

Memorandum



CITY OF DALLAS

DATE August 21, 2015
TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough
SUBJECT **August 24, 2015 Park and Recreation Department City Council Agenda Items**

On Wednesday, August 26, 2015, the Dallas City Council will consider the following agenda items:

- Agenda Item #35 – Fair Park – Professional services contract with Phoenix I Restoration and Construction, Ltd. for wayfinding and parking lot signage. This item was approved by the Dallas Park and Recreation Board on Thursday, August 6, 2015.
- Agenda Item #36 – Crockett Park, Fair Park, and Juanita J. Craft Park – Authorize a public hearing to be held on September 22, 2015 to receive comments on the proposed use of subsurface portions in these parks. This item was approved by the Dallas Park and Recreation Board on Thursday, August 6, 2015.
- Addendum Item – Singing Hills Recreation Center – Authorize (1) the rejection of proposals for construction of the proposed Singing Hills Recreation Center Building and (2) the re-advertisement for new Request for Competitive Sealed Proposals. This item was approved by the Dallas Park and Recreation Board on Thursday, August 6, 2015.

City Council agenda items are attached with this memo to provide further details. If you have any questions, please contact me at 214-670-4071.

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

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

Attachments

cc: 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. Ros, City Secretary
Daniel F. Sols, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Eric D. Campbell, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sara Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

AGENDA ITEM # 35

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements
AGENDA DATE: August 26, 2015
COUNCIL DISTRICT(S): 7
DEPARTMENT: Park & Recreation
CMO: Willis Winters, 670-4071
MAPSCO: 46K L P Q R

SUBJECT

Authorize a contract for wayfinding and parking lot signage at Fair Park located at 1200 Second Avenue - Phoenix I Restoration and Construction, Ltd., best value proposer of three - Not to exceed \$142,460 - Financing: Current Funds

BACKGROUND

On July 9, 2015, three proposals were received for wayfinding and parking lot signage at Fair Park with one of these being unresponsive due to the lack of the bid bond. Phoenix I Restoration and Construction, Ltd. was selected as the best value proposer for the Base Price and Alternate Nos. 1, 2 and 3, in the amount of \$142,460. The scope of work is for wayfinding, parking and interpretive signage. The contract award will be funded by Current Funds in the amount of \$142,460.

Proposals based on 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 criteria.

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

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

ESTIMATED SCHEDULE OF PROJECT

Began Design	March 2014
Completed Design	June 2015
Begin Construction	November 2015
Complete Construction	May 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board denied approval of advertisement for bids on June 4, 2015.

The Park and Recreation Board reconsidered and approved the advertisement for bids on June 18, 2015.

The Park and Recreation Board authorized award of the contract on August 6, 2015.

Information about this item will be provided to the Quality of Life Committee on August 24, 2015.

FISCAL INFORMATION

Current Funds - \$142,460

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Phoenix I Restoration and Construction, Ltd.

White Male	24	White Female	5
Black Male	0	Black Female	0
Hispanic Male	37	Hispanic Female	0
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following proposals were received and opened on July 9, 2015:

*Denotes successful proposer

<u>Proposal</u>	<u>Base Bid</u>	<u>Alternate Nos. 1, 2 and 3**</u>	<u>Total Bid</u>	<u>Score</u>
*Phoenix I Restoration and Construction, Ltd. 14032 Distribution Way Farmers Branch, Texas 75234	\$109,960	\$32,500	\$142,460	2765.00
Architectural Graphics, Inc. SSG Signs & Lighting	\$172,220	\$41,972	\$214,192 ***Non-responsive	1968.55

**Alternate No. 1 - provides for installation of additional signage: two pedestrian, one wayfinding, and one parking.

**Alternate No. 2 - provides for installation of one interpretive sign.

**Alternate No. 3 - provides for installation of three interpretive bollard signs.

***SSG Signs & Lighting was deemed non-responsive due to not meeting specifications.

Note: The best and final offer from Phoenix I Restoration and Construction, Ltd. for Base Bid and Alternate Nos. 1, 2 and 3 was for \$142,460.

OWNER

Phoenix I Restoration and Construction, Ltd.

Dale A. Sellers, President

MAP

Attached

August 26, 2015

WHEREAS, on July 9, 2015, three competitive sealed proposals were received for wayfinding and parking lot signage at Fair Park with one being non-responsive due to not meeting specifications.

