

QUALITY OF LIFE, ARTS & CULTURE COMMITTEE

DALLAS CITY COUNCIL COMMITTEE AGENDA

REVISED

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2019 MAY -9 PM 5:08

CITY SECRETARY
DALLAS, TEXAS

MONDAY, MAY 13, 2019

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. April 22, 2019 Minutes

BRIEFING

2. Code Compliance Community Clean Program
Lynetta M. Kidd
Director (I), Code Compliance

Donna Lee
Executive Manager
3. Proposed Design Guidelines/Standards
for Trail-Adjacent Development
Peer Chacko
Director, Planning & Urban

4. **Upcoming Agenda Items**

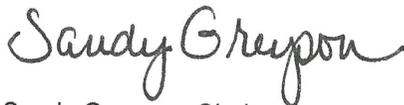
May 22, 2019

- A. Draft Agenda Item - Authorize the **(1)** acceptance of a grant from the Texas Book Festival for the 2019 Collections Enhancement Grant in the amount of \$2,500.00 to support collection enhancement at the Polk-Wisdom Branch Library for the grant period April 5, 2019 through December 1, 2019; **(2)** receipt and deposit of funds from Texas Book Festival in an amount not to exceed \$ 2,500.00 in the Texas Book Festival Grant-Library Collection Enhancement Fund; and **(3)** establishment of appropriations in an amount not to exceed \$ 2,500.00 in the Texas Book Festival Grant-Library Collection Enhancement Fund - Not to exceed \$2,500.00 - Financing: Texas Book Festival Grant Funds
- B. Draft Agenda Item - An ordinance amending Chapter 24, "Library," of the Dallas City Code, by amending Article 1; **(1)** eliminating library fines; **(2)** eliminating the \$1 fee for failure to present library card; **(3)** eliminating the \$4 replacement fee for a new library card; and **(4)** authorizing the library director to administer two annual amnesty periods to forgive some or all fees accrued for any items

returned after their due date, so long as the item(s) have been returned - Estimated Annual Revenue Foregone: \$150,000.00

- C. Draft Agenda Item - Authorize a ninety-nine year lease agreement with the Dallas Symphony Association, Inc. for the Morton H. Meyerson Symphony Center ("Meyerson") located at 2301 Flora Street - Total not to exceed \$11,500,000 - Financing: General Fund (subject to annual appropriations)
- D. Draft Agenda Item - Authorize an agreement between Big Thought and the City of Dallas Park and Recreation Department to provide after-school services as Phase II of The Wallace Foundation Partnership for Social and Emotional Learning Initiative in partnership with Dallas Independent School District - Financing: No cost consideration to the City (see Fiscal Information)
- E. Draft Agenda Item - Authorize a professional services contract with Dal-Tech Engineering, Inc. for topographic survey, schematic design, geotechnical investigation, design development, flood plain permitting, construction documents, construction procurement, and construction observation phases for the Brownwood Park Erosion Control and Soccer Field Improvements Project located at 3400 Walnut Hill Lane - Not to exceed \$72,322.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)
- F. Draft Agenda Item - Authorize Supplemental Agreement No. 2 to the professional services contract with Kimley-Horn and Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Aquatics Phase 2 Projects for additional design and floodplain permitting for Bachman Regional Aquatic Center at Bachman Park located at 2750 Bachman Drive - Not exceed \$133,875.00, from \$2,628,800.00 to \$2,762,675.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)
- G. Draft Agenda Item - Authorize Supplemental Agreement No. 3 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for an increase in construction services package and additional architectural and engineering services for the renovations of the Music Hall located at 909 1st Avenue and the African American Museum located at 3536 Grand Avenue - Not to exceed \$3,134,650.00, from \$2,704,320.00 to \$5,838,970.00 - Financing: Fair Park Improvements (C) Fund (2017 Bond 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: April 22, 2019

Convened: 9:09 AM

Adjourned: 11:00 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:

Briefing Presenters

Jennifer Scripps
Director, Office of Cultural Affairs

Nikki Christmas
Manager, Facilities & Capital Projects

Courtney Pogue
Director, Economic Development

Staff Present:

Casey Burgess; David Fisher; Juan Garcia; Adelia Gonzalez; Milton Henderson; Kelly High; Christine Lanners; Tamara Leak; Julianne Nguyen; Marichelle Samples; Jennifer Scripps; Emily Worland, Joey Zapata

Guests: Jeff Bragalone; Katherine Seale; Ann Abernathy

AGENDA:

1. Approval of the April 8, 2019 Minutes

Information Only:

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes of April 8, 2019
Minutes were approved but corrected to note that CM Gates was absent.

Motion made by: Mark Clayton

Motion seconded by: Rickey D. Callahan

Item passed unanimously:

Item passed on a divided vote:

Item failed unanimously:

Item failed on a divided vote:

2. Proposed Lease with the Dallas Theater Center for the Kalita Humphreys Theater

Presenter(s): Jennifer Scripps, Director, Office of Cultural Affairs; Nikki Christmas, Manager, Facilities & Capital Projects

Information Only:

The Committee was briefed on the Proposed Lease with the Dallas Theater Center for the Kalita Humphreys Theater and heard speakers representing DTC and the conservancy. During speaker comments, Ann Abernathy clarified that she was employed by Booziotis & Company Architects at the time the company was the prime consultant for the Master Plan, but is no longer with the company as mentioned in the briefing information.

Action Taken/Committee Recommendation(s):

The Committee discussed:

- The concern that DTC would hire the consultant to conduct the Master Plan updates
- The 2010 Master Plan and why it was never adopted by City Council
- Equitable access plans at other City art venues
- The need to balance the interest of the theater community and the architecture community in the updates to the Master Plan
- CM Gates made a motion to move the item forward for City Council consideration but also to direct staff to find a means by which there is more independence in the selection of the consultant
- CM Greyson offered a friendly amendment to also request interim reports throughout the process; CM Gates and CM McGough accepted

Motion made by: Jennifer S. Gates

Motion seconded by: B. Adam McGough

Item passed
unanimously:

Item passed on a divided vote:

Item failed

Item failed on a divided vote:

Motion opposed by: Omar Narvaez

3. Proposed Neighborhood Empowerment Zone #9

Presenter(s): Courtney Pogue, Director, Economic Development

Information Only:

The Committee was briefed on the Proposed Neighborhood Empowerment Zone #9

Action Taken/Committee Recommendation(s):

The Committee discussed:

- Other parts of the city, like Pleasant Grove, not being considered for these type of programs
- What business owners would receive as part of this program
- The need for data on the history of NEZ's in the city and clarity on any limit to such NEZ areas like TIP areas are capped
- If the NEZ was contingent on the Salvation Army zoning case passing

Motion made by:

Motion seconded by:

Item passed
unanimously:

Item passed on a divided vote:

Item failed

Item failed on a divided vote:

Motion opposed by:

4. INFORMATIONAL MEMORANDUM: Great Trinity Forest Resolution

Presenter(s):

Information Only:

The Committee was briefed via memorandum on the Great Trinity Forest Resolution.

Action Taken/Committee Recommendation(s): The Committee discussed:

- Who requested the drafting of the resolution
- That language be added to the resolution to indicate that the reference to the Balanced Vision Plan does not include the transportation element, which is no longer in effect due to the cancellation of the Trinity Toll Road. Also, remove the language “as much as possible” in section I.

