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CITY SECRETARY
DALLAS, TEXAS

QUALITY OF LIFE, ARTS & CULTURE COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

MONDAY, FEBRUARY 12, 2018
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA STREET
DALLAS, TEXAS 75201
9:00 A.M. – 11:00 A.M.

Chair, Councilmember Sandy Greyson
Vice-Chair, Councilmember Mark Clayton
Councilmember Rickey D. Callahan
Councilmember Jennifer S. Gates
Councilmember Scott Griggs
Councilmember B. Adam McGough
Councilmember Omar Narvaez

Call to Order

1. Approval of January 22, 2018 Minutes

BRIEFINGS

2. Park Land Dedication Ordinance

David Cossum
*Director, Sustainable Development
and Construction*

Willis Winters
Director, Park and Recreation

Ryan O'Connor,
Program Manager, Park and Recreation

3. **Upcoming Agenda Items**

February 14, 2018

- A. Authorize (1) the acceptance of donations from the Communities Foundation of Texas on behalf of the various contributors to the Dallas Cultural Plan 2018 in the amount of \$303,000; and (2) an increase in appropriations in the amount of \$303,000 in the Office of Cultural Affairs budget - Revenue: \$303,000
- B. Authorize a ten-year Interlocal Agreement, with two five-year renewal options, with Richardson Independent School District for shared access of campus grounds after school hours and weekends – Financing: No cost consideration to the City

- C. Authorize an increase in the construction services contract with The Fain Group, Inc. to add increased scope of work associated with three regional family aquatic centers at Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Belt Line Road, and Samuell Grand Park located at 6200 East Grand Avenue – Not to exceed \$351,667, from \$20,562,297 to \$20,913,964 – Financing: Elgin B. Robertson Land Sale Funds

Adjourn



Sandy Greyson, Chair
Quality of Life, Arts & Culture Committee

HANDGUN PROHIBITION NOTICE FOR MEETINGS OF GOVERNMENTAL ENTITIES

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

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

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

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

EXECUTIVE SESSION NOTICE

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

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

Quality of Life, Arts & Culture Committee Meeting Record

Meeting Date: January 22, 2018 **Convened:** 9:12 AM **Adjourned:** 10:19 AM

Members Present:

Sandy Greyson (Chair)
Mark Clayton (Vice-Chair)
Rickey D. Callahan
Jennifer S. Gates
Scott Griggs
B. Adam McGough
Omar Narvaez

Members Absent:

Council Members Present:
Philip Kingston

Briefing Presenters

Kelly High
Director, Sanitation Services.

Danielle McClelland
Manager, Zero Waste Program

Staff Present:

Chhunhy Chhean, Genesis Cruz, David Cossum, Louise Elam, Juan Garcia, Adelia Gonzalez, Clinton Lawrence, Jody Puckett, Dennis Ware, Natalie Wilson, Willis Winters, Joey Zapata

Guests: Corey Troiani, DFW Program Director, Texas Campaign for the Environment; Kathy Carlton, Apartment Association Greater Dallas

AGENDA:

1. **Approval of the January 8, 2018 Minutes**

Information Only:

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes of January 8, 2018.

Motion made by: Rickey D. Callahan

Motion seconded by: Mark Clayton

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

2. **City of Dallas Zero Waste Plan: Multi-Family/Commercial Update**

Presenter(s): Kelly High, Director, Sanitation Services; Danielle McClelland, Manager, Zero Waste Program

Information Only:

The Committee was briefed on the City of Dallas Zero Waste Plan: Multi-Family/Commercial Update

Action Taken/Committee Recommendation(s): A motion was made by Councilmember Griggs for city staff to come back to the committee in 60 to 90 days with a recycling ordinance applicable to all Multi-Family properties.

Motion made by: Scott Griggs

Motion seconded by: Mark Clayton

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

3. **Upcoming Agenda Items**

Presenter(s):

Information Only:

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

Action Taken/Committee Recommendation(s):

Chairwoman Greyson and Councilmember Gates requested additional information on the Audubon Agenda Item to the full committee.

Councilmember Callahan requested additional information on the total cost associated with the Interlibrary Loan services provided by the Dallas Public Library.

