

# Memorandum



CITY OF DALLAS

DATE January 6, 2009

TO Members of the Quality of Life Committee: Pauline Medrano, Chair, Vonciel Jones Hill, Vice Chair, Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David Neumann, Steve Salazar

SUBJECT **Agenda Item No. 22 (Council District No. 6)**

## SUBJECT

Authorize a twenty-year operation and lease agreement, with two five-year renewal options, for design, construction, development, occupancy, operation, maintenance and programming for a wellness center at the Juanita J. Craft Recreation Center located at 4500 Spring Avenue from January 15, 2009 to January 31, 2039 with Southern Sector Health Initiative, a Texas nonprofit corporation and Baylor Health Care System, a Texas nonprofit corporation - Annual Revenue: \$10

## BACKGROUND

This action includes the authorization of a lease agreement with Southern Sector Health Initiative (SSHI) and Baylor Health Care System (BHCS) for the Juanita J. Craft Recreation Center with requirements to develop, operate, program and maintain a health and wellness center. SSHI proposes to operate a health and wellness center at Juanita J. Craft Recreation Center which will focus on the prevention and treatment of diabetes, a disease which is prevalent in the immediate community around the Recreation Center. The City will continue to provide recreation programming at the facility, consistent with that offered at other recreation centers in the City of Dallas. Following are the major deal points of the Lease Agreement:

### General:

- The agreement will include the shared development, operation and maintenance of a facility that includes a health clinic, wellness programming and recreational programming.

**BACKGROUND** (Continued)

**General continued:**

- The health and wellness component includes a clinic that will focus on the prevention and treatment of diabetes in the surrounding community. Elements of health and wellness programming at the facility will include: exam and waiting rooms; a pharmacy which will specialize in products for the on going treatment of diabetes to serve the patients of the facility; and a kitchen which will support cooking classes.
- The recreation component will be managed by the City of Dallas and will include programs for youth, teens and adults consistent with that offered at other recreation centers in the City of Dallas.
- Parties to the agreement are City of Dallas ("City"), Southern Sector Health Initiative ("SSHI"), and Baylor Health Care System ("BHCS").
- The lease space is the 20,000 square foot Juanita J. Craft Recreation Center and an approximately 20 acre park.
- Term of this agreement will be for 20-years with two 5-year renewal options exercisable by SSHI.
- The capital improvements cost is approximately \$7 million to refurbish the recreation center and create the clinic and pharmacy areas; City of Dallas capital cost is limited to \$2 million.
- City of Dallas will retain ownership of the premises and all improvements.
- Clinic and pharmacy areas will be leased exclusively to SSHI; City to have exclusive use of the swimming pool; remainder of building (gym, conference rooms) and park to be shared by SSHI and City for recreational and wellness programs, as well as public use and community events.
- Subject to the terms of the agreement, the name of the facility will be changed from Juanita J. Craft Recreation Center to the "Health and Wellness Institute at the Juanita J. Craft Center".
- Assignment only to Baylor University Medical Center or any other BHCS affiliate with City consent; SSHI may sublease portions of building to other health care providers.
- Termination by either party only after materials default and expiration of 90 day cure period; no termination for convenience.

**BACKGROUND** (Continued)

**General continued:**

A steering committee comprised of two representatives of SSHI and two representatives of the City will meet quarterly to discuss and resolve program plans, scheduling conflicts, operation and maintenance, operating hours, recreational fees charged, needed repairs, etc. The Director of Parks and

Recreation, after consultation with the President of SSHI, shall finally resolve any matter in the event a consensus cannot be reached by the Steering Committee.

**City of Dallas - Responsibilities:**

- \$2 million of City of Dallas bond funding related to recreational components of the facility City funded construction will be publicly bid by City and assigned to SSHI for management.
- Major structural repairs/replacements after construction is completed (e.g. roof, exterior walls, parking lot, HVAC) subject to appropriation.
- City shall bear liability for acts/omissions involved in City-sponsored programs managed by the City.
- Pro rata share of utilities based on recreation programming usage of Center.
- All existing recreational programming (or equal or better programming) shall continue to be available to the citizens of Dallas and the public at the Center, with the minimum recreational programming offered:
  - Recreation programming will be available 6 days per week.
  - Allow an average of 12 hours per week for community open gym play.
  - Allow an average of 30 hours per week for community access to fitness center.
  - Offer an after school program between the hours of 3-6 p.m., Monday-Friday with a capacity to serve a minimum of 45 youth.
  - Offer special youth programs during school holidays.
  - Offer summer camps for at least 8 weeks with the capacity to serve a minimum of 50 youth.
  - Offer organized youth and adult sport tournaments quarterly.

