



# DALLAS PARK AND RECREATION BOARD AGENDA

THURSDAY, **APRIL 4**, 2024  
DALLAS CITY HALL  
1500 MARILLA STREET, ROOM 6FN  
DALLAS, TEXAS 75201  
214-670-4078

- 8:45** am: Administration and Finance Committee 6**FS** –  
Videoconference/ in person
- 8:45** am: Planning and Design Committee, Room 6**FN**  
–Videoconference/ in person
- 10:00 am: Park and Recreation Board, Room 6FN-  
Videoconference/ in person

RECEIVED

2024 MAR 29 PM 4:03

CITY SECRETARY  
DALLAS, TEXAS



**City of Dallas  
DALLAS PARK AND RECREATION BOARD  
ADMINISTRATION AND FINANCE**

THURSDAY, April 4, 2024, 8:45 A.M.  
Dallas City Hall, 6FS Conference Room and Videoconference

**Video Conference:** <https://bit.ly/3ITZeAr> **Password:** Admin1  
**Telephone:** (469) 210-7159 **Access Code:** 2484 958 1667

*Public Notice*

2 4 0 3 3 0

POSTED CITY SECRETARY  
DALLAS, TX

**AGENDA**

**I. Call to Order**

Maria Hasbany, Chair

**II. ITEMS FOR INDIVIDUAL CONSIDERATION**

1. **Samuell Grand Park – (2)** Authorize the first five-year renewal of the current management agreement with Shakespeare Dallas, to manage, operate, maintain and provide public theatrical performances and events at the Samuell-Grand Park Amphitheater, located at 1500 Tenison Parkway, through May 14, 2029. Financing: No cost consideration to the City. (**Committee only**)
2. **Samuell Grand Park – (2)** Authorize Shakespeare Dallas, located at Samuell-Grand Park Amphitheater located at 1500 Tenison Parkway, to remove their No Admission Fee days beginning in 2024, increase their adult admission rate to \$25 in 2025 and increase their adult admission rate to \$30 in 2026 for Tuesday through Sunday performances, effective upon approval by the Park and Recreation Board - Financing: No cost consideration to the City (**Committee only**)
3. **Flag Pole Hill Park – (10)** Authorize issuing an alcohol permit to Anna Pollard, to serve alcohol at the White Rock North School Founders Day Picnic an event to be held at Flag Pole Hill Park, located at 8015.Doran Circle. The event will be held on Friday, May 17, 2024, from 6:00 p.m. to 8:00 p.m. Estimated Revenue: \$250.

**III. DISCUSSION ITEMS**

4. **Athletic League Field Usage (First Right of Refusal)** – John Lawrence, Assistant Director



## **City of Dallas**

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

THURSDAY, April 4, 8:45 A.M.

Dallas City Hall, 6FS Conference Room and Videoconference

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

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

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

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

#### **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]

RECEIVED

2024 MAR 29 PM 4:03

CITY SECRETARY  
DALLAS, TEXAS



City of Dallas

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

THURSDAY, April 4, 2024, 8:30 A.M.

Dallas City Hall, 6FN Conference Room and Videoconference

**Video Conference:** <https://bit.ly/43wVWwJ> **Password:** Planning1

**Telephone:** (469) 210-7159 **Access code:** 2481 233 1942

*Public Notice*

2 4 0 3 3 1

**POSTED** CITY SECRETARY  
DALLAS, TX

**I. Call to Order**

Lane Conner, Chair

**II. ITEMS FOR INDIVIDUAL COSIDERATION**

1. **Trinity Forest Spine Trail – (2,9)** Authorize (1) Amendment #1 to the Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 10233, for the purpose of providing funding for the Trinity Forest Spine Trail Phase 2 from the Santa Fe Trail just north of Tenison Park Golf Course to the Dallas Area Rapid Transit Lawnview Station located at 5900 Scyene Road; (2) the receipt and deposit of funds from Dallas County in an amount not to exceed \$2,000,000.00 for the County's share of the project cost in the Capital Gifts, Donation and Development Fund; and (3) execution of the agreement including all terms, conditions, and documents required by the agreement – Revenue: Capital Gifts, Donation and Development Fund \$2,000,000.00 (**Committee only**)
2. **Trinity Forest Spine Trail – (2,7)** Authorize (1) a correction to Resolution No. 21-1020, previously approved on June 9, 2021 with North Rock Construction, LLC to revise the funding to reflect the City equally dividing the costs with Dallas County for the Trinity Spine Trail from the Santa Fe Trail north of Tenison Park Golf Course to the DART Lawnview Station located at 5900 Scyene Road; (2) the receipt and deposit of funds from Dallas County in an amount not to exceed \$2,923,878.00; and (3) increase appropriations in an amount not to exceed \$2,923,878.00 in the Capital, Gifts, and Donations Fund - Not to exceed \$5,847,756.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$2,923,878.00) and Capital, Gifts, and Donation Fund (\$2,923,878.00) (**Committee only**)
3. **Land Acquisition – (13)** Authorize acquisition from Dallas Independent School District of approximately 360,143 square feet of unimprovement land (approximately 8.27 acres) addressed as 10345 Webb Chapel Rd for development as a community park — Not to exceed \$4,240,740.00 (\$4,210,740.00 plus closing costs and title expenses not to exceed \$30,000.00) — Financing: Equity Fund, Park and Recreation (B) Fund, and Parkland Dedication Fund (**Committee only**)
4. **Glencoe Park – (14)** Authorize a site approval for the installation of Four Chromatic Gates art piece from the previously approved site at Exall Park to Glencoe Park located at 3700 Glencoe Street. Financing: No cost consideration to the city. (**Committee only**)

**III. DISCUSSION ITEM**

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

**IV. WORKSHOP**

6. **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, April 4, 2024, 8:30 A.M.  
Dallas City Hall, 6FN Conference Room and Videoconference

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

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

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

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

#### **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]

RECEIVED

2024 MAR 29 PM 6:02

CITY SECRETARY  
DALLAS, TEXAS



City of Dallas  
DALLAS PARK AND RECREATION BOARD  
REGULAR MEETING

Public Notice

2 4 0 3 3 5

POSTED CITY SECRETARY  
DALLAS, TX

THURSDAY, April 4, 2024, 10:00 A.M.  
Dallas City Hall, 6FN Conference Room and Videoconference  
Video Conference: <https://bit.ly/43DbyyB> Password: Pkrboard1  
Telephone: (469) 210-7159 Access Code: 2497 677 7323

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

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

Individuals and interested parties wishing to speak must register to speak at  
<https://www.dallasparks.org/107/Park-and-Recreation-Board> before 12 pm Wednesday, April 3, 2024

**AGENDA**

- I. **Call to Order** Arun Agarwal, Chair
- II. **Public Speakers**
- III. **Approval of Minutes** – March 21, 2024
- IV. **CONSENT AGENDA**
  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 considered on March 21, 2024**)
  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 considered on March 21, 2024**)
  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 considered on March 21, 2024**)
  4. **Flag Pole Hill Park – (10)** Authorize issuing an alcohol permit to Anna Pollard, to serve alcohol at the White Rock North School Founders Day Picnic an event to be held at Flag Pole Hill Park, located at 8015.Doran Circle. The event will be held on Friday, May 17, 2024, from 6:00 p.m. to 8:00 p.m. Estimated Revenue: \$250. (**Committee considered on April 4, 2024**)



**City of Dallas**

**DALLAS PARK AND RECREATION BOARD – PAGE 2**  
**DALLAS CITY HALL Room 6FN - VIDEOCONFERENCE**  
**1500 MARILLA STREET**  
**DALLAS, TEXAS 75201**  
**THURSDAY, April 4, 2024, 10:00 A.M**

5. **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 considered on March 21, 2024**)
6. **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 considered on March 21, 2024**)
7. **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: Community Development Block Grant – Disaster Recovery Fund (\$429,000.00) (**Committee considered on March 21, 2024**)

V. **ITEMS FOR INDIVIDUAL CONSIDERATION**

8. **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) (**Deferred on March 21, 2024**)

VII. **BRIEFINGS**

9. Shakespeare Dallas – Rachael Berry, Assistant Director
10. Youth Sports Division Update – John Lawrence, Assistant Director
11. 2024 Summer Aquatics Preview – John Lawrence, Assistant Director

V. **EXECUTIVE SESSION**

Seeking legal advice of the city attorney regarding the City's management contract with Fair Park First (TOMA 55.071)

VI. **UPDATE**

12. Budget Update – Rachael Berry, Assistant Director

VII. **WORKSHOP**

13. 2024 Bond Program: Final Proposed Bond Program list – Christina Turner-Noteware, Assistant Director



## City of Dallas

**DALLAS PARK AND RECREATION BOARD – PAGE 3**  
**DALLAS CITY HALL Room 6FN - VIDEOCONFERENCE**  
**1500 MARILLA STREET**  
**DALLAS, TEXAS 75201**  
**THURSDAY, April 4, 2024, 10:00 A.M**

### **VIII. 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

IX. Next Park Board meeting 10:00 am Thursday, April 18, 2024

X. **Adjournment**



## City of Dallas

### Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

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

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

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

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

### **EXECUTIVE SESSION NOTICE**

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

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt . Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]

Regular Meeting: Priscilla Rice, Vice President, presiding

Present: Priscilla Rice, Vice-President; Harrison Blair, Lane Conner, Scott Goldstein, Maria Hasbany, JR Huerta, Rudy Karimi, Jeff Kitner, Fonya Naomi Mondell, Ernest “Bo” Slaughter, Daniel Wood

Absent: Tim W. Dickey, Vana Hammond

**Agenda Item I.** Vice President Rice called the meeting to order at 10:01 a.m.

**Agenda Item II.** Special Recognition of Trent Williams for his service and dedication to the City and Park and Recreation Department.

**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.

Cheryl Price – Timberleaf Park

David Higbee – Replacement Lights at JC Phelps

Sean Johnson – Support of USTA Assessment

**Agenda Item IV.** Minutes - A motion by Bo Slaughter, seconded by Harrison Blair, to approve the minutes of the March 7, 2024, Park and Recreation Board meeting with a correction by Scott Goldstein, was carried by a unanimous vote.

**Agenda Item V. CONSENT AGENDA**

Vice President Rice pulled agenda item 3 from the consent agenda. Therefore, a motion by Harrison Blair seconded by Maria Hasbany to approve items 1,2, and 4-6 was carried by a unanimous vote.

**Agenda Item 1.** Coombs Creek Trail (1) – A motion by Harrison Blair, seconded by Maria Hasbany, to 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), was carried by a unanimous vote.

**Agenda Item 2.** Dallas Zoo (4) – A motion by Harrison Blair, seconded by Maria Hasbany, to 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), was carried by a unanimous vote.

**Agenda item 3.** Anita Nañez Martinez Recreation Center (9) - A motion by Fonya Mondell, seconded by Harrison Blair, to **defer this item to the April 4, 2024 meeting**, was carried by a unanimous vote.

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).

**Agenda Item 4.** Cotton Belt Trail (12) - A motion by Harrison Blair, seconded by Maria Hasbany, to 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, was carried by a unanimous vote.

**Agenda Item 5.** Glen Meadow Park (13) – A motion by Harrison Blair, seconded by Maria Hasbany, to 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), was carried by a unanimous vote.

**Agenda Item 6.** Marcus Park (13) - A motion by Harrison Blair, seconded by Maria Hasbany, to authorize 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), was carried by a unanimous vote.

**Agenda item VII. Briefings**

7. United State Tennis Association – John Lawrence, Assistant Director  
Mr. Lawrence introduced Todd Carlson and Jodie Adams with the United States Tennis Association.  
Mr. Carlson and Ms. Adams presented and were available for questions and feedback from the Board.
8. Dallas Arboretum Annual Update – Rachael Berry, Assistant Director  
Ms. Berry Introduced Ms. Sabina Carr with the Dallas Arboretum.  
Ms. Carr presented and was available for questions and feedback from the Board.

**Agenda Item VII. Update**

10. Budget Update – Rachael Berry  
None.

**Agneda Item VIII. Workshop**

- 11.2024 Bond Program: Update on Priority Project Lists – Christina Turner-Noteware, Assistant Director  
Ms. Turner-Noteware provided an update and was available for questions and feedback from the Board.

