

# Memorandum



CITY OF DALLAS

Date: June 5, 2015

To: Honorable Members of the Quality of Life and Environment Committee:  
Dwayne R. Caraway (Chair), Sandy Greyson (Vice Chair), Adam Medrano,  
Rick Callahan, Carolyn R. Davis, Lee M. Kleinman

Subject: June 17, 2015 Park and Recreation Upcoming Agenda Item: Second Amendment to the Lease and Use Agreement ("Agreement") between Live Nation ("Partnership") and the City of Dallas

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On June 17, 2015, the City Council will consider a Second Amendment to the Lease and Use Agreement ("Agreement") between Live Nation ("Partnership") and the City of Dallas. Below is a timeline and deal points for the proposed agreement.

## **October 2, 2014**

Park Board authorized a Second Amendment to the Lease and Use Agreement ("Agreement") between Live Nation ("Partnership") and the City of Dallas. In consideration of this Second Amendment, the Partnership agrees to:

- make needed improvements to the city-owned amphitheater in exchange for the City granting Partnership credit against rents due under the Agreement in an amount equal to: (a) the lesser of the actual costs of the approved completed projects; or (b) up to an amount not to exceed \$7,000,000 in \$500,000 increments annually until the approved rent credit is realized
- increase the current "Additional Rental", as defined in the agreement, from \$.15 cents per sold admission ticket to \$.20 cents; and
- exercise their second ten-year option, extending the agreement through December 21, 2028

## **October 20, 2014**

City Council Quality of Life Committee Briefed

## **December 10, 2014**

Agenda Item #25 was pulled from the City Council Agenda

## **May 20, 2015**

Received revised proposed deal points from Live Nation Entertainment that included the following:

- Guaranteed annual rent to increase on January 1, 2017 to \$500,000 per year (currently \$350,000)
- Guaranteed annual rent to increase on January 1, 2023 to \$550,000 per year
- All categories and tranches of percentage rent to increase on January 1, 2017 by 0.5%
- Live Nation to expand the capital investment project list to include \$1.5 million more

- for an estimated total investment of \$8 million
- Live Nation to reduce the credit it is to receive by \$500,000 resulting in a credit of \$6.5 million, instead of the prior \$7 million credit
- Live Nation to agree to absorb the first \$1.5 million of the project costs, leaving only \$6.5 million of the project costs being subject to the credit
- Live Nation to increase the current "additional rental" as defined in the agreement, from \$.15 cents per sold admission ticket to \$.20 cents (South Dallas Trust Fund Contribution)
- Live Nation to exercise their second ten-year option, extending the agreement through December 21, 2028

**June 17, 2015**

Council Addendum by request of Mayor

If you have questions, please contact me at 214-670-4071.



Willis C. Winters, FAIA, FAAPRA, Director  
Park and Recreation Department

- c: Honorable Mayor and Members of City Council  
A. C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A Rios, City Secretary  
Judge Daniel F. Solis, Administrative Judge  
Ryan S. Evans, First Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Eric D. Campbell, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Forest E. Turner, Chief Wellness Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager

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CITY OF DALLAS

Date: June 5, 2015

To: Honorable Members of the Quality of Life and Environment Committee:  
Dwayne R. Caraway (Chair), Sandy Greyson (Vice Chair), Adam Medrano,  
Rick Callahan, Carolyn R. Davis, Lee M. Kleinman

Subject: June 17, 2015 Park and Recreation Upcoming Agenda Item: Amendment to the Memorandum of Agreement between the Park and Recreation Board and the City Manager's Office to transfer the management and operation of Science Place I to the Park and Recreation Board

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On April 12, 1989, the Dallas City Council passed Resolution No. 89-1157 which clarified the intent of Ordinance No. 20266 stating that the Park and Recreation Board should enter into written agreements to transfer the management of certain arts and cultural programs, activities and facilities located on park property to the Office of Cultural Affairs. This included the Science Place I and II buildings at Fair Park.

In December 1991, a facility agreement was awarded for the management and operation of the buildings to the Southwest Museum of Science and Technology which later became known as the Perot Museum of Nature and Science. The agreement was for a term of 350 months.

On December 1, 2012, the Perot Museum of Nature and Science opened its new world-class facility downtown. Subsequently, on July 31, 2014, the First Amendment was authorized, through Administrative Action No. 146535, to mutually terminate the agreement between the City of Dallas and the Perot Museum of Nature and Science for their use of Science Place I and Science Place II.

