



Agenda Information Sheet

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**File #:** 19-557

**Item #:** 25.

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** April 24, 2019  
**COUNCIL DISTRICT(S):** N/A  
**DEPARTMENT:** Office of Cultural Affairs  
**EXECUTIVE:** Joey Zapata

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**SUBJECT**

Authorize a one-year Interlocal Agreement, with two one-year renewal options, with the City of Irving to provide for radio station air time on WRR-FM for the Irving Arts Center - Revenue: \$67,600.00 (annually)

**BACKGROUND**

WRR-FM, which is owned and operated by the City of Dallas through the Office of Cultural Affairs (OCA), is the only commercial radio station in Texas that plays classical music 24 hours a day, and is the oldest same-owner station in the United States. With a tower in Cedar Hill, the 100,000 watt station's listening area spans 100 miles in every direction. WRR does not operate at the expense to taxpayers, but as an enterprise fund, generating revenue through the sale of on-air advertising to cover its expenses. Revenue exceeding expenses has been invested in capital needs of the station, and a small portion has been transferred through the years to the OCA's Arts Endowment, to support small and mid-size arts organizations.

Dallas City Code provides authorization for the station manager to sign contracts for air time (Sec 2-79(a)): however, Texas state law requires that interlocal agreements be authorized by the governing body of each party to the contract (Tex Govt Code Sec. 791.011(d)(1)). The Irving Arts Center, which is owned and operated by the City of Irving, seeks to purchase commercial air time for the period May 1, 2019 through April 30, 2020. The agreement will also provide for two one-year renewal options.

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

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on April 22, 2019.

**FISCAL INFORMATION**

Revenue: \$67,600.00 (annually)



Agenda Information Sheet

**File #:** 19-491

**Item #:** 30.

**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** April 24, 2019  
**COUNCIL DISTRICT(S):** 1  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** Willis C. Winters

**SUBJECT**

Authorize a professional services contract with Freese and Nichols, Inc. for schematic design, design development, construction documents, procurement and construction observation phases for the Coombs Creek Trail Improvements Project located from the 800 block of North Plymouth Road to the 2600 block of Sunset Avenue at Moss Park - Not to exceed \$244,907.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

**BACKGROUND**

On May 9, 2018, a Request for Qualifications (RFQ) was issued for Engineering and Landscape Architecture Consulting Services for Park Site Development Projects in the 2017 Bond Program. The projects included in this RFQ were considered "Simple Projects" which utilize the RFQ only selection process.

This action will authorize a professional services contract with Freese and Nichols, Inc. for schematic design, design development, construction documents, procurement and construction observation phases for the Coombs Creek Trail Improvements Project. The 2017 Bond Program included funding for this project, which includes trail improvements located from the 800 block of North Plymouth Road to the 2600 block of Sunset Avenue at Moss Park, accessible ramps, pavement striping, pedestrian crossing improvements, trailhead, and landscaping improvements.

**ESTIMATED SCHEDULE OF PROJECT**

|                       |                |
|-----------------------|----------------|
| Begin Design          | July 2019      |
| Complete Design       | June 2020      |
| Begin Construction    | September 2020 |
| Complete Construction | April 2021     |

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

On March 21, 2019, the Park and Recreation Board authorized a professional services contract with Freese and Nichols, Inc.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on April 22, 2019.

**FISCAL INFORMATION**

Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$244,907.00

**M/WBE INFORMATION**

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

| <b>Contract Amount</b>                  | <b>Category</b>             | <b>M/WBE Goal</b> | <b>M/WBE%</b> | <b>M/WBE \$</b> |
|---|-----------------------------|-------------------|---------------|-----------------|
| \$244,907.00                            | Architectural & Engineering | 25.66%            | 30.48%        | \$74,652.00     |
| • This contract exceeds the M/WBE goal. |                             |                   |               |                 |

**PROCUREMENT INFORMATION**

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

**OWNER**

**Freese and Nichols, Inc.**

Brian Coltharp, President

**MAP**

Attached

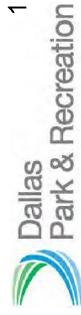
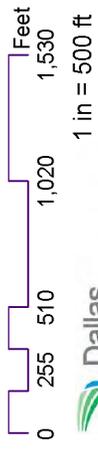