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

- Staff Announcements – Upcoming Park and Recreation Department Events
- 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

**Agenda Item IX.** Next Park and Recreation Board Meeting 10:00 a.m. – Thursday, April 4, 2024

**Agenda Item X.** Vice President Rice Adjourned the Board meeting at 11:55 a.m.

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

Arun Agarwal, President  
Park and Recreation Board  
Date: 4/4/2024

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**

**DATE:** April 4, 2024

**COUNCIL DISTRICT(S):** 4

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

---

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

**DATE:** April 4, 2024

**COUNCIL DISTRICT(S):** 4

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

---

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

**DATE:** April 4, 2024

**COUNCIL DISTRICT(S):** 7

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

---

### **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 considered 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





Maxer

0 300 600 US Feet

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





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

**DATE:** April 4, 2024

**COUNCIL DISTRICT:** 10

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

---

**SUBJECT**

Authorize issuing an alcohol permit to Anna Pollard, to serve alcohol at the White Rock North School Founders Day Picnic an event to be held at Flag Pole Hill Park, located at 8015.Doran Circle. The event will be held on Friday, May 17, 2024, from 6:00 p.m. to 8:00 p.m. Estimated Revenue: \$250.

**BACKGROUND**

The Park and Recreation Board has the authority by City Code Sec.32-11.2(3) to approve alcohol consumption on park property. A request has been received by Anna Pollard with White Rock North School Founders Picnic to serve alcohol from 6:00 p.m. to 8:00 p.m. on Friday, May 17, 2024. This will be the first year for this event. The estimated attendance is 350 participants.

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

**FISCAL INFORMATION**

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

**COMMITTEE ACTION**

The Administration and Finance Committee will consider this request on April 4, 2024, and will present its recommendation to the full Park and Recreation Board on the same day.

**STAFF RECOMMENDATION**

Staff recommends approval.

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

**DATE:** April 4 , 2024

**COUNCIL DISTRICT:** All

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

---

**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.

## **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/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>
---------	---

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



**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 considered 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**

**DATE:** April 4, 2024

**COUNCIL DISTRICT:** All

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

---

**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:

**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>
---------	---

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

## **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.

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

**AGENDA DATE:** April 4, 2024

**COUNCIL DISTRICT(S):** 8

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

---

**SUBJECT**

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: Community Development Block Grant - Disaster Recovery Fund (\$429,000.00)

**BACKGROUND**

On December 6, 2023 and December 13, 2023, the City of Dallas advertised for bids for the construction of the Kleberg Rylie Recreation Center Gymnasium Renovation and Repairs Project. A pre-bid conference was held on December 19, 2023, with five potential bidder(s) in attendance.

In response to the advertisement, the Office of Procurement Services received bids from eight firms on January 5, 2024. The bid procurement process complied with the City's Administrative Directive 4-5: Contracting Policy, Section 10 Procurement Processes. Brown and Root Industrial Services, LLC was selected as the lowest responsible bidder in an amount not to exceed \$429,000.00.

This action will award a construction services contract from Department of Housing and Urban Design Community Development Block Grant - Disaster Recovery Fund (CDBG-DR) for the Kleberg Rylie Recreation Center Gymnasium Renovation and Repairs Project located at 1515 Edd Road to Brown and Root Industrial Services, LLC, in an amount not to exceed \$429,000.00. The scope of work includes gym floor removal and haul offsite of the south half of the existing gymnasium's athletic wood flooring, temporarily relocate existing bleachers during demolition phase, prepare and patch concrete floor slab, install pourable sealer over floor spa cracks, install vapor barrier over existing floor slab, install new athletic wood flooring system and re-stripe gym, adjust all door thresholds to new floor system, gym equipment sleeves and re-install existing gym bleachers. Also in the work scope, are repairs to the gymnasium walls including removal and replacement of existing exterior concrete masonry unit veneer finish, install new steel wall reinforcement, install steel connection plates at top of interior face of gymnasium walls, install new wall control joints, re-point deteriorated mortar joints interior and exterior, paint interior gymnasium, re-grade areas around the gymnasium perimeter, install new reinforced concrete mow strip, remove and re-work existing downspouts and provide new sod and landscaping in disturbed areas.

The following chart illustrates Brown and Root Industrial Services, LLC, 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	47	0	53	0
Change Orders	20	0	17	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

### **ESTIMATED SCHEDULE OF PROJECT**

Began Design	April 2022
Completed Design	September 2023
Begin Construction	April 2024
Complete Construction	October 2024

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

In late April 2022, the U.S. Department of Housing and Urban Development (HUD) announced that approximately \$24.4 million of Community Development Block Grant Disaster Recovery funding has been allocated to the City of Dallas under the second tranche of funds released from the Disaster Relief and Supplemental Appropriations Act of 2022; and

Funding was allocated to the City as a result of the winter and ice storm (FEMA Disaster No. 4586) that occurred in Dallas, TX in February 2021; and

Community Development Block Grant Disaster Recovery (CDBG-DR) Funds must only be spent for necessary activities related to-restoration of infrastructure and housing, economic revitalization, and mitigation in the "most impacted and distressed (MID)" areas of qualifying disasters and includes all of Dallas; and

Funds may only be used for unmet disaster recovery or mitigation needs not addressed by other resources; and

On December 14, 2022, City Council authorized final adoption of the 2022 CDBG-DR Budget and Action Plan by Resolution No. 22-1836; and

On January 18, 2023, HUD distributed an Allocation Amendment Notice increasing the amount of CDBG-DR Funds allocating additional CDBG-DR Funds to the City of Dallas in the amount of \$15,967,000 from the Continuing Appropriations Act, 2023 (Pub. L.117-180).

Pursuant to the aforementioned notice, the City is permitted to submit a single budget and Action Plan including all funds allocated under both laws; and

On February 10, 2023, City Council was briefed by memorandum on the Proposed 2022 Amended CDBG-DR Budget and draft Action Plan; and

On March 2, 2023, the Community Development Commission was provided an update on the proposed 2022 Amended CDBG-DR Budget and draft Action Plan; and

On March 8, 2023, City Council authorized preliminary adoption of the Proposed Amended CDBG-DR Budget and draft Action Plan and a public hearing to receive comments on the proposed use of funds by Resolution No. 23-0354; and

On April 4, 2023, City Council was scheduled to be briefed on the Proposed 2022 Amended CDBG-DR Budget and draft Action Plan. An overview of the program was presented; and

Federal regulations require that a public hearing be held on the City's Proposed 2022 Amended CDBG-DR Budget and draft Action Plan; and

A summary of the Proposed 2022 Amended CDBG-DR Budget and draft Action Plan was made available for public review and comment on or about March 8, 2023 through April 11, 2023 and a notice was published in the Dallas Morning News on or about March 19, 2023 to provide residents an opportunity to submit written comments through April 11, 2023; this satisfied the requirements set forth in HUD regulations; and

On April 12, 2023, City Council authorized the final adoption and increase in appropriations for the 2022 Amended Community Development Block Grant Disaster Recovery (CDBG-DR) Budget and Action Plan to accept additional CDBG-DR funds in the amount of \$15,967,000, increasing the total amount to be received from the U.S. Department of Housing and Urban Development from \$24,433,000 to \$40,400,000 (Grant No. B-21-MF-48-0003, P-21-DA-48-LDZ) and Federal Assistance Listing No. 14.218 & 14.228) according to the approved schedule.

### **FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
Community Development Block Grant - Disaster Recovery Fund	\$429,000.00	\$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:

Contract Amount	Procurement Category	M/WBE Goal
\$429,000.00	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
<b>43.59%</b>	<b>43.59%</b>	<b>\$187,015.00</b>
<ul style="list-style-type: none"><li>This contract exceeds the M/WBE goal.</li></ul>		
<ul style="list-style-type: none"><li>Brown and Root Industrial Services, LLC. – Local; <b>43.59%</b> Local</li></ul>		

## **PROCUREMENT INFORMATION**

The following proposals were received from solicitation number CIZ23-PKR-3060 and was opened on January 05, 2024.

<b><u>Bidder</u></b>	<b><u>Base Bid</u></b>	<b><u>Alt. Nos.(N/A)</u></b>	<b><u>Total Bid</u></b>
*Brown and Root Industrial Services, LLC.	\$429,000.00	\$ 0.00	\$429,000.00
Prestige Building Group, LLC.	\$525,000.00	\$ 0.00	\$525,000.00
Joel Brown & Co., LLC.	\$539,900.00	\$ 0.00	\$539,900.00
York Builders, Inc.	\$569,940.00	\$ 0.00	\$569,940.00
Big Sky Construction Co.	\$819,000.00	\$ 0.00	\$819,000.00
**Acumen Enterprises, Inc.	\$779,660.00	\$ 0.00	\$779,660.00
**Post L Group, LLC.	\$762,542.96	\$ 0.00	\$762,542.96
**Restoration Nation, Inc.	\$762,542.96	\$ 0.00	\$762,542.96

\*Successful Low Bid Proposal (Base Bid & no Add Alternates).

\*\* Non-Responsive bidder – Paperwork was missing from bid

## **OWNER**

### **Brown and Root Industrial Services, LLC.**

415 East Airport Freeway, Suite 280  
Irving, Texas 75062

Craig L. Cook, Vice President

## **COMMITTEE ACTION**

The Planning and Design Committee considered this item on March 21, 2024 and will present a recommendation to the full Park and Recreation Board on April 4, 2024.

This item will be scheduled for City Council approval on April 24, 2024.

## **STAFF RECOMMENDATION**

Staff recommends approval.

## **MAP**

Attached



Project Meets BID Requirements	Total M/WBE
	43.59%

Rev. 2 - 3/8/12  
Doc#BDPS-FRM-220



**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:** Brown & Root Industrial Services, LLC

**Address:** 8121 Broadway St., Suite 200, Houston, TX 77061

**Bid #:** CIZ23-PKR-3060

**Telephone Number:** 713 - 980 - 3250 Ext.

**Email Address:** [Craig.Cook@brownandroot.com](mailto:Craig.Cook@brownandroot.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	276	41	217	38	13	2	23	1	24	0
Professional	578	152	388	108	28	8	57	20	105	16
Technical	62	59	39	43	5	2	18	13	2	1
Office/Clerical	365	204	255	135	22	21	59	27	29	21
Skilled	5347	273	2231	107	897	53	1993	103	226	10
Semiskilled	399	60	171	30	110	16	92	14	26	0
Unskilled	817	428	273	159	286	154	228	102	30	13
Seasonal	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Totals:</b>	7848	1217	3574	620	1362	256	2470	280	442	61
<b># of employees living in Dallas:</b>	46	2	14	2	4	0	25	0	1	0
<b>Total % of employees living in Dallas</b>			0.5%							

  
Officer's Signature

**Craig L. Cook**

Typed or Printed Name

**Vice President**

Title

**01/05/24**

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: Kleberg Rylie Rec Center - Gymnasium Renovation

Bid/Contract #: CIZ23-PKR-3080

**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; 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	NAICS Codes	Name of Firm & MWBE Certification (if Applicable)	Contact Name Address, City, State, Zip & Tel. Number	Type of Firm	L or N	Value of Work (\$)	Percent (%)	Payments to Date (\$)	Payment this Period (\$)
[1]	[2]	[3]	[4]	[5]	[6]	[7]	[8]	[9]	[10]
Prime		Brown and Root Industrial Services	Doug Whitmarsh, 415 East Airport Freeway, Suite 280, Irving, Texas 75062 713) 980-3250	Non	L	\$ 75,484.07	17.60%		
Notes:									
Gymnasium Floor		Ponder Company, Inc	Abby Mitchell, 6825 Levelland, #3B, Dallas TX 75252 972-248-9001	Non	L	\$ 119,292.00	27.81%		
Notes:									
Gym Wall Repair	238140	Dalcon CMS, LLC - PFMB68829N1224	Chinmayee Panevelkar, 2220 Meadowstone Dr., Carrollton, TX 75006, 518-227-6717	MWBE	L	\$ 159,895.00	37.27%		
Notes:									
Painting		Painter's USA - 2005125460	Meg Cook, 1340 Post Paddock St., Grand Prairie TX 75050, 214-601-4040	WBE	L	\$ 27,120.00	6.32%		
Notes:									

