of any large debris (surface or subsurface) will be the responsibility of others. Additional charge of \$0.50/lb for hand digging if required. Items are bid as installations. All work is quoted to take place during daylight hours. Removals are not included unless specifically noted. All rock filter dams are quoted as per "TX DOT minimum" specifications - Ty 1 (18" ht) and Ty 2 (18" ht), and Ty 3 (36" ht) are sloped @ 2:1 slope. Dams are not priced to cover safety zone type dams. Please add \$7.75/lb for 6:1 (safety) slopes. Safety caps (not included) for sed control fence "T" posts add 0.45/lb. Removals are not included unless specified. No hardscaping or mow strips included unless specifically noted. Dewatering by others. Hybrid grass is not included unless specified. Insurance provided meets all normal state, county and municipal requirements; any additional coverage may result in a change in pricing. Bond not included in price. Impact fees by others. Pricing not accepted within a 60 day period from quote is subject to change. Water supply and source by others. Watering price subject to change if watering restrictions are imposed. All work bid without taxes unless stated otherwise.

THIS QUOTE CAN BE ACCEPTED BY SIGNING BELOW OR BY AUTHORIZING US TO PROCEED WITH THIS WORK

DBE Enterprise: NCTCA Cert: HMDB70439N0823 Texas Irrigator Li0001151 Gayle Juraschek  
 SBE Enterprise: NCTCA Cert: HMSB23177N0724 MBE Enterprise: NCTCA Cert: HMMB67243N0824 Vendor: 474224



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

**Date:** 1/8/2024

**Proposed Agenda Date:** 2/22/2024

**Construction**  
**Amount:** \$567,750.00

**Architecture and Engineering**  
**Amount:**

**Supplemental Agreement #**  
**Overall Amount:**

**Change Order #**  
**Overall Amount:**

**Professional Services**  
**Amount:**

**Supplemental Agreement #**  
**Overall Amount:**

**Department:** PKR  
**Project Name:** Coombs Creek Extension Trail Improvements  
**Contract Number:** PKR-2023-00023157

**Project Description/Scope of Work:** Construction of the Coombs Creek Extension Trail consisting of 10 foot wide concrete trail along Plymouth Road from Davis Street to Moss Park, including accessible ramps, pavement striping, pedestrian crossing improvements, drainage improvements, Park trail head improvements and other associated improvements.

**Subcontracting Opportunities:**

**Project Manager:** Francisco De Villa  
**Phone:** 214-797-6461  
**Email:** jdevilla@azb-engrs.com

**Recommended Vendor:** Northstar Construction, LLC  
**Intent to Award On:** 3/27/2024  
**Contact Person:** Mike Heimlich  
**Phone:** 817-244-8885  
**Email:** mike@northstar93.com

**Does this project have federal funds?** No

**If applicable what is the DBE goal?**



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

**Date:** 1/8/2024

**Proposed Agenda Date:** 2/22/2024

**Construction**  
**Amount:** \$567,750.00

**Architecture and Engineering**  
**Amount:**

**Supplemental Agreement #**  
**Overall Amount:**

**Change Order #**  
**Overall Amount:**

**Professional Services**  
**Amount:**

**Supplemental Agreement #**  
**Overall Amount:**

**Department:** PKR  
**Project Name:** Coombs Creek Extension Trail Improvements  
**Contract Number:** PKR-2023-00023157

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**Project Manager:** Francisco De Villa  
**Phone:** 214-797-6461  
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**Recommended Vendor:** Northstar Construction, LLC  
**Intent to Award On:** 3/27/2024  
**Contact Person:** Mike Heimlich  
**Phone:** 817-244-8885  
**Email:** mike@northstar93.com

**Does this project have federal funds?** No

**If applicable what is the DBE goal?**



**Coombs Creek Trail Extension**  
**Davis St. to Moss Park**  
**District 1**



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

**DATE:** March 21, 2024  
**COUNCIL DISTRICT:** 4  
**STAFF:** Chris Turner-Noteware, P.E. (214) 671-7966

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**SUBJECT**

Authorize a professional services contract with HVJ North Texas-Chelliah Consultants, Inc. dba HVJ Associates for construction materials testing and inspection services at Dallas Zoo South Garage located at 725 South Ewing Avenue – Not to exceed \$139,195.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$139,195.00)

**BACKGROUND**

This action will authorize a professional services contract with HVJ North Texas-Chelliah Consultants, Inc. (dba HVJ Associates) for construction materials testing and inspection services for Dallas Zoo South Garage located at 725 S. Ewing Avenue, in an amount not to exceed \$139,195.00. HVJ Associates was selected as the most qualified consultant for this project. Materials testing will include soils and construction materials testing and inspections. The project scope includes the construction of a five-story cast-in-place and pre-cast concrete parking garage with 510 vehicle spaces and a concrete surface parking lot with 70 vehicle spaces.

This contract is needed to provide the required materials testing and inspection services to ensure that construction materials and installations are constructed as specified.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Construction Inspections	April 2024
Complete Construction Inspections	March 2025

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

On February 8, 2024, the Park and Recreation Board authorized a contract with Rogers-O'Brien Construction, LLC for the construction of the Dallas Zoo South Garage at 725 S. Ewing Avenue.

On February 28, 2024, City Council authorized a contract with Rogers-O'Brien Construction, LLC for the construction of the Dallas Zoo South Garage at 725 S. Ewing Avenue.

**FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
Park and Recreation Facilities (B) (2017 General Obligation Bond Fund)	\$139,195.00	\$0.00	\$0.00

**PROCUREMENT INFORMATION**

In accordance with the City of Dallas Administrative Directive 4-5 procurement guidelines, HVJ Associates was selected as the most qualified consultant for this project.

**M/WBE INFORMATION**

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE \$
\$139,195.00	Architecture & Engineering	25.66%	100%	\$139,195.00
<ul style="list-style-type: none"> <li>This contract meets the M/WBE goal.</li> </ul>				

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on March 7, 2024 and will present a recommendation to the Park and Recreation Board on March 21, 2024.

**STAFF RECOMMENDATION**

Staff recommends approval.

**MAP**

Attached







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

Dallas Zoo Parking Garage CMT Services  
 Parking garage construction

Bid/Contract #: 21-081E

Project Name:

**Instructions:**

- Column 1: List type of work to be performed by Prime and 1st tier subcontractors.
- Column 2: Please provide all NAICS codes for each entry. Use a comma to separate each code. To search for NAICS codes <https://www.census.gov/naics/>
- 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	NAICS 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 (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Construction Materials Testing	541330, 541380	HVJ North Texas - ChelliahConsultants, Inc.	Devarajan Chelliah, PE 8701 John W Carpenter Fwy, # 250 Dallas, TX75247 214-678-0227	p	L	\$86,301.00	62.00%		
Notes:									
ConstructionMaterialsSupport	541330, 541380	TSIT Engineering &Consulting, LLC	Terry Smith, Jr. 11301 Mosier Valley RoadEules, Tx. 76040	B	L	\$ 52,894.00	38.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		
Notes:							0.00%		







**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**                      **Dallas Zoo Parking Garage CMT Services**                      **Bid #:**                      **21-081E**  
**Parking garage construction**

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**Firm Name and Address:**                      HVJ North Texas - Chelliah Consultants, Inc.  
8701 John W Carpenter Fwy, Suite 250 Dallas, TX 75247

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**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:                      **No**

**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 #:**

**Dallas Zoo Parking Garage CMT Services**

**Bid #: 21-081E**

**Parking garage construction**

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

Please use the form(s) 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**  
**Business Inclusion and Development 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 #:**

**Dallas Zoo Parking Garage CMT Services**

**#: 21-081E**

**Parking garage construction**

Firm Name and MWBE 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.

*C. Yerru*

**Officer's Signature:** \_\_\_\_\_

**Title: Managing Owner Date:** 11.08.2023

**Printed Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

DEVARAJAN CHELLIAH



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

Dallas Zoo Parking Garage  
CMT Services

Solicitation Number: 21-081E      Project Name: Parking garage construction      Company Name: HVJ North Texas -Chelliah Consultants, Inc.