**Stevens Golf Course**

**Stevens Park**

**Coombs Creek Trail**

**Moss**



**Coombs Creek Trail**  
 (N Plymouth Rd to Sunset Av)



Agenda Information Sheet

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**File #:** 19-494

**Item #:** 31.

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** April 24, 2019  
**COUNCIL DISTRICT(S):** 3  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** Willis C. Winters

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**SUBJECT**

Authorize a professional services contract with CP&Y, Inc. for hydrologic modeling, schematic design, design development, construction documents, procurement and construction observation phases for the Emerald Lake Dam Safety and Erosion Control Improvements Project at Emerald Lake Park located at 6102 Mountain Creek Parkway - Not to exceed \$314,289.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

**BACKGROUND**

On May 9, 2018, a Request for Qualifications (RFQ) was issued for Engineering and Landscape Architecture Consulting Services for Park Site Development Projects in the 2017 Bond Program. The projects included in this RFQ were considered "Simple Projects" which utilize the RFQ only selection process.

This action will authorize a professional services contract with CP&Y, Inc. for hydrologic modeling, schematic design, design development, construction documents, procurement and construction observation phases for the Emerald Lake Dam Safety and Erosion Control Improvements Project. The 2017 Bond Program included funding for this project, which includes dam improvements including a new emergency spillway and erosion control improvements at Emerald Lake Park located at 6102 Mountain Creek Parkway.

**ESTIMATED SCHEDULE OF PROJECT**

|                       |                |
|-----------------------|----------------|
| Begin Design          | July 2019      |
| Complete Design       | June 2020      |
| Begin Construction    | September 2020 |
| Complete Construction | April 2021     |

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

On March 21, 2019, the Park and Recreation Board authorized a professional services contract with CP&Y, Inc.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on April 22, 2019.

**FISCAL INFORMATION**

Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$314,289.00

**M/WBE INFORMATION**

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

| <b>Contract Amount</b>                  | <b>Category</b>             | <b>M/WBE Goal</b> | <b>M/WBE%</b> | <b>M/WBE \$</b> |
|---|-----------------------------|-------------------|---------------|-----------------|
| \$314,289.00                            | Architectural & Engineering | 25.66%            | 27.73%        | \$87,163.00     |
| • This contract exceeds the M/WBE goal. |                             |                   |               |                 |

