

RECEIVED

ARTS, CULTURE & LIBRARIES COMMITTEE

DALLAS CITY COUNCIL COMMITTEE AGENDA

2017 MAR 17 AM 8:35

CITY SECRETARY
DALLAS, TEXAS

MONDAY, MARCH 20, 2017
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
3:00 P.M. – 4:30 P.M.

Chair, Mayor Pro Tem Monica R. Alonzo
Vice-Chair, Councilmember Mark Clayton
Deputy Mayor Pro Tem Erik Wilson
Councilmember Carolyn King Arnold
Councilmember Jennifer S. Gates
Councilmember Scott Griggs

Call to Order

1. Approval of February 21, 2017 Minutes

BRIEFINGS

2. DMA Update: MEXICO 1900 – 1950:
Diego Rivera, Frida Kahlo, Jose Clemente
Orozco, and the Avant-Garde
Agustin Arteaga
Director, Dallas Museum of Art
3. Dallas Public Library's Strategic Direction
Jo Giudice
Director, Dallas Public Library
4. Arts Month – April 2017
Jennifer Scripps
Director, Office of Cultural Affairs
5. Update - Cultural Facilities Support Program
Jennifer Scripps
Director, Office of Cultural Affairs

6. **INFORMATIONAL MEMORANDUM**
One-Thirty Productions Contract

7. **UPCOMING AGENDA ITEMS**

March 22, 2017

A. Agenda Item #22 - Authorize i) approval of the terms for the Development Agreement between the Pacific Plaza LLC ("Pacific LLC") and Parks for Downtown Dallas ("PfDD Foundation") collectively the "Developer" and the City for the design and construction of a public park currently named Pacific Plaza; ii) approval of an Operating Endowment Agreement between the City and Developer ; and iii) recommendation to City Council for approval of both the Development and

A quorum of the City Council may attend this Council Committee meeting

Operating Endowment Agreements, as approved as to form by the City Attorney's Office -
Financing: No cost consideration to the City

B. Agenda Item #23 - Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of three, for structural and miscellaneous repairs to the Kleberg/Rylie Recreation Center located at 1515 Edd Road - Not to exceed \$157,951 - Financing: Park and Recreation Program Funds

C. Agenda Item #24 - Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of two, for structural repairs to the Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road - Not to exceed \$150,220 - Financing: Southern Skates Roller Rink Funds

D. Agenda Item #25 - Authorize a contract with JC Commercial, Inc., best value proposer of six, for construction of a new maintenance facility at Luna Vista Golf Course located at 11223 Luna Vista Road - Not to exceed \$1,147,477 - Financing: 2003 Bond Funds (\$287,837), 2006 Bond Funds (\$812,490), and General Obligation Commercial Paper Funds (\$47,150)

E. Agenda Item #26 - Authorize an increase in the contract with Phoenix I Restoration and Construction, Ltd., for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center located at 2750 Bachman Drive - Not to exceed \$113,763, from \$606,258 to \$720,021 - Financing: 2006 Bond Funds

Adjourn



Monica R. Alonzo, Chair
Arts, Culture & Libraries Committee

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

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."

Arts, Culture & Libraries Committee Meeting Record

Meeting Date: February 21, 2017

Convened: 3:04 p.m.

Adjourned: 4:26 p.m.

Committee Members Present:

Monica R. Alonzo, Chair
Mark Clayton, Vice-Chair
Deputy Mayor Pro Tem Erik Wilson
Carolyn King Arnold
Jennifer S. Gates
Scott Griggs

Committee Members Absent:

Briefing Presenters:

Robyn Flatt, *Executive Artistic Director*
Sandra Session-Robertson, *Sr. Director of Communication and Philanthropy*
Dallas Children's Theater

Council Members Present:

Jack Bunning, *Director of Marketing and Development*
Tina Parker, *Co-Artistic Director*
Kitchen Dog Theater

Curtis King, *Founder and President*
The Black Academy of Arts and Letters, Inc.

Wayne Kirk, *Texas River Ranch*

David Fisher, *Assistant Director, Office of Cultural Affairs*

Staff Present:

Juan Garcia, Clifton Gillespie, Jo Giudice, Clinton Lawrence, Joey Zapata

Special Guests:

AGENDA:

1. **Approval of November 7, 2016 Minutes**

Presenter(s):

Information Only:

Action Taken/Committee Recommendation(s):

Approve the minutes of November 7, 2016.

A motion was made to approve the minutes of November 7, 2016

Motion made by: Mark Clayton

Motion seconded by: Erik Wilson

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

2. **Dallas Children’s Theater Update**

Presenter(s): Robyn Flatt, Executive Artistic Director; Sandra Session-Robertson, Sr. Director of Communication and Philanthropy

Information Only:

Action Taken/Committee Recommendation(s):

The Committee was presented with an update on the Dallas Children’s Theater.

3. **Kitchen Dog Theater’s Admit: ALL Program**

Presenter(s): Jack Bunning, Director of Marketing and Development; Tina Parker, Co-Artistic Director

Information Only:

Action Taken/Committee Recommendation(s):

The Committee was briefed on the Kitchen Dog Theater’s Admit: ALL Program.

4. **The Black Academy of Arts and Letters, Inc. – Dallas Riverfront Jazz Festival**

Presenter(s): Curtis King, Founder and President; Wayne Kirk, Texas River Ranch

Information Only:

Action Taken/Committee Recommendation(s):

The Committee was briefed on the Black Academy of Arts and Letters, Inc. – Dallas Riverfront Jazz Festival.

5. **Cultural Facilities Support Program**

Presenter(s): David Fisher, Assistant Director, Office of Cultural Affairs

Information Only:

Action Taken/Committee Recommendation(s): A request was made to return to the March 20, 2017 ACL Committee Meeting with a final draft plan.

Motion made by:

Motion seconded by:

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

6. **Dallas Public Library's Strategic Direction**

Presenter(s): Jo Giudice, Director, Dallas Public Library

Information Only:

Action Taken/Committee Recommendation(s): The briefing was deferred to the March 20, 2017 ACL Committee Meeting.

7. **Upcoming Agenda Items**

Presenter(s):

Information Only:

Action Taken/Committee Recommendation(s): Items were moved forward to the February 22, 2017 City Council Agenda Meeting.

Information about the upcoming items was included in the briefing materials.

Motion made by:

Motion seconded by:

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

Mayor Pro Tem Monica R. Alonzo
Chair

Memorandum



CITY OF DALLAS

DATE March 17, 2017

Honorable Members of the Arts, Culture and Libraries Committee:

TO Mayor Pro Tem Monica R. Alonzo (Chair), Mark Clayton (Vice Chair), Deputy Mayor Pro Tem Erik Wilson, Carolyn King Arnold, Jennifer S. Gates, Scott Griggs

SUBJECT DMA Update: MEXICO 1900-1950: Diego Rivera, Frida Kahlo, Jose Clemente Orozco, and the Avant-Garde

On Monday, March 20, 2017, the Arts, Culture and Libraries Committee will be briefed on a new exhibition at the Dallas Museum of Art entitled *México 1900–1950: Diego Rivera, Frida Kahlo, José Clemente Orozco, and the Avant-Garde*. Informational materials will be provided at the meeting.

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

A handwritten signature in black ink, appearing to read 'Joey Zapata'.

Joey Zapata

Assistant City Manager

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Theresa O'Donnell, Interim Chief of Economic Development & Neighborhood Services
Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Alan E. Sims, Interim Chief of Community Services
Directors and Assistant Directors

Memorandum



City of Dallas

DATE March 17, 2017

Honorable Members of the Arts, Culture & Libraries Committee:

TO Mayor Pro Tem Monica R. Alonzo (Chair), Mark Clayton (Vice Chair), Deputy Mayor Pro Tem Erik Wilson, Carolyn King Arnold, Jennifer S. Gates, Scott Griggs

SUBJECT Dallas Public Library's Strategic Direction

On Monday, March 20, 2017, the Arts, Culture and Libraries Committee will be briefed on the Dallas Public Library's Strategic Direction for FY17-FY19. The briefing materials are attached for your review.

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

A handwritten signature in black ink, appearing to read 'Joey Zapata'.

Joey Zapata
Assistant City Manager

cc: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
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Dallas Public Library's Strategic Direction

Arts, Culture & Libraries
March 20, 2017

Jo Giudice, Director,
Dallas Public Library



City of Dallas

Strategic Direction FY17-FY19

- Community forums
- Community Assessments
- Customer checkout data
- Online surveys
- City of Dallas mission/vision
- Interviews with community leaders
- Focus groups
- Staff exploratory conversations
- Library trends



Strategic Direction FY17-FY19

- Mission:

The Dallas Public Library strengthens communities by connecting people, inspiring curiosity and advancing lives.

- Vision:

Limitless possibilities start at Dallas Public Library!

Focus Areas

- S.M.A.R.T. Kids
- Work Skills
- Vibrant Neighborhoods



Strategic Objective 1

- Manage resources to ensure buildings are welcoming learning environments and library staff is equipped to promote S.M.A.R.T. Kids, Work Skills and Vibrant Neighborhoods
 - Increase number of staff submitted ideas for improvement by ten percent annually
 - Increase the total hours of professional development training completed by library staff by ten percent annually
 - Decrease voluntary turnover rate to fourteen percent or less by FY19



Photo: Jason Janik

Strategic Objective 2

- Deliver and maintain materials and technology to ensure library staff can promote S.M.A.R.T. Kids, Work Skills and Vibrant Neighborhoods
 - Increase by five percent annually the amount of material that circulates to better meet customer demand
 - All staff will be able to troubleshoot basic technology inquiries by FY19
 - Increase the total number of active library card holders by five percent by FY19
 - Increase annual visitor count by ten percent by FY19



Photo: Dan Hurley

Strategic Objective 3

- Develop programs that provide customers with opportunities to learn through the library and its partners to advance S.M.A.R.T. Kids, Work Skills and Vibrant Neighborhoods
 - Increase participation in workforce development library programs that improve employability and socioeconomic advancement by five percent by FY19
 - Expand library's presence at community events and off-site programs in order to improve library visibility throughout Dallas
 - Increase participation in arts, cultural and literary events offered at libraries to promote more equitable access by five percent by FY19



Photo: Jason Janik

Strategic Objective 4

- Engage downtown community and attract city-wide audiences to the Central Library through arts, culture and literary experiences
 - Enhance communication of upcoming Central Library programs to target audiences
 - Improve visual appeal and layout of the Central Library interior and exterior
 - Improve institutional knowledge transfer and cross-training to maintain levels of staff expertise



Photo: Frank Hamilton

Meeting Performance Targets

- Monthly Internal Tracking and Quarterly Review
- Reporting Out Metrics
 - Budget Book
 - Library Business Plan
 - Reports to ACL Committee
 - Reports to Municipal Library Board



Questions?

