GARLAND

AGENDA

REGULAR MEETING OF THE CITY COUNCIL
City of Garland

REMOTE MEETING

Tuesday, October 20, 2020
7:00 p.m.

The City Council extends to each visitor a sincere welcome. We value your interest in your community and your participation in the meetings of this governing body. Regular meetings of the City Council are held the 1st and 3rd Tuesdays of each month, beginning at 7:00 p.m.; the City Council meets regularly in work sessions at 6:00 p.m. the Monday preceding each regular meeting.

NOTICE: Due to the COVID-19 emergency and, pursuant to Section 551.125 of the Texas Government Code and the executive orders of Governor Greg Abbott suspending provisions of the Texas Government Code and other applicable laws of the State regarding normal open meetings, the City Council will hold this meeting by internet/telephonic remote means.

The meeting will be broadcast by webinar or telephone at the following URL:

https://garlandtx.zoom.us/webinar/register/WN_dyoj2HuPRU6egJ6eJyWgRw

Registration for the online meeting is required. The meeting will be recorded and will be available for viewing the next day at www.garlandtx.gov.

For those without internet access to the meeting, a dial-in option is available. The numbers are:

Additionally, the meeting may be accessed by phone at the following number:

346-248-7799
470-250-9358
470-381-2552

The Meeting ID is: 926 7424 0150

For participants (online and by phone) who wish to speak on an item on the agenda, you must use the "raise hand" feature in order to be recognized. Similarly, if you wish to provide a comment at the end of the agenda during the open public comments portion of the meeting, you must use the "raise hand" feature.

You are invited to offer a comment or make a statement on any item on the agenda as that item is called. Your comments must relate to an item on this agenda - non-germane comments are not in order. Time limits will be imposed by the Mayor as appropriate to the nature of the agenda item. Generally, public speakers are given three minutes. Due to legal restrictions, the City Council is not able to answer questions during the public comments portion of the agenda.

If the City Council adjourns into Executive Session during this meeting, the Executive Session will be conducted by teleconference between and among the members of the City Council and relevant City staff. Public access to that call is prohibited by State law.

COUNCIL HOUSE RULES

1. Decisions based on issues, goals and vision.

2. Do not take things personal.

3. Project a positive attitude.

4. Focus on issues, not on the person.

5. Be prepared to discuss issues.

6. Maintain decorum.

7. Keep your sense of humor.

8. Honor and respect each other; accept each other as individuals.

9. Follow goals, principles and action agenda.

10. Decide, vote and move on.

11. Avoid ambushes - Council or staff.

12. Talk to staff before meetings.

13. Vote our convictions, but be willing to compromise *"What is best for Garland."*

14. Follow Roberts Rules of Order consistently.

15. Agree to disagree.

16. Be open and honest.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

1. Consider approval of the minutes of the October 13, 2020 Regular Meeting.

2. Consider approval of the following bids:

a. 2.0 MG Lawler Elevated Water Storage Tank Rehabilitation **Bid No. 1094-20**

Tank Pro, Inc.	**$1,231,215.00**
Optional Contingency	**123,122.00**
TOTAL:	**$1,354,337.00**

This request is to rehabilitate the 2.0 MG Lawler Elevated Water Storage Tank.

b. Shelf-Ready Library Books and Audiovisual Materials **Bid No. 1338-20**

Brodart, Inc. **$670,000.00**

This request is for the purchase of "shelf-ready" physical books and audiovisual materials for the use of Garland Library patrons. This approval is for a Term Agreement with four optional renewals.

c. Engineering Services for Zion Road and I.H. 30 Service Road Water System Improvements **Bid No. 1422-20**

Kimley-Horn and Associates, Inc.	**$305,300.00**
Optional Contingency	**20,000.00**
TOTAL:	**$325,300.00**

This request is to provide professional engineering services to upsize the existing 8" water lines to 12" along I.H. 30 Service Roads (east and west-bound) from Bobtown Road to Zion Road. An Optional Contingency is included for any additional work that may be required.

d. Rowlett Creek Wastewater Treatment Plant Maintenance Shop Renovation Project **Bid No. 1440-20**

Jones Carter, Inc.	**$289,000.00**
Optional Contingency	**17,300.00**
TOTAL:	**$306,300.00**

This request is to provide professional engineering services for the rehabilitation of the Gravity Belt Filter Press Room into a new Maintenance Shop at the Rowlett Creek Wastewater Treatment Plant. An Optional Contingency is included for any additional work that may be required.

e. King Mountain Switch - Queen BESS Terminal Addition Engineering Services **Bid No. 0010-21**

Burns & McDonnell **$673,300.00**

This request is to obtain engineering, testing and commissioning, and construction support services for a terminal addition at the King Mountain 345 kV Switch in Upton County, Texas.

f. TMPA Ben Davis to McCree Reconductor Construction Services **Bid No. 1239-19**

Higher Power Electrical, LLC **$97,758.90**

This request is to provide additional conductor and matting services for transmission structure access related to the TMPA Ben Davis to McCree Reconductor CIP project.

g. GP&L McCree Substation Control House **Bid No. 1231-20**

Electrical Power Products, Inc. **$840,270.00**

This request is for the purchase of a control house for the GP&L McCree Substation as part of the approved McCree Substation Autotransformer CIP project.

h. GP&L Overhead and Underground Distribution Relocations Engineering Services **Bid No. 0887-20**

R-Delta Engineers, Inc. **$42,500.00**

This request is to provide surveying necessary to address additional relocations requested by the Texas Department of Transportation (TxDOT).

i. GP&L Apollo Substation Reconstruction Engineering Services **Bid No. 0932-17**

R-Delta Engineers, Inc. **$281,000.00**

This request is to provide additional surveying and engineering services for the construction of the GP&L Apollo Substation facilities and associated transmission line improvements.

j. Cooper and Southern Gardens Drainage Improvements Design **Bid No. 0556-20**

R-Delta Engineers, Inc. **$127,195.00**

This request is to provide additional drainage and wastewater improvements for the Cooper and Southern Gardens Drainage Improvements project.

k. GP&L Distribution Line Relocation Materials **Bid No. 1144-20**

Techline, Inc. **$195,505.71**

This request is for the purchase of steel structures and associated materials to be used for distribution line relocations as a result of the TxDOT I.H. 635 Widening project.

l. Single-Family New Home Construction - 500 Kaiser Street **Bid No. 1273-20**

MG Luxury Homes **$154,600.00**

This request is for the construction of a new single-family home using the HOME Infill Federal Grant Funding.

3. Approve by minute action the 2020-2021 GCACI budget, the sub-grant recipients, and authorize the City Manager to execute the "Hotel Occupancy Tax Program Management Agreement" between the City and Garland Cultural Arts Commission, Inc.

At the October 19, 2020 Work Session, Council considered approving the 2020-2021 budget of the Garland Cultural Arts Commission, Inc., sub-grant recipients and authorization of the City Manager's execution of the "Hotel Occupancy Tax Program Management Agreement" between the City of Garland and the Garland Cultural Arts Commission, Inc.

4. Consider a resolution of the City of Garland, Texas, authorizing the City Manager to enter into an agreement for the adjustment of Municipal Utilities in connection with the IH-635 LBJ East Project with the Texas Department of Transportation; and providing an effective date.

At the October 12, 2020 Work Session, Council considered authorizing the City Manager to execute an Agreement for Adjustment of Municipal Utilities with TxDOT for the relocation and betterment of City water and wastewater facilities within and outside of the IH-635 LBJ corridor.

5. Consider a resolution acknowledging the Kansas City Southern Railway Company's continued rights, title and interest to and upon that certain spur railroad crossing on N. First Street north of Castle Drive and granting permission to reinstall crossing facilities in the future; and providing an effective date.

At the October 12, 2020 Work Session, Council considered a resolution in which KCS agrees to allow the City to pave the area with reinforced concrete pavement, while acknowledging their continued rights, title and interest to act upon this spur crossing and retaining their ability to reinstall crossing facilities in the future.

6. Consider a resolution accepting a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Impaired Driving Mobilization (IDM) Grant in the amount of $14,985.04; and providing an effective date.

At the October 19, 2020 Work Session, Council considered a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization (IDM) Grant related to Driving While Intoxicated (DWI) enforcement in the amount of $14,985.04 for FY 2020-2021.

7. Consider a resolution authorizing the acceptance of a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) - Click It or Ticket (CIOT) Grant in the amount of $6,201.30; and providing an effective date.

At the October 19, 2020 Work Session, Council considered a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Click It or Ticket Grant for November 13, 2020 to December 2, 2020 in the amount of $6,201.30.

8. Consider a resolution approving a schedule for meetings of the City Council to be held in Calendar Year 2021; and providing an effective date.

At the October 12 and October 19 Work Sessions, Council considered the meeting dates for the 2021 calendar year.

9. Consider a resolution of the City Council of the City of Garland, Texas, adopting the 2020 Garland Aquatics Master Plan; and providing an effective date.

Council is requested to adopt the Aquatics Master Plan as presented which includes the incorporation of all appropriate and applicable data and feedback received throughout the development of the plan.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

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10. Request for Development Assistance from The Draper Garland LLC

Council is requested to consider a development incentive request from The Draper Garland LLC for a partial rebate of the applicable Roadway Impact Fee required of a proposed new redevelopment project up to a maximum amount.

11. Hold public hearings on:

a. Consider a Zoning request by Development Engineering Consultants, LLC to construct seven (7) single-family detached homes at 4926 Locust Grove Road in District 3.

Consideration of the application of Development Engineering Consultants, LLC, requesting approval of 1) a Change in Zoning from Agriculture (AG) District to a Planned Development (PD) District for Single-Family Detached Units and 2) an Alley Waiver. This property is located at 4926 Locust Grove Road. This item serves as the applicants Zoning request. (File No. Z 20-21, District 3) (The applicant requests postponement to the November 10, 2020 Regular City Council Meeting.)

b. Consider a Detail Plan request by Development Engineering Consultants, LLC to construct seven (7) single-family detached homes at 4926 Locust Grove Road in District 3.

Consideration of the application of Development Engineering Consultants, LLC, requesting approval of a Detail Plan for Single-Family Detached Units. This property is located at 4926 Locust Grove Road. This item serves as the applicant's Detail Plan request. (File No. Z 20-21, District 3) (The applicant requests postponement to the November 10, 2020 Regular City Council Meeting.)

c. Consider a request by Bill Swisher for an electronic programmable sign at 484 West Interstate Highway 30 in District 3.

Consideration of the application of Bill Swisher, requesting approval of an Amendment to Planned Development (PD) 19-37 District to convert an existing nonconforming pylon sign into a pylon sign with a programmable (electronic) sign face. This property is located at 484 West Interstate Highway 30. (File No. Z 20-26, District 3)

12. Citizen comments.

Persons wishing to address issues not on the agenda may have three minutes to address Council at this time. Council is prohibited from discussing any item not posted according to the Texas Open Meetings Act.

13. Adjourn.

All Regular Council meetings are broadcast live on CGTV, Time Warner Cable Channel 16, and Frontier FIOS TV 44. Meetings are rebroadcast at 9:00 a.m. and 7:00 p.m. on Wednesday-Sunday and at 7:30 p.m. on Thursday. Live streaming and on-demand videos of the meetings are also available online at www.garlandtx.gov. Copies of the meetings can be purchased through the City Secretary's Office – audio CD's are $1 each and DVD's are $3 each.

GARLAND

City Council Regular Session Agenda **1.**

Meeting Date: 10/20/2020

Item Title: Minutes October 13

Submitted By: Rene Dowl, City Secretary, City Secretary

Summary:

Consider approval of the minutes of the October 13, 2020 Regular Meeting.

Attachments

Minutes October 13

GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, October 13, pursuant to Section 551.045, by telephone or internet in Garland, Texas, with the following members present:

Present:	Mayor Scott LeMay
	Mayor Pro Tem Robert John Smith
	Deputy Mayor Pro Tem Robert Vera
	Council Member Deborah Morris
	Council Member Jerry A. Nickerson
	Council Member Jim Bookhout
	Council Member Rich Aubin
	Council Member Dylan Hedrick
Staff Present:	City Manager Bryan Bradford
	Deputy City Manager Mitch Bates
	Assistant City Manager John Baker
	City Attorney Brad Neighbor
	City Secretary Eloyce René Dowl

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Council Member Rich Aubin to approve the Consent Agenda as presented, with the exception of pulling Item 4 for further consideration. Motion carried:

Vote: 8 - 0

1. APPROVED Consider approval of the minutes of the September 15, 2020 Regular Meeting.

2. Consider approval of the following bids:

a. APPROVED Williams Estates Wastewater Main Replacement **Bid No. 1111-20**

Aushill Construction, LLC	**$1,133,879.21**
Optional Contingency	**113,387.92**
TOTAL:	**$1,247,267.13**

This request is to provide approximately 1.1 miles of wastewater main replacements in Williams Estates. An Optional Contingency is included for any additional work that may be required.

b. APPROVED GP&L Centerville 1 Overhead to Underground Line Relocation **Bid No. 1134-20**

Primoris T&D Services, LLC	**$721,454.10**
Optional Contingency	**57,200.00**
TOTAL:	**$778,654.10**

This request is to provide construction services to relocate the Centerville 1 overhead feeder from Duck Creek to underground service at the front of the property line. An Optional Contingency is included for any additional work that may be required.

c. APPROVED Liquefied Suspended Cement Slurry **Bid No. 1150-20**

Martin Marietta	**$308,490.00**

This request is to provide Concrete Super Slurry for the Street Department to strengthen the crushed concrete base material used on street reconstruction projects. This approval is for a Term Agreement with four optional renewals.

d. APPROVED **EMS Supplies and Medications** **Bid No. 1347-20**

Bound Tree Medical, LLC **$369,872.44**

This request is for the purchase of EMS Pharmaceuticals and Medical Supplies for the Garland Fire Department. This approval is for a one-year Term Agreement.

e. APPROVED **Belt Press Rental for Duck Creek & Rowlett Creek Wastewater Treatment Plants** **Bid No. 1228-20**

Aspen Rentals, Inc. **$120,050.00**

This request is to rent two belt presses to process biosolids at Duck Creek and Rowlett Creek Wastewater Treatment Plants.

f. APPROVED **Sanitary Sewer Mainline Rehabilitation** **Bid No. 1390-20**

Insituform Technologies, LLC	**$1,430,352.50**
Optional Contingency	**69,647.50**
TOTAL:	**$1,500,000.00**

This request is to provide sanitary sewer pipe lining and pipe bursting services for the following locations: south of Guthrie Road and west of Ablon Drive, Belt Line Road to North Garland Avenue east of Wagon Wheel, North Garland Road to Apollo Drive west of Woodland Park, Matador to Doss Drive, Holm to Royal Drive and Glynn to Curtis Drive. An Optional Contingency is included for any additional work that may be required.

g. APPROVED **Security Fence Replacement for Rowlett Creek Wastewater Treatment Plant** **Bid No. 1180-20**

Triple-C Fence, LLC	**$158,578.10**
Optional Contingency	**20,000.00**
TOTAL:	**$178,578.10**

This request is to provide labor and equipment to replace approximately 3,708 feet of security fencing and gates surrounding the Rowlett Creek Wastewater Treatment Plant. An Optional Contingency is included for any additional work that may be required.

h. APPROVED **Engineering Services for Miller Road and Nash Street Water and Wastewater Improvements** **Bid No. 0469-17**

Kimley-Horn and Associates, Inc. **$16,000.00**

This request is to provide additional Engineering Services for the Miller Road and Nash Street Water and Wastewater Improvements project to include the design of a left-turn lane at the Walmart Neighborhood Market.

i. APPROVED **GP&L & TMPA Transmission and Substation Maintenance and Repair Services** **Bid No. 1225-20**

Primoris T&D Services, LLC **$750,000.00**

This request is to provide as-needed maintenance and repair of GP&L and TMPA transmission lines and substation infrastructure. This approval is for a Term Agreement with four optional renewals.

j. APPROVED **Engineering Services for King Mountain to Queen BESS 345 kV Transmission Line** **Bid No. 1418-20**

Burns & McDonnell **$483,100.00**

This request is to obtain engineering services to support the transmission line design of a new single circuit, 345 kV transmission line in Upton County, Texas.

k. APPROVED **Wallace Pump Station Generator Upgrade** **Bid No. 1123-20**

C.F. McDonald Electric, Inc.	**$4,129,469.00**
Optional Contingency	**412,946.90**
TOTAL:	**$4,542,415.90**

This request is to provide upgrades to the Wallace Pump Station generator and ancillary equipment which includes: Installation of a new 2400V, 2000 kW Tier IV generator and paralleling switchgear including a 2400V medium voltage switch, construction of new generator, storage building and transformer pad structures including structural and architectural modifications at the switchgear room, furnish and install programming for SCADA interface cabinet as well as modifications to existing SCADA system located at Apollo Control Center, furnish and install all materials for the Pump Station HVAC work, field inspection and start-up services including factory and site acceptance testing and training. An Optional Contingency is included for any additional work that may be required.

l. APPROVED **2019 Miscellaneous Concrete Repair Project** **Bid No. 0313-20**

NPL Construction Company **$285,160.00**

This request is to provide additional quantities of concrete removal and replacement for streets and alleys in various locations of the city.

3. **A public hearing was previously conducted for the following zoning case. Council approved the request and instructed staff to bring forth the following ordinance for consideration.**

a. APPROVED Zoning File No. Z 20-23, Rene Mandujano (District 2)

Ordinance No. 7177 amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for a Tattooing/Body Piercing Establishment on a property zoned Downtown (DT) District (Historic Downtown Sub-District) and located at 532 Main Street, Suite B; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; a Savings Clause, and a Severability Clause; and providing an effective date.

4. TABLED Consider a resolution approving a schedule for meetings of the City Council to be held in Calendar Year 2021; and providing an effective date.

At the October 12, 2020 Work Session, Council considered the meeting dates for the 2021 calendar year.

At the request of staff, this item was pulled for consideration at the next Work Session on October 19.

5. APPROVED Resolution No. 10454 authorizing the City Manager to execute an Interlocal Agreement with the Garland Independent School District regarding the use of certain facilities during emergencies; and providing an effective date.

At the October 12, 2020 Work Session, Council considered approving a resolution allowing the City Manager to execute an updated Interlocal Agreement with GISD allowing the City of Garland to utilize any of the district's facilities as a Point of Dispensing site for medications or commodities in mass quantity to the public, which may be necessary in disaster response or recovery efforts.

ITEMS FOR INDIVIDUAL CONSIDERATION

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6. APPROVED Resolution No. 10455 for Texas Parks and Wildlife Department Grant - Watson Park

Council adopted a funding resolution and authorization to submit a grant application for the Local Park Grant Program from the Texas Parks and Wildlife Department in order to improve Watson Park.

The staff report was presented by Andy Hesser, Managing Director, Parks and Recreation. Deputy Mayor Pro Tem Vera expressed his support for the approval.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Deputy Mayor Pro Tem Robert Vera to approve a resolution for the application to the Texas Parks and Wildlife Department for a grant to improve Watson Park. Motion carried:

Vote: 8 - 0

7. Hold public hearing(s) on:

a. APPROVED Consider Approval of QuikTrip Travel Center in District 3 at 524 East Interstate Highway 30.

QuikTrip Corporation and Glenn Engineering Corporation, requesting approval of 1) a Change of Zoning from Community Retail (CR) District to a Planned Development (PD) District to allow a Travel Center Use; 2) a Detail Plan for a Travel Center Use and Fuel Pumps, Retail Use and; 3) a Specific Use Provision for a Fuel Pumps, Retail Use. This application was submitted prior to September 1, 2019. (File No. Z 19-22, District 3)

The staff report was presented by Nabiha Ahmed, Development Planner. Speakers on this item were Jake Petras and Gwen Keene, applicant.

There was discussion by the Council.

Mayor LeMay recessed the meeting at 8:30 p.m.

Mayor LeMay reconvened the meeting at 8:40 p.m.

Michael Landers, Vernon Chin, Georgia Ray, Alex Alexander, Marja Rom, Sehar Knight, Barbara Murray, Stephanie Sutherland, Shannon Wilson (Rachel Shriever spoke on her behalf), Melissa Massey, John White, Simon Mathew, Alexander Rom and Antonio Jimenez. The following persons submitted written responses: Simon Mathew, Joffrin Alexander, Kayla Scott and Carolyn Ferguson.

There were additional comments by Council.

Motion was made by Council Member Jerry A. Nickerson, and seconded by Deputy Mayor Pro Tem Robert Vera to approve the application as submitted. Motion carried:

Vote: 7 - 1

Mayor LeMay recessed the meeting at 9:50 p.m.

Mayor LeMay reconvened the meeting at 10:00 p.m.

b. APPROVED Consider a request by U-Haul to build a 42,580 square-foot Bus/Truck Repair shop at 2700-2816 McCree Road in District 5.

Application of Kimley-Horn and Associates, Inc., requesting approval of 1) a Change in Zoning from Planned Development (PD) District 93-11 to a Planned Development (PD) District for Industrial (IN) Uses; and 2) a Detail Plan for a Truck/Bus Repair Use. This application was submitted prior to September 1, 2019. (File No. Z 19-27, District 5) (This case was postponed from the September 15, 2020 Regular City Council meeting.)

Motion was made by Council Member Rich Aubin, and seconded by Council Member Jim Bookhout to approve the modification to the Planned Development (PD), Industrial (IN) Uses and Site Plan, with a denial of the deviation for the bay doors to face south, allowing those doors to face north at McCree. Motion carried:

Vote: 6 - 2

The staff report was presented by Nabiha Ahmed, Development Planner. Speakers on this item were: Jonathan Vinson, and Matt Merrill, applicant, Joe Fraccaro, Kimley Horn, Holli Sanborn and Melissa Massey. Stephen Yearout submitted a written statement in opposition of the application.

There was discussion by the Council. City Manager provided responsive comments to Council Member Bookhout's questions.

8. Consider appointments to Boards and Commissions.

Council Member Morris and Deputy Mayor Pro Tem Vera presented their nominations for boards and commissions.

<u>Council Member Deborah Morris</u>

- Herman Puckett - Board of Adjustment
- Kymberlaine Banks - Community Multicultural Commission
- Jocelyne Garcia - Cultural Arts Commission
- John Ball - Environmental and Community Advisory Board
- Michael Degen - Library Board
- Jonathan Ferguson - Parks and Recreation Board
- Julius Jenkins - Plan Commission
- John Spencer - Property Standards Board
- Manuel Ojeda - Senior Citizens Advisory Board
- Daniel Montenegro - Tax Increment Finance District - Downtown
- Bob Duckworth - Tax Increment Finance #3 - Medical District
- Darryl Quigley - Tax Increment Finance - South
- Dwight Nichols - Unified Building Standards Commission

Mayor Pro Tem Robert Vera

- Mindy Le - Community Multicultural Commission

A vote was cast to approve the appointments:

Vote 8 - 0

9. **Citizen comments:**

10. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 11:04 p.m.

Submitted By:

_____

Scott LeMay, Mayor

_____

Eloyce René Dowl, City Secretary

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. a.**

Meeting Date: 10/20/2020
Item Title: 2.0 MG Lawler Elevated Water Storage Tank Rehabilitation
Submitted By: Wes Kucera, Managing Director
Bid Number: 1094-20

Purchase Justification:

This request is to rehabilitate the 2.0 MG Lawler Elevated Water Storage Tank including:

- Remove and dispose of coating material; apply new exterior and interior coating.
- Clean tank bowl.
- Extend interior riser access tube to tank roof manway including a new manway access door.
- Repair or replace any corrosion or pitted areas as required.
- Furnish & install surface filler where required.
- Remove and replace beacon light assembly including wiring and conduit from ground up.
- Remove and replace exterior and interior ladders.
- Replace handrail to top interior landing, and the overflow weir box assembly.
- Replace electrical conduit below the ceiling next to the roof opening.
- Apply new City of Garland logo.

An Optional Contingency is included for any additional work that may be required.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Eight (8) bids were received and evaluated with Tank Pro, Inc., submitting the Straight Low Bid.

Award Recommendation:

Vendor	***Item***	***Amount***
Tank Pro, Inc.	All	$1,231,215.00
Optional Contingency		123,122.00
	TOTAL:	**$1,354,337.00**

Basis for Award: Straight Low Bid
Purchase Requisition #: 43800

Fiscal Impact

Total Project/Account:	$1,120,000
Expended/Encumbered to Date:	47,805
Balance:	$1,072,195
This Item:	1,354,337
Proposed Balance:	$(282,142) *
Account #:	220-4049-3024100-7101

Fund/Dept/Project – Description and Comments:

Water CIP Fund / Water Tower Corrosion Abatement

* This project will continue into 2021. The 2021 CIP will incude a funding request of $1.59 million for the continuation of this project.

Attachments

Bid Recap Page 1
Bid Recap Page 2

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2020
Document Location:	Page 236

Budget Director Approval:	Ron Young	Approval Date:	10/08/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	10/07/2020

CITY OF GARLAND - BID RECAP SHEET
OPENED: 08/18/2020
REQ. NO. PR 43800
BID NO. 1094-20
PAGE: 1 of 2
BUYER: Guy Trampe

ITEM	QTY	UNIT	DESCRIPTION	Tank Pro, Inc. UNIT PRICE	Tank Pro, Inc. TOTAL	Viking Industrial Painting UNIT PRICE	Viking Industrial Painting TOTAL	A&M Construction UNIT PRICE	A&M Construction TOTAL	J. R. Stelzer Co. UNIT PRICE	J. R. Stelzer Co. TOTAL
1	1	EA	2 Million Gallon Elevated Water Tank	$1,231,215.00	$1,231,215.00	$1,249,000.00	$1,249,000.00	$1,377,900.00	$1,377,900.00	$1,527,600.00	$1,527,600.00
			Rehabilitation								
			TOTAL GROSS PRICE		$1,231,215.00		$1,249,000.00		$1,377,900.00		$1,527,600.00
			CASH DISCOUNT								
			TOTAL NET PRICE		$1,231,215.00		$1,249,000.00		$1,377,900.00		$1,527,600.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$1,249,000.00**
LOW: **$1,231,215.00**
SAVINGS: **$17,785.00**

831 # IonWave Notifications
181 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

CITY OF GARLAND - BID RECAP SHEET
OPENED: 08/18/2020
REQ. NO. PR 43800
BID NO. 1094-20
PAGE: 2 of 2
BUYER: Guy Trampe

ITEM	QTY	UNIT	DESCRIPTION	Classic Protective Coatings UNIT PRICE	Classic Protective Coatings TOTAL	Utility Service Co., Inc. UNIT PRICE	Utility Service Co., Inc. TOTAL	TMI Coatings UNIT PRICE	TMI Coatings TOTAL	CFG Industries UNIT PRICE	CFG Industries TOTAL
1	1	EA	2 Million Gallon Elevated Water Tank	$1,686,950.00	$1,686,950.00	$1,715,700.00	$1,715,700.00	$1,855,600.00	$1,855,600.00	$1,885,000.00	$1,885,000.00
			Rehabilitation								
			TOTAL GROSS PRICE		$1,686,950.00		$1,715,700.00		$1,855,600.00		$1,885,000.00
			CASH DISCOUNT								
			TOTAL NET PRICE		$1,686,950.00		$1,715,700.00		$1,855,600.00		$1,885,000.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$1,249,000.00**
LOW: **$1,231,215.00**
SAVINGS: **$17,785.00**

831 # IonWave Notifications
181 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. b.**

Meeting Date: 10/20/2020
Item Title: Shelf-Ready Library Books and Audiovisual Materials
Submitted By: Karen Archibald, Library Director
Bid Number: 1338-20

Purchase Justification:

This request is for the purchase of "shelf-ready" physical books and audiovisual materials for the use of Garland Library patrons. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation:

The physical books and audiovisual materials are available from Brodart, Inc., through an Interlocal Agreement with the City of Dallas.

Award Recommendation:

Vendor	***Item***	***Amount***
Brodart, Inc.	All	$670,000.00
	TOTAL:	**$670,000.00**

Basis for Award: Interlocal Agreement
Purchase Requisition #: 44134

Fiscal Impact

Total Project/Account: N/A
Expended/Encumbered to Date: N/A
Balance: N/A
This Item: $670,000
Proposed Balance: N/A
Account #: 451-6999
Fund/Dept/Project – Description and Comments:

Term Contract sets a price but does not commit funds. Expenses will be charged to Library operating and capital accounts as incurred.

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	Operating Budget		
Fiscal Year:	2020-21		
Document Location:	Proposed Budget - Page 123		
Budget Director Approval:	Ron Young	Approval Date:	10/01/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	09/28/2020

CITY OF GARLAND - BID RECAP SHEET
OPENED: 09/25/2020
REQ. NO. PR 44134
BID NO. 1338-20
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Brodart, Inc. UNIT PRICE	Brodart, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	EA	1	Shelf-ready library books and audiovisual materials		$670,000.00								
			TOTAL GROSS PRICE		$670,000.00		$0.00		$0.00				
			CASH DISCOUNT										
			TOTAL NET PRICE		$670,000.00		$0.00		$0.00				
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW: **$670,000.00**
LOW: **$0.00**
SAVINGS: **$670,000.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. c.**

Meeting Date: 10/20/2020

Item Title: Engineering Services for Zion Road and I.H. 30 Service Road Water System Improvements

Submitted By: Wes Kucera, Managing Director

Bid Number: 1422-20

Purchase Justification:

This request is to provide professional engineering services to upsize the existing 8” water lines to 12" along I.H. 30 Service Roads (east and west-bound) from Bobtown Road to Zion Road. Additionally, a new 16” water main will be designed along Zion Road from Waterhouse Boulevard to Locust Grove Road. These improvements will increase the capacity of the water system in this area and include the design of approximately 7,800 linear feet of 12” and 2,100 linear feet of 16” water main. An Optional Contingency is included for any additional work that may be required.

Evaluation:

Kimley-Horn and Associates, Inc., was selected as the Most Qualified firm for this project from RFQ 0212-19.

Award Recommendation:

Vendor	***Item***	***Amount***
Kimley-Horn and Associates, Inc.	All	$305,300.00
Optional Contingency		20,000.00
	TOTAL:	**$ 325,300.00**

Basis for Award: Most Qualified

Purchase Requisition #: 44225

Fiscal Impact

Total Project/Account: $9,086,458

Expended/Encumbered to Date: 7,034,111

Balance:	$2,052,347
This Item:	325,300
Proposed Balance:	$1,727,047
Account #:	220-4049-3019000-7101

Fund/Dept/Project – Description and Comments:

Water CIP Fund / Transmission Mains Program

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2020
Document Location:	Page 221

Budget Director Approval:	Ron Young	Approval Date:	10/01/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	09/28/2020

CITY OF GARLAND - BID RECAP SHEET
OPENED: 09/25/2020
REQ. NO. PR 44225
BID NO. 1422-20
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Kimley-Horn and Associates, Inc. UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Zion Road and I-30 Service	$305,300.00	$305,300.00						
			Road Water System								
			Improvements								
1	ea	1	Contingency	$20,000.00	20,000.00						
			TOTAL GROSS PRICE		$325,300.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$325,300.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. d.**

Meeting Date: 10/20/2020

Item Title: Rowlett Creek Wastewater Treatment Plant Maintenance Shop Renovation Project

Submitted By: Wes Kucera, Managing Director

Bid Number: 1440-20

Purchase Justification:

This request is to provide professional engineering services for the rehabilitation of the Gravity Belt Filter Press Room into a new Maintenance Shop at the Rowlett Creek Wastewater Treatment Plant. This was included as part of the 2016 Wastewater Treatment Master Plan. The current Maintenance housing area is 20 years old and has outlived its useful life cycle. This new area will provide more functionality for the Maintenance staff while addressing the need for additional capacity and modernizing the aging infrastructure. Services include:

- Develop a preliminary engineering report to establish design decision.
- Design the new Maintenance area inside the old Gravity Belt Press Room.
- Provide support for the advertising and bid phase.
- Provide support for the construction phase of the project.

An Optional Contingency is included for any additional work that may be required.

Evaluation:

Jones | Carter, Inc., was selected as the Most Qualified firm for this project from RFQ 0767-18.

Award Recommendation:

Vendor	***Item***	***Amount***
Jones | Carter, Inc.	All	$289,000.00
Optional Contingency		17,300.00
	TOTAL:	**$306,300.00**

Basis for Award: Most Qualified

Purchase Requisition #: 44243

Fiscal Impact

Total Project/Account: $6,403,537

Expended/Encumbered to Date:	3,309,314
Balance:	$3,094,223
This Item:	306,300
Proposed Balance:	$2,787,923
Account #:	230-4229-3302900-7101

Fund/Dept/Project – Description and Comments:

Wastewater CIP Fund / Rowlett Creek Wastewater Treatment Plant Replacements/Modifications

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2020
Document Location:	Page 262

Budget Director Approval:	Ron Young	Approval Date:	10/08/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	10/07/2020

CITY OF GARLAND - BID RECAP SHEET
OPENED: 09/30/2020
REQ. NO. PR 44243
BID NO. 1440-20
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Jones | Carter, Inc. UNIT PRICE	Jones | Carter, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	Rowlett Creek Wastewater	$289,000.00	$289,000.00						
			Treatment Plant Maintenance								
			Shop Renovation Project								
1	ea	1	Contingency	$17,300.00	17,300.00						
			TOTAL GROSS PRICE		$306,300.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$306,300.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. e.**

Meeting Date: 10/20/2020
Item Title: King Mountain Switch - Queen BESS Terminal Addition Engineering Services
Submitted By: Steve Martin, Transmission Director
Bid Number: 0010-21

Purchase Justification:

This request is to obtain engineering, testing and commissioning, and construction support services for a terminal addition at the King Mountain 345 kV Switch in Upton County, Texas. This is part of the approved King Mountain Switch - Queen BESS CIP project.

Evaluation:

Burns & McDonnell was selected as the Most Qualified firm for this project from RFQ 0753-19.

Award Recommendation:

Vendor	***Item***	***Amount***
Burns & McDonnell	All	$673,300.00
	TOTAL:	**$673,300.00**

Basis for Award: Most Qualified
Purchase Requisition #: 44192

Fiscal Impact

Total Project/Account: 1,000,000
Expended/Encumbered to Date: 0
Balance: 1,000,000
This Item: 673,300
Proposed Balance: 326,700
Account #: 210-3799-3179201-7111
Fund/Dept/Project – Description and Comments:

Electric CIP / Substation Upgrades

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2020
Document Location:	Page 281

Budget Director Approval:	Ron Young	Approval Date:	10/08/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	10/07/2020

CITY OF GARLAND - BID RECAP SHEET
OPENED: 10/05/2020
REQ. NO. PR 44192
BID NO. 0010-21
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	Burns & McDonnell UNIT PRICE	Burns & McDonnell TOTAL						
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	King Mountain Switch - Queen	$673,300.00	$673,300.00						
			BESS Terminal Addition								
			Engineering Services								
			TOTAL GROSS PRICE		$673,300.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$673,300.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. f.**

Meeting Date: 10/20/2020
Item Title: TMPA Ben Davis to McCree Reconductor Construction Services
Submitted By: Steve Martin, Transmission Director
Bid Number: 1239-19

Purchase Justification:

This request is to provide additional conductor and matting services for transmission structure access related to the TMPA Ben Davis to McCree Reconductor CIP project. This is a TMPA project and will be reimbursed at 100%.

Evaluation:

Higher Power Electrical, LLC, was awarded the original PO 29592 in the amount of $4,226,273 at the September 17, 2019, City Council meeting.

Award Recommendation:

Vendor	***Item***	***Amount***
Higher Power Electrical, LLC	All	$97,758.90
	TOTAL:	**$97,758.90**

Basis for Award: Change Order
Purchase Requisition #: 44081

Fiscal Impact

Total Project/Account:	7,364,970
Expended/Encumbered to Date:	7,194,975
Balance:	169,995
This Item:	97,759
Proposed Balance:	72,236
Account #:	215-3542-3126101-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Transmission Lines

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	CIP		
Fiscal Year:	2020		
Document Location:	275		
Budget Director Approval:	Ron Young	Approval Date:	10/08/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	10/07/2020

CITY OF GARLAND - BID RECAP SHEET
OPENED: N/A
REQ. NO. PR 44081
BID NO. 1239-19
PAGE: 1 of 1
BUYER: Teresa Smith

				Higher Power Electrical, LLC							
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	1	Lt.	Change Order #1 to PO 29592		$97,758.90						
			TOTAL GROSS PRICE		$97,758.90						
			CASH DISCOUNT								
			TOTAL NET PRICE		$97,758.90						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. g.**

Meeting Date: 10/20/2020
Item Title: GP&L McCree Substation Control House
Submitted By: Steve Martin, Transmission Director
Bid Number: 1231-20

Purchase Justification:

This request is for the purchase of a control house for the GP&L McCree Substation as part of the approved McCree Substation Autotransformer CIP project. The control house will contain switchboard panels, batteries, battery chargers, supervisory control, meters, and relays and will provide security and all-weather protection for the equipment.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated based on the published criteria. Electrical Power Products, Inc., received the highest evaluated score, offering the Best Value for the City.

Award Recommendation:

Vendor	***Item***	***Amount***
Electrical Power Products, Inc.	All	$840,270.00
	TOTAL:	**$840,270.00**

Basis for Award: Best Value
Purchase Requisition #: 43623

Fiscal Impact

Total Project/Account:	12,500,000
Expended/Encumbered to Date:	7,575,010
Balance:	4,924,990
This Item:	840,270
Proposed Balance:	4,084,720

Account #: 210-3799-3178401-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Substation Upgrades

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2020
Document Location:	281

Budget Director Approval:	Ron Young	Approval Date:	10/08/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	10/07/2020

CITY OF GARLAND - BID RECAP SHEET
OPENED: 09/10/2020
REQ. NO PR 43623
BID NO. 1231-20
PAGE: 1 of 1
BUYER: Teresa Smith

ITEM	QTY	UNIT	DESCRIPTION	Electrical Power Products Inc. UNIT PRICE	TOTAL	Crown Technical Systems Inc. UNIT PRICE	TOTAL	Intermountain Electronics Inc. . UNIT PRICE	TOTAL	Shermco Industries UNIT PRICE	TOTAL	Panelmatic Inc. UNIT PRICE	TOTAL	KBS Electrical Distributors, Inc. UNIT PRICE	TOTAL
			Pricing for Evaluation		$840,270.00		$876,550.18		$975,723.00		$1,133,770.00		$1,083,700.00		$1,314,083.00
			Evaluation Criteria:												
			Price	Maximum=30	30.00		29.00		26.00		22.00		23.00		19.00
			Delivery Schedule	Maximum=15	12.00		12.00		15.00		13.00		11.00		12.00
			Qualifications, Previous Exp., Rep.	Maximum=30	30.00		25.00		25.00		25.00		25.00		25.00
			Meeting all Specifications	Maximum=25	23.00		25.00		12.00		16.00		14.00		14.00
			Total	Maximum=100	95.00		91.00		78.00		76.00		73.00		70.00
			TOTAL GROSS PRICE		$840,270.00		$876,550.18		$975,723.00		$1,133,770.00		$1,083,700.00		$1,314,083.00
			CASH DISCOUNT												
			TOTAL NET PRICE		$840,270.00		$876,550.18		$975,723.00		$1,133,770.00		$1,083,700.00		$1,314,083.00
			F.O.B.				DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY												

NEXT LOW: $876,550.18
LOW: $840,270.00
SAVINGS: **$36,280.18**

222 # IonWave Notifications
IonWave HUBS
13 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. h.**

Meeting Date: 10/20/2020
Item Title: GP&L Overhead and Underground Distribution Relocations Engineering Services
Submitted By: Jonas Whitehead, Distribution Director
Bid Number: 0887-20

Purchase Justification:

This request is to provide surveying necessary to address additional relocations requested by the Texas Department of Transportation (TxDOT). These expenses will be reimbursed to GP&L by TxDOT at 100%.

Evaluation:

R-Delta Engineers, Inc., was awarded the original PO 30238 in the amount of $82,450 from RFQ 0753-19.

Award Recommendation:

Vendor	***Item***	***Amount***
R-Delta Engineers, Inc.	All	$42,500.00
	TOTAL:	**$42,500.00**

Basis for Award: Change Order
Purchase Requisition #: 44232

Fiscal Impact

Total Project/Account:	1,321,504
Expended/Encumbered to Date:	359,012
Balance:	962,492
This Item:	42,500
Proposed Balance:	919,992
Account #:	215-3293-3149101-7111

Fund/Dept/Project – Description and Comments:

Electric CIP/ Relocation of Facilities Program

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	CIP		
Fiscal Year:	2020		
Document Location:	277		
Budget Director Approval:	Ron Young	Approval Date:	10/08/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	10/07/2020

CITY OF GARLAND - BID RECAP SHEET
OPENED:
REQ. NO. PR 44232
BID NO. 0887-20
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	R-Delta Engineers, Inc. UNIT PRICE	R-Delta Engineers, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	ea	1	C/O#1 for PO 30238	$42,500.00	$42,500.00						
			TOTAL GROSS PRICE		$42,500.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$42,500.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW:
LOW:
SAVINGS: **$0.00**

IonWave Notifications
IonWave HUBS
Direct Contact HUBS
HUBS Responded

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GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. i.**

Meeting Date: 10/20/2020
Item Title: GP&L Apollo Substation Reconstruction Engineering Services
Submitted By: Steve Martin, Transmission Director
Bid Number: 0932-17

Purchase Justification:

This request is to provide additional surveying and engineering services for the construction of the GP&L Apollo Substation facilities and associated transmission line improvements. The additional services are required to address modifications to the design scope and to provide support during procurement, bidding, and construction of the project.

Evaluation:

R-Delta Engineers, Inc., was awarded the original PO 26085 in the amount of $1,147,100 at the August 1, 2017, City Council Meeting.

Award Recommendation:

Vendor	***Item***	***Amount***
R-Delta Engineers, Inc.	All	$281,000.00
	TOTAL:	**$281,000.00**

Basis for Award: Change Order
Purchase Requisition #: 44133

Fiscal Impact

Total Project/Account:	16,335,246
Expended/Encumbered to Date:	15,714,130
Balance:	621,116
This Item:	281,000
Proposed Balance:	340,116
Account #:	210-3799-3177201-7111

Fund/Dept/Project – Description and Comments:

Electric CIP / Substation Upgrades

Attachments

Bid Recap

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2020
Document Location:	281

Budget Director Approval:	Ron Young	Approval Date:	10/08/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	10/07/2020

CITY OF GARLAND - BID RECAP SHEET
OPENED: 10/05/2020
REQ. NO. PR 44133
BID NO. 0932-17
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	R-Delta Engineers, Inc. UNIT PRICE	R-Delta Engineers, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	EA	1	Change Order #1 to PO 26085	$281,000.00	$281,000.00						
			TOTAL GROSS PRICE		$281,000.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$281,000.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$0.00**
LOW: **$0.00**
SAVINGS: **$0.00**

N/A # IonWave Notifications
N/A # IonWave HUBS
N/A # Direct Contact HUBS
N/A # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. j.**

Meeting Date: 10/20/2020
Item Title: Cooper and Southern Gardens Drainage Improvements Design
Submitted By: Michael Polocek, Engineering Director
Bid Number: 0556-20

Purchase Justification:

This request is to provide additional drainage and wastewater improvements for the Cooper and Southern Gardens Drainage Improvements project. After receiving the detailed survey and working on the Preliminary Design, it was determined the proposed wastewater main in Hopkins Street was not deep enough to service the properties on the west side of the street without replacing and lowering a portion of the wastewater main in Avenue B. It was also determined that additional drainage improvements in Avenue D are required to collect stormwater runoff from the connecting streets in the Cooper Addition. With the disruption to Avenue D, the Wastewater Department decided to replace additional wastewater mains that were planned for replacement at a later date. Combining the utility work into one (1) project will reduce the number of construction disruptions in the area.

Evaluation:

R-Delta Engineers, Inc., was awarded the original PO 29907 in the amount of $326,600 at the March 3, 2020, City Council meeting.

Award Recommendation:

Vendor	***Item***	***Amount***
R-Delta Engineers, Inc.	All	$127,195.00
	TOTAL:	**$127,195.00**

Basis for Award: Change Order
Purchase Requisition #: 44286

Fiscal Impact

Total Project/Account: $3,132,684

Expended/Encumbered to Date:	326,959
Balance:	$2,805,725
This Item:	127,195
Proposed Balance:	$2,678,530
Account #:	624-1409-1425504-7101; 230-4149-3215700-7101; 220-4049-3019500-7101

Fund/Dept/Project – Description and Comments:

Street CIP / Fifth St. - Miller to Ave. D - Ph. B - Drainage	=	$ 42,399
Wastewater CIP / Relocation of Mains Prior to Paving	=	42,398
Water CIP / Relocation of Mains Prior to Storm Sewer Installation	=	42,398
Total	**=**	**$127,195**

Attachments

Bid Recap

Location Map

Fiscal Reference:	
Budget Type:	CIP
Fiscal Year:	2020
Document Location:	Pages 90, 224 & 251

Budget Director Approval:	Ron Young	Approval Date:	10/12/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	10/08/2020

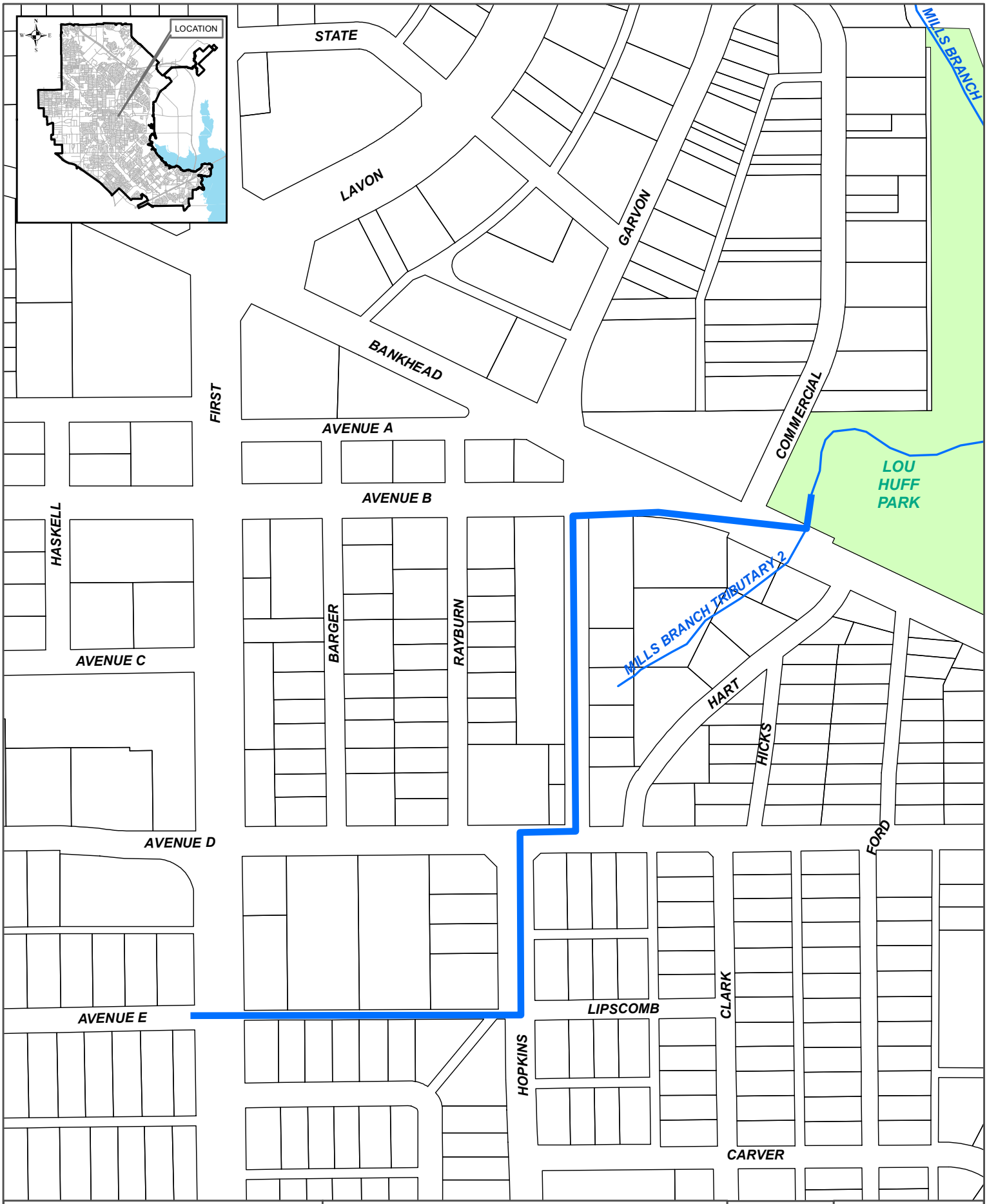
CITY OF GARLAND - BID RECAP SHEET
OPENED: 10/08/2020
REQ. NO. 44286
BID NO. 0556-20
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	R-Delta Engineers, Inc. UNIT PRICE	R-Delta Engineers, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	EA	1	Change Order to PO 29907	$127,195.00	$127,195.00						
			TOTAL GROSS PRICE		$127,195.00						
			CASH DISCOUNT								
			TOTAL NET PRICE		$127,195.00						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

n/a # IonWave Notifications
n/a # IonWave HUBS
n/a # Direct Contact HUBS
n/a # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.



GARLAND ENGINEERING

COOPER AND SOUTHERN GARDENS DRAINAGE IMPROVEMENTS

Scale: NTS
Date: 1/21/2020
Drawn: JW

File: Cooper_Southern.mxd

Sheet 1 of 1

N

Not to Scale

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. k.**

Meeting Date: 10/20/2020
Item Title: GP&L Distribution Line Relocation Materials
Submitted By: Jonas Whitehead, Distribution Director
Bid Number: 1144-20

Purchase Justification:

This request is for the purchase of steel structures and associated materials to be used for distribution line relocations as a result of the TxDOT I.H. 635 Widening project. Relocations associated with these materials are the Jupiter Road, Leon Road, and McCree Road sites. These expenses will be reimbursed to GP&L by TxDOT at 100%.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated with Techline, Inc., submitting the Straight Low Bid.

Award Recommendation:

Vendor	***Item***	***Amount***
Techline, Inc.	All	$195,505.71
	TOTAL:	**$195,505.71**

Basis for Award: Straight Low Bid
Purchase Requisition #: 44049

Fiscal Impact

Total Project/Account:	1,321,504
Expended/Encumbered to Date:	401,512
Balance:	919,992
This Item:	195,506
Proposed Balance:	724,486
Account #:	215-3293-3149101-6051

Fund/Dept/Project – Description and Comments:

Electric CIP / Relocation of Facilities Program

Attachments

Bid Recap

Fiscal Reference:			
Budget Type:	CIP		
Fiscal Year:	2020		
Document Location:	277		
Budget Director Approval:	Ron Young	Approval Date:	10/09/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	10/07/2020

CITY OF GARLAND - BID RECAP SHEET
OPENED: August 20, 2020
REQ. NO. PR 44049
BID NO. 1144-20
PAGE: 1 of 1
BUYER: Teresa Smith

ITEM	QTY	UNIT	DESCRIPTION	Techline, Inc. UNIT PRICE	Techline, Inc. TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	Lt.	Overhead Distribution Relocations		$195,505.71						
			for IH 635 Materials								
			TOTAL GROSS PRICE		$195,505.71						
			CASH DISCOUNT								
			TOTAL NET PRICE		$195,505.71						
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: n/a
LOW: n/a
SAVINGS: n/a

220 # IonWave Notifications
IonWave HUBS
8 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND
PURCHASING REPORT

City Council Regular Session Agenda **2. I.**

Meeting Date: 10/20/2020
Item Title: Single-Family New Home Construction - 500 Kaiser Street
Submitted By: Mona Woodard, Neighborhood Services Administrator
Bid Number: 1273-20

Purchase Justification:

This request is for the construction of a new single-family home using the HOME Infill Federal Grant Funding. The vacant lot at 500 Kaiser Street was purchased for use as an affordable housing project from its previous owner, and all improvements were removed from the site. HOME funding may be utilized to further affordable housing within a community for low to moderate income qualified buyers in accordance with HUD's national objectives.

Evaluation:

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated. The apparent low bidder, ATS Construction, only quoted the foundation portion of the bid and was therefore deemed nonresponsive. MG Luxury Homes submitted the Lowest Responsible Bid, meeting all requirements of the specifications.

Award Recommendation:

Vendor	***Item***	***Amount***
MG Luxury Homes	All	$154,600.00
	TOTAL:	**$154,600.00**

Basis for Award: Lowest Responsible Bid
Purchase Requisition #: 43427

Fiscal Impact

Total Project/Account: $1,042,697
Expended/Encumbered to Date: 422,915
Balance: $619,782
This Item: 154,600

Proposed Balance: $465,182
Account #: 823-8231-3919420-711128
Fund/Dept/Project – Description and Comments:
HOME Grant Fund / Infill Housing

Attachments

Bid Recap

Fiscal Reference:
Budget Type: Operating Budget
Fiscal Year: 2020-21
Document Location: Page 173

Budget Director Approval:	Ron Young	Approval Date:	10/12/2020
Purchasing Director Approval:	Gary L. Holcomb	Approval Date:	10/08/2020

CITY OF GARLAND - BID RECAP SHEET
OPENED: 9/22/20
REQ. NO TBD
BID NO. 1273-0
PAGE: 1 of 1
BUYER: T. Dabney

ITEM	QTY	UNIT	DESCRIPTION	MG Luxury Homes UNIT PRICE	MG Luxury Homes TOTAL	JMR Construction (J&M Robertson, inc. UNIT PRICE	JMR Construction TOTAL	Lyon Construction (Lyon Properties & Custom Homes LLC) UNIT PRICE	Lyon Construction TOTAL	Aleksander Omega LLC UNIT PRICE	Aleksander Omega LLC TOTAL	ERC Environmental & Construction UNIT PRICE	ERC TOTAL	AYS Construction, LLC. UNIT PRICE	AYS TOTAL
1	1	ea	Single family home construction		$154,600.00		$169,660.00		$170,590.00		$181,000.00		$199,173.00		$16,358.40
														(Non-Responsive)	
			TOTAL GROSS PRICE		$154,600.00		$169,660.00		$170,590.00		$181,000.00		$199,173.00		$16,358.40
			CASH DISCOUNT												
			TOTAL NET PRICE		$154,600.00		$169,660.00		$170,590.00		$181,000.00		$199,173.00		$16,358.40
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY												

NEXT LOW: **$169,660.00**
LOW: **$154,600.00**
SAVINGS: **$15,060.00**

834 # IonWave Notifications
179 # IonWave HUBS
0 # Direct Contact HUBS
1 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **3.**

Meeting Date: 10/20/2020

Item Title: Consider the Garland Cultural Arts Commission Inc. Budget, Subgrant Recipients, and Authorize City Manager's Execution of HOT Funds Agreement

Submitted By: Andy Hesser, Managing Director

Summary of Request/Problem

The City Council is requested to consider approval of the 2020-2021 budget of the Garland Cultural Arts Commission Inc. (GCACI), subgrant recipients, and authorize the City Manager's execution of a "Hotel Occupancy Tax Program Agreement" between the City of Garland and the GCACI.

The attached Exhibits A and B are the 2020-2021 GCACI budget, and list of sub-grant recipients approved at the GCACI meeting of October 19. The attached Exhibit C is the "Hotel Occupancy Tax Program Agreement" which provides hotel occupancy tax revenues to GCACI, in the amount of $176,416 for the encouragement and promotion of the arts in Garland. The amount is calculated as fifteen percent of hotel occupancy tax net revenue for the period from Quarter 3 of 2018 thru Quarter 2 of 2019. These tax revenues are a primary source of grant funding distributed by GCACI to local arts and cultural arts organizations to grow and promote our community's arts culture and vitality.

Council received written briefing on this item at their Work Session of October 19, 2020.

Recommendation/Action Requested and Justification

Approve by minute action the 2020-2021 GCACI budget, the sub-grant recipients, and authorize the City Manager to execute the "Hotel Occupancy Tax Program Management Agreement" between the City and Garland Cultural Arts Commission, Inc.

Attachments

Exhibit A - 2020-21 GCACI Budget

Exhibit B - 2020-21 Subgrant Recipients

Exhibit C - GCACI HOT Agreement

EXHIBIT A

GARLAND CULTURAL ARTS COMMISSION, INC. (GCACI)
PROPOSED 2020-2021 BUDGET
HOTEL OCCUPANCY TAX REVENUES

REVENUES:

$176,416.00 Hotel Occupancy Tax Revenues

EXPENDITURES:

- GCACI Grant Program (for Arts & Cultural Arts Organizations):

  $ 129,800.00

  $ 129,800.00 Subtotal Grant Program

- Additional Arts Activities & Promotions:

  $ 4,400.00 Annual High School Senior Juried Visual Arts Competition/GISD
  $ 8,249.00 Advertising and "Arts In Action" Newsletter
  $ 12,667.00 Minimum Annual Reimbursement to City of Garland for "Vision of the Arts" Sculpture.
  $ 9,100.00 Public Art Projects for Downtown and other locations in Garland.
  $ 12,200.00 Special Concerts or Projects

  $46,616.00 Subtotal Additional Arts Activities & Promotions

  $176,416.00 TOTAL EXPENDITURES

Total Amount GCAC. Inc has paid to the City of Garland for Vision of Arts Sculpture
As of 6/2020, GCAC, Inc. has reimbursed the COG $150,334. toward the $213,667. total of the amended Agreement. The $63,333. balance is to be paid over a period of 5 years at $12,667.00 a year.

EXHIBIT B

GARLAND CULTURAL ARTS COMMISSION, INC.
2020-2021 SUBGRANT RECIPIENTS

GARLAND ARTS GROUPS – MAJOR

Garland Civic Theatre - $27,000

Garland Summer Musicals - $29,500

Garland Symphony Orchestra - $28,000

GARLAND/GISD Residential Area – MINOR

Achievement Center of Texas - $5,000

Breitling Youth Theater - $6,000

CORP - $8,500

Friends of Garland's Magic Eleventh St. - $3,500

Garland Landmark Society - $5,000

OTHER

DBC Nutcracker - $16,000

Red Warriors Basketball - $1,300

EXHIBIT C

GARLAND CULTURAL ARTS COMMISSION, INC. (GCACI)
HOTEL OCCUPANCY TAX
PROGRAM MANAGEMENT AGREEMENT

This Hotel Occupancy Tax Program Management Agreement (this "Agreement") is made and entered into by and between the City of Garland, Texas, a Texas home-rule municipality (the "City") and the Garland Cultural Arts Commission, Inc., a non-profit corporation organized under the laws of Texas ("GCACI").

WHEREAS, Chapter 351, TEXAS TAX CODE authorizes a municipality that levies and collects a hotel occupancy tax to expend a portion of the revenues from such tax for the encouragement, promotion, improvement and application of the arts, and for certain historical preservation and restoration projects, activities and related promotions; and

WHEREAS, Sec. 351.101(c), TEX. TAX CODE, authorizes the governing body of a municipality to delegate by contract the management or supervision of programs and activities funded with revenue from the hotel occupancy tax authorized by Chapter 351, Texas Tax Code; and

WHEREAS, GCACI has agreed to manage and supervise various programs and activities relating to the encouragement, promotion, improvement and application of the arts;

NOW, THEREFORE, in consideration of the following mutual covenants and promises, the City and GCACI agree as follows:

Section 1. General Responsibilities of the GCACI. GCACI shall develop, operate, and administer: (i) programs and activities for the encouragement, promotion, improvement, and application of cultural arts within the City and at City facilities; and (ii) projects, activities, advertising and promotional programs for historical restoration and preservation. A detailed, written description of all such programs, activities, projects, advertisements, and promotions (collectively referred to as the "Program") shall be provided to the City Manager annually upon renewal of this Agreement and shall be updated not less than quarterly as part of the periodic reporting required by Section 4 of this Agreement.

Section 2. Hotel Occupancy Tax Revenues. In consideration of GCACI's development, operation, and administration of the Program, the City shall pay to GCACI $176,416.00. In no event shall the payment under this Agreement exceed the amount City may lawfully allocate under Sec. 351.103(c) or fifteen percent (15%) of the hotel occupancy tax revenue actually received in hand by the City for the applicable fiscal quarter(s) used to calculate the amount. The City shall remit payment of Program funds to GCACI on or before October 30,2020. GCACI shall maintain all revenues received by the City under this Agreement in a separate account established for that purpose and may not commingle that revenue with any other money.

Section 3. Budget. GCACI shall annually prepare and submit to the City a budget detailing all proposed uses and expenditures of the revenues to be provided to the GCACI

under this Agreement, including any and all proposed uses and expenditures of revenues intended to be granted by GCACI to subgrantees. If approved by the City Council of the City, the budget shall be made a part of this Agreement as Exhibit "A", and all of GCACI expenditures of revenues received by the City under this Agreement shall be made in accordance with the approved budget.

Section 4. <u>Limitation on Expenditures; Periodic Reporting</u>.

(A) For the purposes of this agreement, "convention center facilities" means facilities that are primarily used to host conventions and meetings. The term means civic centers, civic center buildings, auditoriums, exhibition halls, and coliseums that are owned by the City or that are managed in whole or part by the City.

(B) Revenue from hotel occupancy taxes paid to GCACI by the City under this Agreement shall be used only to promote tourism and the convention and hotel industry, and that use is limited to the following:

(1) the acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both;

(2) the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants;

(3) advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the City;

(4) The encouragement, promotion, improvement, and application of the arts, including instrumental and vocal music, dance, drama, folk art, creating writing, architecture, design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.

(5) Historical restoration and preservation projects or activities or advertising and conducting solicitations and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums:

(a) at or in the immediate vicinity of convention center facilities or visitor information centers; or

(b) located elsewhere in the City or its vicinity that would be frequented by tourists and convention delegates; and

(6) Any other related purpose authorized by Chapter 351, TEX. TAX CODE, as may be amended from time to time.

(C) None of the hotel occupancy tax revenues provided to GCACI under this Agreement may be spent for:

(1) travel for a person to attend an event or conduct an activity, the primary purpose of which is not directly related to the promotion of tourism and the convention and hotel industry or the performance of the person's job in an efficient and professional manner; or

(2) programs, activities, or any other use located outside the territorial limits of the City of Garland.

(D) GCACI shall provide a written report to the City Council, through the City Manager no less than quarterly each City fiscal year listing the expenditures made by the GCACI with and or the hotel occupancy tax revenue provided to GCACI under this Agreement. Additionally, on an annual basis, GCACI shall send to the City Manager a written report showing the activities conducted under the GCACI program for the preceding year. The report shall also indicate cumulative expenses and revenues for the preceding year. Financial reports shall show the relationship of actual expenses to the authorized budgeted expenses shown in the budget.

(E) In addition to making, submitting, and filing the report in the manner described above, GCACI, if requested by the City shall make an oral presentation of such report at a regular City Council meeting. Minutes and financial reports shall be sent to the City Manager and City's Internal Audit Department after each quarterly meeting.

(F) Subgrants. GCACI may by written contract make subgrants of Program funds for the encouragement, promotion, improvement, and application of the arts, to another person, entity or private organization. Prior to making subgrants of Program funds to third-parties, GCACI must include the proposed subgrant, including detailing the identity of the subgrantee and all proposed uses of the Program funds, in the budget required by above Section 3 and approved by the City Council. Written contracts between GCACI and subgrantees shall require that the subgrantee:

(1) restrict the use of Program funds to the program or activity expressly identified in the approved budget;

(2) at least annually make periodic reports to the governing body of its expenditures of Program funds;

(3) make any and all records of these expenditures available for review by the City; and

(4) return to GCACI any and all Program funds not spent within the budget year in which the funds were granted.

Section 5. Responsibility for Funds; Audit of the GCACI.

(A) GCACI acknowledges that the approval by the City Council of the annual budget of the GCACI for the functions and activities to be undertaken by GCACI pursuant to this Agreement creates a fiduciary duty in the GCACI with respect to the revenue provided by the hotel occupancy taxes that are made available to GCACI under this Agreement.

(B) GCACI shall maintain complete and accurate financial records of all expenditures of revenues provided to GCACI by the City under this Agreement. GCACI shall make all such books and records fully, completely and promptly available to the City through which an operational audit of all funds and activities of the Program may be made by the Internal Auditor of the City.

Section 6. Prohibition on Discrimination. GCACI shall not discriminate against any person in the development, operation or administration of any aspect of the Program on the basis of race, creed, sex, national origin or handicapped status.

Section 7. Termination. Either party may terminate this Agreement, at will and without cause, by giving written notice of termination to the other party not less than thirty-days prior to the date of termination. Upon the termination of this contract, either due to the expiration of the stated term hereof or due to the exercises by either party of the above described right of termination, any balance of funds in the account established for the GCACI program, as well as any equipment or other party which has been purchased from those accounts or transferred from the City shall belong to and be returned to the City. This provision shall not prevent the City and the GCACI from agreeing to use any such fund balance for the continuation of the GCACI program in the event the parties enter into another subsequent contract. The City shall not be responsible for any obligations made outside the contract period.

Section 8. Notices. Any notice required or desired to be given from one party to the other party to this Agreement shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by a courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

Section 9. No Assignment. Neither party shall have the right to assign that party's interest in this Agreement without the prior written consent of the other party.

Section 10. Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provision of this Agreement shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term or provision, there shall be added automatically to this Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

Section 11. Waiver. Either City or GCACI shall have the right to waive any requirement contained in this Agreement, which intended for the waiving party's benefit, but except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended. No waiver of any breach or violation

of any term of this Agreement shall be deemed or construed to constitute a waive of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

Section 12. Governing Law; Venue. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Agreement are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.

Section 13. Paragraph Headings; Construction. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Agreement and this Agreement shall not be construed either more or less strongly against or for either party.

Section 14. Binding Effect. Except as limited herein, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors and assigns.

Section 15. Gender. Within this Agreement, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the contest otherwise requires.