**PROCUREMENT INFORMATION**

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

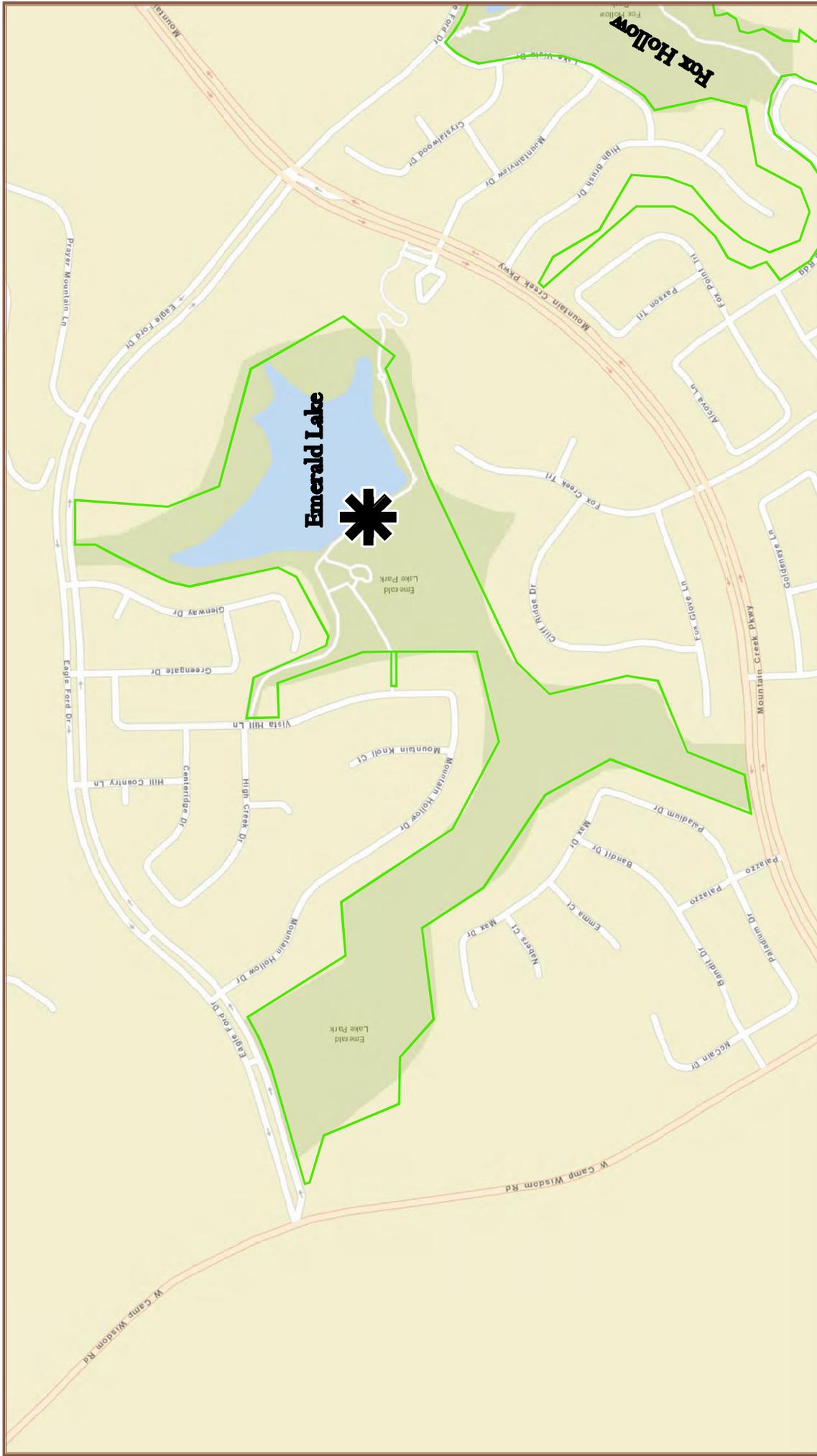
**OWNER**

**CP&Y, Inc.**

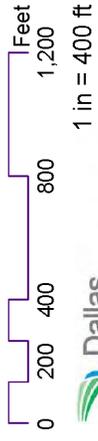
Pete Patel, President

**MAP**

Attached



**Emerald Lake Park  
(6102 Mountain Creek Parkway)**





Agenda Information Sheet

File #: 19-505

Item #: 32.

**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** April 24, 2019  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** Willis C. Winters

**SUBJECT**

Authorize **(1)** a professional services contract with Conley Group, Inc. for building condition and site drainage assessments, schematic design, design development, construction documents, procurement and construction administration phases for roof replacement and repairs at the Automobile Building located at 1010 First Avenue and the Embarcadero Building located at 1121 First Avenue in Fair Park; **(2)** the receipt and deposit of funds in an amount not to exceed \$284,050.00 from the State Fair of Texas in the Capital Projects Reimbursement Fund; and **(3)** an increase in appropriations in an amount not to exceed \$284,050.00 in the Capital Projects Reimbursement Fund - Not to exceed \$284,050.00 - Financing: Capital Projects Reimbursement Fund

**BACKGROUND**

On May 3, 2018, a Request for Qualifications was issued for consultant services for roof replacement and repairs for Fair Park and Recreation Centers. The goal was to select one firm for the Fair Park roofing repairs and an alternate one or more firm for the recreation centers roof repairs. Five firms submitted Statements of Qualifications and Conley Group, Inc. was selected as the most qualified consultant for the roof replacement and repairs in Fair Park.

The scope of work for the Automobile Building includes, roof assessment and roof design, as well as the assessments of the building envelope, site drainage, and the heating, ventilation and air conditioning. The scope of work for the Embarcadero Building includes, assessment of the roof, building envelope and site drainage.