- Appendix
Library Strategic Direction FY17-FY19
(see handout)



Dallas Public Library's Strategic Direction

Arts, Culture & Libraries
March 20, 2017

Jo Giudice, Director,
Dallas Public Library



City of Dallas

Memorandum



CITY OF DALLAS

DATE March 17, 2017

Honorable Members of the Arts, Culture and Libraries Committee:

TO Mayor Pro Tem Monica R. Alonzo (Chair), Mark Clayton (Vice Chair), Deputy Mayor Pro Tem Erik Wilson, Carolyn King Arnold, Jennifer S. Gates, Scott Griggs

SUBJECT Arts Month – April 2017

On Monday, March 20, 2017, the Arts, Culture and Libraries Committee will be briefed on Arts Month – April 2017. The briefing materials are attached for your review.

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

A handwritten signature in black ink, appearing to read 'Joey Zapata'.

Joey Zapata
Assistant City Manager

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casio, City Attorney
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Directors and Assistant Directors

Arts Month – April 2017

**Arts, Culture and Libraries
Committee
March 20, 2017**



Office of Cultural Affairs
CITY OF DALLAS

**Jennifer Scripps, Director,
Office of Cultural Affairs
City of Dallas**

Background/History

- Originally launched as Dallas Arts Week by Mayor Rawlings in 2012
- Traditionally held the 2nd week of April each year
- Expanded for April 2017 to allow for broader participation of audiences and arts groups all across the City of Dallas
- Website is www.dallasartsmonth.com



Purpose

- To share plans and upcoming highlights of the first-ever Dallas Arts Month coming soon in April 2017



Key Dates:

- Press conference: Wednesday, March 22 at Noon
- Mayor's Creative Conversation: "Art, Architecture and Placemaking" Monday, April 10 at 6pm at City Performance Hall
- Opening reception for "Decolonize Dallas": April 11, Nasher Sculpture Center at 6pm
- Family Arts Day: Ronald Kirk Pedestrian Bridge and Felix H. Lozada, Sr. Gateway, Saturday, April 15 from Noon to 4pm
- Arts Advocacy Day: Tuesday, April 18 at 10am at the Latino Cultural Center
- Arts District Block Party: Saturday, April 22 at Flora Street



Arts Month OCA Commissions:

- *Decolonize Dallas*: Darryl Ratcliff and Carol Zou are coordinating exhibits and programs in four locations
 - Southern Dallas (Super Fantasy Mercado at Southwest Center Mall)
 - Pleasant Grove (Pop-up Art Exhibition at Buckner Train Station)
 - West Dallas (Artist exhibitions at West Dallas Multipurpose Center)
 - Vickery Meadow (*Water is Life* at Trans.lation)
- Family Arts Day: CAP artists, DISD arts programs
- Cultural Vitality Program (CVP) Projects:
 - Color Me Empowered – “Art Drops” in Oak Cliff
 - Dallas Contemporary – “Chit Chat” with Mexican artist Pia Camil
 - Making Art with Purpose – Mobile Pavillion pop-up structure in Arts District
 - Sammons Center – D’Jam FREE jazz concert at DCPH on April 8th
 - Video Association – exhibit, artist talk and workshop of Dallas artist Eve-Lauryn Little Shell LaFountain in the Cedars

5



Arts Month Partners Include:



THE AMERICAN
INSTITUTE
OF ARCHITECTS



The Dallas Morning News

(Plus all of the OCA-supported arts organizations and artists working in Dallas)



Arts Month – April 2017

**Arts, Culture and Libraries
Committee
March 20, 2017**



Office of Cultural Affairs
CITY OF DALLAS

**Jennifer Scripps, Director,
Office of Cultural Affairs
City of Dallas**

Memorandum



CITY OF DALLAS

DATE March 17, 2017

Honorable Members of the Arts, Culture and Libraries Committee:
TO Mayor Pro Tem Monica R. Alonzo (Chair), Mark Clayton (Vice Chair), Deputy Mayor Pro Tem Erik Wilson, Carolyn King Arnold, Jennifer S. Gates, Scott Griggs

SUBJECT Update – Cultural Facilities Support Program

On Monday, March 20, 2017, the Arts, Culture and Libraries Committee will be updated on the proposed Cultural Facilities Support Program. The briefing materials are attached for your review.

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

A handwritten signature in black ink, appearing to read 'Joey Zapata'.

Joey Zapata
Assistant City Manager

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
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Update - Cultural Facilities Support Program

**Arts, Culture & Libraries
Committee**

March 20, 2017



Office of Cultural Affairs
CITY OF DALLAS

**Jennifer Scripps, Director,
Office of Cultural Affairs
City of Dallas**

Purpose

- To continue review of proposed guidelines for the Cultural Facilities Program, a grant program for renovation and repair of cultural facilities owned and operated by non-profit organizations, to be administered through the Office of Cultural Affairs
- Complete program guidelines are attached

Background

- As part of the FY 2016-17 capital budget, City Council appropriated \$1 million in capital funds for major maintenance and repair of cultural facilities
 - City Council designated \$400,000 of that appropriation for improvement and renovation or major repair of cultural facilities **owned and operated by not-for-profit cultural organizations** with annual operating budgets less than \$5 million (Ord. 30179, Adopted Sept. 21, 2016)

Program Purpose

- To coordinate and guide one-time City support and funding of investment in long-term improvement, renovation or major repairs of cultural facilities owned and operated by organizations with an annual operating budget less than \$5 million



Community Feedback

- Briefed to Cultural Affairs Commission and Arts, Culture and Libraries Committee in February 2017
- Draft guidelines published online and sent via email requesting feedback
- Contact with artists, galleries and other cultural organizations
- Responses consistently positive
 - Concerns with match requirement and payment process

Summary of Revisions To Proposed Guidelines

- Increase maximum of total annual award from \$100,000 to \$200,000
- Increase maximum total award for multiple phases of a single project over up-to 5 years from \$250,000 to \$500,000
- Allow for 10% of funds to be used for construction management
- Allow for up-to 25% of funds to be paid in advance
- Reduce match requirement for organizations with budgets less than \$1 million from 1:1 to ½:1, and for organizations with budgets of \$1 million to \$4,999,999 from 2:1 to 1:1

Summary of Guidelines

- Awards of up to \$200,000/year
 - Up to \$500,000 for different phases of a project over up to 5 years
- Applicants must be a not-for-profit organization, own their property, and 85% of the facility's use must serve a cultural/artistic purpose
- Projects must have a public purpose, a measurable community impact, and address at least one related priority
- Matching Funds Requirement
 - ½:1 match for organizations with annual budgets less than \$1 million
 - 1:1 match for organizations with annual budgets between \$1 million - \$4,999,999
- Local Support Requirement - 3 letters of support for the project from community leaders

Summary of Guidelines

- Review Process:
 - Applications reviewed and scored by a community review panel
 - Allocations Committee of the Cultural Affairs Commission reviews and makes funding recommendations
 - Full Cultural Affairs Commission makes final award recommendations
- Grant Award Process
 - Contract and detailed scope of work developed
 - Contracts may be structured as secured loans, requiring a lien be placed on a contractor's property, to be amortized (written off) over a period of time
 - Final review of compliance with all program guidelines, insurance, and other legal requirements
 - Execution of contract, upon approval as to form by the City Attorney
 - Awardees may be paid up to 25% in advance of work, provided that appropriate protections for the funds are provided. Remaining funds will be paid on a reimbursement basis

Next Steps

- ACL Committee consideration and recommendations
- Full Council consideration may be scheduled for April 12, 2017
 - Authorization to establish grant program, and approval of program guidelines
 - Authorization to execute future grant agreements with qualified organizations

Update - Cultural Facilities Support Program

**Arts, Culture & Libraries
Committee**

March 20, 2017



Office of Cultural Affairs
CITY OF DALLAS

**Jennifer Scripps, Director,
Office of Cultural Affairs
City of Dallas**



OFFICE OF CULTURAL AFFAIRS CULTURAL FACILITIES PROGRAM GUIDELINES

Purpose of This Grant

The Cultural Facilities Program coordinates and guides the City of Dallas support and funding of investment in long-term improvement, renovation or major repairs of cultural facilities owned and operated by organizations with an annual operating budget less than \$5 million.

The applicant's primary mission must be to conduct arts and cultural programming. By program definition, a cultural facility is a building which shall be used for the programming, production, presentation, exhibition of any of the arts and cultural disciplines. These disciplines are music, dance, theatre, creative writing, literature, architecture, painting, sculpture, folk arts, photography, crafts, media arts, visual arts, and programs of museums and must comprise at least 85% of facility use. The Program is intended for investment, long-term improvement, renovation or major repair. City funding IS NOT to be used for land, facility acquisition, landscaping, constructing or fabricating exhibits.

The City may structure award agreements as a secured loan, requiring a lien be placed on the contractor's property, to be amortized (written off) over a period of time (see Contracting and Schedule of Payments section for more details).

Projects must have a public purpose, a measurable community impact, and should address at least one of the following priorities:

- Urgent-need remodeling, renovation or major repairs of existing facilities including equipment and technology upgrades or replacement
- Improvements to a historic building
- Allow for significant organizational growth
- Bring buildings into compliance with the Americans with Disabilities Act or other building code requirements
- Parking expansion

Funding Period

Awarded funds must be spent on project expenses incurred during the funding period as defined in your funding award agreement.

Request Amount

Applicants may request up to \$200,000 for the long-term improvement, renovation, or major repair of a cultural facility. There is no minimum request amount.

Eligibility

All applicants must meet the following requirements. All documentation must be provided by the application deadline unless otherwise noted. In other words, documentation must be submitted with the application and will not be accepted later.

1. Have the correct **legal status** (not-for-profit, tax-exempt, Texas corporation)
2. Have **unrestricted use** of the land and buildings associated with the project (for new construction or renovation) which means you **MUST** be able to file a Restrictive Covenant on the property with the Clerk of Court for up to ten (10) years. See Unrestricted Use of Land and/or Buildings for additional information.
3. **Retain ownership** of all improvements made under the funding program
4. Provide documentation of **Total Support and Revenue** (operating budget) for the last completed fiscal year
5. Have appropriate **matching** funds and properly document matching funds at submission
6. Provide an 8.5" x 11" reduction of **current architectural plans for renovation projects**
7. Have **support of local community leaders** —for this project— documented in writing with the application
8. A certificate appropriateness is required for construction, demolition or alteration of any structure or site that is located in a designated landmark district or is designated as a landmark site
9. Complete an application form
10. All projects must happen within the city limits of Dallas to receive funding
11. Administrative offices permanently located in the City of Dallas

Legal Status

All applicant organizations must:

1. Have been established as a **not-for-profit, tax-exempt Texas corporation** according to the following definitions:
 - a. Incorporated as an active not-for-profit Texas corporation. OCA staff will verify that the applicant was in "active" status at the time of application
 - b. Designated as a tax-exempt organization as defined in Section 501(c)(3) or 501(c)(4), of the Internal Revenue Code of 1954 and
 - c. Allowed to receive contributions pursuant to the provisions of s. 170 of the Internal Revenue Code of 1954

Documentation of Legal Status

Organizations must provide IRS determination letter documenting not-for-profit, tax-exempt status with each application. The IRS determination letter must be submitted with the application.