<u>Proposers</u>	<u>Base Bid</u>	<u>Alternate Nos. 1, 2 and 3**</u>	<u>Total Bid</u>	<u>Score</u>
Phoenix I Restoration and Construction, Ltd.	\$109,960	\$32,500	\$142,460	2765.00
Architectural Graphics, Inc. SSG Signs & Lighting	\$172,220	\$41,972	\$214,192 ***Non-responsive	1968.55

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**Alternate No. 2 - provides for installation of one interpretive sign.

**Alternate No. 3 - provides for installation of three interpretive bollard signs.

***SSG Signs & Lighting was deemed non-responsive due to not meeting the specifications.

Note: The best and final offer from Phoenix I Restoration and Construction, Ltd. for Base Bid and Alternate Nos. 1, 2 and 3 was for \$142,460.

WHEREAS, it has been determined that acceptance of the best and final offer from Phoenix I Restoration and Construction, Ltd., in an amount not to exceed \$142,460, 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 Phoenix I Restoration and Construction, Ltd. for wayfinding and parking lot signage at Fair Park, in an amount not to exceed \$142,460.

SECTION 2. That the President of the Park and Recreation Board and City Manager are hereby authorized to execute a contract with Phoenix I Restoration and Construction, Ltd., 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 \$142,460 to Phoenix I Restoration and Construction, Ltd. from Current Fund, Fund 0001, Department PKR, Unit 9487, Object 4599, Activity PK04, CT-PKR15019520, Program PKFP9487, Commodity 91200, Vendor VC0000003594.

August 26, 2015

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.

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

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 2, 7

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 46-E F K L P Q R U; 47-N S

SUBJECT

Authorize a public hearing to be held on September 22, 2015 to receive comments on the proposed use of subsurface portions of Crockett Park, Fair Park, and Juanita J. Craft Park totaling approximately 430,503 square feet (9.88 acres) for the installation of a thirty-foot diameter drainage relief tunnel - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns a total of approximately 286 acres of parkland located at 501 North Carroll Avenue (Crockett Park), 1200 South Second Avenue (Fair Park), and 4500 Spring Avenue (Juanita J. (J.J.) Craft Park) known as Crockett Park, Fair Park, and J.J. Craft Park respectively.

Trinity Watershed Management (TWM) has requested a reservation of approximately 430,503 square feet (9.88 acres) of subsurface land for the installation of a thirty-foot diameter drainage relief tunnel. TWM's planned improvements involve tunnel boring at a depth of between 70 to 150 feet below the parkland surface. The entire drainage relief tunnel to be constructed is approximately five miles in length with surface operations beginning near White Rock Creek at Scyene Road and terminating near Woodall Rodgers Freeway. No surface construction or operations will be on parkland. The drainage relief tunnel passes under various City and non-City properties including residential and commercial properties, streets, and the parks identified above.

The project will provide flood control relief to a portion of the Mill Creek, Peaks Branch, East Peaks Branch, and State Thomas Watersheds in the City of Dallas. By intercepting surface drainage north of the drainage relief tunnel at five intake sites, the project will provide stormwater relief to the area south of the drainage relief tunnel. This area includes surface drainage relief to several parks including Buckner Park, Crockett Park, City Park, Fair Park, Exall Park, and J.J. Craft Park to name a few. No surface rights are to be granted to and none have been requested by TWM.

BACKGROUND (Continued)

In compliance with the law, TWM has determined that there is a need and that no feasible and prudent alternative exists and that all reasonable care has been taken so as to not damage the remainder of the park property and to mitigate any disruption of park services.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of park land.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized the public hearing on August 6, 2015.

Information about this item will be provided to the Quality of Life Committee on August 24, 2015.

FISCAL INFORMATION

No cost consideration to the City.

MAPS

Attached

August 26, 2015

WHEREAS, the City of Dallas owns land in Dallas known as Crockett Park, Fair Park, and Juanita J. (J.J.) Craft Park which were acquired for park purposes and have been maintained as parkland; and

WHEREAS, the Trinity Watershed Management (TWM) department has requested the use of 430,503 square feet (9.88 acres) of subsurface area, as described in Exhibit A, for the installation of a thirty-foot diameter drainage relief tunnel; and

WHEREAS, the Texas Parks and Wildlife Code, Chapter 26 (Section 26.001 through 26.004), requires that before a municipality may approve any program or project that requires the use or taking of any public land designated and used as park land, the governing body of such public municipality must determine that there is no feasible and prudent alternative to the use or taking of such land, and that the program or project includes all reasonable planning to minimize harm to the remainder of the park; and

WHEREAS, prior to making this determination, notice must be given and a public hearing be held relative to the proposed change of park use; and

WHEREAS, City Council desires to give notice and hold such hearing in accordance with the law with respect to the utilization of Crockett Park, Fair Park, and J. J. Craft Park.