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 (\$)
Landscaping		Brightview Landscape Services	Nicholas Moore, 1403 Precision Drive, Plano, TX 75074 214-360-1556	Non	L	\$ 47,208.93	11.00%		
Notes: <span style="float: right;">Total Bid Amount: \$ 429,000.00      100.00% \$ - \$ -</span>									

[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: Vice President

Printed Name:

Craig L Cook

Date:

3/7/2024

Company Name:

Brown & Root Industrial Services





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: 03/07/2024

Small Business Center - Business Inclusion and Development

Project Name: Kleberg Rylie Rec Center

Bid #

Painters USA, Inc.

will provide the following

M/WBE Subcontractor on the project

good(s)/service(s): Interior painting

to Brown & Root

Prime Contractor on the project

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

M/WBE Certification Number: # 2005125460

**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 \$ 429,000.00

NCTRCA

DFWMSDC

M/WBE/DBE Sub Participation Amount \$27,120.00

% 6.32 WBCSW

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

Officer's Signature (Prime Contractor)

Printed Name (Prime Contractor)

Title (Prime Contractor)

Date

Margaret Cook

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

Margaret Cook

Printed Name (M/WBE/DBE Subcontractor)

President

Title (M/WBE/DBE Subcontractor)

03/07/2024

Date

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

Greater Dallas Asian American Chamber of Commerce

Prime Sub

☐ ☐

Greater Dallas Black Chamber of Commerce

☐ ☐

Greater Dallas Hispanic Chamber of Commerce

☐ ☐

U.S. Pan Asian American Chamber of Commerce

☐ ☐

Asian Contractors Association

Prime Sub

☐ ☐

Regional Black Contractors Association

☐ ☐

Regional Hispanic Contractors Association

☐ ☐

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: 03.07.24  
Small Business Center - Business Inclusion and Development

Project Name: Kleberg Rylie Rec Center Bid # \_\_\_\_\_

DalCon CMS, LLC. will provide the following  
M/WBE Subcontractor on the project

good(s)/service(s): Exterior CMU Block Repair

to Brown & Roots  
Prime Contractor on the project

MWBE subcontractor is currently certified by the following agency: NCTRCA

MBE CERTIFICATION NO. PFMB68829N1224, WBE CERTIFICATION  
M/WBE Certification Number: # NO. PFWB43817N1224  
*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>\$ 429,000.00</u>	37.3% <u>NCTRCA</u>
		<u>DFWMSDC</u>
MWBE/DBE Sub Participation Amount	<u>\$ 159,895.00</u>	100% <u>WBCSW</u>

The undersigned intends to enter into a formal agreement with the subcontractor listed, conditioned upon being awarded the City of Dallas contract. The undersigned understands that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contractor should not be included in the above listed participation amount. Finally, 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.

Craig L Cook  
Officer's Signature (Prime Contractor)

Craig L Cook  
Printed Name (Prime Contractor)

Vice President  
Title (Prime Contractor)

3/7/2024  
Date

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

Chinmayee Panvelkar  
Printed Name (M/WBE/DBE Subcontractor)

President  
Title (M/WBE/DBE Subcontractor)

03.07.24  
Date

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

Greater Dallas Asian American Chamber of Commerce  
Greater Dallas Black Chamber of Commerce  
Greater Dallas Hispanic Chamber of Commerce  
U.S. Pan Asian American Chamber of Commerce

Prime	Sub
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Asian Contractors Association  
Regional Black Contractors Association  
Regional Hispanic Contractors Association

Prime	Sub
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Other \_\_\_\_\_



**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 **Kleberg Rylie Recreation Center Gym Renovation** Bid #: **CIZ23-PKR-3080**

Firm Name and Address: **Brown and Root Industrial Services, LLC., 8121 Broadway Street, Ste 200, Houston TX 77061**

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: **NA**

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

Please make a selection: **No** Date of Listing: **NA**

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

Please make a selection: **YES**

4. If M/WBE bids and proposals were received and rejected, you must attach documentation of the received bid and the reason for rejection. (i.e. letters, memos, telephone calls, meetings, etc.) **None**

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).





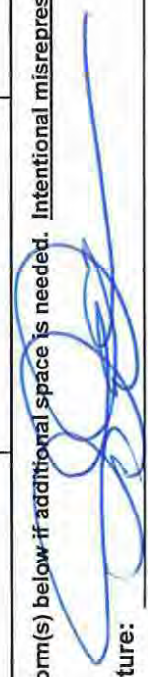
**CITY OF DALLAS**  
**Small Business Center – Business Inclusion and Development**  
**Business Inclusion and Development Documentation Form (BID-FRM-215)**

(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 #: **Kleberg Riley Recreation Center Gym Renovations** Bid #: **CIZ23-PKR-3080**

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
DalCon CMS, LLC PFMB68829N1224	Shree Maldikar 12/29/23	518-227-6717 shree@dhctexas.com	Masonry	Tel & Email	Sub accepted invitation, submitted a bid and bid was accepted
Painters USA WBENC2005125460	Laura Shultz 12/29/23	214-601-4040 Lshultz@paintersusa.com	Painting	Tel and Email	Sub accepted invitation, submitted a bid and bid was accepted
		- -			
		- -			
		- -			
		- -			
		- -			

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

Officer's Signature: 

Title: Vice President

Date: 3/7/2024

Printed Name: Craig L Cock

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





## CITY OF DALLAS

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

Solicitation Number: NA Project Name: Kleberg Ryllie Recreation Center Gym Company Name: Brown & Root Industrial Services, LLC

**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

**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 10 Total Points: Section II = 5 Points Maximum, Section III = 10 Points Maximum

Solicitation Number: C1223-PKR-3060 Project Name: Kleberg Rylee Rec Center - Gymnasium Renovation Company Name: Brown & Root Industrial Services, 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 September 23, 2020 the City Council adopted the following MWBE participation goals without consideration for specific ethnicity or gender (Resolution Number 20-1430):

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 Small Business Center, Business Inclusion and Development (BID). I agree to provide the City of Dallas with a completed copy of all required forms provided within the BID 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.

Craig L Cook

Typed or Printed Name of Company's Certifying Official

Signature

1/5/2024

Date

**Section II: Historical Utilization**

Entity Name Address, City, State, Zip	Contact Person, Title Phone Number	Month/Year of Project	Total Contract Amount	MWBE Goal (%)	Project Name/ Contract Type	MWBE Actual Participation (\$)	MWBE Actual Participation (%)
Silver Bullet Construction, 4401 Little Rd., Ste 550-275, Arlington, TX 76016	Tommy Johannsen, President, 817-896- 4253	July, 2023	\$ 466,525.00	32.00%	Homeless Solutions Phase-1 Exterior / FFP	\$ 330,897.00	70.91%
Silver Bullet Construction, 4401 Little Rd., Ste 550-275, Arlington, TX 76016	Tommy Johannsen, President, 817-896- 4253	Sept, 2023	\$ 133,414.00	32.00%	Homeless Bridge Foundation Lifting / FFP	\$ 76,696.00	57.49%
Painters USA, 570 Mitchell Road, Glendale Heights, IL 60139	Meg Cook, President: 630-653-9715	Oct, 2023	\$ 128,563.00	32.00%	Bahamas Beach Water Park - Fence / FFP	\$ 63,606.00	49.55%

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 = 5 Total Points: 3 Projects = 5 Points; 2 Projects = 3 Points; 1 Project = 1 Point

**Section III: Team Make-Up/Schedule of Work**

Company Name Address, City, State, Zip	Contact Person, Title Phone Number	MWBE Certification (if applicable)	Ethnicity/ Gender	Local or Non-Local	Scope of Work	Value of Work (\$)	Participation (%)
Ponder Company Inc, 5825 Levelland Rd., Ste 3B, Dallas, TX 75252-5547	Abby Mitchell, President, 972-248-9001	Non	N/A	Local	Gymnasium Floor	\$119,292.00	27.81%
DalCon CMS, LLC, 2220 Meadowstone DR., Carrollton, TX 75006	Nijun Gadhok, Sr. Project Manager, 978- 985-0612	PFWB68829N1224	Asian Indian / Female	Local	Gym Wall Repair	\$159,895.00	37.27%
Pariter USA, 570 Mitchell RD, Glendale Heights, IL 60139	Meg Cook, President, 214-601-4040	2005125460	Caucasian/Female	Local	Painting	\$27,120.00	6.32%
Brightview Landscape Services, Inc., 1403 Precision Dr., Plano, TX 75074	Nicholas Moore, Branch Manager, 214- 360-1556	Non	N/A	Local	Landscaping	\$47,208.98	11.00%
Brown & Root Industrial Services LLC, 8121 Broadway Street, Suite 200, Houston, TX 77061	Doug Whitmarsh, Operation Manager, 713- 980-3250	Non	N/A	Local	Prime	\$75,484.07	17.60%
							0.00%
							0.00%
							0.00%
							0.00%
							0.00%
						\$ -	0.00%
						\$429,000.00	100.00%

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



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

**Date:** 01/15/2024

**Proposed Agenda Date:** 02/22/2024

☒ **Construction**  
**Amount:** \$429,000.00

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

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

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

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

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

**Department:** PKR

**Project Name:** KLEBERG RYLIE RECREATION CENTER GYMNASIUM RENOVATION & REPAIRS

**Contract Number:** PKR-2024-00023947 / CIZ23-PKR-0003060

**Project Description/Scope of Work:** Removal & replacement of existing wood gym flooring, structural repairs to gym's load bearing CMU walls, structural bracing of gym interior walls, partial replacement of CMU exterior veneer finish, regarding around gym, landscaping, & paint gym interior.

**Subcontracting Opportunities:** Interior painting, grout re-pointing, CMU structural wall repairs, CMU veneer repairs, CMU wall sealant repointing, earthwork, landscaping, athletic wood floor installation, bleacher assembly, concrete slab prep & repairs, and concrete paving.

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

**Phone:** 214-671-9846

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

**Recommended Vendor:** BROWN & ROOT INDUSTRIAL SERVICES, LLC

**Intent to Award On:** February 22, 2024

**Contact Person:** Craig L. Cook / Vice President On Call Construction Doug Whitmarsh / Operations Manager

**Phone:** Craig Cook 713-824-4477 (office) / Doug Whitmarsh 713-980-3250 (office)

**Email:** Craig.cook@brownandroot.com / Doug.whitmarsh@brownandroot.com

**Does this project have federal funds? YES**

**If applicable what is the DBE goal? 32%**

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

**AGENDA DATE:** April 4, 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"

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:

Contract Amount	Procurement Category	M/WBE Goal
\$1,160,269.20	Construction	32.00%
M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
47.75%	68.80%	\$798,265.07
<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**

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.

The Park and Recreation Board deferred this item to the April 4, 2024 agenda.

## **STAFF RECOMMENDATION**

Staff recommends approval.

## **MAP**

Attached

# BID Agenda Approval Cover Sheet

## Project Meets BID Requirements

**Total M/WBE**

**68.80%**

Prime:	CIZ23-PKR-3054; PKR-2023-00023189	Agenda Date:	4/10/2024
	York Builders	Prime Vendor #:	
Project:	Anita N Martinez Recreation Center Repairs	Review Date:	11/29/2023
<b>Total Local:</b>	\$332,063.37	<b>Total Non-Local:</b>	\$640,719.63
<b>Local</b>			
Sub Vendor #	Vendor Name	Cert. #	Dollar Amount Percent
	Able Masonry	expired certification	0.0000%
	Wayne Houston	HMDFW080690824	\$278,688.03 24.0193%
			0.0000%
			0.0000%
			0.0000%
			0.0000%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
			0.00%
Total M/WBE			<b>\$278,688.03 24.0193%</b>
Non-M/WBE			\$362,031.60 31.2024%
Total Local			\$640,719.63 55.2216%
Non-Local			
Sub Vendor #	Vendor Name	Cert. #	Dollar Amount Percent
	Yellowbird Construction	HMDFW046640724	\$191,773.70 16.5284%
	York Builders	Prime	\$327,775.87 28.2500%
			0.0000%
			0.0000%
			0.0000%
<b>Total Non Local M/WBE</b>			<b>\$519,549.57 44.7784%</b>
Non-M/WBE			0.0000%
Total Non-Local			\$519,549.57 44.7784%
<b>Total Action</b>			\$1,160,269.20 <b>100.0000%</b>





**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

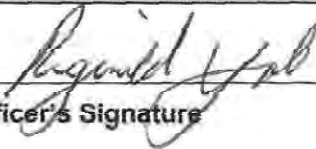
**Bid #:** CIZ23-PKR 3054

**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**

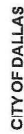
**Typed or Printed Name**

**Principal In Charge**

**Title**

**11-2-23**

**Date**



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

**Anita N. Martinez Recognition Center Repairs**

Bid/Contract #: PKR-2023-00023169

Column 1: List type of work to be performed by Pyline and Tetra line subcontractors.