Motion made by:

Item passed

unanimously:

Item failed

Motion opposed by:

Motion seconded by:

Item passed on a divided vote:

Item failed on a divided vote:

5. Upcoming Agenda Items

Presenter(s):

Information Only:

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

Action Taken/Committee Recommendation(s): The Committee Chair requested members reach out to staff directly to ask questions.

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 May 8, 2019

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 **Code Compliance Community Clean Program**

On Monday, May 13, 2019, you will be briefed on the Code Compliance Community Clean Program.

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, reading 'Joey Zapata'.

Joey Zapata
Assistant City Manager

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (I)
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
Michael Mendoza, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors

Code Compliance Services **COMMUNITY CLEAN!** Program

Quality of Life, Arts and
Culture

May 13, 2019

Lynetta M. Kidd, Director (I)

Donna Lee,
Executive Manager



City of Dallas

COMMUNITY CLEAN!

Goals of the Program:

- **Educate** Residents
- **Empower** Community Engagement
- **Enhance** Quality of life
- **Enforce** Compliance Efforts

A new way to do Code Business

COMMUNITY CLEAN!

Desired Results of the Initiative

- Educate residents on common code violations and methods of abatement
- Reduce the impact of illegal dumping, litter, and high weeds in target neighborhoods
- Engage residents to take back and be responsible for their communities
- Create a partnership between the communities and Code Compliance

COMMUNITY CLEAN!

Educate Residents

- Expand Good Neighbor Academy classes within the targeted areas
- Identify COMMUNITY CLEAN! Champions within each targeted area to serve as volunteer liaisons with Neighborhood Code Representatives
- Conduct quarterly Code Crawl exercises with residents to identify code violations and educate neighbors



COMMUNITY CLEAN!

- Establish Code Watch communications that will include regular external communications to residents about opportunities to partner, collaborate and assist the City in achieving community compliance.

Empower Residents

- Establish community partnerships with large and small home improvement businesses (i.e. Lowes and Home Depot) to help educate the community on minor home repairs.
 - Lowes and Home Depot will hold classes weekly on Saturdays

COMMUNITY CLEAN!

Empower Residents

- Launch Code Compliance Days for each target area
 - Targeted areas will be scheduled for monthly community – led clean-up initiatives following Code Crawl (assessment) and Code Watch (planning and coordination) meetings
 - Incorporate Community Tool Shed and other donated supplies for property compliance efforts
 - Evaluate opportunities to partner with City's *MOWmentum* program and potential to waive fees associated based on program criteria and eligibility requirements

COMMUNITY CLEAN!

Empower Residents *(continued)*

- Secure “Call to Haul” services with Sanitation Departments to dispose of bulky items
- Partner with institutions of the targeted area *(Churches, business owners, Chambers leagues, Scouts community centers, etc.)*
- Secure economic opportunities for residents of the targeted district to “do business” with the City through small administrative directives for mowing small lots, litter pickup and sustainability, etc.
 - Gig jobs for young entrepreneurs

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COMMUNITY CLEAN!

Enhance Quality of Life

- Neighborhoods will be awarded a Community UNITY Banner to be displayed in the neighborhood for outstanding Volunteerism and Community Cleanliness.
- Neighborhood individuals and groups will be recognized at a District celebration at the end of the Compliance Day event in addition to recognizing the Code Partners of the Year and Clean Neighbor Awards for their community project coordination and clean up efforts annually.
- Neighborhoods will also be recognized and featured on the Code Compliance website and other department social media platforms.

Staffing

- The Department of Code Compliance staff is moving toward full coverage from 6:00 AM to 8:00 PM, seven days a week. We are assigning 12 inspectors (4 teams of 3 inspectors each) to this initiative.
 - Heavy Clean Crew \$218,370
 - 1 Crew Leader
 - 3 Equipment Operators
 - 1 Laborer (temporary laborer contract)
 - Mow Clean Crew \$113,495
 - 1 Crew Leader
 - 1 Equipment Operators
 - 1 Laborer (temporary laborer contract)

Equipment Enhancements

- Equipment Purchase - \$1,490,496
 - 3 Pick-up Truck
 - 2 Dump Truck
 - 2 Brush Truck w/trailer
 - 2 Roll-off Truck
 - 2 Combo Roto Boom
 - 2 Bobcat
 - 2 Trailer

* City Council Authorization Required

Equipment (Other Purchases)

- Tools Purchase - \$39,350
 - Chainsaws
 - Pole saws
 - Rakes, shovels, and weed eaters, Zero-turn mower, trailer

- * No action required by City Council

COMMUNITY CLEAN!

- **Performance Measures**

- # of Violations Identified (proactive educational inspections)
- # of Violations Abated owner/resident
- # of Violations Abated by staff

- Staff will also track the number of community volunteers to access community involvement

COMMUNITY CLEAN!

- Enforce Community Compliance
 - **Equitable deployment of field resources based on need**
 - Adding of early morning, swing and/or evening shifts for “full” coverage
 - Additional staff assigned to targeted areas
 - Reconstitution of the Intensive Case Resolution team and processes
 - Identify **Top Ten Code Violators** (*per tract*) and bring properties into compliance
 - Overhaul of all code related policy and programs
 - Strengthen interdepartmental capacity to provide comprehensive field services (*i.e., DAS, Public Works, etc.*)

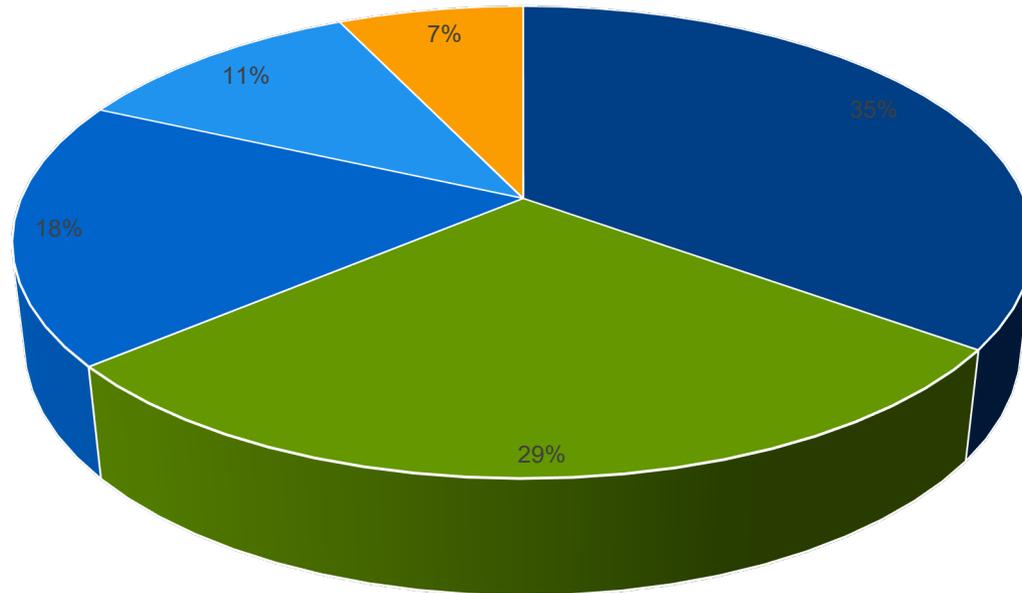
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COMMUNITY CLEAN!