The Office of Cultural Affairs will verify that the applicant is registered with the Texas Secretary of State Corporations Section as of the application deadline. If the applicant is not registered by the application deadline, the application will be ineligible.

For more information on corporate status, visit <http://sos.state.tx.us> or call the Corporations section at (512) 463-5555.

Number of applications per deadline

You may only submit one (1) Cultural Facilities Program application per deadline, for a single facility, project, site, or phase.

Number of applications per project

Applicants may request funding for different phases of the same project over a period of 5 consecutive fiscal years should appropriations for the Cultural Facilities Program be available in future years. These are called multiphase projects, and they must have activity in each year for which funding is requested.

In multiphase projects, matching funds may be expended on the current project phase in advance; however, city funds may only be expended on activity occurring after a contract is fully executed. You may not use funds expended in earlier phases as match for later phases.

The phase number of the project is equal to the number of applications submitted to the Office of Cultural Affairs over a 5-year period in order to complete the project. All eligibility criteria continue to apply.

Restrictions (City funds may not be used for...)

- Facilities that provide less than 85% of Cultural Programming by non-profit organizations
- Specific non-allowable expenses
- Project planning such as feasibility studies and architectural drawings but may be used as match if within 5 years of funding. City funds may be used for shop drawings and field engineering
- Projects or facilities restricted to private or exclusive participation, including restriction of access to programs on the basis of sex, race, creed, national origin, disability, age, marital status, sexual orientation or gender identity and expression
- Projects funded by the City outside of this funding program during the same fiscal year
- Design, fabrication or construction of exhibits
- Commercial property
- No project may receive more than \$500,000 during a 5-consecutive fiscal year period. ("Receive" means measured from October 1 through September 30 of the fiscal year in which funds were awarded if funds are available.)

Non-Allowable Expenses

The Grantee agrees to expend all funds received under this agreement solely for the purposes for which they were authorized and appropriated. Program funds may not be spent on the following:

- General Operating Expenses (GOE): Administrative costs for running the organization (including but not limited to salaries, travel, personnel, office supplies, mortgage or rent, operating overhead or indirect costs, minor repairs or maintenance etc.)
 - Up to 10% of awarded funds may be used for construction management
- Costs associated with representation, proposal, or application preparation
- Costs incurred or obligated outside of the funding period
- Costs for lobbying or attempting to influence federal, state or local legislation, the judicial branch, or any City agency
- Costs for planning, which include those for preliminary and schematic drawings, and design development documents necessary to carry out the project
- Costs associated with prior debts, contingencies (money set aside for possible expenses), fines and penalties, interest, taxes (of any kind), and other financial costs including bank fees and charges and credit card debts
- Costs for travel, private entertainment, food, beverages, plaques, awards, or scholarships
- Projects restricted to private or exclusive participation, including restriction of access to programs on the basis of sex, race, creed, national origin, disability, age, or marital status, sexual orientation or gender identity and expression
- Re-granting, contributions, and donations
- Reimbursement of costs that are paid prior to the execution of the Funding Award Agreement or outside the dates stated in the grant award agreement

Matching Funds

You must match your request amount with non-City funds. The amount you must provide as match depends on your Total Support and Revenue (annual budget).

Summary of Match Requirements	
Total Support and Revenue	Required Match
Annual Budget less than \$1,000,000	½:1
Annual Budget of \$1,000,000 - \$4,999,999	1:1

Types of Match

There are four types of match:

- Cash on Hand (liquid assets), at least 25% of total request amount match must be cash-on-hand

- Expenditures (expenditures must be made within 5 years before the application deadline) and may not have been used as match in a previous project funded by the City
- Irrevocable pledges (no more than 50% of the match)
- Documented in-kind contributions (no more than 50% of the match)

All applicants must have all match complete and confirmed at execution of the contract.

Restrictions on Matching Funds

- Funds that are for General Operating Expenses (i.e. the un-restricted column on the Statement of Activity page of the organization's audit) will not be allowed.
- Revenue from grants that have not yet been awarded will not be acceptable as match.
- Fundraising costs will not be acceptable as match
- Legal fees or taxes will not be acceptable as match
- Matching funds will be designated only to the project phase presented in this application and may not be used in previous or succeeding applications, or in any other City grant
- Matching funds may have been expended prior to the execution date of the Funding Award Agreement; as long as the funds are clearly a part of the project described and can be documented. However, **at least 25% of the matching funds must be cash-on-hand** at the application deadline
- Interest paid on mortgage (the interest paid on the mortgage is considered to be the "cost of doing business," and may not be used as match)
- Building or land as match:
 - The value of buildings or land not owned by the applicant may not be used as match.
 - The building or land **must have been purchased or acquired within 5 years prior** to the award of the grant (For the purposes of this program, award means October 1 of the fiscal year in which funds are appropriated by the City of Dallas for this grant)
 - Only the purchase price or documented acquisition date value, not current market value, may be used as match
- **Loans may not be used as match**, only unencumbered equity may be counted as match
- Any City of Dallas funds may not be used as match for this program

Matching Funds Documentation

Documentation of matching funds may include:

- Award letters from third parties
- A list of irrevocable pledges; list of in-kind contributors
- Bank statement confirming Cash-on-Hand

- A list of liquid assets dedicated to the project, or other documents that substantiate funds claimed as match
- Expenditures made within five (5) years before the application deadline for Scope of Work as described in the application

Unrestricted Use of Land and/or Buildings

You must provide documentation that the Applicant has Unrestricted Use (ownership) of the building and the land associated with the proposal/project.

- **Ownership.** Legal proof of unrestricted ownership of property and building. Unrestricted means unqualified ownership and power of disposition. Property that does not meet the unrestricted ownership criterion will not be eligible for match. Documentation may include a deed, title, or a copy of a recent property tax statement. Provisional sales contracts, binders, or letters of intent are not acceptable documentation of ownership.
- **Ownership of Improvements** Applicants must retain ownership of all improvements made under the program.

Total Support and Revenue (Annual Budget)

You must provide documentation of your Total Support and Revenue (annual operating budget) for your last completed fiscal year.

- Provide an audit to substantiate Total Support and Revenue that has been conducted by an outside certified accountant for the recently completed fiscal year.

Architectural Plans for Renovation Projects

All applicants for renovation projects must provide an 8 ½" x 11" reduction of current architectural plans for the facility. DO NOT send full size architectural plans or drawings with the application. See below for suggested submissions for each project type:

- For renovations an architectural drawing, artist's rendering of the proposed renovation if the renovation is an addition; or a "footprint" of the facility with the renovations clearly marked

Historical Review Requirements

A Certificate of Appropriateness is required for construction, demolition or alteration of any structure or site that is located in a designated landmark district or is designated as a landmark site.

For more information regarding compliance with Dallas historic preservation regulations visit <http://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/> or call 214-670-4209.

Local Support

All applicants must submit current letters of support from community leaders who are lending support to this project. Letters should be from individuals who have actually visited the facility (if a renovation project) or participated in programs. **Applicants should avoid form letters; original letters are preferred.** Three to six support letters are sufficient.

Support letters will not be accepted after the application deadline.

Proof of Insurance

Insurance requirements will be included in the contract. A certificate of insurance must be submitted to the City whenever a policy expires and is renewed. Funds cannot be released without a memorandum of compliance from the Office of Risk Management stating insurance requirements have been met. Proof of insurance must meet the specific terms of the contract. Failure to meet insurance requirements could possible result in contract termination.

Applicants are required to obtain and maintain during the contract term all necessary licenses, permits, insurance and other approvals required by law for the provision of services.

Contracting and Schedule of Payments

State law authorizes the purchase of services on behalf of the public, but not the donation of public money to organizations or individuals. Funded organizations must provide public benefits to citizens of Dallas equal to the amount of the award as a condition of their funding.

At the City's discretion, the contract may be structured as a secured loan, requiring a lien be placed on the Contractor's property, the amount of which shall be amortized over a period of time correlated with the funding amount. The lien amount will be reduced in a proportionate amount annually upon completion of the project's scope of work. Should the contractor default on obligations of the contract, the lien will remain in full force and effect until the outstanding balance is repaid to the City.

The Director of Cultural Affairs may authorize subordination of City's lien to that of other lenders that have issued or may issue debt for the same project.

After funding recommendations are approved, the Office of Cultural Affairs staff will work with the applicant to develop a contract, including a scope of services (public benefit). These contracts will govern project evaluation and the payment of funds. Contractors are

generally paid on a reimbursement basis, and will be scheduled per the contract requirements. Up to 25% of the award amount may be paid in advance, provided that appropriate protections for the funds are provided, as determined by the City Attorney. A percentage of the allocation will be withheld pending the City's receipt and approval of the final narrative and financial reports upon project completion.

Payments may be delayed or withheld at the discretion of the City if determined that the organization is not in full compliance with the terms of the contract. All financial obligations of the City shall be subject to appropriation of funds by the City Council. Contractors agree and understand that the full scope of services and/or amounts payable under the contract is subject to amendment and revision. Any such revision shall be accomplished pursuant to the pertinent sections of the Dallas City Code.

Final Report

A final evaluation report of a summary of activities for the contract period must be submitted to OCA upon completion of the project. Failure to submit the report in a timely manner or submission of an incomplete report may result in delayed payment of the final contract installment as well as payment on future contracts. **All Supplemental material should be submitted online as well.**

Submitting the Application

All application information submitted to the Office of Cultural Affairs are open for public inspection and subject to the Texas Public Information Act.

Application Form

The application form must be completed using the Office of Cultural Affairs grant application and submitted online by 5:00 pm on the application deadline. Deadlines are is posted on the OCA's web site.

Attachments and Support Materials

Submit your attachments and support materials. Acceptable file formats are as follows:

- .pdf, (documents)
- .jpg, .gif, .pdf (images)
- .mp3 (audio excerpts)
- .mp4, .mov, .wmv (video excerpts)

The application must include the following:

1. **Matching Funds** Documentation
 1. Bank statements, awards, contracts, and/or a list of liquid assets for **cash on hand**
 2. Cash receipts for **expenditures** (must be within five (5) years)
 3. A list of **irrevocable pledges**

4. A list of **in-kind contributions**
2. Documentation of **Unrestricted Use** (construction and renovation projects) or **Intent to Sell** (acquisitions)
 1. Deed, title, property tax statement to document **unrestricted use**, OR
 2. Executed copy of lease and written explanation of any easements, covenants, or other conditions to document **unrestricted use**, OR
 3. Description of facility, purchase price and letter of **intent to sell**
3. **Total Support and Revenue** Documentation
4. Audit that has been conducted by an outside certified accountant for the recently completed fiscal year.
5. 8.5 x 11 inch reduction of current **Architectural Plans**
6. **Local Support** Documentation
 1. Up to 6 current letters of support from community leaders
7. **Non-profit IRS Letter**. Not-for profit tax exempt applicants must provide one (1) copy of your IRS 501(c) (3) determination letter.
8. **Support Materials** such as:
 1. Photographs (original or electronic on CD)
 2. Supplemental or expanded budgets
 3. Flyers, brochures
 4. Newspaper articles
 5. Plans for sustainable design

Review Process (How your application will be reviewed)

The Office of Cultural Affairs shall administer the Cultural Facilities Program with the review and advice of the Cultural Affairs Commission. The Director of Cultural Affairs shall assemble an advisory panel composed of a diverse group of artists, representatives from cultural institutions and organizations, and representatives from the community to assist with the review of applicant proposals. The director shall have final approval of awards for this program.