**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.





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

**Date:** 11.20.23

**Proposed Agenda Date:** 1.11.24

**Construction**  
**Amount:**

**Architecture and Engineering**  
**Amount:**

**Supplemental Agreement #**  
**Overall Amount:**

**Change Order #**  
**Overall Amount:**

**Professional Services**  
**Amount:** \$139,195.00

**Supplemental Agreement #**  
**Overall Amount:**

**Department:** PKR

**Project Name:** Dallas Zoo South Garage - Materials Testing

**Contract Number:** PKR-2023-00022842

**Project Description/Scope of Work:** Materials testing for construction of parking garage

**Subcontracting Opportunities:** No

**Project Manager:** David Mills

**Phone:** 214-670-1805

**Email:** david.mills@dallas.gov

**Recommended Vendor:** HVJ Noth Texas-Chelliah Consultants (dba HVJ Associates)

**Intent to Award On:** 01.24.24

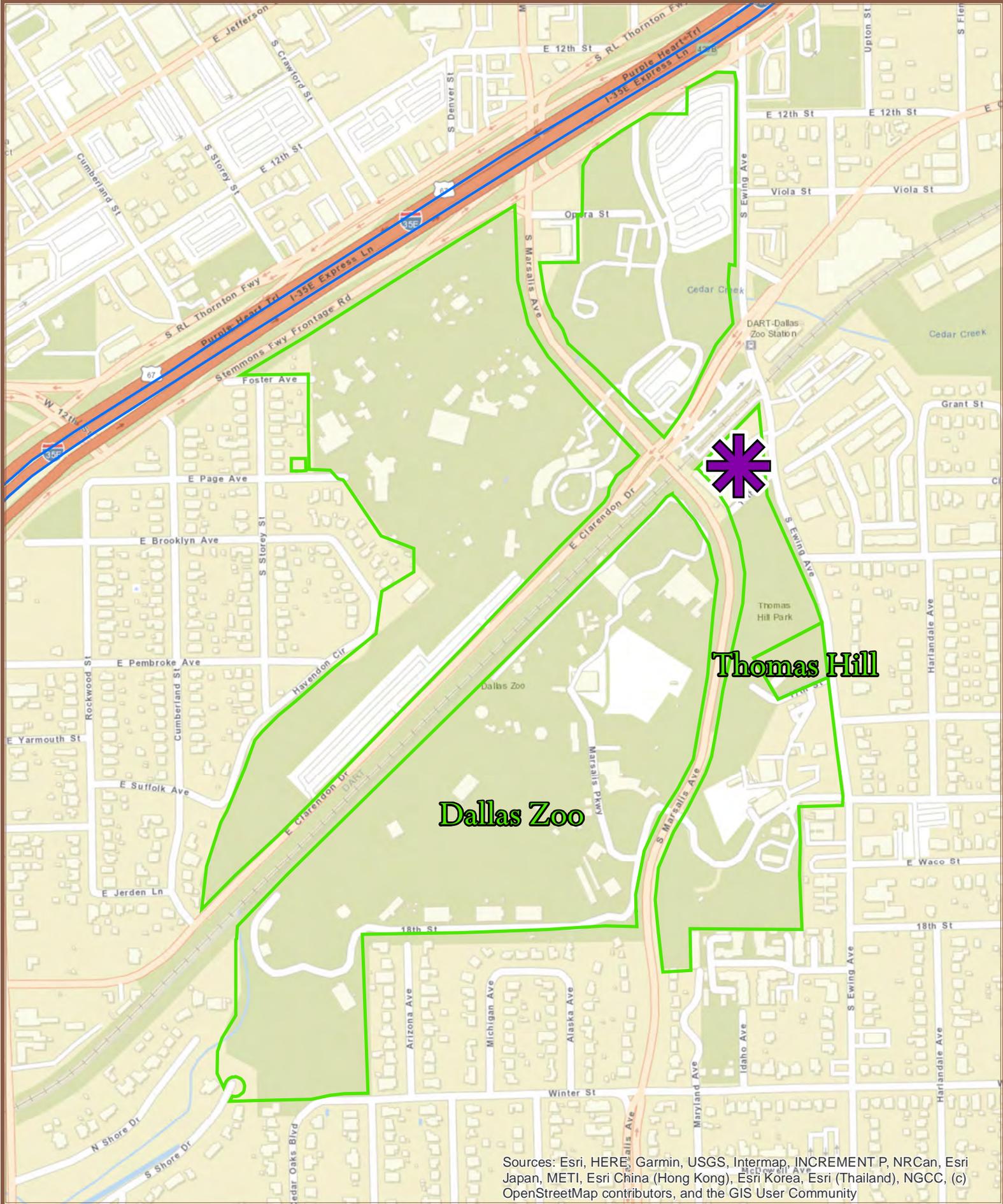
**Contact Person:** Syed Aleem Uddin

**Phone:** 682.414.1901

**Email:** suddin@hvj.com

**Does this project have federal funds?** No

**If applicable what is the DBE goal?** NA



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



Dallas Zoo Parking Garage  
(725 S Ewing Ave)

District  
4



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

**AGENDA DATE:** March 21, 2024

**COUNCIL DISTRICT(S):** 6

**STAFF:** Chris Turner-Noteware, P.E. (214) 671-7966

---

**SUBJECT**

Authorize a construction services contract for the construction of the Anita Nañez Martinez Recreation Center Building Envelope Repairs located at 3212 North Winnetka Avenue – York Builders, Inc., best value proposer of five– Not to exceed \$1,160,269.20 – Financing: Park and Recreation (B) Fund (2017 General Obligation Bond Fund) (\$141,554.54); Capital Construction Fund (\$1,018,714.66)

**BACKGROUND**

On October 20, 2023, the City of Dallas advertised a re-bid request for competitive sealed proposals for the construction of the Anita Nañez Martinez Recreation Center Building envelope repairs with bids due November 9, 2023. The re-bid effort was desired as the initial bid for this project on September 8, 2023 resulted in several non-responsive bids. A pre-proposal conference was held on October 25, 2023 with two potential proposer(s) in attendance

In response to the advertisement, the Office of Procurement Services received submittals from five firms on November 9, 2023. The bid procurement process complied with the City's Administrative Directive 4-5: Contracting Policy, Section 10 Procurement Processes.

This action will award a construction services contract for the Anita Nañez Martinez Recreation Center Building Envelope Repairs project located at 3212 North Winnetka Avenue to York Builders, Inc, the best value proposer of five, in an amount not to exceed \$1,160,269.20. The scope of work includes total replacement of existing damaged exterior façade gypsum fiber reinforced concrete decorative panel bands with cast stone panels on three facades, repairs of several existing steel framed windows, repairs of cracks on the exterior plaster finish on gymnasium exterior walls, repairs on the gymnasium athletic wood floor, painting of the gymnasium interior, and preparing and painting interior drywall surfaces adjacent to exterior windows scheduled for repairs, and exterior cement plaster repairs to the gymnasium.

Proposals based on the RFCSP procurement process are evaluated on pre-set criteria which include qualifications of the prime contractor, subcontractor experience, cost, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "0" to "10"

Authorize a construction services contract for the Anita Nañez Martinez Recreation Center Building Envelope Repairs located at 3212 North Winnetka Avenue – York Builders, Inc., best value proposer of five – Not to exceed \$1,160,269.20 – Financing: Building Services Department (2017 General Obligation Bond Fund).

– Page 2

are given for each criterion with “10” being the best rating. These ratings are multiplied by the weighting to obtain the score for each criterion.

Following is a list of the rating criteria and values for each criterion:

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Amount	45%
2. Qualifications/Experience/References for Prime Firm	20%
3. Subcontractor Experience	10%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Proposed Schedule/Time of Completion	5%
	<u>100%</u>

The selection committee selected York Builders, Inc. as the best value proposer based on the rating criteria.

### **ESTIMATED SCHEDULE OF PROJECT**

Began Design	October 2019
Design Completed	July 2020
Begin Construction	April 2024
Complete Construction	September 2024

### **FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
Building Services Dept. (2017 General Obligation Bond Fund)	\$1,161,000.00	\$0.00	\$0.00

### **M/WBE INFORMATION**

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

<b>Contract Amount</b>	<b>Procurement Category</b>	<b>M/WBE Goal</b>
\$1,160,269.20	Construction	32.00%
<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
<b>47.75%</b>	<b>68.80%</b>	<b>\$798.265.07</b>
<ul style="list-style-type: none"> <li>This contract exceeds the M/WBE goal.</li> </ul>		
<ul style="list-style-type: none"> <li>York Builders, Inc. – Local; 28.25% Local</li> </ul>		

### **PROCUREMENT INFORMATION**

Authorize a construction services contract for the Anita Nañez Martinez Recreation Center Building Envelope Repairs located at 3212 North Winnetka Avenue – York Builders, Inc., best value proposer of five – Not to exceed \$1,160,269.20 – Financing: Building Services Department (2017 General Obligation Bond Fund).

– Page 3

The following proposals were received from solicitation number CIZ23-PKR-3054, opened on November 9, 2023.

<b><u>Proposer</u></b>	<b><u>Base Bid</u></b>	<b><u>Alt. Nos. 1, 3 &amp; 4*</u></b>	<b><u>Total Bid</u></b>
Prestige Building Group, LLC.	\$1,522,314.18	\$ 295,288.07	\$1,817,602.25
Big Sky Construction Co.	\$1,195,000.00	\$ 181,000.00	\$1,376,000.00
Joel Brown & Co.	\$1,139,597.00	\$ 238,000.00	\$1,377,597.00
* York Builders, Inc.	\$ 972,783.00	\$ 187,486.20	\$1,160,269.20
** Dorothy Design Studio	\$ 438,558.72	\$ 74,414.12	\$ 438,558.72

\*Best and final offer amount represents Base Bid plus Add Alternates 1, 3, and 4.

\*\* Non-Responsive proposer

\*Alternate No. 1 – Perform plaster repairs for gymnasium & columns at South covered porch

\*Alternate No. 2 – Alternate not used

\*Alternate No. 3 – Prep & paint interior drywall adjacent to repaired exterior windows

\*Alternate No. 4 – Perform gymnasium athletic floor & miscellaneous exit door repairs & paint gym interior walls & spot paint ceiling

(Alternates 1, 3, & 4 are being awarded)

### **COMMITTEE ACTION**

The Planning and Design Committee will consider this item on March 7, 2024 and will present a recommendation to the Park and Recreation Board on March 21, 2024.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MAP**

Attached





**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:** YORK BUILDERS, INC.

---

**Address:** 1301 E. DEBBIE LANE, STE 102 523, MANSFIELD, TX 76063

---

**Bid #:** CIZ23-PKR 3054

---

**Telephone Number:** 817 - 919 - 5097 Ext.

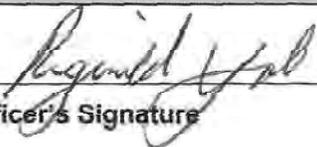
---

**Email Address:** REGINALD@YORKBUILDERSINC.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	1			3	1				
Technical										
Office/Clerical										
Skilled	6				1		5			
Semiskilled										
Unskilled										
Seasonal										
<b>Totals:</b>	9	2			4	2	5			
<b># of employees living in Dallas:</b>	4	0			1		3			
<b>Total % of employees living in Dallas</b>			35%							

  
 \_\_\_\_\_  
 Officer's Signature

**Reginald York**  
 \_\_\_\_\_  
 Typed or Printed Name

**Principal In Charge**  
 \_\_\_\_\_  
 Title

**11-2-23**  
 \_\_\_\_\_  
 Date





**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: 12/4/2023

Small Business Center - Business Inclusion and Development

Project Name: Building Envelope Repairs to the Anita N. Martinez Recreation Center Bid # C1Z23-PKR-3054

**Yellowbird Construction**

will provide the following

M/WBE Subcontractor on the project

good(s)/service(s) Stucco, paint, drywall

to York Builders, Inc.

Prime Contractor on the project

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

M/WBE Certification Number: # DL04664

*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>\$1,160,269.20</u>	<u>    </u>	NCTRCA
M/WBE/DBE Sub Participation Amount	<u>\$191,773.70</u>	<u>17%</u>	DFWMSDC
			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.

Reginald York  
 Officer's Signature (Prime Contractor)

Reginald York

Printed Name (Prime Contractor)

Principal in Charge

Title (Prime Contractor)

12/4/2023

Date

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

Michelle Calvillo

Printed Name (M/WBE/DBE Subcontractor)

Owner

Title (M/WBE/DBE Subcontractor)

12/4/2023

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"/> <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 \_\_\_\_\_



**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: 12/4/2023

Small Business Center - Business Inclusion and Development

Project Name: Building Envelope Repairs to the Anita N. Martinez Recreation Center Bid # C1Z23-PKR-3054

**Able Masonry**

will provide the following

M/WBE Subcontractor on the project

good(s)/service(s): Masonry

to York Builders, Inc.  
 Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: \_\_\_\_\_

M/WBE Certification Number: #

*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>\$1,160,269.20</u>	<input type="checkbox"/>	NCTRCA
MWBE/DBE Sub Participation Amount	<u>362,031.60</u>	<input type="checkbox"/>	DFWMSDC
		<input type="checkbox"/>	WBCSW
		<input type="checkbox"/>	0%

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.