District 4

- Target Area

Census Tract 87.01

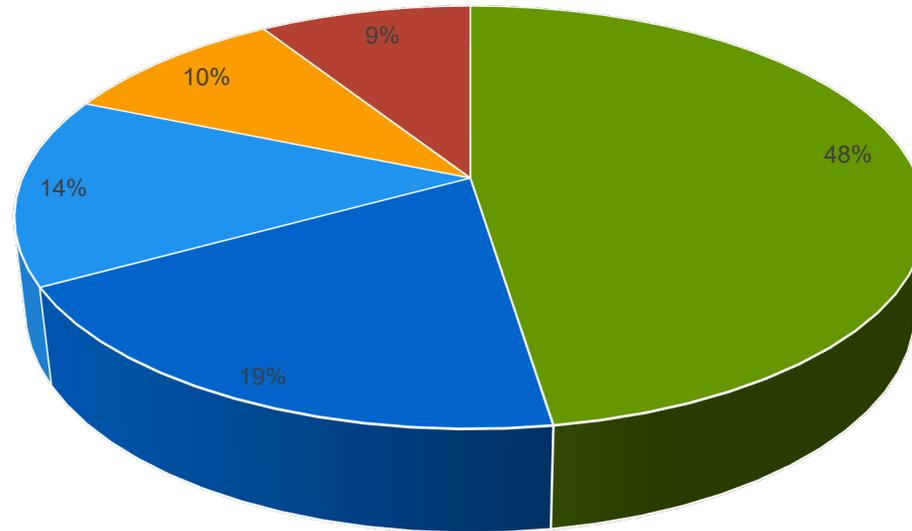


■ Illegal Dumping ■ Substandard Structure ■ Litter ■ Single Family Needs Registration ■ Illegal Outside Storage

District 4 COMMUNITY

- Target Area

Census Tract 87.04



■ Substandard Structure ■ Signs ■ Litter ■ High Weeds ■ Junk Motor Vehicles

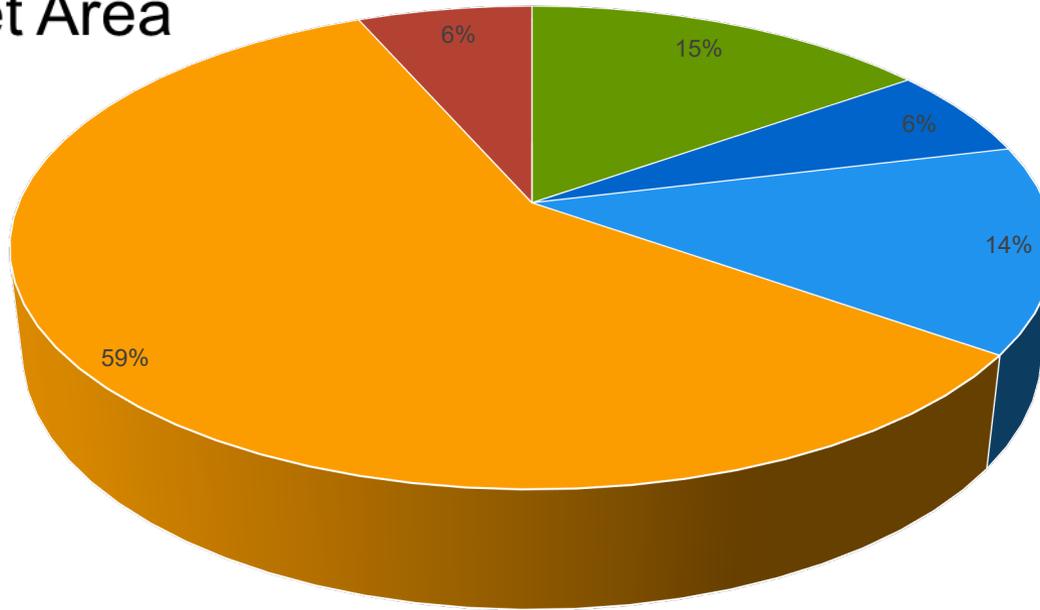


COMMUNITY CLEAN!

District 7

- Target Area

Census Tract 38



■ Litter ■ Bulky Trash ■ Illegal Dumping ■ Substandard Structure ■ Illegal Outside Storage

COMMUNITY CLEAN!

- Staff will consider additional census tracts for the Community Clean Initiative based on 311 service request data received for the following types of violations
 - Litter
 - High weeds
 - Substandard structures
 - Illegal dumping
 - Bulky trash violations

COMMUNITY CLEAN!

Council District 4

- **Week of May 13th**
 - Community Engagement
 - Build Network of stakeholders
 - Identify “*Mowmentum*” projects for each census tract
 - Complete administrative actions
- **Week of May 20th**
 - Launch Code Academy(s)
 - Conduct Code Educational Sweeps- ongoing
 - Identify and outreach to Top Ten Violators for each census tract
 - Issue educational materials
- **Week of May 27th**
 - Nuisance Abatement Pickups –ongoing
 - Compliance Day Events (Call to Haul)

COMMUNITY CLEAN!

Council District 7 (Proposed)

- **Week of May 30th**
 - Community Engagement
 - Build Network of stakeholders
 - Identify “*Mowmentum*” projects for each census tract
 - Complete administrative actions
 - **Week of June 10th**
 - Launch Code Academy(s)
 - Conduct Code Educational Sweeps- ongoing
 - Identify and outreach to Top Ten Violators for each census tract
 - Issue educational materials
 - **Week of June 17th**
 - Nuisance Abatement Pickups –ongoing
 - Compliance Day Events (Call to Haul)
- * Staff will work with the Council Office on the proposed dates

Code Compliance Services **COMMUNITY CLEAN!** Program

Quality of Life, Arts and
Culture

May 13, 2019

Lynetta M. Kidd, Director (I)

Donna Lee,
Executive Manager



City of Dallas

Memorandum



CITY OF DALLAS

DATE May 8, 2019

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 **Proposed Design Guidelines for Trail-Adjacent Development**

On May 13, 2019, in response to a request by Councilmember Kingston, staff will seek Committee direction on a proposed approach to establishing consistent City policy on design guidelines for trail-adjacent development.

The Dallas Trail Network Plan provides for over 215 miles of linear trails and has invested significantly in the implementation of this plan. This proposal will focus on leveraging this investment by establishing guidelines for how development adjacent to trails can play a role in increasing safety, walkability and mobility options, enhancing quality of life and economic development, and promoting neighborhood revitalization.

The briefing presentation is attached. Should you have any questions, please contact Peer Chacko at (214) 670-3972.

A handwritten signature in black ink, appearing to read 'Michael Mendoza'.