Review steps:

1. OCA staff will review the applications for basic eligibility and meeting all criteria. OCA will submit eligible applications to a grant review panel.
2. The panel will evaluate each application on the four review criteria and assign a score.
3. OCA will forward a ranked list to the Allocations Committee of the Cultural Affairs Commission for review and recommendations.
4. The Allocations Committee forwards the ranked list to the full Cultural Affairs Commission for final review and funding recommendation.

Note: Material variances from these guidelines shall require City Council approval.

Review Criteria and Scoring

Each eligible application will be evaluated on four competitive criteria:

Criteria	Application section(s)	Worth
Scope/Feasibility of Work	Scope of Work: Project Narrative and Deliverables	up to 20 points
Capacity: Project Budget and Matching Funds	Proposal Budget Detail: Expenses Proposal Budget Detail: Income Matching Funds Statement Project Team	up to 20 points
Community Impact	Need for Project, Operating Forecast Detail and Project Impact	up to 40 points
Organizational Impact	Will improve the organization's effectiveness	up to 20 pts

The total possible number of points the panel can award to an application is 100. The panel's evaluation will be based on the information contained in the application, required attachments and support materials submitted with the application. The panel's individual scores will be averaged to determine a final score for each application.

Applications must receive a minimum average score of 75 or higher to be recommended for funding.

Memorandum



CITY OF DALLAS

DATE March 17, 2017

Honorable Members of the Arts, Culture and Libraries Committee:
TO Mayor Pro Tem Monica R. Alonzo (Chair), Mark Clayton (Vice Chair), Deputy Mayor Pro Tem Erik Wilson, Carolyn King Arnold, Jennifer S. Gates, Scott Griggs

SUBJECT One-Thirty Productions Contract

On Wednesday, March 22, 2017, the City Council will consider authorization of a contract with One Thirty Productions to produce and present four plays at the Bath House Cultural Center; a series of plays in the black box theaters at the Fretz Park, Hampton-Illinois, and Lochwood branches of the Dallas Public Library; and the annual Festival of Independent Theatres.

One Thirty was originally founded in 2007 to produce programming specifically for senior citizens, and they are most known for their very successful matinee series of plays for local seniors who have limited access to transportation, or who otherwise cannot attend evening events. In addition to the senior programming, One Thirty and the Bath House have also partnered in the production of the Festival of Independent Theaters, and most recently, in a literary series presented in the Library black box theaters. In its 10 year history, One Thirty has grown into a key partner of the Bath House.

Upcoming Senior Programs at the Bath House Cultural Center

"Grace and Glorie"

"Tea For Three"

"It's a Wonderful Life"

"Trip To Bountiful".

Upcoming Programs at Library Black Box Theaters

"Mr. Williams and Miss Wood"

"Children's Literature for Adults"

"Famous Texas Writers and Some Not So Famous!"

"Cherchez la femme"

Festival of Independent Theatres (FIT)

Created by the Bath House Cultural Center in 1999 as an outlet for smaller theater companies without a permanent performance space to produce seldom seen, new, or avant-garde works. FIT exists to promote awareness and growth of Dallas area theater through collaboration, participation and cultivation.

Staff from the Office of Cultural Affairs will be present at the Arts, Culture and Libraries Committee meeting on Monday, March 20, 2017 to answer any questions you may have.

DATE March 17, 2017
SUBJECT One Thirty Productions Contract



Joey Zapata
Assistant City Manager

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Theresa O'Donnell, Interim Chief of Economic Development & Neighborhood Services
Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Alan E. Sims, Interim Chief of Community Services
Directors and Assistant Directors

REVISED AGENDA ITEM # 22

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 22, 2017

COUNCIL DISTRICT(S): 14

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 45-L

SUBJECT

Authorize **(1)** approval of the terms for the Development Agreement between the Pacific Plaza LLC and Parks for Downtown Dallas collectively the “Developer” and the City for the design and construction of a public park currently named Pacific Plaza; **(2)** approval of an Operating Endowment Agreement between the City and Developer; and **(3)** recommendation to City Council for approval of both the Development and Operating Endowment Agreements, as approved as to form by the City Attorney’s Office - Financing: No cost consideration to the City

BACKGROUND

Pacific Plaza was identified as one of three proposed core park sites in the 2004 Downtown Parks Master Plan, which was adopted by the Park and Recreation Board and City Council in 2004. Five tracts of land, totaling 3.2 acres, were purchased in partnership with the Trust for Public Land (“TPL”) between 2005 and 2008 for \$9.1M. The land is currently used as a surface parking lot with approximately 300 spaces leased to the Parking Company of America. This lease can be terminated without cause prior to the commencement of construction.

In 2013, the Park and Recreation Department updated the 2004 Downtown Parks Master Plan (with funding provided by The Belo Foundation and Maureen H. and Robert W. Decherd) and again identified Pacific Plaza as one of four priority parks to be developed for the citizens of Dallas. The Belo Foundation, which funded the development of Belo Garden in 2012, and the schematic and design development plan for Carpenter Plaza in 2015, was renamed Parks for Downtown Dallas (PfDD) in October 2015. Parks for Downtown Dallas has also funded the conceptual plan for the proposed Harwood Park in 2016.

BACKGROUND (Continued)

For Pacific Plaza, the Developer funded a schematic design and the Live Oak Street closure traffic study at a cost of \$476,000. Schematic design was undertaken by SWA, landscape architects, between March and October 2016, incorporating input from three public input meetings, two held on March 29, and one on September 22. The Park and Recreation Board approved the schematic design agreement with Developer on June 2, 2016, and a final schematic plan was provided to the Park and Recreation Department in October 2016.

On December 7, 2016, the Developer offered to fund the construction of Pacific Plaza without any financial contribution from the City of Dallas, from a future bond program. On December 15, 2016 Park and Recreation Board unanimously authorized staff to enter into final negotiations with the Developer for a development agreement and an endowment agreement to provide supplemental funding for the annual operation and maintenance of Pacific Plaza.

This agenda item action will authorize a Development Agreement with the Developer for the design and development of the proposed Pacific Plaza and an ~~Operation~~ Operating Endowment Agreement. This 3.2 acre park will enhance the quality of life for those who live, work, and visit downtown Dallas. The establishment of this park, in association with other downtown parks, will help stimulate economic development in the downtown area.

The Development Agreement will be subject to the following terms:

1. Developer will fund improvements up to \$15 million.
2. Developer will manage the design and construction of improvements at Pacific Plaza and will be subject to the City Representative's (Park and Recreation Department Director) review and approval.
3. Development agreement commences on execution and terminates one year after completion of construction and issuance of final acceptance letter from the City.
4. Required environmental clean-up of site, if needed, shall be the responsibility of the City, with an amount not to exceed \$2M.
5. Any contracts entered into by the Developer under agreements for design or construction of the park shall (1) contain insurance provisions with limits acceptable to the City; (2) release, indemnify and hold the City harmless; (3) obligate the contractor or firm to comply with all applicable state, federal, and local laws; and (4) comply with the City's Business Inclusion and Development Plan (BID Plan) to facilitate M/WBE participation.
6. City representative will review and approve design development and construction documents, and the City representative has right to inspect construction.
7. After completion of construction and acceptance by the City representative, Pacific Plaza will be turned over to the City for maintenance and operation.

BACKGROUND (Continued)

The Development Agreement will be subject to the following terms: (continued)

8. There is no connection to, or contingency based upon future bond program match funding.
9. There is a proposed separate Operating Endowment Agreement that addresses the establishment by the Developer of a \$1M permanent endowment fund for Pacific Plaza.
10. Naming Rights (these are also included in the separate Operating Endowment Agreement):
11. Developer reserves the right to name the Park if name is other than Pacific Plaza, subject to the approval of the Park and Recreation Board.
12. Developer is authorized to solicit contributions from donors for naming rights.
13. If another donor provides a minimum of \$10M, unless a different amount is agreed between the parties, to name the Park-, then the Park name will be subject to Developer and Park and Recreation Board approvals.
14. Components of the Park can be named subject to Developer and Park and Recreation Board approvals.
15. Naming rights proceeds, if raised, will be used only for Downtown Parks – first for construction of the four new priority parks (Pacific Plaza, Carpenter Plaza, Harwood Park and West End Plaza) and then for permanent endowments benefiting new or existing Downtown parks.

The Operating Agreement will be subject to the following terms:

1. Developer will deposit \$1M in a separate account upon execution of the Agreement.
2. Funds will be maintained by the Developer.
3. On an annual basis, 4.5% of the fund as of December 31 will be disbursed to the City on October 1 of the following year once Park has been declared complete by Developer and the City.
4. The 4.5% distribution may be used to offset expenses related to the day-to-day operations and maintenance of Pacific Plaza.
5. The duration of the Operating Endowment Agreement commences on execution and will terminate when all funds in the operating endowment account are expended.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board was briefed on the development status of Pacific Plaza on December 5, 2013, May 22, 2014, and August 7, 2014.

The Park and Recreation Board was briefed on February 18 and October 20, 2016 on Downtown Parks, including Pacific Plaza.

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

The Park and Recreation Board approved the schematic design agreement on June 2, 2016.

On December 15, 2016, Park and Recreation Board unanimously authorized staff to enter into final negotiations with Developer for (1) a Development Agreement and (2) an Operating Endowment Agreement to offset funding for the annual operation and maintenance of Pacific Plaza.

The Park and Recreation Board was briefed on February 16, 2017 on the proposed deal points for the Development Agreement and Operating Endowment Agreement.

On February 23, 2017, the Park and Recreation Board authorized the terms of the Development Agreement and Operating Endowment Agreement.

Information about this item will be provided to the Arts, Culture & Libraries Committee on March 20, 2017.

FISCAL INFORMATION

This action has no cost consideration to the City. Pacific Plaza LLC ("Pacific LLC") will provide 100% funding to develop Pacific Plaza.

MAP

Attached

March 22, 2017

WHEREAS, the City Charter provides for the Park and Recreation Board to grant contracts and agreements within park facilities with such terms and conditions as it shall deem proper; and

WHEREAS, the City of Dallas Park and Recreation Department (City) and Pacific Plaza, LLC (Pacific LLC) and Parks for Downtown Dallas (PfDD Foundation), collectively the "Developer", desires to enter into a (1) Development Agreement and (2) ~~Operation~~ Operating Endowment Agreement for fundraising, designing, constructing, and providing an operating endowment for Pacific Plaza; and

WHEREAS, the City desires to have Developer design and construct park improvements and manage an operating endowment to offset operating and maintenance expenses at Pacific Plaza during the Term of the Agreements for use and enjoyment of all city of Dallas citizens.