Motion made by:

Item passed unanimously:

Item failed unanimously:

Motion seconded by:

Item passed on a divided vote:

Item failed on a divided vote:

Councilmember Sandy Greyson
Chair

Memorandum



CITY OF DALLAS

DATE February 8, 2018

TO Honorable Members of the Quality of Life, Arts & Culture Committee: Sandy Greyson (chair), Mark Clayton (Vice Chair), Rickey D. Callahan, Jennifer S. Gates, Scott Griggs, B. Adam McGough, Omar Narvaez

SUBJECT Park Land Dedication Ordinance

On Monday, February 12, 2018, you will be briefed on the Park Land Dedication Ordinance. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

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

Joey Zapata
Assistant City Manager

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

Jo M. (Jody) Puckett, P.E., Assistant City Manager (Interim)
Jon Fortune, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

Park Land Dedication Ordinance

Quality of Life, Arts and Culture Committee

February 12, 2018

David Cossum, Director
Sustainable Development
and Construction

Willis Winters, FAIA, Director
Park and Recreation

Ryan O'Connor, Program Manager
Park and Recreation



City of Dallas

Requested Action

To recommend the proposed Park Land Dedication Ordinance as unanimously approved by the City Plan Commission on December 14, 2017, for City Council consideration

Ordinance Rationale

- As Dallas experiences rapid growth, the park system is not growing at the same rate
- A park land dedication ordinance ensures developers share the cost of providing new park land and amenities for new residents

Background

- First park land dedication ordinance in Texas – 1955 (Corpus Christi)
- Largest cities in Texas (Houston, Austin, San Antonio, Fort Worth) have existing park land dedication ordinances
- Most surrounding DFW suburbs have existing park land dedication ordinances

Background (continued)

- The Park and Recreation Board requested and was briefed on a park land dedication ordinance in November 2016
- The City Council Quality of Life Committee was briefed four times in 2017
- Five meetings were conducted with the Subdivision Review Committee of the City Plan Commission
- The City Plan Commission approved the ordinance on December 14, 2017
- The Park and Recreation Board approved a resolution on January 4, 2018, supporting the action by the CPC

Background (continued)

Staff convened a working group to discuss and make recommendations for the proposed ordinance:

- Comprised of members/representatives from TREC, Dallas Builders Association, AIA, multifamily developers, single-family developers and park system advocates (former City Council and Park Board members)
- Met five times in April and May of 2017

Proposed Ordinance Requirements and Fees

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Requirements and Fees

- The dedication requirements and fees contained in the proposed ordinance are based on existing criteria and factors of the Dallas park system
 - Additional information and calculations can be found in the appendix
- Land dedication requirements and fee recommendations are not arbitrary
- Methodology uses best practices from other cities in Texas

Recommendation: Land Dedication

- Single-Family
 - 1 acre per 100 dwelling units
- Multifamily
 - 1 acre per 255 one-bed units
 - 1 acre per 127 two-bed units
- Hotel/Motel
 - 1 acre per 233 rooms

Recommendation: Total Fee-in-Lieu

- Single-Family
 - \$1,165 per dwelling unit
- Multifamily
 - \$457 per dwelling unit, 1BR or less
 - \$917 per dwelling unit, 2BR or greater
- Hotel/Motel
 - \$500 per room
- Proposed fees are in line and competitive with surrounding communities
 - Range from \$325 (Rowlett) to \$1,802 (Colleyville)

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Land Dedication and Fee Examples

- Single-Family
 - 20-home shared-access development
 - Land dedication: 0.2 acres
 - Fee: \$23,000
- Multifamily
 - 150-unit development (120 one-bed units and 30 two-bed units)
 - Land dedication: 0.71 acres
 - Fee: \$82,350
- Hotel/Motel
 - 250-room hotel
 - Land dedication: 1.07 acres
 - Fee: \$125,000