In an effort to activate Fair Park, the Park and Recreation Board approved seeking authorization to amend the Memorandum of Agreement between the Park Board and the City Manager's Office to transfer the management and operation of the Science Place I Building from the Office of Cultural Affairs to the Park and Recreation Department. The Office of Cultural Affairs will continue to operate and manage the Science Place II Building.

If you have questions, please contact me at 214-670-4071.

A handwritten signature in black ink, appearing to read 'Willis C. Winters'.

Willis C. Winters, FAIA, FAAPRA, Director  
Park and Recreation Department

c: Honorable Mayor and Members of City Council

"Dallas - Together we do it better!"

A.C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
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Forest E. Turner, Chief Wellness Officer  
Sana Syed, Public Information Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council

**KEY FOCUS AREA:** Culture, Arts and Recreation and Educational Enhancements  
**AGENDA DATE:** June 17, 2015  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Park & Recreation  
**CMO:** Willis Winters, 670-4071  
**MAPSCO:** 46Q

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### **SUBJECT**

Authorize an amendment to the Memorandum of Agreement entered into between the Park and Recreation Board and the City Manager's Office, acting through its Office of Cultural Affairs to transfer the management and operation of Science Place I back to the Park and Recreation Board - Financing: No cost consideration to the City

### **BACKGROUND**

On April 12, 1989, the Dallas City Council passed Resolution No. 89-1157 which clarified the intent of Ordinance No. 20266 stating that the Park and Recreation Board should enter into written agreements to transfer the management of certain arts and cultural programs, activities and facilities located on park property to the Office of Cultural Affairs.

On October 22, 1990, a Memorandum of Agreement was entered into between the Park and Recreation Board and the City Manager's Office, acting through its Office of Cultural Affairs to clarify the division of functions and responsibilities consistent with the prior actions of the Dallas City Council.

On December 13, 1991, by Resolution No. 91-2259, a facility agreement was awarded for the management and operation of the Fair Park Museum of Fine Arts and the Health and Science Museum Building to the Southwest Museum of Science and Technology which later became known as the Perot Museum of Nature and Science. The agreement was for a term of 350 months. On December 1, 2012, the Perot Museum of Nature and Science opened its new world class facility downtown.

On July 31, 2014, the First Amendment was authorized, through Administrative Action No. 146535, to mutually terminate the agreement between the City of Dallas and the Perot Museum of Nature and Science for their use of Science Place I and Science Place II.

**BACKGROUND (Continued)**

In an effort to activate Fair Park, the Park and Recreation Department is seeking management and operation of the Science Place I Building. The Office of Cultural Affairs will continue to operate and manage the Science Place II Building.

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

The Park and Recreation Board authorized the amendment on April 16, 2015.

**FISCAL INFORMATION**

No cost consideration to the City.

# Memorandum



CITY OF DALLAS

DATE June 5, 2015

TO The Honorable Mayor and Members of the City Council

SUBJECT June 17, 2015 Public Works Upcoming Agenda Item: Consideration of a professional services contract with Russ Berger Design Group, Inc. for renovation of the Science Place II building at Fair Park for the Dallas City News Network

On the June 17, 2015 Council Agenda, City Council will consider authorizing a professional services contract with Russ Berger Design Group, Inc. for the renovation of the Science Place II building at Fair Park for the Dallas City News Network in an amount not to exceed \$301,000.

Renovating Science Place II for the uses of the Dallas City News Network will meet the demand for adequate studio facility space. The current studio located in L2A South of City Hall, was originally envisioned to be a temporary and ad-hoc space and was assembled with those principles in mind. Obtaining new studio space that is designed with a long-term focus to provide consistent, high quality media communications from the City is a strategic decision for ensuring residents' access to information.

Renovating an existing City-owned structure, rather than constructing a new building, reinforces the City's green initiatives and commitment to sustainable architecture. The Science Place II Building in Fair Park is currently vacant. The exterior has not been significantly altered but the interior has been remodeled numerous times and drastically altered so that it is no longer considered historically significant. Renovating this building for the DCNN studio function would revitalize and re-purpose a City-owned building for a necessary City function. This building is also adjacent to WRR-FM Radio, which shares a common mission for high quality public media communications.