Michael Mendoza

Chief of Economic Development and Neighborhood Services

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney (I)
Mark Swann, City Auditor
Billierae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

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M. Elizabeth Reich, Chief Financial Officer
Laila Alequresh, Chief Innovation Officer
Directors and Assistant Directors

Proposed Design Guidelines for Trail-Adjacent Development

Quality of Life, Arts and
Culture Committee
May 13, 2019

Peer F. Chacko, Director
Planning and Urban Design



City of Dallas

Presentation Overview

- Purpose
- Background
- Benefits of Guidelines
- Potential Scope
- Implementation Options
- Proposed Process
- Next Steps



Shoal Creek Trail – Austin TX

Purpose

- Respond to a request by Councilmember Kingston
- Receive Committee direction on a proposed approach to establishing consistent City policy on design guidelines and standards for trail-adjacent development

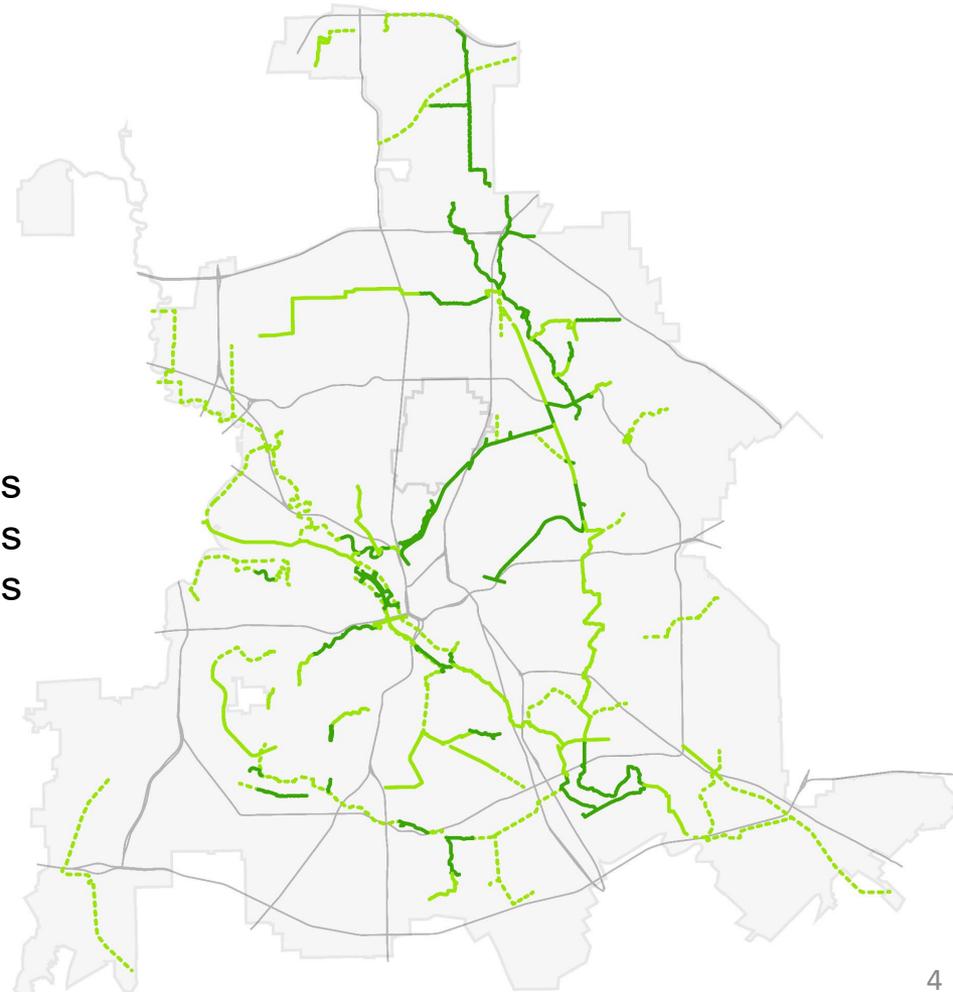
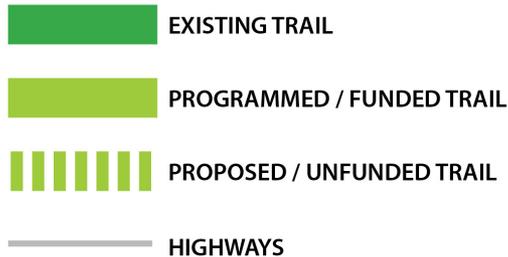


Background

- The Dallas Trail Network Plan provides for over 215 miles of linear trails*:

- Existing trails 71 miles
- Programmed/funded trails 56 miles
- Proposed/unfunded 88 miles

TRAIL STATUS



* Does not include loop trails contained within parks

Background

Dallas trails are located within a wide variety of contexts.



White Rock Lake Trail - Park



Trinity Skyline Trail – Floodplain



Trinity Strand Trail – Stormwater Utility



Katy Trail – former RR ROW



Northaven Trail – Utility Easement



Al Lipscomb Way Sidewalk – Street ROW

Benefits of Design Guidelines

- Increase safety through more “eyes on the street”
- Promote walkability and encourage alternative transportation options
- Enhance quality of life and economic development
- Promote neighborhood revitalization



Indianapolis Cultural Trail – Indianapolis, IN

Potential Scope

- Focus on land directly adjacent to trails
- Potentially impacted land: 13,645 acres*
 - Non-residential zoning 38%
 - Single family zoning 33%
 - PD zoning 18%
 - Multifamily zoning 7%
 - Mixed use zoning 4%

* Excludes parks property and land within the Dallas floodway.



Potential Scope

- Design guidelines or standards to address the following issues adjacent to trails:
 - Building placement, height, entrances, and façade treatment
 - Active land uses
 - Landscaping, lighting and other amenities
 - Modified off-street parking standards for automobiles and bikes
 - Pedestrian and bike access*

* Note that trail access from private property requires a license approval by the Park Board and City Council.



Silver Comet Trail – Metro Atlanta, GA



The Beltline – Atlanta, GA

Implementation Options/Steps

- **Option/Step 1:** Amend the *forwardDallas!* Comprehensive Plan to incorporate policy guidelines on trail-adjacent development.
- **Option/Step 2:** Amend the Dallas Development Code to establish a zoning overlay with development standards and parameters for applying it around trails.
- **Option/Step 3:** Apply zoning overlay districts around specific trails through City authorized rezoning.



Implementation Options/Steps

Options/Steps	Implications
<p>Amend Comprehensive Plan</p>	<ul style="list-style-type: none"> • Establishes consistent land development policy • Considered when the City makes discretionary decisions related to land development, eg: zoning cases, abandonment and licensing cases, and projects receiving city funding or financial incentives • Not considered for developments that are permitted under existing zoning
<p>Establish Zoning Overlay</p>	<ul style="list-style-type: none"> • Establishes consistent regulatory standards • Would apply to all projects seeking permits within specific areas where City Council decides to institute the overlay through a city authorized rezoning
<p>Apply overlay through rezoning</p>	<ul style="list-style-type: none"> • Establishes development regulations in specific areas • Applies to all development seeking permits in these areas • Would make some existing developments non-conforming

Proposed Process for Steps 1 & 2*

- Establish a Technical Working Committee with staff from Planning & Urban Design, Sustainable Development and Construction, and Park & Recreation
- Staff develops the proposal in collaboration with the appropriate City Plan Commission Committee
- City Plan Commission briefing and action
- City Council Committee briefing and Council action

* Step 3 would follow the typical rezoning process with community meetings followed by City Plan Commission and City Council hearings.