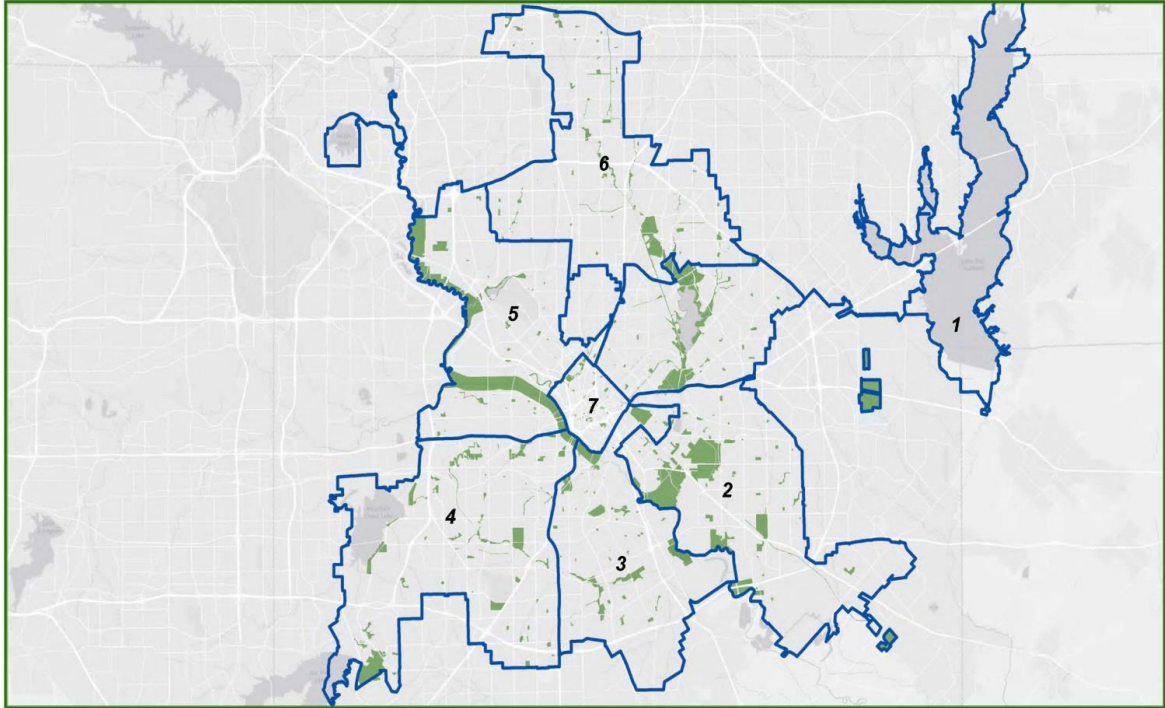
Additional Ordinance Components

Consensus recommendations of the developer and park advocate working group

Recommendation: Nexus Zones

- Use six existing park districts and create a new zone for downtown and the surrounding neighborhoods (as defined by Downtown360 Plan) for a total of seven zones
- Nexus zone rationale:
 - Zones are established and do not require the creation of new arbitrary boundaries
 - Zones are large enough for the Park and Recreation Department to acquire land and expend fees
 - Zones are small enough to be responsive to individual developments but large enough to provide land dedication options to developers

Park Nexus Zones

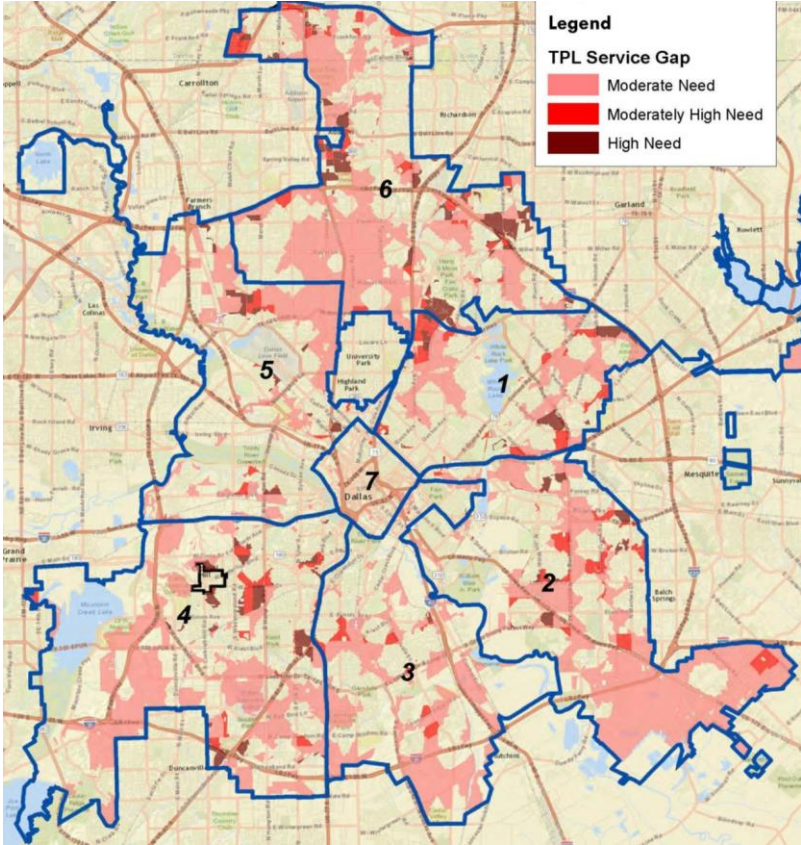


Park Nexus Zones



November 12, 2017

Park Nexus Zones



Recommendation: Addt'l Components

- Time limit for expending fees
 - 10 years
- Minimum dedication size
 - One acre with allowance for exceptions by Park and Recreation Director
- Fee adjustment review
 - Annually with escalator based on Dallas Central Appraisal District (DCAD) Single-Family Residential (SFR) value with maximum increase/decrease of 5%