WHEREAS, upon final acceptance of the completed park by the City, the park and its use shall be deemed to be a dedicated park under applicable law.

Now, Therefore,

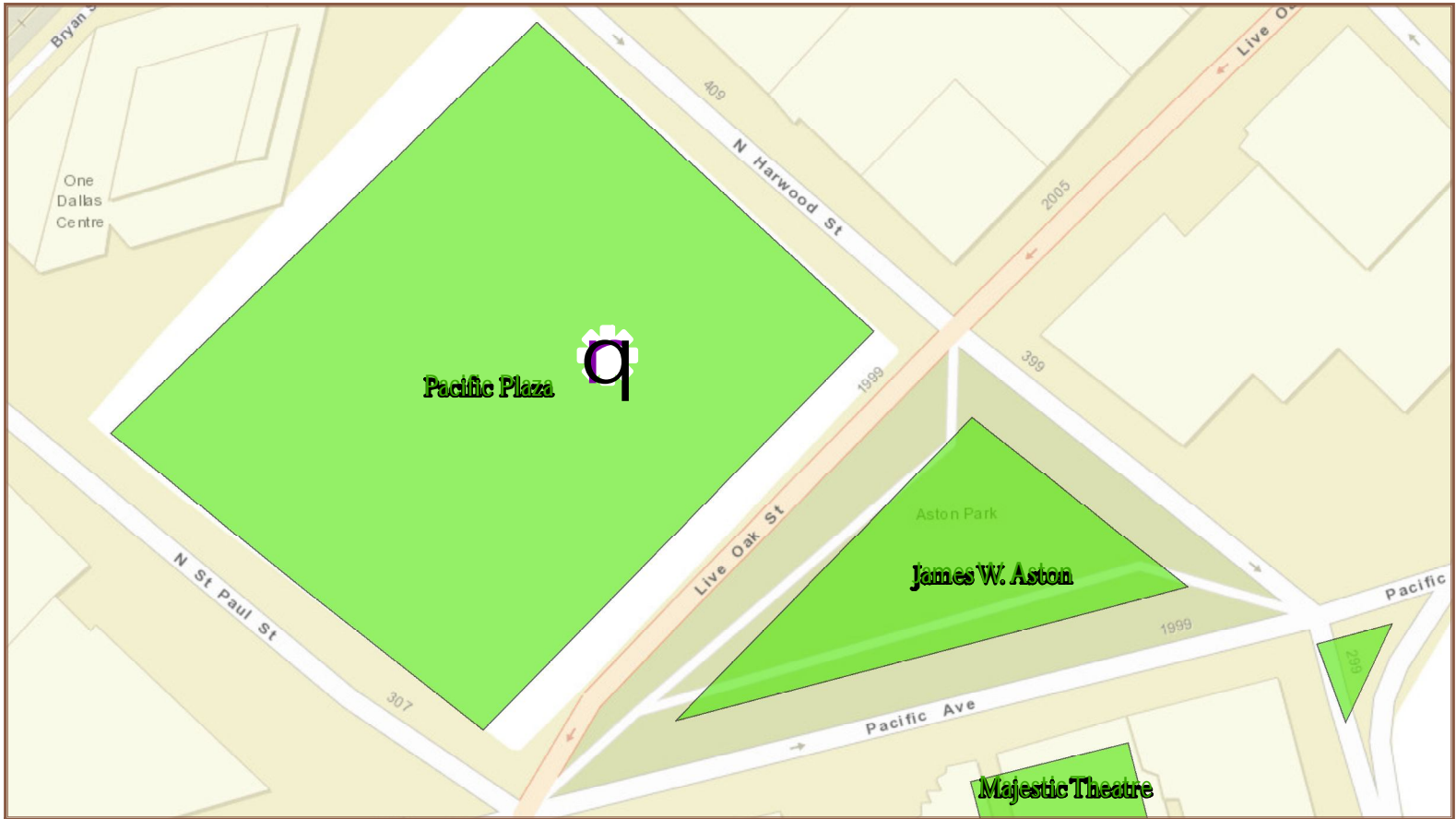
BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

Section 1. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute (1) a Development Agreement and (2) an Operating Endowment Agreement with the Developer for the development and operating endowment for Pacific Plaza.

Section 2. That the duration of the Development Agreement will commence on execution and terminate one year after completion of construction and issuance of final acceptance letter from the City.

Section 3. That the duration of the Operating Endowment Agreement will commence on execution and terminate when all funds in the Operating Endowment Account are expended.

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



0 25 50 100 150 Feet

February 23, 2017



Pacific Plaza
(401 North Harwood Street)

Mapsco
45 L

District
14

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 22, 2017

COUNCIL DISTRICT(S): 8

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 69A M

SUBJECT

Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of three, for structural and miscellaneous repairs to the Kleberg/Rylie Recreation Center located at 1515 Edd Road - Not to exceed \$157,951 - Financing: Park and Recreation Program Funds

BACKGROUND

On November 18, 2016, three proposals were received for structural and miscellaneous repairs to the Kleberg/Rylie Recreation Center. DENCO CS Construction dba DENCO Construction Specialists was selected as the best value proposer for the Base Price and Alternate Nos. 1 and 2, in the amount of \$157,951.

Proposals based on Request for Competitive Sealed Proposals (RFCSP) are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" 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.

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

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Award	40%
2. Qualifications/Experience/References for Prime Firm	15%
3. Subcontractor Experience	20%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

ESTIMATED SCHEDULE OF PROJECT

Began Design	August 2015
Completed Design	November 2016
Begin Construction	April 2017
Complete Construction	November 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 3, 2015, the Park and Recreation Board authorized proceeding with construction advertisement.

On February 23, 2017, the Park and Recreation Board authorized award of the contract.

Information about this item will be provided to the Arts, Culture & Libraries Committee on March 20, 2017.

FISCAL INFORMATION

Park and Recreation Program Funds - \$157,951

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

DENCO CS Construction dba DENCO Construction Specialists

White Male	18	White Female	2
Black Male	1	Black Female	0
Hispanic Male	24	Hispanic Female	2
Other Male	1	Other Female	0

PROPOSAL INFORMATION

The following three proposals were received and opened on November 18, 2016:

*Denotes the successful proposer

<u>Proposers</u>	<u>Base Price</u>	<u>Alter. Nos. 1 & 2**</u>	<u>Total</u>	<u>Scores</u>
*DENCO CS Construction dba DENCO Construction Specialists 5525 Lyons Road, Garland, Texas	\$139,777	\$18,174	\$157,951	3390
3i General Contracting Services, LLC	\$337,284	\$26,235	\$363,519	3330
Going Forward, Inc.	\$281,650	\$38,700	\$320,350	2965

**Alternate No. 1 - provides for the removal and replacement of entry store front.

**Alternate No. 2 - provides for the removal and replacement portions of cracked concrete sidewalk.

Note: The best and final offer from DENCO CS Construction dba DENCO Construction Specialists for Base Price and Alternate Nos. 1 and 2 was for \$157,951.

OWNER

DENCO CS Construction dba DENCO Construction Specialists

Mark Boland, President
Steve Smith, Vice President

MAP

Attached

March 22, 2017

WHEREAS, on November 18, 2016, three proposals were received for structural and miscellaneous repairs at Kleberg/Rylie Recreation Center located at 1515 Edd Road; and

<u>Proposers</u> <u>Scores</u>	<u>Base Price</u>	<u>Alter. Nos.</u> <u>1 & 2**</u>		<u>Total</u>
DENCO CS Construction dba DENCO Construction Specialists	\$139,777	\$18,174	\$157,951	3390
3i General Contracting Services, LLC	\$337,284	\$26,235	\$363,519	3330
Going Forward, Inc.	\$281,650	\$38,700	\$320,350	2965

**Alternate No. 1 - provides for the removal and replacement of entry store front.

**Alternate No. 2 - provides for the removal and replacement portions of cracked concrete sidewalk.

Note: The best and final offer from DENCO CS Construction dba DENCO Construction Specialists for Base Price and Alternate Nos. 1 and 2 was for \$157,951.

WHEREAS, it has been determined that acceptance of the best and final offer from DENCO CS Construction dba DENCO Construction Specialists, in an amount not to exceed \$157,951 is the best value for the City of Dallas.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a contract with DENCO CS Construction dba DENCO Construction Specialists for structural and miscellaneous repairs, in an amount not to exceed \$157,951.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with DENCO CS Construction dba DENCO Construction Specialists, after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse an amount not to exceed \$157,951 to DENCO CS Construction dba DENCO Construction Specialists from Park and Recreation Program Fund, Fund 0395, Department PKR, Unit 5012, Object 3210, Activity PK09, Program PKP854, CT-PKR-17019973, Commodity 91200, Vendor VS0000062071.

March 22, 2017

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with Denco CS Construction dba Denco Construction Specialists, best value proposer of three, for structural and miscellaneous repairs to the Kleberg/Rylie Recreation Center located at 1515 Edd Road - Not to exceed \$157,951 - Financing: Park and Recreation Program Funds

Denco CS Construction dbd Denco Construction Specialists is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$40,510.00	25.65%
Total non-local contracts	\$117,441.00	74.35%
TOTAL CONTRACT	\$157,951.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