**ESTIMATED SCHEDULE OF PROJECT**

|                       |               |
|-----------------------|---------------|
| Begin Design          | April 2019    |
| Complete Design       | June 2019     |
| Begin Construction    | October 2019  |
| Complete Construction | February 2020 |

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

On April 4, 2019, the Park and Recreation Board authorized a professional services contract with Conley Group, Inc.

Information about this item will be provided to Quality of Life, Arts and Culture Committee on April 22, 2019.

**FISCAL INFORMATION**

Capital Projects Reimbursement Fund - \$284,050.00

Estimated Future Cost - Construction - \$1,020,000.00

**M/WBE INFORMATION**

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

| <b>Contract Amount</b>                  | <b>Category</b>             | <b>M/WBE Goal</b> | <b>M/WBE%</b> | <b>M/WBE \$</b> |
|---|-----------------------------|-------------------|---------------|-----------------|
| \$284,050.00                            | Architectural & Engineering | 25.66%            | 37.04%        | \$105,200.00    |
| • This contract exceeds the M/WBE goal. |                             |                   |               |                 |

**PROPOSAL INFORMATION**

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

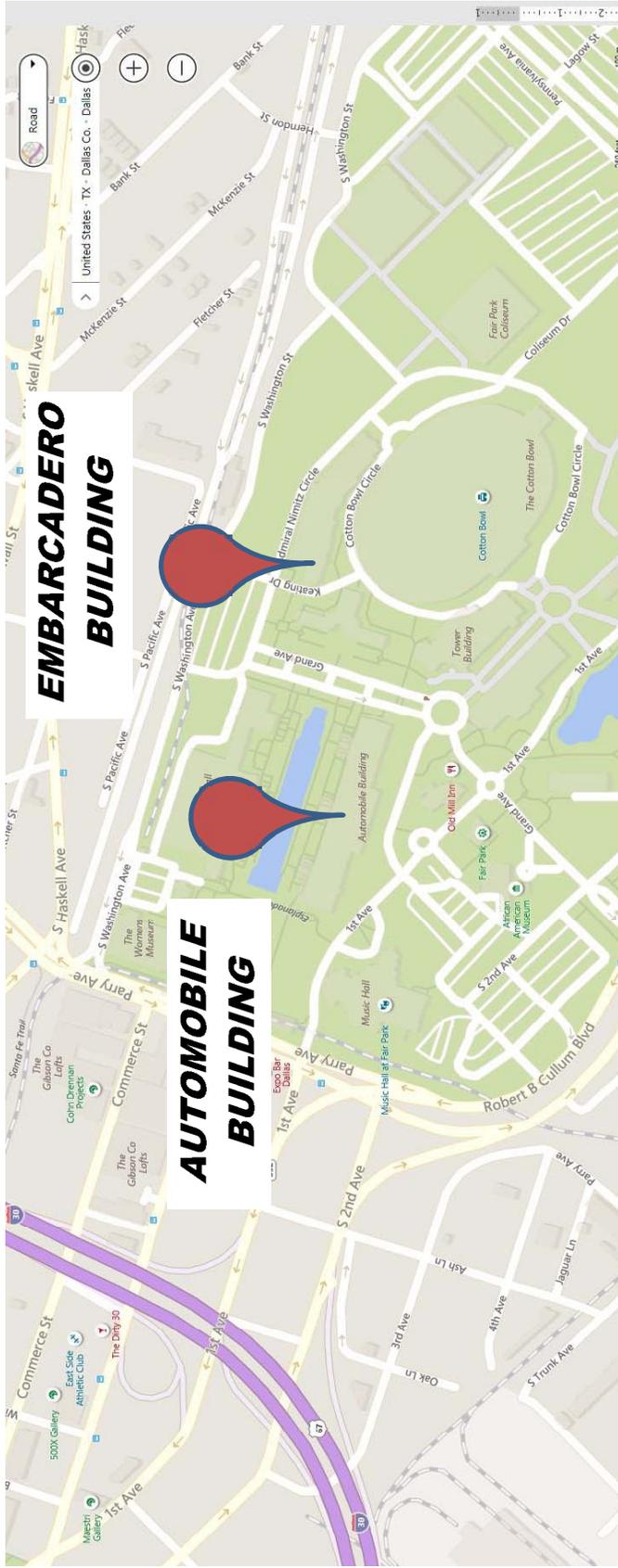
**OWNER**

**Conley Group, Inc.**

Bill Conley, President

**MAP**

Attached



LOCATION MAP



Agenda Information Sheet

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**File #:** 19-507

**Item #:** 33.

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**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** April 24, 2019  
**COUNCIL DISTRICT(S):** 4  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** Willis C. Winters