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Recommendation: Addt'l Components

- Change of density/teardowns
 - Use delta for a period of five years, after which full number of units are assessed
 - Example:
 - Developer buys property with 100 apartment units and intends to replace with 200-unit complex
 - Only charged fees based upon new 100 units if work commences within five years
 - If work does not commence within five years, developer would be charged fees based upon the full 200 units
- Ordinance implementation (as approved by CPC) on January 1, 2019

Recommendation: Land Acceptance Standards

- Connectivity to a public street appropriate for the size and use of the park
- Cleared of any non-vegetative material
- No severe slope or extreme topography inconsistent with the intended recreational use
- No water detention or retention areas
- Free of adverse environmental conditions
- Does not exceed 50% floodplain designation

Recommendation: Developer Options

- Adjacency to park or trail
 - 100% credit applied to park development fee for capital improvements made to an existing park or trail if designed/built according to park standards
- Private parks
 - 100% credit applied to park land dedication and park development fees if parks and amenities are accessible to public and designed/built according to park standards
 - 50% credit for private parks not accessible to public; must be located at grade and of appropriate size for development

Recommendation: Developer Offsets/Credits

Dedicated park land may be used to meet tree mitigation requirements in accordance with Article X Landscaping and Tree Preservation if it meets specific requirements:

- Contains protected trees
- Configured for urban forest conservation
- Suitable size, dimension and topography
- Not narrower than 50' in width
- Documentation provided describing legal and physical characteristics of land
- Meets publicly accessible park standards

Requested Action

To recommend the proposed Park Land Dedication Ordinance as unanimously approved by the City Plan Commission on December 14, 2017, for City Council consideration

Next Step

Schedule proposed ordinance for City Council briefing



Park Land Dedication Ordinance

Quality of Life, Arts and Culture Committee

February 12, 2018

David Cossum, Director
Sustainable Development
and Construction

Willis Winters, FAIA, Director
Park and Recreation

Ryan O'Connor, Program Manager
Park and Recreation



City of Dallas

Appendix

Land Dedication Methodology

- Establish baseline level of service
 - Population/acreage of applicable parks = existing level of service
 - $1,197,816/4,276.9 = 280$ residents per acre, or 3.57 acres per 1,000 residents
- Establish land dedication requirement for development type
 - Residents per acre/census dwelling unit density = dwelling unit acreage requirement
 - SF = 2.8
 - MF 2+ beds = 2.2
 - MF 1 bed = 1.1
 - Hotel/Motel = 1.7

Fee-in-Lieu Methodology

- Determine value per square foot to acquire park land
 - \$1.75 per square foot = \$76,230 per acre
 - Park land acquisition typically ranges between \$0.50 and \$5.00 per sq. ft.
- Identify unit-level price per development type
 - Single acre price/unit count per acre dedication requirement
 - Single-family example: $\$76,230/100 = \762 per dwelling unit

Park Development Fee Methodology

- Establish cost to develop park land: \$600,000
- Determine number of people per park
 - Population/number of applicable parks
 - $1,197,816/287 = 4,174$
- Determine cost per person to develop a park
 - $\$600,000/4,174 = \144
- Determine cost per development type
 - Census density value x cost per person to develop a park
 - Single-family example: $2.8 \times \$144 = \403

Recommendation: Fee-in-Lieu

- Single-Family
 - \$762 per dwelling unit
- Multifamily
 - \$299 per 1-bedroom dwelling unit
 - \$600 per 2+ bedroom dwelling unit
- Hotel/Motel
 - \$327 per room

Recommendation: Development Fee

- Single-Family
 - \$403 per dwelling unit
- Multifamily
 - \$158 per 1-bedroom dwelling unit
 - \$317 per 2+ bedroom dwelling unit
- Hotel/Motel
 - \$173 per room

Park Land Dedication Research

- Dr. John Crompton, Distinguished Professor, Texas A&M University has conducted definitive research on park land dedication ordinances in Texas
- Published two academic papers that thoroughly detail dedication requirements and fees-in-lieu around the state
 - An Analysis of Parkland Dedication Ordinances in Texas
 - Parkland Dedication Ordinances in Texas: A Missed Opportunity?