Reginald York  
 Officer's Signature (Prime Contractor)

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

Reginald York  
 Printed Name (Prime Contractor)

Mauricio Venegas  
 Printed Name (M/WBE/DBE Subcontractor)

Principal in Charge  
 Title (Prime Contractor)

Owner  
 Title (M/WBE/DBE Subcontractor)

12/4/2023  
 Date

12/4/2023  
 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  
RFCSP/RFQ CONTRACTOR'S AFFIDAVIT  
HISTORY OF M/WBE UTILIZATION FORM**

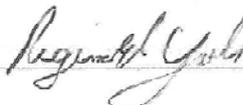
Project Name: YORK BUILDERS, INC. (YBI) Bid/Contract #: CIZ23-F

Has your company sub-contracted with M/WBE firms in the past? Yes  No  If yes, please complete the following table.  
*Historical utilization is not limited to City of Dallas contracts. Please include historical M/WBE utilization with other projects completed in the last five years.*

Name of the Entity Contact Name Phone Number	Project Name/ Contract Type	Total Contract Amount	M/WBE Goal	M/WBE Actual Participation (\$)	M/WBE Participation (%)
Williams A/C & Heating Leonard Williams 817-293-1838	Word of Truth - HVAC Army/Navy- HVAC TJ's Catfish & Wings- HVAC	350,000 50,000 30,000	Private Work	350,000. / 50,000. / 30,000.	20%
Posadas Painting, Inc. Martin Hernandez 214-684-2336	Word of Truth – TBT/Paint Army /Navy – TBT/Paint	186,000 27,000	Private Work	186,000. / 27,000.	
Campbell Glass & Mirror 3408 May Street Fort Worth, TX 76110 817-923-6677	Word of Truth Army/Navy	510,000 22,000	Private Work	510,000. / 22,000.	

I certify that the information included in this History of M/WBE Utilization Form is true and complete to the best of my belief. I further understand and agree that all information will be reviewed and verified by the Business Incentives and Compliance staff.

Company Name: YORK BUILDERS, INC. (YBI)

Officer's Signature: 

Title: President, GC

Printed Name: Reginald York

Date: 11-7-2023



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

**Date:** 11/30/2023

**Proposed Agenda Date:** 01/24/2024

**Construction**  
**Amount:** \$1,160,269.20

**Architecture and Engineering**  
**Amount:**

**Supplemental Agreement #**  
**Overall Amount:**

**Change Order #**  
**Overall Amount:**

**Professional Services**  
**Amount:**

**Supplemental Agreement #**  
**Overall Amount:**

**Department:** PKR

**Project Name:** ANITA N. MARTINEZ RECREATION CENTER BUILDING ENVELOPE REPAIRS

**Contract Number:** PKR-2023-00020728 / CIZ23-PKR-0003054

**Project Description/Scope of Work:** Remove & replace exterior GFRC decorative panel bands / repairs to exterior cement plaster finish @ gymnasium, repairs to exterior windows, patch & paint interior gyp. bd. adjacent to repaired ext. windows, repair gymnasium floor, paint gym interior

**Subcontracting Opportunities:** precast masonry panels, painting, dry wall repairs, athletic wood floor repairs, exterior door weatherproofing, window glazing, steel window repairs & paint, plaster repairs, elastomeric coating for plaster finish, wet glaze skylight,

**Project Manager:** Raul G. De La Rosa, R.A. / Senior Architect

**Phone:** 214-671-9846

**Email:** Raul.delarosa@dallas.gov

**Recommended Vendor:** YORK BUILDERS, INC.

**Intent to Award On:** January 24, 2024

**Contact Person:** Reggie York / Operations Manager

**Phone:** 817-919-5097 (office) / 817-863-0393 (cell)

**Email:** reggiejr@yorkbuildersinc.com

Does this project have federal funds? **NO**

If applicable what is the DBE goal? 32%



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

**AGENDA DATE:** March 21, 2024  
**COUNCIL DISTRICT:** 12  
**STAFF:** Christina Turner Noteware, (214) 671-7966

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**SUBJECT**

Authorize acquisition of a hike and bike trail easement from AV Prestonwood Trails, LLC of approximately 14,454 square feet (0.33 acres) of land located at 6350 Keller Springs Road for the Cotton Belt Trail Project — Not to exceed \$17,500.00 (\$14,500.00 plus closing costs and title expenses not to exceed \$3,000.00) — Financing: Capital Gifts Donation & Development Fund

**BACKGROUND**

This item authorizes the acquisition of a hike and bike trail easement from AV Prestonwood Trails, LLC of approximately 14,454 square feet (0.33 acres) of land located at 6350 Keller Springs Road for the Cotton Belt Trail Project (Project) (**Exhibit A**). The total purchase price for this acquisition is \$17,500.00 based on an independent appraisal (\$14,5000.00, plus closing costs and title expenses not to exceed \$3,000.00).

The hike and bike trail easement will be used for the Cotton Belt Trail Project. The Project is a collaboration between the North Central Texas Council of Governments (NCTCOG), DART, and local governments, namely Grapevine, Coppell, Carrollton, Addison, Dallas, Richardson, and Plano. When completed, the Cotton Belt Trail will extend over twenty-four miles providing connections into many local governments' trail networks across the DFW area including the extensive Dallas Trail Network.

The Project has been designed and is being constructed concurrent with DART's Silver Line project. The construction of critical project construction areas is nearing completion for Phase 1. Phase 2 requires acquisition of an easement area at 6350 Keller Springs Road. Additional acquisitions for Phase 2 are also required and will be presented to the Board in the future.

**FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
Capital Gifts Donation & Development Fund	\$17,500	\$0	\$0

Authorize acquisition of a hike and bike trail easement from AV Prestonwood Trails, LLC of approximately 14,454 square feet (0.33 acres) of land located at 6350 Keller Springs Road for the Cotton Belt Trail Project — Not to exceed \$17,500.00 (\$14,500.00 plus closing costs and title expenses not to exceed \$3,000.00) — Financing: Capital Gifts Donation & Development Fund – page 2

### **COMMITTEE ACTION**

The Planning and Design Committee will review this item on March 7, 2024 and will provide a recommendation to the full Park and Recreation Board on March 21, 2024.

This item will be scheduled for City Council consideration by the Real Estate Division.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MAP**

Attached

**Field Notes Describing a 14,454 Square Foot (0.3318 Acre)  
Hike and Bike Trail Easement in Block 8203 to Be Acquired From  
City of Dallas, Dallas County, Texas**

Exhibit A

Being a 14,454 Square Foot (0.3318 Acre) tract situated in the John W Overton Survey, Abstract Number 1108, City of Dallas, Dallas County, Texas, being a portion of Block 8203 On the Creek Apartments, an addition to the City of Dallas, as recorded in Volume 79209, Page 1, Deed Records, Dallas County, Texas, and being a portion of a tract of land conveyed by AV Prestonwood Associates, LTD to AV Prestonwood Trails, LLC in Special Warranty Deed, as recorded in Instrument Number 20080081112, Official Public Records, Dallas County, Texas and being more particularly described by metes and bounds as follows:

**COMMENCING**, at a 5/8-inch iron rod with yellow plastic cap stamped "ARS ENGINEERS" found (controlling monument) at the southeast corner of said Block 8203, being the northeast corner of a tract of land conveyed to Dallas Power & Light Company as recorded in Volume 4734, Page 238, Deed Records, Dallas County, Texas, and being the northwest right-of-way line of Dallas Area Rapid Transit, a 100' right-of-way as recorded in Volume 88083, Page 4905, Deed records, Dallas County, Texas, from which a PK nail found bears North 89 degrees 30 minutes 39 seconds East, a distance of 628.69 feet,

**THENCE**, coincident with the common line of said Block 8203 and said northwest right-of-way line of Dallas Area Rapid Transit, North 30 degrees 40 minutes 39 seconds East, a distance of 23.45 feet to a 5/8-inch iron rod with orange plastic cap stamped "JACOBS ESMT" set for the **POINT OF BEGINNING**;

**THENCE**, departing said common line, over and across said Block 8203 the following six (6) courses and distances:

1. North 00 degrees 41 minutes 42 seconds East, a distance of 32.82 feet to a 5/8-inch iron rod with orange plastic cap stamped "JACOBS ESMT" set for corner;
2. North 30 degrees 40 minutes 39 seconds East, a distance of 655.94 feet to a 5/8-inch iron rod with orange plastic cap stamped "JACOBS ESMT" set for the beginning of a non-tangent curve to the right;
3. along said non-tangent curve to the right, an arc distance of 148.57 feet through a central angle of 02 degrees 54 minutes 14 seconds having a radius of 2,931.33 feet, and a long chord which bears North 32 degrees 07 minutes 46 seconds East, a distance of 148.55 feet to a 5/8-inch iron rod with orange plastic cap stamped "JACOBS ESMT" set for corner;
4. South 86 degrees 35 minutes 40 seconds East, a distance of 13.89 feet to a 5/8-inch iron rod with orange plastic cap stamped "JACOBS ESMT" set for the beginning of a non-tangent curve to the right;
5. along said non-tangent curve to the right, an arc distance of 113.32 feet through a central angle of 02 degrees 13 minutes 27 seconds having a radius of 2,919.33 feet, and a long chord which bears North 34 degrees 49 minutes 50 seconds East, a distance of 113.31 feet to a 5/8-inch iron rod with orange plastic cap stamped "JACOBS ESMT" set for corner;

**Field Notes Describing a 14,454 Square Foot (0.3318 Acre)  
Hike and Bike Trail Easement in Block 8203 to Be Acquired From  
City of Dallas, Dallas County, Texas**

6. North 21 degrees 15 minutes 23 seconds East, a distance of 46.00 feet to a 5/8-inch iron rod with orange plastic cap stamped "JACOBS ESMT" set for corner on the northeast line of said Block 8203 and the southwest line of Campbell Road, a variable width right-of-way as recorded in Volume 76026, Page 1254, Deed Records, Dallas County, Texas, from which a 1/2-inch iron rod found bears North 55 degrees 25 seconds 37 minutes West, a distance of 98.27 feet;

**THENCE**, coincident with the common line of said Block 8203 and said southwest right-of-way line of Campbell Road, South 55 degrees 25 minutes 37 seconds East, a distance of 16.41 feet to a 1/2-inch iron rod found (controlling monument) at the east corner of said Block 8203 and said northwest right-of-way line of Dallas Area Rapid Transit, also being the beginning of a non-tangent curve to the left;

**THENCE**, departing said common line, coincident with aforesaid common line of Block 8203 and northwest right-of-way line of Dallas Area Rapid Transit, the following two (2) courses and distances:

1. along said non-tangent curve to the left, an arc distance of 312.75 feet, through a central angle of 06 degrees 08 minutes 51 seconds having a radius of 2,914.93 feet and a long chord which bears South 33 degrees 45 minutes 05 seconds West, a distance of 312.60 feet to a 1-inch pipe with yellow cap stamped "ESPEY HUSTON" found disturbed;
2. South 30 degrees 40 minutes 39 seconds West, a distance of 684.36 feet to the **POINT OF BEGINNING** and containing 14,454 square feet or 0.3318 acres of land.