Section 16. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

Section 17. Exhibits. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Section 18. Computation of Deadlines. If any deadline contained herein ends on a Saturday, Sunday or a legal holiday recognized by the Texas Supreme Court, such deadline shall automatically be extended to the next day that is not a Saturday, Sunday or legal holiday.

Section 19. Entire Agreement. It is understood and agreed that this Agreement contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements or understandings between the parties relating to the subject matter. No oral understandings, statements, promises or inducements contrary to the terms of this Agreement exist. This Agreement cannot be changed or terminated orally and no written modification of this Agreement shall be effective unless executed by both parties.

Section 20. Relationship of Parties; No Third-Party Beneficiaries. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership, joint venture, or employment, it being expressly understood and agreed that no provision contained in this Agreement nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties

contracting with each other solely for the purpose of effecting the provisions of this Agreement. Neither party has the authority to enter into contracts or to assume any obligation for the other, nor to make warranties or representations on behalf of the other except in accordance with the express terms of this Agreement or as otherwise authorized in writing by the other. There are no third-party beneficiaries to this Agreement and no third-party beneficiaries are intended by implication or otherwise.

Section 21. Dispute Resolution. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties will first attempt to resolve the dispute by taking the following steps: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute. (2) If the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

Section 22. No Waiver of Immunity or Defense. No party, by execution of this Agreement, waives nor shall be deemed to have waived any immunity or defense that would otherwise be available to it including, without limitation, immunity from liability and suit for damages to one another or to any third-party except as otherwise provided by law.

EXECUTED on the dates indicated below but deemed to be effective as of the _____ day of _____, 2020.

GARLAND CULTURAL ARTS COMMISSION, INC.

_____

DeAnne Driver, Chairman

CITY OF GARLAND, TEXAS

_____

Bryan Bradford, City Manager

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **4.**

Meeting Date: 10/20/2020

Item Title: Agreement for the Adjustment of Municipal Utilities with TxDOT for IH-635 LBJ Eas Project

Submitted By: Michael Polocek, Engineering Director

Summary of Request/Problem

TxDOT contracted with Pegasus Link Construction (PLC) for the Design-Build Construction project for the IH-635 LBJ East Project from Greenville Ave. to IH-30 Interchange.

Within the limits of construction, the City of Garland owns and operates various water and wastewater facilities that require relocation prior to PLC constructing the new frontage roads and drainage improvements. The cost of the necessary relocations is part of TxDOT's contract but requires an Agreement for Adjustment of Municipal Utilities with TxDOT. In addition, any betterments (i.e. larger pipe size, additional replacements within and outside the TxDOT corridor not necessary to construct the project, etc…) the City wishes to include are subject to the City's expense and also requires an Agreement for Adjustment of Municipal Utilities with TxDOT. The City has negotiated a price of $1,463,047.27 with PLC for the City's utility betterments it prefers PLC to perform with the relocations necessary to construct the IH-635 LBJ East Project.

Therefore, the City's commitment of funds will be:

City's Utility Betterments Cost	$1,463,047.27
Optional Construction Contingency	$ 219,457.00
Total	$1,682,504.27

City Council considered this item at the October 12, 2020 Work Session.

Recommendation/Action Requested and Justification

Approve a Resolution authorizing the City Manager to execute the Agreement for Adjustment of Municipal Utilities with TxDOT for the relocation and betterment of City water and wastewater facilities within and outside of the IH-635 LBJ corridor.

Attachments

Resolution

TxDOT Agreement

Location Map

RESOLUTION NO._____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT FOR THE ADJUSTMENT OF MUNICIPAL UTILITIES IN CONNECTION WITH THE I-635 LBJ EAST PROJECT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Manager is hereby authorized to enter into an Agreement for the Adjustment of Municipal Utilities in Connection With the I-635 LBJ East Project with the Texas Department of Transportation, in the form and substance of that attached hereto as Exhibit "A".

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

By:_____
Mayor

ATTEST:

_____
City Secretary

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STATE OF TEXAS §

COUNTY OF DALLAS §

AGREEMENT FOR THE ADJUSTMENT OF MUNICIPAL UTILITIES IN CONNECTION WITH THE I-635 LBJ EAST PROJECT

THIS AGREEMENT is made by and between the State of Texas ("State"), acting through the Texas Department of Transportation ("TxDOT") and the City of Garland ("City") (collectively, the "Parties"), in order to facilitate the adjustment of municipal utility facilities associated with the I-635 LBJ East Project.

WITNESSETH

WHEREAS, Transportation Code, Chapters 201, 221, and 361, authorize the State to lay out, construct, maintain, and operate a system of streets, roads and highways that comprise the State Highway System;

WHEREAS, Transportation Code, Chapter 203, Subchapter E authorizes the State to regulate the placement of public utility facilities along a State Highway;

WHEREAS, the Government Code, Chapter 791, authorizes a contract or agreement between a local government and a state agency, and authorizes the Parties, in performing a service under the contract or agreement, to apply the law applicable to a party, as agreed by the Parties;

WHEREAS, Texas Transportation Commission Minute Order Numbers 115220 and 115229 authorized TxDOT to undertake and complete a highway improvement generally described as the I-635 LBJ East Project ("Project");

WHEREAS, City possesses [water and wastewater] utility facilities and appurtenances that are or may be in conflict with the Project (the "City Utilities");

WHEREAS, TxDOT has executed a certain Design-Build Agreement (the "Design-Build Agreement"), effective August 22, 2019, with Pegasus Link Constructors – LBJ East Project ("DB Contractor"), an unincorporated Texas joint venture comprised of Fluor Enterprises, Inc., a California corporation, and Balfour Beatty Infrastructure, Inc., a Delaware corporation, that sets forth DB Contractor's obligations to design and construct the Project, pursuant to Chapter 223, Subchapter F of the Texas Transportation Code;

WHEREAS, DB Contractor's obligation to design and construct the Project includes the obligation to adjust, install and relocate (such work constituting an "Adjustment") the City Utilities, in accordance with all City of Garland Standard Specifications and Standard Drawings in effect as of the Effect Date, that TxDOT or DB Contractor determine to be in conflict with the Project, as necessary to accommodate the Project (the "City Adjustments");

WHEREAS, pursuant to Section 203.092 of the Transportation Code: (a) the cost of all City Adjustments required by the improvement of I-635 (including any adjustments or relocations performed along I-635 or along stub outs on roadways intersecting I-635) (the "Reimbursable

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Utility Adjustments") will be 100% reimbursable by TxDOT, and (b) all other costs of the City Adjustments that are not Reimbursable Utility Adjustments ("Non-Reimbursable Utility Adjustments"), if any, will not be reimbursable by TxDOT and will be paid by City in accordance with this Agreement, and subject to appropriate authorization of the applicable governing body of the City;

WHEREAS, the Parties agree that the performance of the City Adjustments in accordance with the Design-Build Agreement is important to the timely and successful completion of the Project;

WHEREAS, each Party, subject to their respective authorizations and approvals, shall work cooperatively to ensure that the responsibilities set forth in this Agreement are expeditiously executed;

WHEREAS, disputes relating to the performance of the City Adjustments or responsibilities herein shall be resolved in a cooperative manner and attempt to achieve a mutual benefit to both Parties;

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the Parties hereto, to be by them kept and performed as hereafter set forth, the Parties do agree as follows:

AGREEMENT

1. Definitions

Any capitalized terms or acronyms used but not defined in this Agreement have the meaning set forth in Section 1.2 of the Design-Build Agreement between DB Contractor and TxDOT, or Section 1.2 of the TxDOT's Design-Build Agreement General Conditions, Items 1-9 dated as of August 22, 2019, as applicable.

2. Time Period Covered

This Agreement becomes effective when signed by the last Party whose signing makes the agreement fully executed (the "Effective Date"), and the Parties will consider it to be in full force and effect until the Project has been completed and accepted by TxDOT or unless terminated, as provided herein.

3. Procurement

This Agreement defines the responsibilities for the funding, design, construction, and acceptance of the City Adjustments as necessary to accommodate the Project. Pursuant to the Texas Government Code, the Parties agree to apply the law applicable to TxDOT in procuring the contractor to perform that work, including but not limited to, Chapter 223, Subchapter F of the Texas Transportation Code, and the Texas Administrative Code, Title 43, Chapter 9, Subchapter I.

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4. Funding and Work Responsibilities

A. Project Funding

1) City will be responsible for paying all costs associated with the planning, specification, and estimate ("PS&E") development, and construction of the Non-Reimbursable Utility Adjustments and as described further in **Attachment A**. Additionally, all Betterments (hereinafter defined) shall be paid for entirely by City. The total cost of the Non-Reimbursable Utility Adjustments and the cost of the Betterments, if any, shall be the "City's Adjustment Costs," detailed in **Attachment A**. The cost of PS&E development and construction of the Reimbursable Utility Adjustments shall be the "Reimbursable Utility Costs," detailed in **Attachment A**, which shall not include the cost of any Betterments. City acknowledges that the Reimbursable Utility Costs are included in the Price under the Design-Build Agreement and TxDOT will not be responsible under the Design-Build Agreement for any additional payments to DB Contractor for DB Contractor to perform the Reimbursable Utility Adjustments.

2) City shall remit to TxDOT, within 60 days of the Effective Date, $1,463,047.27 (the "City Payment"), which is the estimated total of City's Adjustment Costs (including all costs for the Non-Reimbursable Utility Adjustments and any Betterments) as of the Effective Date as detailed in **Attachment A**, which amount will be deposited to the Escrow Account in accordance with Paragraph 4(A)(7) below.

An "Unidentified City Utility" shall mean any City Utility that is an Unidentified Utility or a New Utility under the Design-Build Agreement.

Any necessary Adjustment of an Unidentified City Utility shall be included within the scope of this Agreement and constitute a City Adjustment. City will be responsible for paying all Non-Reimbursable Utility Costs for such added City Adjustment and TxDOT will be responsible for any Reimbursable Utility Costs for such added City Adjustment. If the added City Adjustment requires additional payments from City, the Parties agree to negotiate to amend this Agreement to adjust the City's Adjustment Costs and City Payment, either on a lump sum or a time and materials basis[, following the presentation to, and approval of, the City of Garland, if required by law].

3) TxDOT will pay DB Contractor, in accordance with the Design-Build Agreement, the same amount paid by City to TxDOT under this Agreement for the Non-Reimbursable Utility Adjustments and any Betterments.

4) Promptly upon receipt, TxDOT will provide City with copies of all draw requests, payment applications, invoices, and other documents requesting payment submitted by DB Contractor to TxDOT and pertaining to the Non-

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Reimbursable Utility Adjustments and any Betterments (hereinafter defined). City shall review and approve or provide any comments to all such payment requests made by DB Contractor to TxDOT within ten (10) Business Days of receipt from TxDOT. TxDOT shall pay City funds to DB Contractor within ten (10) Business Days after City's written approval of DB Contractor's payment request, but in no case shall TxDOT pay City funds to DB Contractor without City's prior written approval. The Parties agree to expeditiously resolve any payment discrepancies to ensure payments are made promptly.

5) In the event the Parties agree to revise the scope of work under this Agreement, the City's Adjustment Costs, Reimbursable Utility Costs, and City Payment, as applicable, will be revised to account for the new scope of work.

6) In the event that the Parties determine that additional funding is required from City due to a revision of the scope of work under this Agreement, TxDOT will notify City in writing and the City's Adjustment Costs will be revised. City is responsible for 100% of the City's Adjustment Costs, notwithstanding that the actual costs may exceed the estimated costs. City shall pay any amounts due to TxDOT under this Agreement within 60 days from receipt of TxDOT's written payment request, or if the approval of any governing body of the City is needed for such payment, City shall make such payment as soon as practicable, subject to the appropriate authorization.

7) In connection with any payments by City to TxDOT under this Agreement, City will remit to TxDOT a warrant made payable to the "Texas Department of Transportation Trust Fund." TxDOT will deposit the warrant in an escrow account to be managed by the State (the "Escrow Account"). Funds in the Escrow Account may only be applied by TxDOT to the City's Adjustment Costs.

8) In accordance with the Actual Cost (as hereinafter defined) method, upon completion of the Project, the State will perform an audit of the actual City's Adjustment Costs. To the extent that the amount advanced by City under this Agreement exceeds the actual City's Adjustment Costs, TxDOT will promptly refund the excess amount to City. To the extent that the actual City's Adjustment Costs exceeds the amount advanced by City, City will promptly remit to TxDOT the remaining portion of the City's Adjustment Costs.

9) TxDOT will remit, or cause DB Contractor to remit, all payments or reimbursements by DB Contractor payable to City under this Agreement to the Escrow Account. TxDOT shall send all payments or reimbursements intended for City to either the established City of Garland direct deposit account on file with TxDOT or by paper check to City of Garland, Attn.:

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Miriamh Diaz, Accounts Receivable, PO Box 469002, Garland, Texas 75046-9002 and referencing "I-635 LBJ East Utility Adjustments."

10) Payment or reimbursement by City under this Agreement beyond the City's Adjustment Costs set forth in Appendix A as of the Effective Date is subject to availability of funds approved by the City Council of the City. If funds are not approved, this Agreement shall terminate immediately with no liability to either Party. City will only make payment or reimbursement from currently approved funds.

11) Reimbursement of City's Reimbursable Indirect Costs.

a. TxDOT will cause DB Contractor, in accordance with the Design-Build Agreement, to reimburse City through TxDOT, City's share of indirect costs associated with Reimbursable Utility Adjustments (including without limitation engineering, inspection, testing, and right-of-way ("ROW") acquisition or relinquishment) as calculated in **Attachment A** ("Reimbursable Indirect Costs"). When requested by City, monthly progress payments will be made to City. The monthly payment will not exceed 90% of the estimated indirect work completed to date. Once the indirect work is fully complete, final payment of the Reimbursable Indirect Costs, as quantified below, will be made to City. Intermediate payments shall not be construed as final payment for any items included in the intermediate payment.

b. City's Reimbursable Indirect Costs associated with City Adjustments shall equal the actual related Reimbursable Indirect Costs accumulated in accordance with (i) a work order accounting procedure prescribed by the applicable Federal or State regulatory body or (ii) established accounting procedure developed by City and that City uses in its regular operations (either (i) or (ii) referred to as "Actual Cost").

c. All Reimbursable Indirect Costs charged by City shall be reasonable and shall be computed using rates and schedules not exceeding those applicable to similar work performed by or for City at City's expense. The payment of all Reimbursable Indirect Costs charged by City and performance of the City Adjustments hereunder, if applicable, shall be full compensation to City for all costs incurred by City in relation to the City Adjustments (including without limitation costs of relinquishing or acquiring ROW).

B. Performance of Work

1) Subject to the terms of this Agreement, City agrees that TxDOT, through DB Contractor or DB Contractor's subcontractors, shall effect the City

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Adjustments. City acknowledges that (a) DB Contractor is an independent contractor of TxDOT, (b) TxDOT is not responsible or liable for design or construction work performed by DB Contractor in connection with the City Adjustments, and (c) TxDOT is not engaged in a joint enterprise with DB Contractor. TxDOT shall enforce all Design-Build Agreement provisions requiring DB Contractor to comply with City's standards and Specifications for design and construction contained in this Agreement.

2) TxDOT will authorize DB Contractor or its subcontractors to perform only Reimbursable Utility Adjustments or Non-Reimbursable Utility Adjustments that City has requested and has agreed to pay for under this Agreement, including all City Adjustments detailed in **Attachments A and B**.

C. Plans

1) Each Party acknowledges and agrees that the plans, specifications, and cost estimates necessary to perform the City Adjustments identified in **Attachment B** as of the Effective Date (the "Initial Plans") are approved and "Reviewed and Approved for Construction" by the City as to the location and manner in which the City Adjustments identified in the Initial Plans will be performed, subject to DB Contractor's satisfactory performance of the City Adjustments in accordance with the approved Initial Plans.

2) DB Contractor will provide to TxDOT and City proposed additional plans, specifications, and cost estimates that are necessary to perform the City Adjustments that are not contained in the Initial Plans (the "Additional Plans"). Upon approval by City, any proposed Additional Plans shall be deemed "Reviewed and Approved for Construction" by City, and City will submit such proposed Additional Plans to TxDOT for its review and approval. The Parties agree to act expeditiously, and to cooperate in good faith to modify the proposed Additional Plans as necessary and acceptable to the Parties to respond to any modifications or comments. Upon approval of any Additional Plans by City and TxDOT, **Attachment B** shall be modified to include both the Initial Plans and all Additional Plans approved by City and TxDOT (collectively, the "Plans") and **Attachment A** shall be amended to include any additional costs associated with such Additional Plans to the extent the estimated costs set forth therein require adjustment. In the event that the estimated City's Adjustment Costs increase due to Additional Plans agreed pursuant to this Paragraph 4(C), the City shall cause to be deposited to the Escrow Account in accordance with Paragraph 4(A)(7) an amount equal to the difference between the amount then on deposit in the Escrow Account, and the estimated City's Adjustment Costs outstanding.

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3) City will provide to DB Contractor the standard specifications, standards of practice, and construction methods, current as of the Effective Date, that City customarily applies to utility facilities comparable to the City Utilities that are constructed by City or for City by its contractors at City's expense (the "City Standards"), for DB Contractor's use in performing the City Adjustments in accordance with applicable law. City will also, if available, simultaneously provide to TxDOT and DB Contractor electronic Geographic Information System (GIS) shape-files and "as-built" records illustrating to the best of City's estimation, the location of existing City Utilities. City may also provide information regarding alternate City Utility configurations and Betterments (hereinafter defined).

D. Design and Construction Standards

1) Pursuant to the Design-Build Agreement, DB Contractor shall comply with the requirements set forth in this Agreement for all City Adjustments.

2) All City Adjustments effected by TxDOT through DB Contractor or its subcontractors shall comply with the requirements for City Adjustments set forth in this Agreement. All City Adjustments shall comply with and conform to the following:

a. All applicable local and State laws, regulations, decrees, ordinances and policies, including the Utility Accommodation Rules set forth in Texas Administrative Code, Title 43, Part 1, Chapter 21, Subchapter C, the ROW Utility Manual issued by TxDOT (to the extent its requirements are mandatory for the City Adjustments), and the policies of TxDOT;

b. All Federal laws, regulations, decrees, ordinances and policies applicable to projects receiving Federal funding, financing or credit assistance, including without limitation 23 C.F.R. Part 645, Subparts A and B; and the Buy America provisions of 23 U.S.C. § 313 and 23 C.F.R. § 635.410;

c. The terms of all governmental permits or other approvals, as well as any private approvals of third parties necessary for such work;

d. The City Standards and Specifications, which City has submitted to TxDOT in writing or by hyperlink;

e. The Plans; and

f. The warranty provided to TxDOT by DB Contractor in the Design-Build Agreement with regard to all work performed under the Design-Build Agreement. Pursuant to the Design-Build Agreement, such DB Contractor warranty will extend to City with regard to all

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City Adjustments work (including design) performed by DB Contractor.

3) City Adjustments work effected by TxDOT through DB Contractor or its subcontractors shall be consistent and compatible with DB Contractor's current design and construction of the Project and any other utilities being installed in the same vicinity as a City Utility. In case of any inconsistency among any of the standards referenced in this Agreement, the most stringent standard shall apply.

4) The Plans shall identify all City Utilities that City intends to abandon in place rather than remove, including material type, quantity, size, age (if known), condition (if known), and method of abandonment, which shall be subject to TxDOT's approval. No City Utilities containing hazardous or contaminated materials may be abandoned, but shall be specifically identified and removed in accordance with applicable Federal, State, and local legal and regulatory requirements, and with the requirements of this Agreement. City agrees to pay for the assessment and remediation or other legally-required corrective action relating to soil and groundwater contamination caused by such City Utility prior to its removal, to the extent such is not reimbursable pursuant to State law.

5) City agrees that all service meters must be placed outside of the State Highway ROW unless such meter does not need to be adjusted to accommodate the Project and can remain in its current location, if approved by both Parties.

6) In connection with City Adjustments work effected by TxDOT through DB Contractor or its subcontractors, (a) no drilled shaft, pier or foundation will be installed or constructed in violation of the City Standards, local, State or Federal rules and regulations, and (b) no cleanout, valve, meter, fire hydrant, manhole, or other appurtenance will have any material placed or stored upon it, be covered, buried, paved over, or otherwise obstructed, during any phases of the Project construction without written authorization from City.

7) [TxDOT hereby agrees that the embedment of existing or adjusted water mains and wastewater mains is an integral component to the performance and longevity of City's water mains and wastewater mains. If an existing or adjusted water or wastewater main is exposed, DB Contractor will contact City's inspectors and will support and protect the utility, and restore the embedment in a manner approved by City at DB Contractor's sole expense.]

E. Design Changes and Field Modifications

TxDOT shall provide City with all submittals, requests for information, and change requests received from DB Contractor for changes to the Project relating to the City

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Adjustments. The Parties, for their mutual benefit, will cooperatively review change requests and field modifications for approval prior to implementation by DB Contractor. Approved changes or field modifications requiring modified Plans shall be prepared in accordance with the applicable provisions of the Design-Build Agreement and Paragraph 4(C) of this Agreement, and shall be incorporated into **Attachment B** of this Agreement. Funding responsibilities for additional design or construction costs shall be in accordance with Paragraph 4(A) of this Agreement. TxDOT agrees to provide, upon request of City, a copy of any original, modified or revised Project improvement plans, including but not limited to paving, bridge, foundation, wall, drainage, subsurface investigations, and other utility adjustment plans. TxDOT shall cause DB Contractor to provide City "as-built" drawings of all design changes and field modifications that may affect City Adjustments or City Utilities, including minor changes, within 30 days after acceptance of the City Adjustments by City pursuant to Paragraph 4(K)(5) of this Agreement.

F. City-Provided Services

In addition to services provided by City as specified elsewhere in this Agreement, City shall provide the following services:

1) At DB Contractor's request made through calling "811," City shall assist DB Contractor in locating any City Utilities requiring City Adjustments. Without limiting the generality of the foregoing, or limiting DB Contractor's obligation under the Design-Build Agreement to make inspections and investigations necessary to locate and avoid existing utilities, in order to help facilitate that neither the adjusted City Utilities nor the existing, unadjusted City Utilities are damaged during construction of the Project, City shall make reasonable attempts based on available "as built" information, to mark in the field the location of all such City Utilities horizontally on the ground in advance of Project construction in the immediate area of such City Utilities. City will not be responsible for performance of any Subsurface Utility Engineering work.

2) City shall secure any necessary local or municipal permits required for the City Adjustments that are not otherwise provided for under the Design-Build Agreement.

3) City shall provide adequate inspectors for City Adjustment work. Further, upon request by DB Contractor or its subcontractors, with a two (2) Business Day minimum notice, City shall furnish an inspector at any reasonable time during City Adjustment work, including outside of normal business hours. City agrees to promptly notify DB Contractor and TxDOT of any concerns resulting from any such inspection.

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G. TxDOT-Provided Services

In addition to services provided by TxDOT as specified elsewhere in this Agreement, TxDOT shall provide the following services:

1) TxDOT shall review and approve the final construction Plans for the City Adjustments prior to any construction-related activities and cause DB Contractor, in accordance with the Design-Build Agreement, to perform the City Adjustments in accordance with the Plans included in **Attachment B**.

2) TxDOT shall participate with DB Contractor in inspections of the work by City and coordinate with City's inspectors.

3) TxDOT shall provide a copy of DB Contractor's monthly pay estimates to City.

4) TxDOT shall make timely payment to DB Contractor pursuant to the terms of the Design-Build Agreement for City Adjustment work, subject to City approval. Within 15 days following such TxDOT payment to DB Contractor, TxDOT shall send City a statement of the Escrow Account showing any draw-downs.

5) TxDOT shall ensure access and permit City's inspectors and other authorized representatives to inspect the City Adjustments at all times.

6) TxDOT shall assist City with the resolution of disputes with DB Contractor and, without limiting TxDOT's authority to administer the Design-Build Agreement, work to resolve issues to the mutual benefit of the Parties.

7) TxDOT shall cause DB Contractor to deliver "as-built" drawings to City in accordance with City Standards.

H. Design-Build Contractor Provided Services

The Parties acknowledge that the Design-Build Agreement will require DB Contractor to comply with the requirements set forth in this Agreement for all City Adjustments. DB Contractor shall, at a minimum:

1) Provide Project management and oversight while performing the City Adjustments and perform the City Adjustments in accordance with the standard of care provided under the Design-Build Agreement for Project work.

2) Be responsible for performing all the work necessary to accomplish the City Adjustments in accordance with the design, plans and specifications for the Project.

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3) Provide the Parties with documentation of any field modifications occurring in the City Adjustments.

4) Provide the Parties with design plans and specifications, including the "as-built" plans of the City Adjustments.

5) Keep detailed records of work and payments to manage and account for City's funds in the Escrow Account.

6) Maintain job file.

7) Perform hydrostatic testing on new mains to verify that they meet required pressure tolerances. Once DB Contractor believes the new mains will pass applicable pressure tests, DB Contractor shall coordinate through City's inspector to perform pressure test and chlorination per City of Garland Specifications. Scheduling of each retest, if needed, will require a 2-week notice.

8) Provide all other services required of DB Contractor by the Design-Build Agreement not listed in this Agreement.

9) Design-Build Contractor and subcontractors will not operate any water valves on City water mains. Should water valves need to be operated, the City inspector must be notified in advance so that City personnel can perform the operation of water valves.

10) All final plans, revised plans and final "Record Drawings" must be sealed by a Professional Engineer licensed in the State of Texas and one set of the plans, or specific revised sheet(s) and Record Drawing must be produced in digital format (CAD and PDF).

I. Betterments

1) For purposes of this Agreement, the term "Betterment" means any upgrade of a City Utility adjusted under this Agreement that is not attributable to the construction of the Project and is made solely for the benefit of and at the election of City, including but not limited to an increase in the capacity, capability, efficiency or function of the adjusted City Utility over that provided by the existing City Utility or an expansion of the existing City Utility; provided, however, that the following are not Betterments:

a. Any upgrade required for accommodation of the Project;

b. Replacement devices or materials that are of equivalent standards but not identical;

c. Replacement of devices or materials no longer regularly manufactured with the next highest grade or size;

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d. Any upgrade required by applicable laws, regulations, standards or ordinances;

e. Replacement devices or materials used for reasons of economy (e.g., non-stocked items that may be uneconomical to purchase);

f. Any upgrade required by City Standards; and

g. Any discretionary decision by City that is contemplated within a particular standard described in clause (f) above.

2) The Parties understand and agree that TxDOT shall not pay for any Betterments and that City shall be solely responsible therefor. No Betterment may be performed hereunder that (i) is incompatible with the Project, (ii) cannot be performed within the other constraints of applicable law or any applicable governmental approvals, or (iii) cannot be performed within the requirements of the Project schedule.

3) The determinations and calculations of any Betterment described in this Paragraph 4(I) shall exclude ROW acquisition costs. Any Betterments that occur in connection with ROW acquisition are addressed in Paragraph 5 below.

J. Substantial Completion and Completion of Construction

1) For this Agreement, "Substantial Completion" means that construction of one or more segments of the City Adjustments have been substantially completed in accordance with the Plans with the exception of only minor items to be corrected or completed before City's approval of the Project ("Punch List Items"). DB Contractor will notify City of each Substantial Completion.

a. DB Contractor will provide City with a certified letter notifying City that Substantial Completion has been achieved and that the relevant City Adjustment work is substantially in accordance with the Plans and all applicable City Standards, Specifications, Standard Drawings and all other design and construction standards provided in this Agreement;

b. TxDOT, DB Contractor, and City shall schedule and perform, within 14 days after notification of Substantial Completion, a joint punch-list inspection and identify Punch List Items;

c. DB Contractor will provide City with a certified letter indicating that the City Utilities are free and clear of all liens, claims and encumbrances; and

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d. DB Contractor will complete all Punch List Items no later than 120 days after Substantial Completion, subject to any Change Order under the Design-Build Agreement extending the Substantial Completion Deadline as a result of any delay in a Critical Path directly caused by a Force Majeure Event.

2) TxDOT or DB Contractor will maintain the adjusted City Utilities until City accepts such City Utilities as provided herein.

3) Before City will acknowledge full completion of the City Adjustments, and within 180 days after Substantial Completion, DB Contractor will submit to City written documentation that the City Adjustment has been completed as required by this Agreement.

4) Before City will acknowledge full completion of the City Adjustments, TxDOT or DB Contractor must provide City with the final costs and quantities of the City Adjustment work and any abandoned City Utilities, an engineer's concurrence letter, and "as-built" drawings of the City Adjustments.

5) City shall perform a final inspection of the adjusted City Utilities, including conducting any necessary or appropriate tests. City shall accept such adjusted City Utilities by providing written notice of such acceptance to TxDOT and DB Contractor within ten Business Days after notice from TxDOT of the completion of all work required to place the relevant City Utility in active service, including but not limited to any necessary hydrostatic testing, bacterial testing, television inspections, tie-ins, service connections, appurtenance adjustments, and completion of all adjacent paving, drainage, franchise utility adjustments, walls, or other Project improvements in accordance with local, State and Federal rules and regulations ("Completion of Construction"). City's placement of an adjusted City Utility into service does not imply City's acceptance. If City does not accept the City Adjustment, then City shall, no later than the ten Business Days after it receives notice of Completion of Construction, notify TxDOT and DB Contractor in writing of the grounds for non-acceptance. TxDOT and DB Contractor will notify City in writing upon completion of corrections to the non-conforming City Adjustment work. With regard to any re-inspection (and re-testing, if appropriate) of any revised City Adjustment work, the Parties shall follow the same notice and inspection schedule set forth above.

6) Upon City's acceptance of an adjusted City Utility, City agrees to accept ownership of and full operation and maintenance responsibility for such City Utility, subject to the one-year warranty provided by DB Contractor as required in the City Standards. The one-year warranty begins upon the date of City's acceptance of an adjusted City Utility, and DB Contractor will maintain the City Utility until such time.

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5. Real Property Interests

A. City has provided, or upon the Effective Date shall promptly provide, to TxDOT and DB Contractor documentation indicating City's right, title or interest in the Existing Utility Property Interests. With proper City Council authorization, if necessary, City shall acquire any Replacement Utility Property Interest necessary for any City Adjustment. Failure of City to institute condemnation proceedings, however, shall not constitute a default by City under this Agreement. City shall use commercially reasonable efforts to implement each acquisition hereunder expeditiously so that related City Adjustment work can proceed in accordance with DB Contractor's Project schedules. TxDOT shall be responsible and pay, or cause DB Contractor to pay, for the actual costs of any such Replacement Utility Property Interest (including, without limitation, City's reasonable overhead charges, costs for environmental studies, and legal costs as well as all compensation paid to the landowner or judgment or award paid into the registry of the court) required by the Reimbursable Utility Adjustments, excluding any costs to the extent attributable to a Betterment, subject to the terms of this Paragraph 5(A). City shall segregate eligible acquisition costs from other costs on City's estimates and invoices. City shall obtain a written valuation for any such Replacement Utility Property Interest and shall acquire the interest in accordance with applicable law. TxDOT must provide prior written approval of TxDOT's share of any payments by City to a landowner pursuant to an agreement with the landowner. No such TxDOT approval is required for TxDOT's share of any payments by City to a landowner pursuant to a judgment or award.

B. TxDOT shall only be responsible for and pay, or cause DB Contractor to pay, the costs of any Replacement Utility Property Interest required by a Reimbursable Utility Adjustment for a replacement-in-kind of an Existing Utility Property Interest (e.g., in width and type), unless a Replacement Utility Property Interest exceeding such standard (i) is required in order to accommodate the Project or by compliance with applicable law or (ii) is requested by DB Contractor in the interest of overall Project economy. Any Replacement Utility Property Interest that is not TxDOT's responsibility pursuant to the preceding sentence shall be considered a Betterment to the extent that it upgrades the Existing Utility Property Interest that it replaces, and if the related City Utility was not installed pursuant to an Existing Utility Property Interest it shall be considered a Betterment in its entirety. City shall bear sole responsibility for such Betterment costs.

C. For each Existing Utility Property Interest located within the final Project ROW, upon completion of the related City Adjustment work, its acceptance by City, and after City has abandoned the Existing Utility Property Interest pursuant to City's code, rules and regulations, City agrees to execute a quitclaim deed relinquishing such Existing Utility Property Interest to TxDOT, unless the affected City Utility is remaining in its original location or is being re-installed in a new location within the area subject to such Existing Utility Property Interest. All quitclaim deeds or other relinquishment documents shall be subject to TxDOT's approval, which shall not be unreasonably withheld; provided, however, that such documents shall

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release City's interests in the Existing Utility Property Interest on an "as-is, where-is" basis and City shall not be required to give any warranty of title. For each such Existing Utility Property Interest required by a Reimbursable Utility Adjustment relinquished by City, TxDOT shall do one of the following to compensate City for such Existing Utility Property Interest, as appropriate:

1) If City acquires a Replacement Utility Property Interest required by a Reimbursable Utility Adjustment for the affected City Utility, DB Contractor will reimburse City for TxDOT's share of City's actual acquisition costs in accordance with the terms of this Paragraph 5; or

2) If City does not acquire a Replacement Utility Property Interest required by a Reimbursable Utility Adjustment for the affected City Utility, DB Contractor will compensate City pursuant to City's abandonment rules, processes and procedures.

The compensation provided to City pursuant to this Paragraph 5(C) shall constitute complete compensation to City for the relinquished Existing Utility Property Interest and any Replacement Utility Property Interest, and no further compensation shall be due to City from either TxDOT or DB Contractor on account of such Existing Utility Property Interest or Replacement Utility Property Interest.

D. As required by TxDOT, City shall execute a Utility Joint Use Acknowledgment (UJUA) or Utility Installation Request (Form 1082), as appropriate, for each City Adjustment. All City UJUAs and Utility Installation Requests shall be the forms attached to this Agreement as **Attachments C and D**, respectively.

6. Termination

A. This Agreement may be terminated in the following manner:

1) By mutual written agreement and consent of both Parties;

2) By either Party upon the failure of the other party to cure an Event of Default as provided below;

3) By either Party if a Party fails to appropriate funds for the completion of the City Adjustments; or

4) By either Party if the Project is cancelled or modified so as to eliminate the necessity of the City Adjustment work described herein. Upon such termination, the Parties shall negotiate in good faith an amendment that shall provide mutually acceptable terms and conditions for handling the respective rights and liabilities of the Parties relating to such termination. In particular, and without limitation, each Party shall be liable to the other for its share of any costs incurred by the other Party prior to receipt of notice of termination, and for its share of any costs incurred by the other Party after

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receipt of notice of termination, in each case only if such costs could not be reasonably avoided.

B. In the event either Party fails to perform its material obligations as set forth in this Agreement (an "Event of Default"), the other Party (the "Non-Defaulting Party") shall provide prompt written notice of such failure. The Party receiving the notice (the "Defaulting Party") shall then have 30 days to cure the Event of Default, or if the failure is such that it cannot be cured in 30 days, to make substantial and continued progress toward curing the Event of Default within a reasonable time. In the event that, after written notice as provided herein, the Defaulting Party fails, within 30 days, to cure the Event of Default, or, if the Event of Default is such that it cannot be cured in 30 days, to make substantial and continued progress toward curing the Event of Default within a reasonable time, then the Non-Defaulting Party, by further written notice to the Defaulting Party, may immediately terminate this Agreement.

C. If the Agreement is terminated in accordance with the above provisions, City will be responsible for payment to TxDOT of all City's Adjustment Costs incurred by TxDOT on behalf of City up to the time of termination.

7. Right of Access

If City owns any part of the Project site, City shall permit TxDOT, DB Contractor, or their authorized representatives to access the site to perform any activities required to execute the City Adjustments.

8. Responsibilities of the Parties and Indemnity

City acknowledges that it is not an agent, servant, employee of the State, TxDOT, or DB Contractor, nor is City engaged in a joint enterprise with any of them, and City is responsible for its own acts and deeds and for those of its agents or employees during the performance of the City Adjustments.

TO THE EXTENT PERMITTED BY TEXAS LAW AND THE GARLAND CITY CHARTER, CITY AGREES THAT IT IS RESPONSIBLE, TO THE EXCLUSION OF ANY SUCH RESPONSIBILITY OF THE STATE, ITS AGENTS AND EMPLOYEES, FOR ANY AND ALL LIABILITY, SUITS, ACTIONS, AND CLAIMS FOR ANY AND ALL INJURIES OR DAMAGES SUSTAINED BY ANY PERSON OR PROPERTY TO THE EXTENT THAT THEY ARE CAUSED BY ITS NEGLIGENT ACTS OR OMISSIONS OR THE NEGLIGENT ACTS OR OMISSIONS OF ITS EMPLOYEES, CONSULTANTS, CONTRACTORS, AND AGENTS, DURING THEIR PERFORMANCE OF WORK AND IN CONSEQUENCE WITH THE PERFORMANCE OF THE DESIGN, CONSTRUCTION, MAINTENANCE AND OPERATION OF THE CITY UTILITIES AND/OR THE ADJUSTED CITY UTILITIES, AS DETERMINED BY A COURT OF COMPETENT JURISDICTION. THE CITY IS NOT RESPONSIBLE FOR ANY LIABILITY, SUITS, ACTIONS, AND/OR CLAIMS FOR ANY AND ALL INJURIES OR DAMAGES SUSTAINED BY ANY PERSON OR PROPERTY TO THE EXTENT THAT THEY ARE CAUSED BY ANY OTHER ENTITY, INCLUDING THE STATE, ITS EMPLOYEES,

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CONSULTANTS, CONTRACTORS, AND/OR AGENTS. SUCH RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO ANY CLAIMS OR AMOUNTS ARISING OR RECOVERED UNDER THE "WORKERS COMPENSATION LAW," THE TEXAS TORT CLAIMS ACT, CHAPTER 101, TEXAS CIVIL PRACTICE AND REMEDIES CODE, OR ANY OTHER APPLICABLE LAWS OR REGULATIONS, ALL AS TIME TO TIME MAY BE AMENDED.

9. Entire Agreement

This Agreement embodies the entire agreement between the Parties, supersedes all prior agreements, understandings, statements, representations and negotiations between the Parties with respect to its subject matter, and there are no oral or written agreements between the Parties or any representations made that are not expressly set forth herein.

10. Successors and Assigns

Each Party binds itself, its successors, executors, assigns, and administrators to the other Party and to the successors, executors, assigns, and administrators of such other Party in respect to all covenants of this Agreement.

11. Amendments

This Agreement may be amended only in a writing signed by both Parties.

12. Notices

All notices to either Party by the other required under this Agreement shall be delivered by receipted overnight delivery service, addressed to such Party at the following addresses:

CITY:	STATE:
City of Garland Attention: Director of Engineering PO Box 469002 Garland, TX 75046-9002	Texas Department of Transportation Attention: Susan Icke 4777 East Highway 80 Mesquite, Texas 75150

All notices shall be deemed given on the date so delivered, unless otherwise provided in this Agreement. Either party may change the above address by sending written notice of the change to the other party.

13. State Auditor

The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this Agreement or indirectly through a subcontract under this Agreement. Acceptance of funds directly under this Agreement or indirectly through a subcontract under this Agreement acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds.

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An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

14. Approvals

Any acceptance, approval, or any other like action (collectively, "Approval") required or permitted to be given by either City or TxDOT pursuant to this Agreement:

A. Must be in writing to be effective (except if deemed granted pursuant hereto); and

B. Shall not be unreasonably withheld or delayed; and if Approval is withheld, such withholding shall be in writing and shall state with specificity the reason for withholding such Approval, and every effort shall be made to identify with as much detail as possible what changes are required for Approval.

15. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this Agreement on behalf of the entity represented.

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THIS AGREEMENT IS EXECUTED by the Parties in duplicate.

TEXAS DEPARTMENT OF TRANSPORTATION	THE CITY OF GARLAND
By: Mohamed K. Bur, P.E.	Bryan Bradford, City Manager
_____ District Engineer	_____ City Manager
Date: _____	Date: _____

DB Contractor agrees that the general warranty under TxDOT Design-Build Agreement section 3.8 for the adjustment of City of Garland Utilities shall extend to the City of Garland and DB Contractor agrees to take any further action required to evidence such warranties to City of Garland.

Pegasus Link Constructors – LBJ East Project

Larry Luke, Project Director

_____
Project Director

Date: 9/17/2020

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ATTACHMENT A

ESTIMATED CITY'S ADJUSTMENT COSTS; REIMBURSABLE INDIRECT COSTS

The estimated City's Adjustment Costs for Non-Reimbursable Utility Adjustments is $0.00

The estimated City's Adjustment Costs for Betterments is as follows:

Total - $1,463,047.27

- Design Package 1 (Leon Rd., NW Highway, and Pendleton Ave. Water & Wastewater)
  - $917,221.81
- Design Package 2 (La Prada Wastewater Design)
  - $10,400.00
- Design Package 3 (Centerville to La Prada – Wastewater Manhole Replacements)
  - $535,425.46

The calculation of Reimbursable Indirect Costs shall be as follows:

- Design Package 1
  - 46.8% times the Actual Sum of City's Indirect Costs (per Betterment Calculation and Eligibility Ratio)
- Design Packages 2 and 3
  - 0.0% - Indirect Costs are Non-Reimbursable due to 100% Betterment

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Pegasus Link Constructors
I-635 LBJ East Project

12170 Abrams Road
Suite 125
Dallas, TX 75243
(469) 687-8001

ESTIMATE SUMMARY

AAMU – LBJ-U-0602

City of Garland

Design Package 1

Betterment Cost

Estimated Cost - 8" Water Main (Extension of Scope)	$191,973.81
Estimated Cost - 8" Wastewater Main Replacement	$725,248.00
Total Betterment Cost	**$917,221.81**

Utility Construction Cost (Including Betterment)

Estimated Construction Cost - Water	$306,927.04
Estimated Construction Cost - Wastewater	$1,416,628.82
Total Utility Construction Cost (Incl. Betterment)	**$1,723,555.86**
City of Garland Estimated Indirect Cost	**$210,475.10**
Grand Total Adjustment Costs (Incl. Constr. And Indirect)	**$1,934,030.96**

Cost Allocation

City Percentage = Total Betterment Cost / Total Utility Construction Cost x 100%

City of Garland	53.2%
Pegasus Link Constructors (DB Contractor)	46.8%
Estimated City of Garland Allocation	**$1,029,194.56**
Estimated DB Contractor Allocation	**$904,836.40**

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8/3/2020
I-635 LBJ East Project
Garland W/WW Package 01 (GAR-01)
City of Garland Indirect Cost Estimate
LBJ-U-0602

GARLAND

Title	Avg. Hourly	Cost Rate	Loaded Rate	Est. Hours	Est. Amount
Eng Service Administrator	$ 58.68	38%	$ 80.98	200	$ 16,196.00
Inspection Supervisor	$ 41.33	38%	$ 57.04	280	$ 15,971.20
Field Operation Coordinator	$ 41.24	38%	$ 56.91	280	$ 15,934.80
Inspector	$ 34.91	38%	$ 48.18	550	$ 26,499.00
Admin	$ 24.80	38%	$ 34.22	160	$ 5,475.20
Subtotal					**$ 80,076.20**
City Surveyor	$ 53.75	38%	$ 74.18	80	$ 5,934.40
Sr. Survey Tech	$ 30.96	38%	$ 42.72	170	$ 7,262.40
GIS	$ 38.82	38%	$ 53.57	60	$ 3,214.20
Subtotal					**$ 16,411.00**
Director of Transportation	$ 75.00	38%	$ 103.50	30	$ 3,105.00
Civil Engineer	$ 35.00	38%	$ 48.30	60	$ 2,898.00
Subtotal					**$ 6,003.00**
Director of Engineering	$ 76.53	38%	$ 105.61	90	$ 9,504.90
Sr. Civil Engineer	$ 57.26	38%	$ 79.02	650	$ 51,363.00
Managing Director, Water Utilities	$ 75.00	38%	$ 103.50	60	$ 6,210.00
Water Utility Director	$ 65.00	38%	$ 89.70	150	$ 13,455.00
Water Operations Compliance Director	$ 65.00	38%	$ 89.70	120	$ 10,764.00
Utility Lead Field Supervisor	$ 30.00	38%	$ 41.40	270	$ 11,178.00
Subtotal					**$ 102,474.90**
Consultant (Proj. Coord.)			$ 137.75	40	**$ 5,510.00**
Grand Total					**$ 210,475.10**

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Pegasus Link Constructors - I-635 LBJ East Project

Garland Design Package 01 - Betterment Pricing (September 8, 2020) **LBJ-U-0602**

8" Water Main along I-635 WBFR and NW Highway (Extension of Scope)

8" Water (W1-010) - Estimated Cost

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
DB Contractor Estimated Subcontractor Costs - To be paid based on actual subcontract invoices					
GAR-01-W1-010_01	8" PVC C900 DR18 Water	LF	641.00	$ 123.00	$ 78,843.00
GAR-01-W1-010_02	Trench Safety	LF	641.00	$ 5.00	$ 3,205.00
GAR-01-W1-010_03	Abandon Existing 8" Water Line	LF	641.00	$ 10.00	$ 6,410.00
GAR-01-W1-010_04	Abandon or Remove Existing 16" Water Line	LF	20.00	$ 84.00	$ 1,680.00
GAR-01-W1-010_06	8" to 16" Water Connection	EA	1.00	$ 7,980.00	$ 7,980.00
GAR-01-W1-010_07	Connect Existing Services	EA	2.00	$ 2,727.00	$ 5,454.00
GAR-01-W1-010_10	6" Gate Valve	EA	1.00	$ 1,663.00	$ 1,663.00
GAR-01-W1-010_11	Install New Fire Hydrant	EA	1.00	$ 3,990.00	$ 3,990.00
GAR-01-W1-010_12	Remove & Salvage Existing Fire Hydrant to City	EA	1.00	$ 333.00	$ 333.00
W-010_BOND	Subcontractor Bond (2%)	LS	1.00	$ 2,191.16	$ 2,191.16
W-010_DESIGN	Design & Engineering Costs (Criado)	LS	1.00	$ 6,500.00	$ 6,500.00
DB Contractor Estimated Self Perform Costs					
W-010_SWPPP	Storm Water Pollution Prevention Plan (SWPPP)	LF	641.00	$ 3.00	$ 1,923.00
W-010_TCP	Traffic Control & Lane Closures	DAY	15.00	$ 1,700.00	$ 25,500.00
W-010_SURVEY	Survey	LS	1.00	$ 2,000.00	$ 2,000.00
				SUBTOTAL	**$ 147,672.16**
				QUALITY ASSURANCE (Raba Kistner) (4%)	**$ 5,906.89**
				SUBTOTAL	**$ 153,579.05**
				BONDS, INSURANCE, INDIRECTS, AND MARKUP (25%)	**$ 38,394.76**
				SUBTOTAL - 8" WATER (W1-010)	**$ 191,973.81**

8" Wastewater Main along I-635 WBFR and NW Highway (Additional Scope)

8" Wastewater (WW1-009) - Betterment Cost

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
DB Contractor Estimated Subcontractor Costs - To be paid based on actual subcontract invoices					
GAR-01-WW1-009_01	8" PVC DR-26 WW by Bore (with 15" Steel Casing)	LF	610.00	$ 663.00	$ 404,430.00
GAR-01-WW1-009_02	Trench Safety	LF	610.00	$ 40.00	$ 24,400.00
GAR-01-WW1-009_03	4' Dia. WW Manhole	EA	4.00	$ 11,975.00	$ 47,900.00
GAR-01-WW1-009_04	Cut and Plug Existing 8" WW Line	EA	3.00	$ 399.00	$ 1,197.00
GAR-01-WW1-009_05	Connect Existing Wastewater Services	EA	2.00	$ 8,379.00	$ 16,758.00
GAR-01-WW1-009_06	TV Inspection Post Construction	LF	610.00	$ 6.00	$ 3,660.00
GAR-01-WW1-009_07	Abandon Existing 8" Wastewater Line	LF	520.00	$ 9.00	$ 4,680.00
GAR-01-WW1-009_08	Remove Existing Manholes	EA	1.00	$ 1,929.00	$ 1,929.00
WW1-009_BOND	Subcontractor Bond (2%)	LS	1.00	$ 10,099.08	$ 10,099.08
WW1-009_DESIGN	Design & Engineering Costs (Criado)	LS	1.00	$ 13,500.00	$ 13,500.00
DB Contractor Estimated Self Perform Costs					
WW1-009_SWPPP	Storm Water Pollution Prevention Plan (SWPPP)	LF	610.00	$ 3.00	$ 1,830.00
WW1-009_TCP	Traffic Control & Lane Closures	DAY	15.00	$ 1,700.00	$ 25,500.00
WW1-009_SURVEY	Survey	LS	1.00	$ 2,000.00	$ 2,000.00
				SUBTOTAL	**$ 557,883.08**
				QUALITY ASSURANCE (Raba Kistner) (4%)	**$ 22,315.32**
				SUBTOTAL	**$ 580,198.40**
				BONDS, INSURANCE, INDIRECTS, AND MARKUP (25%)	**$ 145,049.60**
				SUBTOTAL - 8" WASTEWATER (WW1-009)	**$ 725,248.00**

City of Garland Design Package 1 - Estimated Betterment Cost	**$ 917,221.81**

Pegasus Link Constructors - I-635 LBJ East Project

Garland Design Package 01 - Full Package Estimate (September 8, 2020) LBJ-U-0602

8" Water Main along I-635 WBFR and NW Highway

8" Water (W1-010) - Estimated Cost

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
DB Contractor Estimated Subcontractor Costs - To be paid based on actual subcontract invoices					
GAR-01-W1-010_01	8" PVC C900 DR18 Water	LF	1013.00	$ 123.00	$ 124,599.00
GAR-01-W1-010_02	Trench Safety	LF	1013.00	$ 5.00	$ 5,065.00
GAR-01-W1-010_03	Abandon Existing 8" Water Line	LF	1013.00	$ 10.00	$ 10,130.00
GAR-01-W1-010_04	Abandon or Remove Existing 16" Water Line	LF	20.00	$ 84.00	$ 1,680.00
GAR-01-W1-010_05	8" Water Connection	EA	1.00	$ 3,724.00	$ 3,724.00
GAR-01-W1-010_06	8" to 16" Water Connection	EA	1.00	$ 7,980.00	$ 7,980.00
GAR-01-W1-010_07	Connect Existing Services	EA	2.00	$ 2,727.00	$ 5,454.00
GAR-01-W1-010_08	Cut and Plug Existing 8" Water	EA	2.00	$ 1,197.00	$ 2,394.00
GAR-01-W1-010_09	8" Gate Valve	EA	2.00	$ 2,062.00	$ 4,124.00
GAR-01-W1-010_10	6" Gate Valve	EA	1.00	$ 1,663.00	$ 1,663.00
GAR-01-W1-010_11	Install New Fire Hydrant	EA	1.00	$ 3,990.00	$ 3,990.00
GAR-01-W1-010_12	Remove & Salvage Existing Fire Hydrant to City	EA	1.00	$ 333.00	$ 333.00
W-010_BOND	Subcontractor Bond (2%)	LS	1.00	$ 3,422.72	$ 3,422.72
W-010_DESIGN	Design & Engineering Costs (Criado)	LS	1.00	$ 13,000.00	$ 13,000.00
DB Contractor Estimated Self Perform Costs					
W-010_SWPPP	Storm Water Pollution Prevention Plan (SWPPP)	LF	1013.00	$ 3.00	$ 3,039.00
W-010_TCP	Traffic Control & Lane Closures	DAY	25.00	$ 1,700.00	$ 42,500.00
W-010_SURVEY	Survey	LS	1.00	$ 3,000.00	$ 3,000.00
				SUBTOTAL	**$ 236,097.72**
				QUALITY ASSURANCE (Raba Kistner) (4%)	**$ 9,443.91**
				SUBTOTAL	**$ 245,541.63**
				BONDS, INSURANCE, INDIRECTS, AND MARKUP (25%)	**$ 61,385.41**
				TOTAL - 8" WATER (W1-010)	**$ 306,927.04**

8" Wastewater Main along I-635 WBFR and NW Highway

8" Wastewater (WW1-009) - Estimated Cost

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
DB Contractor Estimated Subcontractor Costs - To be paid based on actual subcontract invoices					
GAR-01-WW1-009_01	8" PVC DR-26 WW by Bore (with 15" Steel Casing)	LF	610.00	$ 663.00	$ 404,430.00
GAR-01-WW1-009_02	Trench Safety	LF	610.00	$ 40.00	$ 24,400.00
GAR-01-WW1-009_03	4' Dia. WW Manhole	EA	4.00	$ 11,975.00	$ 47,900.00
GAR-01-WW1-009_04	Cut and Plug Existing 8" WW Line	EA	3.00	$ 399.00	$ 1,197.00
GAR-01-WW1-009_05	Connect Existing Wastewater Services	EA	2.00	$ 8,379.00	$ 16,758.00
GAR-01-WW1-009_06	TV Inspection Post Construction	LF	610.00	$ 6.00	$ 3,660.00
GAR-01-WW1-009_07	Abandon Existing 8" Wastewater Line	LF	520.00	$ 9.00	$ 4,680.00
GAR-01-WW1-009_08	Remove Existing Manholes	EA	1.00	$ 1,929.00	$ 1,929.00
WW1-009_BOND	Subcontractor Bond (2%)	LS	1.00	$ 10,099.08	$ 10,099.08
WW1-009_DESIGN	Design & Engineering Costs (Criado)	LS	1.00	$ 13,500.00	$ 13,500.00
DB Contractor Estimated Self Perform Costs					
WW1-009_SWPPP	Storm Water Pollution Prevention Plan (SWPPP)	LF	610.00	$ 3.00	$ 1,830.00
WW1-009_TCP	Traffic Control & Lane Closures	DAY	15.00	$ 1,700.00	$ 25,500.00
WW1-009_SURVEY	Survey	LS	1.00	$ 2,000.00	$ 2,000.00
				SUBTOTAL	**$ 557,883.08**
				QUALITY ASSURANCE (Raba Kistner) (4%)	**$ 22,315.32**
				SUBTOTAL	**$ 580,198.40**
				BONDS, INSURANCE, INDIRECTS, AND MARKUP (25%)	**$ 145,049.60**
				TOTAL - 8" WASTEWATER (WW1-009)	**$ 725,248.00**

Pegasus Link Constructors - I-635 LBJ East Project

Garland Design Package 01 - Full Package Estimate (September 8, 2020) LBJ-U-0602

15" Wastewater Main along I-635 WBFR near Pendleton Drive

15" Wastewater (WW1-010) - Estimated Cost

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
DB Contractor Estimated Subcontractor Costs - To be paid based on actual subcontract invoices					
GAR-01-WW1-010_01	15" HDPE ASTM F714 DR-11 WW by Direction Drill	LF	768.00	$ 502.00	$ 385,536.00
GAR-01-WW1-010_02	Trench Safety	LF	768.00	$ 19.00	$ 14,592.00
GAR-01-WW1-010_03	5' Dia. WW Manhole	EA	3.00	$ 16,497.00	$ 49,491.00
GAR-01-WW1-010_04	Cut and Plug Existing 8" WW Line	EA	4.00	$ 399.00	$ 1,596.00
GAR-01-WW1-010_05	TV Inspection Post Construction	LF	768.00	$ 6.00	$ 4,608.00
GAR-01-WW1-010_06	Abandon Existing 15" Wastewater Line	LF	768.00	$ 16.00	$ 12,288.00
GAR-01-WW1-010_07	Remove Existing Manhole	EA	1.00	$ 1,929.00	$ 1,929.00
GAR-01-WW1-010_08	Remove Existing 6" Wastewater Line	LF	10.00	$ 33.00	$ 330.00
WW1-010_BOND	Subcontractor Bond (2%)	LS	1.00	$ 9,407.40	$ 9,407.40
WW1-010_DESIGN	Design & Engineering Costs (Criado)	LS	1.00	$ 13,500.00	$ 13,500.00
DB Contractor Estimated Self Perform Costs					
WW1-010_SWPPP	Storm Water Pollution Prevention Plan (SWPPP)	LF	768.00	$ 3.00	$ 2,304.00
WW1-010_TCP	Traffic Control & Lane Closures	DAY	20.00	$ 1,700.00	$ 34,000.00
WW1-010_SURVEY	Survey	LS	1.00	$ 2,250.00	$ 2,250.00
				SUBTOTAL	**$ 531,831.40**
				QUALITY ASSURANCE (Raba Kistner) (4%)	**$ 21,273.26**
				SUBTOTAL	**$ 553,104.66**
				BONDS, INSURANCE, INDIRECTS, AND MARKUP (25%)	**$ 138,276.16**
				TOTAL - 15" WASTEWATER (WW1-010)	**$ 691,380.82**

City of Garland Design Package 1 - Estimated Total Package Cost	**$ 1,723,555.86**

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Pegasus Link Constructors
I-635 LBJ East Project

12170 Abrams Road
Suite 125
Dallas, TX 75243
(469) 687-8001

ESTIMATE SUMMARY

AAMU – LBJ-U-0602

City of Garland

Design Package 2

Betterment Cost

Estimated Cost – 21" La Prada Wastewater Design	$10,400.00
Total Betterment Cost	**$10,400.00**

Utility Adjustment Cost (Including Betterment)

Estimated Cost – 21" La Prada Wastewater Design	$10,400.00
Total Utility Adjustment Cost (Incl. Betterment)	**$10,400.00**
Grand Total Adjustment Costs	**$10,400.00**

Cost Allocation

City Percentage = Total Betterment Cost / Total Utility Adjustment Cost x 100%

City of Garland	100.0%
Pegasus Link Constructors (DB Contractor)	0.0%
Estimated City of Garland Allocation	**$10,400.00**
Estimated DB Contractor Allocation	**$0.00**

Note: The City of Garland has elected not to proceed with construction. The relocation design was performed at their request as Betterment and is included in this Agreement.

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Pegasus Link Constructors - I-635 LBJ East Project

Garland Design Package 02 - Betterment Pricing (September 8, 2020) **LBJ-U-0602**

Wastewater Manhole Replacements (Centerville to La Prada)

Estimated Cost

CITY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
DB Contractor Estimated Subcontractor Costs - To be paid based on actual subcontract invoices					
N/A	Design & Engineering Costs (Criado)	LS	1.00	$ 8,000.00	$ 8,000.00
				SUBTOTAL	**$ 8,000.00**
				QUALITY ASSURANCE (Raba Kistner) (4%)	**$ 320.00**
				SUBTOTAL	**$ 8,320.00**
				BONDS, INSURANCE, INDIRECTS, AND MARKUP (25%)	**$ 2,080.00**
				GRAND TOTAL	**$ 10,400.00**
City of Garland Design Package 2 - Estimated Betterment Cost					**$ 10,400.00**

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Pegasus Link Constructors
I-635 LBJ East Project

12170 Abrams Road
Suite 125
Dallas, TX 75243
(469) 687-8001

ESTIMATE SUMMARY

AAMU – LBJ-U-0602

City of Garland

Design Package 3

Betterment Cost

Estimated Cost – Wastewater Manhole Replacements	$535,425.46
Total Betterment Cost	**$535,425.46**

Utility Adjustment Cost (Including Betterment)

Estimated Cost – Wastewater Manhole Replacements	$535,425.46
Total Utility Adjustment Cost (Incl. Betterment)	**$535,425.46**
Grand Total Adjustment Costs	**$535,425.46**

Cost Allocation

City Percentage = Total Betterment Cost / Total Utility Construction Cost x 100%

City of Garland	100.0%
Pegasus Link Constructors (DB Contractor)	0.0%
Estimated City of Garland Allocation	**$535,425.46**
Estimated DB Contractor Allocation	**$0.00**

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Pegasus Link Constructors - I-635 LBJ East Project

Garland Design Package 03 - Betterment Pricing (September 8, 2020) **LBJ-U-0602**

Wastewater Manhole Replacements (Centerville to La Prada)

Estimated Cost

CITY ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL
DB Contractor Estimated Subcontractor Costs - To be paid based on actual subcontract invoices					
149.0000	Remove Existing 5' Sanitary Sewer Manhole	EA	12.00	$ 3,100.00	$ 37,200.00
537.0500	5' Dia. Sanitary Sewer Manhole Over Existing	EA	11.00	$ 21,395.00	$ 235,345.00
541.0500	5' Dia. Sanitary Sewer Drop Manhole Over Existing	EA	1.00	$ 24,892.00	$ 24,892.00
599.9000	Temporary By-Pass Wastewater Pumping	EA	12.00	$ 1,500.00	$ 18,000.00
596.0000	Trench Safety for Sanitary Sewer	LF	120.00	$ 100.00	$ 12,000.00
596.0000	Manhole and Soundwall Shoring	EA	12.00	$ 3,000.00	$ 36,000.00
798.0000 / 895.0000	Erosion Control / SWPPP	DAY	2.00	$ 1,600.00	$ 3,200.00
N/A	Subcontractor Bond (2%)	LS	1.00	$ 6,548.74	$ 6,548.74
N/A	Design & Engineering Costs (Criado)	LS	1.00	$ 36,680.00	$ 36,680.00
DB Contractor Estimated Self Perform Costs					
N/A	Survey	LS	1.00	$ 2,000.00	$ 2,000.00
				SUBTOTAL	**$ 411,865.74**
				QUALITY ASSURANCE (Raba Kistner) (4%)	**$ 16,474.63**
				SUBTOTAL	**$ 428,340.37**
				BONDS, INSURANCE, INDIRECTS, AND MARKUP (25%)	**$ 107,085.09**
				GRAND TOTAL	**$ 535,425.46**

City of Garland Design Package 3 - Estimated Betterment Cost	**$ 535,425.46**

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ATTACHMENT B

CITY ADJUSTMENT PLANS

DocuSign Envelope ID: F67B9A70-24F1-4E64-8664-E9F7F349A4BB

DESIGN	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
OH	6	STP		I-635 EAST
GRAPHICS	STATE	DISTRICT	COUNTY	SHEET NO.
OH	TEXAS	DAL	DALLAS	01
CHECK	CONTROL	SECTION	JOB	
JB	2374	01	137, ETC	
APPROVED				
DH				

STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION

PLANS OF PROPOSED
STATE HIGHWAY IMPROVEMENT

FEDERAL AID PROJECT

STP

CSJ: 2374-01-137, ETC.

I-635 LBJ EAST PROJECT

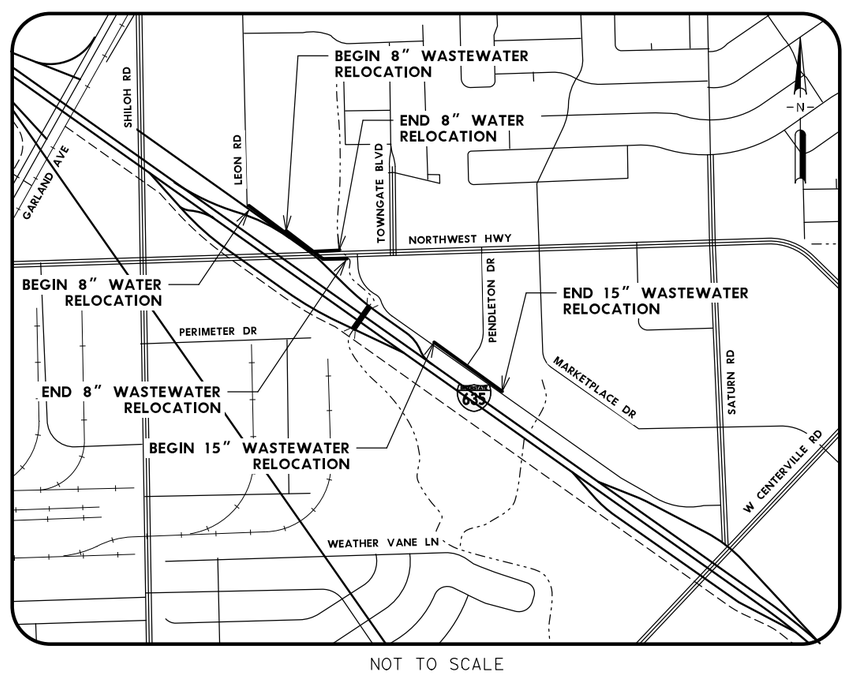
DALLAS COUNTY

LIMITS/LENGTH: 8" WATER LEON RD. TO NORTHWEST HWY. = 1,021 FEET
8" WASTEWATER SOUTH OF LEON RD. TO NORTHWEST HWY. = 600 FEET
15" WASTEWATER FROM EAST TO WEST OF PENDLETON DR. = 770 FEET

RELEASED FOR CONSTRUCTION
SEGMENT 2B
WATER AND WASTEWATER
DESIGN PACKAGE 1

CITY OF GARLAND

APPROVED BY: 8/7/2020
DIRECTOR OF ENGINEERING / MICHAEL C. POLOCEK, P.E. DATE
CITY OF GARLAND
The City of Garland assumes no responsibility for the accuracy and adequacy of this construction document.



NOT TO SCALE

Texas Department of Transportation
© 2020

Pegasus Link Constructors, JV

CRIADO
4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.8092
Firm No. F-4373

STATE OF TEXAS
DAVID B. HAWKINS
55371
REGISTERED
PROFESSIONAL ENGINEER
08.04.2020

BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, EPOCH 2011, NAVD 88 BASED GEOID 12A, TEXAS NORTH CENTRAL ZONE ADJUSTED TO SURFACE USING PROJECTED ADJUSTMENT FACTOR OF 1.000136506

NOTES:
1. SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, NOVEMBER 1, 2014 AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS, SHALL GOVERN ON THIS PROJECT: REQUIRED CONTRACT PROVISIONS FOR ALL FEDERAL-AID CONSTRUCTION CONTRACTS (FORM FHWA 1273, MAY 2012). THIS PROJECT HAS BEEN DESIGNED USING THE DESIGN BUILD AGREEMENT DOCUMENTS, INCLUDING ALL THE TECHNICAL DOCUMENTS AND THE TECHNICAL REQUIREMENTS.