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**SUBJECT**

Authorize **(1)** a development and funding agreement with The Trust for Public Land for property located at 405 East Overton Road for a proposed new park; and **(2)** acquisition from The Trust for Public Land of approximately 81,183 square feet of land located at 405 East Overton Road - Not to exceed \$166,400.00 (\$162,400.00, plus closing costs and title expenses not to exceed \$4,000.00) - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

**BACKGROUND**

This item authorizes the acquisition from The Trust for Public Land (TPL) of approximately 81,183 square feet of land (1.86 acres) for a proposed new community park after TPL develops the property as a park. The proposed park could be developed for active and passive recreational uses such as trails and playgrounds. This property was included in Phase 1 Implementation for the Five Mile Creek Urban Greenbelt Master Plan for a future park.

The purchase price for this acquisition is \$162,400.00, plus closing cost and title expenses not to exceed \$4,000.00. City will pay for the title insurance and one-half of the closing costs upon acquisition of the property after it is developed. The consideration for this acquisition is based on an independent appraisal and equals TPL's acquisition price for the property.

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

This item also authorizes a development and funding agreement with TPL. Following are the deal points of the agreement:

**Land Acquisition**

- TPL will purchase the Overton property at fair market value, estimated at \$162,400.00
- TPL will secure, fund and provide site surveys, environmental reports, appraisal and other due

diligence documents to the City prior to the City's acquisition

- City will acquire Overton property from TPL at TPL's purchase price, plus title insurance and closing costs, after TPL has developed the site as a park
  - Land Acquisition is \$162,400.00, plus title insurance and one-half of the closing costs estimated at \$4,000.00, for a total not to exceed amount of \$166,400.00
  - Funding for City's land acquisition proposed from 2017 Bond Program, Council District 4 Land Acquisition (\$400,000.00 total allocation)
- City's acquisition to be subject to the results of the Office of Environmental Quality and Sustainability's recommendations
- Property to be dedicated as Parkland after development as a park and the City's acquisition from TPL

### Development

- TPL will develop the property prior to the City's purchase from TPL
- The following terms for development will be included in the Development Agreement:

### Design Phase

- TPL will be responsible for the funding, public input process and design of the Overton property
- TPL will coordinate public input meetings with the Park and Recreation Department (PARD)
- City will assist, as needed with the public input process, including providing addresses for mailers and assistance in scheduling the meetings
- TPL will seek community input for the design of the park, including meetings with stakeholder representatives
- TPL will consider long-term maintenance and security in the design
- Design will meet all codes, ordinances, and Americans with Disabilities Act/ Texas Accessibility Standards compliance
- City has the ability to review the Design Plans prepared by TPL at each phase
- City will approve the plans prior to TPL's commencing construction

### Construction Phase

- TPL will fund and manage the construction of the park
- TPL will comply with the City's Business Inclusion and Development Plan
- City will have the right, but not the obligation to observe construction
- City will have the right to participate in the final punch lists

### Naming Rights

- TPL will have the right to name the park, subject to the approval of the PARD Director
- Until a permanent name is approved, the placeholder name will be "Overton Park", based on the property's frontage on Overton Road

**Maintenance**

- City will be responsible for maintenance after acquisition of the property
  - Future cost for operation and maintenance cost is estimated at \$14,837.00 annually

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

On February 28, 2019, the Park and Recreation Board authorized the Five Mile Creek Urban Greenbelt Master Plan.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on April 22, 2019.