Column 1: List type of work to be performed by Pilots and Jet-crew subcollectors.

Column 2: Please provide all NAICS codes for economy. Use a comma to separate each code. To search for NAICS

Column 2: Please provide all NALCS codes for each entry. Use a comma to separate each code. To search for VACS

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

Column 4: List firm(s); contact name; address; telephone number.  
Column 5: List ethnicity of firm(s) owner as *European American*, *Hispanic/Latino*, *Asian American*, *African American*.

P=Asian Pacific; W=Women with/without than M/V/EEs

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

loca (Outside Dallas county limits).

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

Column 8: Indicate percentage of total students that are not

Column 8: Indicates percentage of total available  
Column 9: Indicates total payments to claimant.

Column 10: Indicate payments during current tax period.

[illegible]

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 MWBE 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:**

Printed Name:

**Company Name:**

Title: Principal in Charge

Date:

York Builders Inc.







**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**

M/WBE Subcontractor on the project

will provide the following

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>	<u>      </u> NCTRCA
		<u>      </u> DFWMSDC
MWBE/DBE Sub Participation Amount	<u>362,031.60</u>	<u>0%</u> <u>      </u> WBCSW

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

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  
 Greater Dallas Black Chamber of Commerce  
 Greater Dallas Hispanic Chamber of Commerce  
 U.S. Pan Asian American Chamber of Commerce

Prime	Sub
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Asian Contractors Association  
 Regional Black Contractors Association  
 Regional Hispanic Contractors Association

Prime	Sub
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<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: 11/20/2023 - - - - -

Small Business Center - Business Inclusion and Development

Project Name: Building Envelope Repairs to the Anita N. Martinez Recreation Center

Bid# C1Z23-PKR-3054

W. Houston Restoration  
~~MWBE Subcontractor on the project~~

will provide the following

good(s)/service(s): stone restoration

to York Builders, Inc.  
~~Prime Contractor on the project~~

MWBE subcontractor is currently certified by the following agency: NMSDC

M/WBE Certification Number: # DL08069

~~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 \$972,783.00

MWBE/DBE Sub Participation Amount \$175,875.53 - - - -

☐ NCTRCA  
☐ DFWMSDC  
☒ WBCSW  
25%

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 subcontractor 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)

CEO  
 Title (Prime Contractor)

11/20/2023  
 Date

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

Wayne Houston  
 Printed Name (M/WBE/DBE Subcontractor)

Owner  
 Title (M/WBE/DBE Subcontractor)

Ilad JDa.3  
 Date

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

Greater Dallas Asian American Chamber of Commerce  
 Greater Dallas Black Chamber of Commerce  
 Greater Dallas Hispanic Chamber of Commerce  
 U.S. Pan Asian American Chamber of Commerce

Prime Sub  
☒ DD  
☒ DD  
☒ OD  
☒ DD

Asian Contractors Association  
 Regional Black Contractors Association  
 Regional Hispanic Contractors Association

Prime Sub  
☒ DD  
☒ DD  
☒ DD

Other \_\_\_\_\_



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

Solicitation Number: C122-PKR-354 Project Name: Anita N. Martinez Recreation Center/Building Envelope Repairs-Rebid Company Name: York Builders, Inc.  
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 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 September 23, 2020 the City Council adopted the following M/WBE participation goals without consideration for specific ethnicity or gender (Resolution Number 20-1430):

<b>Constructor</b> - 32.00%, <b>Architectural &amp; Engineering</b> - 34.00%, <b>Professional Services</b> - 38.00%, <b>Other Services</b> - 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 Small Business Center, Business Incubation and Development (BID). I agree to provide the City of Dallas with a complete copy of all required forms provided within the BID inclusion document package. I understand that, for the purpose of M/WBE subcontracting participation, any amounts paid to the prime from the sub contract 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 may be denied award of the contract.

Typed or Printed Name of Company's Certifying Official

**Signature**

11/7/23

## Section II: Historical Utilization

Entity Name Address, City, State, Zip	Contact Person, Title Phone Number	Month/Year of Project	Total Contract Amount	M/WBE Goal (%)	Project Name/ Contract Type	M/WBE Actual Participation (\$)	M/WBE Actual Participation (%)
Williams A/C & Heating, 1811 Everman Pkwy. FW, TX 76140	Leonard Williams, Owner 817 293,6877	Dec-18	\$ 350,000.00	15.00%	Work of Truth/HVAC	\$ 350,000.00	20.00%
Posadas Painting, Inc., 2748 Abrams Ave., Dallas, TX 75216	Martin Hernandez, Project Manager 2-4, 884, 2336	Dec-18	\$ 186,000.00	10.00%	Work of Truth/Paint	\$186,000	12.00%
Campbell Glass & Mirror, 3408 May Street, FW, TX 76110	Erilly Campbell, Owner 817 475,2162	Dec-18	\$ 510,000.00	10.00%	Work of Truth/Glass & Mirrors	\$ 510,000.00	14.00%

**Section 1.5 Total Points:** 2 Projects = 5 Points, 3 Projects = 3 Points, 1 Project = 1 Point

### **Section III: Team Make-Up/Schedule of Work**

<b>Company Name Address, City, State, Zip</b>	<b>Contact Person, Title Phone Number</b>	<b>M/W/B/E Certification # (if applicable)</b>	<b>Ethnicity/ Gender</b>	<b>Local or Non-Local</b>	<b>Scope of Work</b>	<b>Value of Work (\$)</b>	<b>Participation [%]</b>
Yellowbird Construction, 8119 Samuels Rd., Terrell, TX 75160	Jorge Casillas, Project Manager 214.706.4974	DLO4664	Hispanic Male	Non-Local	Succo, Paint, Drywall	\$ 118,100.00	20%
Alta Masonry, 1525 Mariposa Dr., Ste 200, Mesquite, TX 75150	Mauricio Vinasas, Project Manager 469.237.7889		Hispanic Male	Local	Brick, Cast Stone	\$ 368,031.60	55%
Weyne Houston Restoration, P O Box 21117, Waxahachie, TX 75168	Weyne Houston, Owner 644.662.1478	DLOB069	Black Male	Non-Local	Restoration	\$ 175,876.53	25%
						\$ -	
						\$ -	
						-	
						-	
						-	
						-	
						-	
						-	
						-	
<b>Total Contract Amount</b>						<b>\$ 662,007.13</b>	<b>100%</b>

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 Tmbul/Points: Meets Goal = 2 Points, Exceeded Goal, Additional 2 Points = 4 Points, Over 1 Item Missed = 1 Point, At All, and 2 Points





## 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 Incentive Compliance staff.

Company Name: YORK BUILDERS, INC. (YBI)

Officer's Signature: Reginald York

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 SHEET  
COMMITTEE ONLY**

**DATE:** April 4, 2024

**COUNCIL DISTRICT:** 2

**STAFF:** Rachael Berry (214) 670-4080

---

**SUBJECT**

Authorize the first five-year renewal of the current management agreement with Shakespeare Dallas, to manage, operate, maintain and provide public theatrical performances and events at the Samuell-Grand Park Amphitheater, located at 1500 Tenison Parkway, through May 14, 2029. Financing: No cost consideration to the City.

**BACKGROUND**

Shakespeare Dallas, a 501 (c) 3 nonprofit founded in 1971, began its relationship with the City of Dallas in 1980 at the Band Shell in Fair Park. The company utilized the Band Shell to perform the works of William Shakespeare until 1988 when Starplex was constructed at Fair Park, necessitating the relocation of the Shakespeare performances. Samuell-Grand Park was selected, and Shakespeare Dallas held its first performance there in 1989.

In 2014, the initial 20-year Use Agreement with the City of Dallas ended and on May 14, 2014, the City entered into a 10-year Use Agreement with two 5-year renewal options with Shakespeare Dallas.

The current management agreement, which was approved by City Council on May 14, 2024 by Resolution No. 14-0752, expires May 14, 2024. Shakespeare Dallas wishes to renew this agreement.

**PRIOR ACTION**

On May 14, 2014 City Council authorized a ten-year management agreement with two (2) five-year renewal options for Shakespeare Dallas to manage, operate, maintain and provide public theatrical performances and events at the Samuell-Grand Park Amphitheater for the period of May 14, 2014 through May 14, 2024, by Resolution No. 14-0752.

**FISCAL INFORMATION**

No cost consideration to the City

**COMMITTEE ACTION**

The Administration and Finance Committee will consider this item on April 4, 2024 and will present its recommendation to the full Park and Recreation Board on April 18, 2024.

**STAFF RECOMMENDATION**

Staff recommends approval.

**ATTACHMENT**

Shakespeare Dallas Renewal Request Memo



**shakespeare.**  
**dallas**  
the people's theatre

February 5, 2024

John Jenkins  
Director  
Dallas Park and Recreation  
1500 Marilla St.  
Dallas, Texas 75201

Dear Mr. Jenkins,

The initial 10-year term of our use Agreement (14-0752) is approaching its expiration date on May 13, 2024. Per the Agreement, Shakespeare Dallas kindly requests to renew this Agreement for the 1st of its two 5-year renewal periods. Please let me know if there are any questions.

We look forward to continuing to serve Dallas residents each year at the Samuell Grand Amphitheater. Our sincere thanks to you and the entire Dallas Park and Recreation team for making Shakespeare accessible to our community.

Warm regards,

A handwritten signature in cursive script that reads "Jenni Stewart".

Jenni Stewart  
Interim Executive & Artistic Director

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

**DATE:** April 4, 2024

**COUNCIL DISTRICT:** 2

**STAFF:** Rachael Berry (214) 670-4080

---

**SUBJECT**

Authorize Shakespeare Dallas, located at Samuell-Grand Park Amphitheater located at 1500 Tenison Parkway, to remove their No Admission Fee days beginning in 2024, increase their adult admission rate to \$25 in 2025 and increase their adult admission rate to \$30 in 2026 for Tuesday through Sunday performances, effective upon approval by the Park and Recreation Board - Financing: No cost consideration to the City

**BACKGROUND**

Shakespeare Dallas, a 501 (c) 3 nonprofit founded in 1971, began its relationship with the City of Dallas in 1980 at the Band Shell in Fair Park. The company utilized the Band Shell to perform the works of William Shakespeare until 1988 when Starplex was constructed at Fair Park, necessitating the relocation of the Shakespeare performances. Samuell-Grand Park was selected, and Shakespeare Dallas held its first performance there in 1989.

Since the relocation of Shakespeare Dallas to Samuell-Grand Amphitheater, a number of improvements and amenities have been added, including a permanent stage, restrooms, the Sherry W. Shannon VIP Pavilion, and a new stage deck in 2019.

In 2014, the initial 20-year Use Agreement with the City of Dallas ended and on May 14, 2014, the City entered into a 10-year with two 5-year renewal options Use Agreement with Shakespeare Dallas. The agreement also approved Shakespeare Dallas to charge adult admission tickets at a rate of \$10 for Thursday through Sunday performances.

On January 22, 2015, Park Board approved Shakespeare Dallas to increase the adult admission ticket rate for Friday and Saturday performances to \$15.

On March 5, 2020, Park Board approved Shakespeare Dallas to increase the adult admission ticket rate for Thursday through Sunday performances to \$20.

Shakespeare Dallas is now requesting permission begin charging fees on Tuesday and Wednesday, which are currently their No Admission Fee Days. They are also requesting to increase the adult (ages 11 years or older) admission ticket rate for their 2025 season \$25 and \$30 for their 2026 season. These increases would apply to their Tuesday through Sunday performances. These additional funds will be used to offset increasing production costs and outreach opportunities that support Shakespeare in the Park.