2. TDLR INSPECTION REQUIRED.

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INDEX OF SHEETS

REV	DATE	SHEET	DESCRIPTION
	07/30/2020	01	UTILITIES RELOCATION TITLE SHEET
	07/30/2020	02	I-635 - INDEX OF SHEETS & LEGEND - UTILITIES - SEGMENT 1A
	07/30/2020	03	GENERAL NOTES
	07/30/2020	04	QUANTITY SUMMARY
	07/30/2020	05	I-635_WW_008_PP_01 - STA 0+00 TO STA 4+00
	07/30/2020	06	I-635_WW_008_PP_02 - STA 4+00 TO END
	07/30/2020	07	I-635_W_PL_01 - STA 0+00 TO STA 8+50
	07/30/2020	08	I-635_W_PL_02 - STA 8+50 TO END
	07/30/2020	09	I-635_WW1_010_PP_01 - STA 0+00 TO STA 4+00
	07/30/2020	10	I-635_WW1_010_PP_02 - STA 4+00 TO END
	07/30/2020	11-12	CITY OF GARLAND STANDARD DETAILS - WATER
	07/30/2020	13	CITY OF GARLAND STANDARD DETAILS - WASTEWATER
	07/30/2020	14	CITY OF GARLAND STANDARD DETAILS - PAVING

LEGEND

- W1 — EX. WATER
- WW1 — EX. WASTEWATER
- PROPOSED WASTEWATER
- PROPOSED WATER
- PROPOSED WASTEWATER MANHOLE
- REMOVE AND REPLACE WASTEWATER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED WATER REDUCER
- PROPOSED WATER BEND
- PROPOSED TEE
- PROPOSED FIRE HYDRANT
- CUT & PLUG
- EXISTING RIGHT OF WAY

STATE OF TEXAS
DAVID B. HAWKINS
55371
REGISTERED
PROFESSIONAL ENGINEER

08.04.2020

Texas Department of Transportation
© 2020

ISSUE RECORD		
NO.	DESCRIPTION	DATE
A	PRELIMINARY	4/22/2020
B	FINAL	6/4/2020
O	RFC	8/04/2020

Pegasus Link Constructors, JV

CRIADO
4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

APPROVED
FOR CONSTRUCTION

I-635 LBJ EAST
INDEX OF SHEETS AND LEGEND

DOCUMENT NO:

DESIGN PACKAGE: GAR-01

SHEET: 2 OF 14

DESIGNED	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
CRIADO	6	STP		I-635 EAST
DRAWN CRIADO	STATE	DISTRICT	COUNTY	SHEET NO.
CHECKED	TEXAS	DAL	DALLAS	02
APPROVED	CONT	SECT	JOB	
	2374	01	137, ETC	

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GENERAL NOTES – ALL DEVELOPMENT

CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEERING DEPARTMENT FOR FINAL INSPECTION. PRIOR TO FINAL ACCEPTANCE, COPIES OF CONTRACTS ON APPROVED FORMS AND BONDS MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT.

1. All construction shall be done in accordance with the adopted Standard Specifications for Public Works Construction in North Central Texas (Third Edition, unless otherwise specified) "Specifications" by North Central Texas Council of Governments, P.O. Drawer COG, Arlington, Texas 76005-5888, (817) 461-3300, as amended by the City of Garland. A copy of this book may be obtained from the North Central Texas Council of Governments at the address or phone number above, or is on file in the office of the Purchasing Agent of the City of Garland, located at City Hall, Garland, Texas. A copy of City Amendments is available in the Engineering Department, located at 800 Main Street, third floor, Garland, Texas.
2. The Engineering Department is to be NOTIFIED 24 HOURS PRIOR to ANY CONSTRUCTION.
3. WORK WILL NOT BE ACCEPTED WITHOUT A PERMIT AND CITY INSPECTION OF WORK.
   Contact Engineering Department (972-205-3622) for right-of-way permit and for work in city right-of-way or easement.
   Contact Building Inspection (972-205-2300) for sidewalk and driveway permits.
4. Four-foot (4) wide sidewalks are required in single family residential zoning districts unless waived by Planning Commission. All other zoning districts require six-foot (6) sidewalks. All existing sidewalk, driveway approach and curb and gutter abutting a new development or re-development must be in compliance with current City of Garland Engineering Department Standard Details. Existing paving not in compliance shall be repaired or replaced. Connecting to an existing sidewalk to make a wider sidewalk is prohibited; longitudinal butt joints are unacceptable in sidewalk paving.
5. Sidewalk and driveway geometrics shall conform to state and federal accessibility standards.
6. Sidewalk shall be free draining; low spots that pond water are unacceptable.
7. Sidewalks shall drain towards the street curb line. The parkway must be elevated a minimum of one fourth (1/4) of an inch per foot above the top of curb. Consult the most current City of Garland Engineering Department Standard Details for additional information.
8. Sidewalk cross slope and pathway across a driveway approach shall not exceed 1.5% at time of acceptance. Existing slopes shall be no more than 2% or the maximum allowed by the Americans with Disabilities Act (ADA).
9. Longitudinal alignment and grade shall follow the street.
10. City standard ADA Sidewalk Ramps are required at driveways, alleys and street intersections.
11. Running slope of a ramp shall be equal to or less than 1:12. Slopes greater than 1:12 shall be reconstructed to comply with ADA standards.
12. Sidewalk cracks that have separated – either horizontally or vertically and do not present a tripping hazard are acceptable and replacement is not required. The affected area of sidewalks with cracks or joints that are misaligned vertically by three fourths (3/4) of an inch or more or have a horizontal separation of three fourths (3/4) of an inch or more shall be replaced.
13. All existing sidewalk containing spalled surfaces shall be replaced.
14. Tree roots protruding more than 4 inches into the sidewalk path or if tree roots prohibit proper repair of the sidewalk as outlined in notes 4-13 above, the roots shall be saw cut and removed to allow the sidewalk to be placed on proper alignment and grade.
15. Site conditions may dictate that additional driveway paving be replaced due to excessive cracking, spalling, grade adjustment to new sidewalk, curb conditions of driveway, etc...
16. All affected areas of spalled or fractured curb and gutter shall be replaced.
17. Rough grading is to be done prior to construction of utilities.
18. All paving removed shall be sawcut to a neat line and removed.

Revision Date: 04/19

Scale : N/A Date : 06/01/05
Design :
Drawn : JMK
Dwg. File : GEN_001.DWG
Project No. : STANDARD-DETAILS

GARLAND ENGINEERING STANDARD DETAILS

GENERAL NOTES

PAGE 1 / 5

GENERAL NOTES – (CONT.)

19. Any undesirable materials within the City Right-of-Way (ROW) and easements shall be excavated, materials removed, and filled with compacted select fill. Undesirable materials to be removed include, but are not limited to, organic material, unstable material, or undocumented fill. All materials removed shall be disposed of according to the Health Dept. and TCEQ regulations. See note 26 for further details regarding select fill.
20. Backfill of Excavations shall be select native material compacted in maximum 8 inch lifts to a minimum of 95 percent of standard proctor density as determined by laboratory testing.
    This applies to:
    a. Utility excavations above the Utility Embedment Material
    b. Structural excavations and other Non-Utility excavations
    c. In areas of new construction
    d. Areas of Utility replacement and/or repair under existing streets and alleys
21. The use of cement stabilized sand or flowable fill for final backfill is restricted primarily to localized or spot repairs of utilities under paving where restoration of paving and traffic is time critical as approved by the Engineering Department.
22. All bores under existing streets or alleys shall be lined with smooth steel carrier pipes unless open cutting of the street/alley is permitted by Engineering. Ends of steel carrier pipe to be sealed with grout.
23. The City will not accept utilities until all pavement over or near same has been constructed.
24. The contractor shall adjust the tops of all manholes, valves, meter boxes, fire hydrants and other utility appurtenances to fit the finished paving and shoulders. There will be no separate pay item for this work and the cost shall be included in the price bid for other items.
25. Barrier free ramps that comply with ADA requirements will be provided at all incoming streets, alleys, and non-residential driveways. No extra pay item.
26. Any fill material within proposed or future R.O.W. or Street Easements shall be Select fill provided, placed, and compacted in accordance with TxDOT current edition of Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges Item 132. Select fill shall be capable of forming a stable embankment from the required excavation and shall be granular material that is free from vegetation or other objectionable material and shall meet the requirements of TxDOT Item 132.2 Type A. The existing subgrade shall provide a stable working platform when the soil is compacted to a density of 95% of standard proctor at optimum moisture content according to ASTM D698. The cost shall be included in the price bid for excavation.
27. Traffic routing, signal removal and placement, and all other traffic matters shall be coordinated with the Transportation Department (972-205-2430) with 48 hours notice. Contractor is responsible for all temporary traffic signal, traffic control and school signal work during construction.
28. All traffic signal and street light base locations to be field approved prior to installation.
29. The contractor shall be required to provide and maintain all necessary warning and safety devices to protect the public safety and health until all work has been completed and accepted.
30. The location of existing utilities shown on these plans are approximate unless specifically noted. It is the responsibility of the contractor to locate and verify on-site any utilities that may conflict with the construction. At least 48 hours prior to beginning construction in the vicinity of existing underground utilities, the contractor shall notify the following as applicable:

    * CALL TEXAS811

    Contractor to mark area to be located with WHITE MARKER PAINT.

    Contractor shall not begin work until all utilities have been located with marks on the ground.
31. Stabilization of disturbed areas prior to final acceptance:
    a. Public right-of-way, easements, and common areas must be stabilized with perennial vegetation cover, fully established with 100% coverage, or other approved stabilization method. (See typical paving section – Detail Sheet No. 1)
    b. Detention/Retention Facilities, Channels, Drainage Ways and Outfalls shall have established perennial vegetation with 100% coverage.

Revision Date: 04/19

Scale : N/A Date : 06/01/05
Design :
Drawn : JMK
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GARLAND ENGINEERING STANDARD DETAILS

GENERAL NOTES

PAGE 2 / 5

GENERAL NOTES – (CONT.)

32. Contractor is responsible for maintaining pedestrian access and signage as directed by the City.
33. The contractor shall be responsible for furnishing all laboratory tests necessary for testing new pavement. The testing laboratory used shall be under the management of a professional engineer licensed to practice in the State of Texas.
34. Roadways and alleys (CIP and Development) shall have a geotechnical investigation and subgrade design performed per the Technical Standards Manual (TSM) Section 9. If after the geotechnical investigation, the soil parameters and standard subgrade result in a modulus of subgrade reaction of 300 pci and all other parameters are applicable, the City's standard subgrade and pavement shown on the standard details can be specified. If not, a custom pavement design to achieve a 40-year design life will be required per the TSM.

GENERAL NOTES – WASTEWATER

1. All sewer lines shall be placed in the center of streets, alleys, or easements, unless otherwise noted.
2. All sewer pipe shall be PVC SDR-26. Minimum pipe size shall be 8 inch unless specifically approved.
3. All 4 inch sewer service laterals shall be SDR-26.
4. Install sewer services 10 feet downstream from water service.
5. TV inspection (with pan/tilt cameras) will be the responsibility of the Developer/Contractor, and must be performed by an independent testing company that is regularly employed for such services. A digital copy of the TV inspection shall be made and turned over for review and approval by the Engineering Department and/or Water Utilities Department.
6. All sanitary sewer mains are to be "SDR-26 pressure pipe" at least 5 feet on either side of water mains where crossings occur within a 9' radius.
7. Contractor may use standard precast concrete manholes or cast-in-place manholes.
8. Blocking of sewer lines, deep sewer cut connections, and embedment shall conform to City of Garland standards.
9. All sewer mains shall be installed with polyethylene plastic tape for identification and protection purpose. Tape for sewer mains shall be green and lettered with "caution sewer line buried below". Tape shall be 4.0 mil thick and 6" wide and furnished in 1000 foot rolls. Marking tape shall be placed along the center line of pipe trench on top of normal pipe embedment, and in no case less than 6" above top of pipe. All tape shall be Terra Tape as manufactured by Reef Industries or equal.

GENERAL NOTES – LIGHT POLE BASES

Contractor shall have Engineering Inspector notify Garland Power and Light 48 hours prior to start of construction so that power to circuit may be killed out and light pole removed from base.

Existing street light bases shall be removed and new street light base, 1 1/2" PVC conduit, and new wiring installed to new base prior to removing existing curb and gutter for left turn lane.

New wire installed shall consist of 2 # 6 Cu. insulated conductors and 1 # 6 bare Cu. conductor with minimum of three feet of conductor extending out of top of new street light base or pull box. All existing/new conductor wires which are to be covered by concrete paving shall be placed in conduit in such a manner that the conduit extends a minimum of two feet beyond the edge of proposed concrete or median paving. Splicing of the conductor wires will not be permitted in the conduit, but shall be repulled so as to be continuous from street light base to street light base or junction box.

Anchor bolts and ground rods will be furnished by the City and will be picked up by the Engineering Inspector at the City Warehouse at the contractor request.

After installation of wire, Contractor shall notify Garland Power and Light Distribution Department (972-205-3449) to have street light pole re-installed. Garland Power and Light will re-energize circuit.

Revision Date: 04/19

Scale : N/A Date : 06/01/05
Design :
Drawn : JMK
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GARLAND ENGINEERING STANDARD DETAILS

GENERAL NOTES: WASTEWATER LIGHT POLE BASES

PAGE 3 / 5

GENERAL NOTES – STORM SEWER

1. Reinforced concrete pipe only. (min. 21")
2. Storm sewer connections for new intercepting mains and laterals into new trunk mains shall be factory wyes for 48" and smaller pipe.
3. Joint materials permitted are as follows:
   Ram-Neck
   Con-Seal
   Cement Grout
4. All headwalls shall be poured-in-place.
5. If reinforced box culvert is required, contractor shall provide shop drawings for city approval.

GENERAL NOTES – WATER

1. All water lines to have a minimum cover as follows or as required to clear other utilities:
   Up through 8" – 4'
   10" – 12" – 5'
   Over 12" – 6'
   Type K Copper – Services Min. Depth 2'
2. All water lines to be placed 6' from property line, unless otherwise noted.
3. All lines 12" or less in diameter shall be C-900 PVC DR-18.
4. Install services at center of lot or as shown on plans.
5. Services on PVC pipe shall be Mueller Ford, McDonald or Jones bronze double strap tapping saddles with outlet tapped with A.W.W.A. tapered threads. No PVC coated saddles will be allowed.
6. Service must be continuous, one piece copper, from corporation stop to meter without any splices or couplings.
7. "Squeeze Stopping" or "Crimp Stopping" is absolutely prohibited. This practice damages the copper too much and just contibutes to future problems. If this practice is employed for some emergency reason, then the copper service must be replaced from corporation stop to meter.
8. Meter boxes to be furnished and installed by developer and/or contractor shall be:

   For 5/8" & 3/4" Meters:
   - The box shall be 18" diameter & 18" tall, with slots 3" wide & 4" tall.
   - The lid shall be 12-5/8" dia., with a lid opening of 11-3/4" dia.

   For 1" Meters:
   - The box shall be 24" diameter & 18" tall, with slots 3" wide & 4" tall.
   - The lid shall be 20" dia., with a lid opening of 18-3/4" dia.

   For 1-1/2" & 2" Meters:
   - The box shall be 28" diameter & 18" tall, with slots 3" wide & 4" tall.
   - The lid shall be 20" dia., with a lid opening of 18-3/4" dia.

   Base
   - The box shall be constructed from black polyethylene material with crush resistant ribbing.
   - Only one slot shall be cut out on opposite end of the box's sides.
   - A cast iron ring shall be molded to the top and secured with four (4) coated self-tapping bolts.
   - The box shall have a (2") base footing to help eliminate sinking or floating.
   - The box shall be constructed to withstand twelve hundred pound (1200 lb) of compression on a vertical crush test.
   - Meter box shall be "F" series by DFW Plastics Inc. or approved equal.

   Lid
   - The lid shall be constructed from a black polyethylene material.
   - The lid shall have "Water Meter" molded into the lid.
   - The lid shall be textured with a diamond pattern for skid resistance.
   - The lid shall sit securely and evenly inside the cast iron ring.
   - The lid shall have a spring-loaded brass locking mechanism that uses a standard brass meter box key.

Revision Date: 04/19

Scale : N/A Date : 06/01/05
Design :
Drawn : JMK
Dwg. File : GEN_001.DWG
Project No. : STANDARD-DETAILS

GARLAND ENGINEERING STANDARD DETAILS

GENERAL NOTES: STORM SEWER WATER

PAGE 4 / 5

GENERAL NOTES – WATER (CONT.)

9. On all valves, use three piece adjustable screw type cast iron valve box covers with PVC C-900 extensions as required. The bell end of the C-900 shall be installed over the valve operating nut. Spigot end will not be allowed over the operating nut. Cast iron valve boxes and covers shall be made in the U.S.A. and conform to A.W.W.A. Permanent scoring of curbs or pavement for valve location, is required prior to final inspection. The arrow scoring is approximately 1/2" deep with a 6" high, three-sided arrow pointing directly at the valve box. The scored arrow marks are then neatly sprayed with Blue paint.
10. Fire hydrant brands acceptable to the City are Mueller Centurian A-423, Waterous Pacer W867, Kennedy Guardian, Clow Medallion, or Firetto-Model F-06.
11. Bonnet of fire hydrants to be painted as follows:

Size of Main	Color
6 inch	Flynt Aluminum Paint
8 inch	Flynt Tropic Blue Enamel
10 inch or above	Flynt Safety Yellow Enamel

12. Fire hydrants must be located no less than 2'-6" nor more than 8'-0" (4'-0" in residential street) from the back of curb/drive to center of barrel or not in sidewalk location.
13. The center of the fire hydrant pumper nozzle must be no less than 15" nor more than 21" above the top of curb or finished grade.
14. Heavily Chlorinated water (3.5 mg/l or greater free Chlorine) resulting from water line sterilization shall be directed under permit to the sanitary sewer unless otherwise noted. The Contractor shall apply to the Engineering Department for a sanitary sewer discharge permit after the mandatory Chlorine retention time (usually 24 hours). The heavily Chlorinated water may be discharged to the sanitary sewer, beginning two working days after permit application.
15. Upon receipt of an acceptable bacteriological report on new water mains, the contractor shall remove all copper bleeder lines from water mains.
16. All bolts, studs and nuts used in water main fittings, valves and appurtenances shall be stainless steel on flange joints; Corten on MJ joints.
17. All fittings and valves shall be polywrapped with a minimum of 8 mils and shall be made in the U.S.A. and shall conform to A.W.W.A.
18. All PVC water main pipe with mechanical joint fittings (concrete blocking) shall be retained with:

    a. Retainer Glands (EBBA Series 2000 PV or equal) or,

    b. Romac GripRing Restrainer Glands (meeting the requirements of UNI-B-13-92 and designed for both ductile and C900 water pipe) or,

    c. Ford/Uni-Flange Series 1500 "Circle Lock" Restraining Glands (FM, ASTM F 1674 and ISO-9001 certified for C-900 PVC pipe 4"-12") or,

    d. Uni-Flange Series 1300 W/316 stainless steel. Plus standard thrust blocking. Blocking of water lines shall conform to City of Garland standards.
19. No person shall open, turn-off, interfere with, attach any hose to, or tap any water main belonging to the City unless duly authorized to do so by the City of Garland Water Department (972-205-3210).
20. Arrangements for construction water shall be made through the City of Garland Water Department (972-205-3210).
21. All water mains shall be installed with polyethylene plastic tape for identification and protection purpose. Tape for water mains shall be blue and lettered with "caution water line buried below". Tape shall be 4.0 mil thick and 6" wide and furnished in 1000 foot rolls. Marking tape shall be placed along the center line of pipe trench on top of normal pipe embedment, and in no case less than 6" above top of pipe. All tape shall be Terra Tape as manufactured by Reef Industies or equal.

Revision Date: 04/19

Scale : N/A Date : 06/01/05
Design :
Drawn : JMK
Dwg. File : GEN_001.DWG
Project No. : STANDARD-DETAILS

GARLAND ENGINEERING STANDARD DETAILS

GENERAL NOTES: WATER

PAGE 5 / 5

STATE OF TEXAS
DAVID B. HAWKINS
55371
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PROFESSIONAL ENGINEER

07.30.2020

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O	RFC	7/30/2020

Pegasus Link Constructors

Pegasus Link Constructors, JV

CRIADO
4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

APPROVED FOR CONSTRUCTION

I-635 LBJ EAST
GENERAL NOTES

DOCUMENT NO:

DESIGN PACKAGE: GAR-01

SHEET: 3 OF 13

DESIGNED / DRAWN / CHECKED / APPROVED

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
6	STP		I-635 EAST
STATE	DISTRICT	COUNTY	SHEET NO.
TEXAS	DAL	DALLAS	03
CONT	SECT	JOB	
2374	01	137, ETC	

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GENERAL ITEMS

CITY ITEM NO.	DESCRIPTION	UNIT	QUANTITY
798.0000	Erosion Control	LS	1.00
895.0000	Storm Water Prevention (SWPPP)	LS	1.00
1900.0000	Traffic Control	LS	1.00

W1-010 and W1-011

CITY ITEM NO.	DESCRIPTION	UNIT	QUANTITY
400.0800	8" PVC C900 DR18 Water (with Incidentals including Concrete Thrust Blocks)	LF	1013.00
496.0000	Trench Safety	LF	1013.00
144.0000	Abandon or Remove Existing 16" Water Line	LF	20.00
430.0808	8" Water Connection	EA	1.00
430.1608	8" to 16" Water Connection	EA	1.00
420.2010	Connect Existing Services (Assumed 2")	EA	2.00
406.0800	Cut and Plug Existing 8" Water	EA	2.00
499.0000	Misc. Water Item - Abandon Exist. 8" Water Line	LF	1013.00
410.0800	8" Gate Valve	EA	2.00
410.0600	6" Gate Valve	EA	1.00
450.0000	Install New Fire Hydrant	EA	1.00
140.0000	Remove & Salvage Existing Fire Hydrant to City	EA	1.00

WW1-008 and WW1-009

CITY ITEM NO.	DESCRIPTION	UNIT	QUANTITY
582.0870	8" PVC DR-26 WW by Bore (with 15" Steel Casing)	LF	610.00
596.0000	Trench Safety	LF	610.00
535.0400	4' Dia. WW Manhole	EA	4.00
520.0450	Connect Existing Wastewater Services	EA	2.00
598.0000	TV Inspection Post Construction	LF	610.00
599.4000	Cut and Plug Existing 8" WW Line	EA	3.00
599.4000	Abandon Existing 8" Wastewater Line	LF	520.00
149.0000	Remove Existing Manholes	EA	1.00

WW1-010

CITY ITEM NO.	DESCRIPTION	UNIT	QUANTITY
571.1500	15" HDPE ASTM F714 DR-11 WW by Direction Drill	LF	768.00
596.0000	Trench Safety	LF	768.00
535.0500	5' Dia. WW Manhole	EA	3.00
598.0000	TV Inspection Post Construction	LF	768.00
599.4000	Cut and Plug Existing 8" WW Line	EA	4.00
599.4000	Abandon Existing 15" Wastewater Line	LF	768.00
149.0000	Remove Existing Manhole	EA	1.00
157.0600	Remove Existing 6" Wastewater Line	LF	10.00

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CRIADO
4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

APPROVED
FOR CONSTRUCTION

I-635 LBJ EAST
QUANTITY SUMMARY

DOCUMENT NO:

DESIGN PACKAGE: GAR-01

SHEET: 4 OF 14

DESIGNED CRIADO
DRAWN CRIADO
CHECKED
APPROVED

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
6	STP		I-635 EAST
STATE	DISTRICT	COUNTY	SHEET NO.
TEXAS	DAL	DALLAS	04
CONT	SECT	JOB	
2374	01	137, ETC	

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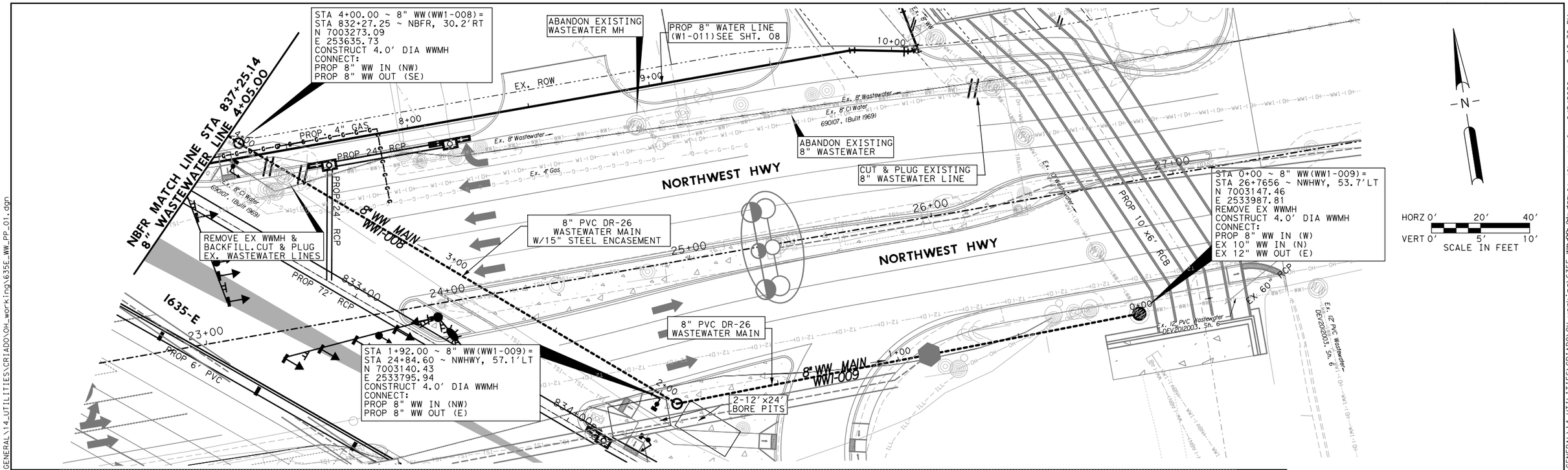

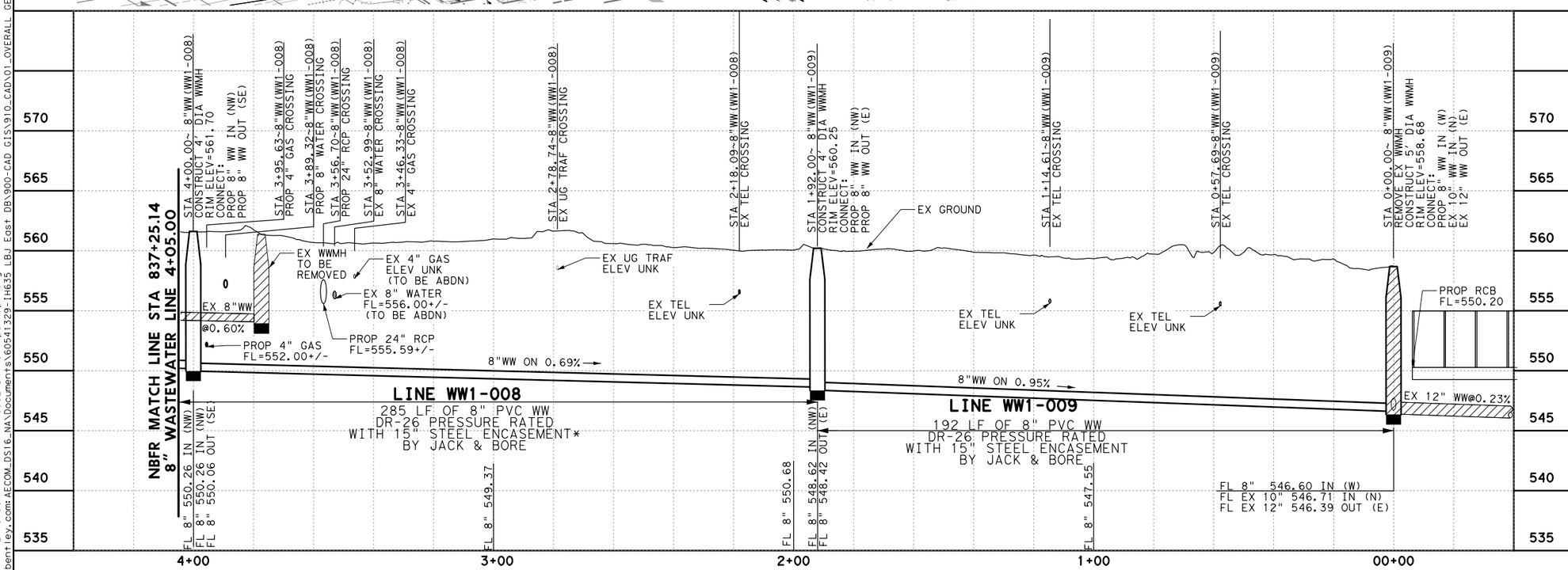

* NOTE:

STEEL CASING SHALL COMPLY WITH CITY OF GARLAND TSM 5.7.C.1

GAR-01 BETTERMENT
THIS SHEET:
LINES WW1-008/009

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4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

APPROVED
FOR CONSTRUCTION

I-635 LBJ EAST
8" WASTEWATER MAIN RELOCATION
NBFR/NORTHWEST HIGHWAY

DOCUMENT NO:	DESIGNED CRIADO	FED. RD. DIV. NO. 6	FEDERAL AID PROJECT NO. STP	HIGHWAY NO. I-635 EAST
	DRAWN CRIADO	STATE TEXAS	DISTRICT DAL	COUNTY DALLAS
DESIGN PACKAGE: GAR-01	CHECKED	CONT 2374	SECT 01	JOB 137, ETC
SHEET: 5 OF 14	APPROVED			SHEET NO. 05

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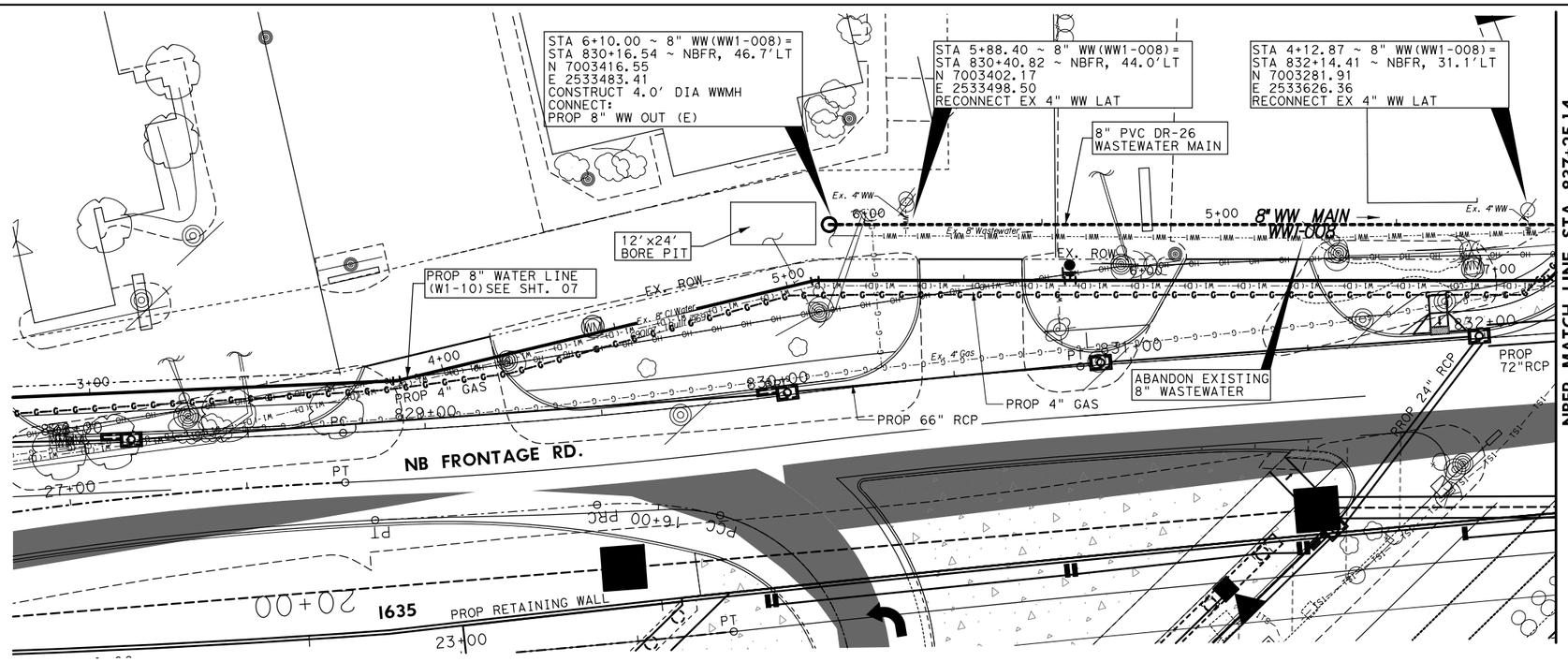

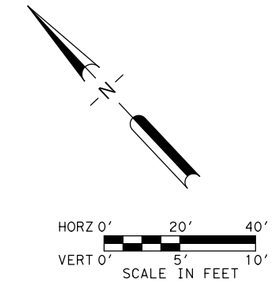

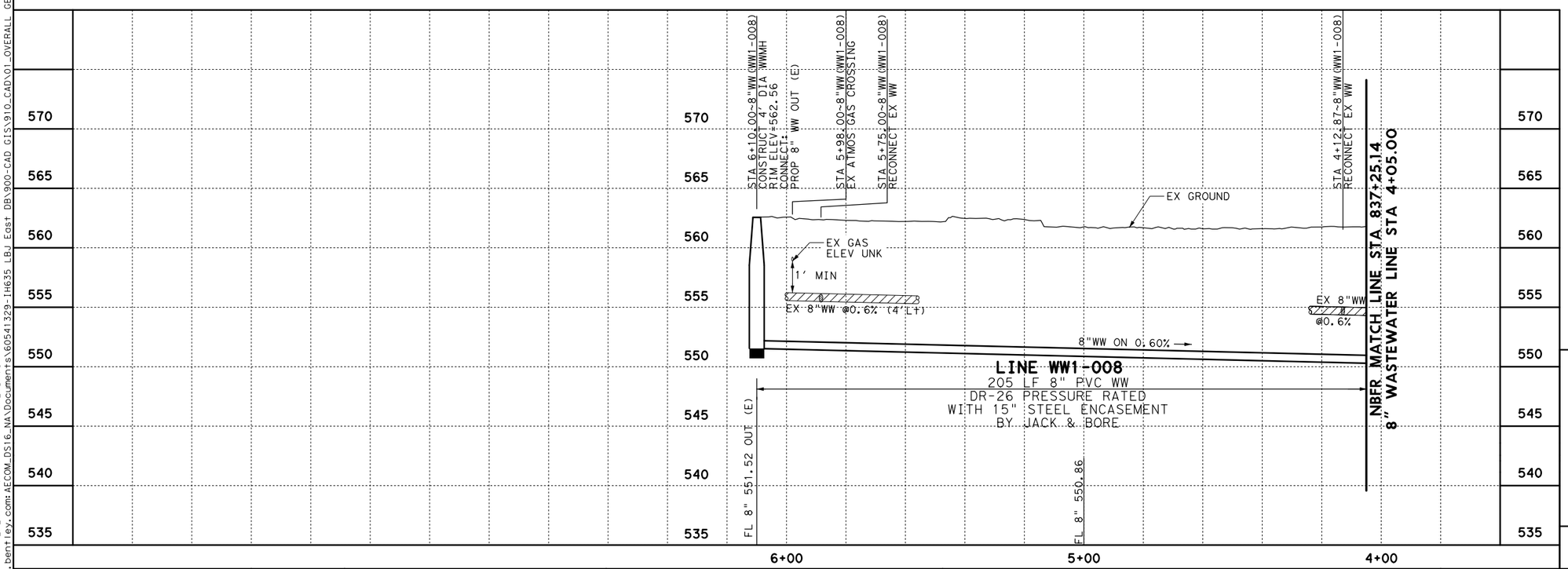

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08.04.2020

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O	RFC	8/04/2020

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CRIADO
4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

APPROVED
FOR CONSTRUCTION

I-635 LBJ EAST
8" WASTEWATER MAIN RELOCATION
NBFR/NORTHWEST HIGHWAY

DOCUMENT NO:	DESIGNED CRIADO	FED. RD. DIV. NO. 6	FEDERAL AID PROJECT NO. STP	HIGHWAY NO. I-635 EAST
	DRAWN CRIADO	STATE TEXAS	DISTRICT DAL	COUNTY DALLAS
DESIGN PACKAGE: GAR-01	CHECKED	CONT 2374	SECT 01	JOB 137, ETC
SHEET: 6 OF 14	APPROVED			SHEET NO. 06

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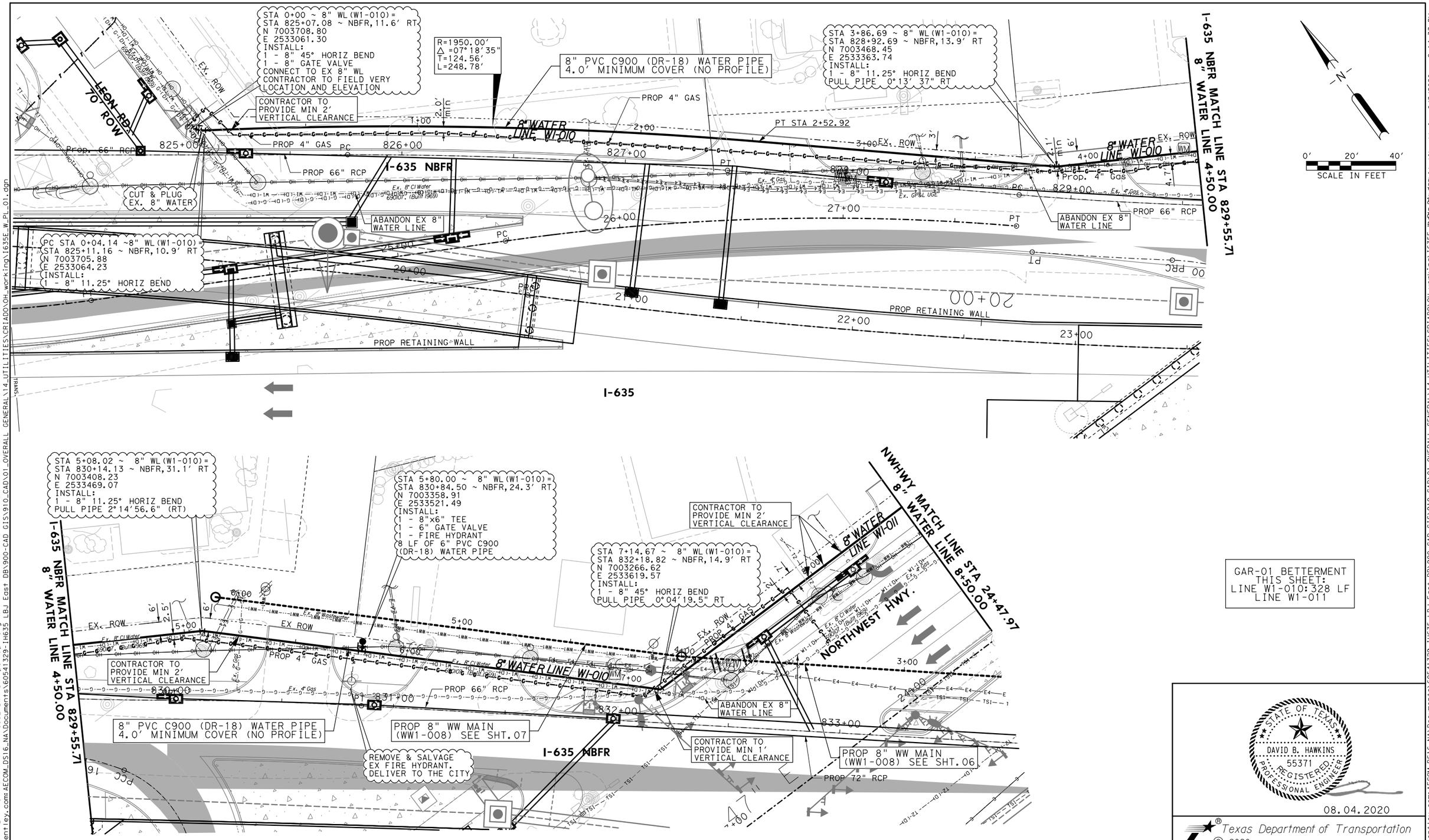

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B	FINAL	6/4/2020
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CRIADO

4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.3092
Firm No. F-4373

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FOR CONSTRUCTION

I-635 LBJ EAST
8" WATER RELOCATION
NBFR FROM LEON DR. TO NORTHWEST HWY.

DOCUMENT NO:

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SHEET: 7 OF 14

DESIGNED CRIADO
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6	STP		I-635 EAST
STATE	DISTRICT	COUNTY	SHEET NO.
TEXAS	DAL	DALLAS	07
CONT	SECT	JOB	
2374	01	137, ETC	

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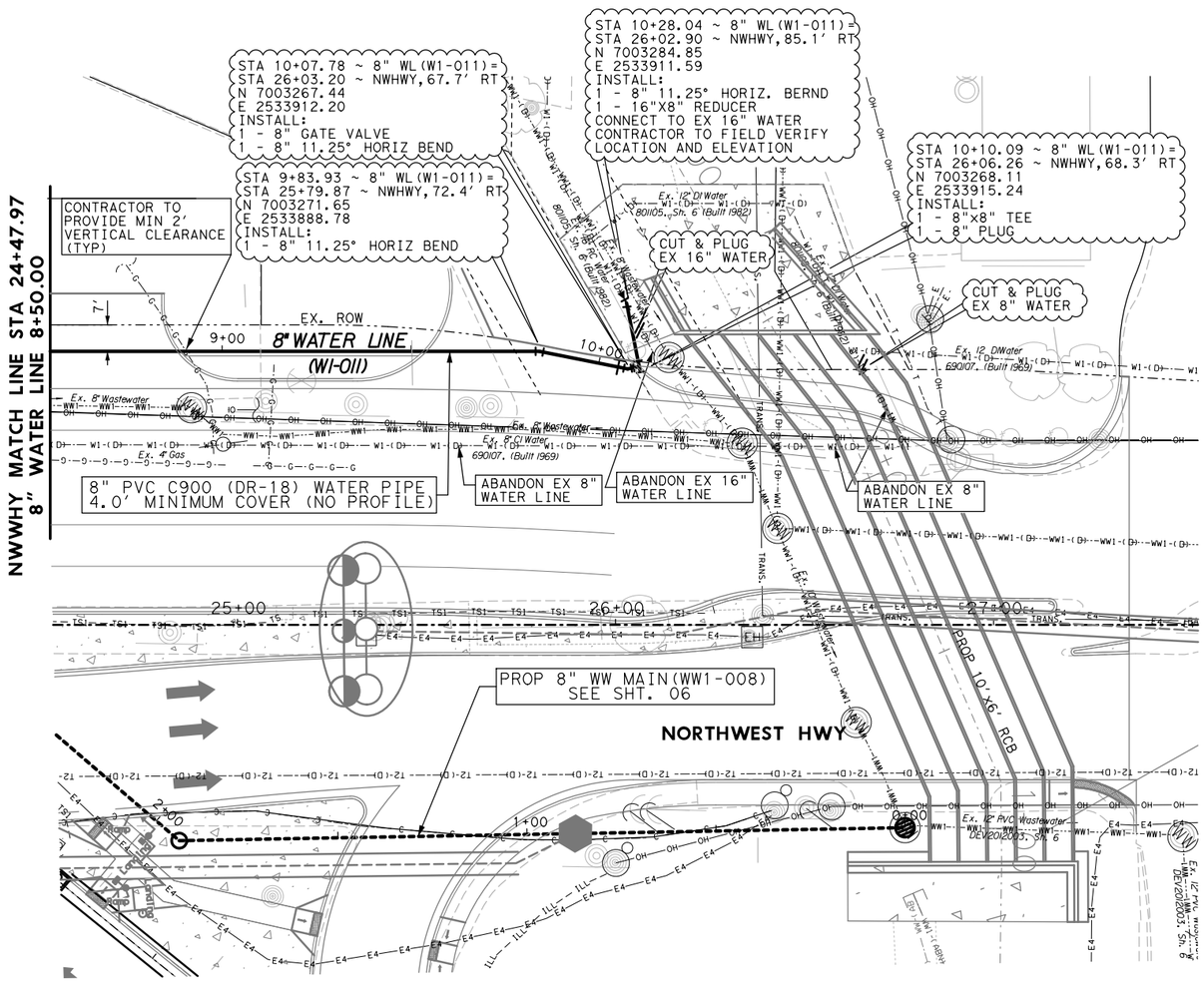

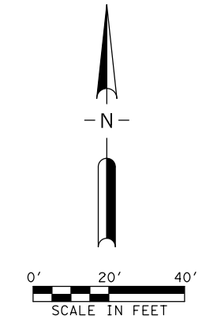

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CRIADO
4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

APPROVED
FOR CONSTRUCTION

I-635 LBJ EAST
8" WATER MAIN RELOCATION
NBFR, FROM LEON DR. TO NORTHWEST HWY.

DOCUMENT NO:

DESIGN PACKAGE: GAR-1

SHEET: 8 OF 14

DESIGNED CRIADO
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FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
6	STP		I-635 EAST
STATE	DISTRICT	COUNTY	SHEET NO.
TEXAS	DAL	DALLAS	08
CONT	SECT	JOB	
2374	01	137, ETC	

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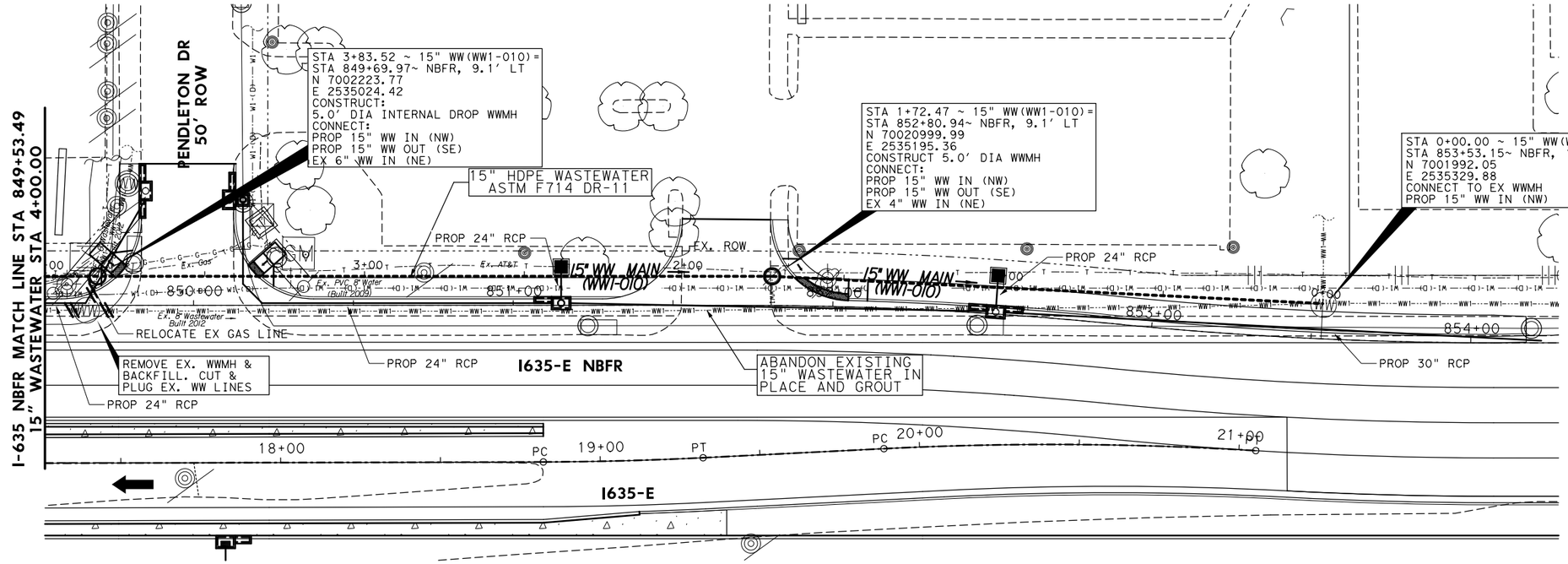

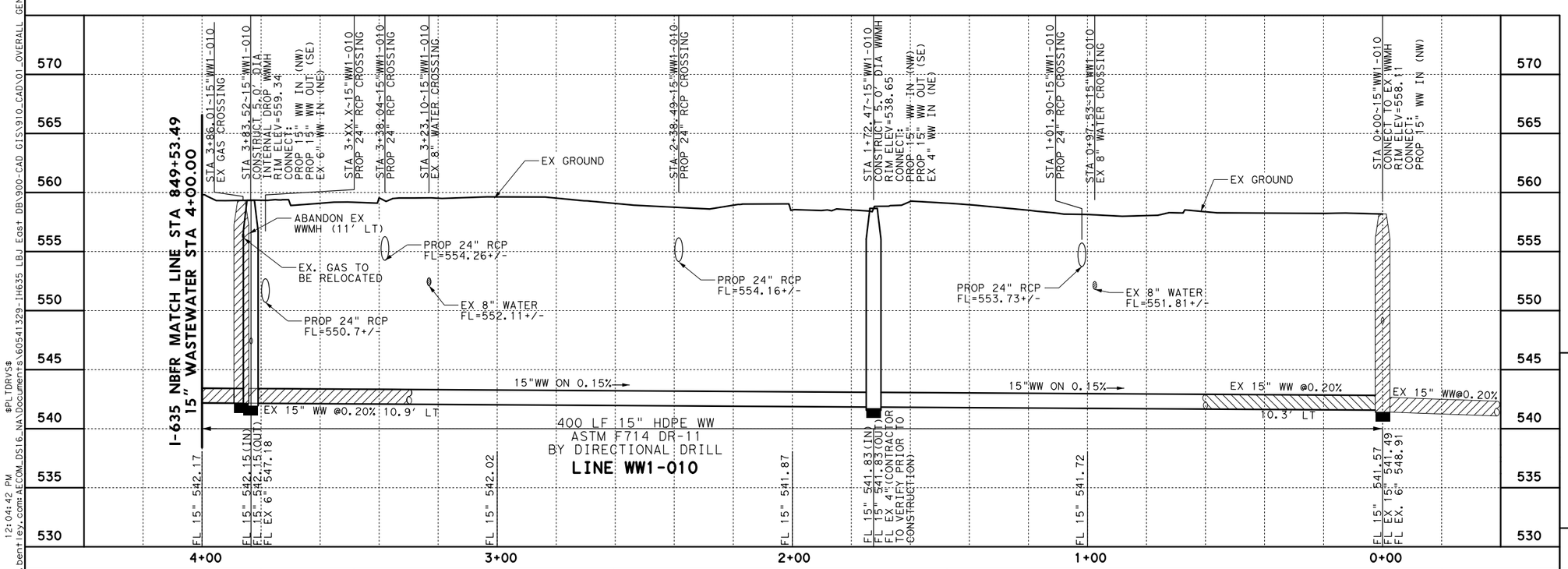

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08.04.2020

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4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

APPROVED
FOR CONSTRUCTION

I-635 LBJ EAST
15" WASTEWATER MAIN RELOCATION
NBFR, FROM EAST & WEST OF PENDLETON DR.

DOCUMENT NO:	DESIGNED CRIADO	FED. RD. DIV. NO. 6	FEDERAL AID PROJECT NO. STP	HIGHWAY NO. I-635 EAST
	DRAWN CRIADO	STATE TEXAS	DISTRICT DAL	COUNTY DALLAS
DESIGN PACKAGE: GAR-1	CHECKED	CONT 2374	SECT 01	JOB 137, ETC
SHEET: 9 OF 14	APPROVED			SHEET NO. 09

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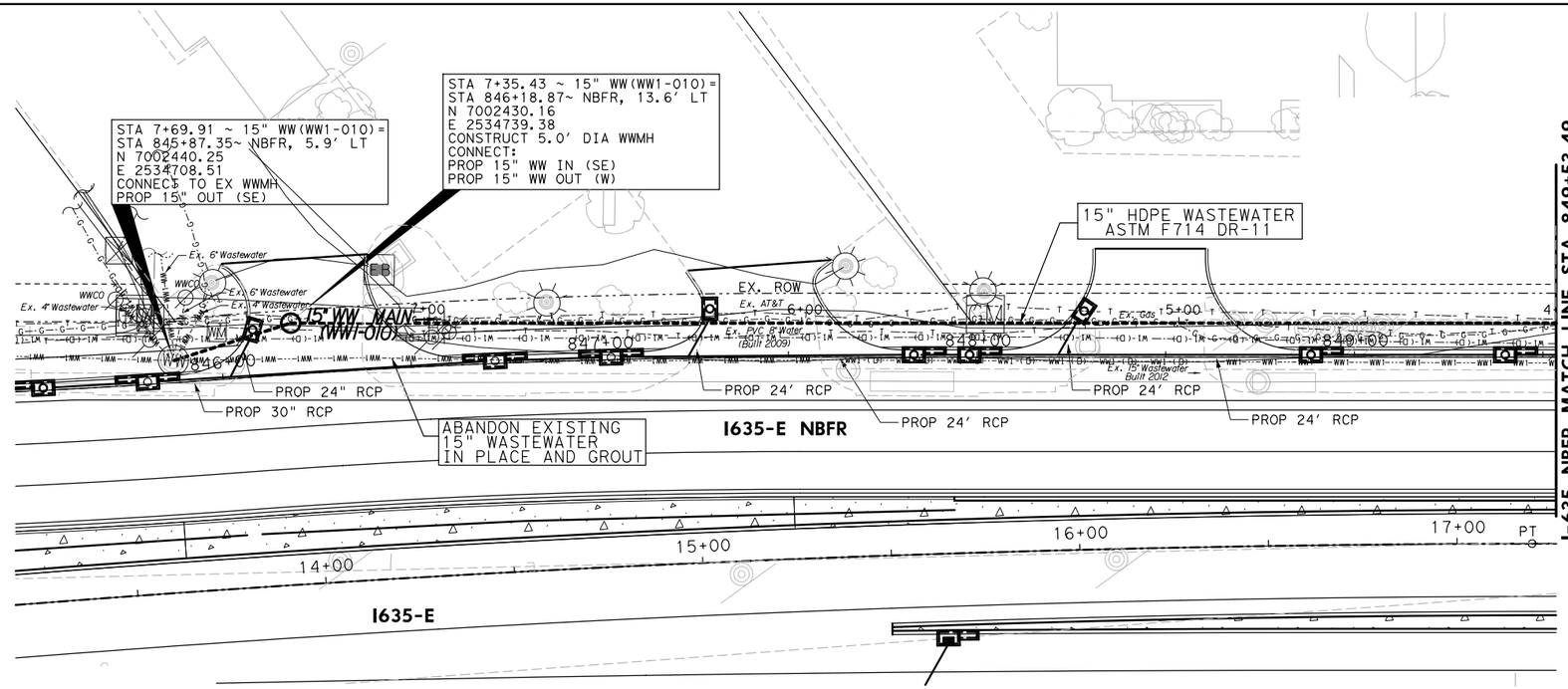

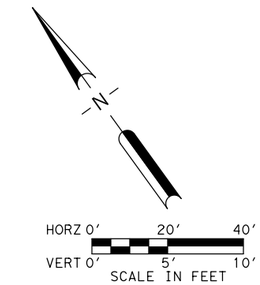

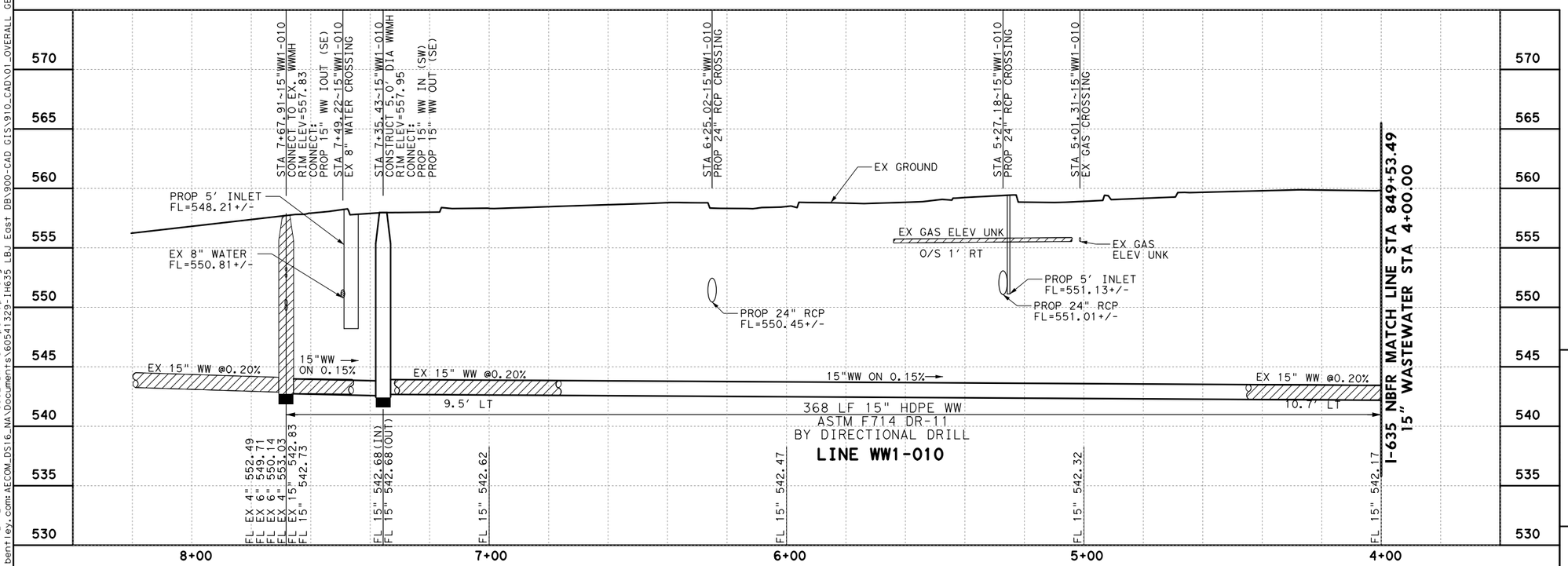

STATE OF TEXAS
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08.04.2020

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B	FINAL	6/4/2020
O	RFC	8/04/2020

Pegasus Link Constructors, JV

CRIADO
4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

APPROVED
FOR CONSTRUCTION

I-635 LBJ EAST
15" WASTEWATER MAIN RELOCATION
NBFR, FROM EAST & WEST OF PENDLETON DR.

DOCUMENT NO:	DESIGNED CRIADO	FED. RD. DIV. NO. 6	FEDERAL AID PROJECT NO. STP	HIGHWAY NO. I-635 EAST
	DRAWN CRIADO	STATE TEXAS	DISTRICT DAL	COUNTY DALLAS
DESIGN PACKAGE: GAR-1	CHECKED	CONT 2374	SECT 01	JOB 137, ETC
SHEET: 10 OF 14	APPROVED			SHEET NO. 10

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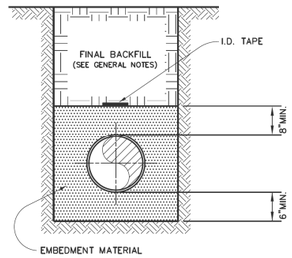


CLASS I EMBEDMENT MATERIAL: SAND – MUST BE CLEAN, FREE DRAINING AND FREE FLOWING. CONTAINS NO LUMPS, CLAY, OR ORGANICS.

GENERAL NOTES:

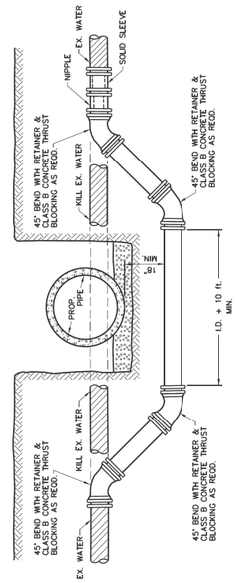
1. FOR THE DEFINITION OF THE BACKFILL MATERIAL TERMS SEE N.C.T.C.O.G. SPECIFICATIONS.
2. FINAL BACKFILL SHALL BE SELECT NATIVE MATERIAL COMPACTED TO THE TOP OF THE SUBGRADE IN 6 INCH LIFTS TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 698.
3. THE USE OF CEMENT STABILIZED SAND OR FLOWABLE FILL FOR FINAL BACKFILL IS RESTRICTED PRIMARILY TO LOCALIZED OR SPOT REPAIRS OF UTILITIES UNDER PAVING WHERE RESTORATION OF PAVING AND TRAFFIC IS TIME CRITICAL AS APPROVED BY THE ENGINEERING DEPARTMENT.
4. FOR USE IN EARTH OR ROCK UP TO A MAXIMUM OF 30'-0" EXCAVATION.
5. I.D. TAPE MUST BE 6" WIDE BY 4.0 MIL THICK POLYETHYLENE PLASTIC.

1/2

Revision Date: 03/14
Scale : N/A Date : 06/01/05
Design :
Drawn : JMK
Dwg. File : EMB_001.DGN
Project No. : STANDARD-DETAILS
GARLAND ENGINEERING STANDARD DETAILS

CLASS I – WATER EMBEDMENT DETAIL

PAGE 1

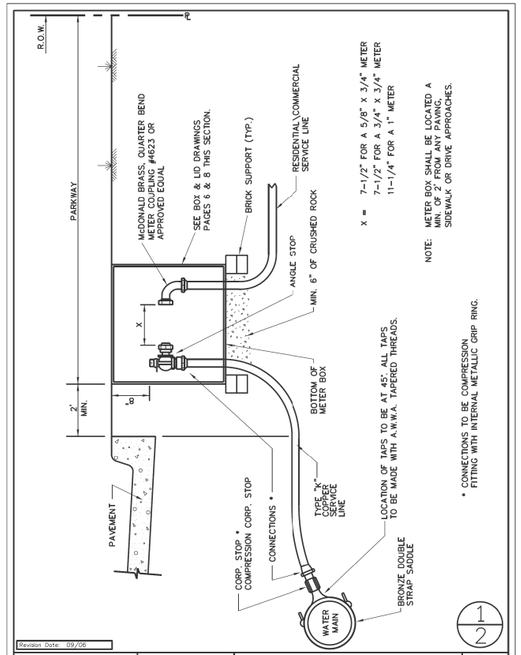


1/1

Revision Date: 12/09
Scale : N/A Date : 02/24/06
Design :
Drawn : GAV
Dwg. File : WA1LOW_001.DWG
Project No. : STANDARD-DETAILS
GARLAND ENGINEERING STANDARD DETAILS

STANDARD WATER MAIN LOWERING

PAGE 18



X = 7-1/2" FOR A 5/8" X 3/4" METER
7-1/2" FOR A 3/4" X 3/4" METER
11-1/4" FOR A 1" METER

NOTE: METER BOX SHALL BE LOCATED A MIN. OF 2' FROM ANY PAVING, SIDEWALK OR DRIVE APPROACHES.

LOCATION OF TAPS TO BE AT 45° ALL TAPS TO BE MADE WITH A.W.W.A. TAPERED THREADS.

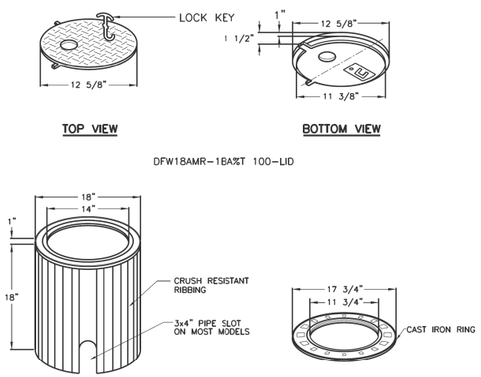
* CONNECTIONS TO BE COMPRESSION FITTING WITH INTERNAL METALLIC GRIP RING.

1/2

Revision Date: 09/06
Scale : N/A Date : 06/01/05
Design :
Drawn : GAV
Dwg. File : SER_001.DWG
Project No. : STANDARD-DETAILS
GARLAND ENGINEERING STANDARD DETAILS

WATER SERVICE INSTALLATION 3/4" OR 1" LINE

PAGE 3



METER BOX SHALL BE "F" SERIES BY DFW PLASTICS INC. OR APPROVED EQUAL. ALL SPECS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

Part No.	Series	Size	Height	ID	OD
DFW-1818F	F	18x18"	18"	14"	18"
DFW-1818-PLCR	F	18x18"	18"	14"	18"
DFW-1BRING	F	18"	1 1/2"	11 3/4"	17 3/4"
DFW1BAMR-1BA%T 100-LID	F	12"	1 1/2"		

* SEE SHEET 4 FOR LID AND BODY DETAILS

1/4

Revision Date: 04/19
Scale : N/A Date : 06/01/05
Design :
Drawn : DCN
Dwg. File : SER_002.DWG
Project No. : STANDARD-DETAILS
GARLAND ENGINEERING STANDARD DETAILS

BOX AND LID FOR 5/8" & 3/4" METERS

PAGE 5

NOTES

METER BOX SHALL BE BLACK AND CONSTRUCTED OUT OF MODIFIED POLYETHYLENE MATERIAL FOR MAXIMUM DURABILITY AND CORROSION RESISTANCE.

THE BLACK MATERIAL IS FOR MAXIMUM UV PROTECTION. THE BLACK MATERIAL SHALL BE UNIFORM THROUGHOUT THE METER BOX FOR MAXIMUM LONGEVITY AND NOT HAVE A FOAMING AGENT THAT CREATES AIR POCKETS WITHIN THE PLASTIC WALL.