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Next Steps

- **Committee Direction**
 - Provide input on scope, implementation options and process
 - Direct staff to proceed with appropriate options or steps



Proposed Design Guidelines for Trail-Adjacent Development

Quality of Life, Arts and
Culture Committee
May 13, 2019

Peer F. Chacko, Director
Planning and Urban Design



City of Dallas



Agenda Information Sheet

File #: 19-639

Item #: 16.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: May 22, 2019

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Library

EXECUTIVE: Joey Zapata

SUBJECT

Authorize the **(1)** acceptance of a grant from the Texas Book Festival for the 2019 Collections Enhancement Grant in the amount of \$2,500.00 to support collection enhancement at the Polk-Wisdom Branch Library; **(2)** receipt and deposit of funds from the Texas Book Festival in an amount not to exceed \$2,500.00 in the Texas Book Festival Grant-Library Collection Enhancement Fund; and **(3)** establishment of appropriations in an amount not to exceed \$2,500.00 in the Texas Book Festival Grant-Library Collection Enhancement Fund - Not to exceed \$2,500.00 - Financing: Texas Book Festival Grant Funds

BACKGROUND

The Texas Book Festival awards competitive grants to libraries and regional library systems across the state to grow and maintain library collections with new materials for public circulation. The City of Dallas, Dallas Public Library, has been awarded one of these annual grants.

The 2019 Collections Enhancement Grant, in the amount of \$2,500.00, will be used to enhance and upgrade the library's children's collection of African American fiction at the Polk-Wisdom Branch Library and the Dallas Public Library. This grant will support the acquisition of newer titles featuring African American main characters, including of easy readers and juvenile fiction books.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Quality of Life, Arts & Culture Committee on May 13, 2019.

FISCAL INFORMATION

Texas Book Festival Grant Funds - \$2,500.00



Agenda Information Sheet

File #: 19-636

Item #: 17.

STRATEGIC PRIORITY: Quality of Life

AGENDA DATE: May 22, 2019

COUNCIL DISTRICT(S): All

DEPARTMENT: Library

EXECUTIVE: Joey Zapata

SUBJECT

An ordinance amending Chapter 24, "Library," of the Dallas City Code, by amending Article 1; **(1)** eliminating library fines; **(2)** eliminating the \$1.00 fee for failure to present library card; **(3)** eliminating the \$4.00 replacement fee for a new library card; and **(4)** authorizing the library director to administer two annual amnesty periods to forgive some or all fees accrued - Estimated Annual Revenue Foregone: \$150,000.00

BACKGROUND

The Dallas Public Library continues striving towards more equitable access. Its mission is to make information and materials free and accessible to all residents. Whether helping to close the digital divide by offering free wi-fi access, helping immigrants learn English, offering free citizenship classes, helping to close the reading gap by providing early literacy programs, or simply loaning books, libraries ensure that all residents can overcome barriers to learning, growing, and strengthening their communities.

Fines adversely affect lower-income populations and discourage potential users from taking advantage of the Library's free resources. With over 650,000 current card holders, almost half have blocked accounts due to having more than \$5.00 in fines. Adoption of this ordinance amendment would renew access for many residents who are currently unable to utilize library resources due to fines, and to others who could now find it easier to use library materials and services. This action also promotes equity in access to City resources and a service first approach to serving all residents equally.

Fees will remain and accrue on customer accounts if the item is lost or not returned within 30 days from check out. The Dallas Public Library will offer two amnesty, or grace, days annually providing card holders with an opportunity to have accrued fees forgiven. An annual report will be provided to the Quality of Life, Arts & Culture Committee.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Quality of Life, Arts & Culture Committee was briefed on April 8, 2019.

FISCAL INFORMATION

Estimated Annual Revenue Foregone: \$150,000.00



Agenda Information Sheet

File #: 19-635

Item #: 22.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: May 22, 2019
COUNCIL DISTRICT(S): 14
DEPARTMENT: Office of Cultural Affairs
EXECUTIVE: Joey Zapata

SUBJECT

Authorize a ninety-nine year lease agreement with the Dallas Symphony Association, Inc. for the Morton H. Meyerson Symphony Center located at 2301 Flora Street, subject to a reverter and other requirements pursuant to Section 253.011 of the Texas Local Government Code - Not to exceed \$11,500,000.00 - Financing: General Fund (subject to annual appropriations)

BACKGROUND

Opened in 1989, the Morton H. Meyerson Symphony Center (Meyerson) was built through a public/private partnership with the Dallas Symphony Association (DSA) raising over \$54 million in private support to match the City's bond contribution of \$49.3 million. The City and the DSA entered into a Use Agreement for the Meyerson on September 18, 1985, subsequently amended in 1995, 1999, 2004, and 2009. The Use Agreement sets the terms under which the DSA uses and occupies the Meyerson as the primary user and the City's responsibilities for the operation and management of the facility.

This action amends the use agreement to become a 99-year lease of the Meyerson land and improvements to the DSA. Following a six-year period of financial support, the City will have no ongoing operation and maintenance expenses, with estimated savings of approximately \$1.6 million annually. The agreement is subject, in-part, to the following terms and conditions:

- Total rent payable to the City by the DSA for its lease of the entire Meyerson premises during the term shall be \$1.00 per year payable on or before January 2 of each lease year
- DSA shall be responsible, at its sole cost and expense, for operation, management, maintenance of the Meyerson premise; subject to City's support commitment set forth in subparagraph C below and City's commitment to expend bond proceeds currently appropriated for the Meyerson to perform various deferred capital improvement and maintenance projects

- City will continue to provide financial support to the DSA for the operation and maintenance of the Meyerson for the initial six (6) year period of the term, subject to annual appropriations, as follows:
 - Year 1 \$3,000,000.00
 - Year 2 \$3,000,000.00
 - Year 3 \$2,500,000.00
 - Year 4 \$1,500,000.00
 - Year 5 \$ 750,000.00
 - Year 6 \$ 750,000.00
- All Public Art in the Meyerson premises will not be conveyed as part of the leasehold under the Agreement but will remain City owned property and will continue to be on display at the Meyerson under the oversight of the City's Office of Cultural Affairs
- Regarding use of the Annette Strauss Artists Square, the DSA and City will continue to honor and follow the terms of the Booking Rights Agreement between the DSA and the Dallas Center for the Performing Arts Foundation, which agreement shall be incorporated as part of the Agreement for all the purposes set forth therein
- DSA shall be responsible to raise cash or pledges in the amount of \$5 million during the period of DSA fiscal years 2020-2025, which will be earmarked for capital improvements to the Meyerson, and shall expend those funds for such purpose by 2029
- DSA and its musicians will perform no less than 150 concerts per year
- Existing City bookings for 2019 and 2020 will be honored by the DSA
- Events for Grandfathered Users, which shall be defined to mean the Greater Dallas Youth Orchestra, Children's Chorus of Greater Dallas, Dallas Winds, Dallas Bach Society, Fine Arts Chamber Players, Turtle Creek Chorale, The Black Academy of Arts and Letters (for its annual MLK Celebration), and Dallas-based public independent school districts (high school graduations), shall be at preferred rent rates through May 31, 2029, based on 2018 rent rates through 2029, plus no more than 2.5% annual increases after 2029. In addition, the Grandfathered User will be responsible for all direct costs, e.g., utilities, personnel, security, ticketing services, etc.
- DSA will comply with monthly and annual reporting consistent with the requirements of Cultural Organizations Program administered through the Office of Cultural Affairs
- DSA will provide up to six (6) City event dates annually, and for up to an additional ten (10) event dates annually for community-oriented events requested by the City
- DSA shall provide City of Dallas independent school districts' students with complimentary tickets based on availability for no less than 50 concerts selected by the DSA