**BASIS OF BEARINGS:** All bearing and coordinates are based on the Texas Coordinate System NAD 83 (2011) North Central Zone. The horizontal datum is derived from NAD 83 published (CORS) Stations ZFW1 and TXCO. All distances shown are surface values and may be converted to grid by dividing by the conversion factor for Dallas County of 1.000136506.



Mark E. Keeton, R.P.L.S.  
Registered Professional Land Surveyor  
Texas Registration No. 6790

April 20, 2023

**Jacobs**  
1999 Bryan Street, Suite 1200  
Dallas, Texas 75201-3136  
Phone (214)-638-0145  
Fax (214)-638-0447  
TBPLS Firm # 10152300



# Exhibit A

## LEGEND



EASEMENT TO BE ACQUIRED

D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS

O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(CM) CONTROLLING MONUMENT

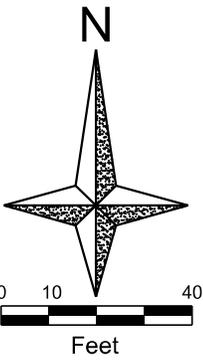


5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "JACOBS ESMT" SET



FOUND IRON ROD AS NOTED

MATCH LINE (SHEET 4)



BLOCK 8203  
ON THE CREEK APARTMENTS  
VOLUME 79209, PAGE 1  
D.R.D.C.T.

AV PRESTONWOOD ASSOCIATES, LTD  
TO  
AV PRESTONWOOD TRAILS, LLC  
INSTRUMENT NO. 20080081112  
O.P.R.D.C.T.

ALBERT B DANKS SURVEY  
ABSTRACT NO 400

HIKE AND BIKE  
TRAIL EASEMENT  
14,454 SQUARE FEET  
0.3318 ACRES

JOHN W OVERTON SURVEY  
ABSTRACT NO 1108

POINT OF  
BEGINNING

N89°30'39"E 628.69'  
DIRECTIONAL CONTROL LINE

POINT OF  
COMMENCING

5/8-INCH IRON ROD WITH  
YELLOW PLASTIC CAP  
STAMPED "ARS ENGINEERS"  
FOUND (CM)

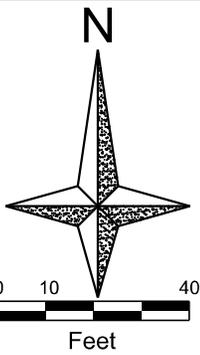
PK NAIL  
FOUND (CM)

### NOTES:

1. BASIS OF BEARINGS: ALL BEARING AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM NAD 83 (2011) NORTH CENTRAL ZONE. THE HORIZONTAL DATUM IS DERIVED FROM NAD 83 PUBLISHED (CORS) STATIONS ZFW1 AND TXCO.
2. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE CONVERSION FACTOR FOR DALLAS COUNTY OF 1.000136506

Sheet 3 of 5

 <b>CITY OF DALLAS</b> 14,454 SQUARE FOOT (0.3318 ACRE) <b>HIKE AND BIKE TRAIL EASEMENT</b> BLOCK 8203			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Q. WINBORN	HBT3-001.001	1"=40'	3/14/23
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
C.Retana	M.KEETON	N/A	



BLOCK 8203  
ON THE CREEK APARTMENTS  
VOLUME 79209, PAGE 1  
D.R.D.C.T.

AV PRESTONWOOD ASSOCIATES, LTD  
TO  
AV PRESTONWOOD TRAILS, LLC  
INSTRUMENT NO. 20080081112  
O.P.R.D.C.T.

JOHN W OVERTON SURVEY  
ABSTRACT NO 1108

NOTES:

1. BASIS OF BEARINGS: ALL BEARING AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM NAD 83 (2011) NORTH CENTRAL ZONE. THE HORIZONTAL DATUM IS DERIVED FROM NAD 83 PUBLISHED (CORS) STATIONS ZFW1 AND TXCO.
2. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE CONVERSION FACTOR FOR DALLAS COUNTY OF 1.000136506

FLOODWAY EASEMENT  
VOLUME 79209, PAGE 1  
D.R.D.C.T.

HIKE AND BIKE  
TRAIL EASEMENT  
14,454 SQUARE FEET  
0.3318 ACRES

15' SANITARY SEWER EASEMENT  
VOLUME 74102, PAGE 2504  
D.R.D.C.T.

24' UTILITY EASEMENT  
VOLUME 79209, PAGE 1  
D.R.D.C.T.

MATCH LINE (SHEET 5)

MATCH LINE (SHEET 3)

N30°40'39"E  
655.94'

S30°40'39"W  
684.36'

16.40'

DALLAS AREA RAPID TRANSIT  
(100' RIGHT-OF-WAY)  
VOLUME 88083, PAGE 4905  
D.R.D.C.T.

100.00'

25.00'

LEGEND



EASEMENT TO BE ACQUIRED

D.R.D.C.T.

DEED RECORDS, DALLAS COUNTY, TEXAS

O.P.R.D.C.T.

OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

(CM)

CONTROLLING MONUMENT



5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "JACOBS ESMT" SET



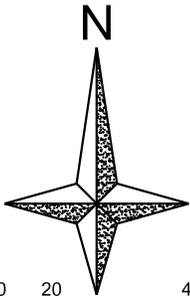
FOUND IRON ROD AS NOTED

Sheet 4 of 5

			
<b>CITY OF DALLAS</b> 14,454 SQUARE FOOT (0.3318 ACRE) HIKE AND BIKE TRAIL EASEMENT BLOCK 8203			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Q. WINBORN	HBT3-001.001	1"=40'	3/14/23
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
C.Retana	M.KEETON	N/A	

I:\SURV\FX06101-Collomb\11700 CAD00\13 Survey\13.6 Mapping\HBT3-001\HBT3-001.dgn

4/18/2023



**NOTES:**

1. BASIS OF BEARINGS: ALL BEARING AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM NAD 83 (2011) NORTH CENTRAL ZONE. THE HORIZONTAL DATUM IS DERIVED FROM NAD 83 PUBLISHED (CORS) STATIONS ZFW1 AND TXCO.
2. ALL DISTANCES SHOWN ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE CONVERSION FACTOR FOR DALLAS COUNTY OF 1.000136506

**LEGEND**

- EASEMENT TO BE ACQUIRED
- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- (CM) CONTROLLING MONUMENT
- 5/8-INCH IRON ROD WITH ORANGE PLASTIC CAP STAMPED "JACOBS ESMT" SET
- FOUND IRON ROD AS NOTED

6' SANITARY SEWER EASEMENT  
VOLUME 76018, PAGE 28  
D.R.D.C.T.

1/2-INCH IRON ROD FOUND

25' BUILDING LINE  
VOLUME 79209, PAGE 1  
D.R.D.C.T.

VOLUME CAMPBELL RD  
76026, PAGE 1254  
D.R.D.C.T.

L = 113.32'  
D = 02° 13' 27"  
R = 2,919.33'  
CB = N34° 49' 50"E  
CL = 113.31'

1/2 INCH IRON ROD FOUND (CM)

JOHN W OVERTON SURVEY  
ABSTRACT NO 1108

APPROXIMATE LOCATION  
FLOODWAY EASEMENT  
VOLUME 79209, PAGE 1  
D.R.D.C.T.

S86° 35' 40"E  
13.89'

L = 312.75'  
D = 06° 08' 51"  
R = 2,914.93'  
CB = S33° 45' 05"W  
CL = 312.60'

HIKE AND BIKE TRAIL EASEMENT  
14,454 SQUARE FEET  
0.3318 ACRES

L = 148.57'  
D = 02° 54' 14"  
R = 2,931.33'  
CB = N32° 07' 46"E  
CL = 148.55'

BLOCK 8203  
ON THE CREEK APARTMENTS  
VOLUME 79209, PAGE 1  
D.R.D.C.T.

AV PRESTONWOOD ASSOCIATES, LTD  
TO  
AV PRESTONWOOD TRAILS, LLC  
INSTRUMENT NO. 20080081112  
O.P.R.D.C.T.

1 INCH PIPE  
YELLOW CAP  
STAMPED "ESPEY  
HUSTON" FOUND  
DISTURBED

DALLAS AREA RAPID TRANSIT  
(100' RIGHT-OF-WAY)  
VOLUME 88083, PAGE 4905  
D.R.D.C.T.