PLASTIC LID

- THE LID SHALL HAVE "WATER METER" MOLDED INTO THE LID WITH A DIAMOND PATTERN FOR SKID RESISTANCE.
- THE LID SHALL SEAT SECURELY AND EVENLY INSIDE THE CAST IRON RING.
- THE LID SHALL HAVE A SPRING LOADED PLASTIC LOCKING MECHANISM THAT USES A STANDARD BRASS KEY (MFG BY MIDLAND MFG. CO. #1414)

PLASTIC BODY

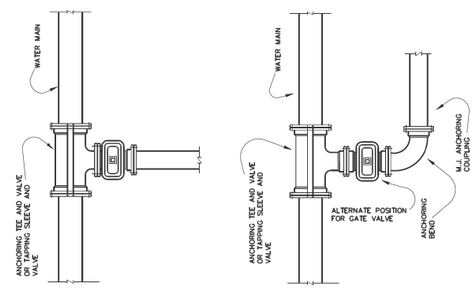
- THE BODY SHALL HAVE CRUSH RESISTANT RIBBING ALONG THE OUTSIDE OF THE BOX WITH 2" EASE FOOTING LOCATED AT THE BOTTOM OF THE METER PIT TO HELP ELIMINATE SINKING OR FLOATING ONCE INSTALLED.
- THE BODY SHALL HAVE A PATENTED UNIVERSAL RING LOCATOR MOLDED INTO THE TOP OF THE METER PIT TO HELP SECURE CAST IRON RING (MFG BY SIGMA) ONTO TOP OF METER PIT WITH 4 COATED SELF TAPPING BOLTS.
- THE BODY SHALL HAVE ONE PIPE SLOT ON EACH END OF THE BODY THAT MEASURE 3"X4"

4/4

Revision Date: 08/06
Scale : N/A Date : 06/01/05
Design :
Drawn : DCN
Dwg. File : SER_005.DWG
Project No. : STANDARD-DETAILS
GARLAND ENGINEERING STANDARD DETAILS

GENERAL NOTES & LID AND BODY DETAILS

PAGE 8



INSTALLATION ONE

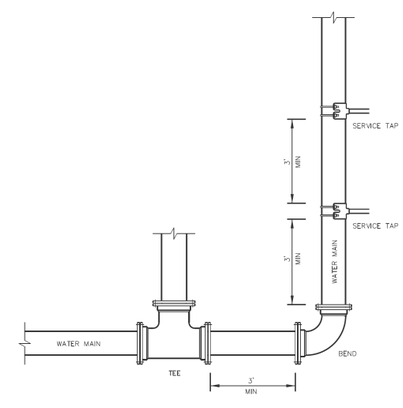
INSTALLATION TWO

1/1

Revision Date: 11/09
Scale : N/A Date : 06/01/05
Design :
Drawn : JMK
Dwg. File : FIR_002.DWG
Project No. : STANDARD-DETAILS
GARLAND ENGINEERING STANDARD DETAILS

VALVE AND TEE INSTALLATION

PAGE 17



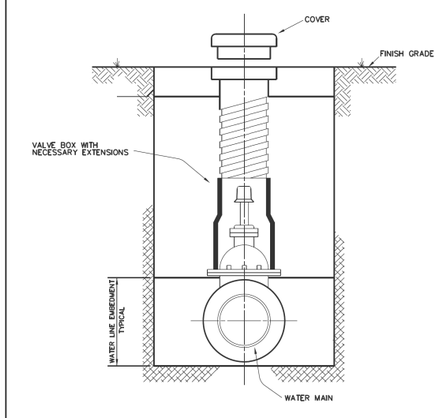
THERE WILL BE A MINIMUM OF 3' CLEAR DISTANCE BETWEEN ANY TAP, BEND OR FITTING ON ANY CITY WATER MAIN.

1/1

Revision Date: 09/06
Scale : N/A Date : 07/21/06
Design :
Drawn : JMK
Dwg. File : SER_009.DWG
Project No. : STANDARD-DETAILS
GARLAND ENGINEERING STANDARD DETAILS

TYPICAL SPACING FOR TAPS/FITTINGS

PAGE 14



NOTE:

1. RESILIENT SEAT VALVES 4" THRU 12" IN SIZE SHALL BE IN ACCORDANCE WITH AWWA STANDARD C-509.
2. C-900 PVC PIPE BELL SECTION SHALL BE USED FOR VALVE STACKS WITH ADJUSTABLE VALVE BOXES.
3. CUT A "V" SHAPED SYMBOL ON THE NEAREST CURB FACE WITH THE POINT OF THE "V" SYMBOL POINTING TOWARDS THE VALVE LOCATION.

TYPICAL VALVE SETTING AND BOX

NTS

1/1

Revision Date:
Scale : N/A Date : 06/01/05
Design :
Drawn : JMK
Dwg. File : VAL_005.DWG
Project No. : STANDARD-DETAILS
GARLAND ENGINEERING STANDARD DETAILS

TYPICAL GATE VALVE INSTALLATION

PAGE 6

STATE OF TEXAS
DAVID B. HAWKINS
55371
REGISTERED PROFESSIONAL ENGINEER

08.04.2020

ISSUE RECORD		
NO.	DESCRIPTION	DATE
A	PRELIMINARY	4/22/2020
B	FINAL	6/4/2020
0	RFC	8/04/2020

Pegasus Link Constructors, JV

CRIADO

4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

APPROVED FOR CONSTRUCTION

I-635 LBJ EAST
CITY OF GARLAND STANDARD WATER DETAILS
SHT 1 OF 2

DOCUMENT NO:	DESIGNED	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
	DRAWN	6	STP		I-635 EAST
		STATE	DISTRICT	COUNTY	SHEET NO.
DESIGN PACKAGE: GAR-1	CHECKED	TEXAS	DAL	DALLAS	11
SHEET: 11 OF 14	APPROVED	CONT	SECT	JOB	
		2374	01	137, ETC	

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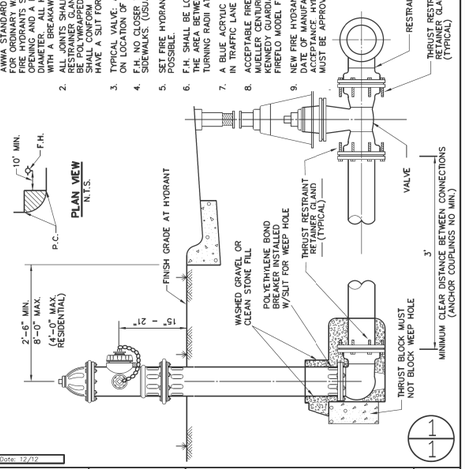
NOTES:

1. ALL FIRE HYDRANTS SHALL CONFORM TO AWWA STANDARD SPECIFICATIONS FOR FIRE HYDRANTS FOR ORDINARY WATER WORKS SERVICE, C-502. FIRE HYDRANTS SHALL HAVE A 5¼" MAIN VALVE OPENING AND A BARREL APPROXIMATELY 7" INSIDE DIAMETER. ALL HYDRANTS SHALL BE EQUIPPED WITH A BREAKAWAY FLANGE.
2. ALL JOINTS SHALL BE MECHANICAL JOINTS WITH THRUST RESTRAINER GLANDS. ALL FITTINGS AND VALVES SHALL BE PROVIDED WITH MECHANICAL JOINT ENDS AND SHALL CONFORM TO AWWA. POLYWRAP MUST HAVE A SLIT FOR A WEEP HOLE.
3. TYPICAL VALVE; ACTUAL VALVE LOCATION WILL DEPEND ON LOCATION OF WATER MAIN.
4. FIRE HYDRANT SHALL BE PLACED 18" TO EXISTING OR PROPOSED CURB, WHICHEVER IS MORE RESTRICTIVE.
5. SET FIRE HYDRANT ON THE LOT LINE EXTENDED WHEN POSSIBLE.
6. F.H. SHALL BE LOCATED MINIMUM 10 FT. OUTSIDE OF THE AREA BETWEEN THE P.C'S OF THE CORNER TURNING RADII AT INTERSECTIONS. (SEE PLAN VIEW)
7. A BLUE ACRYLIC 2-WAY REFLECTOR TO BE PLACED IN TRAFFIC LANE ADJACENT TO FIRE HYDRANT.
8. ACCEPTABLE FIRE HYDRANTS ARE MUELLER CENTURION A-423, WATEROUS PACER WB67, KENNEDY GUARDIAN, CLOW MEDALLION, OR FIREFLO MODEL F-06.
9. NEW FIRE HYDRANTS MUST BE WITHIN 12 MONTHS FROM MANUFACTURE DATE TO BE CONSIDERED FOR ACCEPTANCE. HYDRANTS OLDER THAN 12 MONTHS MUST BE APPROVED BY THE WATER DEPARTMENT.



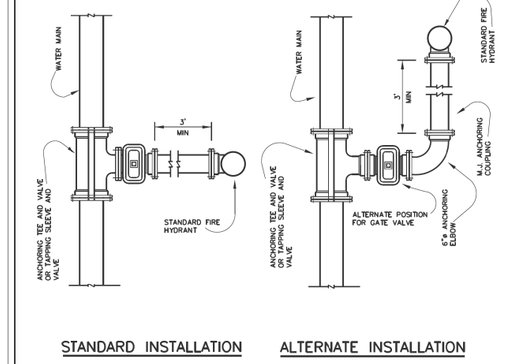
Revision Date: 12/12

Scale : N/A Date : 06/01/05
Design :
Drawn : GAV
Dwg. File : FIR_001.DGN
Project No. : STANDARD-DETAILS

GARLAND ENGINEERING — STANDARD DETAILS

FIRE HYDRANT INSTALLATION

PAGE 1 / 1



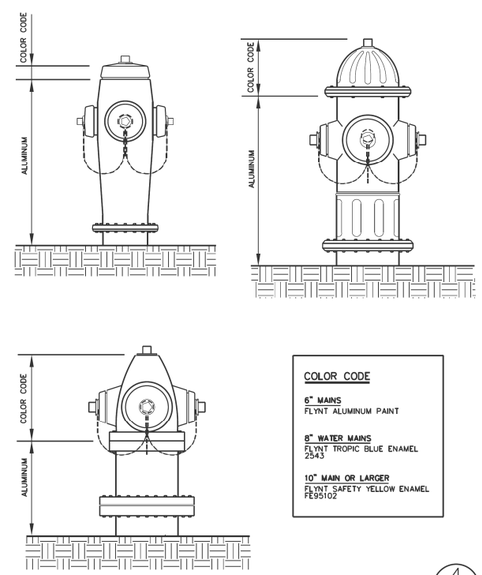
Revision Date: 07/21/06

Scale : N/A Date : 06/01/05
Design :
Drawn : JMK
Dwg. File : FIR_002.DWG
Project No. : STANDARD-DETAILS

GARLAND ENGINEERING — STANDARD DETAILS

TYPICAL FIRE HYDRANT INSTALLATION

PAGE 2 / 4



COLOR CODE

6" MAINS
FLYNT ALUMINUM PAINT

8" WATER MAINS
FLYNT TROPIC BLUE ENAMEL
2343

10" MAIN OR LARGER
FLYNT SAFETY YELLOW ENAMEL
FE95102

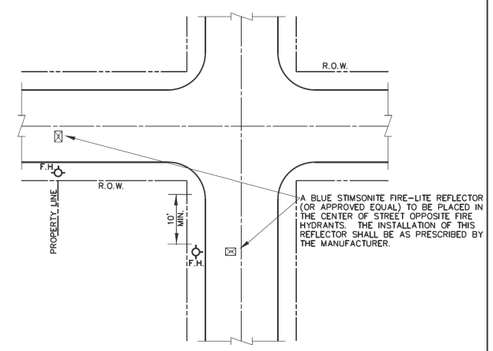
Revision Date: 03/28/19

Scale : N/A Date : 06/01/05
Design :
Drawn : JMK
Dwg. File : FIR_005.DWG
Project No. : STANDARD-DETAILS

GARLAND ENGINEERING — STANDARD DETAILS

FIRE HYDRANT PAINTING DETAILS

PAGE 5 / 4



NOTE:

1. DO NOT PLACE FIRE HYDRANT WITHIN CURB RADIUS RETURN.
2. WHERE FIRE HYDRANT IS TO BE LOCATED BETWEEN STREET INTERSECTIONS FIRE HYDRANTS SHALL BE PLACED AT A PROPERTY INTERSECTION (EXTENDED).

TYPICAL FIRE HYDRANT REFLECTOR INSTALLATION
NTS

Revision Date:

Scale : N/A Date : 06/01/05
Design :
Drawn : JMK
Dwg. File : FIR_004.DWG
Project No. : STANDARD-DETAILS

GARLAND ENGINEERING — STANDARD DETAILS

FIRE HYDRANT REFLECTOR INSTALLATION

PAGE 4 / 4

STATE OF TEXAS
DAVID B. HAWKINS
55371
REGISTERED
PROFESSIONAL ENGINEER

08.04.2020

ISSUE RECORD		
NO.	DESCRIPTION	DATE
A	PRELIMINARY	4/22/2020
B	FINAL	6/4/2020
O	RFC	8/04/2020

Pegasus Link Constructors, JV

CRIADO — 4100 SPRING VALLEY RD, SUITE 1001, DALLAS, TX 75244, Tel 972.392.9092, Firm No. F-4373

APPROVED FOR CONSTRUCTION

I-635 LBJ EAST
CITY OF GARLAND STANDARD WATER DETAILS
SHT 2 OF 2

DOCUMENT NO:	DESIGNED	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
	DRAWN	6	STP		I-635 EAST
		STATE	DISTRICT	COUNTY	SHEET NO.
DESIGN PACKAGE: GAR-1	CHECKED	TEXAS	DAL	DALLAS	12
SHEET: 12 OF 14	APPROVED	CONT	SECT	JOB	
		2374	01	137, ETC	

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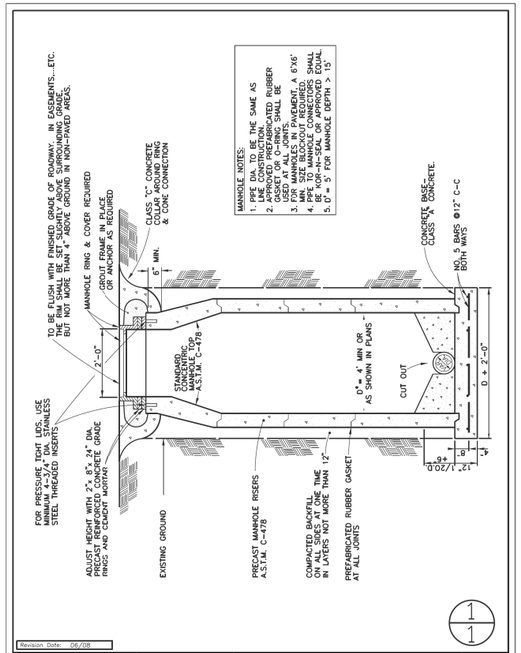

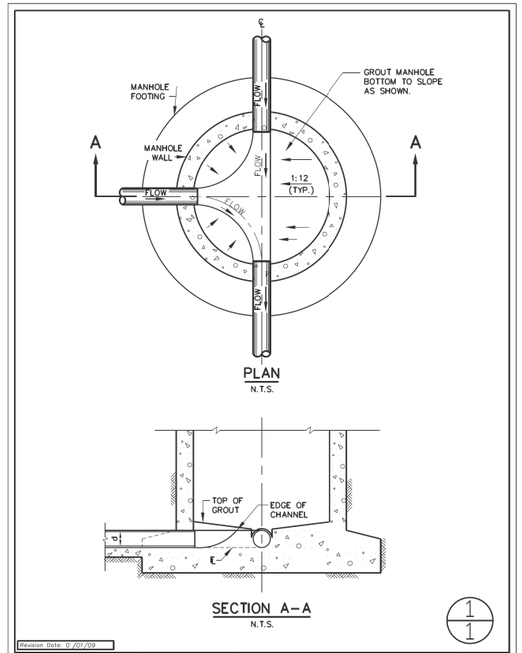

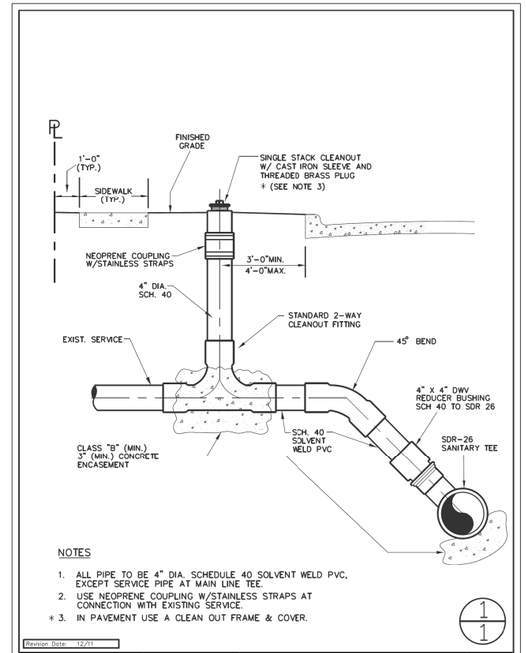

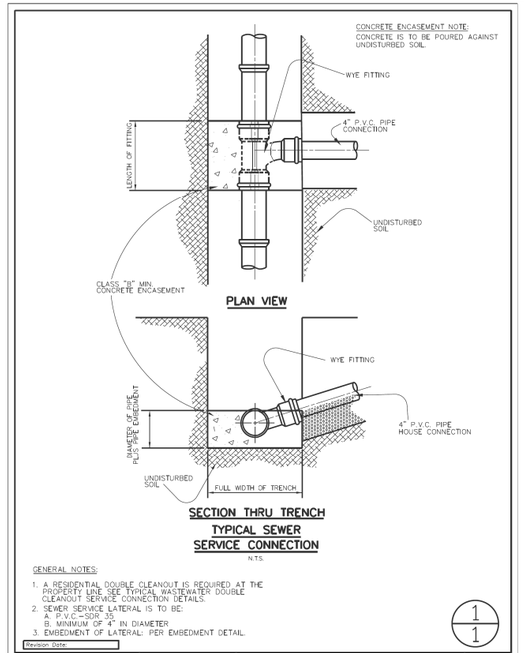

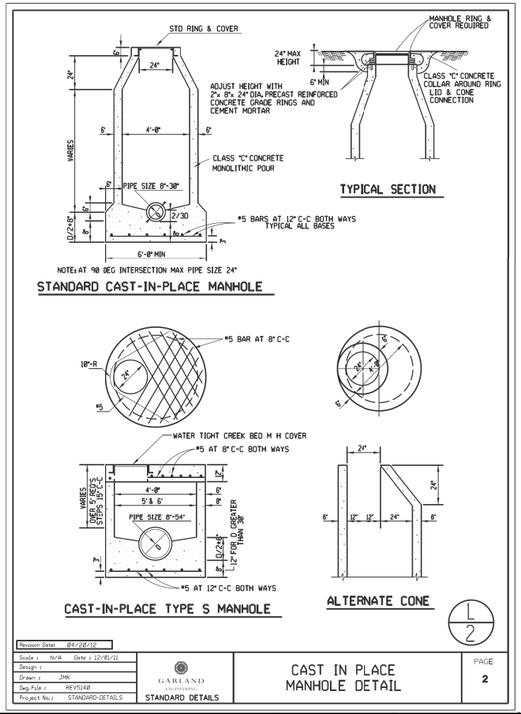

STATE OF TEXAS
DAVID B. HAWKINS
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PROFESSIONAL ENGINEER

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Pegasus Link Constructors, JV

CRIADO

4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
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Firm No. F-4373

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I-635 LBJ EAST
CITY OF GARLAND STANDARD WASTEWATER DETAILS

DOCUMENT NO:	DESIGNED	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
	DRAWN	6	STP		I-635 EAST
		STATE	DISTRICT	COUNTY	SHEET NO.
DESIGN PACKAGE: GAR-1	CHECKED	TEXAS	DAL	DALLAS	13
SHEET: 13 OF 14	APPROVED	CONT	SECT	JOB	
		2374	01	137, ETC	

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GENERAL NOTES FOR ALL THRUST BLOCKS

IN CONJUNCTION WITH THRUST RETAINER GLANDS

1. CONCRETE FOR BLOCKING SHALL BE CLASS "B".
2. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR DUCTILE IRON, P.V.C., AND 150 PSI FOR CONCRETE PIPE.
3. VOLUMES OF THRUST BLOCKS ARE NET VOLUMES OF CONCRETE TO BE FURNISHED. THE CORRESPONDING WEIGHT OF THE CONCRETE (CLASS "B") IN EQUAL TO OR GREATER THAN THE VERTICAL COMPONENT OF THE THRUST ON THE VERTICAL BEND.
4. WALL THICKNESS (T) ASSUMED HERE FOR ESTIMATING PURPOSES ONLY.
5. POUR CONCRETE FOR BLOCK AGAINST UNDISTURBED EARTH.
6. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD CONDITIONS WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
7. THE SOIL BEARING PRESSURES ARE BASED ON 1000 LBS./S.F. IN SOIL AND 2000 LBS./S.F. IN ROCK.
8. USE POLYETHYLENE BOND BREAKER OR EQUAL BETWEEN CONCRETE AND BEND, TEE, OR PLUG.
9. CONCRETE SHALL NOT EXTEND BEYOND JOINTS.

1/1

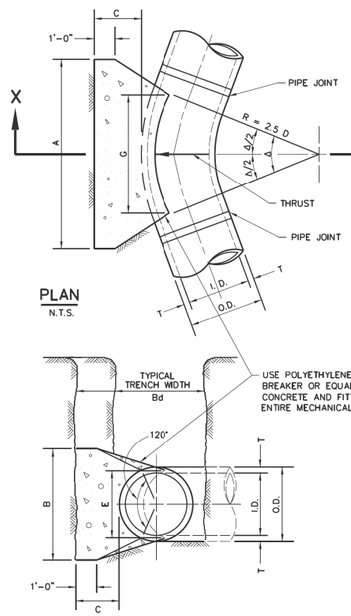
Revision Date:

Scale : N/A Date : 06/01/05
Design :
Drawn : GAV
Dwg. File : THR_006.DWG
Project No. : STANDARD-DETAILS

GARLAND ENGINEERING STANDARD DETAILS

THRUST BLOCK GENERAL NOTES

PAGE 6



PLAN
N.T.S.

SECTION X–X
N.T.S.

NOTE: REFER TO STANDARD DRAWINGS THR_004 AND THR_005 PAGES 4 AND 5 FOR DIMENSION TABLE AND QUANTITIES

1/1

Revision Date: 12/11

Scale : N/A Date : 06/01/05
Design :
Drawn : GAV
Dwg. File : THR_003.DWG
Project No. : STANDARD-DETAILS

GARLAND ENGINEERING STANDARD DETAILS

HORIZONTAL THRUST BLOCK AT PIPE BEND

PAGE 3

I.D. (IN.)	T (IN.)	Δ = 11.25° (FT.)	Δ = 22.50° (FT.)	E (FT.)
4,6,8	0.4	1.5	1.5	0.9
10,12	0.5	1.5	1.5	1.2
16,18	0.6	1.5	1.5	1.6
20	0.7	1.5	1.5	1.8
24	0.9	1.5	1.5	2.1
30	2.9	1.5	1.9	2.6
36	4.5	1.5	2.3	3.3
42	5.0	1.8	2.6	3.8
48	5.5	2.0	3.0	4.3
54	6.0	2.3	3.4	4.8
60	6.5	2.5	3.8	5.3
66	6.8	2.8	4.1	5.7
72	7.5	3.0	4.5	6.3
78	7.5	3.3	4.9	6.7
84	8.0	3.5	5.3	7.2
90	8.5	3.8	5.6	7.7
96	9.0	4.0	6.0	8.2

I.D. (IN.)	Δ = 11.25°							I.D. (IN.)	Δ = 22.50°						
	G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL (C.Y.)		G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL (C.Y.)
4,6,8	0.4	1.0	1.0	1.5	0.1	1.0	1.0	0.1	4,6,8	0.8	2.0	1.5	1.5	0.1	1.0	1.0	0.1
10,12	0.6	2.2	1.5	1.5	0.1	1.0	1.5	0.1	10,12	1.1	4.4	2.0	2.5	0.3	1.5	1.5	0.1
16,18	0.8	5.0	2.0	2.5	0.3	1.5	2.0	0.2	16,18	1.6	9.9	3.0	3.5	0.6	2.0	2.5	0.3
20	0.9	6.2	2.0	3.5	0.4	1.5	3.0	0.3	20	1.8	12.3	3.5	3.5	0.7	2.0	3.0	0.4
24	1.1	8.9	3.0	3.5	0.5	1.5	3.0	0.3	24	2.2	17.7	4.0	4.5	1.0	3.0	3.5	0.5
30	1.4	10.4	3.0	3.5	0.6	2.0	3.5	0.4	30	2.7	20.7	5.0	4.5	1.5	3.0	4.0	0.8
36	1.7	15.0	3.5	4.5	0.9	2.0	4.0	0.5	36	3.3	29.8	5.5	5.5	2.3	4.0	4.0	1.3
42	1.9	20.4	4.5	5.0	1.5	2.5	5.0	0.8	42	3.8	40.5	7.0	6.0	3.9	4.5	5.0	2.1
48	2.2	26.6	4.5	6.0	2.0	2.5	6.0	1.1	48	4.4	52.9	8.0	7.0	5.7	4.5	6.0	2.8
54	2.5	33.7	6.0	6.0	3.0	3.0	6.0	1.4	54	4.9	67.0	9.0	8.0	8.0	6.0	6.0	4.1
60	2.7	41.6	6.0	7.0	3.8	3.0	7.0	1.8	60	5.5	82.7	9.5	9.0	10.6	6.0	7.0	5.3
66	3.0	50.3	6.5	8.0	5.1	3.5	8.0	2.7	66	6.0	100.1	10.5	10.0	14.1	6.5	8.0	7.2
72	3.3	59.9	7.5	8.0	6.3	4.0	8.0	3.3	72	6.6	119.1	11.0	11.0	17.6	7.5	8.0	9.1
78	3.6	70.2	8.0	9.0	8.1	4.0	9.0	3.9	78	7.1	139.8	12.0	12.0	22.5	8.0	9.0	11.7
84	3.8	81.5	8.5	10.0	10.3	4.5	10.0	5.3	84	7.6	162.1	13.0	12.5	27.2	8.5	10.0	14.8
90	4.1	93.5	9.5	10.0	12.2	5.0	10.0	6.3	90	8.2	186.1	14.0	13.5	33.7	9.5	10.0	17.7
96	4.4	106.4	10.0	11.0	15.0	5.0	11.0	7.4	96	8.7	211.7	15.0	14.5	41.2	10.0	11.0	21.8

TABLES OF DIMENSIONS AND QUANTITIES

1/1

Revision Date:

Scale : N/A Date : 06/01/05
Design :
Drawn : GAV
Dwg. File : THR_004.DWG
Project No. : STANDARD-DETAILS

GARLAND ENGINEERING STANDARD DETAILS

HORIZONTAL THRUST BLOCK AT PIPE BEND

PAGE 4

I.D. (IN.)	Δ = 30°							I.D. (IN.)	Δ = 45°						
	G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL (C.Y.)		G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL (C.Y.)
4,6,8	1.0	2.6	2.0	1.5	0.2	1.0	1.5	0.1	4,6,8	1.5	3.9	2.0	2.0	0.2	1.5	1.5	0.1
10,12	1.5	5.9	2.5	2.5	0.3	2.0	1.5	0.2	10,12	2.2	8.7	3.5	2.5	0.5	2.0	2.5	0.3
16,18	2.2	13.2	3.5	4.0	0.8	2.5	3.0	0.4	16,18	3.2	19.5	4.5	4.5	1.2	3.0	3.5	0.6
20	2.4	16.3	4.5	4.0	1.0	3.0	3.0	0.5	20	3.6	24.1	5.5	4.5	1.5	3.5	3.5	0.7
24	2.9	23.4	6.0	4.0	1.4	3.5	3.5	0.7	24	4.3	34.6	8.0	4.5	2.3	4.5	4.0	1.1
30	3.6	27.5	6.5	5.0	1.9	3.5	4.0	0.9	30	5.4	40.6	8.5	5.0	3.2	5.5	4.0	1.6
36	4.4	39.5	7.0	6.0	3.4	4.5	4.5	1.6	36	6.5	58.5	10.0	6.0	5.3	6.5	4.5	2.6
42	5.1	53.8	8.0	7.0	5.1	5.5	5.0	2.5	42	7.5	79.6	11.5	7.0	8.1	8.0	5.0	4.2
48	5.8	70.3	9.0	8.0	7.4	6.0	6.0	3.7	48	8.6	104.0	13.0	8.0	11.9	9.0	6.0	6.3
54	6.5	89.0	10.0	9.0	10.3	7.0	6.5	5.3	54	9.7	131.5	15.0	9.0	17.1	10.5	6.5	8.9
60	7.3	110.0	11.0	10.0	13.9	7.5	7.5	7.3	60	10.7	162.4	16.5	10.0	23.1	11.0	7.5	12.0
66	8.0	132.9	12.5	11.0	18.9	8.5	8.0	9.6	66	11.8	196.5	18.0	11.0	30.1	12.0	8.5	16.2
72	8.7	158.2	13.5	12.0	24.0	9.0	9.0	12.3	72	12.9	233.9	19.5	12.0	38.6	14.0	8.5	20.7
78	9.4	185.6	14.5	13.0	30.0	10.0	9.5	15.6	78	13.9	274.5	21.5	13.0	49.8	14.5	9.5	25.9
84	10.1	215.3	15.5	14.0	37.1	10.5	10.5	19.5	84	15.0	318.4	23.0	14.0	61.2	15.5	10.5	32.6
90	10.9	247.1	16.5	15.0	45.0	11.5	11.0	23.9	90	16.1	365.5	24.5	15.0	74.5	17.5	10.5	39.6
96	11.6	281.2	18.0	16.0	55.5	12.5	11.5	28.9	96	17.1	415.6	26.0	16.0	89.5	18.5	11.5	48.5

I.D. (IN.)	Δ = 67.50°							I.D. (IN.)	Δ = 90°						
	G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL (C.Y.)		G (FT.)	THRUST (TONS)	EARTH A (FT.)	EARTH B (FT.)	EARTH VOL (C.Y.)	ROCK A (FT.)	ROCK B (FT.)	ROCK VOL (C.Y.)
4,6,8	2.1	5.6	3.0	2.0	0.3	2.0	1.5	0.2	4,6,8	2.7	7.1	5.0	1.5	0.4	2.0	2.0	0.2
10,12	3.1	12.6	5.5	2.5	0.8	3.5	2.0	0.4	10,12	4.0	16.0	6.5	2.5	1.0	3.5	2.5	0.5
16,18	4.7	28.3	7.5	4.0	1.9	5.5	3.0	0.9	16,18	6.0	36.0	9.0	4.0	2.4	4.5	4.0	1.0
20	5.2	34.9	9.0	4.0	2.3	5.5	3.5	1.2	20	6.6	44.4	10.0	4.5	3.1	6.0	4.0	1.5
24	6.2	50.3	11.5	4.5	3.5	6.5	4.0	1.6	24	7.9	64.0	14.5	4.5	5.0	8.0	4.0	2.1
30	7.8	58.9	12.0	5.0	4.8	7.5	4.0	2.2	30	9.9	75.0	15.0	5.0	6.7	10.0	4.0	3.3
36	9.4	84.9	14.5	6.0	8.2	9.5	4.5	3.8	36	11.9	108.0	18.0	6.0	11.4	12.0	4.5	5.3
42	10.9	115.5	17.0	7.0	12.8	11.0	5.5	6.3	42	13.9	147.0	21.0	7.0	17.8	14.0	5.5	8.7
48	12.5	150.9	19.0	8.0	18.4	13.0	6.0	9.2	48	15.9	192.0	24.0	8.0	26.2	16.0	6.0	12.4
54	14.0	191.0	21.5	9.0	26.0	15.0	6.5	12.9	54	17.9	243.0	27.0	9.0	36.9	18.0	7.0	18.1
60	15.6	235.8	24.0	10.0	35.6	16.0	7.5	17.6	60	19.9	299.8	30.0	10.0	50.3	20.0	7.5	24.0
66	17.1	285.3	26.0	11.0	46.0	18.0	8.0	23.0	66	21.8	362.8	33.0	11.0	66.2	22.0	8.5	32.5
72	18.7	339.5	28.5	12.0	57.8	19.0	9.0	28.4	72	23.8	431.8	36.0	12.0	85.6	24.0	9.0	41.0
78	20.2	398.5	31.0	13.0	75.7	21.0	9.5	37.4	78	25.7	506.7	39.0	13.0	108.2	26.0	10.0	53.2
84	21.8	462.1	33.5	14.0	94.7	22.0	10.5	46.5	84	27.7	587.7	42.0	14.0	134.4	28.0	10.5	64.8
90	23.3	530.5	35.5	15.0	114.4	24.5	11.0	58.2	90	29.0	674.6	45.0	15.0	164.9	30.0	11.5	81.2
96	24.9	603.6	38.0	16.0	138.9	25.5	12.0	70.0	96	31.6	767.5	48.0	16.0	199.0	32.0	12.0	95.1

TABLES OF DIMENSIONS AND QUANTITIES

1/1

Revision Date:

Scale : N/A Date : 06/01/05
Design :
Drawn : GAV
Dwg. File : THR_005.DWG
Project No. : STANDARD-DETAILS

GARLAND ENGINEERING STANDARD DETAILS

HORIZONTAL THRUST BLOCK AT PIPE BEND

PAGE 5

STATE OF TEXAS
DAVID B. HAWKINS
55371
REGISTERED
PROFESSIONAL ENGINEER

08.04.2020

ISSUE RECORD		
NO.	DESCRIPTION	DATE
A	PRELIMINARY	4/22/2020
B	FINAL	6/4/2020
O	RFC	8/04/2020

Pegasus Link Constructors, JV

CRIADO 4100 SPRING VALLEY RD, SUITE 1001 DALLAS, TX 75244 Tel 972.392.9092 Firm No. F-4373

APPROVED FOR CONSTRUCTION

I-635 LBJ EAST
CITY'S STANDARD DETAILS
PAVING

DOCUMENT NO:	DESIGNED	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
	DRAWN	6	STP		I-635 EAST
		STATE	DISTRICT	COUNTY	SHEET NO.
DESIGN PACKAGE: GAR-1	CHECKED	TEXAS	DAL	DALLAS	14
SHEET: 14 OF 14	APPROVED	CONT	SECT	JOB	
		2374	01	137, ETC	

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DESIGN	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
OH	6	STP		I-635 EAST
GRAPHICS	STATE	DISTRICT	COUNTY	SHEET NO.
OH	TEXAS	DAL	DALLAS	01
CHECK	CONTROL	SECTION	JOB	
JB	2374	01	137, ETC	
APPROVED				
DH				

STATE OF TEXAS
DEPARTMENT OF TRANSPORTATION

PLANS OF PROPOSED
STATE HIGHWAY IMPROVEMENT

FEDERAL AID PROJECT

STP

CSJ: 2374-01-137, ETC.

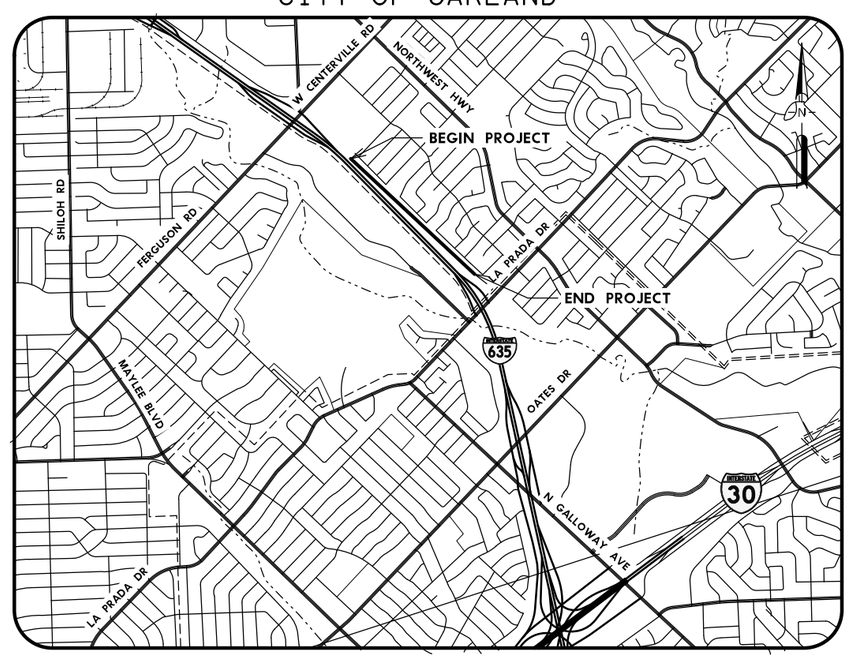
I-635 LBJ EAST PROJECT

DALLAS COUNTY

LIMITS/LENGTH: SOUTH OF W. CENTERVILLE RD. TO LA PRADA DR.

APPROVED BY: 09/01/2020
DIRECTOR OF ENGINEERING MICHAEL C. POLOCEK, P.E. DATE
CITY OF GARLAND
The City of Garland assumes no responsibility for the accuracy and adequacy of this construction document.

RELEASED FOR CONSTRUCTION
SEGMENT 2B
WASTEWATER MANHOLE REPLACEMENTS
CITY OF GARLAND



NOT TO SCALE

Texas Department of Transportation
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Pegasus Link Constructors, JV

CRIADO
4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.8092
Firm No. F-4373

STATE OF TEXAS
DAVID B. HAWKINS
55371
REGISTERED PROFESSIONAL ENGINEER

08.24.2020

BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, EPOCH 2011, NAVD 88 BASED GEOID 12A, TEXAS NORTH CENTRAL ZONE ADJUSTED TO SURFACE USING PROJECTED ADJUSTMENT FACTOR OF 1.000136506

NOTES:

1. SPECIFICATIONS ADOPTED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, NOVEMBER 1, 2014 AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS, SHALL GOVERN ON THIS PROJECT: REQUIRED CONTRACT PROVISIONS FOR ALL FEDERAL-AID CONSTRUCTION CONTRACTS (FORM FHWA 1273, MAY 2012). THIS PROJECT HAS BEEN DESIGNED USING THE DESIGN BUILD AGREEMENT DOCUMENTS, INCLUDING ALL THE TECHNICAL DOCUMENTS AND THE TECHNICAL REQUIREMENTS.

2. SPECIFICATIONS ALSO INLCUDE THE CITY OF GARLAND TECHNICAL STANDARDS MANUAL (TSM). I CASE OF DISCREPANCY, THE MORE STRINGENT SPECIFICATIONS SHALL GOVERN.

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INDEX OF SHEETS

REV	DATE	SHEET	DESCRIPTION
	07/14/2020	01	WASTEWATER MANHOLE REPLACEMENTS TITLE SHEET
	07/14/2020	02	I-635 - INDEX OF SHEETS & LEGEND - SEGMENT 2B
	07/14/2020	03	GENERAL NOTES
	07/14/2020	04	QUANTITY SUMMARY
	07/14/2020	05	OVERALL LAYOUT MAP
	07/14/2020	06	MH 01-04
	07/14/2020	07	MH 05-08
	07/14/2020	08	MH 09-12
	07/14/2020	09	CITY OF GARLAND STANDARD DETAILS - WASTEWATER

LEGEND

- EX. WATER
- EX. WASTEWATER
- PROPOSED WASTEWATER MANHOLE
- REMOVE AND REPLACE WASTEWATER MANHOLE
- EXISTING RIGHT OF WAY

STATE OF TEXAS
DAVID B. HAWKINS
55371
REGISTERED
PROFESSIONAL ENGINEER

08.24.2020

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ISSUE RECORD		
NO.	DESCRIPTION	DATE
A	PRELIMINARY	4/22/2020
B	FINAL	7/15/2020
O	RFC	8/24/2020

Pegasus Link Constructors, JV

CRIADO
4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

APPROVED
FOR CONSTRUCTION

I-635 LBJ EAST
WASTEWATER MANHOLE REPLACEMENTS
INDEX OF SHEETS AND LEGEND

DOCUMENT NO:

DESIGN PACKAGE: GAR-3

SHEET: 2 OF 9

DESIGNED	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
CRIADO	6	STP		I-635 EAST
DRAWN CRIADO	STATE	DISTRICT	COUNTY	SHEET NO.
CHECKED	TEXAS	DAL	DALLAS	02
APPROVED	CONT	SECT	JOB	
	2374	01	137, ETC	

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GENERAL NOTES – ALL DEVELOPMENT

CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEERING DEPARTMENT FOR FINAL INSPECTION. PRIOR TO FINAL ACCEPTANCE, COPIES OF CONTRACTS ON APPROVED FORMS AND BONDS MUST BE SUBMITTED TO THE ENGINEERING DEPARTMENT.

1. All construction shall be done in accordance with the adopted Standard Specifications for Public Works Construction in North Central Texas (Third Edition, unless otherwise specified) "Specifications" by North Central Texas Council of Governments, P.O. Drawer COG, Arlington, Texas 76005-5888, (817) 461-3300, as amended by the City of Garland. A copy of this book may be obtained from the North Central Texas Council of Governments at the address or phone number above, or is on file in the office of the Purchasing Agent of the City of Garland, located at City Hall, Garland, Texas. A copy of City Amendments is available in the Engineering Department, located at 800 Main Street, third floor, Garland, Texas.
2. The Engineering Department is to be NOTIFIED 24 HOURS PRIOR to ANY CONSTRUCTION.
3. WORK WILL NOT BE ACCEPTED WITHOUT A PERMIT AND CITY INSPECTION OF WORK.
   Contact Engineering Department (972-205-3622) for right-of-way permit and for work in city right-of-way or easement.
   Contact Building Inspection (972-205-2300) for sidewalk and driveway permits.
4. Four-foot (4) wide sidewalks are required in single family residential zoning districts unless waived by Planning Commission. All other zoning districts require six-foot (6) sidewalks. All existing sidewalk, driveway approach and curb and gutter abutting a new development or re-development must be in compliance with current City of Garland Engineering Department Standard Details. Existing paving not in compliance shall be repaired or replaced. Connecting to an existing sidewalk to make a wider sidewalk is prohibited; longitudinal butt joints are unacceptable in sidewalk paving.
5. Sidewalk and driveway geometrics shall conform to state and federal accessibility standards.
6. Sidewalk shall be free draining; low spots that pond water are unacceptable.
7. Sidewalks shall drain towards the street curb line. The parkway must be elevated a minimum of one fourth (1/4) of an inch per foot above the top of curb. Consult the most current City of Garland Engineering Department Standard Details for additional information.
8. Sidewalk cross slope and pathway across a driveway approach shall not exceed 1.5% at time of acceptance. Existing slopes shall be no more than 2% or the maximum allowed by the Americans with Disabilities Act (ADA).
9. Longitudinal alignment and grade shall follow the street.
10. City standard ADA Sidewalk Ramps are required at driveways, alleys and street intersections.
11. Running slope of a ramp shall be equal to or less than 1:12. Slopes greater than 1:12 shall be reconstructed to comply with ADA standards.
12. Sidewalk cracks that have separated – either horizontally or vertically and do not present a tripping hazard are acceptable and replacement is not required. The affected area of sidewalks with cracks or joints that are misaligned vertically by three fourths (3/4) of an inch or more or have a horizontal separation of three fourths (3/4) of an inch or more shall be replaced.
13. All existing sidewalk containing spalled surfaces shall be replaced.
14. Tree roots protruding more than 4 inches into the sidewalk path or if tree roots prohibit proper repair of the sidewalk as outlined in notes 4-13 above, the roots shall be saw cut and removed to allow the sidewalk to be placed on proper alignment and grade.
15. Site conditions may dictate that additional driveway paving be replaced due to excessive cracking, spalling, grade adjustment to new sidewalk, curb conditions of driveway, etc...
16. All affected areas of spalled or fractured curb and gutter shall be replaced.
17. Rough grading is to be done prior to construction of utilities.
18. All paving removed shall be sawcut to a neat line and removed.

1/5

Revision Date: 04/19

Scale : N/A Date : 06/01/05	GARLAND ENGINEERING STANDARD DETAILS	GENERAL NOTES	PAGE 1
Design :			
Drawn : JMK			
Dwg. File : GEN_001.DWG			
Project No. : STANDARD-DETAILS			

GENERAL NOTES – (CONT.)

19. Any undesirable materials within the City Right-of-Way (ROW) and easements shall be excavated, materials removed, and filled with compacted select fill. Undesirable materials to be removed include, but are not limited to, organic material, unstable material, or undocumented fill. All materials removed shall be disposed of according to the Health Dept. and TCEQ regulations. See note 26 for further details regarding select fill.
20. Backfill of Excavations shall be select native material compacted in maximum 8 inch lifts to a minimum of 95 percent of standard proctor density as determined by laboratory testing. This applies to:
    a. Utility excavations above the Utility Embedment Material
    b. Structural excavations and other Non-Utility excavations
    c. In areas of new construction
    d. Areas of Utility replacement and/or repair under existing streets and alleys
21. The use of cement stabilized sand or flowable fill for final backfill is restricted primarily to localized or spot repairs of utilities under paving where restoration of paving and traffic is time critical as approved by the Engineering Department.
22. All bores under existing streets or alleys shall be lined with smooth steel carrier pipes unless open cutting of the street/alley is permitted by Engineering. Ends of steel carrier pipe to be sealed with grout.
23. The City will not accept utilities until all pavement over or near same has been constructed.
24. The contractor shall adjust the tops of all manholes, valves, meter boxes, fire hydrants and other utility appurtenances to fit the finished paving and shoulders. There will be no separate pay item for this work and the cost shall be included in the price bid for other items.
25. Barrier free ramps that comply with ADA requirements will be provided at all incoming streets, alleys, and non-residential driveways. No extra pay item.
26. Any fill material within proposed or future R.O.W. or Street Easements shall be Select fill provided, placed, and compacted in accordance with TxDOT current edition of Standard Specifications for Construction and Maintenance of Highways, Streets, and Bridges Item 132. Select fill shall be capable of forming a stable embankment from the required excavation and shall be granular material that is free from vegetation or other objectionable material and shall meet the requirements of TxDOT Item 132.2 Type A. The existing subgrade shall provide a stable working platform when the soil is compacted to a density of 95% of standard proctor at optimum moisture content according to ASTM D698. The cost shall be included in the price bid for excavation.
27. Traffic routing, signal removal and placement, and all other traffic matters shall be coordinated with the Transportation Department (972-205-2430) with 48 hours notice. Contractor is responsible for all temporary traffic signal, traffic control and school signal work during construction.
28. All traffic signal and street light base locations to be field approved prior to installation.
29. The contractor shall be required to provide and maintain all necessary warning and safety devices to protect the public safety and health until all work has been completed and accepted.
30. The location of existing utilities shown on these plans are approximate unless specifically noted. It is the responsibility of the contractor to locate and verify on-site any utilities that may conflict with the construction. At least 48 hours prior to beginning construction in the vicinity of existing underground utilities, the contractor shall notify the following as applicable:

    * CALL TEXAS811

    Contractor to mark area to be located with WHITE MARKER PAINT.

    Contractor shall not begin work until all utilities have been located with marks on the ground.
31. Stabilization of disturbed areas prior to final acceptance:
    a. Public right-of-way, easements, and common areas must be stabilized with perennial vegetation cover, fully established with 100% coverage, or other approved stabilization method. (See typical paving section – Detail Sheet No. 1)
    b. Detention/Retention Facilities, Channels, Drainage Ways and Outfalls shall have established perennial vegetation with 100% coverage.

2/5

Revision Date: 04/19

Scale : N/A Date : 06/01/05	GARLAND ENGINEERING STANDARD DETAILS	GENERAL NOTES	PAGE 2
Design :			
Drawn : JMK			
Dwg. File : GEN_001.DWG			
Project No. : STANDARD-DETAILS			

GENERAL NOTES – (CONT.)

32. Contractor is responsible for maintaining pedestrian access and signage as directed by the City.
33. The contractor shall be responsible for furnishing all laboratory tests necessary for testing new pavement. The testing laboratory used shall be under the management of a professional engineer licensed to practice in the State of Texas.
34. Roadways and alleys (CIP and Development) shall have a geotechnical investigation and subgrade design performed per the Technical Standards Manual (TSM) Section 9. If after the geotechnical investigation, the soil parameters and standard subgrade result in a modulus of subgrade reaction of 300 pci and all other parameters are applicable, the City's standard subgrade and pavement shown on the standard details can be specified. If not, a custom pavement design to achieve a 40-year design life will be required per the TSM.

GENERAL NOTES – WASTEWATER

1. All sewer lines shall be placed in the center of streets, alleys, or easements, unless otherwise noted.
2. All sewer pipe shall be PVC SDR-26. Minimum pipe size shall be 8 inch unless specifically approved.
3. All 4 inch sewer service laterals shall be SDR-26.
4. Install sewer services 10 feet downstream from water service.
5. TV inspection (with pan/tilt cameras) will be the responsibility of the Developer/Contractor, and must be performed by an independent testing company that is regularly employed for such services. A digital copy of the TV inspection shall be made and turned over for review and approval by the Engineering Department and/or Water Utilities Department.
6. All sanitary sewer mains are to be "SDR-26 pressure pipe" at least 5 feet on either side of water mains where crossings occur within a 9' radius.
7. Contractor may use standard precast concrete manholes or cast-in-place manholes.
8. Blocking of sewer lines, deep sewer cut connections, and embedment shall conform to City of Garland standards.
9. All sewer mains shall be installed with polyethylene plastic tape for identification and protection purpose. Tape for sewer mains shall be green and lettered with "caution sewer line buried below". Tape shall be 4.0 mil thick and 6" wide and furnished in 1000 foot rolls. Marking tape shall be placed along the center line of pipe trench on top of normal pipe embedment, and in no case less than than 6" above top of pipe. All tape shall be Terra Tape as manufactured by Reef Industries or equal.

GENERAL NOTES – LIGHT POLE BASES

Contractor shall have Engineering Inspector notify Garland Power and Light 48 hours prior to start of construction so that power to circuit may be killed out and light pole removed from base.

Existing street light bases shall be removed and new street light base, 1 1/2" PVC conduit, and new wiring installed to new base prior to removing existing curb and gutter for left turn lane.

New wire installed shall consist of 2 # 6 Cu. insulated conductors and 1 # 6 bare Cu. conductor with minimum of three feet of conductor extending out of top of new street light base or pull box. All existing/new conductor wires which are to be covered by concrete paving shall be placed in conduit in such a manner that the conduit extends c minimum of two feet beyond the edge of proposed concrete or median paving. Splicing of the conductor wires will not be permitted in the conduit, but shall be repulled so as to be continuous from street light base to street light base or junction box.

Anchor bolts and ground rods will be furnished by the City and will be picked up by the Engineering Inspector at the City Warehouse at the contractor request.

After installation of wire, Contractor shall notify Garland Power and Light Distribution Department (972-205-3449) to have street light pole re-installed. Garland Power and Light will re-energize circuit.

3/5

Revision Date: 04/19

Scale : N/A Date : 06/01/05	GARLAND ENGINEERING STANDARD DETAILS	GENERAL NOTES: WASTEWATER LIGHT POLE BASES	PAGE 3
Design :			
Drawn : JMK			
Dwg. File : GEN_001.DWG			
Project No. : STANDARD-DETAILS			

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DAVID B. HAWKINS
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08.24.2020

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Pegasus Link Constructors, JV

CRIADO 4100 SPRING VALLEY RD, SUITE 1001 DALLAS, TX 75244 Tel 972.392.9092 Firm No. F-4373

APPROVED FOR CONSTRUCTION

I-635 LBJ EAST
WASTEWATER MANHOLE REPLACEMENTS
GENERAL NOTES

DOCUMENT NO:	DESIGNED CRIADO	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
	DRAWN CRIADO	6	STP		I-635 EAST
DESIGN PACKAGE: GAR-3	CHECKED	STATE	DISTRICT	COUNTY	SHEET NO.
SHEET: 3 OF 9	APPROVED	TEXAS	DAL	DALLAS	03
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Pegasus Link Constructors - I-635 LBJ East Project

Garland Design Package 03

WW Manhole Replacements

CITY ITEM NO.	DESCRIPTION	UNIT	QUANTITY
149.0000	Remove Existing 5' Sanitary Sewer Manhole	EA	12.00
537.0500	5' Dia. Sanitary Sewer Manhole Over Existing	EA	11.00
541.0500	5' Dia. Sanitary Sewer Drop Manhole Over Existing	EA	1.00
599.9000	Temporary By-Pass Wastewater Pumping	EA	12.00
596.0000	Trench Safety for Sanitary Sewer	LF	120.00
599.0000	Misc. - Manhole and Soundwall Shoring	EA	12.00

GENERAL ITEMS

CITY ITEM NO.	DESCRIPTION	UNIT	QUANTITY
798.0000	Erosion Control	LS	1.00
895.0000	Storm Water Prevention (SWPPP)	LS	1.00

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DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

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I-635 LBJ EAST
WASTEWATER MANHOLE REPLACEMENTS
QUANTITY SUMMARY

DOCUMENT NO:
DESIGN PACKAGE: GAR-3
SHEET: 4 OF 9

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FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
6	STP		I-635 EAST
STATE	DISTRICT	COUNTY	SHEET NO.
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CONT	SECT	JOB	
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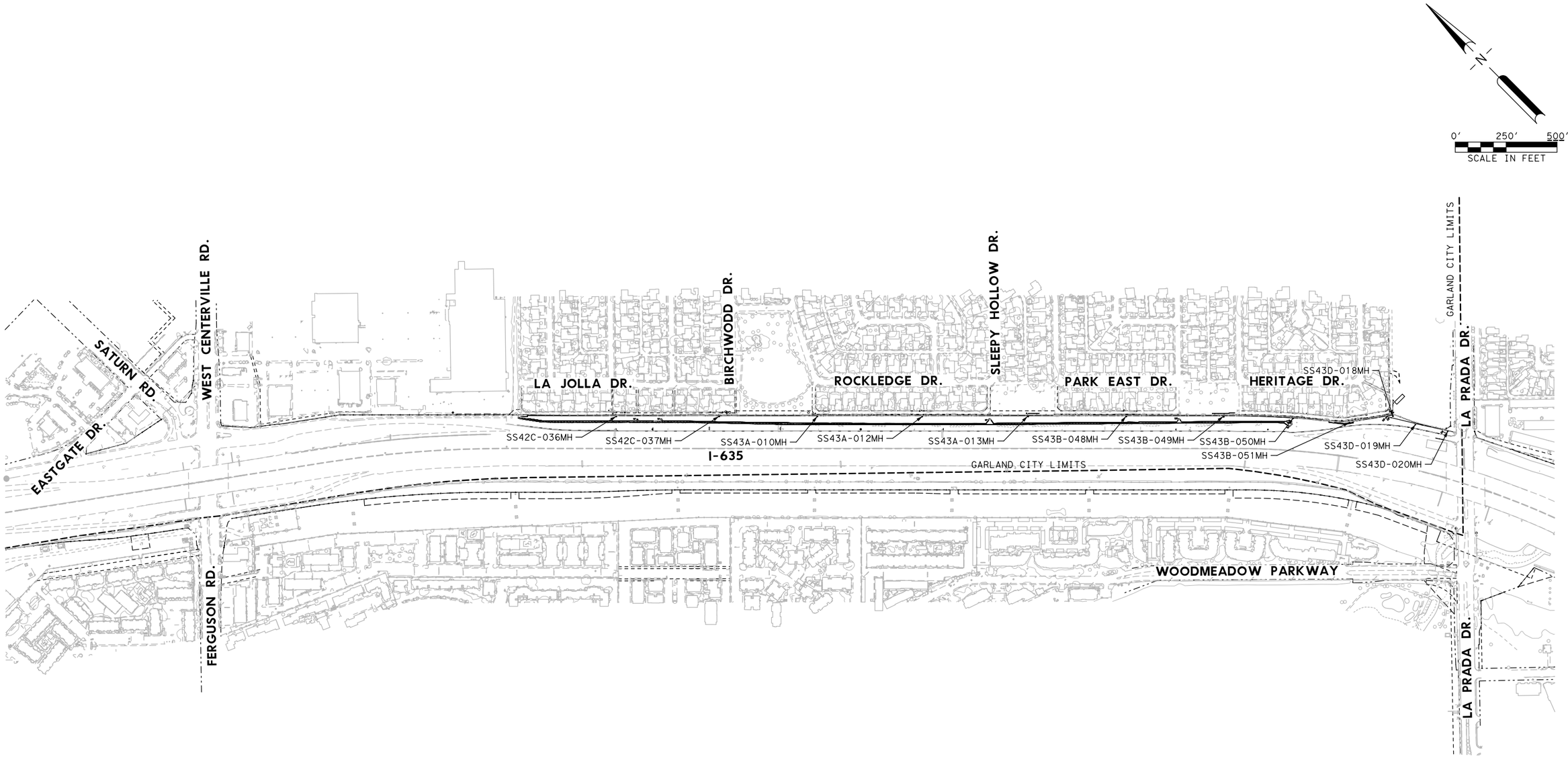

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DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

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I-635 LBJ EAST
WASTEWATER MANHOLE REPLACEMENTS
OVERALL MAP

DOCUMENT NO:

DESIGN PACKAGE: GAR-3

SHEET: 5 OF 9

DESIGNED	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
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DRAWN CRIADO	STATE	DISTRICT	COUNTY	SHEET NO.
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SS42C-036MH
STA 899+78.06~ NBFR, 6.5' LT
N 6999128.13
E 2538933.62
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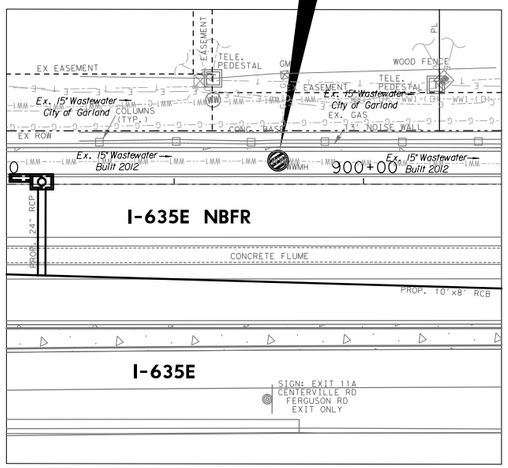
CONNECT:
EX 15" WW IN (NW)
EX 15" WW OUT (SE)



SS42C-037MH
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E 2539292.33
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CONNECT:
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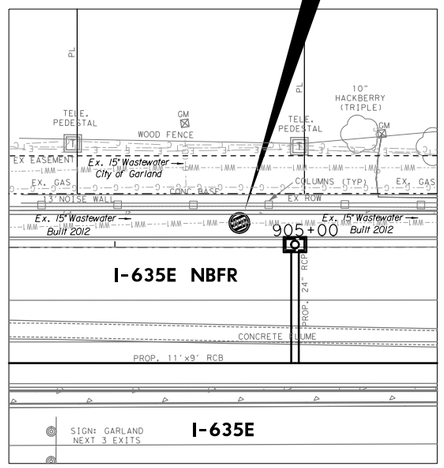
EX 15" WW OUT (SE)



SS43A-010MH
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E 2539634.01
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CONNECT:
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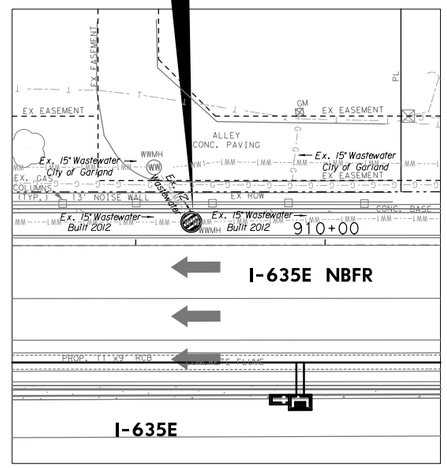
EX 15" WW OUT (SE)
EX. 12" WW IN (N)



SS43A-012MH
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E 2539998.71
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CONNECT:
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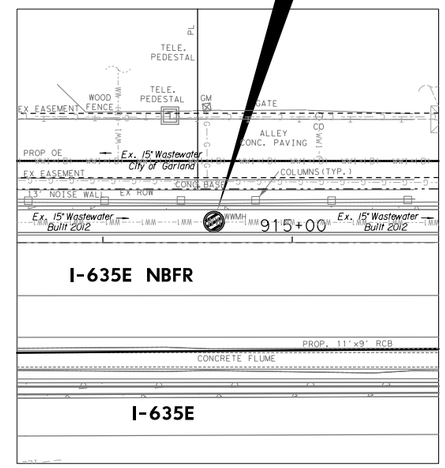
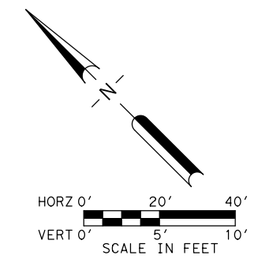
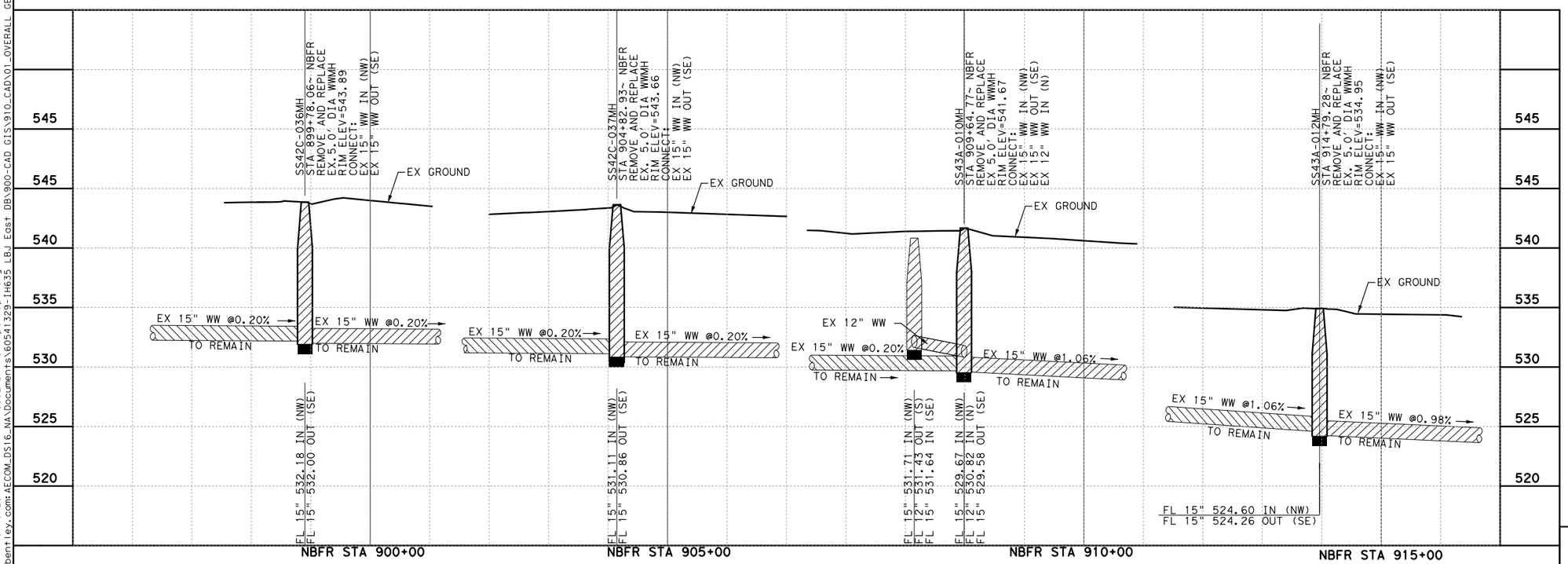
EX 15" WW OUT (SE)







NOTE:

1. MATCH EXISTING PIPE INVERT LEVELS AT THE TIE-IN POINTS.

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DAVID B. HAWKINS
55371
REGISTERED PROFESSIONAL ENGINEER

08.24.2020

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Pegasus Link Constructors, JV

CRIADO
4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

APPROVED FOR CONSTRUCTION

I-635 LBJ EAST
WASTEWATER MANHOLE REPLACEMENTS
MH 01-04 PLAN & PROFILE

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	DRAWN CRIADO	STATE TEXAS	DISTRICT DAL	COUNTY DALLAS
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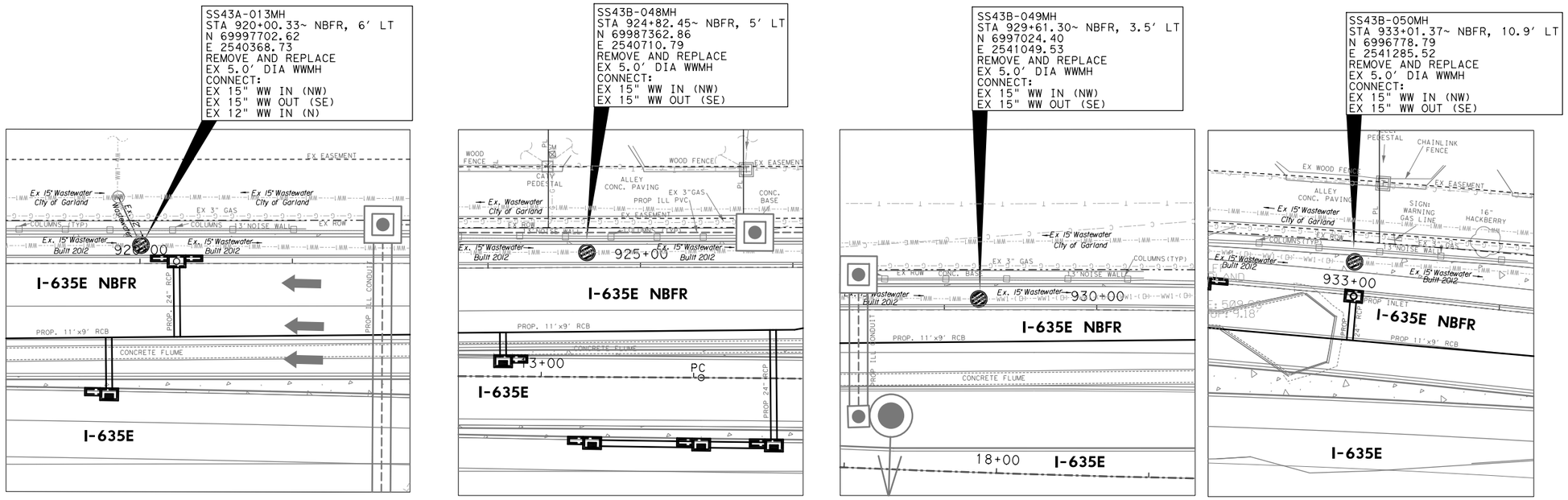