BACKGROUND (Continued)

Southern Sector Health Initiative - Responsibilities:

- All capital improvement costs in excess of City contribution, approximately \$5 million.
- Manage the facility improvement construction.
- SSHI will provide an on-site manager and employ other necessary personnel responsible for the daily operation of the health clinic and wellness programs.
- Purchase all materials, tools, equipment, supplies, etc., needed to operate the health clinic and wellness programs.
- Provide all manned security for the entire facility and monitoring of the fire alarm and security systems.
- Provide all ongoing maintenance of the building and routine repairs for all clinic and pharmacy operations.
- Reimburse City for pro rata share of utilities based on usage of the health clinic and wellness programming.
- Pay rent to City of \$10 per year.
- Maintain insurance as specified in agreement.
- Liability for acts/omissions involved in SSHI programs.
- Allow City to audit financial records.
- Provide all health services without regard to ability to pay.
- Incremental costs of maintenance for any enhancement made to the park by SSHI.

Baylor Health Care System Responsibilities:

- Initial \$15 million commitment to the project.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the lease agreement with development, operation, and maintenance responsibilities for the Health and Wellness Institute at the Juanita J. Craft Recreation Center on January 8, 2009.

**FISCAL INFORMATION**

\$10 - Annual Revenue

**Recommendation**

Staff recommends approval of this item.



Forest Turner  
Interim Assistant City Manager

- c: Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Thomas P. Perkins, City Attorney  
Deborah A. Watkins, City Secretary  
Craig Kinton, City Auditor  
Judge C. Victor Lander  
Ryan S. Evans, First Assistant City Manager  
Ramon F. Miguez, P.E., Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
A.C. Gonzalez, Assistant City Manager  
David K. Cook, Chief Financial Officer  
Helena Stevens-Thompson, Assistant to the City Manager

# Memorandum



CITY OF DALLAS

DATE January 6, 2009

TO Members of the Quality of Life Committee: Pauline Medrano, Chair, Vonciel Jones Hill, Vice Chair, Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David Neumann, Steve Salazar

SUBJECT **Agenda Item No. 23 (Council District No. 6)**

## SUBJECT

Authorize a contract for athletic field improvements and sports lighting at Jaycee/Zaragoza Park located at 3114 Clymer Street - Geotechnical Environmental Systems, Inc., lowest responsible bidder of three - \$701,700 - Financing: 2006 Bond Funds

## BACKGROUND

On August 14, 2008, three bids were received for athletic field improvements and sports lighting at Jaycee/Zaragoza Park. This item authorizes award of the construction contract to Geotechnical Environmental Systems, Inc. for Base Bid and Alternate No. 1, with a total bid amount of \$701,700.

Geotechnical Environmental Systems, Inc. has had no contractual activities with the City of Dallas for the past three years.

## ESTIMATED SCHEDULE OF PROJECT

Began Design	February 2008
Completed Design	June 2008
Begin Construction	March 2009
Complete Construction	August 2009

## PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the advertisement for bids on June 15, 2006.

The Park and Recreation Board authorized award of the contract on December 4, 2008.

**FISCAL INFORMATION**

2006 Bond Funds - \$701,700

**ETHNIC COMPOSITION**

Geotechnical Environmental Systems, Inc.

White Male	1	White Female	1
Black Male	0	Black Female	0
Hispanic Male	9	Hispanic Female	0
Other Male	1	Other Female	0

**BID INFORMATION**

The following three bids with quotes were received and opened on August 14, 2008:

\*Denotes successful bidder

<b><u>Bidders</u></b>	<b><u>Base Bid</u></b>	<b><u>Alter. No. 1**</u></b>	<b><u>Total Bid</u></b>
*Geotechnical Environmental Systems, Inc. 2410 Squire Place, Dallas, TX	\$473,000	\$228,700	\$701,700
Riverway Contractors and Management, Inc.	\$656,920	\$195,800	\$852,720
Phoenix I Restoration and Construction, Ltd.	\$660,000	\$209,100	\$869,100

\*\*Alternate No. 1 - provides for sports lighting for the adult baseball field.

**OWNERS**

**Geotechnical Environmental Systems, Inc.**

Lee C. Groves, President  
Thomas Yu, Vice President  
Dorothy Groves, Secretary/Treasurer

Recommendation

Staff recommends approval of this item.



Forest Turner  
Interim Assistant City Manager

- c: Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Thomas P. Perkins, City Attorney  
Deborah A. Watkins, City Secretary  
Craig Kinton, City Auditor  
Judge C. Victor Lander  
Ryan S. Evans, First Assistant City Manager  
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A.C. Gonzalez, Assistant City Manager  
David K. Cook, Chief Financial Officer  
Helena Stevens-Thompson, Assistant to the City Manager



# Memorandum



CITY OF DALLAS

DATE January 6, 2009

TO Members of the Quality of Life Committee: Pauline Medrano, Chair, Vonciel Jones Hill, Vice Chair, Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David Neumann, Steve Salazar

SUBJECT **Agenda Item No. 24 (Council District No. 6)**

## SUBJECT

Authorize a contract for the construction of a new pavilion, security lighting, and site furnishings at Brownwood Park located at 3424 Walnut Hill Lane - A S Con, Inc., best value proposer of three - \$207,100 - Financing: 2003 Bond Funds

## BACKGROUND

This action will award a contract for the construction of a new pavilion, security lighting, and site furnishings at Brownwood Park to A S Con, Inc., best value proposer of three, in the amount of \$207,100.

On September 18, 2008, three proposals were received and it was determined that A S Con, Inc., was the best value proposer. Proposals based on RFCSP are evaluated on pre-set criteria which includes cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criteria with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criteria.