Fee Benchmarking

- Arlington
 - Residential fee: \$1,257 to \$1,391 per unit
- Austin
 - Residential fee: \$1,075 to \$1,771 per unit
 - Hotel/Motel fee: \$837 per room
- Colleyville
 - Residential fee: \$1,802 per unit
 - Commercial fee: \$800 per acre
- Frisco
 - Residential fee: \$1,561 per unit

Fee Benchmarking

- Fort Worth (under revision – fees likely to increase)
 - Residential fee: \$500 per unit
 - Park development fee: \$30,000 per acre
- Grapevine
 - Residential fee: \$1,416 per unit
- Houston
 - Residential fee: \$700 per unit
- Lancaster
 - Residential fee: \$1,400 per unit
- Lewisville
 - Park development fee: \$750 per unit

Fee Benchmarking

- McKinney
 - Residential fee: Based on appraisal district value or independent appraisal of land
- San Antonio
 - Residential fee: Based on fair market value but “shall not exceed \$50,000 per acre”
 - Park development fee: Number of dwelling units x \$250
- Southlake
 - Residential fee: Based on annual land appraisal approved by City Council
 - Commercial fee: \$8,000 per acre

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 14, 2018

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Cultural Affairs

CMO: Joey Zapata, 670-1204

MAPSCO: N/A

SUBJECT

Authorize **(1)** the acceptance of donations from the Communities Foundation of Texas on behalf of the various contributors to the Dallas Cultural Plan 2018 in the amount of \$303,000; and **(2)** an increase in appropriations in the amount of \$303,000 in the Office of Cultural Affairs budget - Revenue: \$303,000

BACKGROUND

On May 24, 2017, City Council authorized a one-year consultant contract for the development of a 10-year cultural plan and updated cultural policy for the City of Dallas in the amount of \$539,900, by Resolution No. 17-0847. The City's Cultural Plan was last comprehensively updated in 2002, and given the demographic, economic, and artistic changes in the City, the Office of Cultural Affairs sought consultants to lead a cultural planning process to guide the next 7-10 years of City supports for the sector. The Dallas Cultural Plan 2018 is currently underway, and engaging local arts and cultural organizations, their leaders and supporters, as well as residents across all neighborhoods, to explore ways to strengthen and improve access to and engagement with the City's tremendous cultural assets. Importantly, this plan and the process to formulate it will take into account the objectives and needs of artistic institutions and cultural organizations of all types and sizes, as well as the desires and aspirations of artists and others within the cultural economy.

Various private donors have contributed to the cultural planning effort, including The Meadows Foundation, Texas Instruments Foundation, Hoblitzelle Foundation, PNC Bank, Perot Foundation, Communities Foundation of Texas, and others. These gifts were raised to offset the impact to the City's General Fund for this effort. The funds are currently held in a Charitable Giving Fund with the Communities Foundation of Texas. This action seeks to authorize the acceptance of these funds so that they may be deposited into the General Fund. Furthermore, this action increases the Office of Cultural Affairs General Fund expenditure and revenue appropriations in a corresponding amount.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 12, 2018.

FISCAL INFORMATION

Revenue - \$303,000

February 14, 2018

WHEREAS, on May 24, 2017, City Council authorized a one-year consultant contract for the development of a 10-year cultural plan and updated cultural policy for the City of Dallas, in an amount not to exceed \$539,900, by Resolution No. 17-0847; and

WHEREAS, Dallas' Cultural Plan was last comprehensively updated in 2002, and given the demographic, economic, and artistic changes in the City, the Office of Cultural Affairs sought consultants to lead a cultural planning process; and

WHEREAS, the 2018 cultural planning process is now underway, engaging local arts and cultural organizations, their leaders and supporters, as well as residents across all Dallas neighborhoods, to explore ways to strengthen and improve access to and engagement with the City's tremendous cultural assets; and

WHEREAS, importantly, this Plan and the process to formulate it, will consider the objectives and needs of artistic institutions and cultural organizations of all types and sizes, as well as the desires and aspirations of artists and others within the cultural economy; and

WHEREAS, the resulting Cultural Plan will provide the vision, implementation strategies, organizational structure, funding requirements, and policy framework to achieve the goals and strategic objective set forth in the Cultural Plan; and

WHEREAS, \$303,000 was raised from various private donors to support the Dallas Cultural Plan 2018 effort, and these funds are currently held in a Charitable Giving Fund with the Communities Foundation of Texas; and

WHEREAS, it is now necessary to accept and deposit these funds into the City's General Fund and adjust expenditure and revenue appropriations accordingly.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to accept donations from the Communities Foundation of Texas on behalf of the various contributors to the Dallas Cultural Plan 2018, approved as to form by the City Attorney, in an amount not to exceed \$303,000.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit private funds in an amount not to exceed \$303,000 in the General Fund, Fund 0001, Department OCA, Unit 4888, Revenue Code 8411.