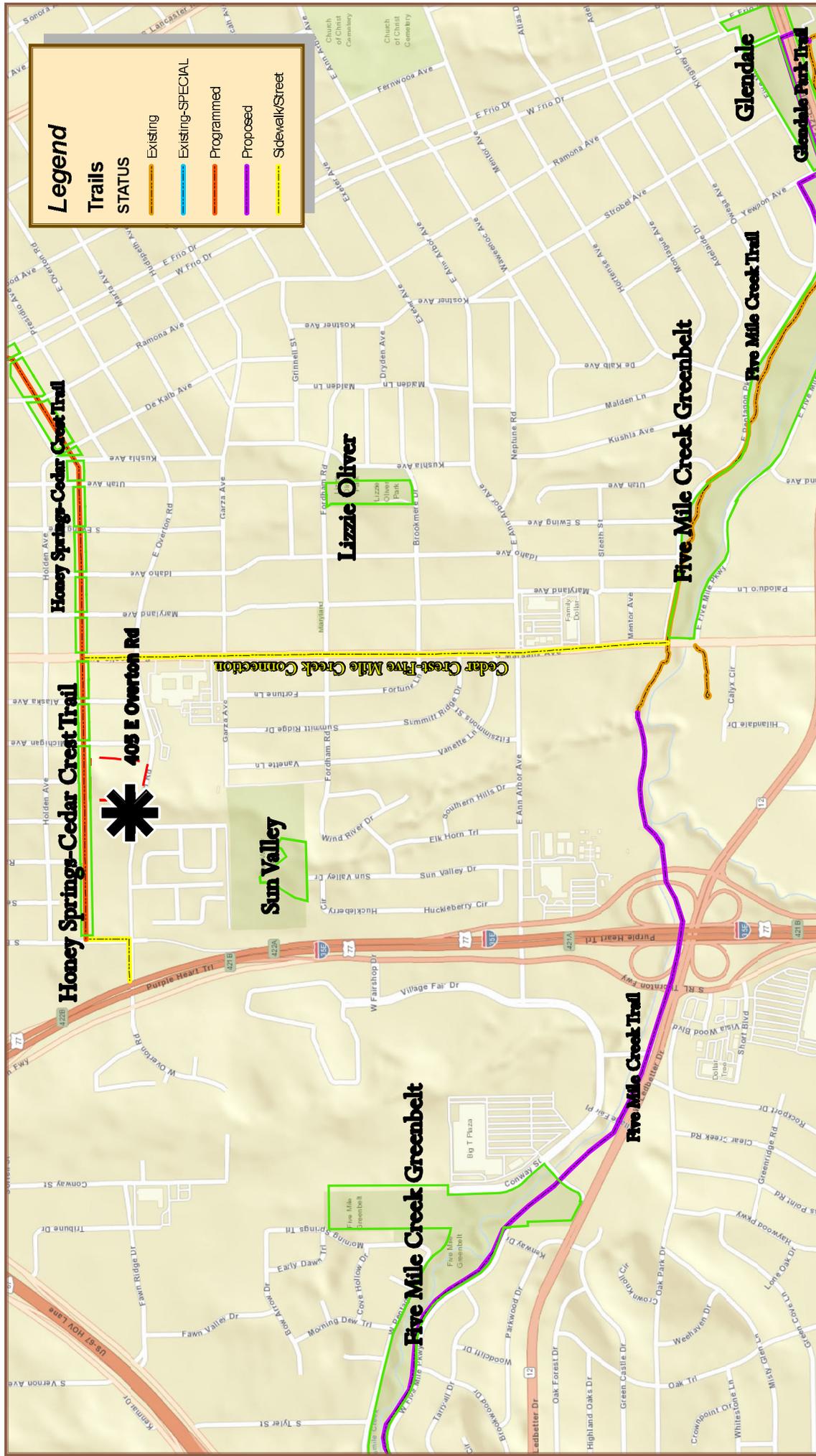
**FISCAL INFORMATION**

Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$166,400.00

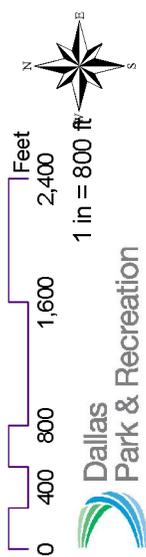
Future cost for operation and maintenance is estimated at \$14,837.00 annually.