### **Shakespeare's Current Admission Rates:**

- Tuesday and Wednesday Nights
  - Free Admission (*donation requests*)
- Thursday Night – Sunday Night
  - Children (10 Years and Under) – FREE
  - Adult (Children 11 and Up) – \$20
  - Seniors and Students – \$5 Discount

Shakespeare Dallas is currently distributing additional free tickets to the following:

- 4,000 Tickets to Dallas Park and Recreation Centers for free admission on any night.
- 2,000 Tickets distributed to area schools through teachers for free admission on any night.
- 2,000 Tickets distributed to through collaborators such as Junior Players for free on any night.
- Annual participation in the Teen All Access Pass program, providing complimentary admission for all performances in July for ages 13 to 17 and up to three friends and family members. In 2023, 10,000 passes were made available.

Anyone can currently request and receive free entry on any night.

### **Shakespeare's Proposed Admission Rates:**

#### **Proposed Admission Rates for 2024:**

Beginning June 12, 2024, Shakespeare Dallas requests to remove their Tuesday and Wednesday, No Admission Fee days.

- Tuesday Night – Sunday Night
  - Children (10 Years and Under) – FREE
  - Adult (Children 11 and Up) – \$20
  - Seniors and Students – \$5 Discount

#### **Proposed Admission Rates for 2025:**

To kick off their 2025 season, requests to increase their adult ticket price from \$20 to \$25. Their subscription prices for this season would go on sales October 1, 2024, and their single tickets would begin being sold April 1, 2025.

- Tuesday Night – Sunday Night
  - Children (10 Years and Under) – FREE
  - Adult (Children 11 and Up) – \$25
  - Seniors and Students – \$5 Discount



### Proposed Admission Rates in 2026:

To kick off their 2026 season, Shakespeare requests to increase their adult ticket price from \$25 to \$30. Their subscription prices for this season would go on sales October 1, 2025, and their single tickets would begin being sold April 1, 2026.

- Tuesday Night – Sunday Night
  - Children (10 Years and Under) – FREE
  - Adult (Children 11 and Up) – \$30
  - Seniors and Students – \$5 Discount

Shakespeare Dallas will continue to distribute additional free tickets to the following:

- 4,000 Tickets to Dallas Park and Recreation Centers for free admission on any night.
- 2,000 Tickets distributed to area schools through teachers for free admission on any night.
- 2,000 Tickets distributed to through collaborators such as Junior Players for free on any night.
- Annual participation in the Teen All Access Pass program, providing complimentary admission for all performances in July for ages 13 to 17 and up to three friends and family members.

Anyone can request and receive free entry on any night.

### **FISCAL INFORMATION**

No cost consideration to the City

### **COMMITTEE ACTION**

The Administration and Finance Committee will consider this request on April 4, 2024 and will present its recommendation to the full Park and Recreation Board on April 18, 2024.

### **STAFF RECOMMENDATION**

Staff recommends approval.

### **ATTACHMENT**

Shakespeare Dallas Request for Price Increase submitted March 8, 2024.



shakespeare.  
dallas  
the people's theatre

March 8, 2024

John Jenkins  
Director  
Dallas Park and Recreation  
1500 Marilla St.  
Dallas, Texas 75201

Dear Mr. Jenkins,

Shakespeare Dallas respectfully requests to change Exhibit D of the SAMUELL-GRAND AMPHITHEATRE AGREEMENT. Below is the suggested change:

Current State:

EXHIBIT D

ADMISSION FEES

(as approved by the Park and Recreation Board 2019)

TUESDAY, WEDNESDAY

No Admission Fee

THURSDAY, FRIDAY, SATURDAY, SUNDAY

\$20 for anyone 11 years or older

Senior and student discount of \$5.00

Free for anyone 10 years of age and under

Requested change:

EXHIBIT D

ADMISSION FEES

TUESDAY, WEDNESDAY, THURSDAY, FRIDAY, SATURDAY, SUNDAY

\$30 for anyone 11 years or older

Senior and student discount of \$5.00

Free for anyone 10 years of age and under

Shakespeare Dallas will distribute additional free tickets to the following:

- 4,000 tickets to Dallas Park & Recreation Centers for free on any night
- 2,000 tickets to area schools through teachers for free on any night
- 2,000 tickets distributed to through collaborators such as Junior Players for free on any night
- Annual participation in the Teen All Access Pass program, providing complimentary admission for all performances in July for ages 13 to 17 and up to three friends and family members. In 2023, 10,000 passes were made available.



**shakespeare.**  
**dallas**  
the people's theatre

- Anyone can request free entry on any night and get in for free.

Shakespeare Dallas has worked closely with the Park and Recreation Board to maintain a healthy balance of accessibility and earned income generation to keep the company sustainable. Currently, Shakespeare Dallas donates 4,000 tickets to be distributed to Park and Recreation Centers for summer and fall productions as well as participates in the annual Teen All Access Pass program. With 33% of all tickets still offered free of charge and a moderate top ticket price on Tuesday – Sunday of \$20, the company is struggling to reach its financial goals.

The company plans to increase the top ticket price to \$25 in 2025 and \$30 in 2026. These additional funds will be used to offset increasing production costs and outreach opportunities that support Shakespeare in the Park. Additionally, all surplus cash at year-end will be moved to a cash reserve that is dedicated as a Rainy Day Fund, to offset lost income from inclement weather and other organizational challenges.

We are committed to keeping our performances as accessible as possible and this change will give us the flexibility to distribute additional free tickets to those in our community who have the most need.

Please let me know if I can clarify our request in any way. Thank you for your service to our city.

Warm regards,

Jenni Stewart  
Interim Executive & Artistic Director

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

**AGENDA DATE:** April 4, 2024

**COUNCIL DISTRICT:** 2, 9

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

---

**SUBJECT**

Authorize **(1)** Amendment #1 to the Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 10233, for the purpose of providing funding for the Trinity Forest Spine Trail Phase 2 from the Santa Fe Trail just north of Tenison Park Golf Course to the Dallas Area Rapid Transit Lawnview Station located at 5900 Scyene Road; **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed \$2,000,000.00 for the County's share of the project cost in the Capital Gifts, Donation and Development Fund; and **(3)** execution of the agreement including all terms, conditions, and documents required by the agreement – Revenue: Capital Gifts, Donation and Development Fund \$2,000,000.00

**BACKGROUND**

This action will authorize Amendment #1 to the Project Specific Agreement (PSA) with Dallas County for funding of Phase 2 of the Trinity Forest Spine Trail project. The City is funding a total of \$28,535,000.00 towards the cost of Phase 1 and Phase 2 of the project. In the PSA, Dallas County provided \$3,335,000.00 for Phase 1 construction and, by this Amendment #1, will provide \$2,000,000.00 towards construction of Phase 2. The actual award of the construction contract will be by separate action.

The Trinity Forest Spine Trail was identified in the *Dallas Trail Network Master Plan* as the primary link in southeast Dallas to the trail network. The Trinity Forest Spine Trail, when fully completed, will connect to the existing AT&T Trail. Additionally, the Trinity Forest Spine Trail will connect to the planned Five Mile Creek Trail, Trinity Forest Trail, and other trails in southern Dallas. The segment of the Trinity Forest Spine Trail currently under design will provide access to major public transportation, employment, residential areas, and a community park—Samuell-Grand Park.

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

On December 12, 2019 the Park and Recreation Board authorized a Project Funding Agreement with Dallas County, County Transportation Major Capital Improvement Projects 10233, for trail design of Phase 1 of the Trinity Forest Spine Trail.

Authorize (1) Amendment #1 to the Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 10233, for the purpose of providing funding for the Trinity Forest Spine Trail Phase 2 from the Santa Fe Trail just north of Tenison Park Golf Course to the Dallas Area Rapid Transit Lawnview Station located at 5900 Scyene Road; (2) the receipt and deposit of funds from Dallas County in an amount not to exceed \$2,000,000.00 for the County's share of the project cost in the Capital Gifts, Donation and Development Fund; and (3) execution of the agreement including all terms, conditions, and documents required by the agreement – Revenue: Capital Gifts, Donation and Development Fund \$2,000,000.00 – Page 2

On January 8, 2020 the City Council Council authorized a Project Funding Agreement with Dallas County, County Transportation Major Capital Improvement Projects 10233, for trail design of Phase 1 of the Trinity Forest Spine Trail by Resolution No. 20-0131.

On June 3, 2021 the Park and Recreation Board authorized a Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 10233, for Phase 1 construction of the Trinity Forest Spine Trail.

On June 23, 2021 the City Council Council authorized a Project Specific Agreement with Dallas County, County Transportation Major Capital Improvement Projects 10233, for construction of Phase 1 of the Trinity Forest Spine Trail by Resolution No. 21-1135.

### **FISCAL INFORMATION**

<b>Fund</b>	<b>FY2024</b>	<b>FY2025</b>	<b>Future Years</b>
Capital Gifts Donation & Development Fund	\$2,000,000.00	\$0.00	\$0.00
Total	\$2,000,000.00	\$0.00	\$0.00

### **COMMITTEE ACTION**

The Planning and Design Committee will review this item on April 4, 2024 and will provide a recommendation to the full Park and Recreation Board on April 18, 2024.

This item will be scheduled for City Council consideration on May 22, 2024.

### **STAFF RECOMMENDATION**

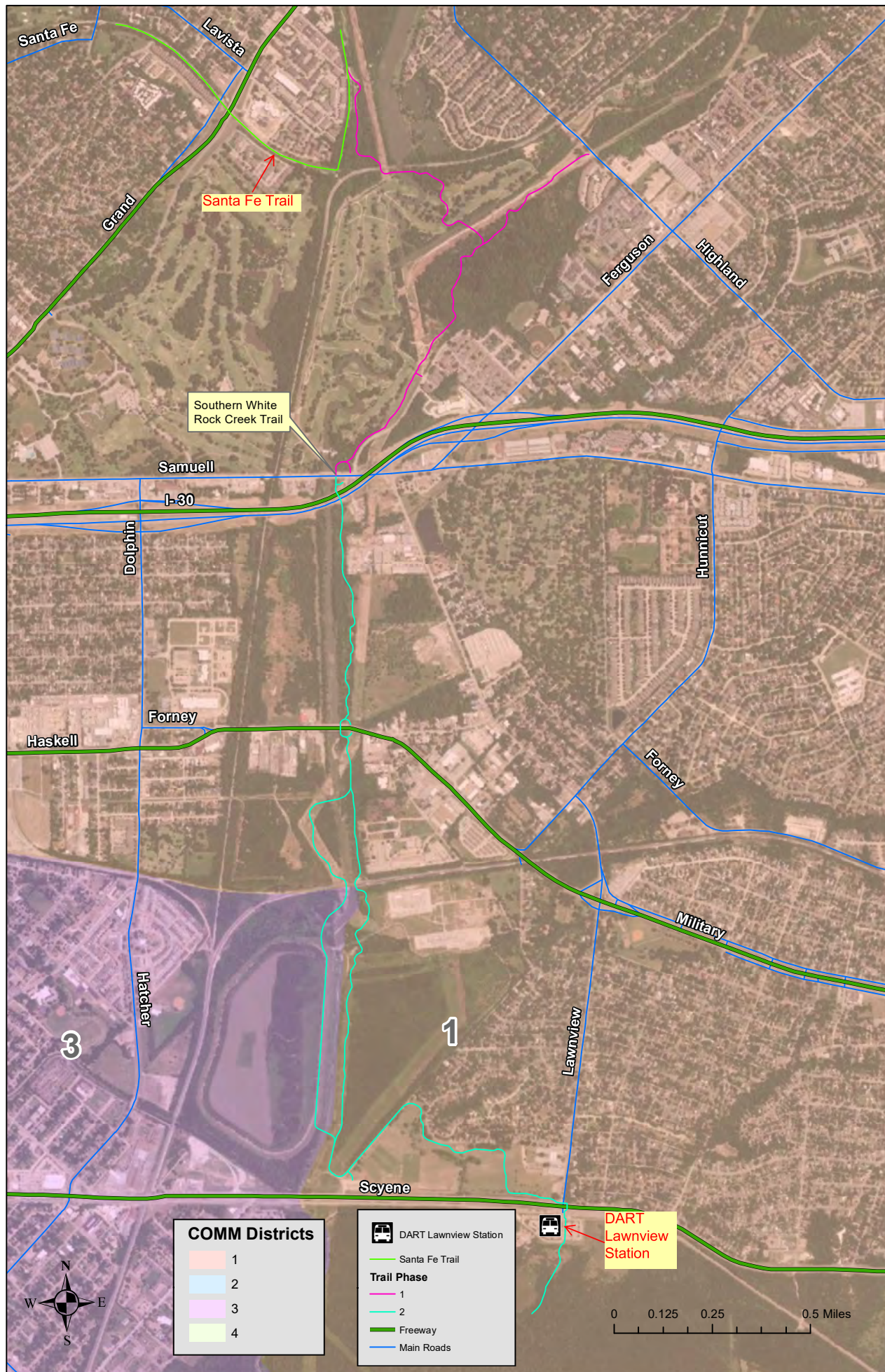
Staff recommends approval.