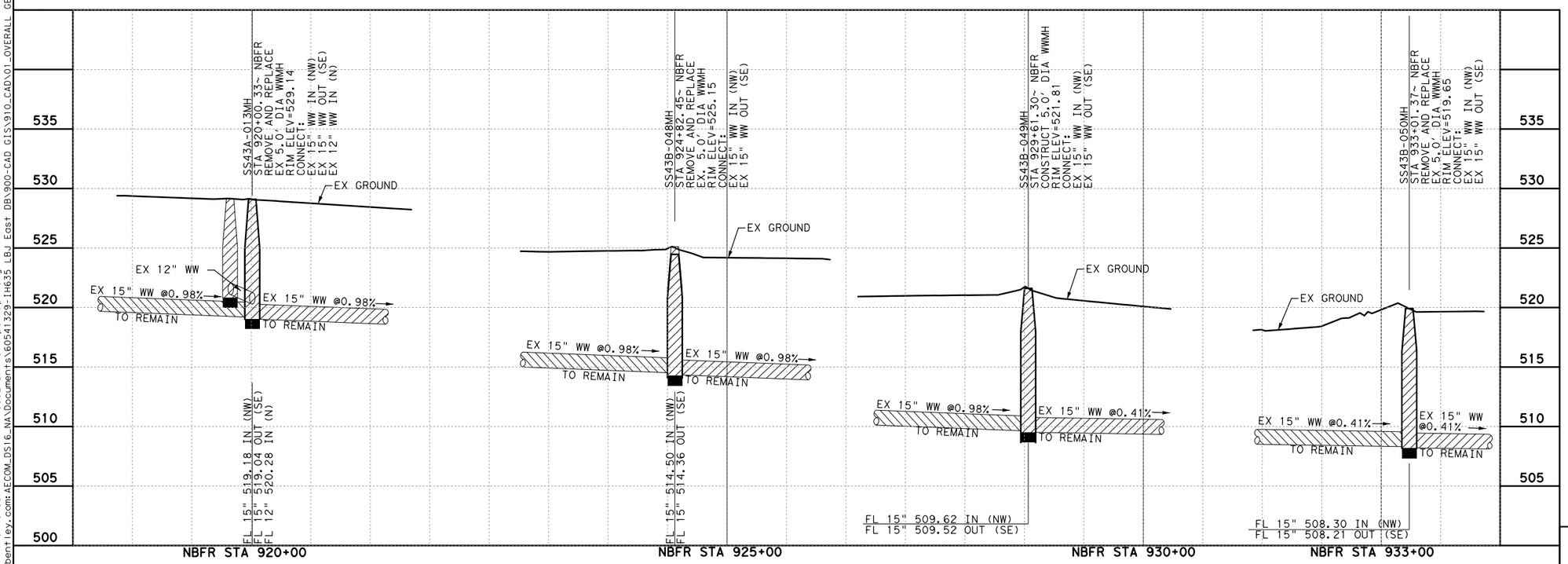

NOTE:

1. MATCH EXISTING PIPE INVERT LEVELS AT THE TIE-IN POINTS.

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WASTEWATER MAHOLE REPLACEMENTS
MH 05-08 PLAN & PROFILE

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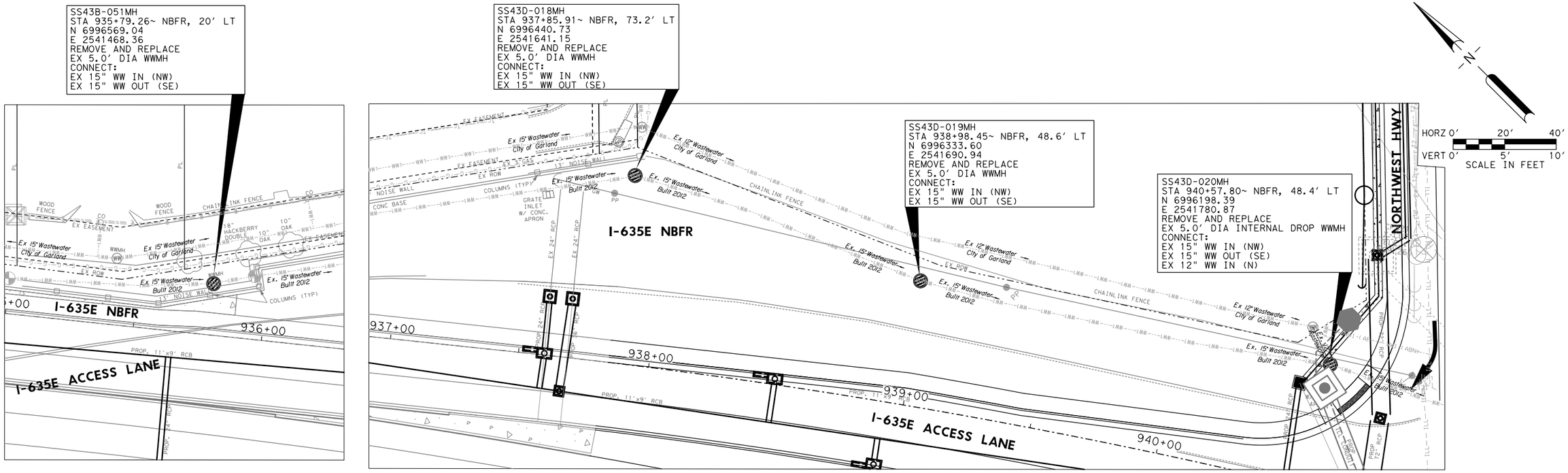

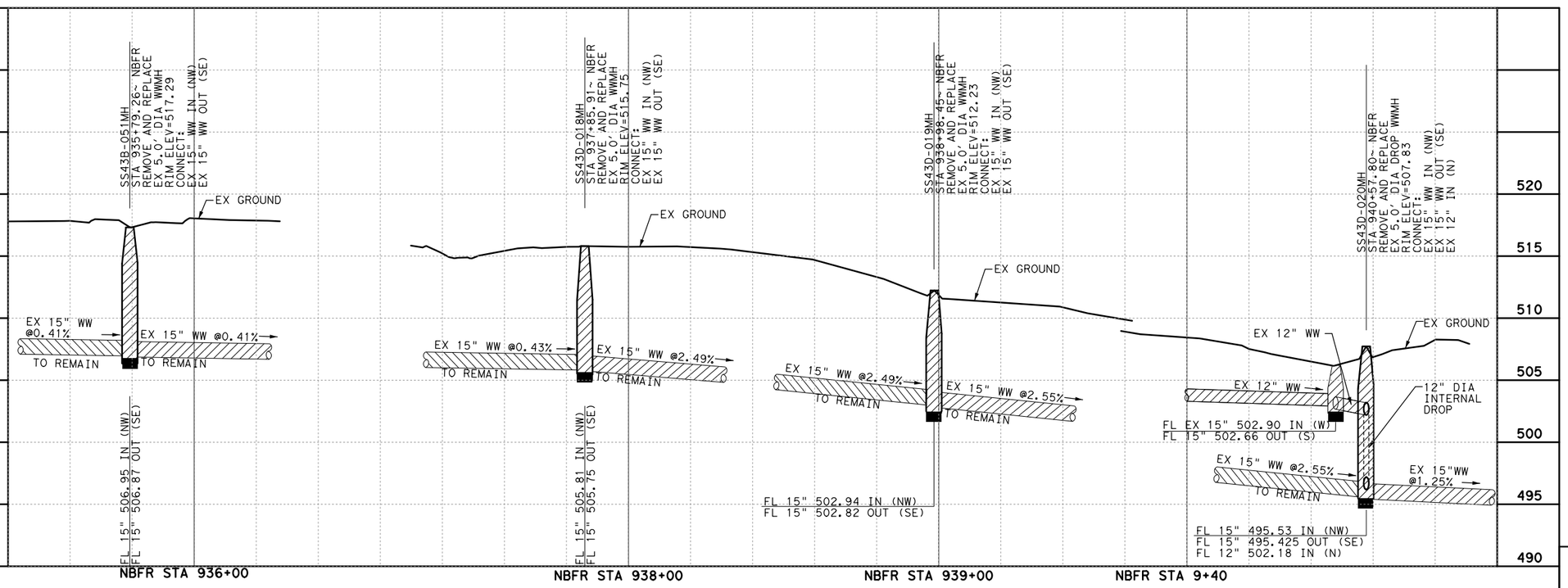

NOTE:

1. MATCH EXISTING PIPE INVERT LEVELS AT THE TIE-IN POINTS.

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I-635 LBJ EAST
WASTEWATER MAHOLE REPLACEMENTS
MH 09-12 PLAN & PROFILE

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	DRAWN CRIADO	STATE TEXAS	DISTRICT DAL	COUNTY DALLAS
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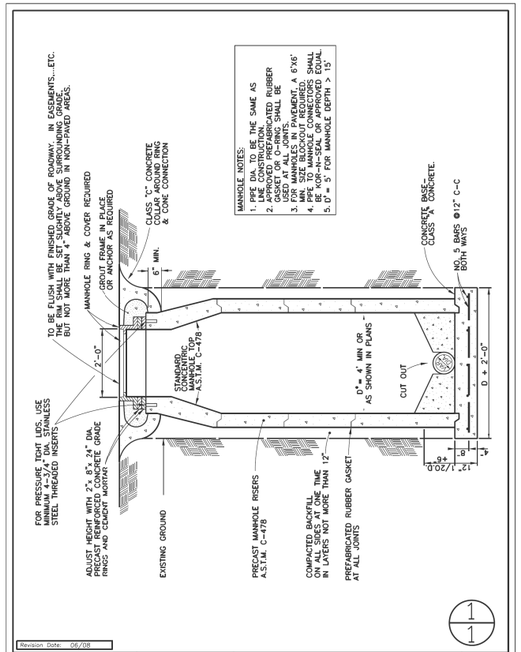

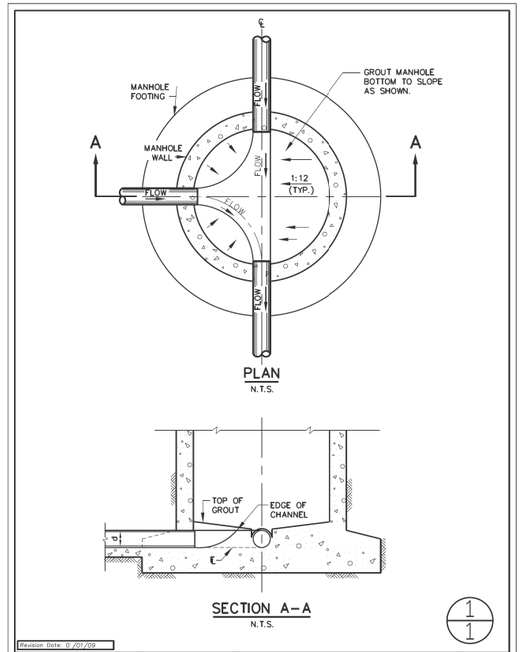

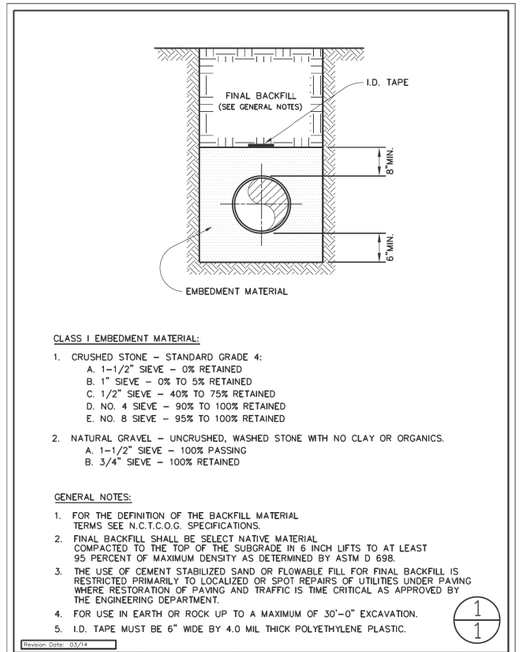

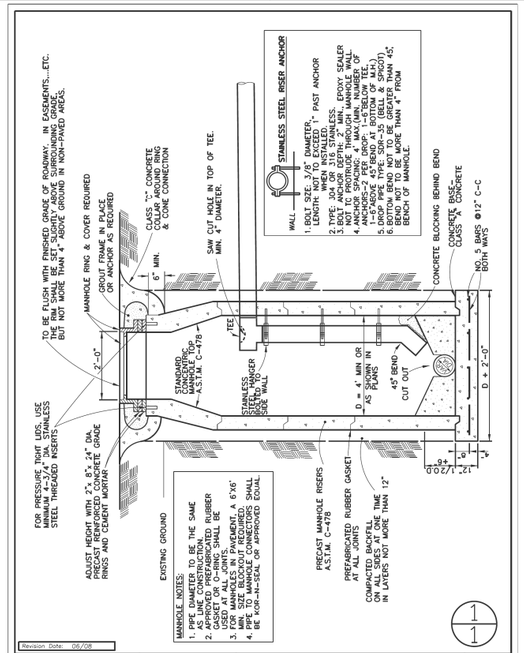

NOTE:

1. ALL MANHOLES SHALL HAVE COMPOSITE BOLT DOWN LIDS.
2. ALL MANHOLES SHALL BE MADE OF CORROSION RESISTANT POLYMER CONCRETE SUCH AS ARMROCK.

STATE OF TEXAS
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REGISTERED PROFESSIONAL ENGINEER
08.24.2020

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4100 SPRING VALLEY RD, SUITE 1001
DALLAS, TX 75244
Tel 972.392.9092
Firm No. F-4373

APPROVED FOR CONSTRUCTION

I-635 LBJ EAST
WASTEWATER MANHOLE REPLACEMENTS
CITY OF GARLAND STANDARD
WASTEWATER DETAILS

DOCUMENT NO:	DESIGNED	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	HIGHWAY NO.
	DRAWN	6	STP	I-635 EAST
		STATE	DISTRICT / COUNTY	SHEET NO.
DESIGN PACKAGE: GAR-3	CHECKED	TEXAS	DAL / DALLAS	09
SHEET: 9 OF 9	APPROVED	CONT / SECT / JOB		
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ATTACHMENT C

UTILITY JOINT USE ACKNOWLEDGEMENT

[Not applicable for this relocation package]

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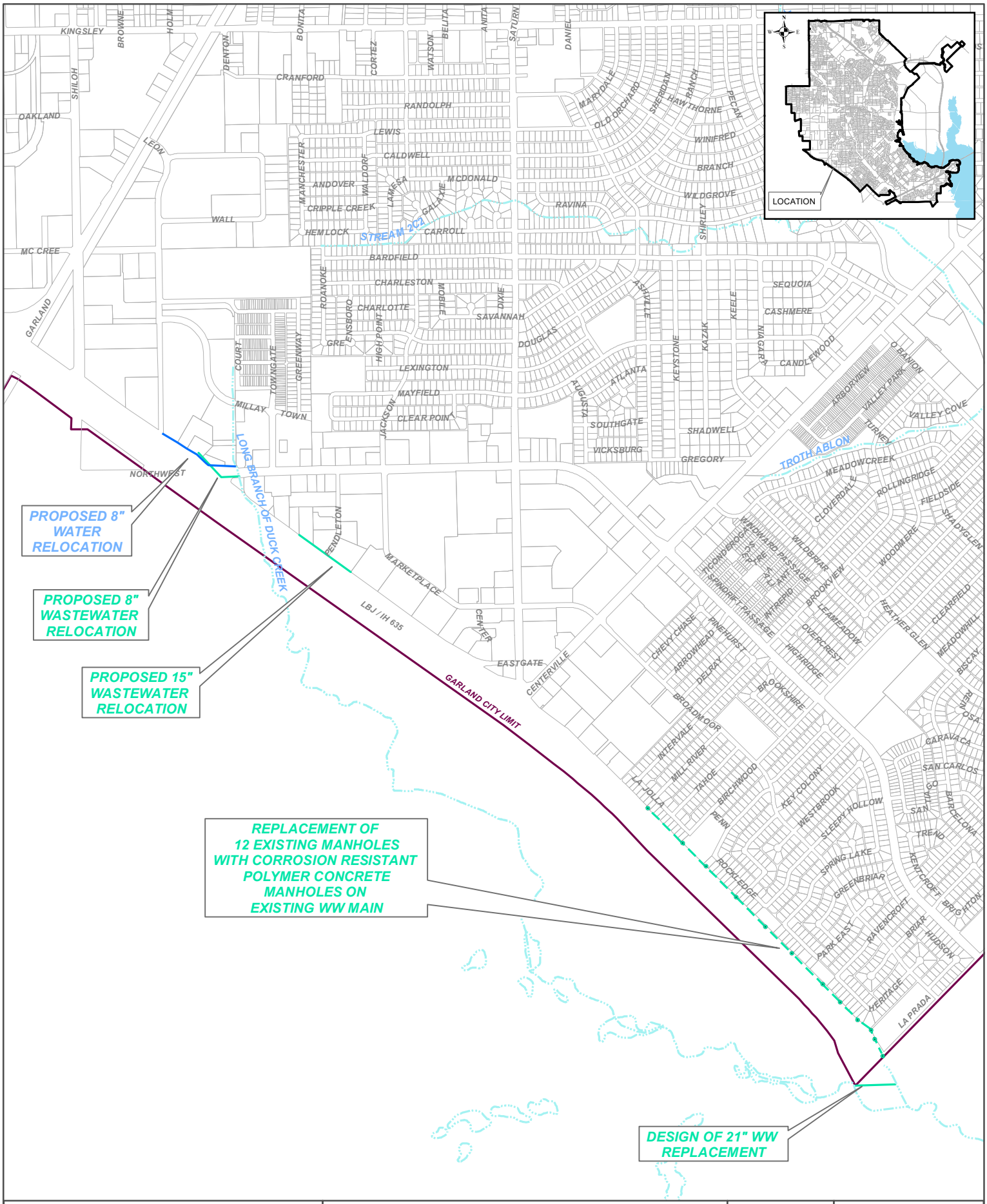
ATTACHMENT D

UTILITY INSTALLATION REQUEST (FORM 1082)

[TxDOT Online Form; to be submitted to TxDOT prior to TxDOT execution]



GARLAND ENGINEERING

LBJ - EAST PROJECT
UTILITY ADJUSTMENTS/BETTERMENTS

Scale: NTS
Date: 9/11/2020
Drawn: JW

File: LBJ_AreaMap.mxd

Sheet 1 of 1

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Not to Scale

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **5.**

Meeting Date: 10/20/2020

Item Title: KCS Railroad Crossing Pavement Repair Resolution for N. First Street

Submitted By: Steve Oliver, Streets Director

Summary of Request/Problem

The existing railroad crossing on N. First Street north of Castle Drive has been inactive for several years. City crews replaced the old crossing material with asphalt pavement after the rails had been removed, providing a better travel surface at that location. The crossing area is now in need of replacement. Staff determined that the property owner(s) on the west side of N. First Street neither need nor want rail service; therefore, no rail crossing is needed at this location. Staff contacted The Kansas City Southern Railway Company (KCS) to obtain approval to remove the existing asphaltic material and replace it with reinforced concrete pavement. KCS will allow this construction to occur provided the City of Garland passes a resolution acknowledging that KCS has not abandoned its rights to the crossing and that KCS can reinstall the crossing facilities at a future date at its sole cost and expense, should it choose to do so.

This issue was presented to the City Council at the October 12, 2020 Work Session.

Recommendation/Action Requested and Justification

Staff recommends approval of the attached resolution acknowledging KCS's rights, title and interest to and upon that certain railroad spur crossing on N. First Street north of Castle Drive and granting permission to reinstall the crossing facilities in the future at the request and sole cost and expense of KCS.

Attachments

Resolution - First Street RR Crossing

RESOLUTION NO. _____

A RESOLUTION ACKNOWLEDGING THE KANSAS CITY SOUTHERN RAILWAY COMPANY'S CONTINUED RIGHTS, TITLE, AND INTEREST TO AND UPON THAT CERTAIN SPUR RAILROAD CROSSING ON N. FIRST STREET NORTH OF CASTLE DRIVE, AND GRANTING PERMISSION TO REINSTALL CROSSING FACILITIES IN THE FUTURE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland desires to remove the asphalt pavement located within the existing inactive railroad crossing (DOT Crossing Inventory No. 022077Y) ("Crossing") along the public right-of-way on N. First Street north of Castle Drive and replace it with concrete reinforced pavement;

WHEREAS, The Kansas City Southern Railway Company ("KCS") has agreed to allow the City to enter upon and into its Crossing for the removal of the asphalt pavement and concrete replacement construction;

WHEREAS, KCS's authorization is conditioned upon the City acknowledging that KCS is not abandoning any of its rights, title, or interests in the Crossing and expressly agreeing to allow KCS to reinstall the railroad crossing in the future as a spur if necessary for railroad service;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Council hereby acknowledges that in exchange for allowing the City to enter into and upon the Crossing to remove the asphalt pavement and replace it with concrete reinforced pavement, KCS has not abandoned any of its rights, title, or interest in or to the Crossing, and further expressly agrees to allow KCS to reinstall, at KCS's request and sole cost and expense, a spur crossing in the future if necessary for railroad service.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ____ day of _____, 2020.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND
CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **6.**
Meeting Date: 10/20/2020
Item Title: TxDOT Impaired Driving Mobilization (IDM) Grant 2021
Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization (IDM) Grant related to Driving While Intoxicated (DWI) enforcement in the amount of $14,985.04 for FY 2020-2021.

The required enforcement periods are scheduled to be conducted on the following dates:

Christmas/New Year's Wave – December 18, 2020 to January 1, 2021;
Spring Break Wave – March 5, 2021 to March 21, 2021;
Independence Day Wave – June 25, 2021 to July 11, 2021; and
Labor Day Wave – August 20, 2021 to September 6, 2021.

The grant will be utilized to provide a greater level of traffic safety for the citizens of the City of Garland. The goal of this grant is to increase the effective enforcement and adjudication of traffic safety-related laws; to reduce the overall number of fatal and serious crashes; and to reduce the number of DWI-related crashes, injuries, and fatalities.

This item was considered by Council at the October 19, 2020 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) – Impaired Driving Mobilization (IDM) Grant for FY 2020 - 2021 in the amount of $14,985.04.

Attachments

IDM 2021 Resolution

RESOLUTION NO. _____

A RESOLUTION ACCEPTING A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) – IMPAIRED DRIVING MOBILIZATION (IDM) GRANT IN THE AMOUNT OF $14,985.04; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the Garland City Council hereby accepts a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program – Impaired Driving Mobilization Grant in the amount of $14,985.04 for the purpose of enforcing Driving While Intoxicated (DWI) violations during the following four (4) separate enforcement waves:
Christmas/New Year's Wave – December 18, 2020 to January 1,2021; Spring Break Wave – March 5, 2021 to March 21, 2021; Independence Day Wave – June 25, 2021 to July 11, 2021; and Labor Day Wave – August 20, 2021 to September 6, 2021.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **7.**

Meeting Date: 10/20/2020

Item Title: TxDOT Click It or Ticket Grant 2021

Submitted By: Jeffrey Bryan, Chief of Police

Summary of Request/Problem

Council is requested to adopt a resolution authorizing the City Manager to accept a State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Click It or Ticket grant, consisting of conducting intense vehicle occupant protection enforcement in the amount of $6,201.30. The required enforcement period will be November 13, 2020 to December 2, 2020. The grant will be utilized to provide a greater level of traffic safety for the citizenry of the City of Garland by potentially changing the driving habits of those who violate the laws related to vehicle occupant protection and child safety seat enforcement thereby reducing the number of injuries and fatalities related to motor vehicle accidents.

This item was considered by Council at the October 19, 2020 Work Session.

Recommendation/Action Requested and Justification

Approve a resolution authorizing the City Manager to accept the State of Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program (STEP) Click It or Ticket Grant for November 13, 2020 to December 2, 2020 in the amount of $6,201.30

Attachments

CIOT Resolution 2021

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF A TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) SELECTIVE TRAFFIC ENFORCEMENT PROGRAM (STEP) – CLICK IT OR TICKET (CIOT) GRANT IN THE AMOUNT OF $6,201.30; AND PROVIDING AN EFFECTIVE DATE. BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City of Garland Police Department, by and through Police Chief Jeff Bryan, is hereby authorized to accept a Texas Department of Transportation (TxDOT) Selective Traffic Enforcement Program - Click It Or Ticket (CIOT) Grant in the amount of $6,201.30, for the purpose of vehicle occupant restraint enforcement during the period from November 13, 2020 through December 2, 2020.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the _____ day of _____, 2020.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **8.**

Meeting Date: 10/20/2020

Item Title: 2021 City Council Meeting Dates

Summary of Request/Problem

At the October 12 and October 19 Work Sessions, Council considered the meeting dates for the 2021 calendar year.

Recommendation/Action Requested and Justification

Approve a resolution adopting the 2021 City Council Work Session and Regular Session meeting dates.

Attachments

2021 Council Meeting Dates Resolution

2021 Council Meeting Dates

RESOLUTION NO.

A RESOLUTION APPROVING A SCHEDULE FOR MEETINGS OF THE CITY COUNCIL TO BE HELD IN CALENDAR YEAR 2021; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Sec. 8, Article III of the City Charter requires the City Council to prescribe by ordinance or resolution the time for its regular meetings; and

WHEREAS, Sec. 10.14 of the Code of Ordinances provides that regular meetings of the City Council shall be held on the first and third Tuesdays of each month; and

WHEREAS, because some of the meeting dates as prescribed by Sec. 10.14 for calendar year 2021 are impracticable due to conflicts with holidays, Council scheduling policies, and the like, those meetings must be rescheduled;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Council hereby approves the schedule of meetings as attached hereto and incorporated herein by reference for work session and regular meetings to be held in calendar year 2021.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the ___th day of October, 2020.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

2021 Council Meeting Dates		
Monday, January 04	Work Session	6 p.m.
Tuesday, January 05	Regular Session	7 p.m.
Monday, January 11	Work Session	6 p.m.
Tuesday, January 12	Regular Session	7 p.m.
Monday, February 01	Work Session	6 p.m.
Tuesday, February 02	Regular Session	7 p.m.
Monday, February 15	Work Session	6 p.m.
Tuesday, February 16	Regular Session	7 p.m.
Monday, March 01	Work Session	6 p.m.
Tuesday, March 02	Regular Session	7 p.m.
Monday, March 15	Work Session	6 p.m.
Tuesday, March 16	Regular Session	7 p.m.
Monday, April 05	Work Session	6 p.m.
Tuesday, April 06	Regular Session	7 p.m.
Monday, April 19	Work Session	6 p.m.
Tuesday, April 20	Regular Session	7 p.m.
Monday, May 03	Work Session	6 p.m.
Tuesday, May 04	Regular Session	7 p.m.
Monday, May 17	Work Session	6 p.m.
Tuesday, May 18	Regular Session	7 p.m.
Monday, June 7	Work Session	6 p.m.
Tuesday, June 8	Regular Session	7 p.m.
Monday, June 21	Work Session	6 p.m.
Tuesday, June 22	Regular Session	7 p.m.
Monday, July 5	Work Session	6 p.m.
Tuesday, July 6	Regular Session	7 p.m.
Monday, July 19	Work Session	6 p.m.
Tuesday, July 20	Regular Session	7 p.m.
Monday, August 02	Work Session	6 p.m.
Tuesday, August 03	Regular Session	7 p.m.

Monday, August 16	Work Session	6 p.m.
Tuesday, August 17	Regular Session	7 p.m.
Monday, September 13	Work Session	6 p.m.
Tuesday, September 14	Regular Session	7 p.m.
Monday, September 20	Work Session	6 p.m.
Tuesday, September 21	Regular Session	7 p.m.
Monday, October 11	Work Session	6 p.m.
Tuesday, October 12	Regular Session	7 p.m.
Monday, October 18	Work Session	6 p.m.
Tuesday, October 19	Regular Session	7 p.m.
Monday, November 08	Work Session	6 p.m.
Tuesday, November 09	Regular Session	7 p.m.
Monday, November 15	Work Session	6 p.m.
Tuesday, November 16	Regular Session	7 p.m.
Monday, December 06	Work Session	6 p.m.
Tuesday, December 07	Regular Session	7 p.m.
Monday, December 13	Work Session	6 p.m.
Tuesday, December 14	Regular Session	7 p.m.

GARLAND
POLICY REPORT

City Council Regular Session Agenda **9.**

Meeting Date: 10/20/2020

Item Title: Aquatics Master Plan

Submitted By: D'Lee Williams, Recreation Director

Strategic Focus Areas: Enhanced Quality of Life through Amenities, Arts, and Events

ISSUE

This item is to consider formal adoption of the Aquatics Master Plan.

OPTIONS

- Formal adoption of the Plan with Resolution providing a date
- Amend the Plan for future consideration of adoption
- Non-acceptance of the Plan

RECOMMENDATION

Staff recommends formal adoption of the Aquatics Master Plan as presented.

BACKGROUND

City staff and the consultant team of Brandstetter Carroll, Inc. worked together to evaluate existing facilities and programs and engaged over 4500 residents and patrons through surveys and various public engagement events. The Aquatics Master Plan provides a detailed evaluation of existing facilities and program offerings and provides recommendations on how to improve upon and enhance those offerings to better serve Garland residents. The final plan consolidated all of the analyses and feedback received into an actionable document that identifies recommendations and priorities for implementation for the 2019 Bond Program and future allocation of resources.

CONSIDERATION

Staff requests the consideration of the Aquatics Master Plan as presented, which includes the incorporation of all appropriate and applicable data and feedback received throughout the development of the plan.

Attachments

Aquatics Master Plan Resolution

2020 Garland Aquatics Master Plan

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, ADOPTING THE 2020 GARLAND AQUATICS MASTER PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland recognizes the need to develop a strategic master plan to guide future aquatics improvements within the City; and

WHEREAS, the 2020 Garland Aquatics Master Plan, a copy of which is attached hereto as Exhibit "A" (the "Plan"), represents the culmination of the master planning process and will provide guidance for aquatics improvements in Garland for the next five to ten years and beyond; and

WHEREAS, the City Council has been briefed by the City Manager and staff, has determined the Plan is reasonable, and now desires to adopt the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Council of the City of Garland, Texas, hereby officially adopts the 2020 Garland Aquatics Master Plan, a copy of which is hereto attached as Exhibit "A" and incorporated herein for all purposes, superseding all prior strategic and master plans regarding aquatic facilities within the City.

Section 2

That adoption of the 2020 Garland Aquatics Master Plan shall not commit the City to specific amounts of funding levels or implementation strategies, but shall provide guidance to the City Council for future consideration of aquatics services for its citizens.

Section 3

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 20th day of October, 2020.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

GARLAND AQUATICS

2020 Garland Aquatics Master Plan

Garland, Texas

October 12, 2020

BRANDSTETTER CARROLL INC
ARCHITECTS . ENGINEERS . PLANNERS

2020 Garland Aquatics Master Plan
Garland, Texas

City Council

Scott LeMay, Mayor
David Gibbons, City Council D1
Deborah Morris, City Council D2
Jerry Nickerson, City Council D3
Jim Bookhout, City Council D4
Rich Aubin, City Council D5
Robert Vera (Dep. Mayor Pro Tem), City Council D6
Dylan Hedrick, City Council D7
Robert John Smith (Mayor Pro Tem), City Council D8

City Manager

Bryan Bradford, City Manager
Mitch Bates, Deputy City Manager

Assistant City Manager

John Baker, Assistant City Manager

Park Board

Ed Seghers (District 1)
Jonathan Ferguson (District 2)
Jerry Carter (District 3)
Molly Bishop (District 4)
Margaret Lucht (District 5-Vice Chair)
David Morehead (District 6)
David Parrish (District 7-Chair)
Kenia Hudson-Ott (District 8)
Don Koerner (Mayoral Appointee)

GPRCAD Staff

Andy Hesser, Managing Director
Keith Reagan, Business Manager
D'Lee Williams, Recreation Director
Samantha Cairy, Aquatic/Athletics Manager
Ziad Kharrat, Parks Special Projects Administrator
Keaton Blythe, Aquatic/Athletics Coordinator

Consultant Team

2360 Chauvin Drive
Lexington, Kentucky 40517
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Architect's Project No. 18073
October 12, 2020

Patrick D. Hoagland, ASLA, Project Manager
Elizabeth S. Holser, AIA
Keith E. Rodenhauser, AICP, SITES AP, Senior Planner
Charles L. Schneider, P.E., Aquatics Engineer
Lisa W. Shuster, ASLA, LEED GA
Lynda Gates, Administrative Assistant

ETC (Survey Consultant) Jason Morado

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EXECUTIVE SUMMARY

GARLAND'S BOLD VISION

Inspire People to Live, Work, Play, and Thrive in Garland!

The *Our Garland: Parks, Recreation, and Cultural Arts Strategic Master Plan* plus the $117 million bond issue approved by the citizens of Garland, lays the groundwork and direction for the City of Garland to achieve this vision. The *Garland Aquatics Master Plan* expands that vision to identify a long-term strategy for aquatic facilities and splash pads in the city. This plan is the result of extensive public and staff engagement at all levels. About 4,500 community members were engaged through the master planning processes to identify the vision for the future and priorities for improvement conveyed in this plan.

The 2019 Bond Program allocated $20 million for aquatic improvements throughout Garland. The bond did not determine the specific improvements for the pools or the location of the splash pads. Accordingly, this plan was authorized to identify specific recommendations for these improvements and others not funded by the bond program.

Existing Aquatic Facilities in Garland

Garland Parks, Recreation, and Cultural Arts Department (GPRCAD) currently operates four outdoor aquatic facilities: Surf and Swim, Bradfield Pool, Holford Pool, and Wynne Pool. In addition to these facilities, Hawaiian Falls Garland is operated by a private organization and located in northern Garland. Many communities near Garland offer aquatic facilities with a wide range of amenities, many of which are unavailable in Garland.

A Publicly Driven Process

The purpose of this plan is to address the aquatic needs of the community, so a primary focus of the master planning process was to identify those needs. Several methods were utilized to determine these aquatic needs and desires. The public was involved in the process through the following methods:

1. Eight on-site events at Garland recreation facilities (over 870 participants)
2. A statistically valid Aquatic Facilities Survey conducted by the ETC Institute was completed by 516 residents
3. A web-based and handout survey was completed by 1,099 residents
4. An active Aquatics Master Plan Staff Committee

What Garland Residents Said

The information gathered from the various public input methods was used to identify the needs of Garland residents. A brief summary of the findings and needs as communicated in the various public input methods is provided below.

Statistically Valid Mail Survey

1. 30% of residents visited one of the seven aquatic facilities offered by GPRCAD, and most of those residents visited between one and five times.
2. Only 24% of residents reported visiting spraygrounds in the past year, but 96% would like to see these facilities developed in Garland.
3. The top-ranking action for improvements was to add security cameras with 84% of households either "very supportive" or "somewhat supportive" of this action. Other actions with very high levels of support included:
   - Improve restrooms (82%)
   - Provide additional shade (82%)

When asked to choose a single improvement, **develop new family aquatic centers with modern amenities ranked first.**

4. 68% of respondents reported a willingness to pay increased fees for their preferred improvements.

5. The aquatic program priorities for improvement were:

   - Water Fitness classes
   - Senior aquatic programs
   - Therapeutic programs
   - Youth swim lessons

6. The top reason for not using aquatic facilities more often were:

   - Use private pool at a residence
   - Do not know what is being offered
   - Pools are too crowded
   - Do not want to swim

Web Survey results were generally similar to the Mail Survey results but had higher usage rates of facilities and supported all improvements to a higher degree. Web Survey respondents were also more supportive of indoor facilities.

Common Themes from the Public Workshops and the Stakeholder Groups during the Park System Master Plan (Not in Order) were:

- Update parks – meet current needs
- Splash pads
- Indoor Pool
- New outdoor aquatic centers
- Improved accessibility
- More shade
- More aquatic programs

The Current State of Aquatic Facilities in Garland

The aquatic facilities in Garland offer a variety of features, but the offerings vary substantially from one location to another. Additionally, the age and condition of facilities also varies significantly.

The aquatic facilities in Garland lack many of the features common in more modern aquatic centers. For example, none of the facilities in Garland offer a lazy river, a vortex, a large climbing wall, or high thrill features. Only Bradfield offers a small splash pad, and only Surf and Swim has an activity pool. Bradfield also has a waterslide, but comparison facilities have larger slides that reach 30 feet in height.

The other two pools (Holford and Wynne) compare less favorably, offering little of what the most popular facilities have to offer. These pools also have seen minimal renovation in the last 50 or more years.

Based on an analysis of 5-minute drive times to the existing facilities, service gaps for aquatic facilities appear in three notable areas.

- Northeast – Near the border with Sachse
- West – Near Dallas boundary/Hollabaugh Park and southwest of Central Park
- Southeast – Along I-30 toward Windsurf Bay

The Future of Aquatics in Garland

Recommendations were developed for existing and proposed facilities in Garland, and concept plans were prepared for the existing aquatic facilities and the first three splash pads.

Based on all previous analyses and public engagement, this plan recommends the following attributes for the proposed improvements:

- Family friendly
- Affordable rates
- Offer amenities residents have requested
- Design to attract all ages and abilities
- Designed primarily for Garland residents and their guests

A summary of the individual recommendations for improvements for each facility are as follows:

Surf and Swim

- Replace the entire facility with a modern regional aquatic center
- Add an activity pool with a variety of features (zero-depth entry, water play feature, tall waterslides, lily pad bridge, zipline, and shaded seating)
- Develop a lazy river (approximately 600 feet long)
- Develop a new restroom, changing rooms, concessions, family restrooms, guard room, first aid room, pool house with a rental party room for parties and training
- Include a shaded party deck, either an upgraded version of the existing one or new shaded areas for rentals
- Offer rental cabanas

- Future – Add a Flow-Rider (surf simulator) with spectator area
- Future – Add splash pad

Bradfield Pool

- Replace and modernize the pool house
- Add family friendly features to the main pool
- Expand the existing splash pad
- Add shade structures
- Add a lazy river
- Provide shaded areas for rental

Holford Pool

- Replace facility and upgrade to a community family aquatic center
- Include an activity pool with zero-depth entry, water slide, small water play features
- Include lap lane area with a diving well, diving board, and climbing wall
- Offer shade areas on the pool deck
- Offer a shaded area outside the fence for swim lesson parents/guardians
- Develop a new pool house with concessions, rental party room, changing/shower rooms, guard room and first aid room
- Develop new pump/filtration building

Wynne Pool

- Close the facility and replace it with a 2,500 square foot splash pad with larger water play features and shade structures
- Upgrade the building with a new restroom facility

New Splash Pads

2019 Bond Funded Splash Pads

- Embree Park
- West Garland – Lottie Watson Park
- Wynne Park Splash Pad

Future Splash Pads - Funding to be Determined

- Rick Oden Park Regional Splash Pad
- East Central (Eastern Hills or Wynn Joyce Parks)
- Southeast Garland
- North Garland

Project Priority

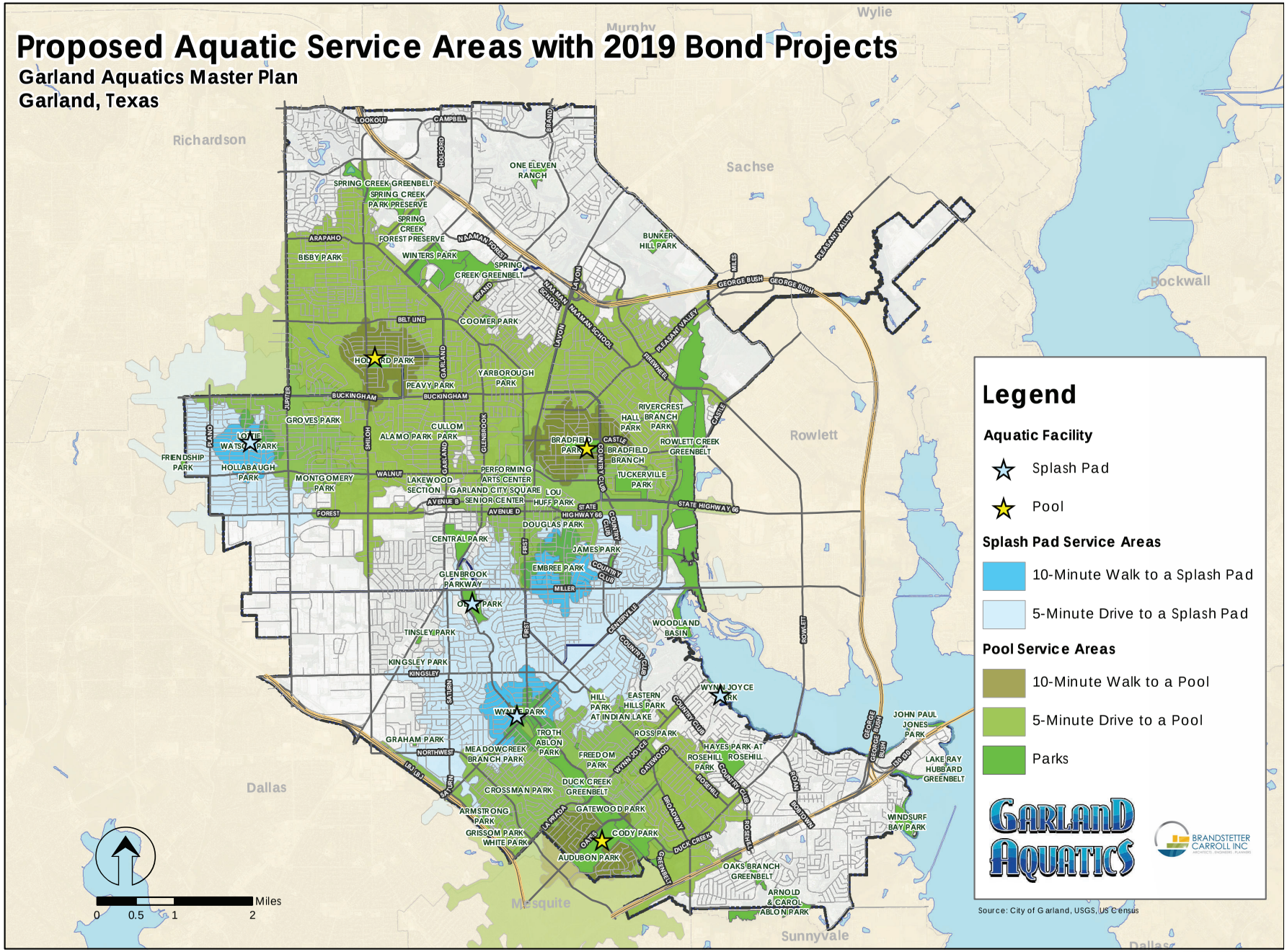
The maps on the following pages show the locations and priority for aquatic improvements in Garland. The projects are listed by priority below.

2019 Bond Funded Projects

- **Surf and Swim** – Upgrade to a regional aquatic center with a variety of features requested in the public engagement to better serve as the City's most attractive aquatic facility
- **Embree Park Splash Pad** - Meet the needs of an underserved portion of Garland
- **Holford Pool** – Upgrade to a community family aquatic center due to its large population within a 5-minute drive and lack of investment since the 1960s
- **Watson Park Splash Pad** – Meet the needs of an underserved portion of Garland
- **Wynne Pool Conversion to a Splash Pad** – Convert pool to splash pad due to low attendance, proximity to Surf and Swim, and need for major renovations

Future Projects - Funding to be Determined

- **Rick Oden** Park Regional Splash Pad – Provide a large regional splash pad in a central location in Garland, filling a gap in service to aquatic facilities
- **Bradfield Upgrade to a community family aquatic center** – Expand features and replace bathhouse to attract more patrons
- **Eastern Hills or Wynn Joyce Splash Pad** – Develop a small splash pad in this part of the city to fill a gap in service to aquatic facilities
- **Southeast Garland Splash Pad** – Develop a splash pad (location to be determined) to fill a gap in service to aquatic facilities
- **North Garland Splash Pad** - Develop a splash pad (location to be determined) to fill a gap in service to aquatic facilities (potentially as a partnership with the Firewheel Town Center)


Proposed Aquatic Service Areas with 2019 Bond Projects
Garland Aquatics Master Plan
Garland, Texas
Legend
Aquatic Facility
Splash Pad
Pool
Splash Pad Service Areas
10-Minute Walk to a Splash Pad
5-Minute Drive to a Splash Pad
Pool Service Areas
10-Minute Walk to a Pool
5-Minute Drive to a Pool
Parks
Source: City of Garland, USGS, US Census
Miles
0
0.5
1
2
Richardson
Sachse
Rowlett
Rockwall
Dallas
Mesquite
Sunnyvale
Wylie
Murphy
LOOKOUT
CAMPBELL
BRAND
HOLFORD
ONE ELEVEN RANCH
SPRING CREEK GREENBELT
SPRING CREEK PARK PRESERVE
SPRING CREEK FOREST PRESERVE
ARAPAHO
BISBY PARK
WINTERS PARK
NAAMAN FOREST
SPRING CREEK GREENBELT
BUNKER HILL PARK
MILES
GEORGE BUSH
REASANI VALLEY
NAAMAN SCHOOL
LAVON
BELT LINE
COOMER PARK
HOLFORD PARK
GARLAND
YARBOROUGH PARK
PEAVY PARK
BUCKINGHAM
JUPITER
GROVES PARK
RIVERCREST
HALL BRANCH PARK
CASTLE
ALAMO PARK
CULLOM PARK
GLENBROOK
BRADFIELD PARK
BRADFIELD BRANCH
ROWLETT CREEK GREENBELT
COUNTRY CLUB
PLANO
LOUIE WATSON PARK
FRIENDSHIP PARK
HOLLABAUGH PARK
SHILOH
MONTGOMERY PARK
WALNUT
LAKEWOOD SECTION
PERFORMING ARTS CENTER
GARLAND CITY SQUARE
LOU SENIOR CENTER
AVENUE B
HUFF PARK
STATE HIGHWAY 66
AVENUE D
FOREST
DOUGLAS PARK
TUCKERVILLE PARK
CENTRAL PARK
FIRST
JAMES PARK
EMBREE PARK
GLENBROOK PARKWAY
MILLER
OAKS PARK
CENTERVILLE
WOODLAND BASIN
TINSLEY PARK
KINGSLEY PARK
KINGSLEY
SATURN
WYNN JOYCE PARK
HILL PARK AT INDIAN LAKE
EASTERN HILLS PARK
ROSS PARK
GRAHAM PARK
NORTHWEST
MEADOWCREEK BRANCH PARK
TROTH ABLON PARK
FREEDOM PARK
WYNN JOYCE
GARWOOD
HAYES PARK AT ROSEHILL
ROSEHILL PARK
ROSEHILL
DUCK CREEK GREENBELT
CROSSMAN PARK
ARMSTRONG PARK
GRISSOM PARK
WHITE PARK
LA PRADA
GATEWOOD PARK
CODY PARK
AUDUBON PARK
BROADWAY
DUCK CREEK
GREENBELT
OAKS BRANCH GREENBELT
ARNOLD & CAROL ABLON PARK
ROWLETT
POND
BOTTOM
GEORGE BUSH
JOHN PAUL JONES PARK
LAKE RAY HUBBARD GREENBELT
WINDSURF BAY PARK
BRANDSTETTER CARROLL INC
GARLAND AQUATICS

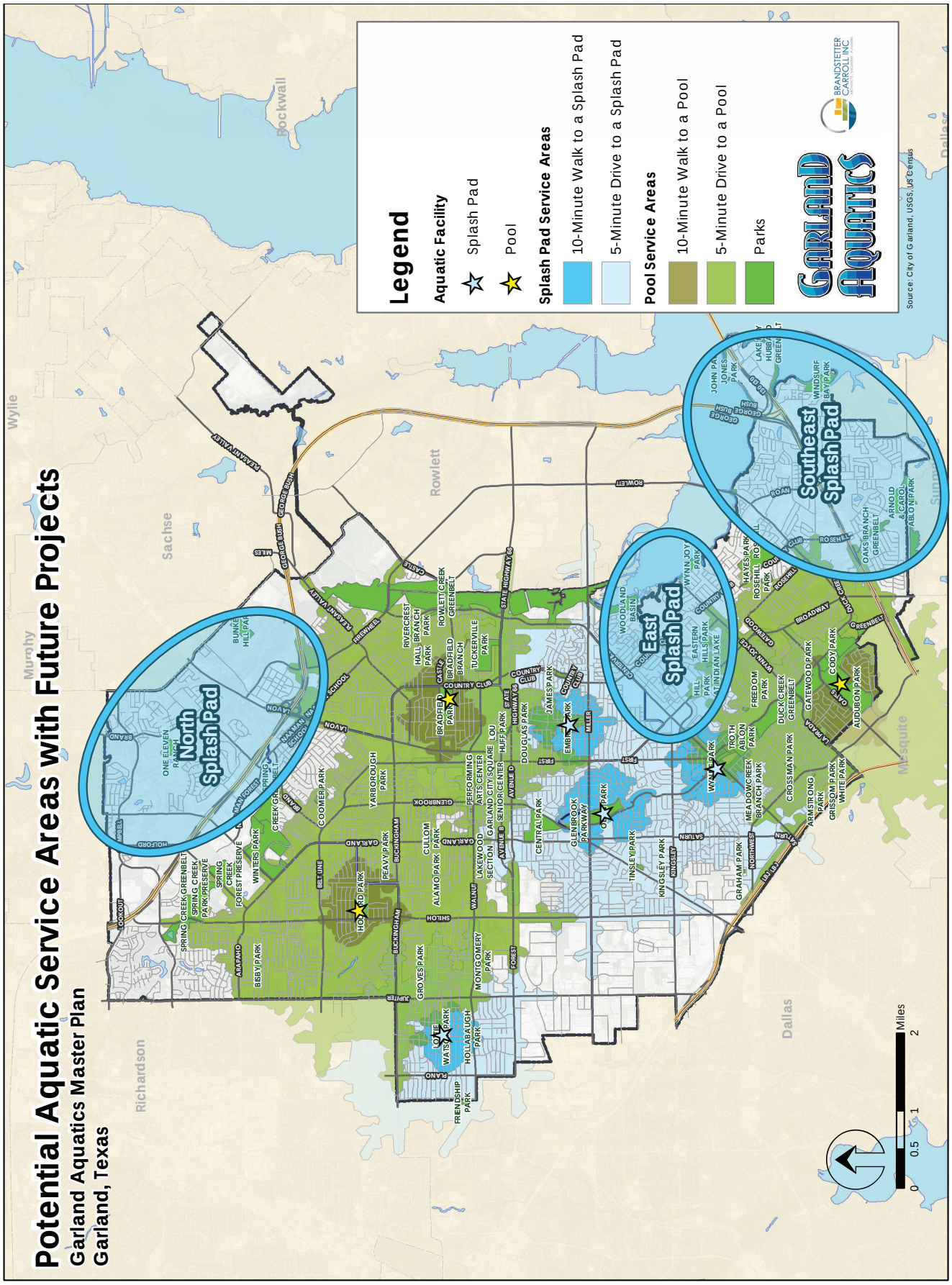

Potential Aquatic Service Areas with Future Projects
Garland Aquatics Master Plan
Garland, Texas
Legend
Aquatic Facility
Splash Pad
Pool
Splash Pad Service Areas
10-Minute Walk to a Splash Pad
5-Minute Drive to a Splash Pad
Pool Service Areas
10-Minute Walk to a Pool
5-Minute Drive to a Pool
Parks
North Splash Pad
East Splash Pad
Southeast Splash Pad
GARLAND AQUATICS
BRANDSTETTER CARROLL INC
Source: City of Garland, USGS, US Census
Miles
0
0.5
1
2
Richardson
Sachse
Rowlett
Dallas
Mesquite
Wylie
Murphy
Rockwall

TABLE OF CONTENTS

1 INTRODUCTION 1

1.1 Garland's Bold Vision 1
1.2 Project Background 1
1.3 Master Plan Process 2
1.4 Planning Context 2
1.5 Inventory and Analysis 2
1.6 Public Input 3
1.7 Recommendations 3
1.8 Draft Recommendations 4
1.9 Final Master Plan 4

2 PLANNING CONTEXT 5

2.1 Introduction 5
2.2 Population and Demographic Trends 5
2.3 Social Needs and Conditions Index® 10
2.4 Budget and Attendance 12

3 INVENTORY AND ANALYSIS 15

3.1 Introduction 15
3.2 Aquatics Inventory 15
3.3 Location Analysis 15
3.4 Existing Conditions at Each Pool 20
3.5 Program Inventory 23
3.6 Staffing Analysis 24
3.7 Aquatic Trends 24
3.8 Benchmarking Analysis 25

4 PUBLIC INPUT 29

4.1 Introduction 29
4.2 Public Meetings 29
4.3 Aquatic Facilities Survey and Web Survey 31
4.4 Conclusion 49

5 RECOMMENDATIONS 51

5.1 Introduction 51

5.2 Recommendations for Existing Aquatic Facilities 52

5.3 New Facility Recommendations 62

5.4 Level of Service After Proposed Improvements 68

5.5 Priorities 68

5.6 Capital Improvement Costs 71

5.7 Operations and Budget Recommendations 74

APPENDIX A - EXISTING FACILITY AERIALS

APPENDIX B - QUALITATIVE ASSESSMENT FORMS

APPENDIX C - AQUATIC FEASIBILITY SURVEY FINDINGS

APPENDIX D - WEB SURVEY REPORT

List of Tables

Table 2.1: Garland Population History and Projections (1970-2030) 5

Table 2.2: Household Size (2000 to 2023) 6

Table 2.3: Median Age (2000-2023) 7

Table 2.4: Population Age 65 and Over (2000-2020) 7

Table 2.5: Population Under Age 18 (2000-2023) 8

Table 2.6: Income (2000-2016) 9

Table 2.7: Educational Attainment of Residents Age 25 and Over (2000-2016) 10

Table 2.8: Race and Hispanic Origin 2000-2016 10

Table 2.9: Budget and Attendance 14

Table 3.1: Aquatic Facility Features 16

Table 3.2: Population by Service Area 16

Table 3.3: Hawaiian Falls Revenue and Rental Payments 23

Table 3.4: Swim Lesson Participation (2016-2019) 23

Table 3.5: Aquatic Facility Staffing 24

Table 3.6: Feature Comparison 26

Table 3.7: Pool Price Comparison 26

Table 3.8: TPL Pool Benchmarking Comparison 27

Table 4.1: Feature Preference Results 30

Table 4.2: Program Preference Results 30

Table 4.3: Dollar Voting Park Improvement Allocations 31

Table 5.1: Splash Pad Site Suitability 64

Table 5.2: Surf and Swim Capital Improvement Costs 71

Table 5.3: Typical 2000 S.F. Splash Pad Capital Improvement Costs 72

Table 5.4: Holford Community Aquatic Center Capital Improvement Costs 72

Table 5.5: Rick Oden Park Regional Splash Pad Capital Improvement Costs 73

Table 5.6: Typical 2,500 S.F. Splash Pad Capital Improvement Costs 73
Table 5.7: Bradfield Community Aquatic Center Capital Improvement Costs 73
Table 5.8: Projected Attendance and Operating Costs 76

List of Figures

Figure 2.1: Garland Population Growth 6
Figure 2.2: Population (2016) by Age and Sex (Females-Blue/Males-Red) 8
Figure 2.3: Change in Population by Age from 2000 to 2016 9
Figure 2.4: Social Needs and Conditions Methodology 11
Figure 2.5: Social Needs and Conditions Index 13
Figure 3.1: Existing Aquatic Facilities 17
Figure 3.2: Aquatic Service Areas 18
Figure 3.3: High Social Needs Areas 19
Figure 4.1: Visitation of Outdoor Aquatic Facilities 32
Figure 4.2: Visitation of Indoor Aquatic Facilities 33
Figure 4.3: Visitation to Pools by Garland Parks, Recreation, and Cultural Arts 33
Figure 4.5: Frequency of Visitation to Garland Pools 34
Figure 4.4: Garland Aquatic Facility Visitation Rates 34
Figure 4.6: Condition of Garland Pools 35
Figure 4.7: Participation in Aquatic Programs by Garland Parks, Recreation, and Cultural Arts 35
Figure 4.8: Quality of Garland Aquatic Programs 36
Figure 4.9: Most Important Aquatic Programs 37
Figure 4.10: Households with Unmet Needs for Aquatic Programs 37
Figure 4.11: Priority Investment Rating for Aquatic Programs 38
Figure 4.12: Feelings Regarding Fees at Surf and Swim 39
Figure 4.13: Feelings Regarding Fees at Bradfield Pool 39
Figure 4.14: Feelings Regarding Fees at Holford Pool and Wynne Pool 39
Figure 4.15: Type of Interest in Aquatic Facilities 40
Figure 4.16: Modes of Travel to Aquatic Facilities 41
Figure 4.17: Visitation to Splash Pads 41
Figure 4.18: Support for the Development of Splash Pads 41
Figure 4.19: Support for Actions to Improve Aquatics 43
Figure 4.20: Most Important Actions to Improve Aquatics 44
Figure 4.21: Willingness to Pay Higher Fees for Facility with Most Important Improvements 44
Figure 4.22: Interest in Purchasing a Season Pass to Garland Aquatic Facilities 45
Figure 4.23: Interest in Purchasing a Membership to an Indoor Pool 45
Figure 4.24: Ways Households Learn of Aquatic Programs 46
Figure 4.25: Reasons for Not Using Aquatic Facilities and Programs More Often 47
Figure 4.26: Survey Household Demographics - Age 47
Figure 4.27: Survey Household Demographics - Income 48
Figure 4.28: Survey Household Demographics - Race or Ethnicity 48

Figure 4.29: Public Input Word Cloud 50
Figure 5.1: Surf and Swim Concept 55
Figure 5.2: Proposed Surf and Swim Features 56
Figure 5.3: Bradfield Community Aquatic Center Concept 57
Figure 5.4: Proposed Bradfield Community Aquatic Center Concept Features 58
Figure 5.5: Holford Community Aquatic Center Concept 59
Figure 5.6: Proposed Holford Community Aquatic Center Features 60
Figure 5.7: Wynne Park Splash Pad Concept 61
Figure 5.8: Splash Pad Site Suitability 65
Figure 5.9: Lottie Watson and Embree Parks Splash Pad Concept 66
Figure 5.10: Rick Oden Park Regional Splash Pad Concept 67
Figure 5.11: Proposed Aquatic Service Areas with 2019 Bond Projects 69
Figure 5.12: Potential Aquatic Service Areas with Future Projects 70

1 INTRODUCTION

1.1 Garland's Bold Vision

Inspire people to live, work, play, and thrive in Garland!

The *Our Garland: Parks, Recreation, and Cultural Arts Strategic Master Plan* plus the $117 million bond issue approved by the citizens of Garland, lays the groundwork and direction for the City of Garland to achieve this vision. The Garland Aquatics Master Plan expands that vision to identify a long-term strategy for aquatic facilities and splash pads in the city. This plan is the result of extensive public and staff engagement at all levels. About 2,500 community members were engaged through the master planning process to identify the vision for the future and priorities for improvement conveyed in this plan. This engagement is in addition to the 2,000 community members engaged with the *Our Garland* plan.

The 2019 Bond Program allocated $20 million for aquatic facilities improvements throughout Garland. The bond did not determine the specific improvements for the pools or the location of the splash pads. Accordingly, this plan was authorized to identify specific recommendations for these improvements and others not funded by the bond program.

1.2 Project Background

Garland, located in north central Texas, has a population of approximately 236,000 as of 2018. This population has grown considerably since 1970. Growth is expected to slow, however, as Garland is approaching full buildout. The demographics of the city are expected to continue to change with the city becoming older and more diverse (see Chapter 2 for demographics). However, the city has never conducted a specific study of aquatic needs, and the most recent major renovation of any aquatic facility was completed over 35 years ago. The last aquatic improvements were at Bradfield Pool in 2008 with the addition of a slide and a small splash pad.

Garland contracted with Brandstetter Carroll Inc. to provide services for the assessment of existing aquatic facilities to develop a long-range Master Plan for improvements. The analysis was to include inspection, evaluation, and recommendation for renovation, redevelopment, and/or replacement of existing facilities as well as recommendations for the development of new facilities.

1.3 Master Plan Process

The Master Plan process consisted of several phases with frequent meetings between representatives of the City of Garland and the Consultant. Each phase concluded with a presentation of findings to the Steering Committee. A summary of the process and details of each phase are outlined below.

1.4 Planning Context

The first phase of the Master Plan process launched with meetings with Garland Parks, Recreation, and Cultural Arts (GPRCAD) representatives, the gathering of information on demographics and a review of existing data.

1.4.1 Master Plan Steering Committee

The City of Garland appointed a committee of staff to work with the Consultants throughout the process. The Consultants met regularly with the committee with updates of findings, from which the committee assisted in establishing the goals and priorities of this Master Plan.

1.4.2 Demographic Analysis

Using information from the U.S. Census and other sources, the Consultant performed an analysis of demographic and population characteristics of Garland. The analysis included:

- Population characteristics (quantity, ages, race, etc.)
- Demographic Trends
- Spatial variation and population change

1.4.3 Budget And Attendance

The budgets and attendance of the last three years were reviewed with a breakdown for each of the aquatic facilities in Garland. This analysis compared revenue and expenses from all sources.

1.5 Inventory and Analysis

This phase of the Aquatics Master Plan process consisted of an analysis of facility and program offerings. This analysis was important in order to assess current conditions to compare against the desires of Garland residents as expressed in the subsequent public input phase.

1.5.1 Aquatic Facilities Inventory and Location Analysis

This process entailed an inventory of the existing facilities for a comparison of the available amenities at each location with the other facilities in Garland and later to those offered by other jurisdictions. The analysis evaluated the location of the existing facilities compared to the location of Garland residents. Finally, the analysis included a description of each of the facilities with their amenities and facilities issues based on site assessments.

1.5.2 Programs and Events Inventory

The existing program offerings were analyzed with participation rates over the past five years.

1.5.3 Staffing Analysis

The existing staffing rates, particularly for lifeguards, were reviewed, followed by a discussion of some of the issues facing the aquatic industry regarding lifeguard recruitment and retention.

1.5.4 Aquatic Trends

A brief description of aquatic trends was provided with a comparison to the Garland offerings outlined previously.

1.5.5 Benchmarking Analysis

The benchmarking analysis summary of aquatic facilities offered by communities near Garland and included availability of features and usage fees. The overall number of pools per population was compared to the largest 100 cities in the USA, provided by the Trust for Public Land.

1.6 Public Input

1.6.1 Public Workshops

Attendees of eight events were given three blue dots and three green dots to place on boards indicating their preferences. Two boards provided photos of aquatic features, and two boards provided photos of aquatic programs. The activity requested that participants choose the features and programs most important to them and their households. Children were also invited to participate. Between the eight events, 870 community members participated in the activities.

1.6.2 Aquatic Facilities Survey and Web Survey

A statistically valid mail survey (Mail Survey) was conducted by the ETC Institute with 516 responses from residents of Garland. Surveys were mailed to 2,500 households. The survey was used to identify:

- Aquatic facilities currently used
- Current satisfaction levels with programs and facilities
- Participation and satisfaction with current programs
- Support for the development of new facilities

Additionally, a web-based survey (Web Survey) was conducted that asked similar questions to the Aquatic Facilities Survey. Where the statistically valid mail survey reached a selected, random sample of residents, the goal of the Web Survey was to engage as many residents as possible. A total of 1,099 community members completed the survey.

1.7 Recommendations

Using the data collected throughout this Master Plan process and the previous *Our Garland* plan feedback, a series of recommendations were formulated to meet the aquatic needs for the City of Garland. The recommendations were separated into the following four categories.

1.7.1 Recommendations for Existing Aquatic Facilities

Recommendations with concept plans were provided for each of the aquatic facilities. The recommendations included design and maintenance items that must be completed as well as capital improvements recommended to enhance the recreational experience at these facilities.

1.7.2 New Facility Recommendations

Recommendations for new facilities were developed which were limited to new splash pads in several locations.

1.7.3 Project Implementation

A project implementation schedule was prepared to provide guidance for funding allocation and budgeting. The projects were divided into those funded by the 2019 Bond Program and those needing other sources of funds. Capital project cost estimates were provided for each improvement.

1.7.4 Operations and Budget Recommendations

This final portion of the recommendations included discussion of potential programs, projected attendance, annual budget numbers (after improvements), and ongoing maintenance costs.

1.8 Draft Recommendations

Draft recommendations were presented to City Council on July 6, 2020. These recommendations were then presented to the Park Board on July 8, 2020.

1.9 Final Master Plan

The Final Draft of the Aquatics Master Plan was discussed at the August 5, 2020 Park Board meeting.

2 PLANNING CONTEXT

2.1 Introduction

The Planning Context chapter provides a summary of factors and trends that may influence the delivery of aquatic services throughout the City of Garland. This chapter begins with a summary of population and demographic trends in Garland and concludes with a summary of the budget and attendance history for Garland's aquatic facilities. The demographic information is duplicated and abridged from the *Our Garland: Parks, Recreation, and Cultural Arts Strategic Master Plan*.

2.2 Population and Demographic Trends

An overall understanding of population trends of Garland is necessary to identify the present conditions and to anticipate future needs for parks and recreation services and facilities. Needs vary between demographic groups, and these needs also change over time. Each of the following demographic categories examines specific elements of the population.

2.2.1 Population Growth

Table 2.1 illustrates the population growth trends for Garland from 1970 to 2023. This table uses U.S. Census Bureau data for historic figures, ESRI Business Analyst for 2018 estimates, and the Envision Garland 2030 Comprehensive Plan for 2030 projections. Historic data shows that the population has grown substantially over each ten-year period, but projections indicate slower growth in the future.