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

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

**ESTIMATED SCHEDULED OF PROJECT**

Began Design	September 2005
Completed Design	August 2008
Begin Construction	February 2009
Complete Construction	August 2009

**PRIOR ACTION/REVIEW (Council, Boards, Commissions)**

The Park and Recreation Board authorized the advertisement for a Request for Competitive Sealed Proposals on August 21, 2008.

The Park and Recreation Board authorized award of the contract on December 4, 2008.

**FISCAL INFORMATION**

2003 Bond Funds - \$207,100

**ETHNIC COMPOSITION**

A S Con, Inc.

White Male	0	White Female	0
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	1	Other Female	1

**PROPOSAL INFORMATION**

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Base Bid</u></b>	<b><u>Alter. Nos. 1, 2, and 3**</u></b>	<b><u>Total Bid</u></b>	<b><u>Scores</u></b>
*A S Con, Inc. 2300 Leta Way, Mesquite, TX	\$183,000	\$24,100	\$207,100	2428.95
Phoenix I Restoration and Construction, Ltd.	\$302,000	\$42,075	\$344,075	2382.70
Gilbert May, Inc. dba Phillips/May Corporation	\$411,333	\$37,800	\$449,133	2118.05

**PROPOSAL INFORMATION** (Continued)

\*\*Alternate No. 1 - provides for site furnishings.

\*\*Alternate No. 2 - provides for a drinking fountain.

\*\*Alternate No. 3 - provides for concrete mow strip in lieu of steel edging.

**OWNER**

**A S Con, Inc.**

Ali Safdarinia, President

**Recommendation**

Staff recommends approval of this item.



Forest Furner  
Interim Assistant City Manager

- c:     Honorable Mayor and Members of the City Council  
       Mary K. Suhm, City Manager  
       Thomas P. Perkins, City Attorney  
       Deborah A. Watkins, City Secretary  
       Craig Kinton, City Auditor  
       Judge C. Victor Lander  
       Ryan S. Evans, First Assistant City Manager  
       Ramon F. Miguez, P.E., Assistant City Manager  
       Jill A. Jordan, P.E., Assistant City Manager  
       A.C. Gonzalez, Assistant City Manager  
       David K. Cook, Chief Financial Officer  
       Helena Stevens-Thompson, Assistant to the City Manager

# Memorandum



CITY OF DALLAS

Date January 9, 2009

To Members of the Quality of Life Committee: Pauline Medrano (Chair), Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

Subject **Addendum Item No. 2 (Citywide)**

## **SUBJECT**

An ordinance amending Chapter 27 of the Dallas City Code to: **(1)** define terms; **(2)** require apartment complexes with excessive crime rates to participate in a mandatory crime reduction program administered and enforced by the Chief of Police; **(3)** establish qualifications, procedures, requirements, formulae, and standards for the program; **(4)** establish a program fee; **(5)** provide an appeal process; **(6)** make conforming amendments to the multi-tenant property registration program; and **(7)** provide a penalty not to exceed \$2,000 – Financing: No cost consideration to the City.

## **BACKGROUND**

The proposed ordinance amending Chapter 27 of the Dallas City Code will establish a mandatory crime reduction program for apartment complexes that exceed a statistically-determined threshold of criminal activity. An apartment complex required to participate in the program must pay a \$250 program fee, be inspected by police officers for compliance with certain local and state regulations, confer with representatives of the police department regarding crime reduction in the apartment complex, and comply with requirements relating to trespass affidavits, background checks, lighting, landscaping, locked common areas, perimeter fencing, pay phones, crime watch meetings, key control, and residential security surveys. An apartment complex designated by the chief of police to be in the program may appeal to the permit and license appeal board. The ordinance would also require additional information in the multi-tenant property registration application that will assist in administering the mandatory crime reduction program.

The Dallas Police Department participated in the analysis and consideration of crime reducing methods to propose security and safety improvements to benefit the multi-family industry as a whole. The final recommendations are a result of multiple meetings with stakeholders which included City department staff, apartment managers, management companies, property owners, and citizens.

**BACKGROUND (Continued)**

These recommendations were included in the proposed ordinance amendment to Chapter 27.

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

On November 17, 2008, the Public Safety Committee was briefed.

On January 5, 2009, the Public Safety Committee was briefed.

**FISCAL INFORMATION**

No cost consideration to the City.

**Recommendation**

Staff recommends approval of this item.



Forest E. Turner  
Interim Assistant City Manager

- C: Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Deborah A. Watkins, City Secretary  
Thomas P. Perkins, Jr., City Attorney  
Craig Kinton, City Auditor  
Judge C. Victor Lander, Judiciary  
Ryan S. Evans, First Assistant City Manager  
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Jill A. Jordan, P.E., Assistant City Manager  
David Cook, Chief Financial Officer  
Helena Stevens-Thompson, Assistant to the City Manager  
Joey Zapata, Interim Director, CCS  
Lynetta M. Kidd, Assistant Director, CCS  
James Martin, Assistant Director, CCS  
James Childers, Interim Assistant Director, CCS