**MAP**

Attached



Acquisition: 405 East Overton Road





Agenda Information Sheet

**File #:** 19-508

**Item #:** 34.

**STRATEGIC PRIORITY:** Quality of Life  
**AGENDA DATE:** April 24, 2019  
**COUNCIL DISTRICT(S):** 8  
**DEPARTMENT:** Park & Recreation Department  
**EXECUTIVE:** Willis C. Winters

**SUBJECT**

Authorize **(1)** a development and funding agreement with The Trust for Public Land for property located at 3200 Simpson Stuart Road for a proposed new park; and **(2)** acquisition from The Trust for Public Land of approximately 1,760,971 square feet of land located at 3200 Simpson Stuart Road - Not to exceed \$1,870,000.00 (\$1,850,000.00, plus closing costs and title expenses not to exceed \$20,000.00) - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

**BACKGROUND**

This item authorizes the acquisition from The Trust for Public Land (TPL) of approximately 1,760,971 square feet (40.43 acres) of land located at 3200 Simpson Stuart Road for a proposed new community park. The purchase price for this acquisition is \$1,850,000.00, plus closing costs and title expenses not to exceed \$20,000.00. The consideration for this acquisition is based on an independent appraisal.

This acquisition is a collaboration with the City and TPL which has the land under contract to purchase for its appraised value of \$3,700,000.00. TPL is offering the land to the City for half its appraised value at \$1,850,000.00. City will be responsible for the title insurance and one-half of the closing costs upon acquisition from TPL.

Staff recommends approval of this acquisition with the condition that to the extent allowed by law, upon acquisition this property is officially dedicated as municipal parkland.

This action also includes the authorization of a development and funding agreement with TPL. Following are the deal points:

**Land Acquisition**

- TPL will purchase the Simpson Stuart property at fair market value, estimated at \$3,700,000.00, and pay all closing costs associated with their acquisition

- TPL will secure, fund and provide site surveys, environmental reports, appraisals and other due diligence documents to the City
- City will acquire Simpson Stuart property from TPL at 50 percent of TPL's land acquisition price
  - City to pay 50 percent of the total \$3,700,000.00 land acquisition cost (\$1,850,000.00) at closing
  - City will pay for the title insurance and 50 percent of the closing costs, estimated at \$20,000.00, for an amount not to exceed \$1,870,000.00
- Funding proposed from 2017 Bond Program, City-Wide Land Acquisition (\$2,200,000.00 total allowance)
- Property to be dedicated as parkland upon City's acquisition

### **Development**

- TPL will have a period of 24 months after execution of the agreement to fund and develop the site, plus one 12-month extension option
  - If another opportunity for development becomes available within the 36 months, TPL may relinquish their rights
- In the event TPL develops the property, the following development terms will be included in the agreement:

### **Design Phase**

- TPL will be responsible for the funding, public input process and design of the property
- TPL's consultant will provide Professional Liability insurance
  - City to be named as an additional insured
- TPL will coordinate public input meetings with the Park and Recreation Department
- TPL will seek community input for the design of the park
- TPL will consider long-term maintenance and security in the design
- Design will meet all codes, ordinances, and Americans with Disabilities Act/ Texas Accessibility Standards compliance
- City has the ability to review the Design Plans prepared by TPL at each phase
- City will assist, as needed with the public input process, including providing addresses for mailers and assistance in scheduling the meetings
- City will approve the plans prior to TPL's commencement of construction

### **Construction Phase**

- TPL will fund and manage the construction of the park
- City will have the right, but not the obligation to observe construction
- City will have the right to participate in the final punch lists

### **Naming Rights**

- TPL will have the right to name the park, subject to the approval of the Park and Recreation Department Director
- Until a permanent name is approved, the placeholder name will be “Simpson Stuart Park”, based on the property’s frontage on Simpson Stuart Road

### **Maintenance**

- City will be responsible for maintenance after acquisition of the property

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

On February 28, 2019, the Park and Recreation Board authorized the Five Mile Creek Urban Greenbelt Master Plan.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on April 22, 2019.