*Mark E. Keeton* 4/20/23  
MARK E. KEETON  
REGISTERED PROFESSIONAL  
LAND SURVEYOR  
TEXAS NO. 6790

Sheet 5 of 5

MATCH LINE (SHEET 4)

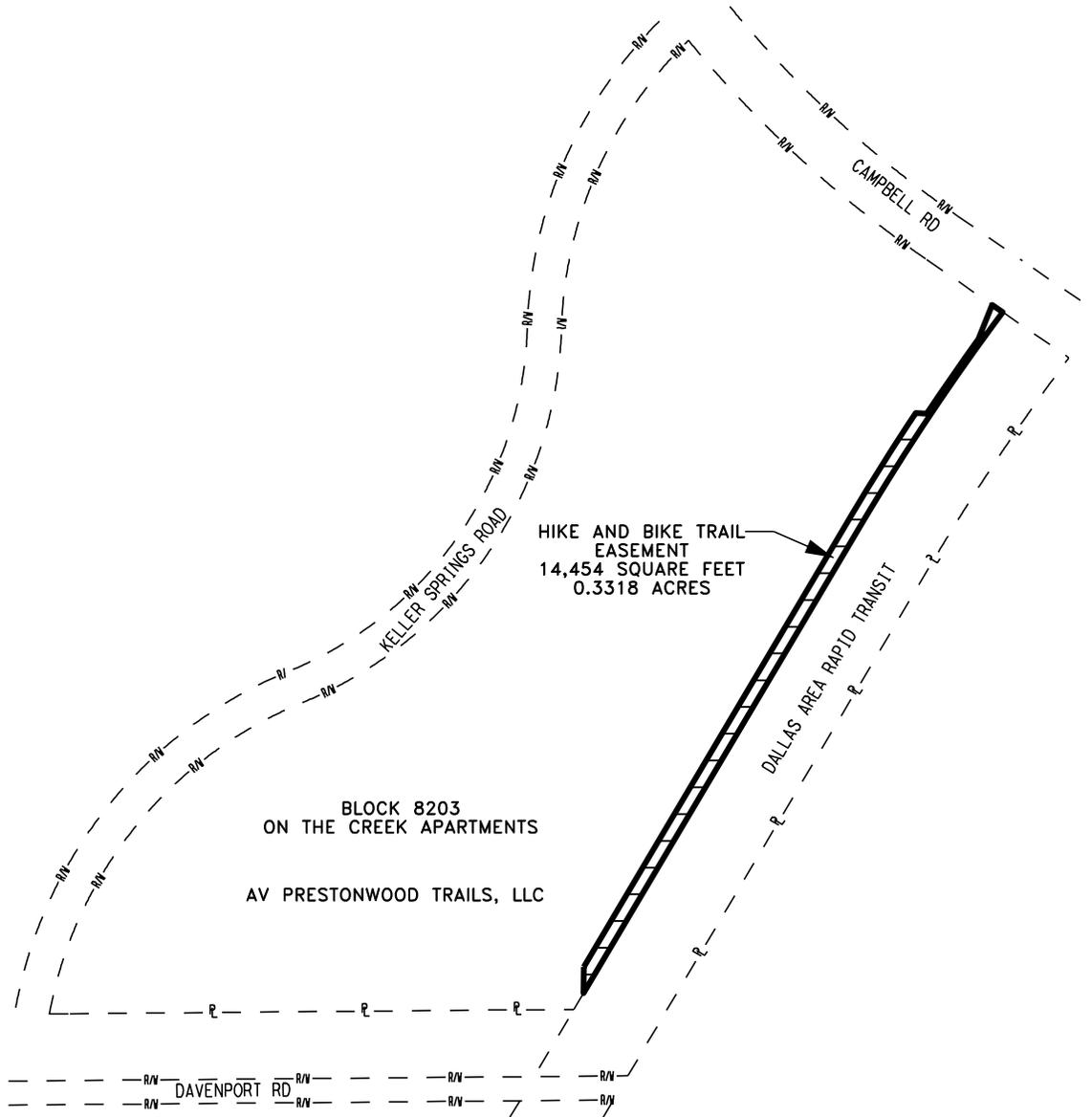
CITY OF DALLAS			
14,454 SQUARE FOOT (0.3318 ACRE)			
HIKE AND BIKE TRAIL EASEMENT			
BLOCK 8203			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Q. WINBORN	HBT3-001.001	1"=40'	3/14/23
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
C.Retana	M.KEETON	N/A	

LOCATION MAP  
CITY OF DALLAS

Exhibit A



LOCATION MAP  
NOT TO SCALE



BLOCK 8203  
ON THE CREEK APARTMENTS

AV PRESTONWOOD TRAILS, LLC

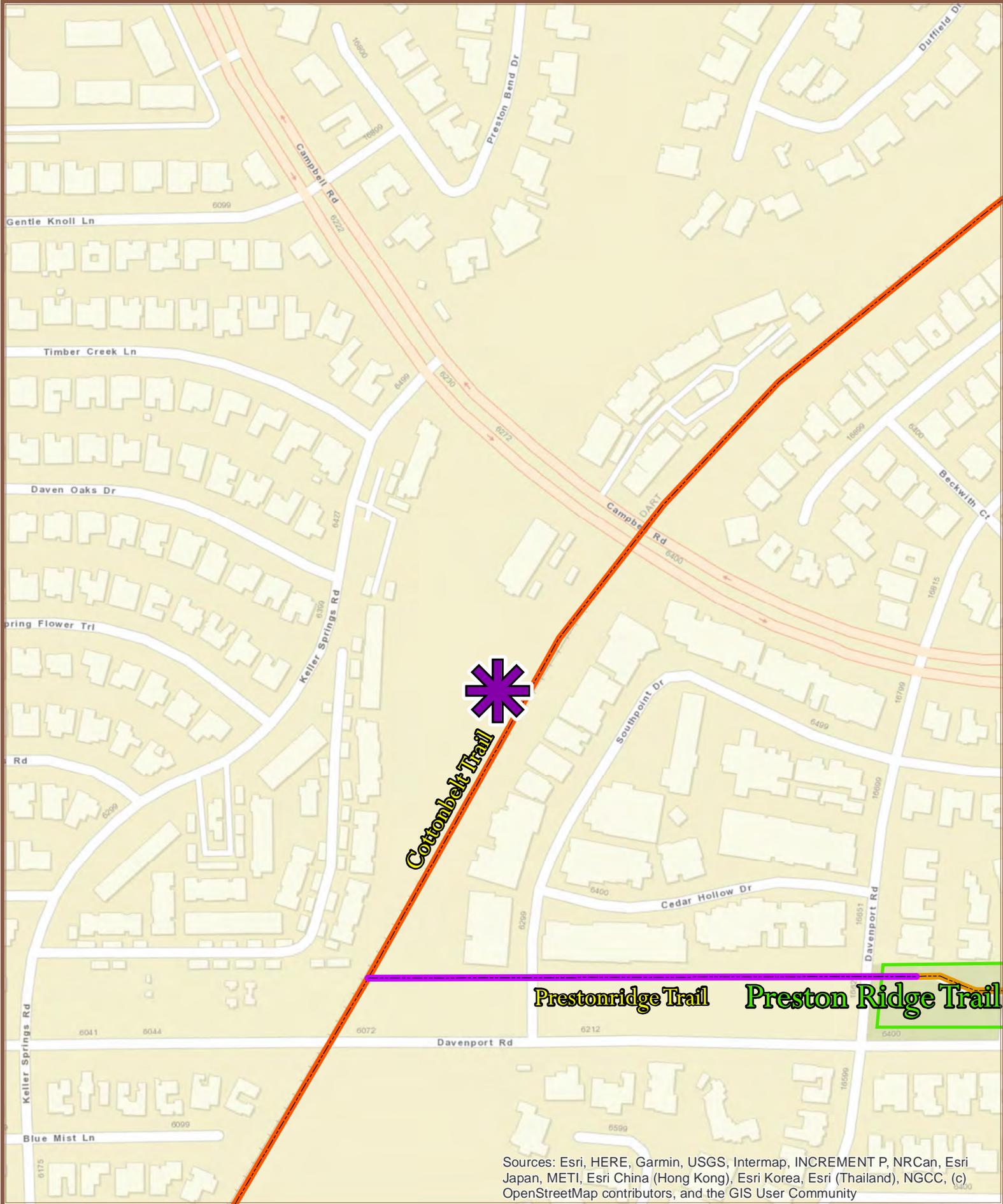
HIKE AND BIKE TRAIL  
EASEMENT  
14,454 SQUARE FEET  
0.3318 ACRES

DALLAS AREA RAPID TRANSIT

DAVENPORT RD

KELLER SPRINGS ROAD

CAMPBELL RD



**Cottonbelt Trail**

**Prestonridge Trail**

**Preston Ridge Trail**

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



# Cotton Belt Trail Easement Acquisition

(6350 Keller Springs Rd)

District

12

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

**AGENDA DATE:** March 21, 2024

**COUNCIL DISTRICT(S):** 13

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

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**SUBJECT**

Authorize a construction services contract for installation of playground equipment and Independent Safety Audit with Whirlix Design, LLC through the Texas Association of School Boards (BuyBoard) for the Glen Meadow Park Playground Renovation located at 11800 Rosser Road – Not to exceed \$189,814.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

**BACKGROUND**

On January 12, 2024, a proposal was received for the Glen Meadow Park Playground Renovation located at 11800 Rosser Road for the installation of playground equipment and Independent Safety Audit. Whirlix Design, LLC a Texas Association of School Boards (BuyBoard) vendor, provided a bid proposal in the amount of \$189,814.00 for the installation of playground equipment and Independent Safety Audit.

This action authorizes a construction services contract with Whirlix Design, LLC to install the playground equipment and Independent Safety Audit for the Glen Meadow Park Playground Renovation located at 11800 Rosser Road, in an amount not to exceed \$189,814.00.

The scope of work includes:

- The installation of playground equipment.
- Independent Safety Audit to be conducted.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Construction                      September 2024  
Complete Construction                October 2024

**FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)	\$189,814.00	\$0.00	\$0.00

Authorize a construction services contract for installation of playground equipment and Independent Safety Audit with Whirlix Design, LLC through the Texas Association of School Boards (BuyBoard) for the Glen Meadow Park Playground Renovation located at 11800 Rosser Road – Not to exceed \$189,814.00 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

**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:

<b>Contract Amount</b>	<b>Procurement Category</b>	<b>M/WBE Goal</b>
\$189,814.00	Construction	32.00%
<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
26.71%	26.71%	\$50,695.00

**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Cooperative Purchasing	<ul style="list-style-type: none"> <li>• Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices</li> <li>• Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement</li> </ul>
------------------------	--

**OWNER**

**Whirlix Design, LLC**

1916 K Avenue  
Plano, TX 75074

Greg Hawkins, Vice President Business Development

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on March 7, 2024 and will present a recommendation to the full Park and Recreation Board on March 21, 2024.

**ATTACHMENTS**

Map

# BID Agenda Approval Cover Sheet

**Project Meets BID Requirements      Total M/WBE      26.71%**

Prime: PKR-2024-00023981      Agenda Date: 3/27/2024

Whirlix Design Inc.      Prime Vendor #:

Glen Meadow Park Playground Replacement      Review Date: 2/8/2024

**Total Local:** \$50,695.00      **Total Non-Local:** \$139,119.00

Sub Vendor #	Cert. #	Dollar Amount	Percent
		\$50,695.00	26.7077%

Vendor Name	Cert. #	Dollar Amount	Percent
Henneberger Construction Inc			0.0000%

<b>Total M/WBE</b>		<b>\$50,695.00</b>	<b>26.7077%</b>
Non-M/WBE		0.0000%	0.0000%
Total Local		\$50,695.00	26.7077%

Sub Vendor #	Cert. #	Dollar Amount	Percent
			0.0000%

<b>Total Non Local M/WBE</b>		<b>\$0.00</b>	<b>0.0000%</b>
Non-M/WBE		\$139,119.00	73.2923%
Total Non-Local		\$139,119.00	73.2923%

<b>Total Action</b>		<b>\$189,814.00</b>	<b>100.0000%</b>
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**CITY OF DALLAS**  
 Office of Economic Development – Business and Workforce Inclusion  
 Ethnic Workforce Composition Report (BWI-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: Whirlix Design Inc.