### **MAP**

Attached



# Trinity Forest Spine Trail





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

**AGENDA DATE:** April 4, 2024

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

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

---

**SUBJECT**

Authorize **(1)** a correction to Resolution No. 21-1020, previously approved on June 9, 2021 with North Rock Construction, LLC to revise the funding to reflect the City equally dividing the costs with Dallas County for the Trinity Spine Trail from the Santa Fe Trail north of Tenison Park Golf Course to the DART Lawnview Station located at 5900 Scyene Road; **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed \$2,923,878.00; and **(3)** increase appropriations in an amount not to exceed \$2,923,878.00 in the Capital, Gifts, and Donations Fund - Not to exceed \$5,847,756.00 - Financing: Park and Recreation Facilities (B) Fund (2017 General Obligation Bond Fund) (\$2,923,878.00) and Capital, Gifts, and Donation Fund (\$2,923,878.00)

**BACKGROUND**

On June 9, 2021, the City Council authorized a construction services contract with North Rock Construction, LLC for the construction of Trinity Forest Spine Trail North Phase I located from the Santa Fe Trail to Samuel Boulevard for the Base Bid and Alternates Nos. 1, 6, 7, and 9, in an amount not to exceed \$5,735,687.08.

On June 23, 2021, the City Council authorized a Project Specific Agreement with Dallas County to designate terms for the assignment of the City as the lead agency for the construction of Phase I of the Trinity Forest Spine Trail Project, establish the trail alignment (map), Dallas County funding participation and Dallas County attendance at meetings and inspection of construction of the planned approximately 8-mile Trinity Forest Spine Trail from the Santa Fe Trail just north of Tenison Park Golf Course to the Dallas Area Rapid Transit Lawnview Station located at 5900 Scyene Road.

This action will authorize a correction to Resolution No. 21-1020, previously approved on June 9, 2021, with North Rock Construction, LLC to revise the funding to reflect the City equally dividing the costs with Dallas County for the Trinity Spine Trail from the Santa Fe Trail north of Tenison Park Golf Course to the DART Lawnview Station located at 5900 Scyene Road, the receipt and deposit of funds from Dallas County in an amount not to exceed \$2,923,878.00; and increase appropriations in an amount not to exceed \$2,923,878.00 in the Capital, Gifts, and Donations Fund.

## **ESTIMATED SCHEDULE OF PROJECT**

Began Design	June 2018
Completed Design	June 2021
Began Construction	October 2021
Complete Construction	March 2024

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

On January 10, 2019, the Park and Recreation Board authorized a Development and Funding Agreement with the Circuit Trail Conservancy for design development documents for The LOOP.

On February 27, 2019, the City Council authorized a Development and Funding Agreement with the Circuit Trail Conservancy for design development documents for The LOOP by Resolution No. 19-0340.

On October 15, 2020, the Park and Recreation Board was briefed on Trinity Forest Spine Trail North Phase I.

On June 9, 2021, the City Council authorized a construction services contract with North Rock Construction, LLC, approved as to form by the City Attorney, for the construction of Trinity Forest Spine Trail North Phase I located from the Santa Fe Trail to Samuel Boulevard by Resolution No. 21-1020; and

On June 23, 2021, the City Council authorized a Project Specific Agreement (PSA) with Dallas County to designate terms for the assignment of the City as the lead agency for the construction of Phase I of the Trinity Forest Spine Trail Project, establish the trail alignment (map), Dallas County funding participation and Dallas County attendance at meetings and inspection of construction of the planned approximately 8-mile Trinity Forest Spine Trail from the Santa Fe Trail just north of Tenison Park Golf Course to the Dallas Area Rapid Transit Lawnview Station located at 5900 Scyene Road by Resolution No. 21-1135; and

## **FISCAL INFORMATION**

Fund	FY 2024	FY 2025	Future Years
Capital, Gifts, and Donations Fund	\$ 2,923,878.00	\$0.00	\$0.00
Park and Recreation Facilities (B) Fund	\$ 2,923,878.00	\$0.00	\$0.00
Total	\$ 5,847,756.00	\$0.00	\$0.00

<b><u>Council District</u></b>	<b><u>Amount</u></b>
2	\$ 1,217,138.60
7	<u>\$ 4,630,617.40</u>
Total	\$ 5,847,756.00

Construction Contract	\$ 5,735,687.08
Change Order #1	\$ 97,606.77
Change Order #2	\$ 30,045.49
Change Order #3	(\$ 15,583.34)
Correction of Resolution (this action)	<u>\$ 0.00</u>
Total	\$ 5,847,756.00

### **OWNER**

**North Rock Construction, LLC**  
**525 So. Loop 288, Suite 105**  
**Denton, TX 76205**  
John F. Gann, II, President

### **COMMITTEE ACTION**

The Planning and Design Committee will consider this item on April 4, 2024 with a recommendation to the full Park and Recreation Board on April 21, 2024.

This item will be scheduled for City Council approval on May 8, 2024.

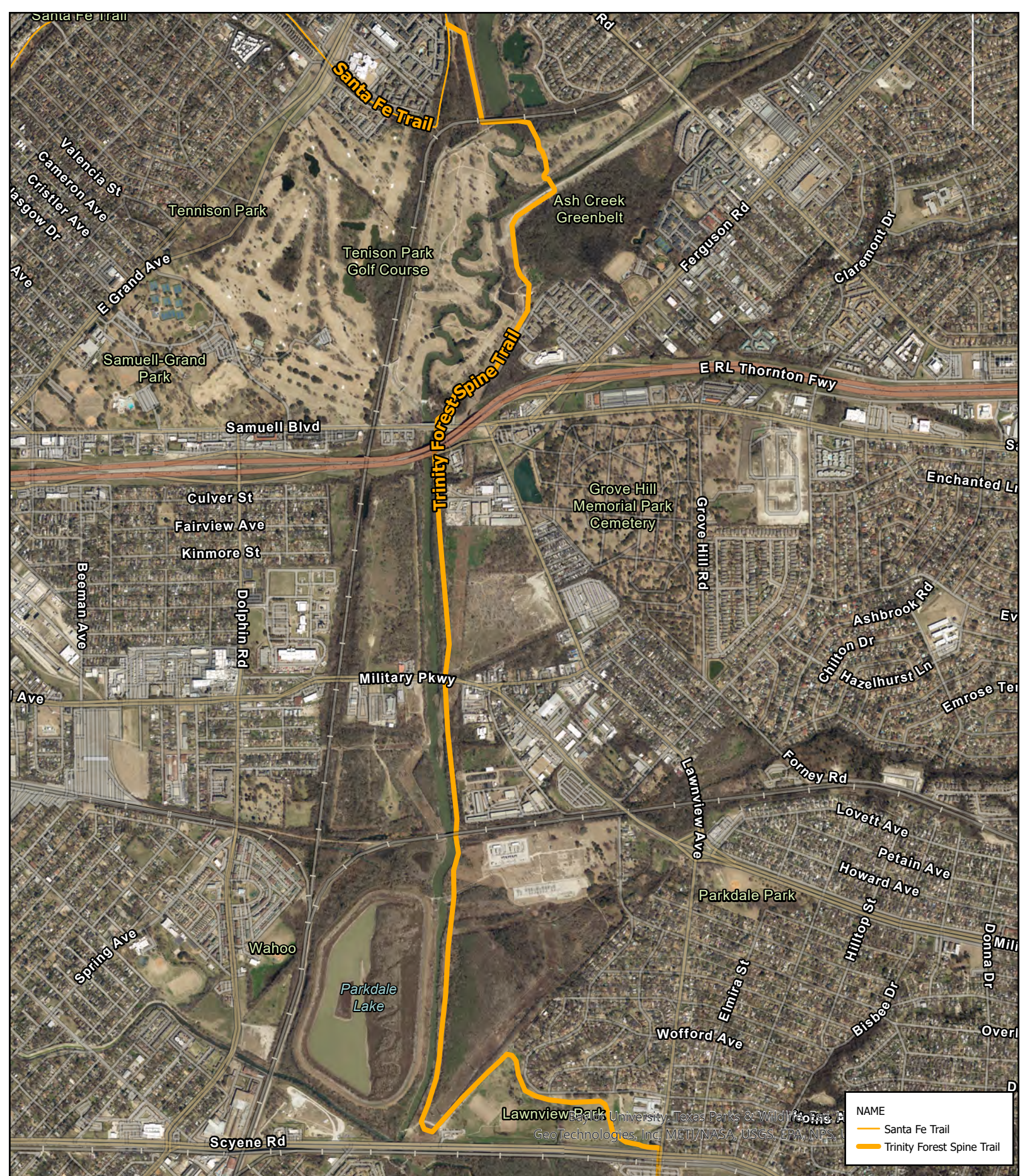
### **STAFF RECOMMENDATION**

Staff recommends approval.

### **MAP**

Attached





0 1,000 2,000 Feet

# Trinity Forest Spine Trail

## District 7





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

**DATE:** April 4, 2024  
**COUNCIL DISTRICT(S):** 13  
**STAFF:** Christina Turner Noteware, (214) 671-7966

---

**SUBJECT**

Authorize acquisition from Dallas Independent School District of approximately 360,143 square feet of unimprovement land (approximately 8.27 acres) addressed as 10345 Webb Chapel Rd for development as a community park — Not to exceed \$4,240,740.00 (\$4,210,740.00 plus closing costs and title expenses not to exceed \$30,000.00) — Financing: Equity Fund, Park and Recreation (B) Fund, and Parkland Dedication Fund

**BACKGROUND**

This item authorizes the acquisition of approximately 360,143 square feet of land (8.27 acres) addressed as 10345 Webb Chapel Rd for development as a community park (Exhibit A). The total purchase price for this acquisition is \$4,240,740.00 based on an independent appraisal and further negotiations with the property owner (\$4,210,740.00 plus closing costs and title expenses not to exceed \$30,000.00). The City will be responsible for maintenance after acquisition of the Property.

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

**FISCAL INFORMATION**

<b>Fund</b>	<b>FY2024</b>	<b>FY2025</b>	<b>Future Years</b>
Capital Gifts Donation & Development Fund	\$4,240,740.00	\$0.00	\$0.00
Maintenance and Operation Costs	\$0.00	\$13,800.00	\$14,600.00
Total	\$4,240,740.00	\$13,800.00	\$14,600.00

### **COMMITTEE ACTION**

The Planning and Design Committee will review this item on April 4, 2024 and will provide a recommendation to the full Park and Recreation Board on April 18, 2024.

This item will be scheduled for City Council consideration by the Real Estate Division on May 22, 2024.

### **STAFF RECOMMENDATION**

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

### **MAP**

Attached



# Exhibit A

## Field Notes Describing a Tract of Land To Be Acquired in Block N/6431

Being situated in the James J. Moneyham Survey, Abstract No. 929, City of Dallas, Dallas County, Texas, and being all of Lot 1B of Block N/6431 of the Chapel Point Phase 1 Addition, an addition to the City of Dallas recorded in Volume 2005155, Page 88 of the Deed Records of Dallas County, Texas, and being a portion of that property conveyed to the Dallas Independent School District by Deed dated April 1, 2010 and recorded in Instrument Number 201000079772 of the Official Public Records of Dallas County, Texas and containing 13,467 Square Feet, or 0.309 Acres of land, according to the map or plat thereof.

This description is approved as to form.



Scott Holt, RPLS  
Chief City Surveyor

  
Date

Field Notes Describing a Tract of Land  
To Be Acquired in Block N/6431

Being situated in the James J. Moneyham Survey, Abstract No. 929, City of Dallas, Dallas County, Texas, and being all of Lots 1A and 1C of Block N/6431 of the Chapel Point Phase 1 Addition, an addition to the City of Dallas recorded in Volume 2005155, Page 88 of the Deed Records of Dallas County, Texas, and being a portion of that property conveyed to the Dallas Independent School District by Deed dated April 1, 2010 and recorded in Instrument Number 201000079773 of the Official Public Records of Dallas County, Texas and containing 29,782 Square Feet, or 0.684 Acres of land, according to the map or plat thereof.