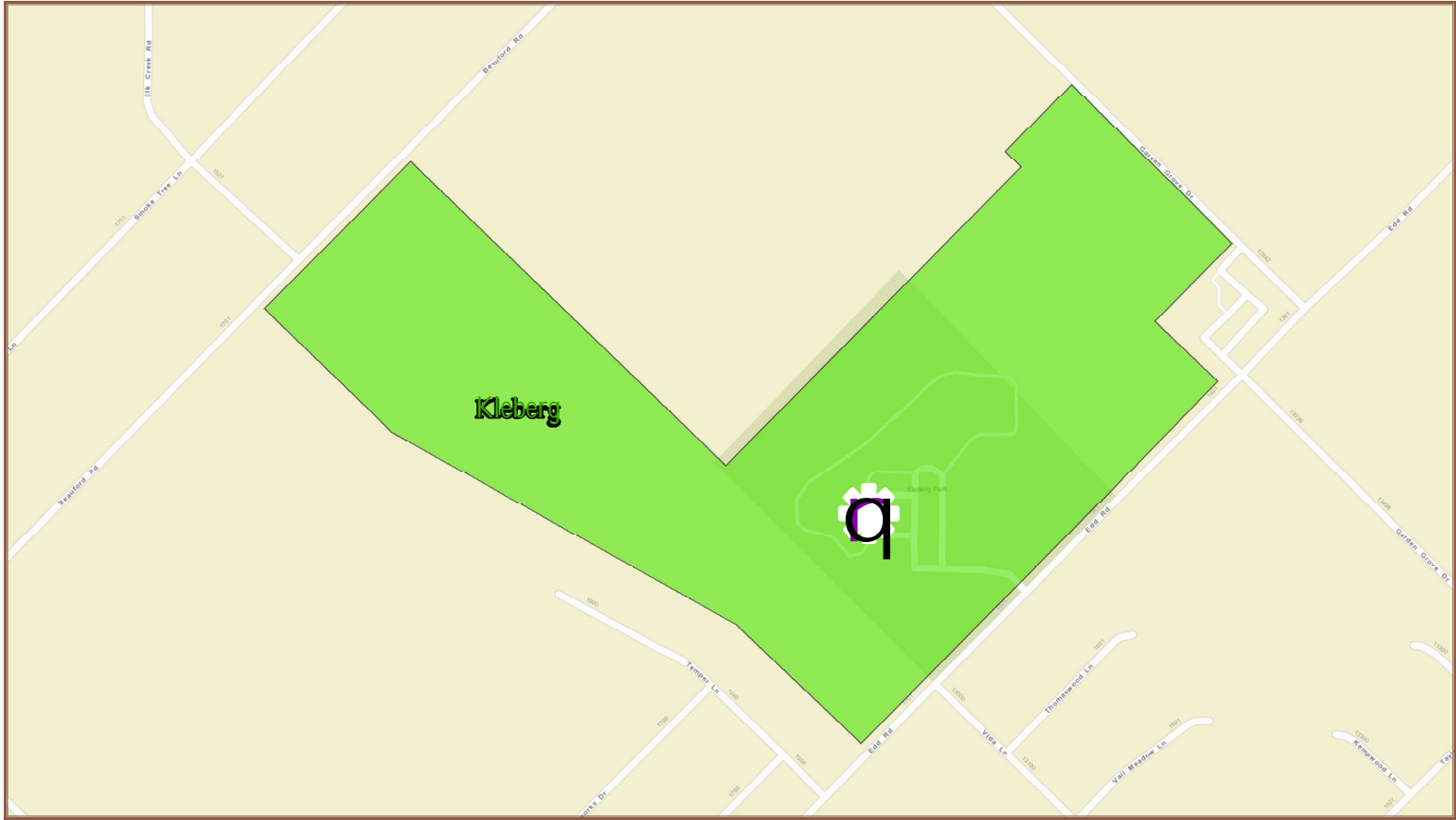
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
OAC Construction	HMMB64794N0417	\$40,510.00	100.00%
Total Minority - Local		\$40,510.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$40,510.00	100.00%	\$40,510.00	25.65%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$40,510.00	100.00%	\$40,510.00	25.65%



February 23, 2017

Kleberg Rylie Recreation Center
(1515 Edd Rd)

Mapsc0
69 A M

District
8

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 22, 2017

COUNCIL DISTRICT(S): 4

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 66 A, B, E, F

SUBJECT

Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of two, for structural repairs to the Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road - Not to exceed \$150,220 - Financing: Southern Skates Roller Rink Funds

BACKGROUND

On November 18, 2016, two proposals were received for structural repairs to the Southern Skates Roller Rink Facility. DENCO CS Construction dba DENCO Construction Specialists was selected as the best value proposer for the Base Price and Alternate Nos. 1 and 2, in the amount of \$150,220.

Proposals based on Request for Competitive Sealed Proposals (RFCSP) are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" 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.

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

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Award	40%
2. Qualifications/Experience/References for Prime Firm	15%
3. Subcontractor Experience	20%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

ESTIMATED SCHEDULE OF PROJECT

Began Design	June 2015
Completed Design	November 2016
Begin Construction	April 2017
Complete Construction	November 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 3, 2015, the Park and Recreation Board authorized proceeding with construction advertisement.

On February 23, 2017, the Park and Recreation Board authorized award of the contract.

Information about this item will be provided to the Arts, Culture & Libraries Committee on March 20, 2017.

FISCAL INFORMATION

Southern Skates Roller Rink Funds - \$150,220 (Project #0327-15-0128-001)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

DENCO CS Construction dba DENCO Construction Specialists

White Male	18	White Female	2
Black Male	1	Black Female	0
Hispanic Male	24	Hispanic Female	2
Other Male	1	Other Female	0

PROPOSAL INFORMATION

The following two proposals were received and opened on November 18, 2016:

*Denotes the successful proposer

<u>Proposers</u>	<u>Base Price</u>	<u>Alternate Nos. 1 and 2**</u>	<u>Total</u>	<u>Scores</u>
*DENCO CS Construction dba DENCO Construction Specialists 5525 Lyons Road, Garland, Texas	\$131,092	\$19,128	\$150,220	3370
Going Forward, LLC	\$209,850	\$16,200	\$226,050	3110

**Alternate No. 1 - provides for restroom repairs.

**Alternate No. 2 - provides for cleaning of concrete panels and re-painting of stripe at perimeter of building.

Note: The best and final offer from DENCO CS Construction dba DENCO Construction Specialists for Base Price and Alternate Nos. 1 and 2 was for \$150,220.

OWNER

DENCO CS Construction dba DENCO Construction Specialists

Mark Boland, President
Steve Smith, Vice President

MAP

Attached

March 22, 2017

WHEREAS, on November 18, 2016, two proposals were received for structural repairs at Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road; and

<u>Proposers</u>	<u>Base Price</u>	<u>Alter. Nos. 1 & 2**</u>	<u>Total</u>	<u>Scores</u>
DENCO CS Construction dba DENCO Construction Specialists	\$131,092	\$19,128	\$150,220	3370
Going Forward, LLC	\$209,850	\$16,200	\$226,050	3110

**Alternate No. 1 - provides for restroom repairs.

**Alternate No. 2 - provides for cleaning of concrete panels and re-painting of stripe at perimeter of building.

Note: The best and final offer from DENCO CS Construction dba DENCO Construction Specialists for Base Price and Alternate Nos. 1 and 2 was for \$150,220.

WHEREAS, it has been determined that acceptance of the best and final offer from DENCO CS Construction dba DENCO Construction Specialists, in an amount not to exceed \$150,220 is the best value for the City of Dallas.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a contract with DENCO CS Construction dba DENCO Construction Specialists for structural repairs, in an amount not to exceed \$150,220.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with DENCO CS Construction dba DENCO Construction Specialists, after approval as to form by the City Attorney.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse an amount not to exceed \$150,220 to DENCO CS Construction dba DENCO Construction Specialists from Southern Skates Roller Rink Fund, Fund 0327, Department PKR, Unit 0128, Object 3210, Activity PK09, Program PKP0128, CT-PKR- 17019974, Commodity 91200, Vendor VS0000062071.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with DENCO CS Construction dba DENCO Construction Specialists, best value proposer of two, for structural repairs to the Southern Skates Roller Rink Facility located at 2939 East Ledbetter Road - Not to exceed \$150,220 - Financing: Southern Skates Roller Rink Funds

DENCO CS Construction dbd DENCO Construction Specialists is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$43,793.00	29.15%
Total non-local contracts	\$106,427.00	70.85%
TOTAL CONTRACT	\$150,220.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

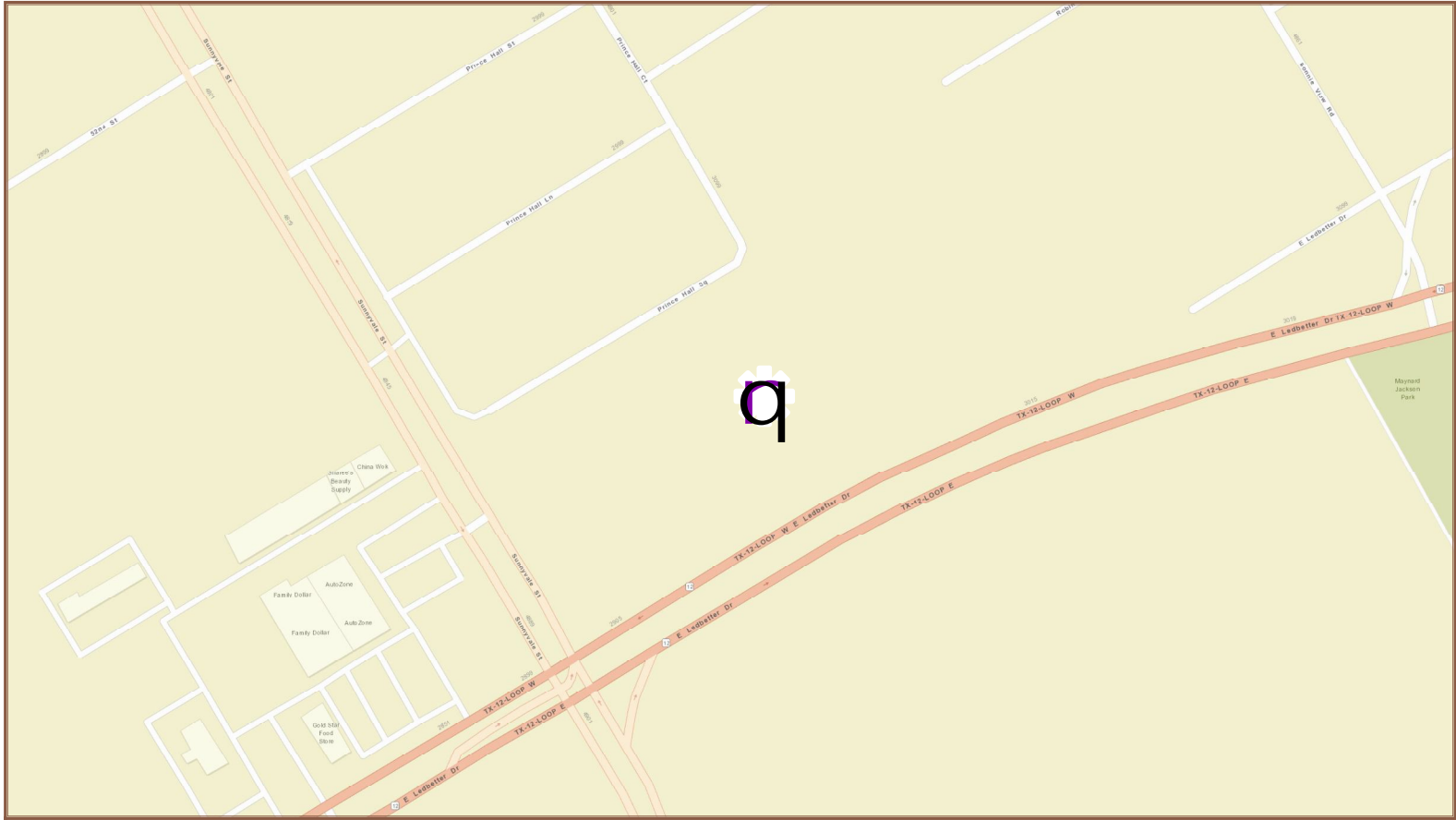
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
OAC Construction	HMMB64794N0417	\$43,793.00	100.00%
Total Minority - Local		\$43,793.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$43,793.00	100.00%	\$43,793.00	29.15%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$43,793.00	100.00%	\$43,793.00	29.15%



0 65 130 260 390 Feet

February 23, 2017



Southern Skates Roller Rink
(2939 East Ledbetter Rd)

MapSCO
66 A,B,E,F

District
4

AGENDA ITEM # 25

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 22, 2017

COUNCIL DISTRICT(S): 6

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 22J

SUBJECT

Authorize a contract with JC Commercial, Inc., best value proposer of six, for construction of a new maintenance facility at Luna Vista Golf Course located at 11223 Luna Vista Road - Not to exceed \$1,147,477 - Financing: 2003 Bond Funds (\$287,837), 2006 Bond Funds (\$812,490), and General Obligation Commercial Paper Funds (\$47,150)

BACKGROUND

On December 9, 2016, six proposals were received for construction of a new maintenance facility at the Luna Vista Golf Course located at 11223 Luna Vista Road. JC Commercial, Inc. was selected as the best value proposer for the Base Price and Alternate Nos. 1 and 2, in the amount of \$1,147,477.