February 14, 2018

SECTION 3. That the City Manager is hereby authorized to increase the Office of Cultural Affairs appropriations in an amount not to exceed \$303,000, from \$20,407,467 to \$20,710,467 in the General Fund, Fund 0001, Department OCA; total General Fund expenditure appropriations by \$303,000 from \$1,278,320,588 to \$1,278,623,588; and increase total General Fund revenue appropriations by \$303,000 from \$1,278,320,588 to \$1,278,623,588.

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.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 14, 2018

COUNCIL DISTRICT(S): 10, 11

DEPARTMENT: Park & Recreation Department

CMO: Willis Winters, 670-4071

MAPSCO: Various

SUBJECT

Authorize a ten-year Interlocal Agreement, with two five-year renewal options, with Richardson Independent School District for shared access of campus grounds after school hours and weekends – Financing: No cost consideration to the City

BACKGROUND

Currently, approximately only half of Dallas residents live within a ten minute walk of a park. In north and north east Dallas, there are several areas that are highly deficient in open space. A strategy utilized nationally to increase resident access to park and open space is to partner with schools to make their campuses available for resident use after school hours and weekends. By partnering with Richardson Independent School District (RISD), the City will be able to fill many gaps in service without the need to acquire new park land.

The agreement will cover the following five schools in Council District 10 and two schools in Council District 11:

Council District 10

- Forest Lane Academy Elementary School
- Forest Meadow Junior High
- Lake Highlands Elementary School
- Stults Elementary School
- Thurgood Marshall Elementary School

Council District 11

- RISD Academy Elementary School
- Spring Valley Elementary School

BACKGROUND (continued)

There are two primary deal points in the agreement. First, RISD will formally allow neighborhood residents access to the campuses after school hours and weekends. Second, RISD and the City will partner on capital improvements to the campuses subject to funding availability of both parties. It is anticipated that the primary improvements will be loop trails. Any capital improvements completed under this agreement will be maintained by the City and owned by RISD.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 4, 2018, the Park and Recreation Board authorized a ten-year Interlocal Agreement, with two five-year renewal options, with Richardson Independent School District.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 12, 2018.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

February 14, 2018

WHEREAS, a national best practice is for park systems to partner with school districts to increase the availability of park land and open space to residents; and

WHEREAS, the City of Dallas has joined the Trust for Public Land's ten minute walk initiative to ensure as many residents as possible have access to a park or open space within a ten minute or 0.5 mile walk of their home; and

WHEREAS, the City of Dallas and Richardson Independent School District (RISD) desire to enter into a ten-year Interlocal Agreement, with two five-year renewal options, for shared access of campus grounds after school hours and weekends and to partner on capital improvements subject to funding availability; and

WHEREAS, any capital improvements to the school campuses completed under this agreement will be maintained by the City and owned by RISD.

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 sign a ten-year Interlocal Agreement, with two five-year renewal options, with Richardson Independent School District, approved as to form by the City Attorney, for shared access of campus grounds after school hours and weekends.

SECTION 2. That this contract is designated as Contract No. PKR-2018-00005318.

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.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: February 14, 2018

COUNCIL DISTRICT(S): 2, 5, 11

DEPARTMENT: Park & Recreation Department

CMO: Willis Winters, 670-4071

MAPSCO: 15H, 47E, 59W

SUBJECT

Authorize an increase in the construction services contract with The Fain Group, Inc. to add increased scope of work associated with three regional family aquatic centers at Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Belt Line Road, and Samuell Grand Park located at 6200 East Grand Avenue - Not to exceed \$351,667, from \$20,562,297 to \$20,913,964 - Financing: Elgin B. Robertson Land Sale Funds

BACKGROUND

On June 28, 2017, City Council authorized a contract with The Fain Group, Inc. for construction of three regional family aquatic centers at Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Belt Line Road and Samuell Grand Park located at 6200 East Grand Avenue, in an amount not to exceed \$20,562,297.00, by Resolution No. 17-1085.