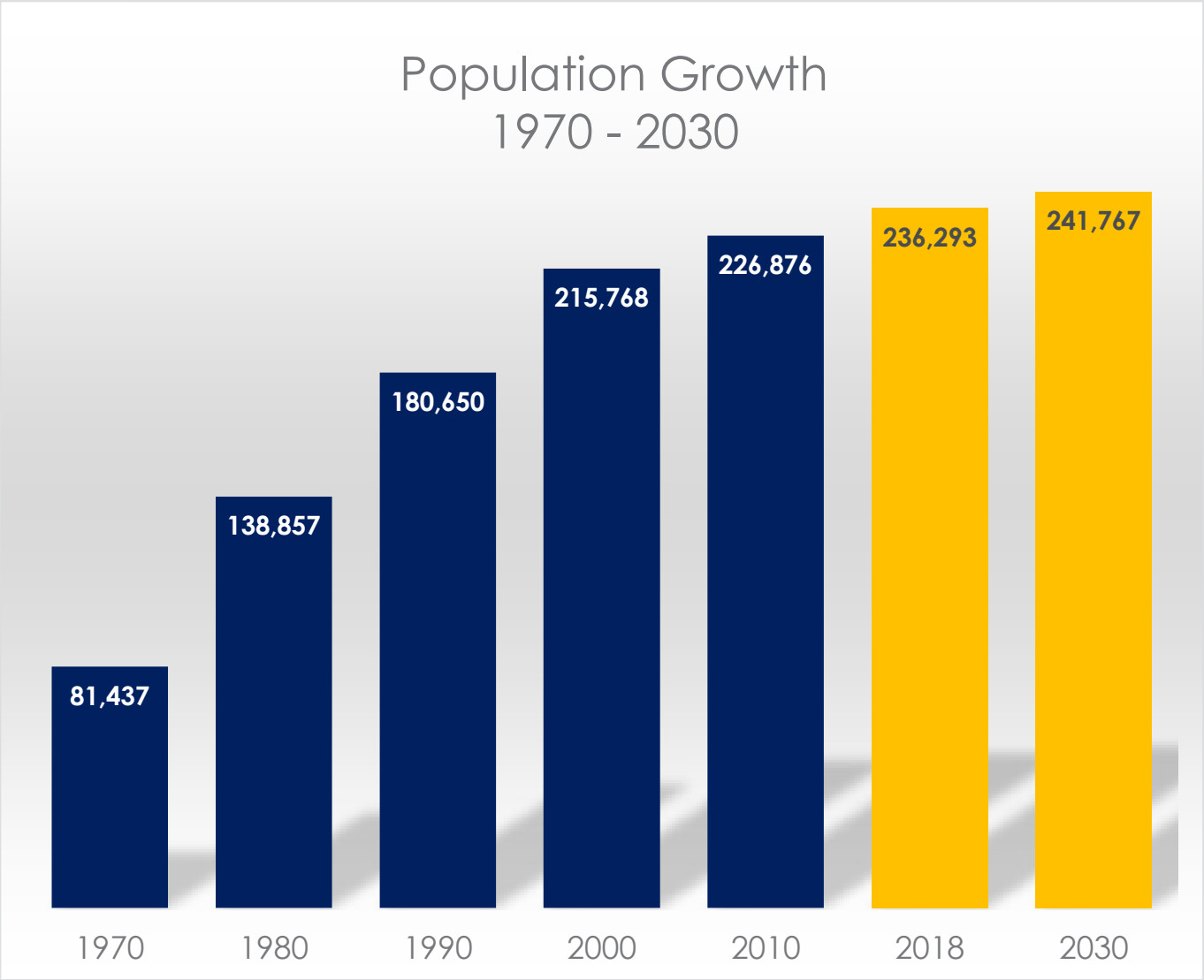
The population of Garland grew by over 70% from 1970 to 1980, by over 30% from 1980 to 1990, and nearly 20% from 1990 to 2000. The growth rate decreased to 5% from 2000 to 2010. The growth rate has increased since and is expected to reach 6.6% above the 2010 population by 2030. Figure 2.1 illustrates the population change in Garland from 1970 to 2030.

Table 2.1: Garland Population History and Projections (1970-2030)

	Census					Projections	
	1970	1980	1990	2000	2010	2018	2030
Garland	81,437	138,857	180,650	215,768	226,876	236,293	241,767
10 Year Growth %		70.5%	30.1%	19.4%	5.1%		6.6%

Source: U. S. Census Bureau (1970-2010)

Figure 2.1: Garland Population Growth



2.2.2 Households

Table 2.2 shows the number of households in 2018 and household size from 2000 to 2023. The table indicates that for the City of Garland, the average household size increased from 2000 to 2018 but is expected to decline slightly through 2023. The average household size in Garland was much higher in 2018 than that of Dallas County, the State of Texas, or the United States. The 2018 average household size in Garland was 3.06, compared to 2.76 for Dallas County, 2.78 for the State of Texas, and 2.59 for the USA.

Table 2.2: Household Size (2000 to 2023)

	Households	Average Household Size			
	2018	2000	2010	2018	2023
USA	330,088,686	2.59	2.58	2.59	2.60
Texas	10,211,287	2.74	2.75	2.78	2.79
Dallas County	950,259	2.71	2.73	2.76	2.77
Garland	79,707	2.93	2.99	3.06	3.00

Source: U.S. Census Bureau, Esri forecasts

2.2.3 Median Age

Table 2.3 shows the median age for Garland, Dallas County, Texas, and the USA from 2000 through 2023. The trend at all geographic levels is an increase in the median age of residents. The median age in the City of Garland was 31.7 in 2000 and is expected to increase to 35.2 by 2023. The median age in the City of Garland was similar to Texas and Dallas County, but all three were much lower than the USA at 38.3.

The estimated median age in 2018 was 34.6 in Garland compared to 34.8 for Texas, and 38.3 for the USA. The age of the residents is important because Garland needs to plan for the appropriate age groups that it will be serving, and these numbers indicate that the population of Garland is younger than the nation, but the median age of all geographies is increasing.

Table 2.3: Median Age (2000-2023)

	2000	2010	2018	2023
USA	35.3	37.1	38.3	39.0
Texas	32.3	33.6	34.8	35.3
Dallas County	31.1	32.6	33.6	34.2
Garland	31.7	33.7	34.6	35.2

Source: U.S. Census Bureau, Esri forecasts

2.2.4 Seniors

Table 2.4 displays the population age 65 and over from 2000 to 2023 and shows that this age group increased greatly in population over this period and is expected to continue to do so through 2023. The population over 65 in Garland increased from 7.1% to 9.3% from 2000 to 2010. The percentage of the population over 65 increased more rapidly through 2018 (to 12.3%), and growth of this age cohort is expected to continue at a similar rate through 2023 (to nearly 14%), matching state and national trends.

In 2018, Texas, Dallas County, and Garland all had lower percentages of the population in this age cohort than the USA. However, all four geographies are aging. Garland had by far the lowest percentage of age 65+ in 2000 but surpassed Dallas County in 2010 and will nearly match Texas by 2023. Accordingly, the importance of facilities and services for seniors will increase in the future.

Table 2.4: Population Age 65 and Over (2000-2020)

	2000	2010	2018	2023
	Percentage	Percentage	Percentage	Percentage
USA	12.4%	13.0%	16.0%	18.0%
Texas	9.9%	10.4%	12.8%	14.4%
Dallas County	8.1%	8.8%	11.3%	12.7%
Garland	7.1%	9.3%	12.3%	13.9%

Source: U.S. Census Bureau, Esri forecasts

2.2.5 Children

Table 2.5 identifies the population under age 18 from 2000 to 2023. The percentage of the population in this age cohort has declined in all four geographic levels. The percentage of the population under age 18 in the City of Garland was the highest of the geographies in 2000 but was similar to Texas and Dallas County by 2018. In 2018, approximately 25.6% of the population in Garland were children, compared to 25.6% for Dallas County, 25.3% for Texas, and 22.2% nationwide.

The table indicates that in the City of Garland the percentage declined from 2000 to 2010 and from 2010 to 2018, but the percentage within this age group is projected to remain steady through 2023. Garland is expected to maintain a higher percentage of the population in this age group than seen in the rest of the USA.

Table 2.5: Population Under Age 18 (2000-2023)

	2000	2010	2018	2023
	Percentage	Percentage	Percentage	Percentage
USA	25.7%	24.0%	22.2%	21.9%
Texas	28.2%	27.3%	25.3%	25.1%
Dallas County	27.9%	27.6%	25.6%	25.1%
Garland	29.8%	28.5%	25.6%	25.3%

Source: U.S. Census Bureau, Esri forecasts

This information indicates that the population of Garland is younger than the United States. However, the City of Garland is experiencing the same trends of an increasing median age and more seniors. The city is experiencing a decreasing percentage of residents under 18, but this group remains a higher percentage of the population than in the USA as a whole and slightly higher than Texas and Dallas County.

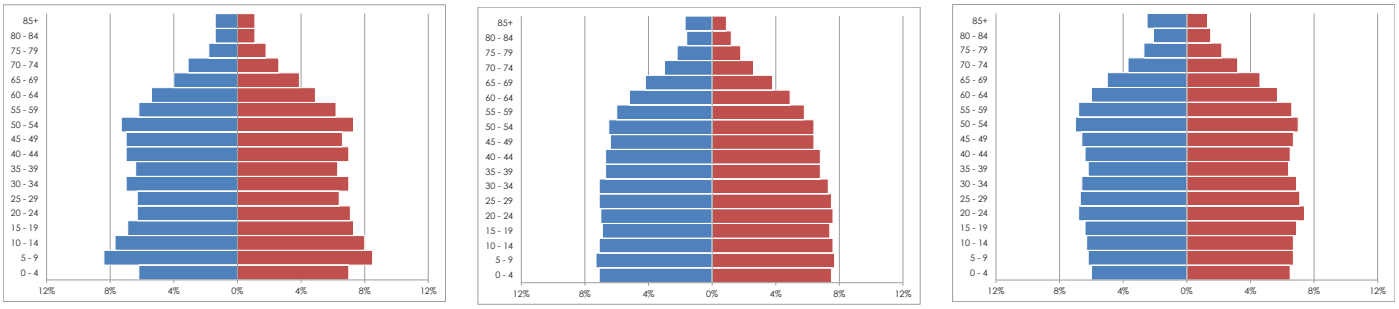
2.2.6 Shifting Age Demographics

As described above, the changes in age demographics in Garland have followed a similar pattern to that of both Texas and the United States as a whole. The baby boom that led to a jump in the population of the USA starting in the 1950's is now leading to the aging of the population. Figure 2.1 shows population by age group by sex for Garland, the State of Texas, and the USA.

From these population pyramids on the left, it is clear that the largest number of residents in Garland are in the 5-9 age range. The numbers decrease quickly for the next few age groups before increasing slightly again with the 30-34 age group and peaking at the 50-54 age group. These residents (and those 55-64) will move to the over 65 age group over the next 10 to 15 years. This chart also shows a greater number of women than men in the older age groups.

The pyramids for Texas and the USA contrast considerably from the Garland figure. The pyramid for the USA shows larger percentages of the population in the 45-59 and 20-34 ranges. The Texas pyramid, in contrast, decreases consistently as age ranges increase.

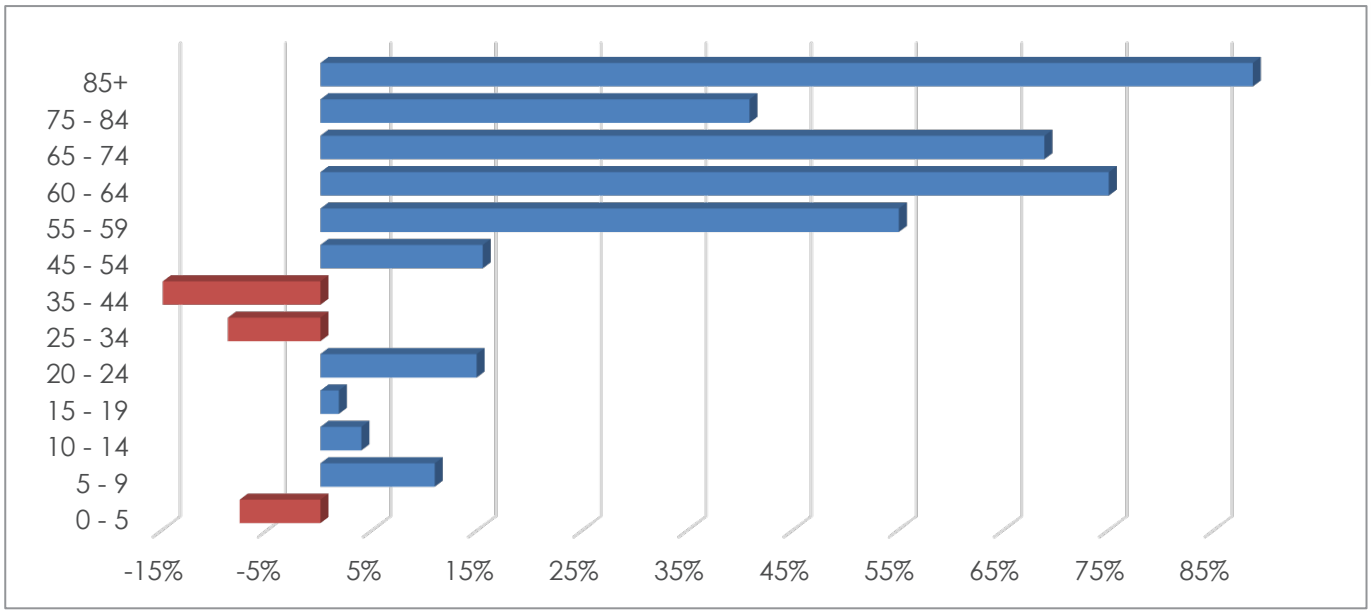
Figure 2.2: Population (2016) by Age and Sex (Females-Blue/Males-Red)



Garland Texas USA

2018. Figure 2.3 shows the change in population for each age group from 2000 to 2018. The largest increases over this 18-year period is apparent for the 55 and older cohorts. The number of residents in three age ranges decreased in population, the 0-5, 25-34, and 35-44 cohorts.

Figure 2.3: Change in Population by Age from 2000 to 2016



Addressing the needs of the aging community will be of great importance to Garland, but the needs of all age ranges will still be quite significant. Garland faces a future of growing needs for services for residents age 55 and over.

2.2.7 Income and Education

The City of Garland experienced limited growth of income from 2000 to 2018 (Table 2.6). The median household income increased from $49,156 (not inflation adjusted) in 2000 to $55,805 in 2018. After adjusting for inflation (to 2018 dollars), the median household income declined over that period. The median household income in Garland was higher than the national median in 2000 but lower in 2018.

The per capita income measure shows similar trends at all geographic levels, increasing incomes that have failed to keep pace with inflation. Per capita income numbers for Garland were lower than the national numbers in 2000, where the median household numbers were higher. Per capita income in Texas and the USA just kept pace with inflation from 2000 to 2018, where incomes in Garland and Dallas County did not.

Table 2.6: Income (2000-2016)

	2000	2000 Adjusted	2018	2023
Median Household Income				
USA	$41,994	$61,664	$58,100	$65,727
Texas	$39,927	$58,629	$57,286	$63,955
Dallas County	$43,324	$63,617	$54,390	$60,024
Garland	$49,156	$72,181	$55,805	$60,814
Per Capita Income				
USA	$21,587	$31,698	$31,950	$36,530
Texas	$19,617	$28,806	$29,707	$33,364
Dallas County	$22,603	$33,190	$29,987	$33,324
Garland	$20,000	$29,368	$23,816	$26,395

Source: U.S. Census Bureau, Esri forcasets

Educational attainment has increased in Garland, Dallas County, Texas, and the USA (Table 2.7). In 2018, 16.6% of Garland residents age 25 and older had a Bachelor's Degree, while 7.1% had a Graduate Degree or above for a total of nearly 24% with a Bachelor's Degree or above. These numbers increased since 2000 from 21.8% for Bachelor's Degree or above. Although the educational attainment numbers have increased in Garland, they are lower than those in Dallas County, Texas, or the USA. The percentage of the population

without a high school diploma has actually increased in Garland, while dropping by 4% to 7% in the other geographies.

Table 2.7: Educational Attainment of Residents Age 25 and Over (2000-2016)

Educational Attainment (Highest Level)	Garland		Dallas County		Texas		USA	
	2000	2018	2000	2018	2000	2018	2000	2018
No High School Diploma	21.6%	22.5%	25.1%	20.9%	24.3%	16.7%	19.6%	12.3%
High School/GED	25.8%	24.6%	21.7%	22.6%	24.8%	25.1%	28.6%	27.0%
Some College, No Degree	24.2%	22.1%	21.3%	19.5%	22.4%	21.6%	21.1%	20.5%
Associates Degree	6.4%	7.1%	5.0%	6.0%	5.2%	7.2%	6.3%	8.5%
Bachelors Degree	15.9%	16.6%	18.0%	19.7%	15.6%	19.2%	15.5%	19.6%
Graduate/Professional/Doctorate Degree	5.9%	7.1%	9.0%	11.3%	7.7%	10.2%	8.9%	12.2%

Source: U.S. Census Bureau, Esri forecasts

2.2.8 Population Diversity

The City of Garland has experienced a reduction in the proportion and number of the population consisting of White residents while the proportion of all other minority populations has increased (Table 2.8). As of 2016, the White population has declined slightly to 56% percent compared to 65% percent in 2000. The White population has declined in absolute numbers or by 7% since 2000.

Over the same time frame, minority populations have grown at an increasing rate. The Hispanic population has experienced the largest population increase as a percentage (76%) and highest in absolute numbers (42,161).1 The Two or More Races population had the second highest growth rate at 75%, while the Asian population had the second highest growth in absolute numbers.

Table 2.8: Race and Hispanic Origin 2000-2016

Year	Total Population	White Alone		Black Alone		Asian Alone		Other Race Alone		Two or More Races		Hispanic	
		#	%	#	%	#	%	#	%	#	%	#	%
2000	215,768	140,835	65.3%	25,609	11.9%	15,806	7.3%	27,287	12.6%	6,231	2.9%	55,192	25.6%
2016	234,810	130,743	55.7%	32,283	13.7%	24,935	10.6%	35,920	15.3%	10,929	4.7%	97,353	41.5%
# Change	19,042	-10,092		6,674		9,129		8,633		4,698		42,161	
% Change	8.8%	-7.2%		26.1%		57.8%		31.6%		75.4%		76.4%	

Source: U.S. Census Bureau, ACS 5-Year Estimates (2012-2016)

As of 2016, minority populations represented a larger percentage of the total population in Garland at 69% than in the State of Texas as a whole (56%). Minority populations make up a majority of Garland residents and accounted for all population growth (153%) in the city from 2000 to 2016. The White, non-Hispanic population declined by 37% from 2000 to 2016.

This trend is expected to continue and will have substantial impacts on the city's future service needs. The preferences of these communities may be different from those of current residents and previous generations. As a result, it will be important to continue to engage these growing communities to ensure that Garland meets their aquatic needs.

2.2.9 Conclusion

Overall, these trends show an aging of the population of Garland as well as changes to the composition of the population, both in terms of the types of households and the characteristics of the residents. The direction chosen for aquatics will determine the availability of opportunities for these residents and will help to enrich the quality of life in Garland for current and future residents.

2.3 Social Needs and Conditions Index®

Analysis of demographic and socioeconomic characteristics is valuable to identify the location of populations throughout Garland that are most likely to need or utilize public sector programs, services, and facilities. The product of this analysis can be applied to services beyond those related to parks and recreation services.

These results indicate which portions of the city would most likely benefit from community services.

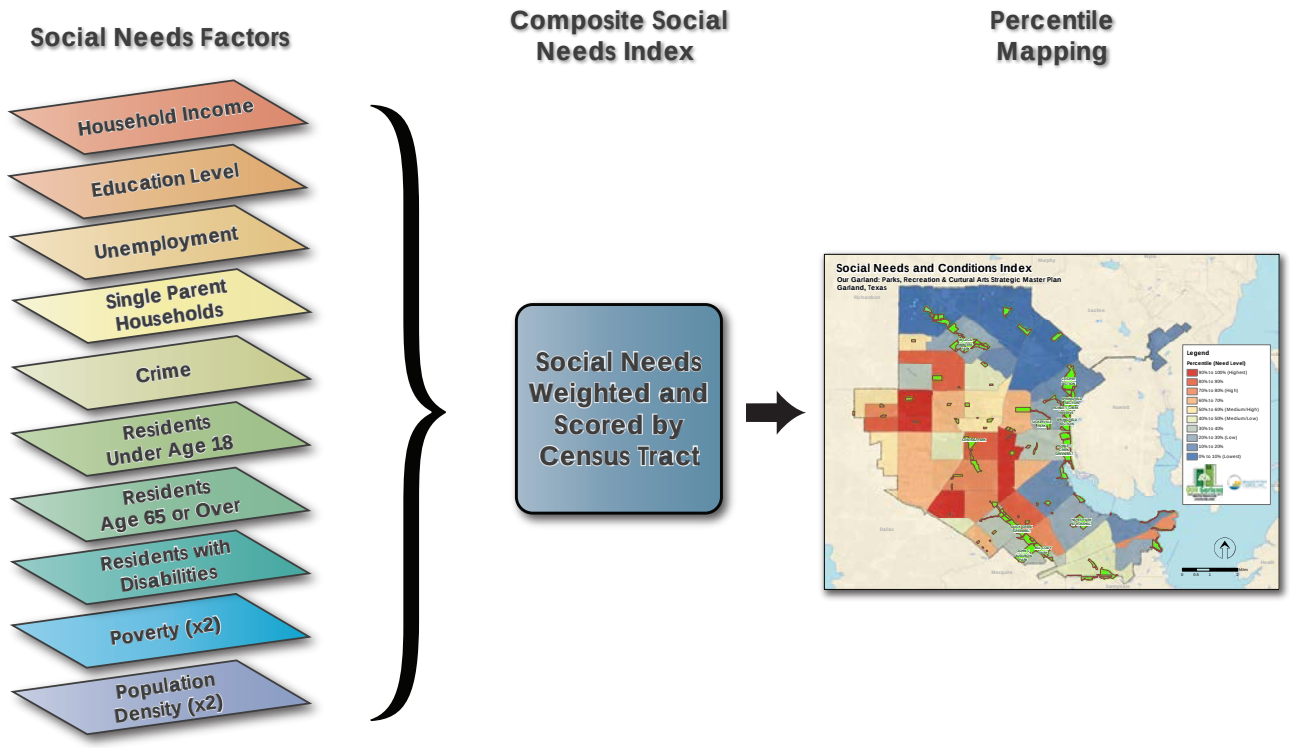
2.3.1 Methodology

The Social Needs and Conditions analysis utilizes ten demographic and socioeconomic indicators to measure the level of social need for 46 census tracts in Garland. Most of the demographic data included in this analysis comes from the American Community Survey (ACS) 5-year estimates from 2012-2016. The Garland Police Department provided the crime data, which has been converted to the census tract level to match the other factors in this analysis. The census tracts included in the analysis are those that are completely within the City of Garland.

The process utilizes a ranking of the 46 census tracts (compared to each other) for each of ten social needs factors. A combination of these scores yields an overall ranking for each census tract. Figure 2.4 provides an illustration of the process used to determining the social needs and conditions index for each of the census tracts.[1] The ten factors included in the analysis include:

- Median household income
- Education level
- Unemployment
- Single parent households
- Crime
- Residents under age 18
- Residents age 65 or older
- Residents with disabilities
- Poverty (weighted x 2)
- Population density (weighted x 2)

Figure 2.4: Social Needs and Conditions Methodology



1 Greater detail of the methodology including maps of each of the ten factors is located in Appendix B.

2.3.2 Results

Once the Social Needs and Conditions Index was determined for each census tract, the results were divided into percentiles which can be seen in Figure 2.5. This map shows areas with higher levels of social needs in red and areas with lower levels in blue. The darker red areas indicate census tracts that exhibit the highest level of social need. Areas with lower levels of social needs tend to be in the northern and eastern portions of the city, while the areas with higher social needs tend to be located in the central, southern, and western portions of the city.

2.4 Budget and Attendance

A review of the budget and attendance numbers of the existing pools is required to provide an overview of the current usage rates and costs associated with the operation of Garland's aquatic facilities. This information provides a reference from which the aquatic facilities operated by GPRCAD can be compared to each other and to facilities in other jurisdictions.

The attendance and budget numbers for the years 2017 through 2019 are presented in Table 2.9. This table includes attendance numbers plus the revenues for each pool. Expenses and the operating balance (the difference between revenue and expenses) are only shown as a total of all pools because GPRCAD does not record expenses by location.

The total attendance at all pools increased from 2017 to 2019. Swim lesson numbers dropped each year overall and at Wynne and Bradfield. Swim lessons increased at Holford, however.

Revenue dropped at all pools in both 2018 and 2019 but expenses did as well. The city has been operating at a deficit of between $150,000 and $180,000 annually on the operating costs at the four aquatic facilities. Comparing the total revenue to expenses, GPRCAD recovered approximately 80% of operating costs in each of the years 2017 to 2019.

Figure 2.5: Social Needs and Conditions Index

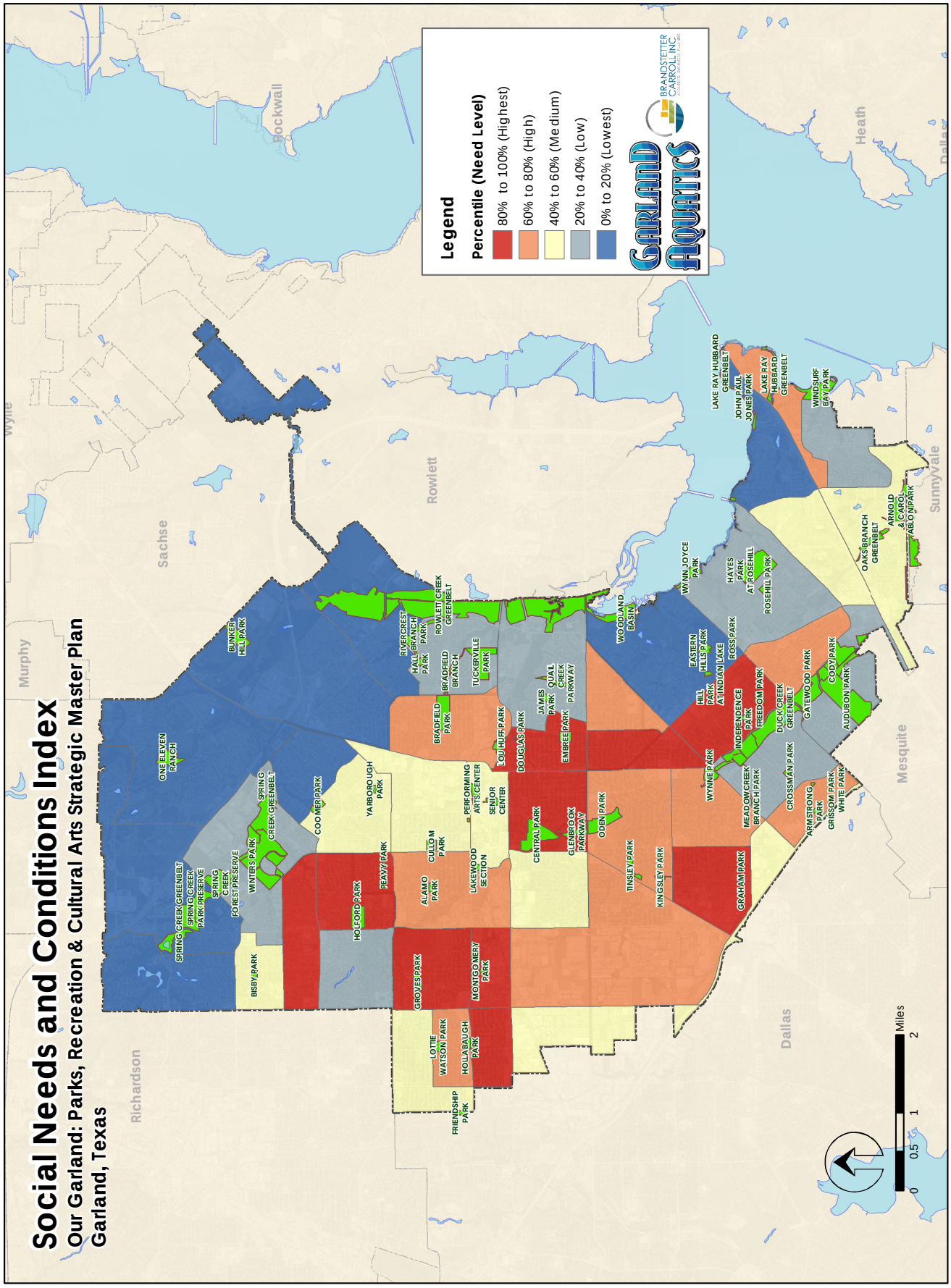


Table 2.9: Budget and Attendance

2019 Season							
Facility	Attendance		Revenue				
	Gate	Swim Lessons	Gate	Rentals	Concessions/ Merch.	Swim Lessons	Total
Surf	42,033	N/A	$286,335	$19,835	$54,762	N/A	$360,932
Bradfield	13,166	1,327	$34,604	$4,800	N/A	$59,116	$98,520
Holford	4,382	1,311	$8,184	$3,075	N/A	$65,639	$76,898
Wynne	4,812	896	$9,220	$3,200	N/A	$42,928	$55,348
Total	64,393	3,534	$338,343	$30,910	$54,762	$167,683	$591,698
Total Pool Operation Expenses							($602,415)
Swim Program Expenses							($147,230)
Total Expenses							($749,645)
Operating Balance							**($157,947)**
2018 Season							
Facility	Attendance		Revenue				
	Gate	Swim Lessons	Gate	Rentals	Concessions/ Merch.	Swim Lessons	Total
Surf	42,439	N/A	$292,117	$19,615	$57,617	N/A	$369,349
Bradfield	10,760	1,438	$29,479	$6,300	N/A	$62,650	$98,429
Holford	4,337	1,240	$7,976	$4,040	N/A	$55,426	$67,442
Wynne	5,065	1,081	$9,822	$3,700	N/A	$47,163	$60,685
Total	62,601	3,759	$339,394	$33,655	$57,617	$165,239	$595,905
Total Pool Operation Expenses							($618,828)
Swim Program Expenses							($131,930)
Total Expenses							($750,758)
Operating Balance							**($154,853)**
2017 Season							
Facility	Attendance		Revenue				
	Gate	Swim Lessons	Gate	Rentals	Concessions/ Merch.	Swim Lessons	Total
Surf	50,705	N/A	$326,897	$18,335	$68,220	N/A	$413,452
Bradfield	15,717	1,672	$39,972	$5,725	N/A	$72,001	$117,698
Holford	4,403	1,240	$8,006	$3,140	N/A	$55,683	$66,829
Wynne	5,818	1,173	$11,034	$2,050	N/A	$50,988	$64,072
Total	76,643	4,085	$385,909	$29,250	$68,220	$178,672	$662,051
Total Pool Operation Expenses							($707,202)
Swim Program Expenses							($134,723)
Total Expenses							($841,925)
Operating Balance							**($179,874)**

1. As reported by the GPRCAD Finance Division

3 INVENTORY AND ANALYSIS

3.1 Introduction

The Inventory and Analysis chapter consists of the following elements:

- An inventory of existing aquatic facilities in Garland
- A location analysis of pool locations
- A description of the existing conditions of each pool
- An inventory of aquatic programs offered by GPRCAD
- A review of aquatic staffing
- A review of trends in aquatics
- A benchmarking analysis of Garland aquatics to other jurisdictions

3.2 Aquatics Inventory

GPRCAD currently operates four aquatic facilities, three neighborhood pools and Surf and Swim. A private water park is offered within another Garland park (Winters). Table 3.1 presents the city's four aquatic facilities plus the private water park with the total size in gallons (sum of all waterbodies) and available features. This table demonstrates the wider variety of features available at larger and more up-to-date facilities and helps to explain the difference in attendance between the pools (as presented in Chapter 2). The location of these five aquatic facilities can be seen in Figure 3.1 represented by blue stars for the neighborhood pools, a yellow star for Surf and Swim, and a purple star for Hawaiian Falls.

3.3 Location Analysis

In order to compare the location of the pools in Garland to the location of residents, service areas for each of the pools were determined to show the areas of the city that were located within a certain range of an aquatic facility. Figure 3.2 illustrates the pool service areas for the city pools based on travel times. The dark green areas represent portions of the city within a 10-minute walk of any of the four pools operated by GPRCAD. The light green areas represent a 5-minutre drive, while the orange areas represent portions of the city within a 10-minute drive of one of the pools. The pink area indicates a 5-minute drive to Hawaiian Falls.

Table 3.1: Aquatic Facility Features

Facility Name	Year of Last Renovation	Total Gallons	Lap Lanes	Shallow Water Play	Zero Depth Entry	Waterslides	Wading Pool	Diving Boards	Wave Pool	Lazy River	Splash Pad	Grass Beach	Concessions	Parking
Aquatic Facilities														
Garland Pools														
Surf & Swim	1984	566,924		X	X		X		X			X	X	155
Bradfield Pool	2016	500,200				1		2			X	X		113
Holford Pool	1965	163,019	5									X		98
Wynne Pool	1961	210,393										X		66
Total - Garland Pools		**1,440,536**	**5**	**1**	**1**	**1**	**1**	**2**	**1**	**0**	**1**	**4**	**1**	**432**
Private														
Hawaiian Falls Garland	2003	N/A		X	X	11	X		X	X			X	136
Total - Private			**0**	**1**	**1**	**11**	**1**	**0**	**1**	**1**	**0**	**0**	**1**	**136**
Total Public and Private			**5**	**2**	**2**	**12**	**2**	**2**	**2**	**1**	**1**	**4**	**2**	**568**

Based on this figure, most residents of Garland are within a 5-minute drive of one of the four aquatic facilities offered by the city. Table 3.2 shows the number of residents that can reach a city operated pool within a 5-minute drive. Overall, 65% of Garland residents are within a 5-minute drive to a pool, and 9% are within a 5-minute drive of two of them. Nearly all residents of Garland live within a 10-minute drive of these facilities. Service gaps for aquatic facilities (based on a 5-minute drive) appear in three notable areas.

- Northeast – Near the border with Sachse
- West – Near Dallas boundary/Hollabaugh Park and southwest of Central Park
- Southeast – Along I-30 toward Windsurf Bay

Table 3.2: Population by Service Area

Aquatic Facility	5-Minute Total		5-Minute Unique[1]	
	Population	%	Population	%
Existing Locations				
Surf & Swim	43,821	19%	24,306	10%
Wynne Pool	52,916	22%	32,807	14%
Holford Pool	60,605	26%	57,314	24%
Bradfield Pool	38,247	16%	34,956	15%
Service Overlap (5-Minute Drive of Two Facilities)				
Bradfield-Holford			3,291	1%
Wynne-Surf & Swim			19,515	8%
Wynne-Bradfield			594	0%
Subtotal	**195,589**		**172,783**	
Population Outside of Garland			**19,161**	
Total Garland Residents			**153,622**	**65%**

1. Within a 5-minute drive of only this facility

Not all pool users arrive by a personal automobile, either due to lack of access or preference for another mode of travel. Accordingly, Figure 3.2 also shows 10-minute walking ranges to each of the four Garland aquatic facilities. The figure indicates that only a relatively small number of residents live within a walking distance to an aquatic facility. However, a 5-minute drive is roughly equivalent to a 10- to 15-minute bike ride, so most residents can likely reach a facility without a car.

Figure 3.1: Existing Aquatic Facilities

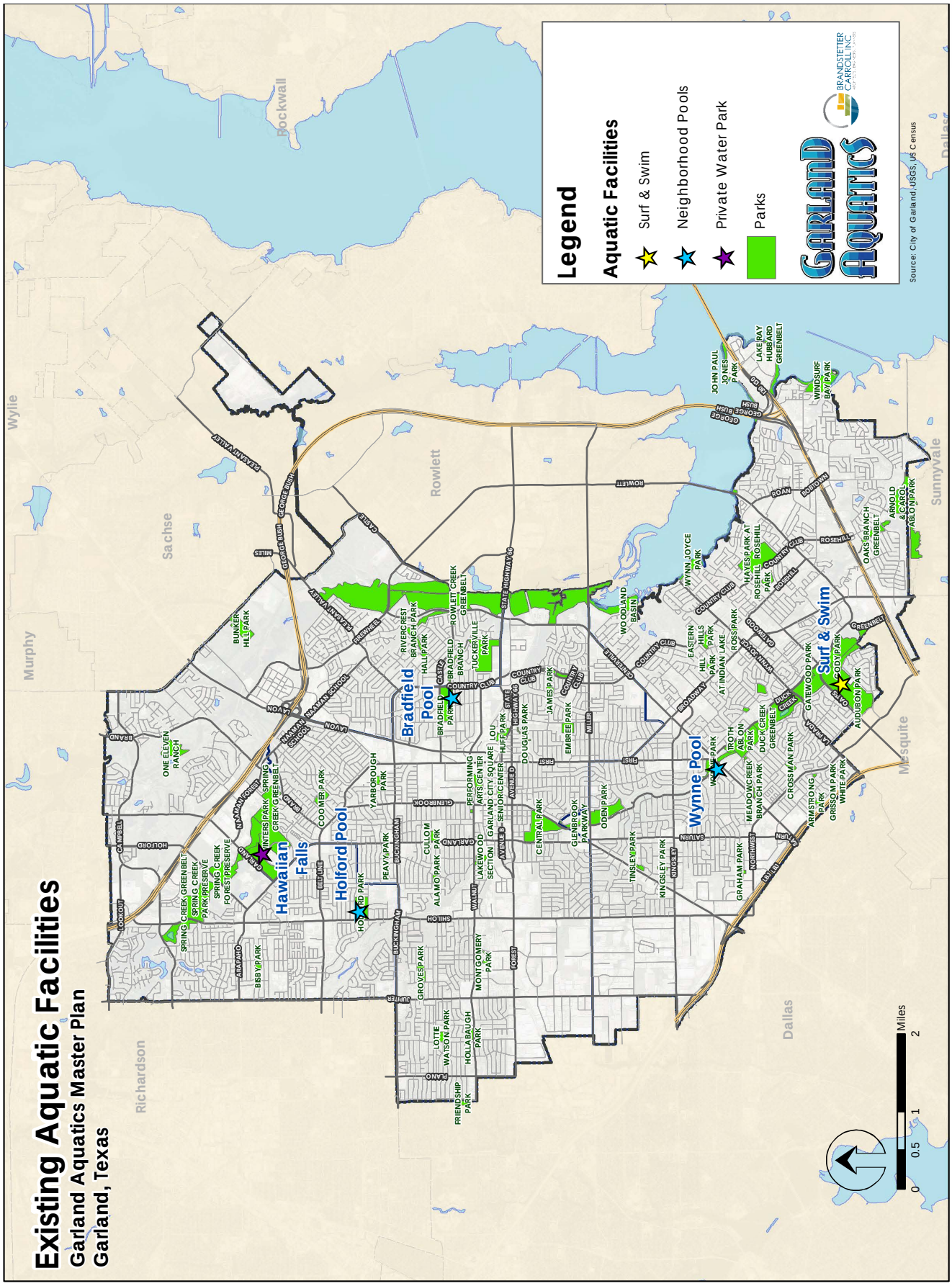


Figure 3.2: Aquatic Service Areas

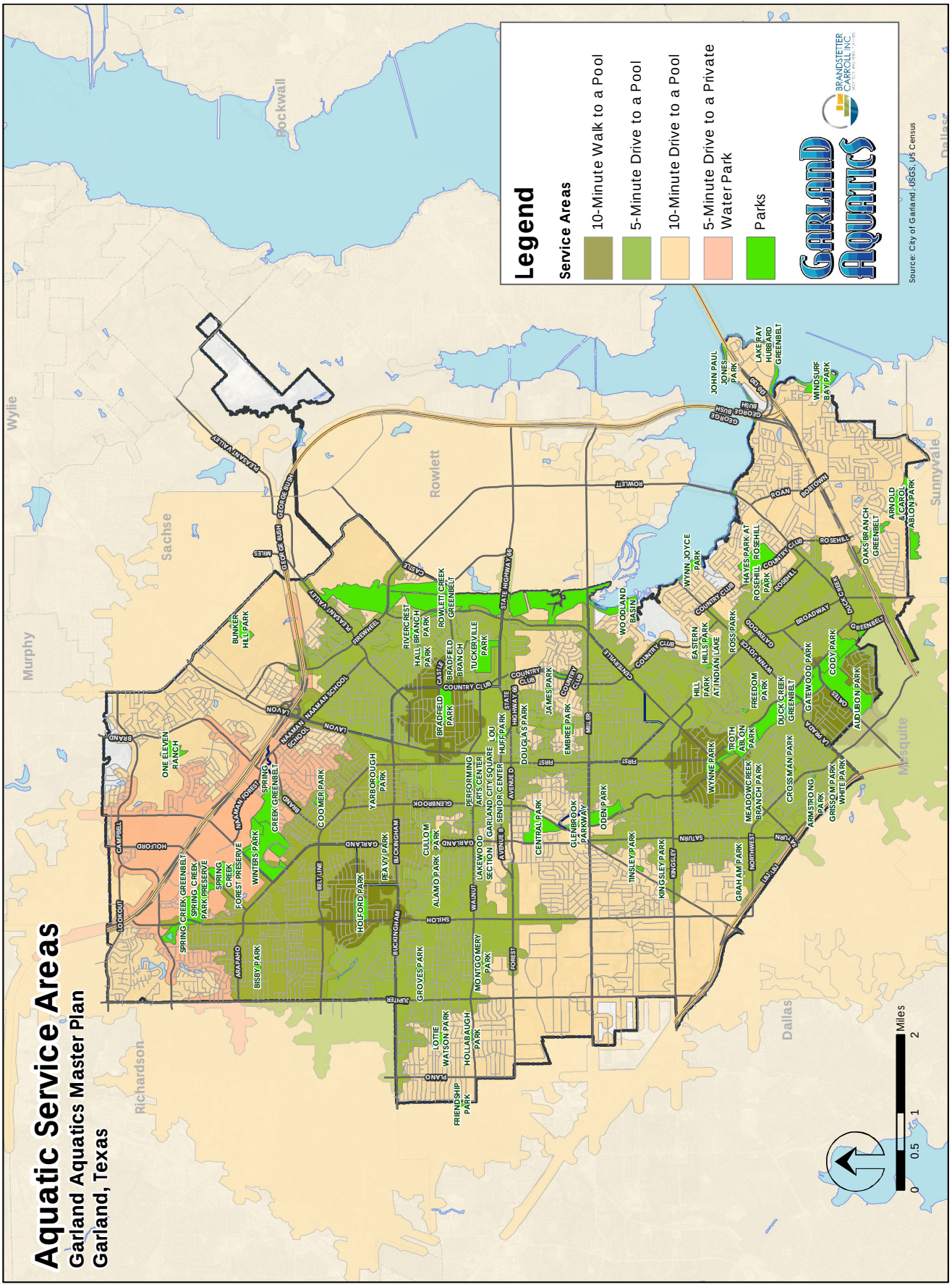
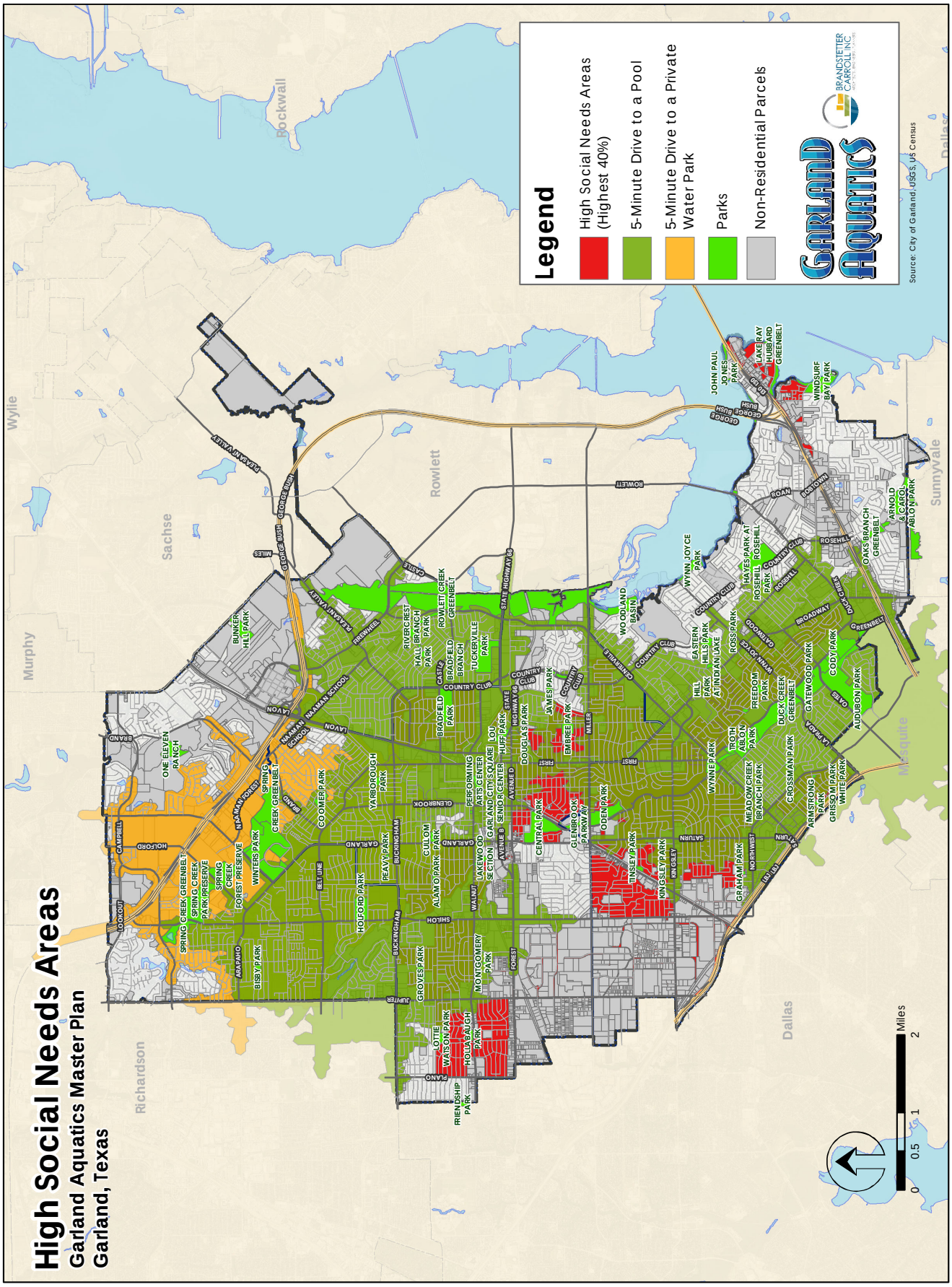


Figure 3.3: High Social Needs Areas



The Social Needs and Conditions Index presented in Chapter 2 help to identify the portions of Garland most in need of social services, such as public pools. Figure 3.2 shows the 5-minute drive service areas and the High Social Needs Areas (highest 40%). This figure shows that only a few areas of Garland have both high levels of social need and are beyond a 5-minute drive to an aquatic facility. These areas include the west area described above, most notably near Central Park and Hollabaugh Park. A small area near Windsurf Bay/Lake Ray Hubbard is also characterized by both high levels of social need and limited access to aquatic facilities.

3.4 Existing Conditions at Each Pool

The ensuing text provides a general description of the conditions of each of the aquatic facilities operated by the GPRCAD. See Appendix B – Qualitative Assessment forms for a detailed analysis of each facility, including the sites, pools, and structures.

3.4.1 Surf and Swim

Surf and Swim opened in 1984 and is the most visited of the city-operated pools with 21% reporting visiting over the past year and over 42,000 visitors, more than three times as many as the next most visited pool (Bradfield). The facility has two separate pools, the main wave pool and a wading pool with spray features. The wave pool is the largest of Garland's pools.

Site Location

Surf and Swim is located in Audubon Park and is accessed from W. Oates Road at O'Banion Road. The park is in the southern portion of Garland near the boundary with Mesquite.

Existing Pool Features

The facility includes the following features:

- Wave pool
- Wading pool with spray features
- Zero depth entry at both pools
- Lawn area
- Concessions

Facility Issues

The current filtration system cannot maintain water quality under peak loads, therefore limiting the quantity of people that may utilize the pool and the overall revenue that could be generated at the facility. The circulation system at the shallow end of the wave pool is not working as designed.

Other issues include:

- Provides a popular wave pool but lacks many of the modern aquatic features desired by visitors
- Aging facility in need of repairs
- Building walls subject to damage by power washing
- Design of the pool does not accommodate swim lessons

3.4.2 Neighborhood Pools

Bradfield Pool

Bradfield Pool was most recently updated in 2016 when a waterslide was added. The facility also offers a small splash pad, the only such feature in Garland. This pool is the second most visited of the pools operated by GPRCAD with 12% of households reporting visiting over the past year and just over 13,000 visitors in 2019.

Site Location

Bradfield Pool is located in Bradfield Park in the central-eastern portion of the city (District 2). The park is at the corner of N. Country Club Road and Castle Drive with vehicular access from Castle Drive. The parking for the pool is shared with the adjacent Bradfield Recreation Center.

Existing Pool Features

The facility includes the following features:

- Main pool (50 meters – no lane markings)
- Waterslide
- 2 diving boards
- Splash pad
- Lawn area

Facility Issues

- Limited number of family-oriented features
- No zero-depth access
- Limited shade

Holford Pool

Holford Pool is an L-shaped pool in northern Garland. The pool was originally constructed in 1965 and has seen no major renovations since that time. It is the smallest of Garland's pools by volume and one of the least visited.

Site Location

Holford Pool is located at Holford Park which also houses Holford Recreation Center and four athletic fields. The park is located to the northwest of downtown bounded by N. Shiloh Road, Homestead Place, and Rich Oak Drive. Vehicular access to the pool is from Homestead Place, and the parking is shared with Holford Recreation Center.

Existing Pool Features

The facility includes the following features:

- Main pool (25 meters), 5 lap lanes
- Zero depth entry
- Lawn area

- ADA access ramp

Facility Issues

- Age of facility
- Poor condition of pool walls
- Lack of family-oriented features
- Small size
- Administrative area is in poor condition

Wynne Pool

Wynne Pool was originally constructed in 1965 and has had no major renovation in that time. According to the survey, it is by far the least visited of the four pools with only 3% of households reporting visits over the past year. However, reported attendance at Wynne Pool was slightly higher than Holford Pool at just under 5,000 for 2019. Swim lessons attendance is the lowest at this pool and has declined the most.

Site Location

Wynne Pool is located at Wynne Park along Duck Creek in the southern portion of the city. The entrance to the pool is accessed from W. Centerville Road at S. Glenbrook Drive.

Existing Pool Features

The facility includes the following features:

- Main pool (100 feet)

Facility Issues

- Age of facility
- Pool house not ADA accessible
- Lack of family-friendly features
- No zero-depth access
- Limited shade
- Small grass beach area

3.4.3 Hawaiian Falls

According to the June 23, 2014 Internal Audit by the City of Garland, Hawaiian Falls Garland first opened in 2003. EPR Parks, L.L.C. is an independent contractor that operates Hawaiian Falls. The water park is located at 4550 North Garland Avenue in Winters Park.

The City of Garland originally entered into an operating agreement with Horizon Amusement South, L.L.C. to provide for development, operations and management of the water playground that was initially proposed for W. Cecil Winters Park in 2002. The current contract is scheduled to expire in November 2042. The facility will likely need updates before the lease expires.

In accordance with the agreement, the operating season for Hawaiian Falls begins no earlier than May 1 and ends no later than September 30 each year. The agreement between the city and Hawaiian Falls stipulates an annual rental payment of 5% of gross revenues during the previous operating season. Figure 3.3 shows the gross revenue and the rental payments to the City of Garland for the years 2008 to 2013.

Table 3.3: Hawaiian Falls Revenue and Rental Payments

Operating Season	Gross Revenue	Rental Payment (5% of Gross Revenue)
2008	$2,354,436	$117,722
2009	$2,562,649	$128,132
2010	$2,825,628	$141,281
2011	$3,076,915	$153,846
2012	$3,565,757	$178,288
2013	$3,472,855	$173,643

3.5 Program Inventory

GPRCAD hosts limited aquatic programs. Their current offerings are limited to swim lessons which are very popular, but participation numbers have been declining. The Garland Independent School District (GISD) plans to host all second graders in Garland schools in swim lessons at the new natatorium during the school year.

Swim lessons are offered at three locations in Garland: Bradfield Pool, Holford Pool, and Wynne Pool. Surf and Swim does not offer swim lessons because the wave pool cannot accommodate them. Table 3.4 shows the participation in swim lessons at each location from 2016 to 2019. The largest number of participants attend lessons at Bradfield Pool, followed by Holford Pool. The city does offer a swim team which uses Holford Pool for practices and competes through the Texas Amateur Athletic Federation (TAAF).

Table 3.4: Swim Lesson Participation (2016-2019)

Facility	2017	2018	2019
Bradfield	1,672	1,438	1,327
Holford	1,240	1,240	1,311
Wynne	1,173	1,081	896
Total	4,085	3,759	3,534

Although Garland does not offer aquatic programs other than swim lessons. They are popular in many communities, and Garland residents indicated a desire for many more aquatic programs during the public input process (see Chapter 4).

Surrounding communities are hosting a wide variety of programs such as:

- Dive in Movies
- Inclusive Swim and Play Days / Adapted Aquatics
- Fathers Day at the Pool
- Boat Regattas
- Doggy Splash Day
- Stroke Clinics
- Kids Triathlon
- Aquatic Fitness (Zumba/Aerobics)
- Paddle Boarding
- Snorkeling/Scuba
- And much more

3.6 Staffing Analysis

Each of the four aquatic facilities has staff that conduct the daily operations. The largest number of aquatic staff is made up of Lifeguards, followed by Swim Instructors. Table 3.5 shows the staffing by position for each pool.

Pools with more features require more Lifeguards than the smaller neighborhood pools, as can be seen in Table 3.5. The higher requirement for Lifeguards results from the increased number of available amenities as well as additional bodies of water. Each pool has two Manager 1 positions and one Manager 2 position who determine the shifts and chair assignments. Additional staff are required for the operation of Garland's aquatic facilities, including Swim Supervisors, Swim Instructors, Guest Service Managers, Guest Service Associates, Concessions Managers, and Concessions Guest Service.

Unlike many communities, Garland does not currently have difficulty finding an adequate number of lifeguards to staff their facilities despite paying less than many of the other departments in the area. If facilities are expanded to include more features, more bodies of water, or additional concessions, additional staff will be needed. Depending on the number of guards needed, it could become more of a challenge to fill all of the shifts. The proposed pay increase for this year (delayed by the COVID-19 pandemic) would likely help, and Garland is known for accommodating the schedules of their staff.

Table 3.5: Aquatic Facility Staffing

Aquatic Facility	Aquatics Managers	Lifeguards	Swim Supervisors	Swim Instructors	Guest Service Managers	Guest Service Associates	Concessions Managers	Concessions Guest Service	Total
Surf & Swim	3	35	0	0	3	30	3	15	89
Wynne Pool	3	15	2	12	0	2	0	0	34
Holford Pool	3	15	2	12	0	2	0	0	34
Bradfield Pool	3	35	2	25	0	2	0	0	67
Total	**12**	**100**	**6**	**49**	**3**	**36**	**3**	**15**	**224**

3.7 Aquatic Trends

3.7.1 Outdoor Family Oriented Aquatics

In recent years, older rectangle and L-shaped swimming pools have experienced a declining level of appeal to aquatics patrons. The desire to have 3½ foot depths of water for flip turns, or competition swimming, dictated a deeper water depth of the pool, leading to a lack of shallow water. As a result, younger children were relegated to a "baby" pool, which generally only appeals to babies and toddlers. Inadequate amenities for four to 10-year-olds limit the draw of these older pools.

The newer family aquatic centers are geared toward the entire family with zero depth access, shallow water, interactive water spray activities, along with the traditional competition lanes and diving boards. Newer aquatic facilities are often incorporating lazy rivers, which are popular with people of all ages. The newer facilities also provide large waterslides. These elements, along with a generous amount of shade structures, larger grass beach areas, and quality concessions, have resulted in a complete turnaround in the net operating costs for the aquatic facilities of many municipalities.

Whereas the older pools were a drain on the budget, newer facilities are more likely to generate funds to cover the operations cost, and many even show a surplus, which can been used to pay off some of the debt service for the capital construction. When older pools have been renovated to include the newer features, some communities have seen as much as a 200% increase in attendance. This demand provides an opportunity for charging higher fees, potentially yielding a greater profit margin. Garland's aquatic facilities operate at a deficit, generating less revenue than they cost to operate (as outlined in Chapter 2). The facilities that perform better are those that have incorporated many of these amenities, although some of these features are currently lacking at Garland pools.

3.7.2 Splash Pads

Another new concept that is sweeping the country is the development of splash pads or spraygrounds. These facilities have replaced wading pools at many aquatic facilities but can also be developed as standalone wet playgrounds in other park areas. Splash pads have the benefit of offering aquatic recreational features at a reduced cost compared to a pool or even a wading pool. For instance, in most cases, they recirculate water, but lifeguards are not needed because there is no standing water. Therefore, the operation costs are considerably lower than for a swimming facility. Garland currently has only one small splash pad at Bradfield Pool and no independent facilities.

3.8 Benchmarking Analysis

One method of evaluating the aquatic services offered in the community is to use benchmarking comparisons to other communities. For the comparisons to the City of Garland, other nearby jurisdictions in the Dallas area are used for this analysis.

Eleven nearby aquatic facilities are used for comparison of available features. Communities for fee comparisons are limited to nine municipalities located in the area with aquatic facilities for which data was available. A national comparison to the top 100 cities, by population, is used for an analysis of the number of municipal pools in Garland to the number offered in other jurisdictions.

3.8.1 Available Features

The availability of features varies among the comparison aquatic facilities. Figure 3.6 shows the features available at seven aquatic facilities located near Garland. Most of these facilities include zero depth and family activity pool. Additionally, all but one facility have one or more tall waterslides. Most facilities have lap lanes, but only two have more than five. Few facilities offer diving boards, and three have climbing walls. Six facilities have lazy rivers, and most of the facilities without this feature were developed more than 10 years ago.

Compared to these facilities in neighboring communities, the aquatic facilities in Garland have few of these features. None of the facilities in Garland offer a lazy river, a family activity area, or a vortex, only Bradfield Pool has a waterslide and a small climbing wall. Residents who want to use these features currently must visit aquatic facilities offered by neighboring jurisdictions.

Table 3.6: Feature Comparison

Facility Name	Location	Year Opened	Lap Lanes	Family Activity Pool/Area	Zero Depth Entry	Tall Waterslides	Lazy River/Current Channel	Vortex	Sprayground	Wading Pool/Tot Area	Diving Boards	Climbing Wall	Surf Simulator	Rental Space
Cimarron Family Aquatic Center	Irving	2008	5	X	X	2				X				X
City Lake Aquatic Center	Mesquite	1	3	X	X	1								
Ford Pool	Allen	2017	6	X	X	1								
Frisco Water Park	Frisco	2015		X	X	6	X			X				X
Frog Pond Water Park	Farmers Branch	2014		X	X	2	X			X				X
Heights Family Aquatic Center	Richardson	2013	4	X	X	X	X	X						
Jack Carter Outdoor Pool	Plano	2016	3	X	X	2	X	X		X	X	X	1	X
The Colony Aquatic Park	The Colony	2							X	X				
The Cove Aquatic Center at Fretz	Dallas	2018	8	X	X	1	X			X	X	X		
Vanston Swimming Pool	Mesquite	2006	3	X	X	1								
West Irving Aquatic Center	Irving	2010	4	X	X	2	X			X		X		X
Total			**8**	**10**	**10**	**9**	**6**	**2**	**1**	**7**	**2**	**3**	**1**	**5**

1. Between 1995 and 2001

2. Pre 1995

3.8.2 Fee Comparison

The charges for the use of aquatic facilities vary substantially from one municipality to another. Table 3.7 shows the fees for usage of facilities at various facilities near Garland, including annual and daily use fees. The fees to use Bradfield, Holford, and Wynne pools in Garland are well below the average and median of these communities, while the fees at Surf and Swim are a bit higher than the comparisons. Many communities charge non-residents higher fees, but Garland does not. Garland does not offer an annual pass, but the median is about $50 per individual or $150 for a family.

Table 3.7: Pool Price Comparison

Community	Daily Fees - Resident			Daily Fees - Non-Resident			Annual Fees - Resident			
	Adult Indiviual	Youth	Senior	Adult Indiviual	Youth	Senior	Adult/ Individual	Youth	Senior	Family "4"
Allen	$3.00	$3.00	$3.00	$5.00	$5.00	$5.00	$65.00	$65.00	$65.00	$200.00
Dallas (The Cove)	$8.00	$6.00	$8.00	$8.00	$6.00	$8.00	N/A	N/A	N/A	N/A
Farmers Branch	$5.00	$5.00	$5.00	$8.00	$8.00	$8.00	$50.00	$50.00	$50.00	$130.00
Frisco	$13.00	$9.00	$13.00	$13.00	$9.00	$7.00	$450.00	$350.00	$350.00	$700.00
Mesquite (Aquatic Centers)	$4.00	$2.00	$2.00	$7.00	$5.00	$4.00	N/A	N/A	N/A	N/A
Plano (Jack Carter)	$9.00	$5.00	$5.00	$9.00	$5.00	$5.00	N/A	N/A	N/A	N/A
Richardson (Aquatic Center)	$4.00	$4.00	$4.00	$8.00	$8.00	$8.00	$45.00	$45.00	$45.00	$150.00
Rowlett	$10.00	$9.00	$8.00	$12.00	$11.00	$10.00	$40.00	$40.00	$40.00	$160.00
The Colony	$4.00	$3.00	$4.00	$4.00	$3.00	$4.00	$45.00	$45.00	$45.00	$90.00
Garland - Surf and Swim	$8.00	$6.00	$8.00	$8.00	$6.00	$8.00	N/A	N/A	N/A	N/A
Garland - Bradfield	$3.00	$2.00	$3.00	$3.00	$2.00	$3.00	N/A	N/A	N/A	N/A
Average[1]	**$7.00**	**$5.38**	**$6.00**	**$8.75**	**$7.13**	**$6.88**	**$130.00**	**$110.00**	**$110.00**	**$268.00**
Median[1]	**$5.00**	**$5.00**	**$5.00**	**$8.00**	**$6.00**	**$7.00**	**$47.50**	**$47.50**	**$47.50**	**$155.00**

1. Average and median do not include Garland

2. Height requirements in Garland and Rowlett converted to youth/adult

3.8.3 Number of Pools

The Trust for Public Land (TPL) prepares an annual report that includes a variety of information about parks throughout the USA. The *2019 City Park Facts* includes data for the number of pools for the top 100 US cities, in terms of population. Table 3.8 presents these 100 cities[1] with the count of pools, number of pools per 100,000

[1] Numbers were available for only 95 of the 100 communities.

population, and the ranking for number of pools per 100,000 population. The top ranked cities tend to be older cities with many small neighborhood pools. In general, the ranking does not vary much by region or local climate as many high-ranking cities have cooler climates and many lower ranked cities have warmer climates.

Based on these numbers, Garland currently ranks 43rd with five pools (Hawaiian Falls in included in the numbers), resulting in a value of 2.0 pools per 100,000 population. This number is slightly above the median number of pools per 100,000 population for the 100 cities of 1.8. If Garland had one fewer pool, the resulting pools per 100,000 population would be 1.7, ranking 51st.