- Bookings for mayoral and city council inaugurations take priority over all other uses of the Meyerson
- DSA shall provide City with a copy of a financial guaranty agreement between the DSA and a private foundation or donor, evidencing the foundation or donor’s guarantee of the DSA obligations for the benefit of the Meyerson, namely guaranteeing DSA’s commitment to raise the \$5 million in cash or pledges described in subparagraph F above. The foundation or donor’s guaranty shall be attached to the Agreement and shall be incorporated thereto for the purposes set forth therein
- If the DSA fails to use the Meyerson for the City’s public purpose, in violation of the requirements of Section 253.011 of the Texas Local Government Code, then the Agreement shall terminate and the leasehold estate granted in the Agreement shall automatically revert to the City

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Arts and Culture Advisory Commission on February 21, 2019.

On March 6, 2019, a public meeting was held at the Morton H. Meyerson Symphony Center to engage the public and receive feedback about this item.

On March 21, 2019, the Arts and Culture Advisory Commission approved a recommendation in support of this item.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on March 25, 2019.

FISCAL INFORMATION

General Fund - \$11,500,000.00 (subject to annual appropriations)

<u>Year</u>	<u>Amount</u>
1	\$ 3,000,000.00
2	\$ 3,000,000.00
3	\$ 2,500,000.00
4	\$ 1,500,000.00
5	\$ 750,000.00
6	\$ <u>750,000.00</u>
Total	\$11,500,000.00



Agenda Information Sheet

File #: 19-606

Item #: 39.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: May 22, 2019
COUNCIL DISTRICT(S): 1, 4, 5, 7, 8, 9
DEPARTMENT: Park & Recreation Department
EXECUTIVE: Willis C. Winters

SUBJECT

Authorize an agreement between Big Thought and the City of Dallas Park and Recreation Department to provide after-school services as Phase II of The Wallace Foundation Partnership for Social and Emotional Learning Initiative in partnership with Dallas Independent School District - Financing: No cost consideration to the City (see Fiscal Information)

BACKGROUND

In 2017, Big Thought and Dallas Independent School District (DISD) offered Dallas Park and Recreation Department (DPARD) with the opportunity to participate in The Wallace Foundation Partnership for Social and Emotional Learning Initiative (PSELI) through DPARD's after school programs at DISD elementary sites. PSELI is a national effort to help children in six communities gain greater opportunities for social and emotional learning and to understand how schools and out-of-school-time providers can work together to align and improve those opportunities. Through this initiative, DISD and Big Thought will focus on helping elementary children in Dallas develop positive social and emotional skills, such as self-control, persistence, team and goal-setting, which are linked to success in school, career and life.

Big Thought is requesting approval for DPARD after-school sites to participate in PSELI and has agreed to provide additional funding to enhance the after-school program at the selected campuses. Through the establishment of an agreement, Big Thought will supplement DPARD up to \$572,814.00 for staffing, field trips, transportation, program supplies and enrichment vendors.

The agreement is subject to the following terms:

Big Thought Responsibilities:

- Establish an agreement between DPARD and Big Thought in partnership with DISD for implementation of The Wallace Foundation's PSELI from agreement execution date through June 30, 2021.

- Schools to participate in the initiative, but are not limited to the following locations:

PSEL Lead Sites - Bayles Elementary, Edwin J. Kiest Elementary, Leila P. Cowart Elementary, Martin Weiss Elementary, Ascher Silberstein Elementary

PSEL Comparison Sites - Harrell Budd Elementary, Clinton P. Russell Elementary, B.H. Macon Elementary and John Quincy Adams Elementary
- Big Thought will serve as the primary Out-of-School Time Intermediary (OSTI) liaison and provide services and in-kind resources to DPARD PSEL Lead Sites, including:
 - Assign a PSEL Site Coordinator for each site
 - Conduct instructional observations and share data with DPARD for continual improvement purposes
 - Coordinate and/or facilitate PSEL and program quality professional development
 - Set-up Learning Partners Fund in the amount of \$9,000.00 for each PSEL site to provide supplemental enrichment vendors
 - Share results of formative and summative evaluation reports published for PSEL by The Wallace Foundation
 - Provide transportation support for Bayles Elementary, in partnership with DISD
 - Conduct a Needs Assessment for PSEL Lead Sites to increase program enrollment and utilization
 - Provide student attendance incentives valued at up to \$1,250.00 per PSEL Lead Site
 - Arrange and pay for field trip admissions and transportation for summer 2019 camp programming in the amount of up to \$14,200.00 per PSEL Lead Sites.
- Big Thought will reimburse/supplement DPARD in an amount not to exceed \$105,000.00 for year two and an amount not to exceed \$233,907.00 annually for year three and year four.

City Responsibilities:

DPARD will actively collaborate with Big Thought to ensure the implementation of deliverables outlined for PSEL, including:

- Participate in Dallas After School's Program Quality Initiative and Student Outcomes Project
- Participate in Big Thought's Six Dimensions of Quality Teaching & Learning observations and coaching
- Ensure all site staff attend PSEL professional development sessions
- Increase program enrollment at PSEL Lead sites to approximately 100 students
- Secure consistent staffing throughout term to promote the maximum benefit of PSEL professional development
- Administer a Performance Incentive Project for staff members at PSEL Lead Sites
- Implement student attendance incentive program at PSEL Lead Sites
- Increase scheduled hours of one front-line staff member per PSEL Lead Site by an additional 13 hours per week for 37 weeks
- Hire, onboard and pay additional front-line staff necessary to serve additional student enrollment.

- Consider and implement adjustments to PSELI Lead Site operations based on Needs Assessment data.

The agreement may be terminated by either party with thirty days written notice.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 15, 2018, the Park and Recreation Board authorized a Letter of Understanding between Big Thought and the City of Dallas Park and Recreation Department.

On March 21, 2019, the Park and Recreation Board authorized an agreement with Big Thought.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on May 13, 2019.

FISCAL INFORMATION

No cost consideration to the City. The Dallas Park and Recreation Department will expense up to \$572,814.00 from the PKR Program Fund. Through the establishment of an agreement, Big Thought will supplement DPARD up to \$572,814.00 from during the term of the agreement. Big Thought will provide an amount not to exceed \$105,000.00 for year two and an amount not to exceed \$233,907.00 annually for year three and year four for five sites.