Now, Therefore,

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

SECTION 1. That the Park and Recreation Department is hereby authorized and directed to advise in writing of such proposed use of the park property by delivering a notice for publishing to the official newspaper to be advertised once each week for three consecutive weeks, the last publication to be not less than one week nor more than two weeks before the date of the hearing, which shall be held in the City Council Chambers at 11:00 a.m. on September 22, 2015.

SECTION 2. That the approval of the aforementioned project by the City Council, at the close of said hearing, shall be construed as making the proper findings as to the use, taking and conveyance of park land, consistent with the Texas Parks and Wildlife Code and the Texas Local Government Code.

SECTION 3. 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.

ADDENDUM ITEM # 2

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

AGENDA DATE: August 26, 2015

COUNCIL DISTRICT(S): 8

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 65U V

SUBJECT

Authorize **(1)** the rejection of proposals for construction of the proposed Singing Hills Recreation Center Building located between Crouch Road and Patrol Way; and **(2)** the re-advertisement for new Request for Competitive Sealed Proposals – Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum at the request of the City Manager's Office.

On April 30, 2015 three proposals were received for construction of the Singing Hills Recreation Center Building. The responsive proposals were from Turner Construction for a base price of \$7,495,000 and J.C. Commercial for a base price of \$6,771,777. Both of these proposals are over the available funding.

A proposal from Key Enterprises was not responsive since they only quoted a price for the gymnasium equipment and not the whole project.

It is recommended that all proposals received be rejected and the project be redesigned and rebid.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized advertisement for construction procurement on November 20, 2014.

The Park and Recreation Board authorized the rejection of proposals on August 6, 2015.

Information about this item will be provided to the Quality of Life Committee on August 24, 2015.

FISCAL INFORMATION

No cost consideration to the City.

MAP

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Memorandum



CITY OF DALLAS

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TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **Upcoming Agenda Item on the September 9, 2015 Council Agenda** - Authorize an increase to the professional services contract with SGDesign, Inc. for the Dallas Animal Shelter, located at 1818 N Westmoreland Road

Supplemental Agreement No 2 to the professional services contract with SGDesign, Inc. is required for architectural and engineering design services and construction administration for landscaping and site drainage improvements at the Animal Shelter, located at 1818 N Westmoreland Road.

The base contract scope for Site Drainage Improvements at the Dallas Animal Shelter included 1) design of a new drainage system and turf for the North and East Play Areas AND 2) design of stabilization of the eroded sloped areas north of the North Play Area and sliding of soils at slope areas surrounding the detention pond. The additional scope recommended for this Supplemental Agreement #2 includes:

1. Provide design, cost estimating and construction administration for new draught tolerant landscaping improvements to the parking lot and entrance area in the front of the building.
2. Address sliding of soils due to oversaturated conditions from recent rains at sloped areas east of the rear parking lot. Provide design, cost estimating and construction administration for its stabilization.
3. Assess of the silting of the detention pond. Provide design, cost estimating and construction administration for its dredging.

The total increase to the professional services contract for this Supplemental Agreement #2 is \$51,000.

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

Handwritten signature of Jill A. Jordan in black ink.

Jill A. Jordan, P.E.
Assistant City Manager

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
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TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **September 9, 2015 Park and Recreation Department City Council Agenda Items**

On Wednesday, September 9, 2015, the Dallas City Council will consider the following agenda items:

- Agenda Item – Elmwood Parkway – Authorize construction contract with RoeschCo Construction, Inc., for trail improvements located along Rugged Drive. This item was approved by the Dallas Park and Recreation Board on Thursday, August 20, 2015.
- Agenda Item – Citywide – Authorize a thirty-six month Interlocal Agreement with Dallas County Schools to transport participants to various programs and activities for the period October 1, 2015 through September 30, 2018. This item was approved by the Dallas Park and Recreation Board on Thursday, August 20, 2015.

City Council agenda items are attached with this memo to provide further details. If you have any questions, please contact me at 214-670-4071.

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

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