This description is approved as to form.



Scott Holt, RPLS  
Chief City Surveyor



Date

Field Notes Describing a Tract of Land  
To Be Acquired in Block N/6431

Being situated in the James J. Mooneyham Survey, Abstract No. 929, City of Dallas, Dallas County, Texas, and being all of Lot 2A of Block N/6431, of the Chapel Point Phase 1 Addition, an addition to the City of Dallas recorded in Volume 2005155, Page 88 of the Deed Records of Dallas County, Texas, and being all of that property conveyed to the Dallas Independent School District by Deed dated September 28, 2009 and recorded in Instrument Number 200900275668 of the Official Public Records of Dallas County, Texas and containing 184,954 Square Feet, or 4.246 Acres of land, according to the map or plat thereof.

This description is approved as to form.



Scott Holt, RPLS  
Chief City Surveyor

3/14/2024  
Date

Field Notes Describing a 107,154 Square Foot (2.460 Acre)  
Tract of Land in City Block N/6431  
To Be Acquired from the  
Dallas Independent School District

Being a 107,154 Square Foot (2.460 Acre) tract of unplatted land situated in the City of Dallas, Dallas County, Texas, in the James J. Moneyham Survey, Abstract No. 929, lying in Block N/6431 and being a portion of that tract of land conveyed to Dallas Independent School District by deed recorded in Instrument Number 201000060259 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a ½-inch diameter iron rod with yellow cap marked "PACHECO KOCH" (Controlling Monument) found on South line of a 15-foot wide alley at the Northwest corner of Lot 2A, Block N/6431 of the Chapel Point, Phase 1 Addition, an addition to the City of Dallas recorded in Volume 2005155, Page 88 of the Deed Records of Dallas County, Texas, and being also the Northeast corner of the herein described tract of land:

**THENCE** South 07°27'02" East with the West line of said Lot 2A, being also the East line of the herein described tract of land a distance of 270.01 feet to a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (herein after referred to as "a 5/8" I.R. w/COD Cap") set at the intersection with the North line of a tract of land conveyed to the Dallas Power & Light Company (predecessor in title to the Oncor Electric Transmission Company) by deed recorded in Volume 3357, Page 399 of the Deed Records of Dallas County, Texas:

**THENCE** South 83°19'02" West with the North line of said Oncor tract a distance of 320.99 feet to a 5/8" I.R. w/COD Cap set at the Southeast corner of a tract of land conveyed to the City of Dallas by deed recorded in Instrument Number 201700243909 of the Official Public Records of Dallas County, Texas, and being also the most Southerly Southwest corner of the herein described tract of land:

**THENCE** North 06°40'58" West with the East line of said City of Dallas tract a distance of 40.00 feet to a 5/8" I.R. w/COD Cap set at the Northeast corner of said City of Dallas tract, being also an inside corner of the herein described tract of land:

**THENCE** South 83°19'02" West with the North line of said City of Dallas tract a distance of 119.27 feet to a 5/8" I.R. w/COD Cap set at the Northwest corner of said City of Dallas tract at the intersection with the East line of Lot 1D, Block N/6431 of said Chapel Point, Phase 1 Addition, on a Curve to the Right, being also the most Westerly Southwest corner of the herein described tract of land:

Field Notes Describing a 107,154 Square Foot (2.460 Acre)  
Tract of Land in City Block N/6431  
To Be Acquired from the  
Dallas Independent School District

**THENCE** Northwesterly with the said East line of Lot 1D and along said Curve, having a Radius of 100.00 feet, a Central Angle of  $20^{\circ}55'46''$ , an Arc Length of 36.53 feet and a Chord which bears North  $08^{\circ}31'32''$  East a distance of 36.33 feet to a 1/2-inch diameter iron rod with yellow plastic cap marked "RPLS 3691" found at the Point of Tangency (Controlling Monument):

**THENCE** North  $18^{\circ}59'25''$  East with the East line of Lots 1C, 1B and 1A a distance of 175.02 feet to a 1/2-inch diameter iron rod with yellow plastic cap marked "RPLS 3691" found at the Point of Curvature of a Curve to the Right (Controlling Monument):

**THENCE** Northeasterly, continuing with the East line of said Lot 1A and along said Curve, having a Radius of 100.00 feet, a Central Angle of  $53^{\circ}56'25''$ , an Arc Length of 94.14 feet and a Chord which bears North  $45^{\circ}57'38''$  East a distance of 90.71 feet to a 1/2-inch diameter iron rod with yellow plastic cap marked "RPLS 3691" found at the Point of Tangency (Controlling Monument):

**THENCE** North  $33^{\circ}00'55''$  West, continuing with the said East line of Lot 1A a distance of 15.46 feet to the intersection with the South line of the above referenced alley, *FROM WHICH* a 5/8-inch diameter iron rod with yellow cap bears North  $65^{\circ}02'54''$  West a distance of 0.40 feet (corner not monumented):

**THENCE** North  $89^{\circ}38'34''$  East with the South line of said alley a distance of 287.81 feet to the **POINT OF BEGINNING**, containing 107,154 Square Feet, or 2.460 Acres of land.

**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.

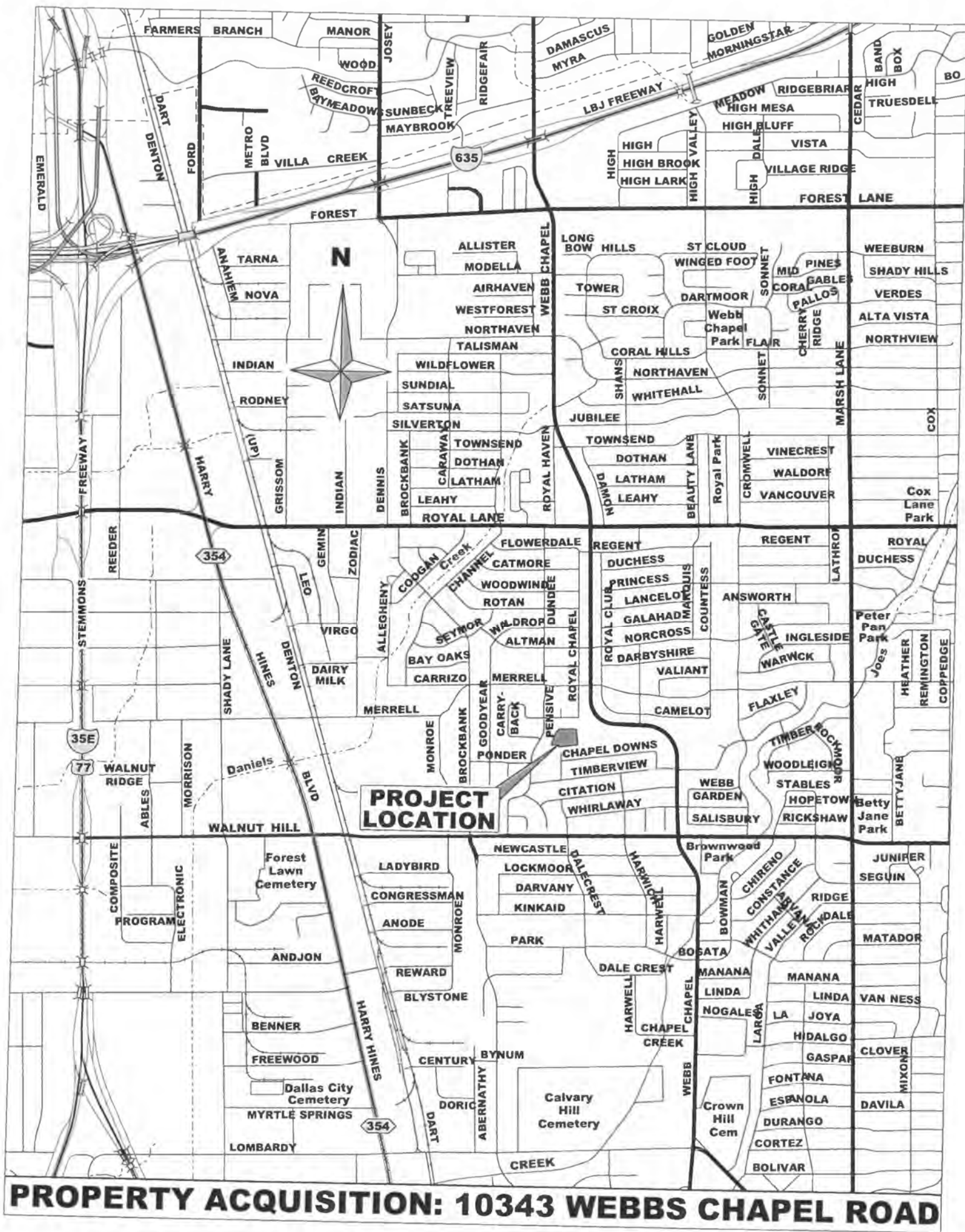
*Scott Holt*  
*4/6/23*











Field Notes Describing a 24,786 Square Foot (0.569 Acre)  
Tract of Land in City Block 6433  
To Be Acquired from the  
Dallas Independent School District

Being a 24,786 Square Foot (0.569 Acre) tract of land situated in the City of Dallas, Dallas County, Texas, in the James J. Mooneyham Survey, Abstract No. 929, lying in Block 6433 and being all of that land abandoned by City of Dallas Ordinance Number 28687 and conveyed to the Dallas Independent School District by deed recorded in Instrument Number 201200248339 of the Official Public Records of Dallas County, Texas and being more particularly described as follows:

**NOTE:** All coordinates shown are State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization Adjustment of 2011.

**BEGINNING** at a 5/8-inch diameter iron rod with cap marked "CITY OF DALLAS" (hereinafter referred to as "5/8" I.R. w/COD Cap") (N=7009332.09; E=2468738.79) set on the Southwest Right-of-Way line of Webb Chapel Road (a variable width Right-of-Way), at the intersection with the East line of the herein described tract of land, being also the West line of Lot 2A, Block N/6431 of the Chapel Point, Phase 1 Addition, an addition to the City of Dallas recorded in Volume 2005155, Page 88 of the Deed Records of Dallas County, Texas, *FROM WHICH* a 1/2-inch diameter iron rod (Controlling Monument) found and the Northwest corner of said Lot 2A bears North 00°23'05" West a distance of 8.86 feet (N=7009340.95; E=2468738.73):

**THENCE** South 00°23'05" East with the common line between said Lot 2A and the herein described tract of land a distance of 186.46 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land (N=7009146.66; E=2468740.03):

**THENCE** South 33°38'05" West, continuing with the common line between said Lot 2A and the herein described tract of land a distance of 60.39 feet to a 5/8" I.R. w/COD Cap set at an outside corner of the herein described tract of land:

**THENCE** South 89°41'25" West, continuing with the common line between said Lot 2A and the herein described tract of land a distance of 46.14 feet to a 1/2-inch diameter iron rod (Controlling Monument) found at an outside corner of the herein described tract of land (N=7009096.36; E=2468660.58):

**THENCE** North 00°59'39" West, continuing with the common line between said Lot 2A and the herein described tract of land a distance of 7.01 feet to a 5/8" I.R. w/COD Cap set at an inside corner of the herein described tract of land:

Field Notes Describing a 24,786 Square Foot (0.569 Acre)  
Tract of Land in City Block 6433  
To Be Acquired from the  
Dallas Independent School District

**THENCE** South  $89^{\circ}40'12''$  West, continuing with the common line between said Lot 2A and the herein described tract of land a distance of 2.49 feet to a  $\frac{5}{8}$ " I.R. w/COD Cap set at the Southeast corner of the Royal Chapel Estates Addition, and addition to the City of Dallas recorded in Volume 67040, Page 696 of the Deed Records of Dallas County, Texas, being also an outside corner of the herein described tract of land and lying on the East line of a 12-foot wide alley dedicated by said addition plat:

**THENCE** North  $00^{\circ}28'56''$  West with the East line of said alley, being also the West line of the herein described tract of land a distance of 400.34 feet to a  $\frac{1}{2}$ -inch diameter iron rod with yellow plastic cap (Controlling Monument) found at the intersection with the above said Southwest line of Webb Chapel Road, in a Curve to the Left (N=7009503.40; E=2468654.47):

**THENCE** Southeasterly along the said Southwest line of Webb Chapel Road and with said Curve, having a Radius of 618.19 feet, a Central Angle of  $17^{\circ}46'10''$ , an Arc Length of 191.72 feet and a Chord which bears South  $26^{\circ}12'20''$  East a distance of 190.96 feet to the **POINT OF BEGINNING**, containing 24,786 Square Feet, or 0.569 Acres of land.