This action will authorize Change Order No. 1 to the construction services contract with The Fain Group, Inc., in an amount not to exceed \$351,666.61, from \$20,562,297.00 to \$20,913,963.61, for an increase in the contract to modify the location of the filtration building to accommodate a future right-of-way on Hillcrest Road at Fretz Park; re-route the existing water line which serves the recreation center and the aquatic center at Fretz Park; install a three-phase primary electrical power feed at Crawford Memorial Park; and add gates to the perimeter fence at Crawford Memorial Park and Samuell Grand Park aquatic centers.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	August/September 2017
Complete Construction	May 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 14, 2015, the Quality of Life and Environment Committee was briefed on the Aquatics Master Plan Update.

On October 7, 2015, City Council was briefed on the Aquatics Master Plan Update.

On October 8, 2015, the Park and Recreation Board authorized the Aquatics Master Plan Update .

On December 9, 2015, City Council authorized the professional services contract for Phase 1 Implementation by Resolution No. 15-2271.

On March 10, 2016, the Park and Recreation Board was briefed on the Aquatics Master Plan - Public Meeting Update.

On October 20, 2016, the Park and Recreation Board was briefed on the Aquatics Master Plan Phase 1 Implementation.

On November 2, 2016, City Council was briefed on the Aquatics Master Plan Phase 1 Implementation.

On December 1, 2016, the Park and Recreation Board authorized proceeding with advertisement for construction procurement.

On May 18, 2017, the Park and Recreation Board authorized a professional services contract for construction of three regional family aquatic centers at Crawford Memorial Park, Fretz Park and Samuell Grand Park.

On June 21, 2017, City Council was briefed on the Aquatics Master Plan and Phase 1 Implementation.

On June 28, 2017, City Council authorized a contract with The Fain Group, Inc. for construction of three regional family aquatic centers at Crawford Memorial Park, Fretz Park and Samuell Grand Park by Resolution No. 17-1085.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on February 12, 2018.

FISCAL INFORMATION

Elgin B. Robertson Land Sale Funds - \$351,666.61

Construction Contract	\$20,562,297.00
Change Order No. 1 (this action)	<u>\$ 351,666.61</u>

Total not to exceed	\$20,913,963.61
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<u>Council District</u>	<u>Amount</u>
2	\$ 3,332.70
5	\$255,381.36
11	<u>\$ 92,952.55</u>
Total	\$351,666.61

M/WBE INFORMATION

See attached.

OWNER

The Fain Group, Inc.

Larry Frazier, President

MAPS

Attached

February 14, 2018

WHEREAS, on June 28, 2017, City Council authorized a contract with The Fain Group, Inc. for construction of three regional family aquatic centers at Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Belt Line Road, and Samuell Grand Park located at 6200 East Grand Avenue, in an amount not to exceed \$20,562,297.00 by Resolution No. 17-1085; and

WHEREAS, this action will authorize Change Order No. 1 to the construction services contract with The Fain Group, Inc. to add increased scope of work associated with three regional family aquatic centers at Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Belt Line Road, and Samuell Grand Park located at 6200 East Grand Avenue, in an amount not to exceed \$351,666.61, increasing the contract amount from \$20,562,297.00 to \$20,913,963.61.

Now, Therefore,

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

SECTION 1. That an increase in the construction services contract with The Fain Group, Inc. (Change Order No. 1) is authorized to add increased scope of work associated with three regional family aquatic centers at Crawford Memorial Park located at 8700 Elam Road, Fretz Park located at 6994 Belt Line Road, and Samuell Grand Park located at 6200 East Grand Avenue, in an amount not to exceed \$351,666.61, increasing the contract amount from \$20,562,297.00 to \$20,913,963.61.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$351,666.61 to The Fain Group, Inc. in accordance with the terms and conditions of the contract, as follows:

Crawford Memorial Park

Elgin B. Robertson Land Sale Fund
Fund 0467, Department PKR, Unit W109
Object 4599, Activity AQFC, Program PKP945.6
Encumbrance/Contract No. CX-PKR-2017-00001818
Commodity 91200, Vendor VS0000040276 \$ 255,381.36

Fretz Park

Elgin B. Robertson Land Sale Fund
Fund 0467, Department PKR, Unit W109
Object 4599, Activity AQFC, Program PKP945.1
Encumbrance/Contract No. CX-PKR-2017-00001818
Commodity 91200, Vendor VS0000040276 \$ 92,952.55

February 14, 2018

SECTION 2. (continued)