Proposals based on Request for Competitive Sealed Proposals (RFCSP) are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" 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.

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

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Award	40%
2. Qualifications/Experience/References for Prime Firm	15%
3. Subcontractor Experience	20%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

ESTIMATED SCHEDULE OF PROJECT

Began Design January 2013
Completed Design July 2015
Begin Construction April 2017
Complete Construction November 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 18, 2016, the Park and Recreation Board authorized proceeding with construction advertisement.

On February 23, 2017, the Park and Recreation Board authorized award of the contract.

Information about this item will be provided to the Arts, Culture & Libraries Committee on March 20, 2017.

FISCAL INFORMATION

2003 Bond Funds - \$287,836.81
2006 Bond Funds - \$812,490.19
2006 Bond Program (General Obligation Commercial Paper Funds) - \$47,150.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

JC Commercial, Inc.

White Male	14	White Female	5
Black Male	0	Black Female	0
Hispanic Male	2	Hispanic Female	0
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following six proposals were received and opened on December 9, 2016:

*Denotes the successful proposer

<u>Proposers</u>	<u>Base Price</u>	<u>Alter. Nos. 1 & 2**</u>	<u>Total</u>	<u>Scores</u>
*JC Commercial, Inc. 1801 Lakepointe Drive Lewisville, Texas 75057	\$949,777	\$197,700	\$1,147,477	3783.75
MART, Inc.	\$997,000	\$233,000	\$1,230,000	3296.25
Ehrlich Design Builders, Inc.	\$871,885	\$160,311	\$1,032,196	3091.25
3i General Contracting Services, LLC	\$1,217,310	\$203,707	\$1,421,017	3062.50
DENCO CS Construction dba DENCO Construction Specialists	\$841,777	\$233,331	\$1,075,108	2768.75
Equistar Construction & Design	\$1,503,300	\$259,000	\$1,762,300	1228.50

**Alternate No. 1 - provides for installation of civil fire lane paving demolition and replacement.

**Alternate No. 2 - provides for balance of fire alarm system.

Note: The best and final offer from JC Commercial, Inc. for Base Price and Alternate Nos. 1 and 2 was for \$1,147,477.

OWNER

JC Commercial, Inc.

Larry Wagnor, President
Trey Wagnor, Vice President
Shannon Capezzuto, Secretary
Holyn Bradford, Treasurer

MAP

Attached

March 22, 2017

WHEREAS, on December 9, 2016, six proposals were received for construction of a new maintenance facility at the Luna Vista Golf Course located at 11223 Luna Vista Road; and

<u>Proposers</u>	<u>Base Price</u>	<u>Alter. Nos. 1 & 2**</u>	<u>Total</u>	<u>Scores</u>
JC Commercial, Inc.	\$949,777	\$197,700	\$1,147,477	3783.75
MART, Inc.	\$997,000	\$233,000	\$1,230,000	3296.25
Ehrlich Design Builders, Inc.	\$871,885	\$160,311	\$1,032,196	3091.25
3i General Contracting Services, LLC	\$1,217,310	\$203,707	\$1,421,017	3062.50
DENCO CS Construction dba DENCO Construction Specialists	\$841,777	\$233,331	\$1,075,108	2768.75
Equistar Construction & Design	\$1,503,300	\$259,000	\$1,762,300	1228.50

**Alternate No. 1 - provides for installation of civil fire lane paving demolition and replacement.

**Alternate No. 2 - provides for balance of fire alarm system.

Note: The best and final offer from JC Commercial, Inc. for Base Price and Alternate Nos. 1 and 2 was for \$1,147,477.

WHEREAS, it has been determined that acceptance of the best and final offer from JC Commercial, Inc., in an amount not to exceed \$1,147,477 is the best value for the City of Dallas.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into a contract with JC Commercial, Inc. for a new maintenance facility at Luna Vista Golf Course, in an amount not to exceed \$1,147,477.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute a contract with JC Commercial, Inc., after approval as to form by the City Attorney.

March 22, 2017

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse the amount not to exceed \$1,147,477 to JC Commercial, Inc., as follows:

(2006) Park and Recreation Facilities Improvement Fund Fund 3T00, Department PKR, Unit T046, Object 4310 Activity CCSS, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$125,000.00
(2006) Park and Recreation Facilities Improvement Fund Fund 4T00, Department PKR, Unit T046, Object 4310 Activity CCSS, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$47,150.00
(2003) Major Recreational Facilities Improvement Fund Fund 4R00, Department PKR, Unit P761, Object 4310 Activity AISF, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$12,146.92
(2003) Neighborhood Park and Recreation Facilities Fund Fund 5R05, Department PKR, Unit P761, Object 4310 Activity AISF, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$34,239.72
(2003) Major Recreation Facilities Improvement Fund Fund 6R00, Department PKR, Unit P761, Object 4310 Activity AISF, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$49,887.35
(2003) Neighborhood Park and Recreation Facilities Fund Fund 6R05, Department PKR, Unit P761, Object 4310 Activity AISF, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$191,562.82
(2006) Park and Recreation Facilities Improvement Fund Fund 2T00, Department PKR, Unit P761, Object 4310 Activity AISF, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	\$597,098.44
(2006) Park and Recreation Facilities Improvement Fund Fund 1T00, Department PKR, Unit P761, Object 4310 Activity AISF, Program PKP761, CT-PKR17019975 Commodity 91200, Vendor VS0000012563	<u>\$90,391.75</u>
Total amount not to exceed	\$1,147,477.00

March 22, 2017

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with JC Commercial, Inc., best value proposer of six, for construction of a new maintenance facility at Luna Vista Golf Course located at 11223 Luna Vista Road - Not to exceed \$1,147,477 - Financing: 2003 Bond Funds (\$287,837), 2006 Bond Funds (\$812,490), and General Obligation Commercial Paper Funds (\$47,150)

JC Commercial, Inc., is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$247,970.00	21.61%
Total non-local contracts	\$899,507.00	78.39%
TOTAL CONTRACT	\$1,147,477.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

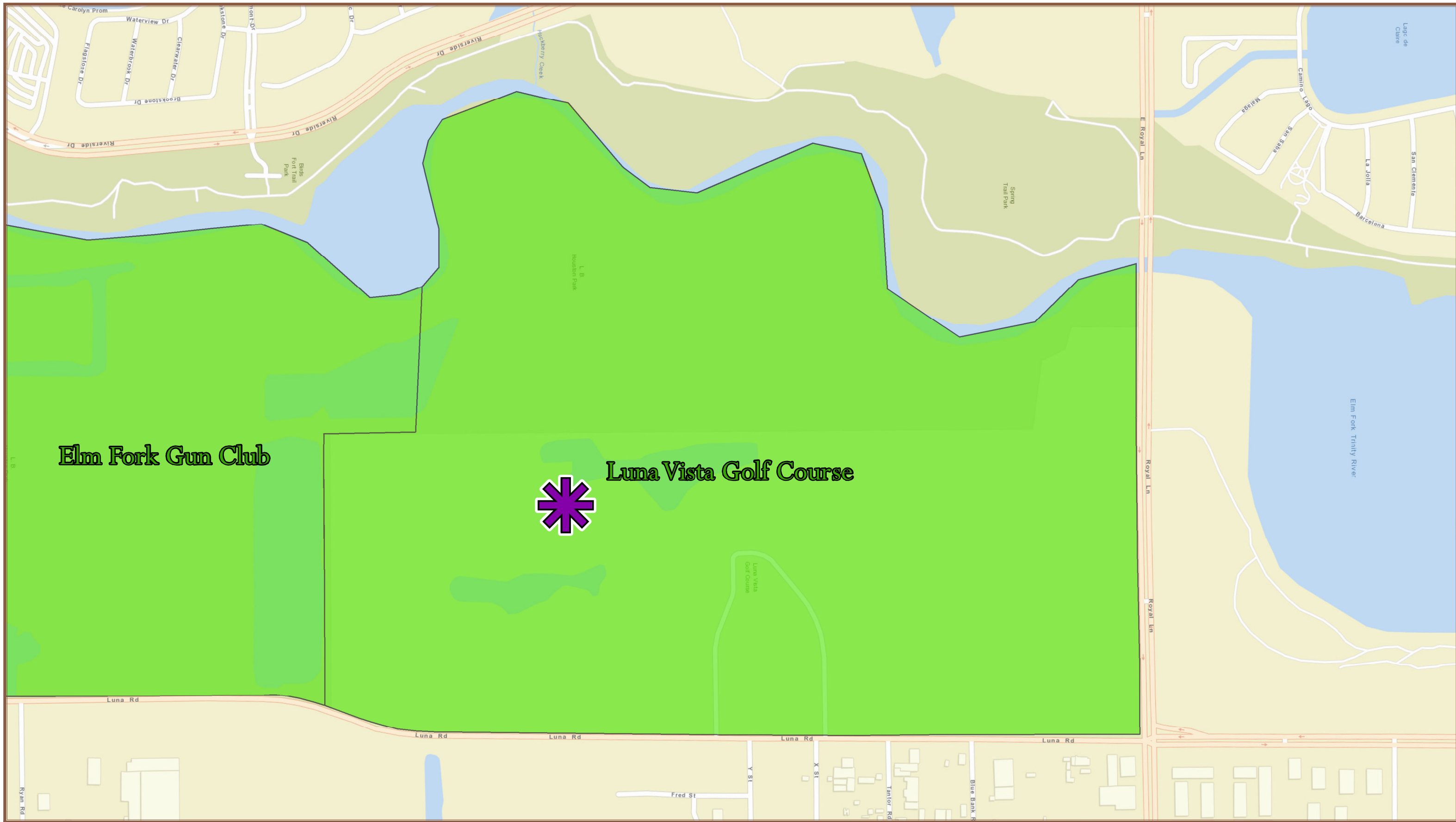
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
West Side Construction, Inc.	HMDB21926Y1017	\$165,000.00	66.54%
Posada's Painting	HMDB34145Y0417	\$39,000.00	15.73%
Flores Technical Services	HMDB41849Y1117	\$6,625.00	2.67%
Universal Fence Company	WFDB97666Y0517	\$4,175.00	1.68%
American Striping Company	WFDB57733Y0517	\$1,670.00	0.67%
Total Minority - Local		\$216,470.00	87.30%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Blue Star Electric	WFWB4143Y1018	\$90,500.00	10.06%
Golden Mechanical	WFWB05729Y1218	\$28,750.00	3.20%
Paragon Fire Protection	WFWB4738N0417	\$14,205.00	1.58%
TBS Specialties Direct	WFWB05988N0718	\$500.00	0.06%
Total Minority - Non-local		\$133,955.00	14.89%