**BASIS OF BEARINGS:** Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, Realization of 2011.



**JAMES J. MOONEYHAM SURVEY  
ABSTRACT NO. 929**

**CARRY BACK CIRCLE  
(50' Right-of-Way)**

Lot 3  
1/2-Inch I.R.  
N=7009503.40  
E=2468654.47  
CONTROLLING  
MONUMENT

Lot 4

**24,786 Sq. Ft.  
(0.569 Acres)  
To Be Acquired**

Lot 5

**BLOCK  
6433**

**400.34', N 00°28'56" W**

**ASSEMBLY COURT**

Abandoned: Ord. #28687  
Right-of-Way & Drainage Area

**BLOCK  
6433**

**185.46' S 00°23'05" E**

**WEBB CHAPEL ROAD**  
Variable Width Right-of-Way

1/2-inch I.R.  
7009340.95  
2468738.73  
Brs. 8.86'  
N 00°23'05" W  
CONTROLLING  
MONUMENT

**POINT OF  
BEGINNING**  
N=7009332.09  
E=2468738.79

Royal Chapel Estates  
Vol. 67040, Pg. 696

Lot 6

Lot 7

**BLOCK  
11/6432**

Dallas Independent School District  
Instrument Number 201200248339

N=7009146.66  
E=2468740.03

**60.39'  
S 33°38'05" W**

**Lot 2A  
BLOCK  
N/6431**

Chapel Point, Phase 1  
Vol. 2005155, Pg. 88

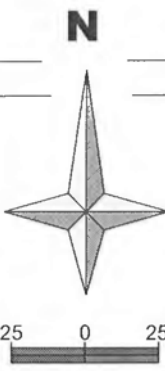
Dallas Independent School District  
Instrument Number 201000060259

**46.14'  
S 89°41'25" W**

**2.49'  
S 89°40'12" W**


**7.01'  
N 00°59'39" W**

1/2-Inch I.R.  
N=7009096.36  
E=2468660.58  
CONTROLLING  
MONUMENT



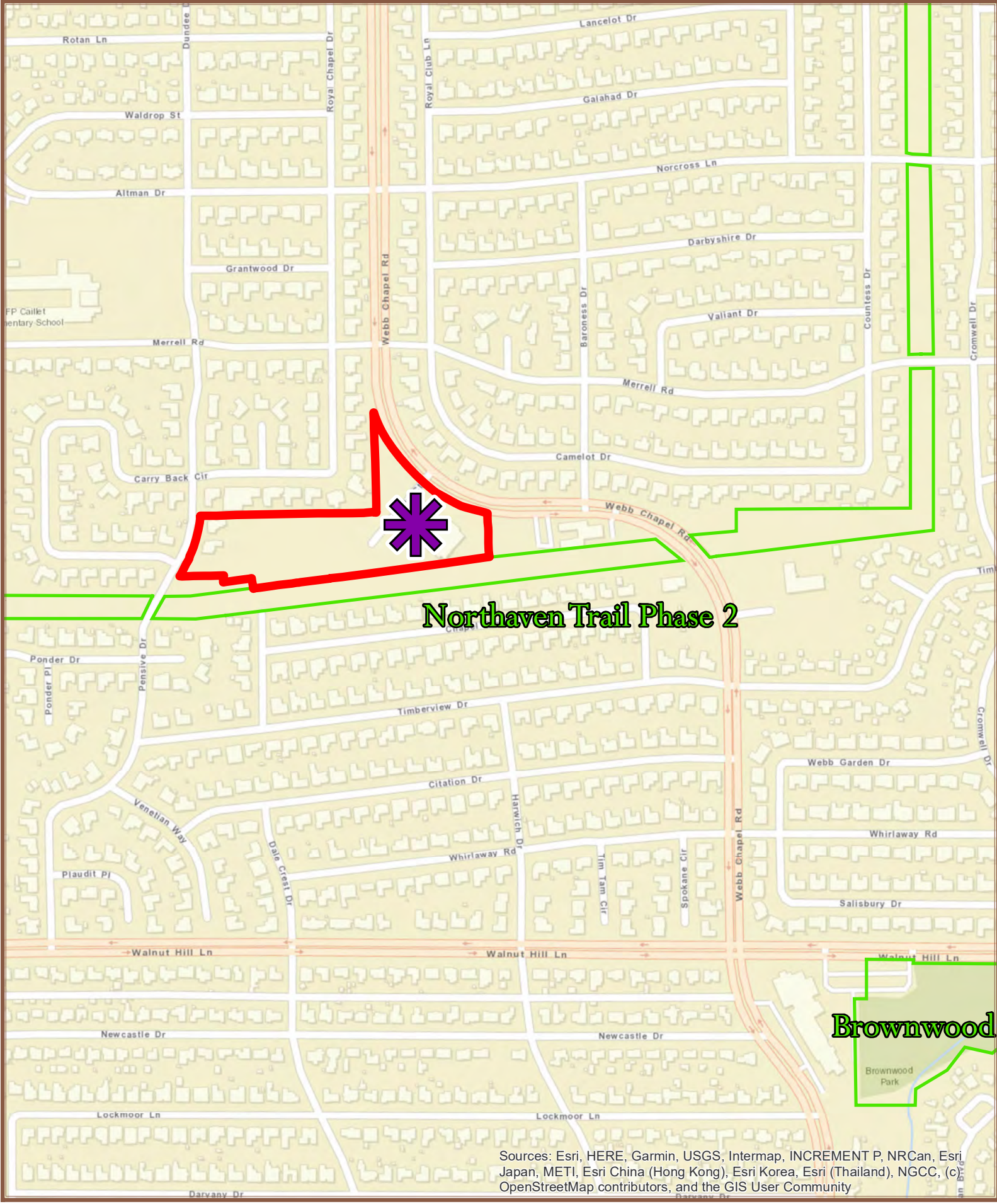
⊙ Indicates 5/8-inch dia. I. R. w/CITY OF DALLAS Cap  
BASIS OF BEARINGS: Bearings are based on the State  
Plane Coordinate System, Texas North Central Zone  
4202, North American Datum of 1983 (2011).

Page 3 of 3

 <b>10345 Webb Chapel Road Property Acquisition</b>			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPER. NAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SURVEY\HOLT\Pensive-Webb Chapel	As Noted	3-18-24
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
Prunty	Holt	Block N/6431	041D-110







Northaven Trail Phase 2

Brownwood

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 PARK AND RECREATION BOARD  
AGENDA SHEET  
COMMITTEE ONLY**

**DATE:** April 4, 2024  
**COUNCIL DISTRICT:** 14  
**STAFF:** Christina Turner-Noteware (214) 671-7966

---

**SUBJECT**

Authorize a site approval for the installation of Four Chromatic Gates art piece from the previously approved site at Exall Park to Glencoe Park located at 3700 Glencoe Street. Financing: No cost consideration to the city.

**BACKGROUND**

A developer has purchased Energy Plaza and is transforming the building into a mixed use facility. The courtyard area, home to Four Chromatic Gates will be repurposed into a greenspace. The developer requested this piece be re-sited. The artwork has been moved to storage and is awaiting conservation.

Glencoe Park is heavily used and is proximate to the Park Trail system and has no Public Art. The University Crossing Public Improvement District (PID) has offered to fund the conservation and installation of the artwork as well as provide lighting and a seating area. The PID will monitor the art and provide ongoing maintenance.

**SCOPE OF PROJECT:**

- Relocate from storage to Glencoe Park

**DRAFT TIMELINE:**

- Pending conservation and site preparation and pad.

**SELECTION METHOD:**

- University Crossing PID will secure conservation, art handling and transportation/installation at Glencoe Park. The PID will provide a seating area around the art and provide continued monitoring and maintenance.

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

On November 2, 2023 Park Board reviewed and approved Exall Park location for Four Chromatic Gates.

### **FISCAL INFORMATION**

No cost consideration to the City.

### **COMMITTEE ACTION**

The Planning and Design committee will consider this item on April 4, 2024 and will present its recommendation to the Park and Recreation Board on April 18, 2024.

### **STAFF RECOMMENDATION**

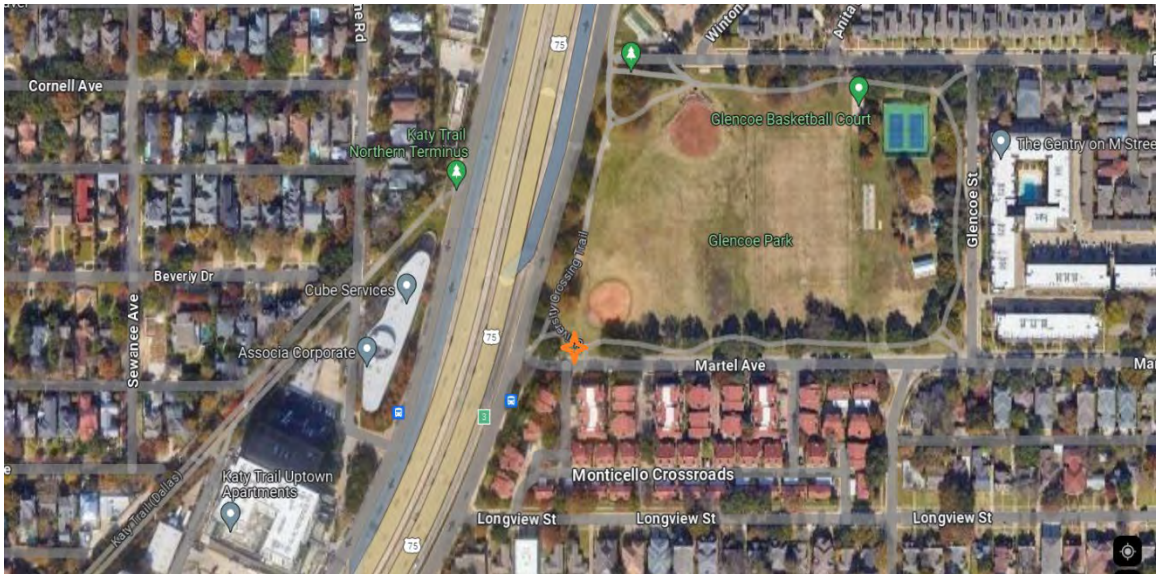
Staff recommends approval.

### **ATTACHMENTS**

Map

Information about the art

## Glencoe Park



3700 Glencoe Street – Council District 14

## INFORMATION ABOUT THE ART



**Title:** Four Chromatic Gates

**Artist:** Herbert Bayer

**Description:**

Abstract Aluminum, four gates, in graduated sizes, painted solid sky blue, lipstick red and sun yellow. As if cut out and expanded from a flat shape, they are set at angles to break up space.

The Four Chromatic Gates are a reminder of the origins of Energy Plaza, the 9th tallest building in the Dallas skyline and one of the five buildings designed by architect I.M. Pei in Dallas. The Four Chromatic Gates were commissioned by ARCO from the Bauhaus sculptor and designer Herbert Bayer as a design consultant. The colors of the gates were ARCO's corporate colors.

**About the artist:**

Herbert Bayer (April 5, 1900 – September 30, 1985) was an Austrian and American graphic designer, painter, photographer, sculptor, art director, environmental and interior designer, and architect. He was instrumental in the

development of the Atlantic Richfield Company's corporate art collection until his death in 1985.

Since he immigrated to the United States in 1938, he has been an advertising and design consultant for the Container Corp. of America and the Atlantic Richfield Co. During his 10 years in Santa Barbara, he has created hundreds of artworks including several of enormous proportions: 21 tapestries, 10 large sculptures, nine major murals in the United States and Mexico and an earthwork at Kent, Wash. In the same decade, he has had 11 solo exhibitions and participated in 29 group shows.