Address: 1916 K Ave Plano, TX 75074

Bid #: \_\_\_\_\_

Telephone Number: 800-975-2147 Ext. \_\_\_\_\_

Email Address: \_\_\_\_\_

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	2	1	1	1						
Professional	11	3	11	3						
Technical										
Office/Clerical	2									
Skilled										
Semiskilled										
Unskilled										
Seasonal										
<b>Totals:</b>										
<b># of employees living in Dallas:</b>										
<b>Total % of employees living in Dallas</b>										

  
 \_\_\_\_\_  
 Officer's Signature

David Paquette  
 \_\_\_\_\_  
 Typed or Printed Name

VP Operations  
 \_\_\_\_\_  
 Title

9/19/2023  
 \_\_\_\_\_  
 Date



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

Project Name: Glen Meadow Park Playground

Bid/Contract #: BY-1602

**Instructions:**

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

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

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

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

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

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

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

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work	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]
and delivery	08446	Avery Dennison Corporation	Niles, IL 60714 (224) 275-1400	NON	N	\$ 1,425,000.00	100.00%	\$	\$
Notes:		Whirlix Design Inc.	Jaslin Edmondson 1916 K Ave. Plano, TX 75074			139,119.00	73%	0.00%	
Notes:		Henneberger Construction Inc	8928 Falgout Dr. Dallas, TX 75231			50,695.00	27%	0.00%	
Subcontractor									
Notes:								0.00%	
Notes:								0.00%	
Notes:								0.00%	
Notes:								0.00%	
Notes:								0.00%	



TO: City of Dallas

Business Development & Procurement Services [gfe@dallascityhall.com](mailto:gfe@dallascityhall.com)

Project Name: Glen Meadow Park Playground

Bid # \_\_\_\_\_

Henneberger Construction Inc

will provide the following

MWBE Subcontractor on the project

good(s)/service(s): Playground installation

to Whirlix Design Inc.

Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency:

WBENC

MWBE Certification Number: # WBE1702408

*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>\$ 189,814.00</u>		
MWBE/DBE Participation Amount	<u>\$ 50,695.00</u>	<u>27%</u>	<u>%</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 MWBE 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)

David Paquette  
 \_\_\_\_\_  
 Printed Name (Prime Contractor)

VP Operations  
 \_\_\_\_\_  
 Title (Prime Contractor)

9/19/2023  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Officer's Signature (MWBE/DBE Subcontractor)

Cynthia Henneberger  
 \_\_\_\_\_  
 Printed Name (MWBE/DBE Subcontractor)

President  
 \_\_\_\_\_  
 Title (MWBE/DBE Subcontractor)

9/19/2023  
 \_\_\_\_\_  
 Date



Business Inclusion and Development Documentation 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.)

Project Name

Bid #

Glen Meadow Park Playground

Firm Name and Address:

Whirlix Design Inc.

1916 K Ave Plano, TX 75074

1. Did you meet with a staff member of Business Development and Procurement Services (BDPS)? No

Please make a selection:

Name of staff member:

2. Did you utilize a current M/WBE directory from the City's BDPS ResourceLINK Team for this project? No

Please make a selection:

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? No

Please make a selection:

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.) NA

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). This project has a limited scope. Henneberger Construction Inc. is the only subcontractor. There is no other work that requires a subcontractor.

Buyboard discount on equipment=\$8,542.00. BuyBoard discount on misc. site work=\$1,343.00.



**CITY OF DALLAS**  
**Business Inclusion and Development Documentation Form**

(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 #: **Glen Meadow Park Playground**

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
Henneberger Construction Inc. WBE1702408, HFMB09682N1120	Dwight Henneberger 3/3/2023	dhenneberger@me.com 214-769-7124	demolition, install and concrete	phone and email	bidding

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

Officer's Signature:

Title: **VP Operations** Date: **9/19/2023**



**CITY OF DALLAS  
Business Inclusion and Development Documentation Form**

(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 #: Glen Meadow Park Playground #:

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

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

Officer's Signature: 

Printed Name: David Paquette Title: VP Operations Date: 9/19/2023

Date: \_\_\_\_\_





**City of Dallas**

**Project Information Sheet Construction/Architectural and Engineering**

Construction Award

Amount: \$189,814.00

Overall Amount: \$189,814.00

Change Order

CO Amount:

Professional Services Contract

Amount:

Supplemental Agreement

SU Amount:

Overall Amount:

Architectural and Engineering

Amount:

Department: Park and Recreation Department

Proposed Agenda Date: 3/27/2024

Project Name: Glen Meadow Park Playground Replacement

Contract Number: PKR-2024-00023981

Encumbrance Number:

Scopes of Work: Playground equipment installation and Independent Safety Audit.

Project Manager: Laura Johnson

Contact Person: Laura Johnson

Phone: 214-670-4105

Email: [laura.johnson@dallas.gov](mailto:laura.johnson@dallas.gov)

Contacted Intent to Award On: 3/27/2024

Prime Contractor Whirlix Design Inc.

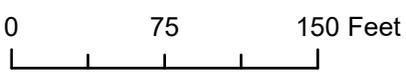
Contact Person: Greg Hawkins

Phone: 972-824-4815

Email: [ghawkins@whirlix.com](mailto:ghawkins@whirlix.com)



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



# Glen Meadow Park Playground Replacement

**11800 Rosser,  
Dallas, TX 75244  
District 13**



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

**AGENDA DATE:** March 21, 2024

**COUNCIL DISTRICT(S):** 13

**STAFF:** Christina Noteware, (214) 671-7996

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**SUBJECT**

Authorize a construction services contract through Omnia Cooperative Purchasing Agreement with Kompan, Inc. for the installation of playground equipment, playground surfacing, ADA accessible ramp, ADA parking, striping and signs, and Independent Safety Audit at Marcus Park located at 3003 Northaven Road – Not to exceed \$184,370.58 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

**BACKGROUND**

This action authorizes a construction services contract with Kompan, Inc. to install playground equipment, playground surfacing, ADA accessible ramp, ADA parking, striping and signs, and Independent Safety Audit at Marcus Park located at 3003 Northaven Road, in an amount not to exceed \$ 184,370.58.

The scope of work includes:

- The installation of playground equipment and surfacing.
- The installation of ADA accessible ramp and ADA parking.
- The installation of striping and signs.
- An Independent Safety Audit

On January 23, 2024, a proposal was received from Kompan, Inc., an Omnia Cooperative Purchasing vendor, in the amount of \$184,370.58 for the installation of playground equipment, playground surfacing, ADA accessible ramp, ADA parking, striping and signs, and Independent Safety Audit at Marcus Park located at 3003 Northaven Road.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	August 2024
Complete Construction	September 2024

Authorize a construction services contract through Omnia Cooperative Purchasing Agreement with Kompan, Inc. for the installation of playground equipment, playground surfacing, ADA accessible ramp, ADA parking, striping and signs, and Independent Safety Audit at Marcus Park located at 3003 Northaven Road – Not to exceed \$184,370.58 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

**FISCAL INFORMATION**

Fund	FY2024	FY2025	Future Years
Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)	\$ 184,370.58	\$0.00	\$0.00

**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
\$184,370.58	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
30.03%	30.03%	\$55,370.58

**PROCUREMENT INFORMATION**

Method of Evaluation for Award Type:

Cooperative Purchasing	<ul style="list-style-type: none"> <li>Cooperative Purchasing Agreements enable the City to associate with State agencies, other local governments, or local cooperative organizations comprised of other state and local governments, to leverage market buying power and enable the City to purchase goods or services at lower prices</li> <li>Cooperative Purchasing is an alternative method of meeting the requirements for competitive bidding or competitive sealed proposals, not an exception from that requirement</li> </ul>
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<u>Proposer</u>	<u>Address</u>	<u>Amount</u>
Kompan, Inc.	605 West Howard Lane Suite 101 Austin, Texas 78753	\$184,370.58

**OWNER**

**Kompan, Inc.**  
605 Howard Lane, Suite 101  
Austin, TX 78753

Jethro Montzka, President

Authorize a construction services contract through Omnia Cooperative Purchasing Agreement with Kompan, Inc. for the installation of playground equipment, playground surfacing, ADA accessible ramp, ADA parking, striping and signs, and Independent Safety Audit at Marcus Park located at 3003 Northaven Road – Not to exceed \$184,370.58 – Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Funds)

**COMMITTEE ACTION**

The Planning and Design Committee will consider this item on March 7, 2024 and will present a recommendation to the Full Park and Recreation Board on March 21, 2024.

**ATTACHMENT**

Map





**CITY OF DALLAS**  
**Office of Economic Development – Business and Workforce Inclusion**  
**Ethnic Workforce Composition Report (BWI-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:** Kompan, Inc

**Address:** 605 W. Howard Ln., Unit 101 Austin, TX 78753

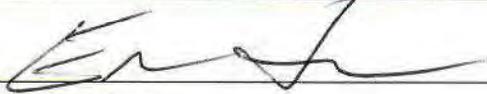
**Bid #:** 2022-005 Cherrywood Park

**Telephone Number:** 800 - 426 - 9788 Ext. -

**Email Address:** EriLew@Kompan.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	13	4	12	4	1					
Professional	45	53	39	50	1	2	4	1	1	
Technical	6	12	6	7				3		2
Office/Clerical		1						1		
Skilled	1	1				1	1			
Semiskilled										
Unskilled										
Seasonal										
<b>Totals:</b>	65	71	57	61	2	3	5	5	1	2
<b># of employees living in Dallas:</b>							1			
<b>Total % of employees living in Dallas</b>			1							

  
 \_\_\_\_\_  
**Officer's Signature**  
**Eric Lewis**  
 \_\_\_\_\_  
**Typed or Printed Name**

**Treasurer**  
 \_\_\_\_\_  
**Title**  
**04/21/2023**  
 \_\_\_\_\_  
**Date**



**CITY OF DALLAS**  
**Office of Economic Development - Business and Workforce Inclusion**  
**Contractor's Affidavit - Schedule of Work and Actual Payment (BWI-FRM-213)**

Project Name: Marcus Park

Bid/Contract #: 21-078

**Instructions:**

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

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

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

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

Column 5: List ethnicity of firm(s) owner as B=African American; H=Hispanic; I=Asian Indian;

N=Native American; P=Asian Pacific; W=Woman; NON=other than M/WBE.