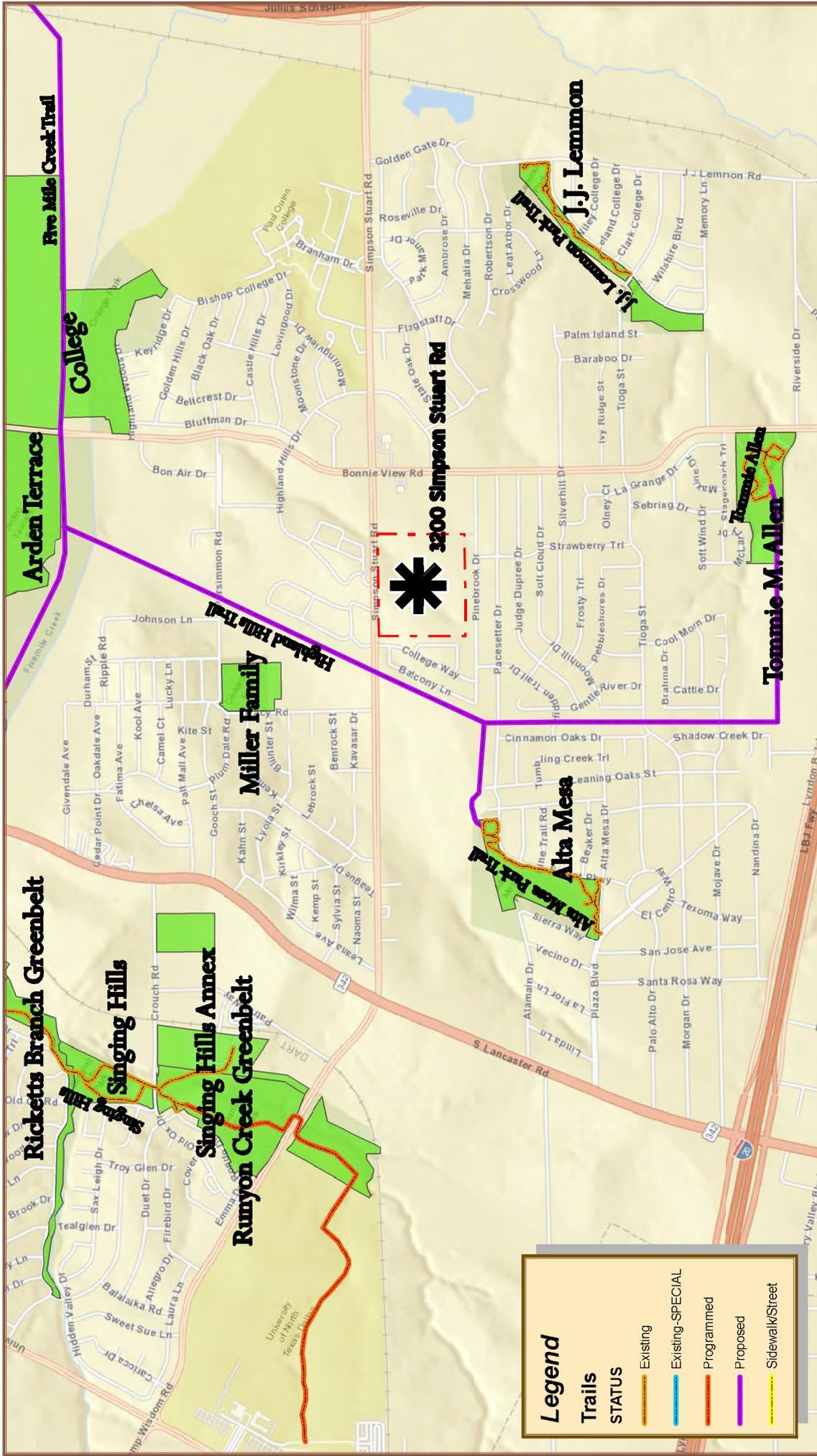
### **FISCAL INFORMATION**

Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$1,870,000.00

Future cost for operation and maintenance is estimated at \$38,172.00 annually.

### **MAP**

Attached

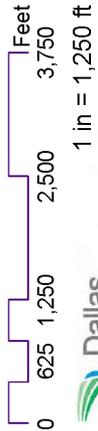


**Legend**

**Trails**

**STATUS**

- Existing
- Existing-SPECIAL
- Programmed
- Proposed
- Sidewalk/Street



Acquisition: 3200 Simpson Stuart Road