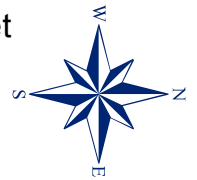
TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$210,625.00	84.94%	\$210,625.00	18.36%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$5,845.00	2.36%	\$139,800.00	12.18%
Total	<u>\$216,470.00</u>	<u>87.30%</u>	<u>\$350,425.00</u>	<u>30.54%</u>



Elm Fork Gun Club

Luna Vista Golf Course



February 23, 2017

Luna Vista Golf Course
(11223 Luna Rd)

Mapsc
 22 J

District
 6

AGENDA ITEM # 26

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: March 22, 2017

COUNCIL DISTRICT(S): 6

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 33B, C

SUBJECT

Authorize an increase in the contract with Phoenix I Restoration and Construction, Ltd., for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center located at 2750 Bachman Drive - Not to exceed \$113,763, from \$606,258 to \$720,021 - Financing: 2006 Bond Funds

BACKGROUND

On May 25, 2016, a contract was awarded to Phoenix I Restoration and Construction, Ltd. for renovations at Bachman Recreation Center located at 2750 Bachman Drive, in an amount not to exceed \$576,240.00.

On November 10, 2016, Administrative Action No. 16-0946 authorized Change Order No. 1 to the contract with Phoenix I Restoration and Construction, Ltd. for modifications of roof perimeter, deletion of drain bowl installation and removal of four trees and wood deck repair at Bachman Recreation Center, in an amount not to exceed \$34,099.44, making a revised contract amount of \$610,339.44.

On January 24, 2017, Administrative Action No. 17-0149 authorized Change Order No. 2 to the contract with Phoenix I Restoration and Construction, Ltd. for a decrease in the contract to include a credit for omitted sealant at exterior joints between wall system and foundation, metal roof deck, removal of one roof drain, and other miscellaneous costs at Bachman Recreation Center, in an amount not to exceed (\$4,081.76), making a revised contract amount of \$606,257.68.

This action will authorize Change Order No. 3 to the contract with Phoenix I Restoration and Construction, Ltd., in an amount not to exceed \$113,762.53, from \$606,257.68 to \$720,020.21 for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction April 2017
Complete Construction August 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized the advertisement for a Request for Competitive Sealed Proposals on February 4, 2016.

The Park and Recreation Board authorized award of the contract on May 5, 2016.

Information about this item was provided to the Quality of Life & Environment Committee on May 23, 2016.

The Park and Recreation Board authorized Change Order No. 3 on February 16, 2017.

Information about this item will be provided to the Arts, Culture & Libraries Committee on March 20, 2017.

FISCAL INFORMATION

2006 Bond Funds - \$113,762.53

Construction Contract	\$576,240.00
Change Order No. 1	\$34,099.44
Change Order No. 2	(\$4,081.76)
Change Order No. 3 (this action)	<u>\$113,762.53</u>
 Total amount	 \$720,020.21

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Phoenix I Restoration and Construction, Ltd.

White Male	32	White Female	7
Hispanic Male	81	Hispanic Female	1
Black Male	0	Black Female	0
Other Male	0	Other Female	0

OWNER

Phoenix I Restoration and Construction, Ltd.

Dale Sellers, President

MAP

Attached

March 22, 2017

WHEREAS, on May 25, 2016, a contract was awarded to Phoenix I Restoration and Construction, Ltd. for renovations at Bachman Recreation Center located at 2750 Bachman Drive, in an amount not to exceed \$576,240.00; and

WHEREAS, on November 10, 2016, Administrative Action No. 16-0946 authorized Change Order No. 1 to the contract with Phoenix I Restoration and Construction, Ltd. for modifications of roof perimeter, deletion of drain bowl installation and removal of four trees and wood deck repair at Bachman Recreation Center, in an amount not to exceed \$34,099.44, increasing the contract amount from \$576,240.00 to \$610,339.44; and

WHEREAS, on January 24, 2017, Administrative Action No. 17-0149 authorized Change Order No. 2 to the contract with Phoenix I Restoration and Construction, Ltd. for a decrease in the contract to include a credit for omitted sealant at exterior joints between wall system and foundation, metal roof deck, removal of one roof drain, and other miscellaneous costs at Bachman Recreation Center, in an amount not to exceed (\$4,081.76), decreasing the contract amount from \$610,339.44 to \$606,257.68; and

WHEREAS, this action will authorize Change Order No. 3 to the contract with Phoenix I Restoration and Construction, Ltd., in an amount not to exceed \$113,762.53, increasing the contract from \$606,257.68 to \$720,020.21 for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to enter into Change Order No. 3 to the contract with Phoenix I Restoration and Construction, Ltd. for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center, in an amount not to exceed \$113,762.53, increasing the contract from \$606,257.68 to \$720,020.21.

SECTION 2. That the President of the Park and Recreation Board and the City Manager are hereby authorized to execute Change Order No. 3 with Phoenix I Restoration and Construction, Ltd., after approval as to form by the City Attorney.

March 22, 2017

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse an amount not to exceed \$113,762.53 to Phoenix I Restoration and Construction, Ltd., as follows:

(2006) Park and Recreation Facilities Improvement Fund Fund 7T00, Department PKR, Unit T013, Object 4310 Activity MMCF, Program PK06T013, CT-PKR16019547 Commodity 91200, Vendor VC0000003594	\$79,063.46
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(2006) Park and Recreation Facilities Improvement Fund Fund 2T00, Department PKR, Unit T013, Object 4310 Activity MMCF, Program PK06T013, CT-PKR16019547 Commodity 91200, Vendor VC0000003594	<u>\$34,699.07</u>
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Total amount not to exceed	\$113,762.53
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SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with Phoenix I Restoration and Construction, Ltd., for the replacement of flooring on pool deck and locker/shower areas at Bachman Recreation Center located at 2750 Bachman Drive - Not to exceed \$113,763, from \$606,258 to \$720,021 - Financing: 2006 Bond Funds

Phoenix I Restoration and Construction, Ltd. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$113,762.53	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	\$113,762.53	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

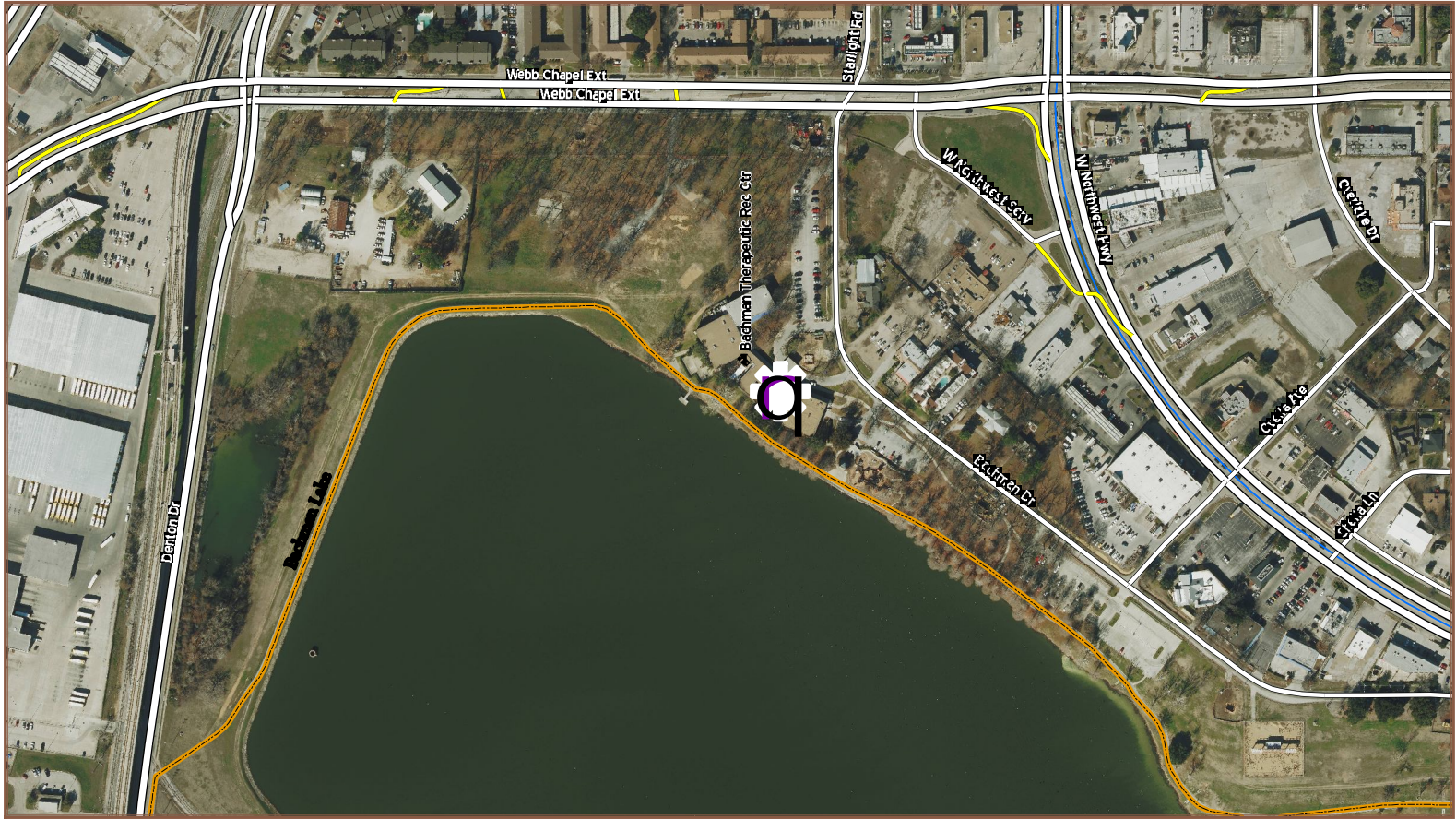
None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$317,657.94	44.12%
Total	\$0.00	0.00%	\$317,657.94	44.12%



0 112.5 225 450 675 Feet



May 5, 2016

Bachman Recreation Center
(2750 Bachman Dr)

MapSCO
33 B, C

District
6