Table 3.8: TPL Pool Benchmarking Comparison

Place Name	City Population	Pools	Pools per 100,000 Residents	Rank
Cleveland, OH	381,226	42	11.0	1
Cincinnati, OH	308,969	23	7.4	2
Pittsburgh, PA	310,884	19	6.1	3
Tucson, AZ	541,841	28	5.2	4
Philadelphia, PA	1,591,765	72	4.5	5
Washington, DC	688,642	30	4.4	6
Henderson, NV	298,927	13	4.3	7
Denver, CO	714,708	31	4.3	8
Atlanta, GA	477,371	20	4.2	9
Omaha, NE	450,466	18	4.0	10
Jacksonville, FL	907,722	35	3.9	11
Hialeah, FL	233,504	9	3.9	12
Orlando, FL	286,678	11	3.8	13
New Orleans, LA	392,887	15	3.8	14
Milwaukee, WI	587,575	22	3.7	15
Winston-Salem, NC	246,224	9	3.7	16
Austin, TX	969,733	35	3.6	17
Baltimore, MD	613,084	22	3.6	18
St. Petersburg, FL	260,094	9	3.5	19
Buffalo, NY	260,157	9	3.5	20
Tampa, FL	379,551	12	3.2	21
Lincoln, NE	287,896	9	3.1	22
Boise, ID	227,531	7	3.1	23
Plano, TX	295,013	9	3.1	24
Laredo, TX	268,976	8	3.0	25
Boston, MA	674,913	20	3.0	26
Irvine, CA	270,731	8	3.0	27
St. Louis, MO	315,273	9	2.9	28
Chicago, IL	2,768,416	78	2.8	29
Memphis, TN	662,038	18	2.7	30
Irving, TX	243,678	6	2.5	31
El Paso, TX	698,533	17	2.4	32
Aurora, CO	370,647	9	2.4	33
Sacramento, CA	500,667	12	2.4	34
Wichita, KS	400,599	9	2.2	35
Des Moines, IA	227,308	5	2.2	36
Chandler, AZ	275,654	6	2.2	37
Riverside, CA	321,943	7	2.2	38
Honolulu, HI	1,014,168	22	2.2	39
Lexington/Fayette, KY	323,298	7	2.2	40
Toledo, OH	278,978	6	2.2	41
Albuquerque, NM	571,471	12	2.1	42
Garland, TX	***244,303***	***5***	***2.0***	***43***
San Antonio, TX	1,457,400	28	1.9	44
Las Vegas, NV	639,625	12	1.9	45
Durham, NC	271,001	5	1.8	46
Portland, OR	652,565	12	1.8	47
Bakersfield, CA	383,573	7	1.8	48
Kansas City, MO	497,311	9	1.8	49
Mesa, AZ	501,137	9	1.8	50
Phoenix, AZ	1,616,300	29	1.8	51
Houston, TX	2,358,708	42	1.8	52
Greensboro, NC	288,594	5	1.7	53
Baton Rouge, LA	233,114	4	1.7	54
Raleigh, NC	469,363	8	1.7	55
Fresno, CA	528,920	9	1.7	56
Anchorage, AK	303,421	5	1.6	57
North Las Vegas, NV	243,535	4	1.6	58
Los Angeles, CA	4,002,721	65	1.6	59
Scottsdale, AZ	249,005	4	1.6	60
Reno, NV	255,055	4	1.6	61
Lubbock, TX	260,624	4	1.5	62
Gilbert, AZ	261,287	4	1.5	63
Virginia Beach, VA	461,588	7	1.5	64
Dallas, TX	1,356,896	20	1.5	65
Santa Ana, CA	342,217	5	1.5	66
Nashville/Davidson, TN	684,946	10	1.5	67
Jersey City, NJ	278,539	4	1.4	68
Oakland, CA	420,486	6	1.4	69
Seattle, WA	710,295	10	1.4	70
St. Paul, MN	305,840	4	1.3	71
Arlington, TX	389,547	5	1.3	72
Stockton, CA	313,009	4	1.3	73
San Francisco, CA	878,294	11	1.3	74
Detroit, MI	656,573	8	1.2	75
Tulsa, OK	415,675	5	1.2	76
Colorado Springs, CO	471,059	5	1.1	77
Columbus, OH	876,962	9	1.0	78
Minneapolis, MN	419,897	4	1.0	79
San Diego, CA	1,405,422	13	0.9	80
New York, NY	8,679,888	72	0.8	81
Glendale, AZ	247,804	2	0.8	82
Oklahoma City, OK	673,590	5	0.7	83
Chula Vista, CA	272,387	2	0.7	84
Long Beach, CA	480,903	3	0.6	85
San Jose, CA	1,040,606	6	0.6	86
Charlotte/Mecklenburg	1,092,533	5	0.5	87
Arlington, VA	227,454	1	0.4	88
Fremont, CA	230,734	1	0.4	89
Madison, WI	258,275	1	0.4	90
Fort Worth, TX	882,972	3	0.3	91
Anaheim, CA	359,477	1	0.3	92
Louisville, KY	632,268	1	0.2	93
Corpus Christi, TX	337,094	0	0.0	94
Newark, NJ	284,054	0	0.0	95
Median			**1.8**	

4

PUBLIC INPUT

4.1 Introduction

The Public Input section consists of the following elements:

- A summary of the public meetings
- A summary of pertinent portions of the Aquatic Feasibility Survey for the City of Garland with a comparison to the web-based survey distributed by the city at aquatic facilities and other locations in Garland

4.2 Public Meetings

4.2.1 On-Site Engagement - July 25, 2019 through December 5, 2019

Attendees of the public meetings were given three blue dots and three green dots to place on boards indicating their preferences. Two boards provided photos of aquatic features, and two boards provided photos of aquatic programs. The activity requested that participants choose the features and programs most important to them and their households. Children were also invited to participate. Between the eight events, 865 community members participated in the activity for features and 780 participated for programs. Counts of the selections by event are presented in Tables 4.1 and 4.2.

On the feature boards (Table 4.1), a lazy river received the largest number of dots (394), followed by high thrill attractions (266) and tall waterslide (263). All options received some support, indicating that all of these amenities are important to Garland residents to varying degrees. On the program boards (Table 4.2), scuba diving received the largest number of dots (364), followed by swim lessons (285). Similar to the feature boards, all options received some support.

Table 4.1: Feature Preference Results

Feature	Event							Total	%
	Holford & Wynne Pools 7/25/2019	Bradfield Pool 7/25/2019	Family Night Out 7/27/2019	Surf and Swim 8/10/2019	Audubon Rec Center 11/12/2019	Field Rec Center 11/13/2019	Christmas on the Square 12/5/2019		
Lazy River	60	46	85	86	30	5	82	394	**15%**
High Thrill Attractions	37	40	58	46	28	7	50	266	**10%**
Tall Waterslide	49	13	58	56	15	11	61	263	**10%**
Indoor Family Activity Pool	38	22	85	24	29	3	36	237	**9%**
Surf Simulator	45	19	40	33	16	8	43	204	**8%**
Lily Pad Bridge	17	27	28	35	19	4	32	162	**6%**
Dumping Bucket	24	13	29	22	13	5	26	132	**5%**
Splash Pad	27	7	31	13	14	1	35	128	**5%**
Shade over Pool or Deck	28	11	37	15	9	0	28	128	**5%**
Vortex	16	13	41	17	6	4	15	112	**4%**
Climbing Wall	11	8	27	17	8	2	37	110	**4%**
Diving Board	15	10	28	30	2	7	15	107	**4%**
Shallow Water Area	14	12	29	16	10	0	26	107	**4%**
Indoor Lap Pool	22	8	23	4	15	5	14	91	**4%**
Family slides	8	6	20	15	7	0	31	87	**3%**
Lap Lanes	10	10	12	18	3	4	9	66	**3%**
Total	**421**	**265**	**631**	**447**	**224**	**66**	**540**	**2,594**	
Participants	**140**	**88**	**210**	**149**	**75**	**22**	**180**	**865**	

Table 4.2: Program Preference Results

Program	Event							Total	%
	Holford & Wynne Pools 7/25/2019	Bradfield Pool 7/25/2019	Family Night Out 7/27/2019	Surf and Swim 8/10/2019	Audubon Rec Center 11/12/2019	Field Rec Center 11/13/2019	Christmas on the Square 12/5/2019		
Scuba Diving	71	27	75	80	25	16	60	354	**15%**
Swim Lessons	50	36	52	39	39	8	61	285	**12%**
Water Volleyball	25	20	41	31	13	5	40	175	**7%**
Battleship	29	13	31	35	18	0	47	173	**7%**
Kayaking	28	9	40	28	14	3	47	169	**7%**
Snorkeling	25	21	24	35	11	0	44	160	**7%**
Water Fitness	32	17	23	7	28	3	41	151	**6%**
Water Basketball	19	15	21	28	11	11	22	127	**5%**
Swim Teams	21	40	17	6	8	5	22	119	**5%**
Lifeguard Training	27	12	18	14	10	2	29	112	**5%**
Paddleboarding	16	14	18	22	10	0	27	107	**5%**
Innertube Water Polo	13	9	24	23	7	0	24	100	**4%**
Log Rolling	14	12	11	17	8	2	22	86	**4%**
Paddleboard Yoga	8	5	18	13	8	2	24	78	**3%**
Springboard Diving Lessons	15	3	12	14	7	0	23	74	**3%**
Synchronized Swimming	12	7	14	11	3	0	23	70	**3%**
Total	**405**	**260**	**439**	**403**	**220**	**57**	**556**	**2,340**	
Participants	**135**	**87**	**146**	**134**	**73**	**19**	**185**	**780**	

4.2.2 Dollar Voting

Participants at on-site events were given $1,000 in play money to distribute how they felt the city should allocate funds for various aspects of aquatics. Table 4.3 shows the totals for the various categories. Participants could also purchase "Other" cards to request specific items not provided on one of the provided boxes. The combined results for the 870 participants at the event are listed below with the dollars for each aquatic improvement option and the percentage of the total allocated for the improvement.

Table 4.3: Dollar Voting Park Improvement Allocations

Action (Box Title)	Event								Total
	Holford Pool 7/25/2019	Wynne Pool 7/25/2019	Bradfield Pool 7/25/2019	Family Night Out 7/27/2019	Surf & Swim 8/10/2019	Audubon Rec Center 11/12/2019	Field Rec Center 11/13/2019	Christmas on the Square 12/05	
Lazy River	$17,500	$2,400	$13,800	$40,300	$36,600	$13,600	$2,300	$37,700	**$164,200**
	16%	*9%*	*16%*	*23%*	*25%*	*17%*	*11%*	*17%*	*19%*
Indoor Family Activity Pool	$14,800	$1,400	$15,000	$25,600	$13,200	$16,500	$1,600	$28,100	**$116,200**
	13%	*5%*	*17%*	*14%*	*9%*	*21%*	*7%*	*13%*	*13%*
Tall Waterslides	$9,300	$11,000	$6,000	$10,300	$24,800	$5,100	$3,900	$27,000	**$97,400**
	8%	*41%*	*7%*	*6%*	*17%*	*6%*	*18%*	*12%*	*11%*
High Thrill Attractions	$11,700	$2,400	$8,500	$21,600	$12,800	$6,300	$5,900	$23,400	**$92,600**
	11%	*9%*	*10%*	*12%*	*9%*	*8%*	*27%*	*10%*	*11%*
Spraygrounds / Splash Pads	$10,500	$700	$8,400	$25,600	$6,300	$8,200	$700	$24,400	**$84,800**
	10%	*3%*	*10%*	*14%*	*4%*	*10%*	*3%*	*11%*	*10%*
Shade	$13,100	$3,800	$7,500	$16,200	$20,200	$5,200	$800	$17,900	**$84,700**
	12%	*14%*	*9%*	*9%*	*14%*	*7%*	*4%*	*8%*	*10%*
Waterslides for Small Children	$7,000	$500	$8,000	$12,600	$8,200	$8,100	$900	$24,000	**$69,300**
	6%	*2%*	*9%*	*7%*	*6%*	*10%*	*4%*	*11%*	*8%*
Diving Boards / Climbing Walls	$5,600	$1,100	$3,600	$9,100	$12,500	$3,300	$600	$16,200	**$52,000**
	5%	*4%*	*4%*	*5%*	*9%*	*4%*	*3%*	*7%*	*6%*
Indoor Lap Pool	$12,300	$2,100	$5,100	$2,400	$3,800	$5,400	$2,700	$8,800	**$42,600**
	11%	*8%*	*6%*	*1%*	*3%*	*7%*	*12%*	*4%*	*5%*
Shallow Water / Zero Depth Entry	$5,900	$500	$4,500	$9,300	$4,900	$3,800	$300	$11,600	**$40,800**
	5%	*2%*	*5%*	*5%*	*3%*	*5%*	*1%*	*5%*	*5%*
Outdoor Lap Lanes	$2,400	$900	$5,100	$3,500	$2,800	$2,100	$800	$4,700	**$22,300**
	2%	*3%*	*6%*	*2%*	*2%*	*3%*	*4%*	*2%*	*3%*
Other	$0	$0	$800	$500	$0	$900	$1,200	$200	**$3,600**
	0%	*0%*	*1%*	*0%*	*0%*	*1%*	*6%*	*0%*	*0%*
Total	**$110,100**	**$26,800**	**$86,300**	**$177,000**	**$146,100**	**$78,500**	**$21,700**	**$224,000**	**$870,500**

Of the options provided, the largest allocation was given to the development of a lazy river with 19% of the funding allocations or $164,200. The development of new indoor family activity pool received the second largest allocation of these options (13%). Tall waterslides and high thrill attractions were next, both at 11%. The development of "Other" aquatic improvements received the $3,600 or 0.4% of the allocated dollars.

4.2.3 Common Themes from the Public Workshops and the Stakeholder Groups during the Park System Master Plan (Not in Order)

- Update parks – meet current needs
- Splash pads
- Indoor Pool
- New outdoor aquatic centers
- Improved accessibility
- More shade
- More aquatic programs

4.3 Aquatic Facilities Survey and Web Survey

4.3.1 Statistically Valid Survey - Overview and Methodology

The Consultants subcontracted with ETC Institute to conduct an Aquatic Feasibility Survey (Mail Survey) in the winter of 2019/2020 to help establish priorities for the future development of aquatic facilities, programs, and services within the community. The survey was designed to obtain statistically valid results from households throughout the City of Garland. The survey was administered by mail, web, and phone.

City of Garland officials worked with members of the Brandstetter Carroll Inc. project team and ETC Institute for the development of the survey questionnaire. This collaboration allowed the survey to be tailored to issues of strategic importance to effectively plan the future of aquatics in Garland.

The four-page survey was mailed to a random sample of households throughout the City of Garland. The goal was to obtain a total of at least 500 completed surveys. This goal was exceeded with a total of 516 surveys completed. The results of the random sample of 516 households had 95% level of confidence with a precision rate of at least +/- 4.31%.

4.3.2 Web Survey

In addition to the Mail Survey, Garland Parks, Recreation, and Cultural Arts and Brandstetter Carroll Inc. prepared a handout and web-based survey (Web Survey) using Survey Monkey. A total of 1,099 local residents completed this survey. Of these respondents, 724 (81%) were residents of Garland and 175 were from outside of the city.[1] Many of the surveys were completed on handout versions that were available at the public workshops, stakeholder meetings, and park facilities throughout the community which were manually entered into the computer. In the tables on the following pages, the results of the Web Survey and the Mail Survey were combined into one figure, where possible, for comparison of the results.

4.3.3 Survey Results

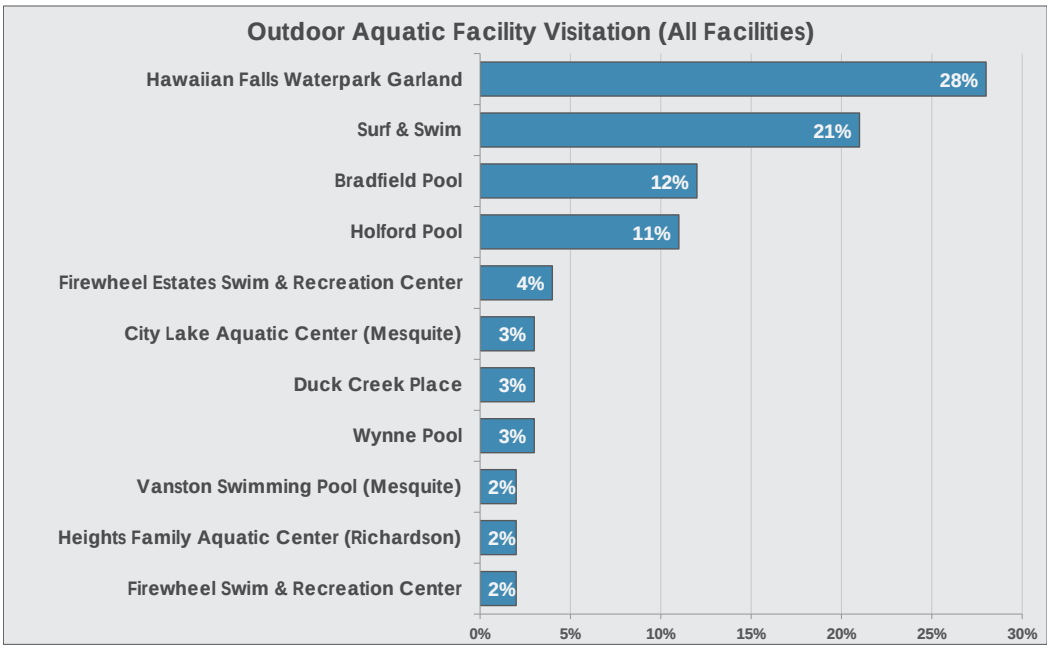
The following pages summarize the major findings of the surveys. The results of both surveys are presented in this text for comparison. Because the Mail Survey results were collected using a statistically valid random sample, the results are intended to represent the residents of Garland as a whole, both users and non-users. The Web Survey was available to be completed by any resident who chose to be involved in the process. As a result, the Web Survey had many more responses, and these responses reflect motivated members of the community, including users of the facilities. The figures summarizing survey responses below were sorted based on the results of the Mail Survey.

4.3.4 Visitation to Aquatic Facilities

Visitation to Outdoor Aquatic Facilities

Respondents to the Mail Survey were asked about their visitation to outdoor aquatic facilities in or near Garland in the last 12 months. Figure 4.1 shows the proportion of respondents for both surveys that reported that a member of their household visited each aquatic facility over the last 12 months. According to the statistically valid Mail Survey, the most visited outdoor facility was Hawaiian Falls Waterpark Garland (28%), followed closely by Surf & Swim (21%).

Figure 4.1: Visitation of Outdoor Aquatic Facilities

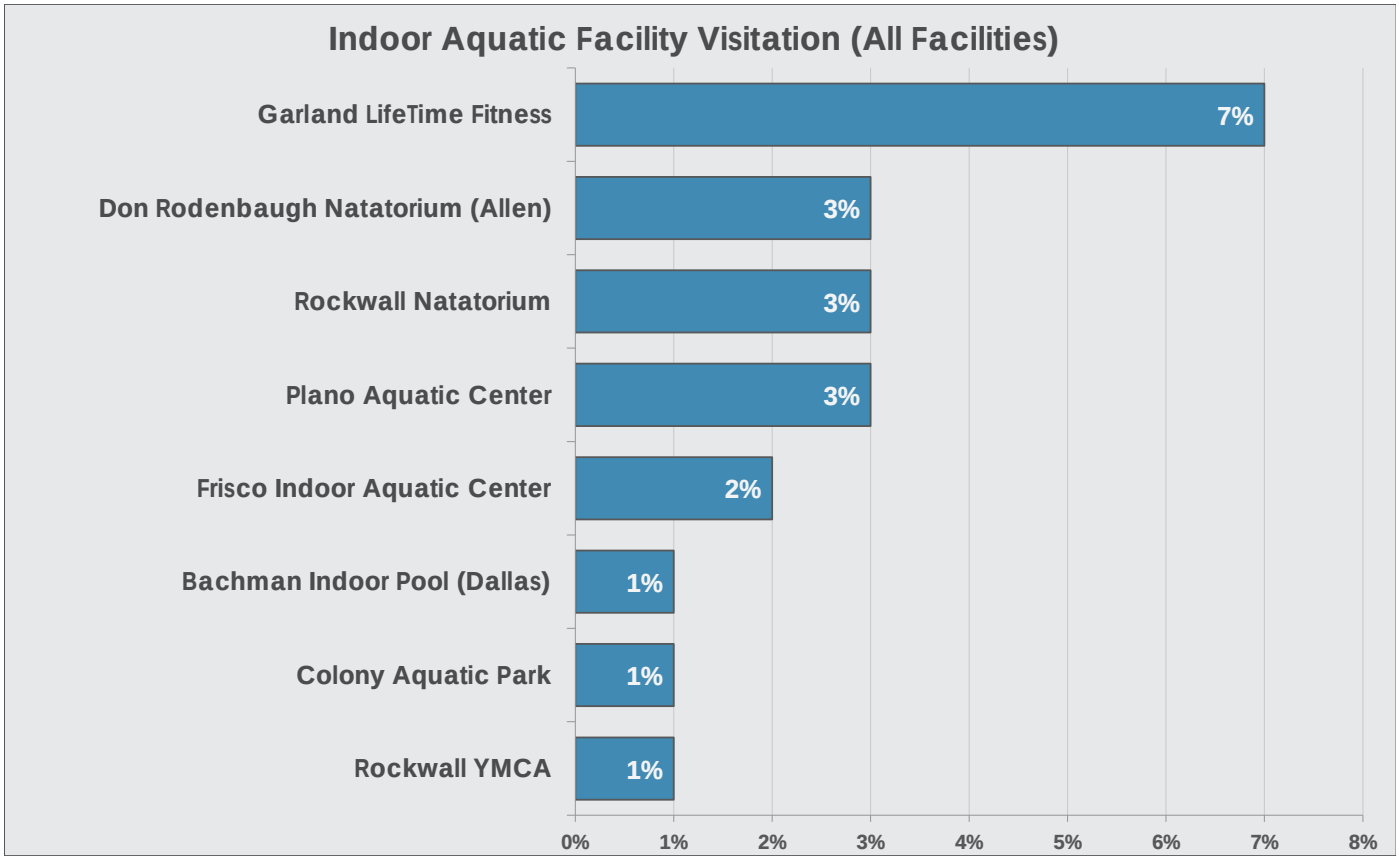


[1] 199 respondents skipped the question

Visitation to Indoor Aquatic Facilities

Respondents to the Mail Survey were asked about their visitation to indoor aquatic facilities in or near Garland in the last 12 months. Figure 4.2 shows the proportion of respondents who reported that a member of their household visited each aquatic facility over that time. According to the survey, the most visited indoor facility was the Garland LifeTime Fitness (7%). Nearly three quarters (74%) of households reported visiting no indoor facilities in the past year.

Figure 4.2: Visitation of Indoor Aquatic Facilities



Visitation to Pools by Garland Parks, Recreation, and Cultural Arts

Respondents to both surveys were asked whether they or other members of their household had visited any of the four pools operated by Garland Parks, Recreation, and Cultural Arts over the past year. Just under a third (30%) of Mail Survey respondents reported household visitation to these facilities, compared to 70% who had not (see Figure 4.3). Web Survey respondents reported a much higher rate of visitation to these pools. Fifty-nine percent (59%) of respondents reported household visitation to pools offered by Garland.

Figure 4.4 shows the percentage of households that reported visiting the four Garland aquatic facilities in both surveys. Surf & Swim was the most visited facility, according to both surveys (21% - Mail Survey, 25% - Web Survey). In general Web Survey respondents indicated a higher level of use for Garland aquatic facilities than Mail Survey respondents.

Figure 4.3: Visitation to Pools by Garland Parks, Recreation, and Cultural Arts

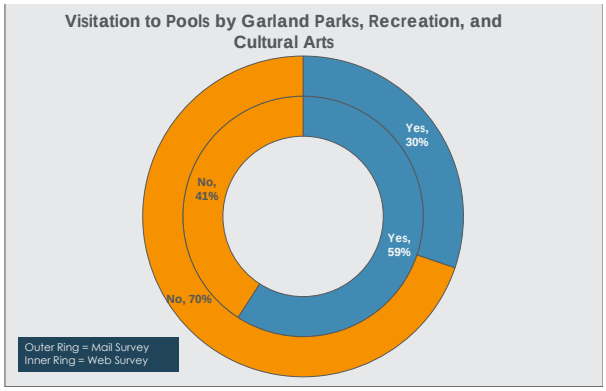
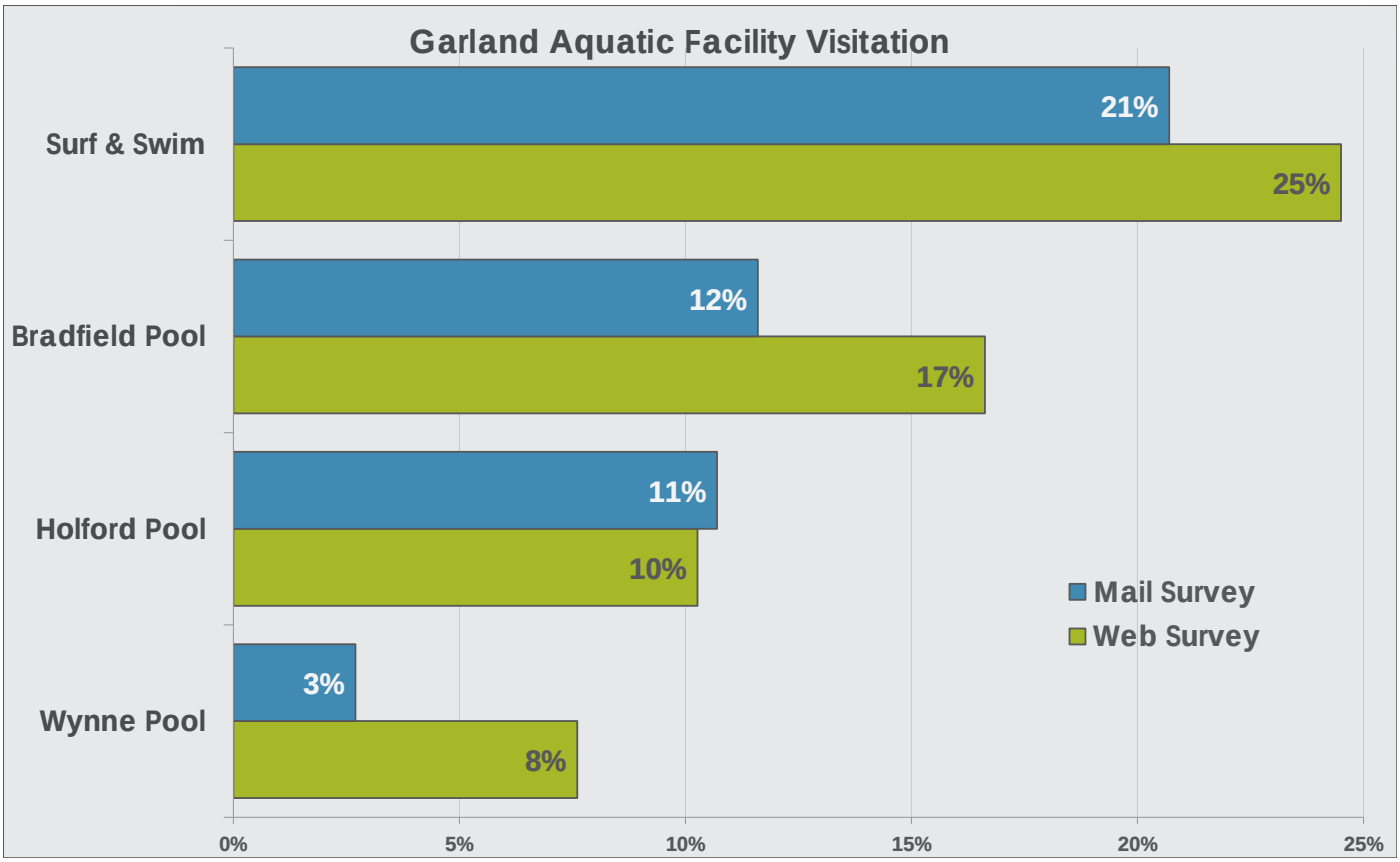


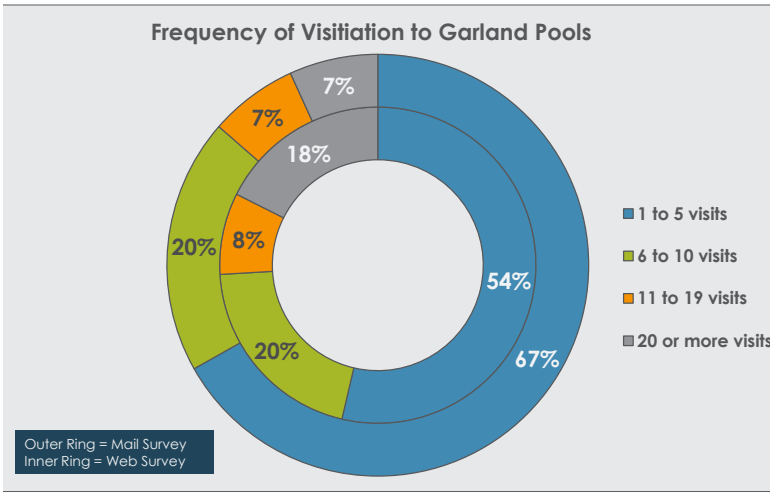
Figure 4.4: Garland Aquatic Facility Visitation Rates



Frequency of Visitation to Garland Pools

Both surveys asked households that visited Garland aquatic facilities during the past 12 months to report how often their household used these facilities. Figure 4.5 shows the frequency of visitation to these facilities. According to the Mail Survey, two-thirds (67%) of households that visited facilities did so between one and five times. Only 7% visited 20 or more times in the previous year. In contrast, Web Survey respondents reported a greater frequency of visitation. Eighteen percent (18%) of Web Survey respondents reported 20 or more visits over the previous year for their households. However, the largest percentage of respondents of the Web Survey still reported visiting between one and five times.

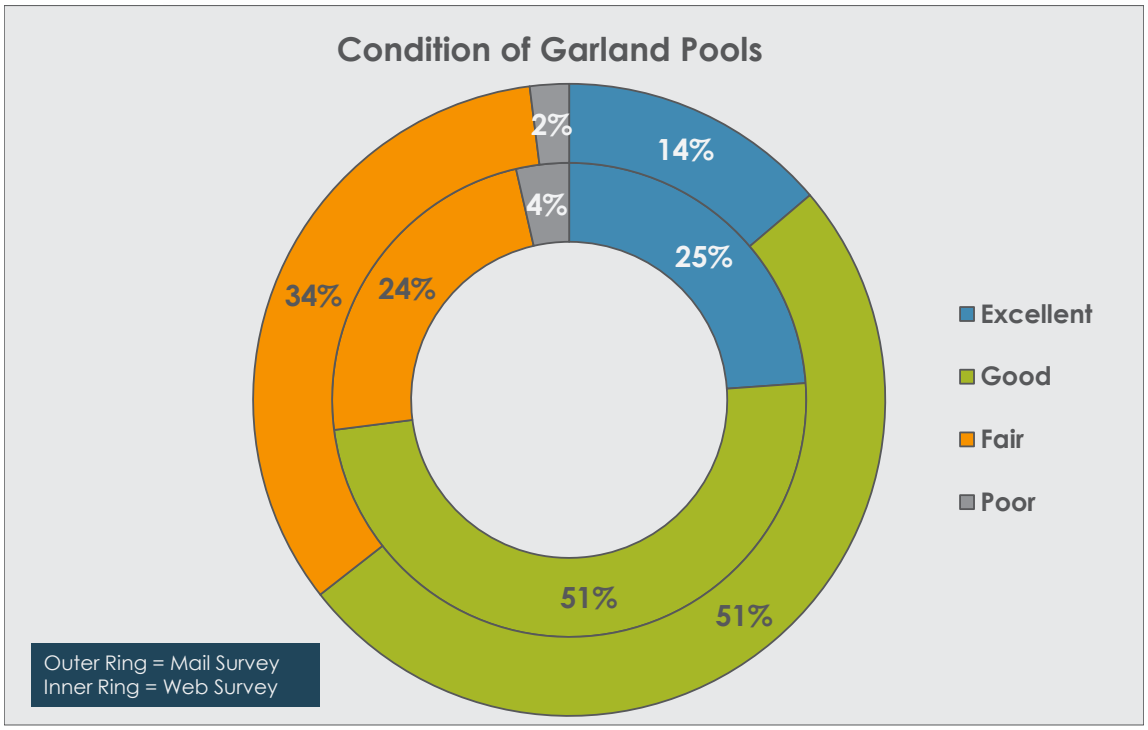
Figure 4.5: Frequency of Visitation to Garland Pools



4.3.5 Condition of Pools Offered by the City of Garland

Respondent households were asked for their assessment of the condition of the pools operated by the City of Garland (Figure 4.6). **The largest percentage of respondents for both surveys rated the facilities they had visited as good (51% in both surveys).** A slightly higher percentage of households rated the facilities as *excellent* (25%) than *fair* (24%) in the Web Survey. In contrast, more than twice as many households rated the facilities as *fair* (34%) than *excellent* (14%) in the Mail Survey. Only a small percentage rated the facilities as *poor* in either survey. These results indicate that households are generally satisfied with the condition of the facilities but would like to see some improvements.

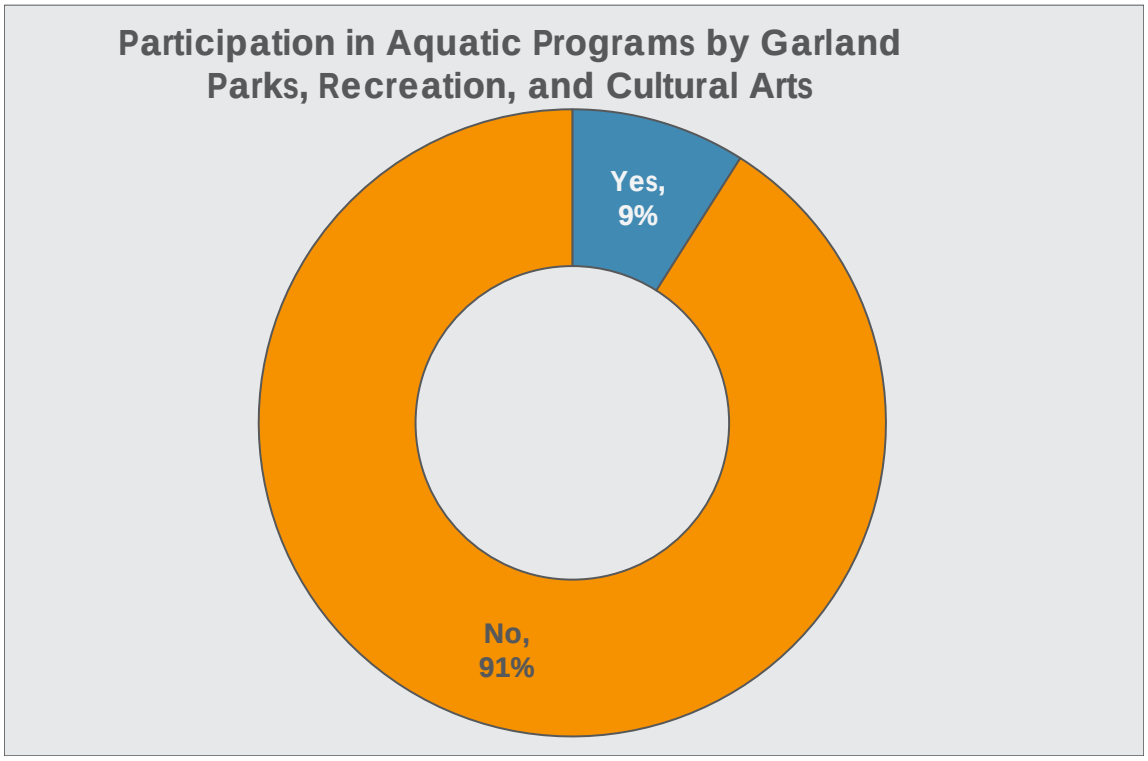
Figure 4.6: Condition of Garland Pools



4.3.6 Participation in Aquatic Programs Offered by Garland Parks, Recreation, and Cultural Arts

Respondents were asked whether members of their households participated in aquatic programs offered by the City of Garland over the past 12 months (Figure 4.7). According to the Mail Survey, 9% of households participated in programs over the past 12 months and 91% did not.

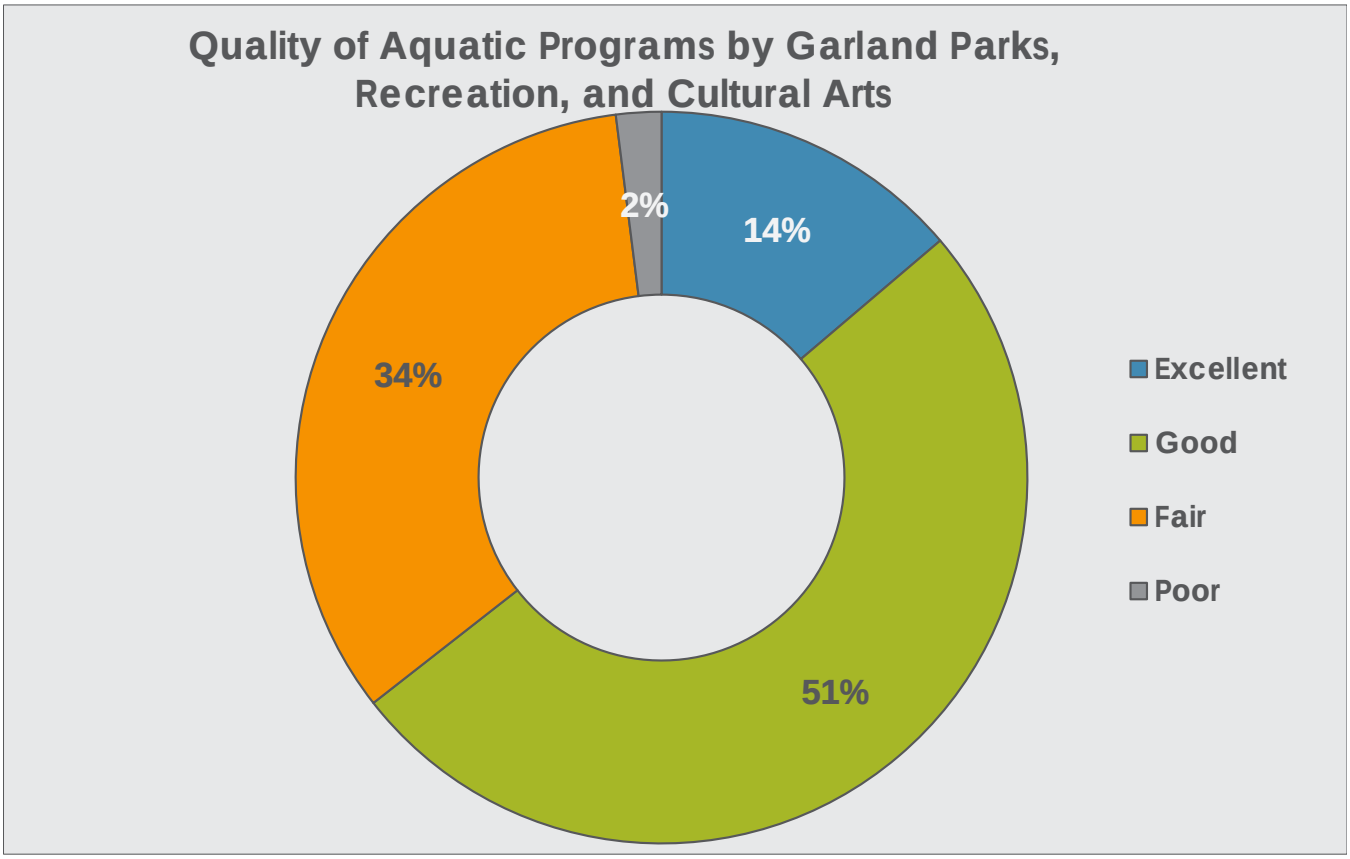
Figure 4.7: Participation in Aquatic Programs by Garland Parks, Recreation, and Cultural Arts



4.3.7 Quality of Aquatic Programs Offered by Garland Parks, Recreation, and Cultural Arts

Respondents who participated in aquatic programs offered by the City of Garland over the past 12 months were asked to rate the quality of those programs. Figure 4.8 shows the results for household ratings of programs in Garland. According to the Mail Survey, **51% of households rated those programs as *good***. Fourteen percent (14%) rated programs as *excellent*, and 34% rated programs as *fair*. Overall, these numbers indicate that participants are generally satisfied with the quality of aquatic programs in Garland, but more than a third would like some improvement.

Figure 4.8: Quality of Garland Aquatic Programs



4.3.8 Program Needs

Most Important Aquatic Programs

Both surveys asked respondents to identify which aquatic programs members of their households attended. Figure 4.9 presents the most important aquatic programs to Garland households (sum of top 4 choices). **The most important programs for Garland households were *water fitness classes*, followed by *senior aquatic programs*.** Therapeutic programs and youth swim lessons tied for third, and adult swim lessons rounded out the top five.

Unmet Program Needs

Mail Survey respondents were also asked how well their needs were currently being met for these aquatic programs (Figure 4.10). Figure 4.10 uses the percentage of respondents that reported a need for programs met at 50% or less and estimates the number of households in Garland that currently have unmet needs for each program. If even a small percentage of these households were to sign up for these programs, demand would be enough to support most of these programs.

Figure 4.9: Most Important Aquatic Programs

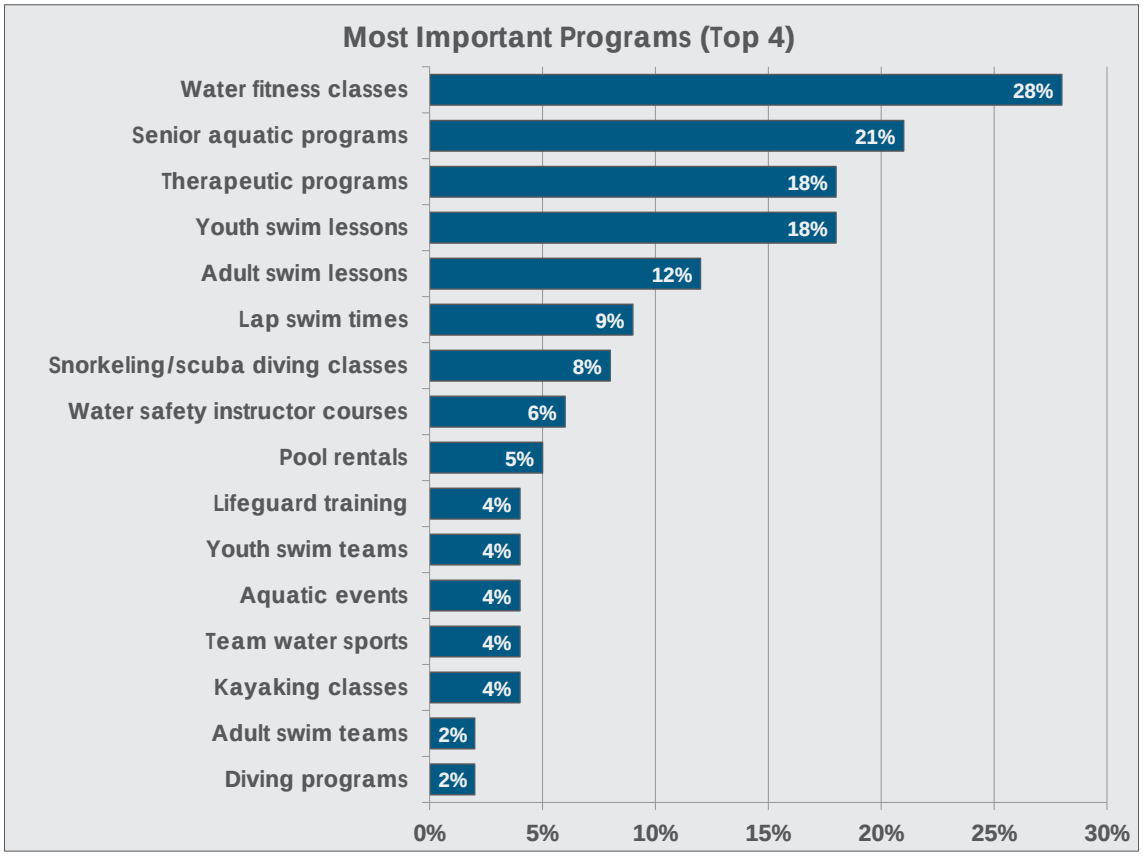
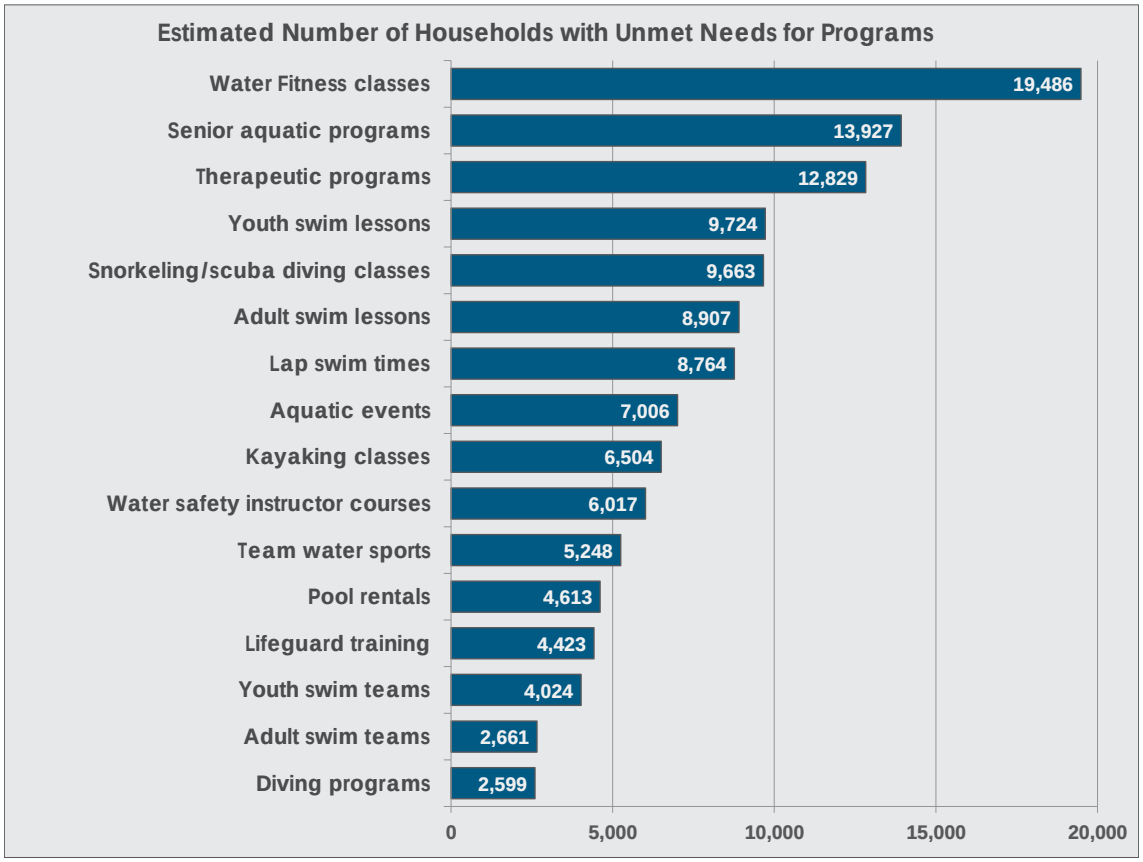


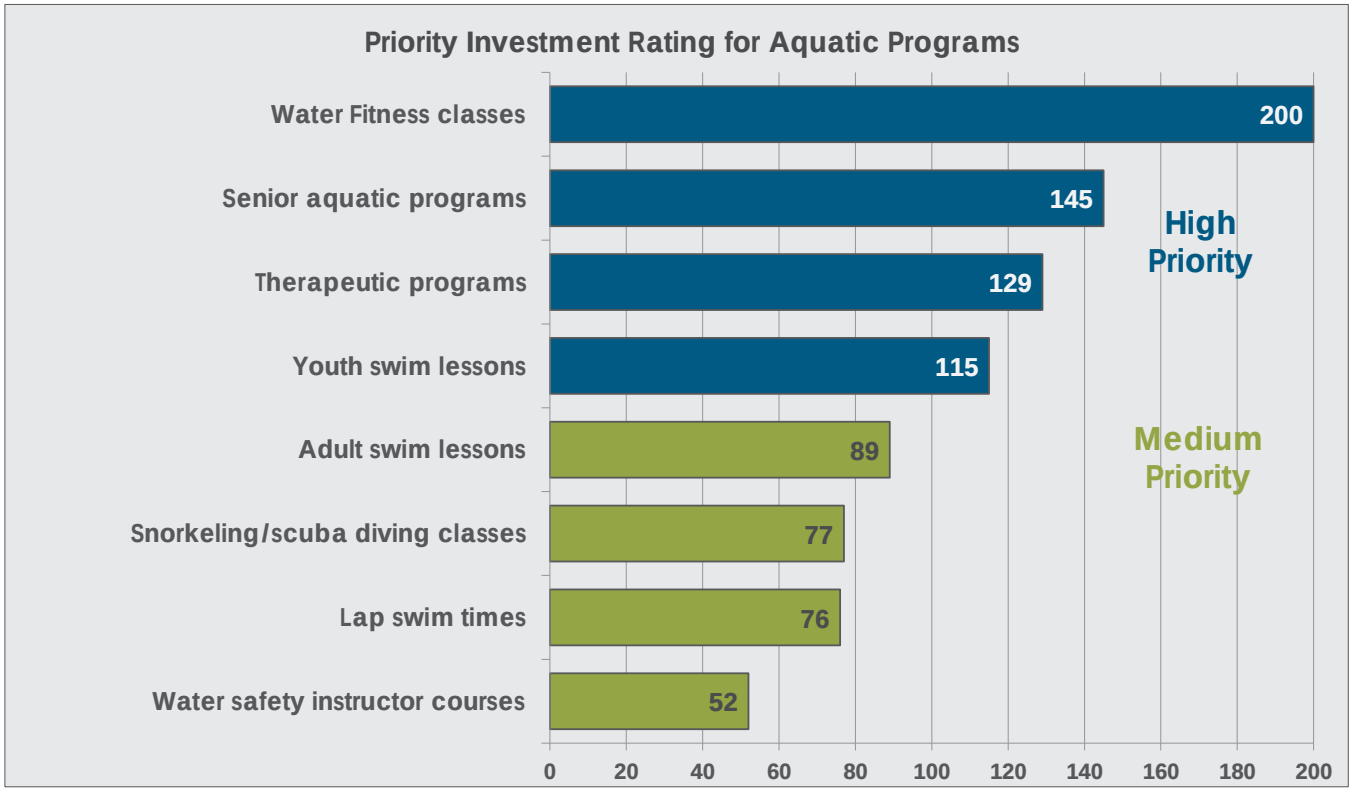
Figure 4.10: Households with Unmet Needs for Aquatic Programs



The survey results by ETC Institute also included a Priority Investment Ranking for aquatic programs, combining the unmet needs ranking and most important programs ranking (Figure 4.9). The results for the high and medium priority facilities can be seen in Figure 4.11. Based on these results, the **high priorities** for investment in Garland are:

1. **Water fitness classes**
2. **Senior aquatic programs**
3. **Therapeutic programs**
4. **Youth swim lessons**

Figure 4.11: Priority Investment Rating for Aquatic Programs



4.3.9 Feelings Regarding Fees at Pools offered by Garland Parks, Recreation, and Cultural Arts

Survey respondents were asked how they felt about the fees to use the pools offered by GPRACD. Figures 4.12, 4.13, and 4.14 present the feelings regarding these fees, which vary by pool. The fees for daily use are as follows:

- $8 for those 48" tall or over and $6 for those under 48" tall (under age 2 – free) at Surf and Swim
- $3 for those 48" tall or over and $2 for those under 48" tall (under age 2 – free) at Bradfield Pool
- $2 for ages 5 and older (under age 5 – free) at Holford Pool and Wynne Pool

The largest percentage of respondents to both surveys indicated that the existing fees are *about right* for each of the three fee rates. Respondents were much more likely to indicate that fees were too high at Surf and Swim than at the other facilities. The numbers in these figures indicate that residents are, in general, satisfied with the fees associated with using these facilities.

Figure 4.12: Feelings Regarding Fees at Surf and Swim

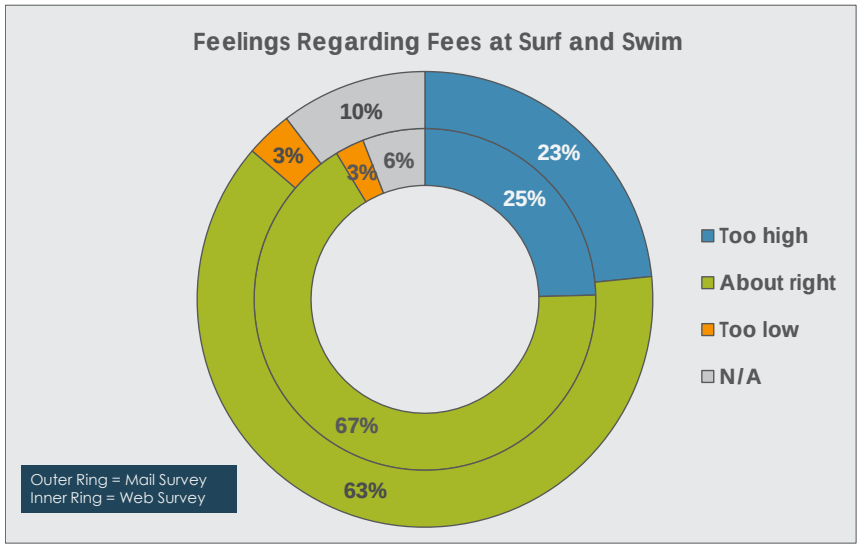


Figure 4.13: Feelings Regarding Fees at Bradfield Pool

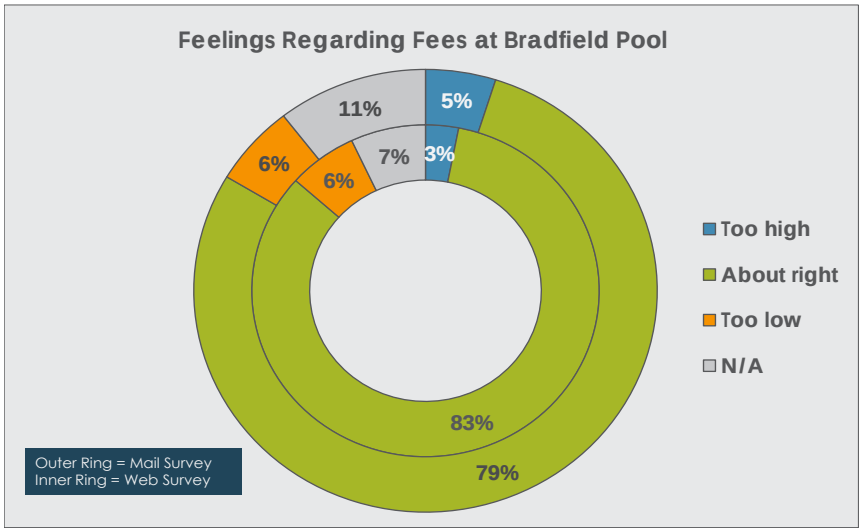
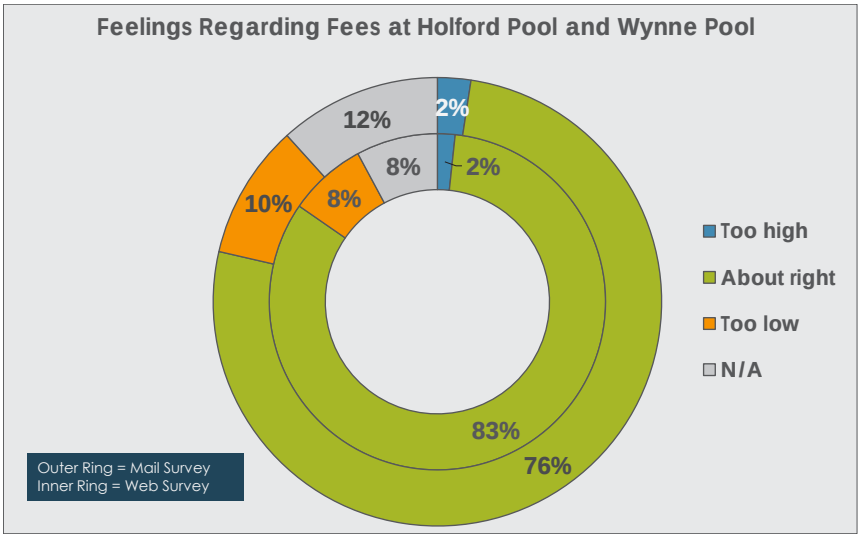


Figure 4.14: Feelings Regarding Fees at Holford Pool and Wynne Pool

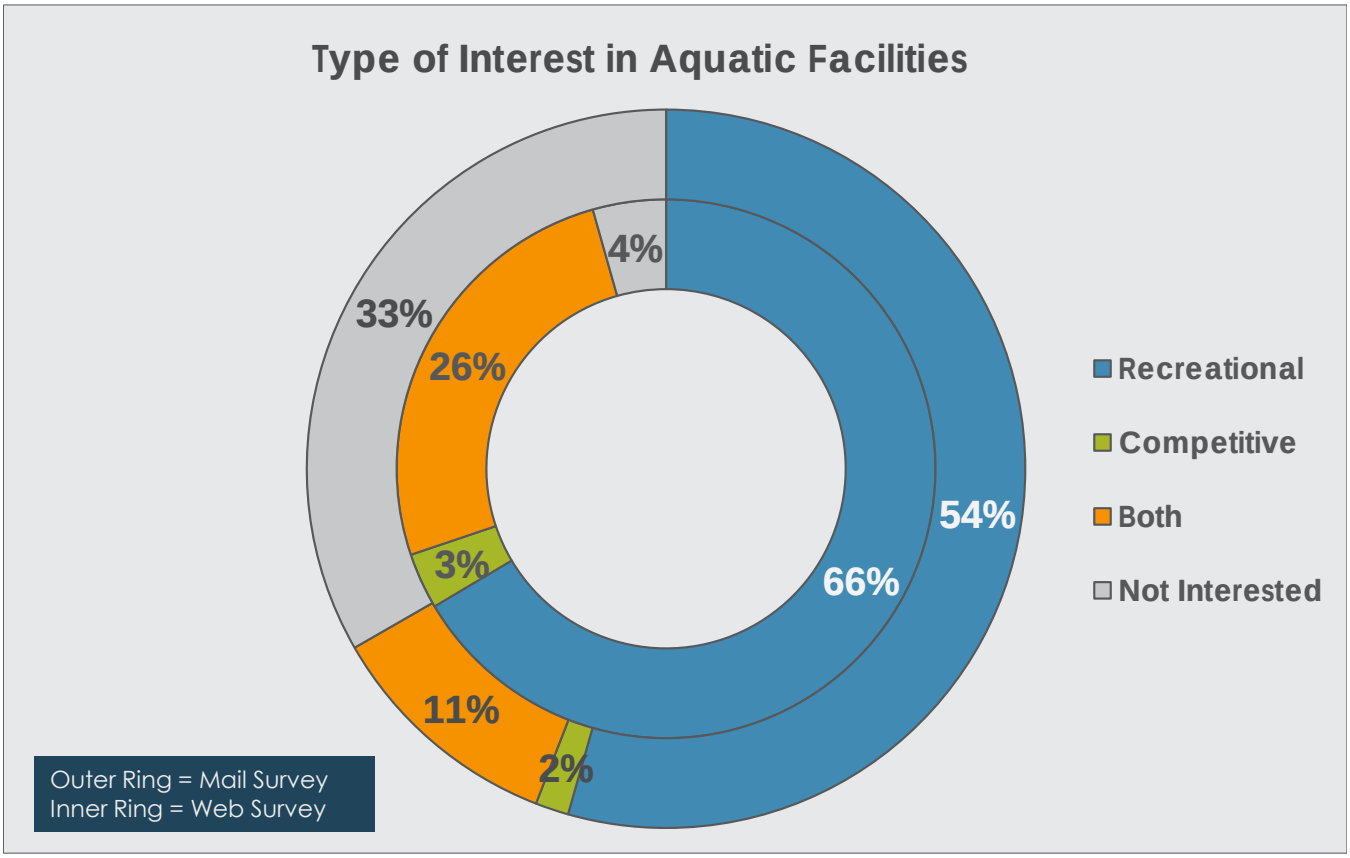


4.3.10 Type of Interest in Aquatic Facilities

The surveys asked households to select the option that best represents their interest in aquatic facilities: *recreational, competitive, both*, or *not interested*. Figure 4.15 presents the results of this survey question. In both surveys, the largest percentage of respondents, by a large margin, indicate that their interest in aquatics was best described as recreational (54% Mail Survey, 66% Web Survey). Only a small percentage of respondents selected competitive; however, 26% of Web Survey respondents and 11% of Mail Survey respondent selected both. A third (33%) of Mail Survey respondents indicated that they were not interested in aquatic facilities, compared to only 4% of Web Survey respondents.

These results indicate that the largest percentage of households in Garland are interested in recreational aquatics. The results also indicate that most of the competitive users are also interested in recreational facilities. Finally, these results demonstrate a greater interest in competitive facilities for Web Survey respondents than Mail Survey respondents (and therefore the public as a whole).

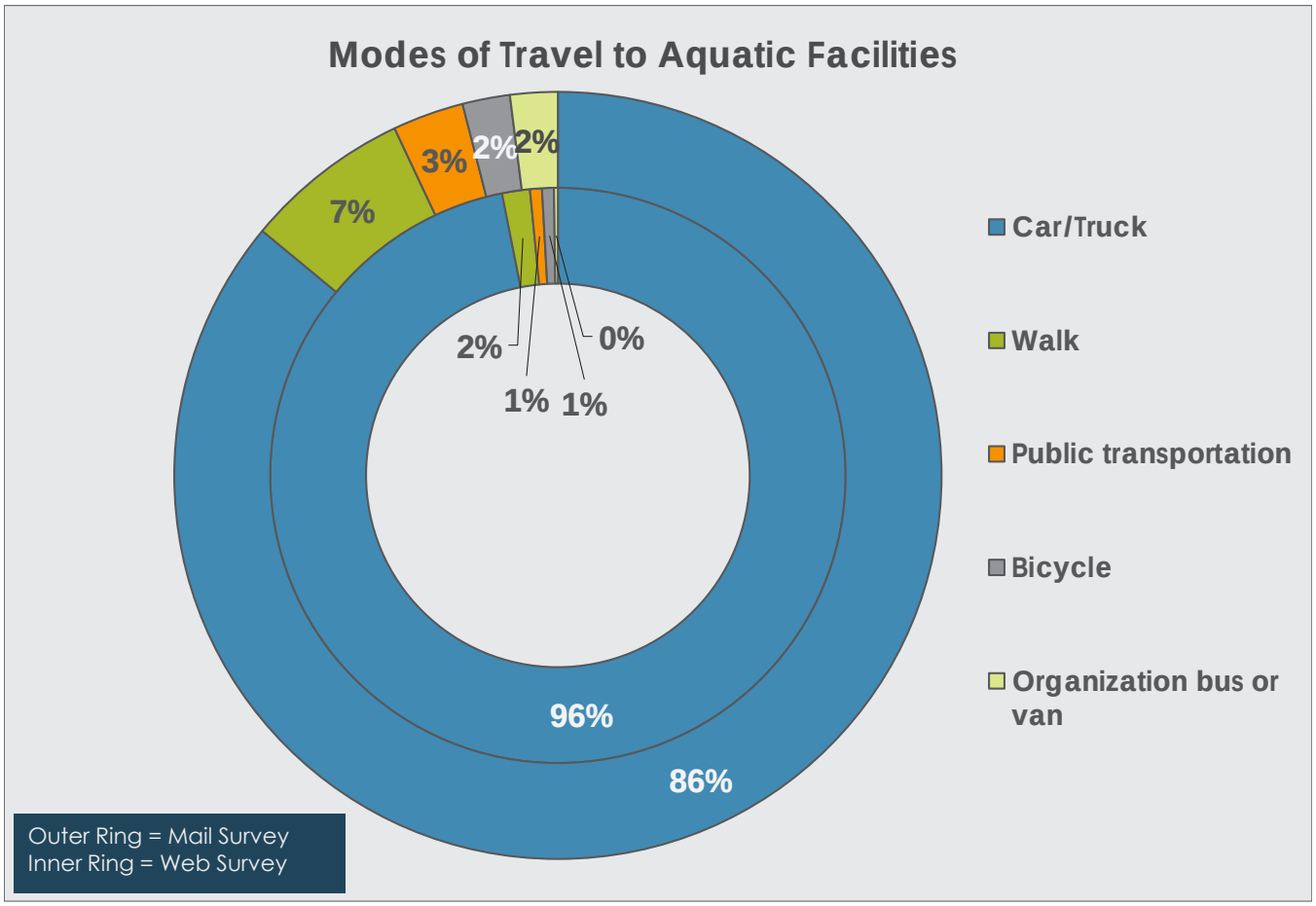
Figure 4.15: Type of Interest in Aquatic Facilities



4.3.11 Travel to Aquatic Facilities

Respondents were asked to choose their most frequent method of travel to aquatic facilities in Garland (Figure 4.16). A large majority of respondents to the Mail Survey indicated their households primarily traveled to aquatic facilities via *car/truck* (86%). The next most used mode of transportation was *walk* (7%) followed by *public transportation* (3%). The results for the Web Survey indicated far more users traveling by *car/truck* (96%).

Figure 4.16: Modes of Travel to Aquatic Facilities



4.3.12 Visitation and Support for Splash Pads

The surveys asked respondents whether any member of their household had visited a sprayground or splash pad over the past 12 months. According to the Mail Survey, only 24% of households reported visiting such a facility (see Figure 4.17). The numbers were much higher for the Web Survey at just over half (51%) of respondents. The City of Garland does not currently operate any of these facilities, so these households visited these facilities in other jurisdictions, leading to lower levels of visitation. While most households had not visited a sprayground or splash pad in the previous year, **most households indicated (see Figure 4.18) support for the development of this type of facility in Garland (96% Mail Survey, 89% Web Survey)**.

Figure 4.17: Visitation to Splash Pads

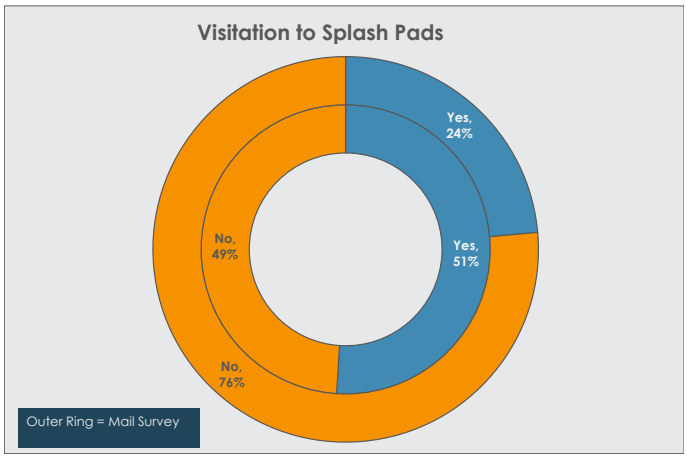
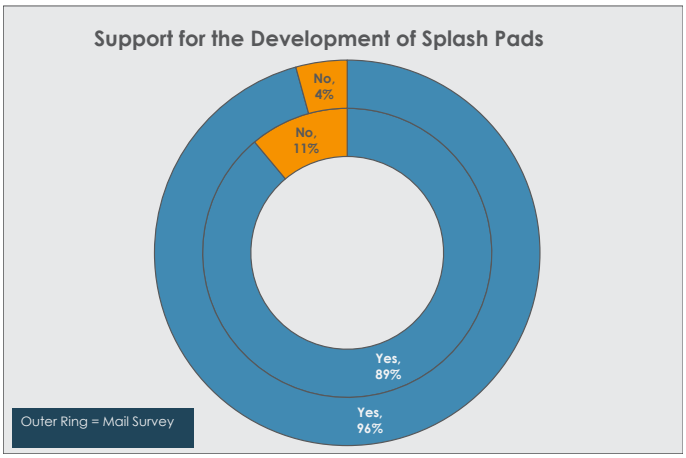


Figure 4.18: Support for the Development of Splash Pads



4.3.13 Support for Actions to Improve Aquatics

Respondents of the surveys were presented with a series of potential actions the city could pursue to improve aquatics in Garland. For each of these options, respondents selected whether they were *very supportive, somewhat supportive, not supportive, or not sure*. Figure 4.19 shows the combination of very and somewhat supportive for both surveys. All but three options received support by more than 50% of respondents in the Mail Survey. The lowest ranked item in the Web Survey (develop a saltwater pool) received support from 58% of respondents.