Samuell Grand Park

Elgin B. Robertson Land Sale Fund

Fund 0467, Department PKR, Unit W109

Object 4599, Activity AQFC, Program PKP945.2

Encumbrance/Contract No. CX-PKR-2017-00001818

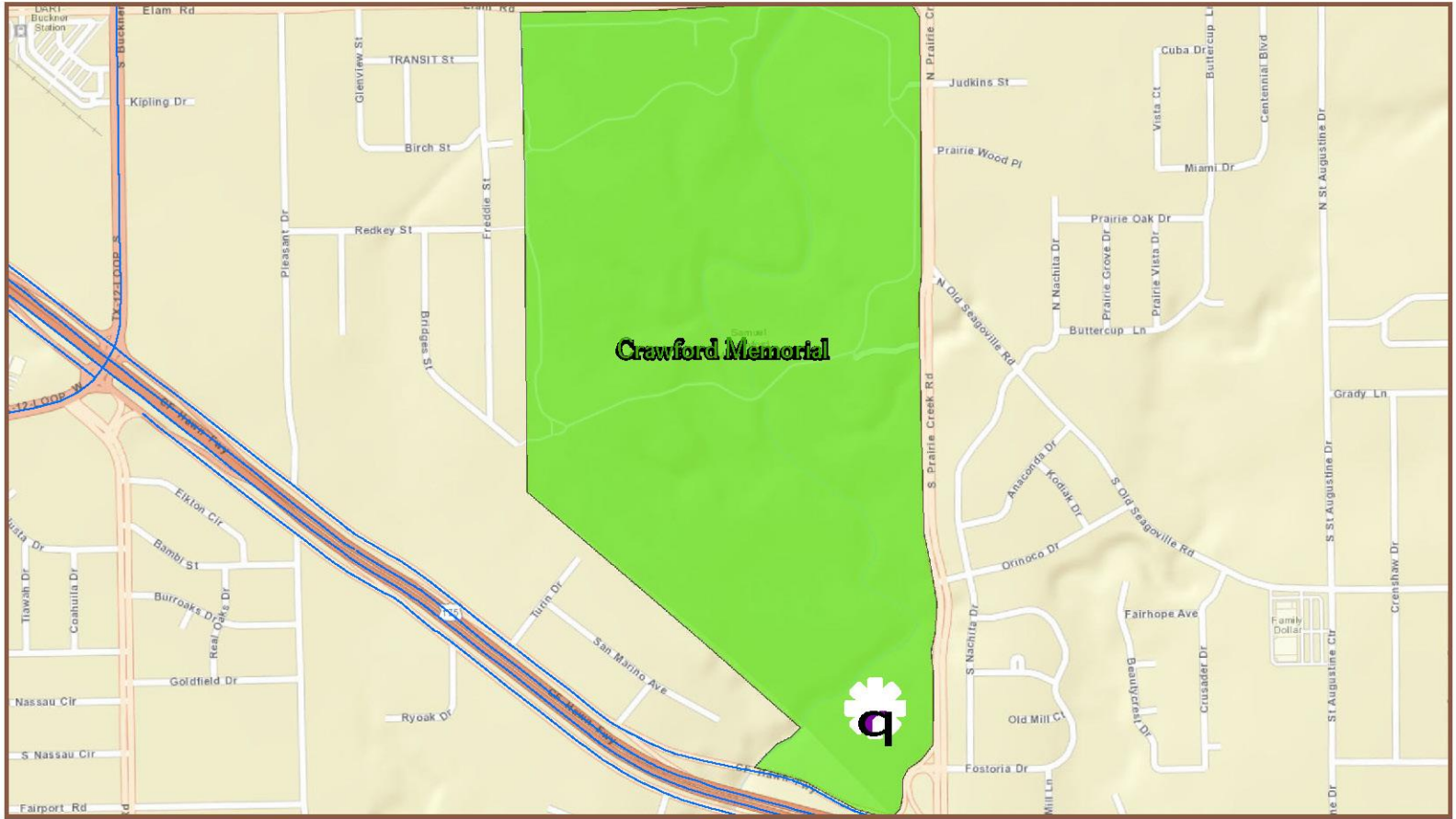
Commodity 91200, Vendor VS0000040276

\$ 3,332.70

Total amount not to exceed

\$ 351,666.61

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.



Aquatic Center: Crawford Memorial Park
(8700 Elam Rd)

MapSCO
59W

District
5



Aquatic Center: Fretz Park
 (6994 Belt Line Rd)

Mapsco
 15 H

District
 11



0 155 310 620 930 Feet

Aquatic Center: Samuel-Grand Park
(6200 E Grand Ave)

Mapsco
47 E

District
2