Column 6: Indicate firm's location as L=local (within Dallas county limits);

N=Non-local (Outside Dallas county limits).

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

Column 8: Indicate percentage of total contract amount.

Column 9: Indicate total payments to date.

Column 10: Indicate payments during current pay period.

Type of Work [1]	City of Dallas Vendor Number [2]	Name of Firm & M/WBE Certification (if Applicable) [3]	Contact Name Address, City, State, Zip & Tel. Number [4]	Type of Firm [5]	L or N [6]	Value of Work (\$) [7]	Percent (%) [8]	Payments to Date (\$) [9]	Payment this Period (\$) [10]
Supply Playground and Surfacing	VS000006855	Kompan, Inc.	605 W. Howard Ln., Unit 101 Austin, TX 78753	NON	N	\$ 129,000.00	69.97%		
<b>Notes:</b>									
Playground, sitework and install	VS000006855	Henneberger Construction, Inc.	8928 Fairglen Dr., Dallas, TX 75231	W	N	\$55,370.58	30.03%		
<b>Notes:</b>									
						<b>Total Bid Amount:</b>	<b>\$ 184,370.58</b>	<b>100.00%</b>	<b>\$ -</b>

[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: \_\_\_\_\_

**Printed Name:**

---

**Company Name:**

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**Date:**

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**CITY OF DALLAS**  
**Office of Economic Development – Business and Workforce Inclusion**  
**Subcontractor Intent Form (BWI-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: 12/01/2023

Office of Economic Development - Business and Workforce Inclusion

Project Name: Marcus Park Bid # 21-078

Henneberger Construction will provide the following  
M/WBE Subcontractor on the project

good(s)/service(s): Install Playground Equipment, Site Work and Safety Surfacing

to Kompan, Inc  
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: WBCS

M/WBE Certification Number: # 1175245547400

*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>\$184,370.38</u>	<input type="checkbox"/> NCTRCA
MWBE/DBE Sub Participation Amount	<u>\$55,370.58</u>	<input type="checkbox"/> DFWMSDC
		<input checked="" type="checkbox"/> WBENC

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 and Workforce Inclusion 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.

[Signature]  
Officer's Signature (Prime Contractor)

Jethro Montzka  
Printed Name (Prime Contractor)

President  
Title (Prime Contractor)

12/1/2023  
Date

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

Cynthia Henneberger  
Printed Name (M/WBE/DBE Subcontractor)

President  
Title (M/WBE/DBE Subcontractor)

12/1/23  
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**

**Project Information Sheet Construction/Architectural and Engineering**

Construction Award

Amount: \$184,370.58

Overall Amount: \$184,370.58

Change Order

CO Amount:

Professional Services Contract

Amount:

Supplemental Agreement

SU Amount:

Overall Amount:

Architectural and Engineering

Amount:

Department: Park and Recreation Department

Proposed Agenda Date: 4/24/2024

Project Name: Marcus Park Playground Replacement

Contract Number: PKR-2024-00024053

Encumbrance Number:

Scopes of Work: Demolition, Playground equipment installation, EWF playground surfacing, ADA accessible ramp, ADA parking, striping and signs, Independent Safety Audit.

Project Manager: Laura Johnson

Contact Person: Laura Johnson

Phone: 214-670-4105

Email: laura.johnson@dallas.gov

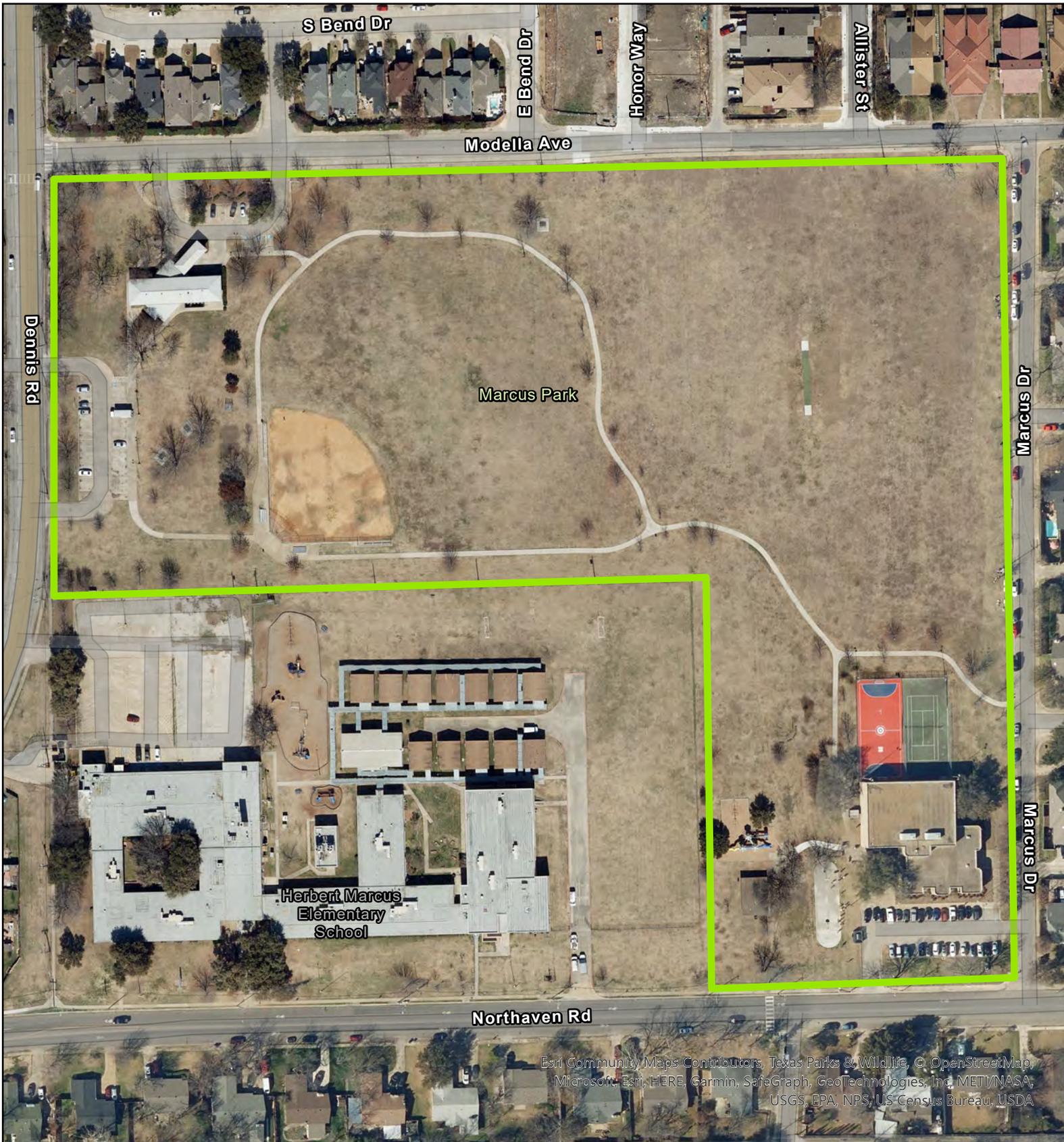
Contacted Intent to Award On: 4/24/2024

Prime Contractor Kompan Inc.

Contact Person: Jose Fontanillas

Phone: 787-402-8190

Email: josfon@kompan.com



0 125 250 Feet

**Marcus Park  
Playground Replacement**  
**3003 Northaven Rd,  
Dallas, TX 75229  
District 13**



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

**DATE:** March 21, 2024

**COUNCIL DISTRICT(S):** 4

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

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**SUBJECT**

Authorize the naming of the Texas Capital Landing at Southern Gateway Park. Texas Capital Bank desires to make a \$1 million contribution delivered to Southern Gateway Public Green Foundation for naming opportunity. This is a 5-year naming opportunity which is in compliance with the Park Board Park Naming Policy — Financing: This item has no cost consideration to the City.

**BACKGROUND**

Texas Capital Bank desires to make a \$1 million contribution delivered to Southern Gateway Public Green Foundation for the naming of the elevated open area surrounding the Rain Wall, the Texas Capital Landing.

Pursuant to Section IV-A of the Park Naming Policy, a Park and/or Trail (or portion thereof) is eligible for Official Naming or Renaming, the Park Naming Opportunity shall be considered for a mutually agreed upon monetary contribution, real property donation, personal property donation, or a combination of the above, subject to approval of the Park and Recreation Board. The development agreement with Southern Gateway Public Green Foundation allows them to pursue naming rights opportunities.

**FISCAL INFORMATION**

No cost consideration to the City.

**COMMITTEE ACTION**

The Administration and Finance Committee will consider this item on March 21, 2024.

The Park and Recreation Board will consider this item on April 4, 2024.

**STAFF RECOMMENDATION**

Staff recommends approval.

**ATTACHMENTS**

Map

# Park Concept: Master Plan



- 1 Gateway Pavilion
- 2 **Children's Playground**
- 3 Great Lawn
- 4 Main Stage
- 5 12<sup>th</sup> Street Promenade
- 6 Amphitheater & Stairs
- 7 Central Fountain
- 8 Zoo Bridge
- 9 Gateway Circle
- 10 Marsalis Stage
- 11 City View Terrace
- 12 Phase II Lawn
- 13 Oak Cliff Porch
- 14 Marsalis Circle
- 15 Prairie Garden

Total Park Area: 5.3 acres  
 Phase I: 2.9 acres  
 Phase II: 2.4 acres

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

**DATE:** March 21, 2024  
**COUNCIL DISTRICT(S):** 4  
**STAFF:** Ryan O'Connor, (214) 670-4124

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**SUBJECT**

Authorize the naming of the Methodist Health System Plaza at Southern Gateway Park. Methodist Health System desires to make a \$1 million contribution to Southern Gateway Public Green Foundation for the naming of the southeast entry. This is a 10-year naming opportunity which is in compliance with the Park Board Park Naming Policy — Financing: This item has no cost consideration to the City.

**BACKGROUND**

Methodist Health System desires to make a \$1 million contribution delivered to Southern Gateway Public Green Foundation for the naming of the southeast entry into the park (at the corner of Ewing and NB 1-35 Access Road).

Pursuant to Section IV-A of the Park Naming Policy, a Park and/or Trail (or portion thereof) is eligible for Official Naming or Renaming, the Park Naming Opportunity shall be considered for a mutually agreed upon monetary contribution, real property donation, personal property donation, or a combination of the above, subject to approval of the Park and Recreation Board. The development agreement with Southern Gateway Public Green Foundation allows them to pursue naming rights opportunities.