Agenda Information Sheet

File #: 19-627

Item #: 40.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: May 22, 2019
COUNCIL DISTRICT(S): 6
DEPARTMENT: Park & Recreation Department
EXECUTIVE: Willis C. Winters

SUBJECT

Authorize a professional services contract with Dal-Tech Engineering, Inc. for topographic survey, schematic design, geotechnical investigation, design development, flood plain permitting, construction documents, construction procurement, and construction observation phases for the Brownwood Park Erosion Control and Soccer Field Improvements Project located at 3400 Walnut Hill Lane - Not to exceed \$72,322.00 - 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 Dal-Tech Engineering, Inc. for topographic survey, schematic design, geotechnical investigation, design development, flood plain permitting, construction documents, construction procurement, and construction observation phases for the Brownwood Park Erosion Control and Soccer Field Improvements Project. The scope of work includes erosion control, fencing, irrigation, soccer field grading and turf improvements at Brownwood Park located at 3400 Walnut Hill Lane.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2019
Complete Design	June 2020
Begin Construction	September 2020
Complete Construction	December 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 2, 2019, the Park and Recreation Board authorized a professional services contract with Dal-Tech Engineering, Inc.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on May 13, 2019.

FISCAL INFORMATION

Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$72,322.00

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:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE \$
\$72,322.00	Architectural & Engineering	25.66%	100.00%	\$72,322.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

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

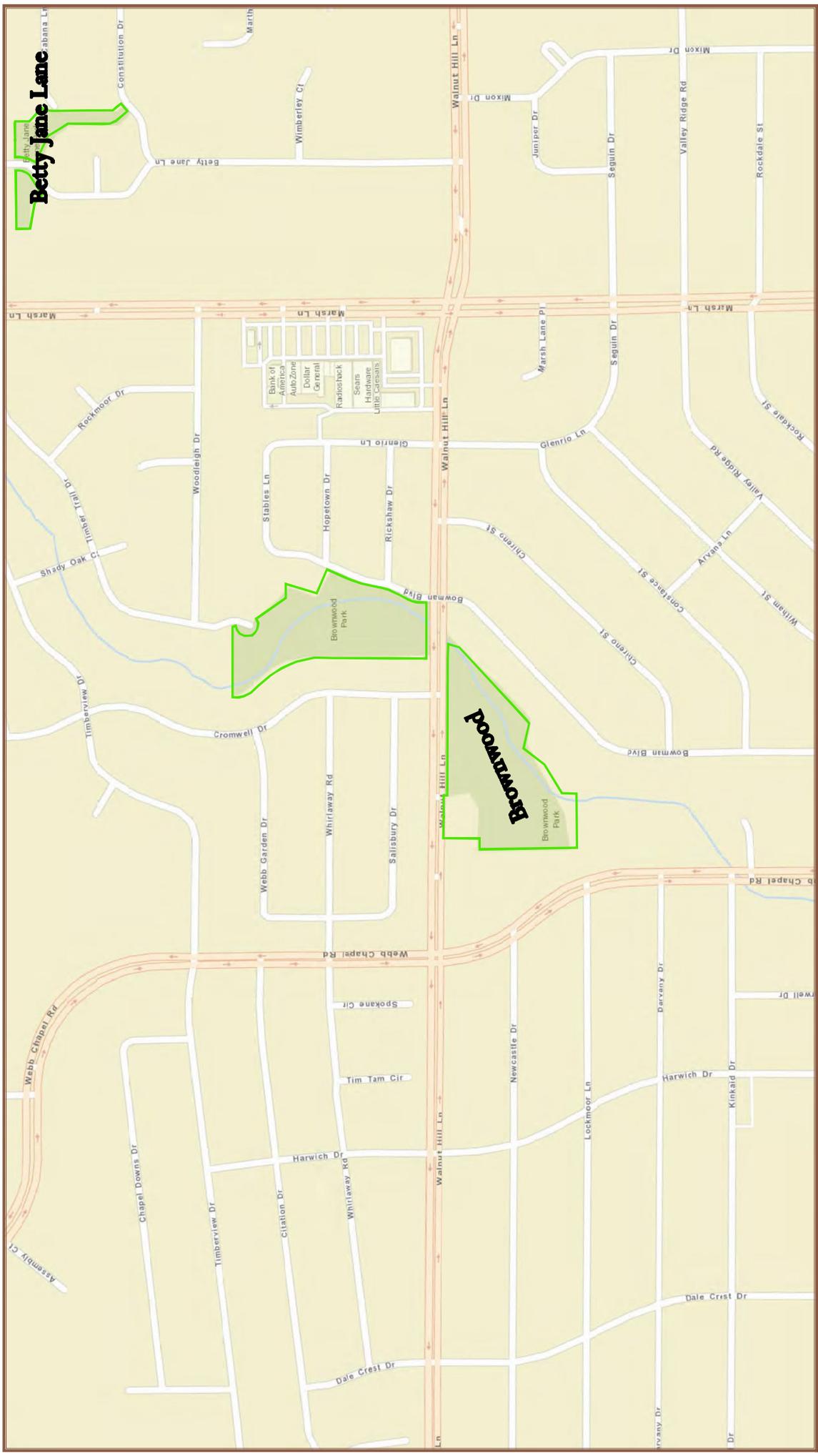
OWNER

Dal-Tech Engineering, Inc.

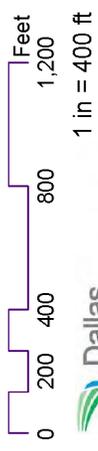
Sedi A. Toumani, President

MAP

Attached



Betty Jane Lane



Brownwood Park
(3400 Walnut Hill Ln)



Agenda Information Sheet

File #: 19-630

Item #: 41.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: May 22, 2019
COUNCIL DISTRICT(S): 6
DEPARTMENT: Park & Recreation Department
EXECUTIVE: Willis C. Winters

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with Kimley-Horn and Associates, Inc. for additional design and floodplain permitting for the Aquatics Phase 2 Projects for Bachman Regional Aquatic Center at Bachman Park located at 2750 Bachman Drive - Not exceed \$133,875.00, from \$2,628,800.00 to \$2,762,675.00 - Financing: Park and Recreation Facilities (B) Fund (2017 Bond Funds)

BACKGROUND

On June 27, 2018, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Aquatics Phase 2 projects to be constructed at Bachman Park located at 2750 Bachman Drive, Bahama Beach Waterpark located at 1895 Campfire Circle, Exline Park located at 2525 Pine Street, and Harry Stone Park located at 2403 Millmar Drive, in an amount not to exceed \$2,600,000.00, by Resolution No. 18-0940.

On March 8, 2019, Administrative Action No. 19-5668, authorized Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Aquatics Phase 2 Projects for additional design and consulting services for the Bachman Regional Aquatic Center. The scope of work included the investigation of the viability and constraints for three alternative sites for floodplain restrictions, utilities, costs and scheduling impacts, and prepare alternative conceptual plans, in an amount not to exceed \$28,800.00, increasing the contract amount from \$2,600,000.00 to \$2,628,800.00.

This action will authorize Supplemental Agreement No. 2 to the professional services contract with Kimley-Horn and Associates, Inc. for additional design and floodplain permitting for the Bachman Regional Aquatic Center based on the final selected site concept connecting the bathhouse to the existing recreation center, building at existing grade, expanding the layout and budget, and preparing a City of Dallas Floodplain Alteration Permit, in an amount not to exceed \$133,875.00, increasing the contract amount from \$2,628,800.00 to \$2,762,675.00.

ESTIMATED SCHEDULE OF PROJECT

Began Design	July 2018
Complete Design	December 2019
Begin Construction	May 2020
Complete Construction	May 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSION)

On June 7, 2018, the Park and Recreation Board authorized a professional services contract with Kimley-Horn and Associates, Inc. for architectural and engineering services.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on June 25, 2018.