Russ Berger Design Group (RBDG) is a local design and consulting firm that combines expertise in architecture, acoustics and interiors to create technical environments and buildings for recording studios; television and radio broadcast; entertainment and media content; audio, film and post production; higher education; screening rooms and private theaters; and corporate production spaces. The scope of services that RBDG will provide under this contract includes design development, construction documents, bidding and negotiation, and construction observation, and will include the services of sub-consultants for structural, mechanical/electrical/plumbing, and historic preservation.

Please contact me if you have any questions or need additional information.

DATE June 5, 2015

SUBJECT June 17, 2015 Public Works Upcoming Agenda Item: Consideration of a professional services contract with Russ Berger Design Group, Inc. for renovation of the Science Place II building at Fair Park for the Dallas City News Network



Sana Syed  
Public Information Officer

#### Attachment

c: Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
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Eric D. Campbell, Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Elsa Cantu, Assistant to the City Manager – Mayor & Council  
Rick Galceran, P.E., Director, Public Works



**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** June 17, 2015

**COUNCIL DISTRICT(S):** 7

**DEPARTMENT:** Public Works Department  
Office of Public Information

**CMO:** Jill A. Jordan, P.E., 670-5299  
Jeanne Chipperfield, 670-7804  
A. C. Gonzalez, 670-3297

**MAPSCO:** 46 Q

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**SUBJECT**

Authorize a professional services contract with Russ Berger Design Group, Inc. for renovation of the Science Place II Building at Fair Park for the Dallas City News Network - Not to exceed \$301,000 - Financing: Public Educational and Governmental Access Funds

**BACKGROUND**

The Dallas City News Network (DCNN) is the multi-media engine within the Public Information Office (PIO) that provides audio and video content to all city websites and the city's TV channels, with the primary function of providing the citizens of Dallas access to City Council meetings, briefings, committee meetings, and bid openings as they happen. DCNN provides streaming coverage live on Time Warner Cable in Dallas, AT&T U-verse, and Verizon FiOS serving the Dallas Metroplex. DCNN is the primary video contributor to the city's Social Media accounts which include Twitter, Youtube, Facebook, Instagram, and the creative content provider for DallasCityHall.com and DallasCityNews.com. DCNN also provides department support for internal cable services, video production services, and video coverage of stories mandated by PIO to supplement articles written for the websites and press releases. During critical situations, DCNN is deployed as the video coverage news team for updates to the public.

## **BACKGROUND** (Continued)

As the City of Dallas continues to increase media communications to convey information to citizens, it has become increasingly more apparent that the existing studio facility located on Level L1 of City Hall can no longer support the community's growing needs. City Hall was not designed to accommodate a studio function and PIO has been utilizing office space as a small makeshift studio with insufficient volume and minimal mechanical/electrical service. This inadequate facility, with numerous shortcomings, continues to limit performance, provides inefficient work conditions and restricts productivity. Existing storage and equipment rooms are grossly under-sized but critical to a studio function. The air conditioning system is not locally controlled, which does not allow for customized settings to provide an adequately-conditioned environment required to maintain personal comfort or sensitive audio/video equipment and servers in the studio.

Building a facility specifically designed as a studio with appropriately sized support functions will support current needs and continue to fulfill the future foreseeable needs of the City and its citizens. A well-designed facility would have adequate clear height for sets and suspended equipment, large structural spans, access/egress for equipment, sets and people, improved security, and energy-efficient electrical and mechanical systems. Support spaces would better serve the talent and staff that generates and delivers the network content, with dressing and makeup rooms, a dining area, set and prop storage, lighting and grip storage, and a field equipment prep and check-out area. A well-designed and technically advanced studio would greatly improve production efficiency, productivity and allow the facility to embrace the community with facility tours, intern opportunities and academic partnerships.

Renovating an existing City-owned structure, rather than constructing a new building would reduce the potential cost of this project, and reinforce the City's green initiatives and commitment to sustainable architecture. The Domestic Arts Building, also known as the Science Place II Building in Fair Park, is a little known and often overlooked facility which is currently vacant. Built in 1935 for the 1936 Texas Centennial, this facility has had a myriad of tenants and over time, has fallen into disrepair. The exterior has not been significantly altered but the interior has been remodeled numerous times and drastically altered so that it is no longer considered historically significant. Renovating this building for the DCNN studio function would revitalize and re-purpose a City-owned building for a necessary City function. This building also happens to be located adjacent to the existing WRR radio facility and will put two very similar uses within a facility where acoustics, sound and noise control, and common functions can be shared.



**MAP**

Attached.