**FISCAL INFORMATION**

No cost consideration to the City.

**COMMITTEE ACTION**

The Administration and Finance Committee will consider this item on March 21, 2024.  
The Park and Recreation Board will consider this item on April 4, 2024.

**STAFF RECOMMENDATION**

Staff recommends approval.

**ATTACHMENTS**

Map

# Park Concept: Master Plan



- 1 Gateway Pavilion
- 2 **Children's Playground**
- 3 Great Lawn
- 4 Main Stage
- 5 12<sup>th</sup> Street Promenade
- 6 Amphitheater & Stairs
- 7 Central Fountain
- 8 Zoo Bridge
- 9 Gateway Circle
- 10 Marsalis Stage
- 11 City View Terrace
- 12 Phase II Lawn
- 13 Oak Cliff Porch
- 14 Marsalis Circle
- 15 Prairie Garden

Total Park Area: 5.3 acres  
 Phase I: 2.9 acres  
 Phase II: 2.4 acres

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

**DATE:** March 21, 2024

**COUNCIL DISTRICT(S):** 7

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

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**SUBJECT**

Authorize the naming of the McKesson Market Grove at the Community Park at Fair Park. The McKesson Foundation desires to make a \$2.5 million gift over 36 months to support the Market Grove area at the Community Park. This is a three-year naming opportunity which is in compliance with the Park Board Park Naming Policy — Financing: This item has no cost consideration to the City.

**BACKGROUND**

The McKesson Foundation desires to make a \$2.5 million gift over 36 months to support the Market Grove area at the Community Park. This will include year-round programming focused on improving health outcomes for the local community.

Pursuant to Section IV-A of the Park Naming Policy, a Park and/or Trail (or portion thereof) is eligible for Official Naming or Renaming, the Park Naming Opportunity shall be considered for a mutually agreed upon monetary contribution, real property donation, personal property donation, or a combination of the above, subject to approval of the Park and Recreation Board. The management agreement with Fair Park First allows them to pursue naming rights opportunities.

The naming and branding guidelines of the gift require that the Market Grove in the Community Park be designed and named the “McKesson Market Grove for a period of three years beginning at the date of the park’s public opening. McKesson has the right to award an additional grant of equal or greater value to Fair Park First by December 31, 2026 to have “McKesson Market Grove” naming rights in perpetuity.

**FISCAL INFORMATION**

No cost consideration to the City.

**COMMITTEE ACTION**

The Administration and Finance Committee will consider this item on March 21, 2024.

The Park and Recreation Board will consider this item on April 4, 2024

**STAFF RECOMMENDATION**

Staff recommends approval.

**ATTACHMENTS**

**Map**



0 300 600 US Feet

**Fair Park**  
1200 Second Avenue  
Dallas TX, 75210  
Council District 7



Maxar

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

**DATE:** March 21, 2024

**COUNCIL DISTRICT:** All

**STAFF:** John Lawrence, (214) 670-4073

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**SUBJECT**

Authorize a three-year service price agreement for preventative maintenance and repair services to concession kitchen equipment and appliances at various locations within the Aquatics Division of the Park and Recreation Department with 360 Restaurant Service, LLC. in the estimated amount of \$184,900, lowest responsive and responsible bidder of one – Total award not to exceed \$184,900 – Financing: Current Funds (subject to annual appropriations)

**BACKGROUND**

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis according to annual budgetary appropriations.

The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This service price agreement will allow for the provision of preventative maintenance, scheduled and emergency repair services for concession food service equipment located at various Cove Aquatic Centers and Bahama Beach Water Park. The awarded Contractor will perform preventative maintenance on site annually and complete necessary repairs as scheduled or on an emergency basis.

This service price agreement will assist the City in its facility-specific condition monitoring, predictive, and preventative maintenance programs to ensure uninterrupted and efficient food concession service at Aquatic Centers during the busy summer period.

Authorize a three-year service price agreement for preventative maintenance and repair services to concession kitchen equipment and appliances at various locations within the Aquatics Division of the Park and Recreation Department with 360 Restaurant Service, LLC. in the estimated amount of \$184,900, lowest responsive and responsible bidder of one – Total award not to exceed \$184,900 – Financing: Current Funds (subject to annual appropriations)

**MWBE INFORMATION**

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

<b>Contract Amount</b>	<b>Procurement Category</b>	<b>M/WBE Goal</b>
\$184,900.00	Other Services	N/A
<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
N/A	N/A	N/A
<ul style="list-style-type: none"> <li>The Business Inclusion and Development Policy does not apply to Other Service contracts</li> </ul>		

**PROCUREMENT INFORMATION**

Low Bid	<ul style="list-style-type: none"> <li>Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements</li> <li>Negotiations are not allowed</li> </ul>
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The following bids were received from solicitation number BF24-00023525 and were opened on December 29, 2023. This service price agreement is to be awarded in its entirety to the lowest responsive and responsible bidder.

\*Denotes successful bidder

<b><u>Bidders</u></b>	<b><u>Address</u></b>	<b><u>Amount</u></b>
*360 Restaurant Service, LLC.	1515 N. Town East Blvd #138 Mesquite, TX 75150	\$ 184,900.00

Authorize a three-year service price agreement for preventative maintenance and repair services to concession kitchen equipment and appliances at various locations within the Aquatics Division of the Park and Recreation Department with 360 Restaurant Service, LLC. in the estimated amount of \$184,900, lowest responsive and responsible bidder of one – Total award not to exceed \$184,900 – Financing: Current Funds (subject to annual appropriations)

**OWNER**

**360 Restaurant Service, LLC.**  
Gilbert Salazar, President & CEO

**FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
General Fund	\$34,900.00	\$50,000.00	\$100,000.00

**COMMITTEE ACTION**

The Administration and Finance committee will consider this item March 21, 2024 and present its recommendation to the full Park and Recreation Board on April 4, 2024.

This item has been tentatively scheduled for City Council consideration on April 24, 2024. The Office of Procurement Services is coordinating the Council item on our behalf.

**STAFF RECOMMENDATION**

Staff recommends approval of this service price agreement.

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

**DATE:** March 21, 2024  
**COUNCIL DISTRICT:** All  
**STAFF:** John Lawrence, (214) 670-4073

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**SUBJECT**

Authorize a three-year service price agreement for Youth Sports Officiating Services for the Park and Recreation Department with WBSO-Realford Consulting, LLC. in the estimated amount of \$850,945, and TOP Basketball Official Association in the estimated amount of \$1,090,000, lowest responsive and responsible bidders of two – Total award not to exceed \$1,940,945 – Financing: Current Funds (subject to annual appropriations)

**BACKGROUND**

The purpose of a service agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis. This action does not encumber funds.

The estimated amount is intended as guidance rather than a cap on spending under the agreement, so that actual need combined with the amount budgeted will determine the amount spent under this agreement.

This service price agreement will provide sports officiating services for basketball, baseball, soccer, flag football, volleyball, softball and kickball. Officiating services are to include referees, umpires, timekeepers and scorekeepers for youth sporting events sponsored by the Park and Recreation Department.

All youth programs teach the value of practice, sportsmanship, teamwork and individual development, while building a positive image and understanding of the sport. This service price agreement will help facilitate Park and Recreation's focus on introducing and improving the fundamental skills of a particular sport, by encouraging and promoting healthy competition through officials providing safe, regulated and fair league play.

**MWBE INFORMATION**

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

Authorize a three-year service price agreement for Youth Sports Officiating Services for the Park and Recreation Department with WBSO-Realford Consulting, LLC. in the estimated amount of \$850,945, and TOP Basketball Official Association in the estimated amount of \$1,090,000, lowest responsive and responsible bidders of two – Total award not to exceed \$1,940,945 – Financing: Current Funds (subject to annual appropriations)

**MWBE INFORMATION (Continued)**

<b>Contract Amount</b>	<b>Procurement Category</b>	<b>M/WBE Goal</b>
\$1,940,945.00	Other Services	N/A
<b>M/WBE Subcontracting %</b>	<b>M/WME Overall %</b>	<b>M/WBE Overall Participation \$</b>
N/A	N/A	N/A
<ul style="list-style-type: none"> <li>The Business Inclusion and Development Policy does not apply to Other Service contracts</li> </ul>		

**PROCUREMENT INFORMATION**

Low Bid	<ul style="list-style-type: none"> <li>Recommended vendor is based on the lowest competitive quoted price, who is also technically and financially capable of performing and completing the contract, and otherwise meets all material specification requirements</li> <li>Negotiations are not allowed</li> </ul>
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The following bids were received from solicitation number BD24-00023526 and were opened on December 29, 2023. This service price agreement is to be awarded by group to the lowest responsive and responsible bidder.

\*Denotes successful bidder

<b><u>Bidders</u></b>	<b><u>Address</u></b>	<b><u>Amount</u></b>
*WBSO-Realford Consulting, LLC.	7540 Gayglen Dr. Dallas, TX 75217	\$850,945.00
*TOP Basketball Official Association	506 Forsythe Dr. Dallas, TX 75217	\$1,090,000.00

Authorize a three-year service price agreement for Youth Sports Officiating Services for the Park and Recreation Department with WBSO-Realford Consulting, LLC. in the estimated amount of \$850,945, and TOP Basketball Official Association in the estimated amount of \$1,090,000, lowest responsive and responsible bidders of two – Total award not to exceed \$1,940,945 – Financing: Current Funds (subject to annual appropriations)

**OWNER**

**WBSO-Realford Consulting, LLC.**

Raymond E Alford Jr., President and CEO

**TOP Basketball Official Association**

Carl Richardson, Sr., President  
Carl Richardson, Jr., Vice President  
Gail Y. Richardson, Secretary

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

On August 14, 2019, City Council authorized a three-year service contract for sports officiating services for Park and Recreation with TOP Basketball Official Association, Metro Fort Worth ASA dba USA Softball of DFW, and Dallas Sports Alliance LLC dba Oak Cliff Sports Group by Resolution No. 19-1121.

**FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
General Fund	\$40,945.00	\$500,000.00	\$1,400,000.00

**COMMITTEE ACTION**

The Administration and Finance committee will consider this item March 21, 2024 and present its recommendation to the full Park and Recreation Board on April 4, 2024.

This item has been tentatively scheduled for City Council consideration on April 24, 2024. The Office of Procurement Services is coordinating the Council item on our behalf.

**STAFF RECOMMENDATION**

Staff recommends approval of this service price agreement.