On June 27, 2018, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. for architectural and engineering services for the schematic design, design development, construction documents, bidding and negotiation, and construction administration for the Aquatics Phase 2 Projects to be constructed at Bachman Park located at 2750 Bachman Drive, Bahama Beach Waterpark located at 1895 Campfire Circle, Exline Park located at 2525 Pine Street, and Harry Stone Park located at 2403 Millmar Drive by Resolution No. 18-0940.

On May 2, 2019, the Park and Recreation Board authorized Supplemental Agreement No. 2 to the professional services contract with Kimley-Horn and Associates, Inc.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on May 13, 2019.

FISCAL INFORMATION

Park and Recreation Facilities (B) Fund (2017 Bond Funds) - \$133,875.00

Original Professional Services Contract	\$2,600,000.00
Supplemental Agreement No. 1	\$ 28,800.00
Supplemental Agreement No. 2 (this action)	<u>\$ 133,875.00</u>
 Total amount not to exceed	 \$2,762,675.00

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:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
133,875.00	Professional Services	36.30%	20.45%	\$27,375.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Supplemental Agreement No. 2 - 25.47% Overall M/WBE participation				

OWNER

Kimley-Horn and Associates, Inc.

John C. Atz, P.E., Chief Executive Officer

MAP

Attached



Mapsco
33 B,C

District
6

Bachman Park Aquatic Center
(2750 Bachman Dr)

0 200 400 800 1,200 Feet

1 in = 400 ft

Dallas
Park & Recreation



Agenda Information Sheet

File #: 19-629

Item #: 42.

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: May 22, 2019
COUNCIL DISTRICT(S): 7
DEPARTMENT: Park & Recreation Department
EXECUTIVE: Willis C. Winters

SUBJECT

Authorize Supplemental Agreement No. 3 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering services and an increase in the construction services package for the renovations of the Music Hall located at 909 1st Avenue and the African American Museum located at 3536 Grand Avenue - Not to exceed \$3,134,650.00, from \$2,704,320.00 to \$5,838,970.00 - Financing: Fair Park Improvements (C) Fund (2017 Bond Funds)

BACKGROUND

On June 27, 2018, City Council authorized a design-build services contract with Harrison, Walker & Harper, LP. for pre-design and pre-construction services, an early construction package, and architectural and engineering services for the design and construction of Fair Park Facility Improvements for Music Hall located at 909 1st Avenue, African American Museum located at 3536 Grand Avenue and Aquarium Annex located at 1458 1st Avenue, in an amount not to exceed \$903,303.00, by Resolution No. 18-0997. The original contract award included pre-design and pre-construction services and architectural and engineering services for the design and construction of the facility improvements at the Music Hall at Fair Park, African American Museum and Aquarium Annex. The original contract award also included an early construction package for the Music Hall in the amount of \$600,000.00 to address the needs for Americans with Disabilities Act (ADA) items and an ADA accessible elevator.

On November 28, 2018, City Council authorized Supplemental Agreement No. 1 to the design-build contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering design services and an increase in the early construction package for an elevator and ADA improvements at the Music Hall in the amount of \$723,556.00 and an increase in the early construction package to add exterior lighting at the Music Hall in the amount of \$610,000.00, for a total amount not to exceed \$1,333,556.00, increasing the contract amount from \$930,303.00 to \$2,236,859.00, by Resolution No. 18-1714.

On March 27, 2019, City Council authorized Supplemental Agreement No. 2 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering services and an increase in the construction package for the renovation of the Aquarium Annex, in an amount not to exceed \$440,461.00, increasing the contract amount from \$2,263,859.00 to \$2,704,320.00, by Resolution No. 19-0443. The renovation included repairs to the exterior wall, door and window framing; glass pane replacement; improvements to the front door approach and rest room to comply with the ADA; structural repairs; ceiling replacement; plumbing fixtures replacement; lighting system replacements; heating, ventilation and air conditioning replacement; fire alarm replacement; and security system replacement.

This action will authorize Supplemental Agreement No. 3 to the design-build contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering services and an increase in the construction services package for the renovations of the Music Hall located at 909 1st Avenue and the African American Museum located at 3536 Grand Avenue, in an amount not to exceed \$3,134,650.00, increasing the contract amount from \$2,704,320.00 to \$5,838,970.00. Renovations to the Music Hall include improved ADA access, repairs where leaks occurred, floor finishes, auditorium aisle lighting and plumbing repairs. Renovations to the African American Museum include exterior cleaning, repairs and improvements to doors and flooring as well as improvements to mechanical, electrical, plumbing and security systems.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	July 2019
Complete Construction	March 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 7, 2018, the Park and Recreation Board authorized a design-build services contract with Harrison, Walker & Harper, LP.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on June 25, 2018.

On June 27, 2018, City Council authorized a design-build services contract with Harrison, Walker & Harper, LP. for pre-design and pre-construction services, an early construction package, and architectural and engineering services for the design and construction of Fair Park Facility Improvements for Music Hall located at 909 1st Avenue, African American Museum located at 3536 Grand Avenue and Aquarium Annex located at 1458 1st Avenue by Resolution No. 18-0997.

On November 1, 2018, the Park and Recreation Board deferred this item to the November 15, 2018 agenda.

On November 15, 2018, the Park and Recreation Board authorized Supplemental Agreement No. 1 to the design-build services contract with Harrison, Walker & Harper, LP.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on November 26, 2018.

On November 28, 2018, City Council authorized Supplemental Agreement No. 1 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering design services and an increase in the early construction package for an elevator, Americans with Disabilities Act improvements and to add exterior lighting for the Music Hall located at 909 1st Avenue by Resolution No. 18-1714.

On February 28, 2019, the Park and Recreation Board authorized Supplemental Agreement No. 2 to the design-build services contract with Harrison, Walker & Harper, LP.

Information about this item was provided to the Quality of Life, Arts and Culture Committee on March 25, 2019.

On March 27, 2019, City Council authorized Supplemental Agreement No. 2 to the design-build services contract with Harrison, Walker & Harper, LP. for the design and construction for Fair Park Facility Improvements for additional architectural and engineering services and an increase in the construction package for the renovation of the Aquarium Annex located at 1458 1st Avenue by Resolution No. 19-0443.

On May 2, 2019, the Park and Recreation Board authorized Supplemental Agreement No. 3 to the design-build services contract with Harrison, Walker & Harper, LP.

Information about this item will be provided to the Quality of Life, Arts and Culture Committee on May 13, 2019.

FISCAL INFORMATION

Fair Park Improvements (C) Fund (2017 Bond Funds) - \$3,134,650.00

Original Design-Build Contract	\$ 930,303.00
Supplemental Agreement No. 1	\$1,333,556.00
Supplemental Agreement No. 2	\$ 440,461.00
Supplemental Agreement No. 3 (this action)	<u>\$3,134,650.00</u>

Total amount not to exceed \$5,838,970.00

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:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$3,134,650.00	Construction	25.00%	19.93%	\$624,850.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				
• Supplemental Agreement No. 3 - 30.80% Overall M/WBE participation				

OWNER

Harrison, Walker & Harper, LP.

Jordan Harper, Chief Executive Officer

MAP

Attached