The action with the highest level of support (*very* or *somewhat supportive*) in the Mail Survey was *add security cameras* (84% Mail Survey), followed closely by *improve restrooms* and *provide additional shade*. The top ranked action in the Web Survey was *provide additional shade* (96%). The order of the actions was similar between the two surveys; however, Web Survey respondents provided a higher level of support for every option provided.

As a follow up question, households were asked to choose the most important action from this list of potential actions. Figure 4.20 presents the top 10 most important actions. The order of these actions is quite different from Figure 4.19. The top action from Figure 4.19, *add security cameras,* dropped to fifth when respondents had to choose a single most important action, indicating that while many households would like to see this action, it does not rank as their top priority. The second most important action in Figure 4.19, *improve restrooms*, does not appear in the top 10.

The most important action in the Mail Survey was *develop new family aquatic centers with modern amenities* which ranked seventh in Figure 4.17. This action plus *develop an indoor warm water pool* and *develop splash pads/spraygrounds in neighborhoods without pools* were virtually tied in the Web Survey at 12%. *Develop a lazy river* also ranked much higher in the Web Survey. Provide additional shade and *upgrade pool houses/ bathhouses* were much more important to Mail Survey respondents and likely the population as a whole.

4.3.14 Willingness to Pay Higher Fees for Improvements

Mail Survey respondents were asked whether they would be willing to pay higher fees to use a facility that offered the improvements most important to their households. The results can be seen in Figure 4.21. Over two-thirds (68%) reported a willingness to pay higher fees for these improvements, indicating that the City of Garland could potentially charge higher usage fees for facilities that include the potential improvements described previously.

4.3.15 Interest in Passes or Memberships

Season Pass to Outdoor Pools

As described in Subsection 4.3.9, Garland currently charges for daily use but does not offer a season pass to aquatic facilities. Both surveys asked households if they would be interested in purchasing a season pass to Garland outdoor aquatic facilities if one was available. The results, which can be seen in Figure 4.22, indicate that many Garland households would be interested in a pass. Just over a quarter (27%) of Garland households indicated they would be interested in purchasing a pass and another third (33%) of households indicated that it would depend on fees. Only 13% of Web Survey respondents indicated that they would not be interested.

Figure 4.19: Support for Actions to Improve Aquatics

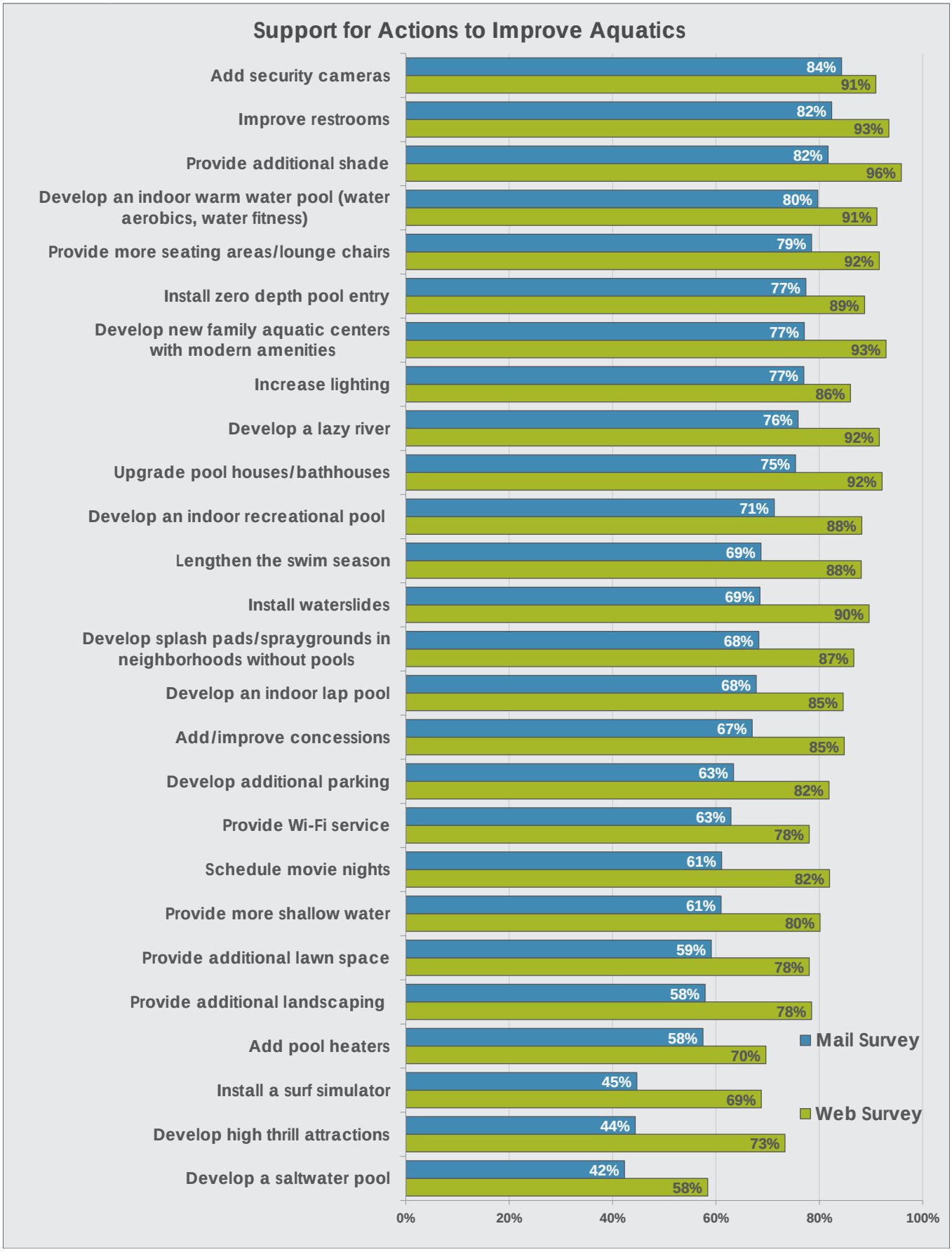


Figure 4.20: Most Important Actions to Improve Aquatics

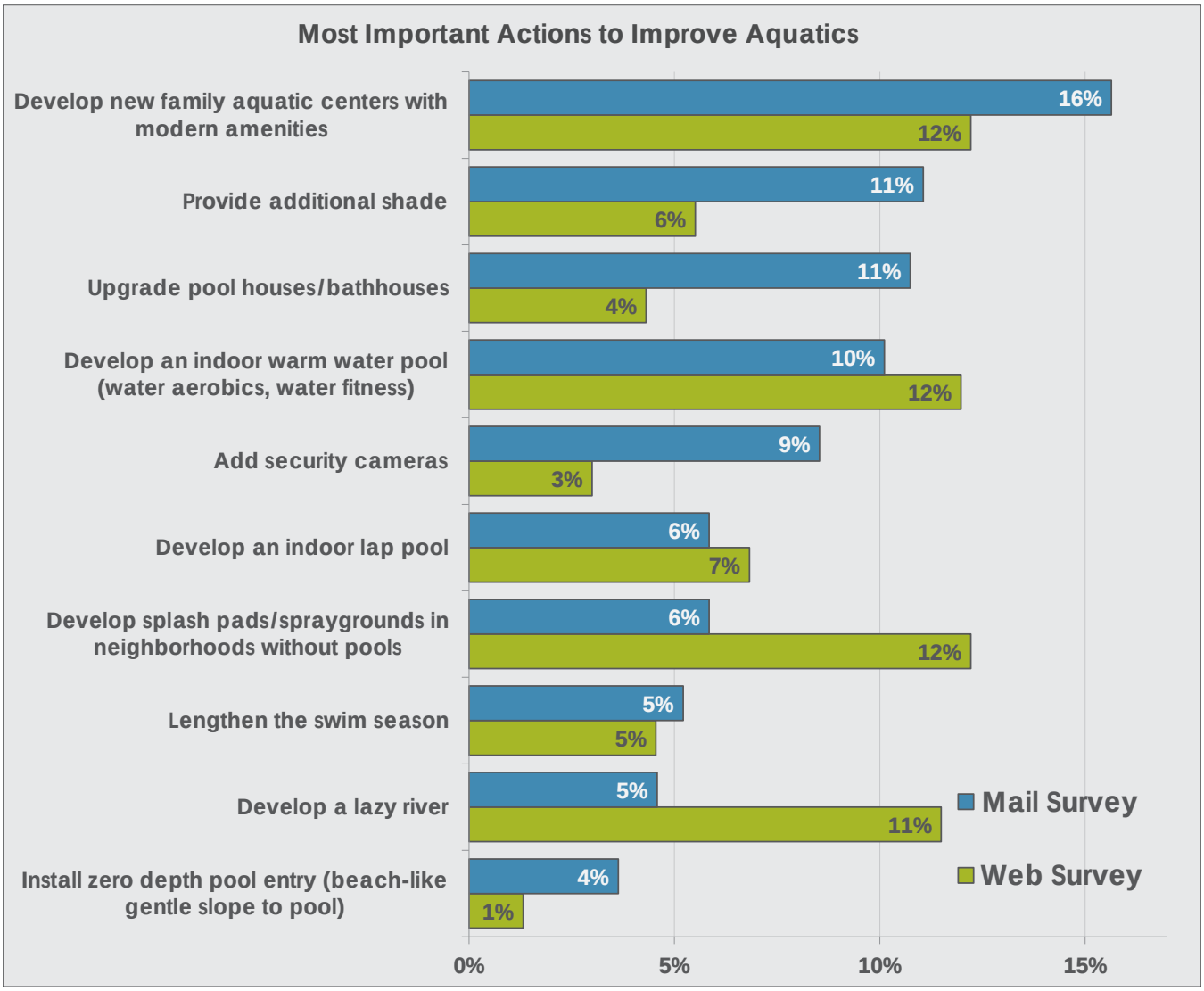


Figure 4.21: Willingness to Pay Higher Fees for Facility with Most Important Improvements

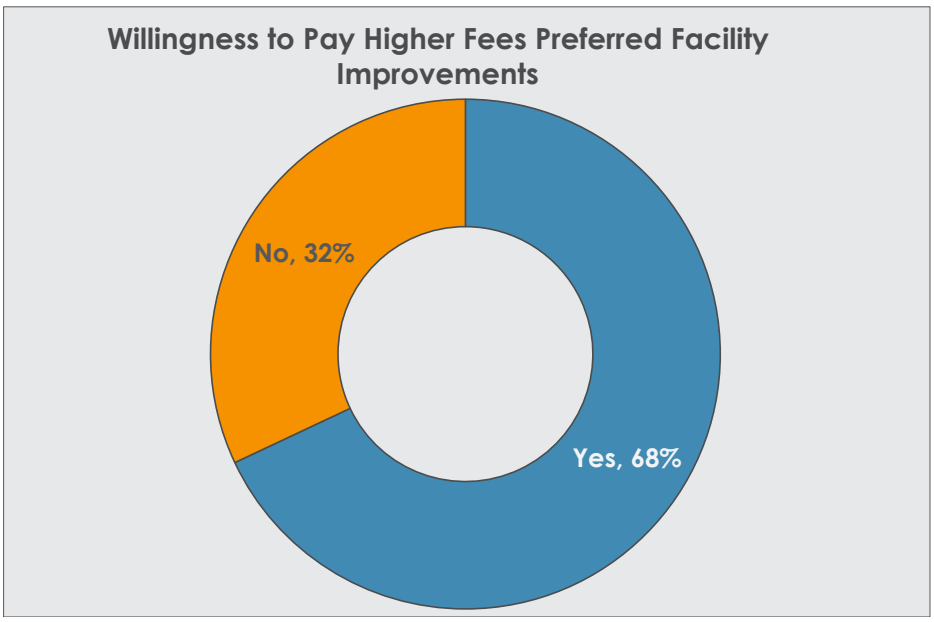
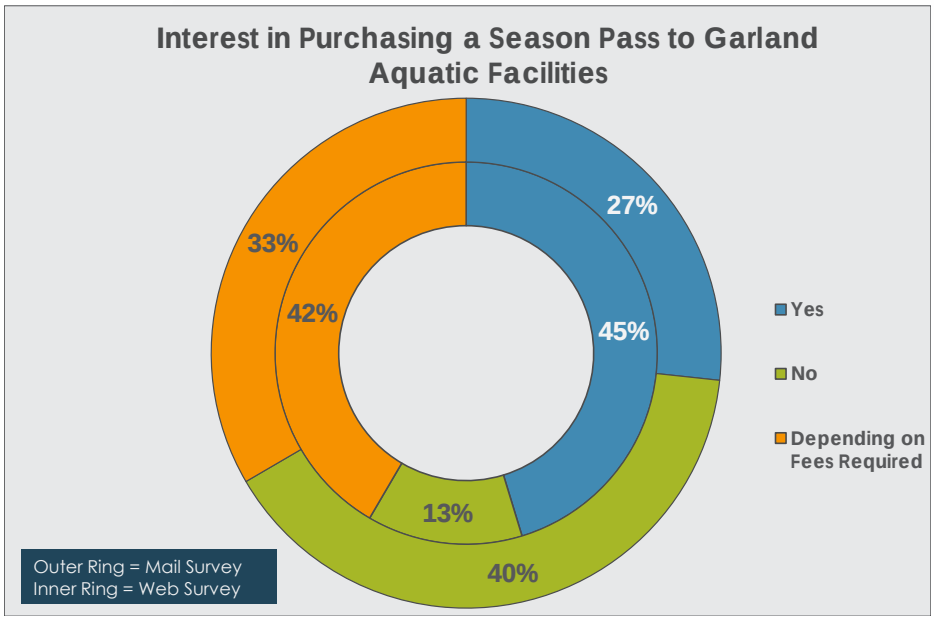


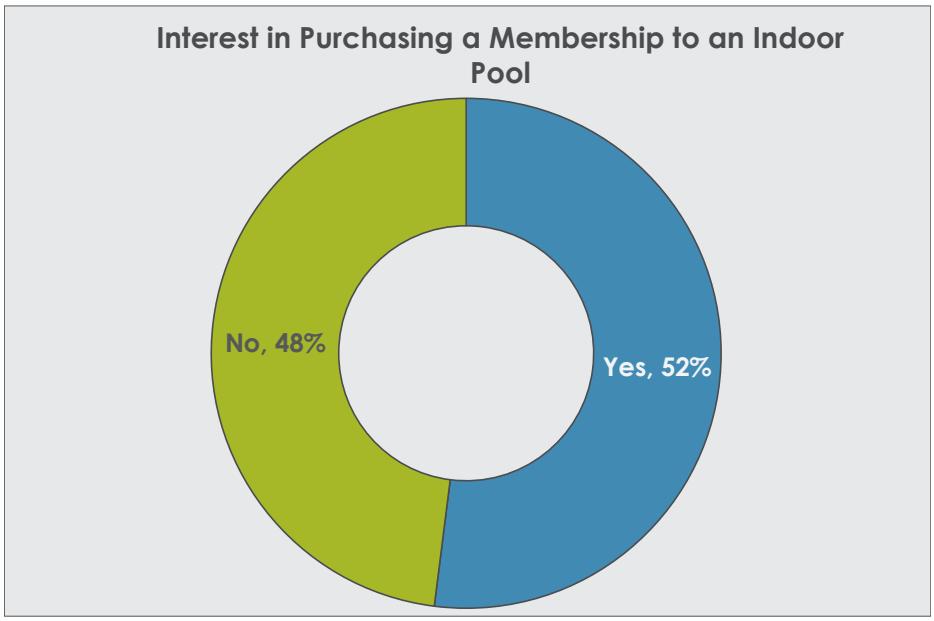
Figure 4.22: Interest in Purchasing a Season Pass to Garland Aquatic Facilities



Membership to an Indoor Pool

To get an idea of the interest in a potential indoor pool (or natatorium), Mail Survey respondents were asked if their households would be interested in joining this type of facility (Figure 4.23). Just over half (52%) of households indicated that their households would be interested in joining an indoor pool. These numbers indicate that if such a facility was developed, a substantial potential user base exists in the City of Garland.

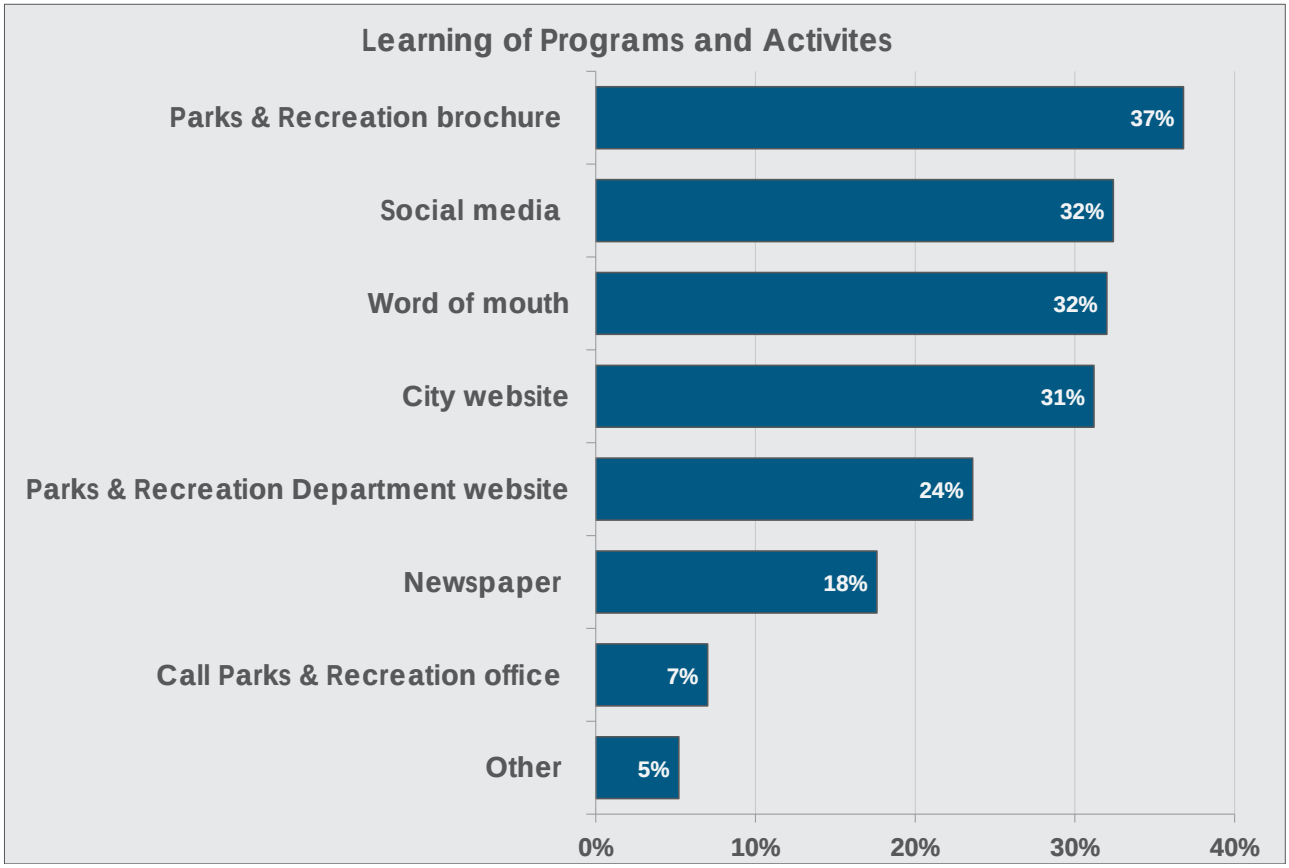
Figure 4.23: Interest in Purchasing a Membership to an Indoor Pool



4.3.16 Learning of Aquatic Programs

The Mail Survey asked respondents to identify (from a list) the ways from which they learn about aquatic programs in Garland. The results can be seen in Figure 4.24. Respondents rated *Parks & Recreation brochure* as the most likely way they learn of aquatic programs in Garland with 37% of Mail Survey respondents choosing this option. *Social media, word of mouth,* and *city website* were next, all with just over 30%.

Figure 4.24: Ways Households Learn of Aquatic Programs



4.3.17 Reasons for Not Using Aquatic Facilities and Programs More Often

Respondents to the Mail Survey were asked to select all barriers to their households' use of aquatic facilities and programs from a list of 25 options. Figure 4.25 shows these results. The number one reason for not using these facilities was that they *use private pools at a residence,* with 21% of respondents selecting this reason. *Do not know what is being offered* was the second most cited reason at 18%. *Pools are too crowded* and *do not want to swim* were third and fourth, both at 16% and 15%, respectively.

Households that use private pools at a residence may be attracted to pools with features that they do not have at residential pools; however, current offerings are not providing enough of an attraction. Respondents that do not know what is being offered indicate a need for improved communication. Respondents who referred to pools as too crowded were likely referring to Surf and Swim, since it is by far the most used facility. Respondents who *do not want to swim* represent households unlikely to use facilities in the future.

4.3.18 Survey Household Demographics

In an effort to compare the demographic representation of the survey responses with that of the population of the City of Garland, respondents were asked for some background information about their households. The following text compares the age, household income, and race or ethnicity of respondents to the actual representation in the City of Garland.[2]

The distribution of age groups of respondent households was compared to the most recent population estimates. Figure 4.26 shows the representation by age group of survey respondent households as well as the Garland population of each group. Based on this comparison, the respondents of the Mail Survey were fairly closely aligned with the age demographics of the actual Garland population. However, residents between 25 and 34 were underrepresented and residents 55 to 64 were overrepresented (especially those 65 to 74). This information was not gathered in the Web Survey.

[2] 2013-2017 American Community Survey 5-Year Estimates

Figure 4.25: Reasons for Not Using Aquatic Facilities and Programs More Often

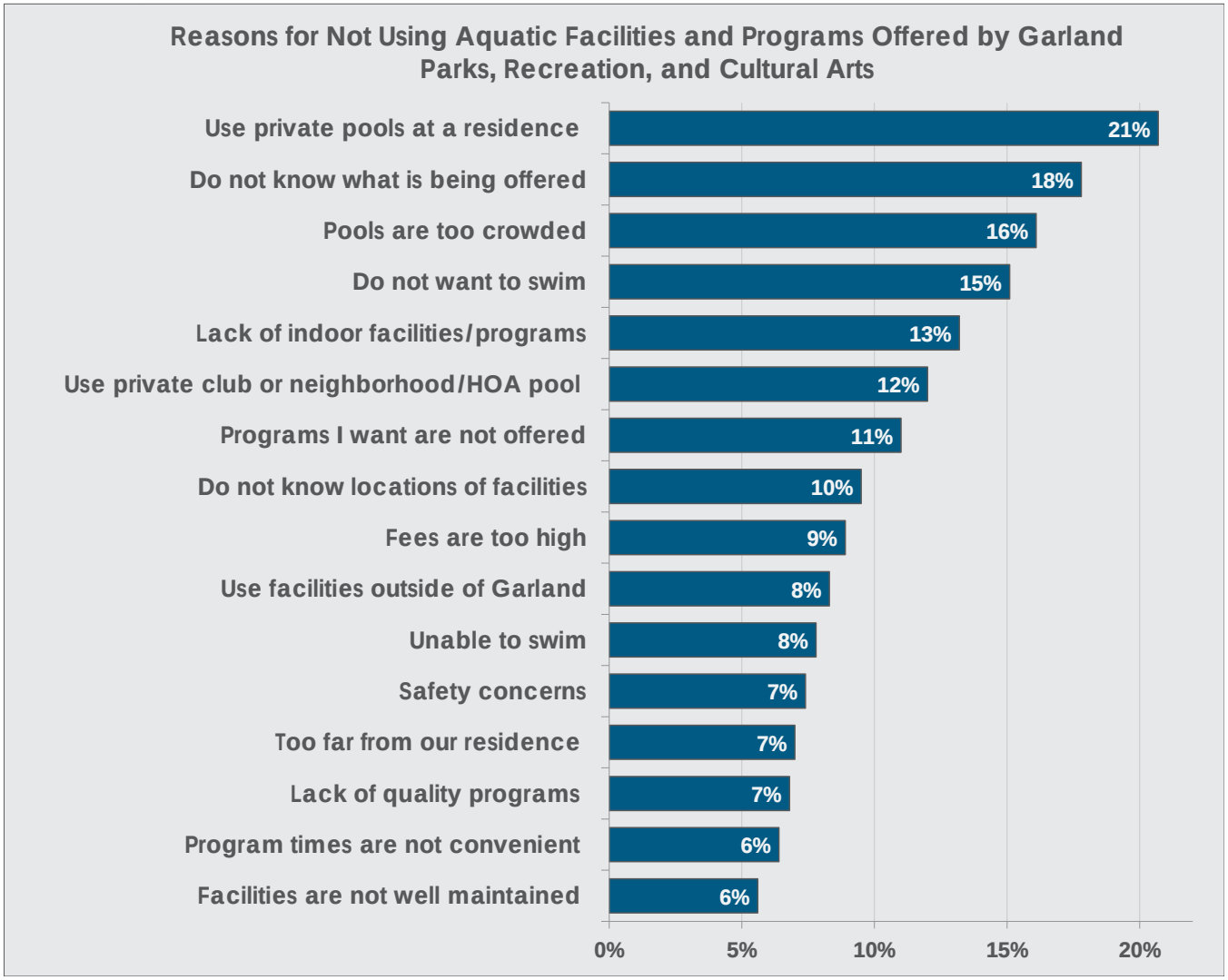
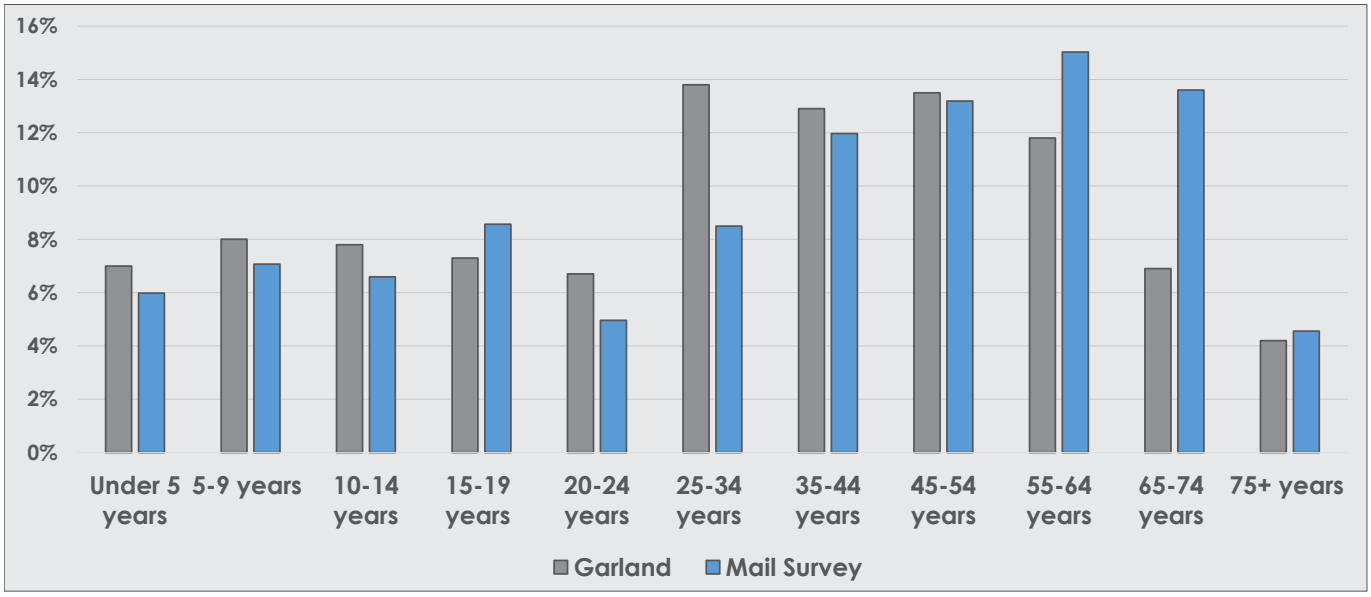
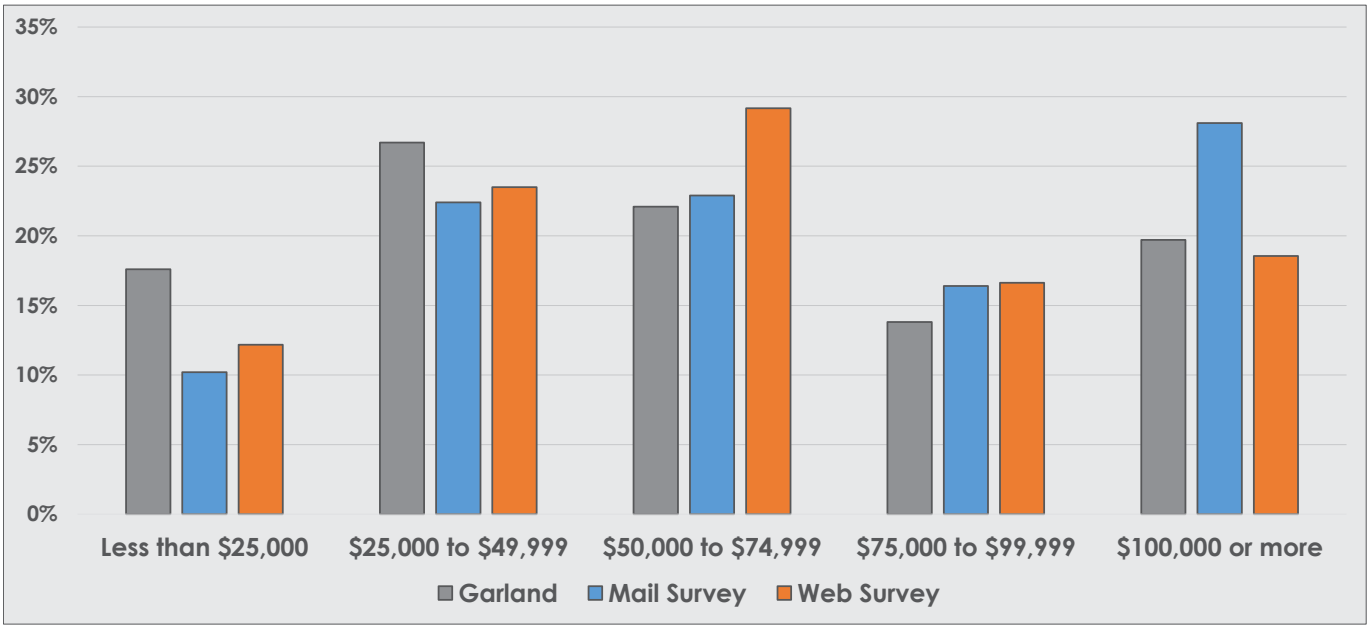


Figure 4.26: Survey Household Demographics - Age



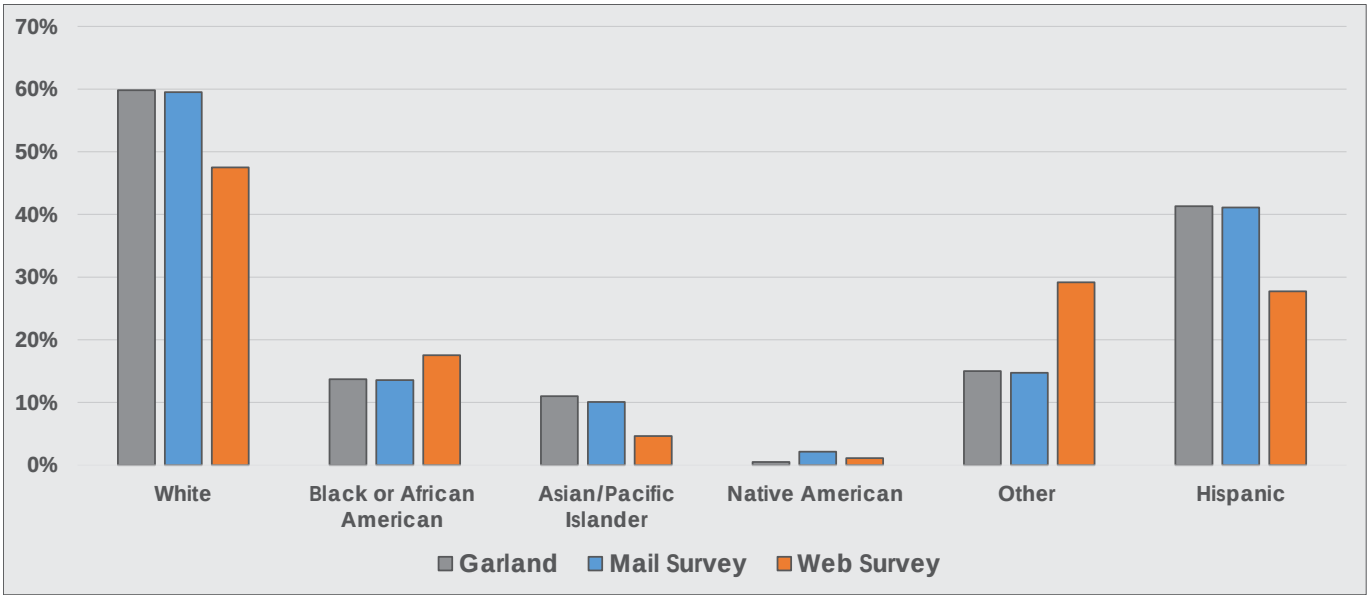
The median household income for respondents to the surveys and the City of Garland as a whole can be seen in Figure 4.27. These numbers indicate that the respondents to both surveys were consistent with the incomes than the Garland population as a whole. The Mail Survey slightly overrepresented incomes of $100,000 or more, and the Web Survey slightly overrepresented incomes between $50,000 and $74,999.

Figure 4.27: Survey Household Demographics - Income



Race and Hispanic origin of respondents to the surveys and the City of Garland as a whole can be seen in Figure 4.28. The questions were asked differently on the two surveys, so results from the Web Survey (one question for race ethnicity) were converted to the format used in the Mail Survey (two questions – Race and Hispanic origin). This conversion resulted in fewer White and more Other values for the Web Survey. The results show that both surveys gathered information from households that were similar to Garland as a whole.

Figure 4.28: Survey Household Demographics - Race or Ethnicity



4.4 Conclusion

The public input process as a whole provided an abundance of information about the aquatic needs and desires of Garland residents. Although data was gathered through a variety of methods, some trends were apparent throughout the process.

Results indicate that the community desires:

- More and improved features and are willing to pay higher fees for them
- New outdoor family aquatic centers
- A lazy river
- High thrill attractions
- Waterslides
- An indoor pool
  - Family activity pool
  - Warm water pool
- Splash pads/spraygrounds, both at pools and as a separate feature within a park
- Better restrooms and pool houses
- More shade
- Improved security
- An option to buy a season pass
  - More aquatic programs
  - Swim lessons – child and adult
  - Scuba diving
  - Aquatic sports
  - Water fitness
  - Senior programs
  - Therapeutic programs

A word cloud, which uses font sizes to show the frequency of word appearance, can be seen in Figure 4.29. This concluding image, created using text of public meeting comments and survey responses, provides a visual representation of the voice of the community through this public input process and serves to reinforce the results presented throughout this chapter.

Figure 4.29: Public Input Word Cloud

5 RECOMMENDATIONS

5.1 Introduction

This chapter presents the recommendations that follow from the analyses and public engagement conducted throughout the Master Plan process. This chapter provides details of recommended changes to facilities, operations, and programs in Garland. The recommendations refer to previous analyses in Chapter 3 and public input finding in Chapter 4. These recommendations are intended to provide a framework to accomplish the aquatic goals which include an increase in availability of the following:

- Equity in service
- Fun
- Fitness
- Safety
- Shade
- Accessibility
- Financial Stability

The Role of Garland Aquatics

Prior to recommending concepts for the proposed improvements, the role the city desires to play, or their niche, needs to be identified. The city must ask the questions:

- Who will we serve?
- What is our niche?
- What do we want to be?

Based upon all of the previous analyses and public engagement, this plan recommends the following attributes for the proposed improvements:

- Family friendly
- Affordable rates
- Offer amenities residents have requested

- Design to attract all ages and abilities
- Designed primarily for Garland residents and their guests

Site concept plans are included in this chapter to illustrate the recommended changes and improvements to the aquatic facilities of the city. These concepts should be used as a starting point for improvements, but further investigation is required to determine precise arrangement of facilities at each site. Images of sample facilities are included to illustrate the concepts discussed. Implementation costs for each facility are also included in this section.

5.2 Recommendations for Existing Aquatic Facilities

The following text summarizes the recommendations for the four existing pools in Garland. These recommendations are based on the findings from the analyses and public engagement conducted as part of this project. General recommendations that apply to all existing and future aquatic facilities are detailed in the following text, followed by a description of the recommendations for each pool.

Some background information regarding existing conditions is provided for the facilities (see Chapter 3 for more information), as well as a discussion of the recommendations and the associated concept plan. An action plan for the recommended improvements and maintenance items is included for each facility.

5.2.1 Surf and Swim

Surf and Swim is by far the highest attended facility generating a positive cash flow. This facility was the most popular among families because it offers more features than the other pools. The pool is located near the boundary with Mesquite and likely attracts many users from outside of Garland. A large issue is the limitation of the number of pool users due to inadequacy of the filtration system to clarify the water.

Recommendations

In order to provide a modern facility with an array of features that meet the needs of residents, it is necessary to completely renovate and replace the entire facility. The existing wave pool needs significant capital investment to remain in operation in the long-term, and the pool takes up a large amount of space on the site, leaving limited space for new amenities.

The concept presenting the recommended improvements to Surf and Swim can be seen in Figure 5.1. Surf and Swim Concept. A summary of these recommendations are listed below and shown on Figure 5.2 Proposed Surf and Swim Features.

Action Plan

Improvements

- Replace the entire facility with a modern regional aquatic center to meet the desires of current residents and to increase the capacity of the facility
- Include an activity pool with a variety of features including zero-depth entry, large themed water play feature, tall waterslides, lily pad bridge, zipline, and shaded seating
- Develop lazy river of about 600 lineal feet in length with shaded spaces in the center that may be used for rentals
- Build new restrooms, changing rooms, concessions, family restrooms, guard room, first aid room, and a pool house with a rental party room for parties and wet training
- Include shaded party deck, either an upgraded version of the existing one or new shaded areas for rentals
- Offer rental cabanas
- Future - Add a Flow-Rider surf simulator with spectator area
- Future - Add a splash pad

5.2.2 Bradfield Pool

Bradfield Pool is the second highest in attendance consistently, but the facility could attract many more patrons if more features are offered. The water slide and small splash pad were added as a renovation. The existing facility includes a rectangular pool with a diving well, plus the water slide and splash pad. The existing bathhouse is an open-air structure.

Recommendations

The entrance/concession area has a roof but is open on two sides. More windows and walls will be needed to function as a concession stand. This facility is lacking a guard room also. Most of the building was rated as "needing repair" in the facility assessment. The recommendation is to completely replace the buildings and include new concession area, rental party room, changing/shower rooms, family restrooms, guard room, and first aid room.

The Garland staff also indicated that the pumps and filtration system are in need of major overhaul due to several large leaks and age of the facility. Therefore, these facilities should also be replaced.

The primary recommendation is to upgrade the facility to a community aquatic center with renovations to improve the user experience and to keep the pool in operation long into the future. The existing waterslide will need to be resurfaced. The splash pad should be expanded, and shade added. Figure 5.3: Bradfield Family Aquatic Center Concept, also indicates to add a lazy river of about 400 feet in length. Changes to the main pool tank are recommended to add zero-depth entry, shallow water area, and some shade sails in the water, a set of stairs will also add another access point. Examples of the recommended features are shown on Figure 5.4: Bradfield Community Aquatic Center Features.

Action Plan

Improvements

- Replace and modernize the pool house
- Add family friendly features to the main pool
- Expand the splash pad
- Add shade structures
- Add a lazy river
- Provide shaded areas for rental

5.2.3 Holford Pool

Holford Pool has the lowest overall attendance but has higher swim lesson attendance than Wynne Pool. The pool is also the only one in the city with lap lanes. The pool was built in the 1960s and has never had a major renovation. Holford pool has the largest population within a 5-minute drive of the existing pools in Garland. It is anticipated the attendance would surpass Bradfield Pool once more amenities are developed.

Recommendations

This facility should be replaced and upgraded to a community aquatic center with an array of features for multiple age groups. The recommended improvements for this facility can be seen in the concept plan (Figure 5.5). Due to the age of the facility, everything within the pool fence should be replaced and the location moved to be developed in conjunction with a new recreation center.

The Concept Plan identifies a completely new and family-oriented facility. There will be a new pool house with concessions, party room, entry area, changing/shower rooms with family restrooms, first aid room, and guard room. The 6,600 square foot pool should include a variety of features including zero-depth entry, shallow water, water slide, sprays, and lap lanes with a diving well and climbing wall. Shaded area should be developed outside the fence to provide shade for parents to watch swim lessons. A summary of these recommendations is provided on the next page and illustrated on the Holford Community Aquatic Center Features page. (Figure 5.6)

Action Plan

Improvements

- Replace facility and upgrade to a family aquatic center
- Add activity pool with zero-depth entry, water slide, small water play features
- Include lap lane area with a diving well, diving board, and climbing wall
- Offer shade areas on the pool deck
- Offer shaded area outside the fence for swim lesson parents/guardians
- Develop new pool house with concessions, rental party room, changing/shower rooms, guard room and first aid room.
- Develop new pump/filtration building

5.2.4 Wynne Pool

Wynne Pool has low attendance, although slightly above Holford, and has the lowest swim lesson attendance. The attendance is due to the age of the facility and lacks features offered at other pools in the area. The existing pool was built in the 1960s and needs major renovation to continue operating. Wynne Pool is the closest of Garland's facilities to another pool at only about 2.5 miles from Surf and Swim.

Recommendations

The best option for this facility, due to its age and proximity to Surf and Swim, is to replace the pool with a splash pad. A splash pad would likely experience much higher attendance and would cost much less to operate. If this pool remains open, major renovations will be needed to the pool and the pool house. The recommendations for this facility and the other improvements that must be completed to keep this pool in operation are listed below under maintenance items.

Action Plan

- Close the facility and replace it with a 2,500 square foot splash pad with larger water play features and shade structures
- Renovate the building to include ADA accessible restroom facilities that could serve the park as well

Figure 5.1: Surf and Swim Concept

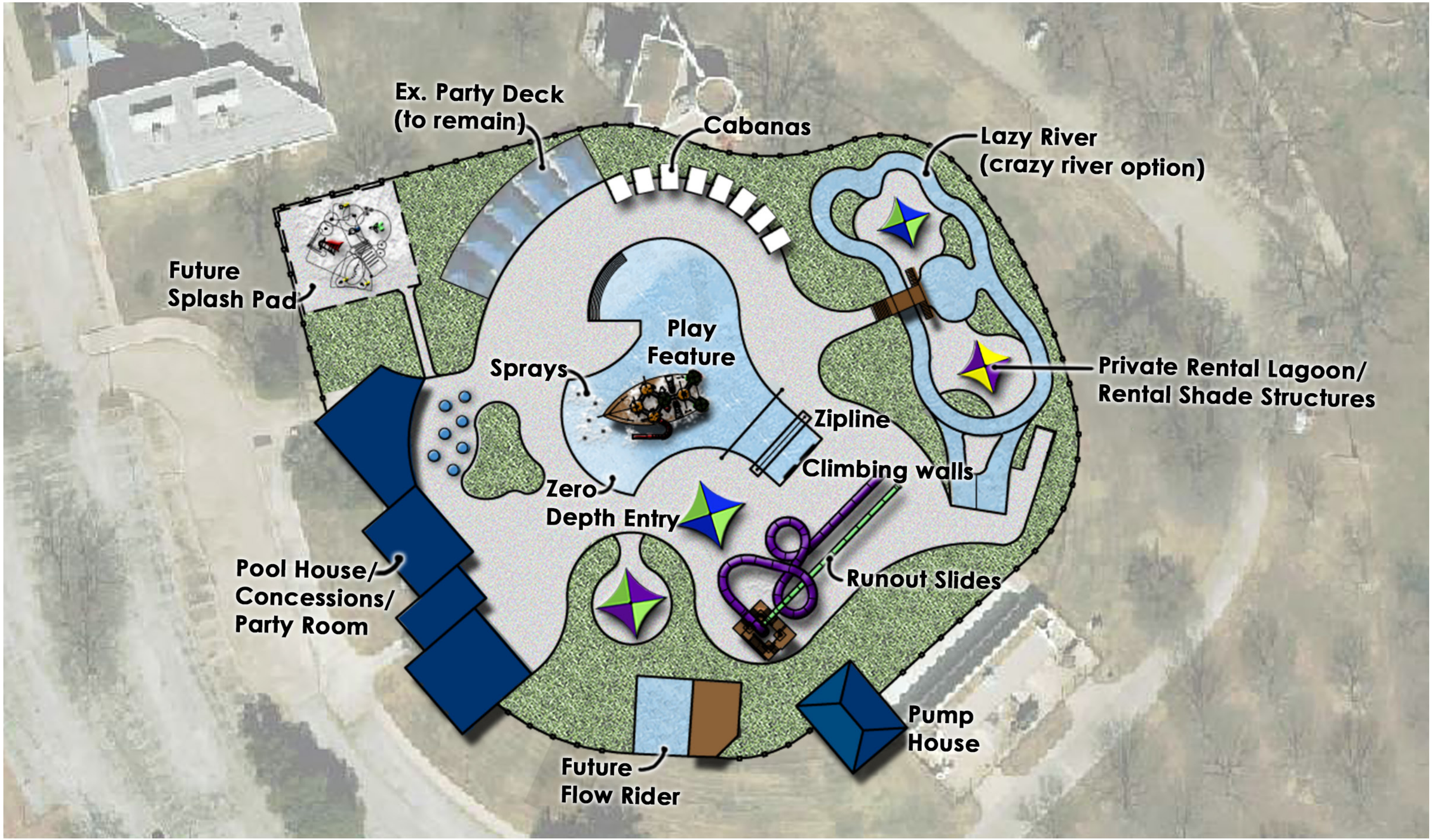


Figure 5.2: Proposed Surf and Swim Features

Zip Line

Zero Depth Entry and Activity Pool

Slides

Lazy River

Lazy River

Water Play Features

Lily Pad Bridge

Slides

Pirate Ship Themed Water Play Structure

Figure 5.3: Bradfield Community Aquatic Center Concept

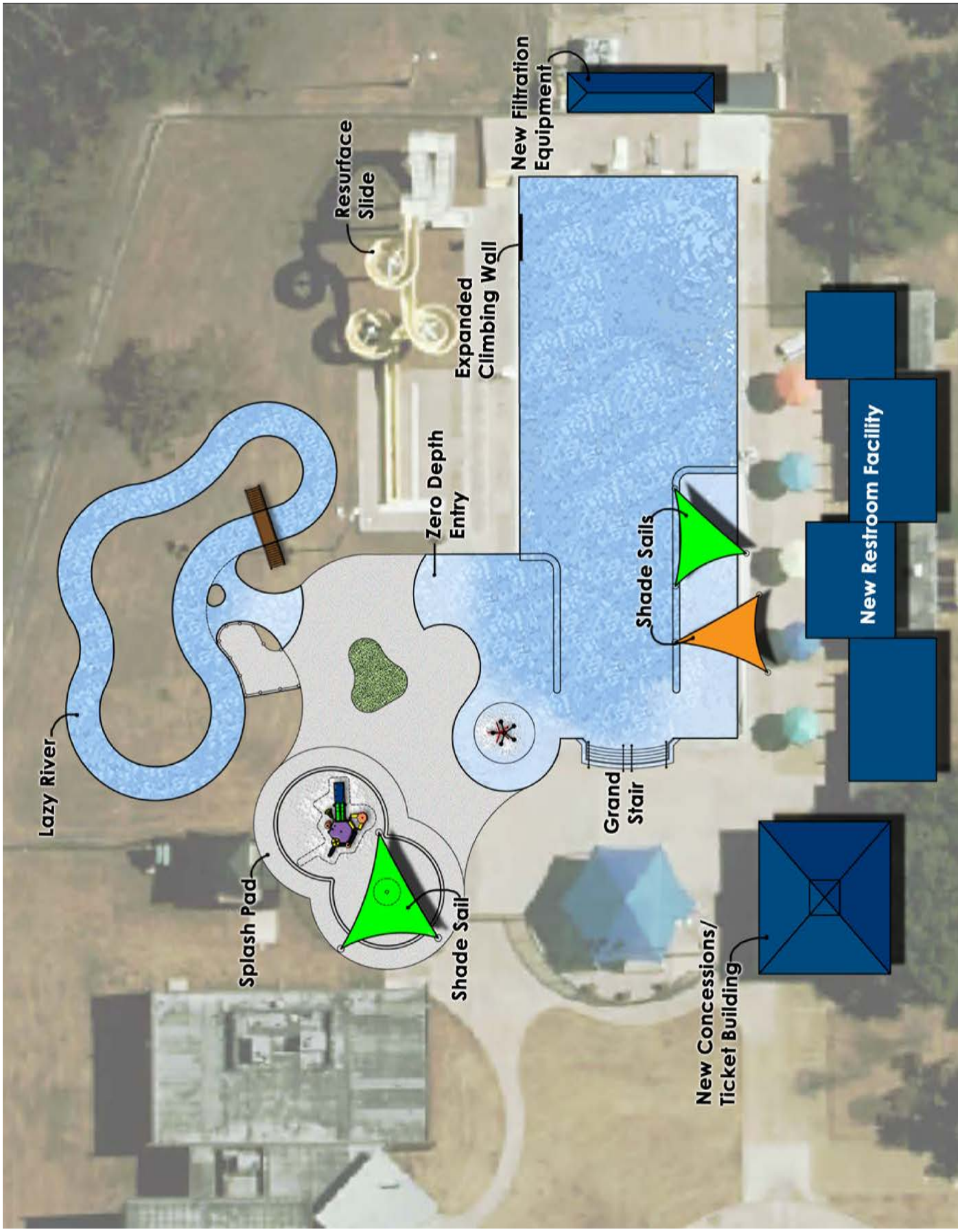


Figure 5.4: Proposed Bradfield Community Aquatic Center Concept Features

Splash Pad

Lazy River

Grand Stairs

Shallow Water Area

Figure 5.5: Holford Community Aquatic Center Concept

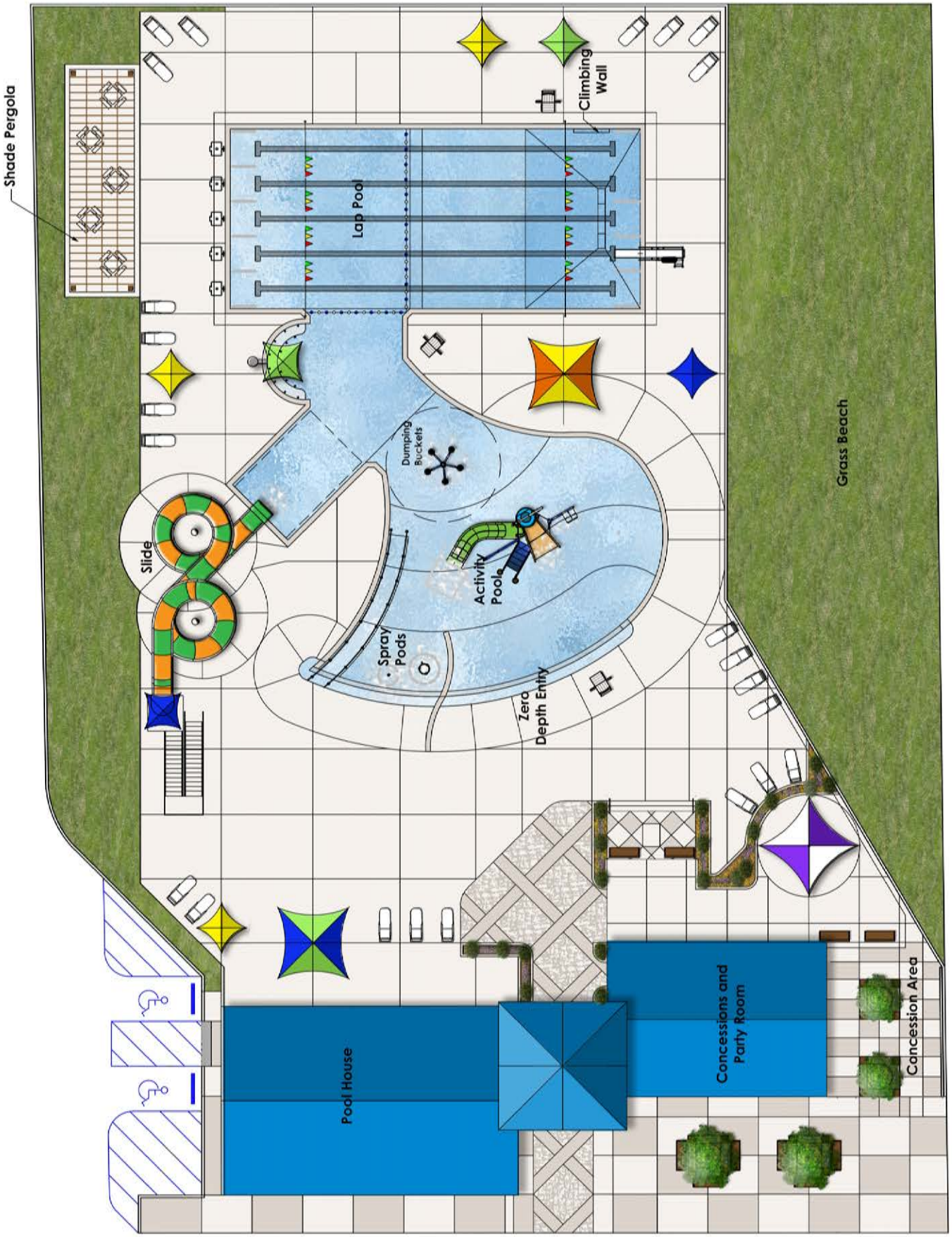


Figure 5.6: Proposed Holford Community Aquatic Center Features

Shade

Slide

Lap Pool

Zero Depth and Activity Pool

Climbing Wall and Diving Board

Shade

Figure 5.7: Wynne Park Splash Pad Concept

5.3 New Facility Recommendations

The public input and analyses throughout this aquatics master planning process indicated a need for better access to aquatic facilities in Garland. Based on this data (see Chapter 3: Inventory and Analysis and Chapter 4: Public Input), Garland residents have needs for the development of splash pads (Garland currently has none), and the gaps in services throughout the city can be met through the construction of these facilities.

As described in Chapter 3, splash pads provide additional opportunities for aquatic recreation for families and can be constructed as part of a larger facility or as a standalone park amenity. The lack of standing water allows these facilities to operate at a much lower cost than a small neighborhood pool or wading pool. Additionally, splash pads developed within an aquatic center can be located so that they can remain open to the public when the pool is closed, both before and after the summer swim season.

A series of such facilities are recommended throughout Garland in order to expand the availability of aquatic facilities to residents. The locations at existing aquatic facilities are described in the previous section. However, five additional locations are recommended for the development of new splash pads in Garland. These locations are spread throughout the city in order provide a balance of access and to provide service in underserved areas (as described in Chapter 3).

5.3.1 Immediate Splash Pad Projects

The GPRCAD Staff and the Consultants evaluated several sites for their suitability to host a splash pad. The potential sites are shown on Figure 5.8. The color coding on the map relate to Table 5.1 Splash Pad Site Suitability. This table and the map identify 13 potential locations with a ranking of a green circle for "meets criteria", a yellow triangle for "partially meets criteria", and a red diamond for "does not meet criteria". The categories assessed include:

- Social Equity Distribution (based on the Social Needs and Conditions Index discussed in Chapter 2 and the High Social Needs Areas identified on Figure 3.3)
- Geographic Distribution within the City
- No Floodplain (Developable Land without requiring mitigation)
- Walking/Biking Access
- Driving Access
- Transit Access
- Compatible with Adjacent Land Uses
- Topography
- Parking Off-Street Availability
- Permanent Restrooms
- Future Plans (Site has future plans for development or cannot be developed until the future)

Five of the thirteen sites were identified as the most suitable. These five sites included Watson Park, Rick Oden Park, Wynne Park, Embree Park, and Eastern Hills Park. Managing Director, Andy Hesser, presented background on splash pads to City Council on August 3, 2020. Following much discussion, it was decided by a vote that three splash pads should be included in the 2019 Bond projects. The current bond funding available for the splash pads after funding was allocated for Surf and Swim and Holford Aquatic Center was not adequate to fund the large regional splash pad identified in the Bond Package report prepared by Kimley Horn. Council decided to scale down the regional splash pad to be able to provide greater geographic distribution with three smaller splash pads. The three sites chosen include Wynne Park to replace the outdated pool, Watson Park, and Embree Park. It was further discussed that the one at Wynne should be larger because it is replacing a pool. Each splash pad should be unique by offering varying features and the themes should complement the proposed themes for the playground replacements that are planned with the 2019 Bond Program.

West Garland – Lottie Watson Park

The western edge of Garland is beyond a 5-minute drive to Holford Park, which is the closest aquatic facility. This area also has a high level of needs based on the Social Needs and Conditions Index (see Chapter 3) and has low overall levels of park service according to the *Our Garland* plan. This portion of the city has a couple of parks that could potentially house the facility. Hollabaugh Park represents an excellent location for a splash pad, but the park is running out of space with the proposed expansion of the recreation center, the potential construction of a library, and the parking demand for these facilities. Lottie Watson Park, which is just over a quarter of a mile away, is another potential location. It is recommended to develop a park master plan to identify the best arrangement of a 2,000 square foot splash pad with shade and other planned facilities, including a new playground, futsal court, and restroom. A concept for this splash pad is shown in Figure 5.9. Each splash pad should have a unique theme and features.

Wynne Park Splash Pad

Convert the pool to a splash pad as discussed in Section 5.2.4.

Embree Park

Embree Park is located in the center of one of the high social needs areas that are not within a five-minute drive to an aquatic facility. The splash pad will complement the Gale Fields Recreation Center on the same site.

5.3.2 Future Splash Pads

Rick Oden Park Regional Splash Pad

A large regional splash pad should be developed at Rick Oden Park adjacent to the new playground that is currently planned. This location provides easy access for most of the city and fills a gap in service with high levels of social needs. Figure 5.10 shows the concept for Rick Oden Park splash pad.

The concept illustrates a 6,000 square foot splash pad with a wide variety of water play elements. Areas should be developed for toddlers, pre-school, and school age children. Shade should be provided over much of the splash pad. A restroom is planned for the adjacent playground and could be expanded to include the pumps and filter system.

East Garland

A splash pad should be developed in the area on the east side of Garland, just south of the center with potential sites at Eastern Hills Park or Wynn Joyce Park. The ultimate decision will be based on further planning for these parks. Eastern Hills Park has a larger population within a 5-minute drive.

Southeast Garland

This portion of Garland is beyond a 5-minute drive to Surf and Swim and characterized by low overall levels of park service in the *Our Garland* plan. This part of the city has several parks that could potentially accommodate a splash pad. The best site would likely be at Windsurf Bay Park as the property is underutilized and needs improvements. However, the extension of the President George Bush Turnpike through the park puts the future of this park in question, and development would need to wait until after construction is complete. Other parks in this portion of Garland may also be considered.

North Garland

The city should develop a splash pad at a north Garland location (to be determined) to provide aquatic recreation opportunities. Unfortunately, most of the parkland in this part of the city is within the 100-year floodplain with much of the land within the floodway. These flood prone areas are not recommended for aquatic facilities due to the need for underground storage tanks. One possibility would be to add a splash pad at the Firewheel Town Center in partnership with the developer. The center already offers a playground, and many similar shopping centers provide splash pads for guests.

Table 5.1: Splash Pad Site Suitability

	Site Locations	Social Equity Distribution	Geographic Distribution	No Floodplain (Developable Land)	Access			Adjacent Uses	Topography	Parking Off-street	Permanent Restrooms	Future Plans
					Walking/ Biking	Driving	Transit					
1	Watson Park	●	●	●	●	●	◆	●	●	●	●	●
2	Rick Oden Park - South	●	●	▲	●	●	●	●	●	●	●	●
3	Lon Wynne Park	●	●	●	●	●	●	●	●	●	●	●
4	Embree Park	●	●	●	●	●	●	●	●	●	◆	●
5	Eastern Hills Park	▲	●	●	●	▲	◆	●	◆	▲	◆	●
6	Lake Ray Hubbard Greenbelt	▲	●	▲	◆	▲	●	◆	▲	▲	◆	●
7	Tinsley Park	●	▲	●	▲	▲	◆	▲	●	▲	◆	●
8	Wynn Joyce Park	▲	●	▲	▲	▲	◆	◆	▲	◆	◆	●
9	Ablon Park	▲	▲	▲	●	▲	◆	●	▲	◆	◆	●
10	Hall Park	◆	◆	●	●	◆	◆	▲	●	◆	◆	●
11	Firewheel Town Center	●	●	●	◆	●	●	▲	●	◆	◆	◆
12	Winters Park - Hawaiian Falls	●	●	●	●	●	●	●	●	●	●	◆
13	Windsurf Bay Park	▲	●	●	◆	▲	◆	●	◆	◆	◆	◆

LEGEND
Meets Criteria ●
Partially Meets Criteria ▲
Does Not Meet Criteria ◆

Figure 5.8: Splash Pad Site Suitability

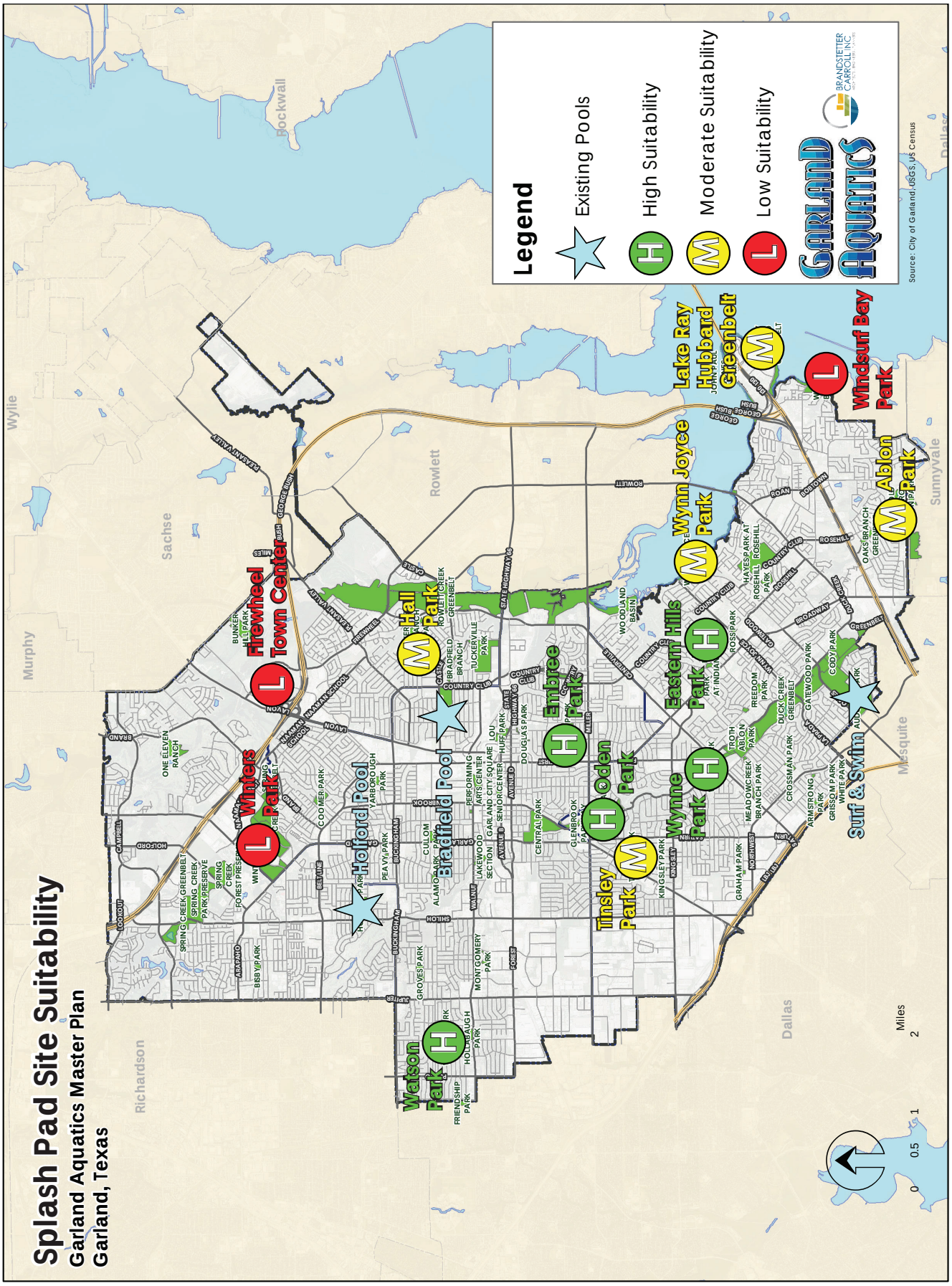


Figure 5.9: Lottie Watson and Embree Parks Splash Pad Concept

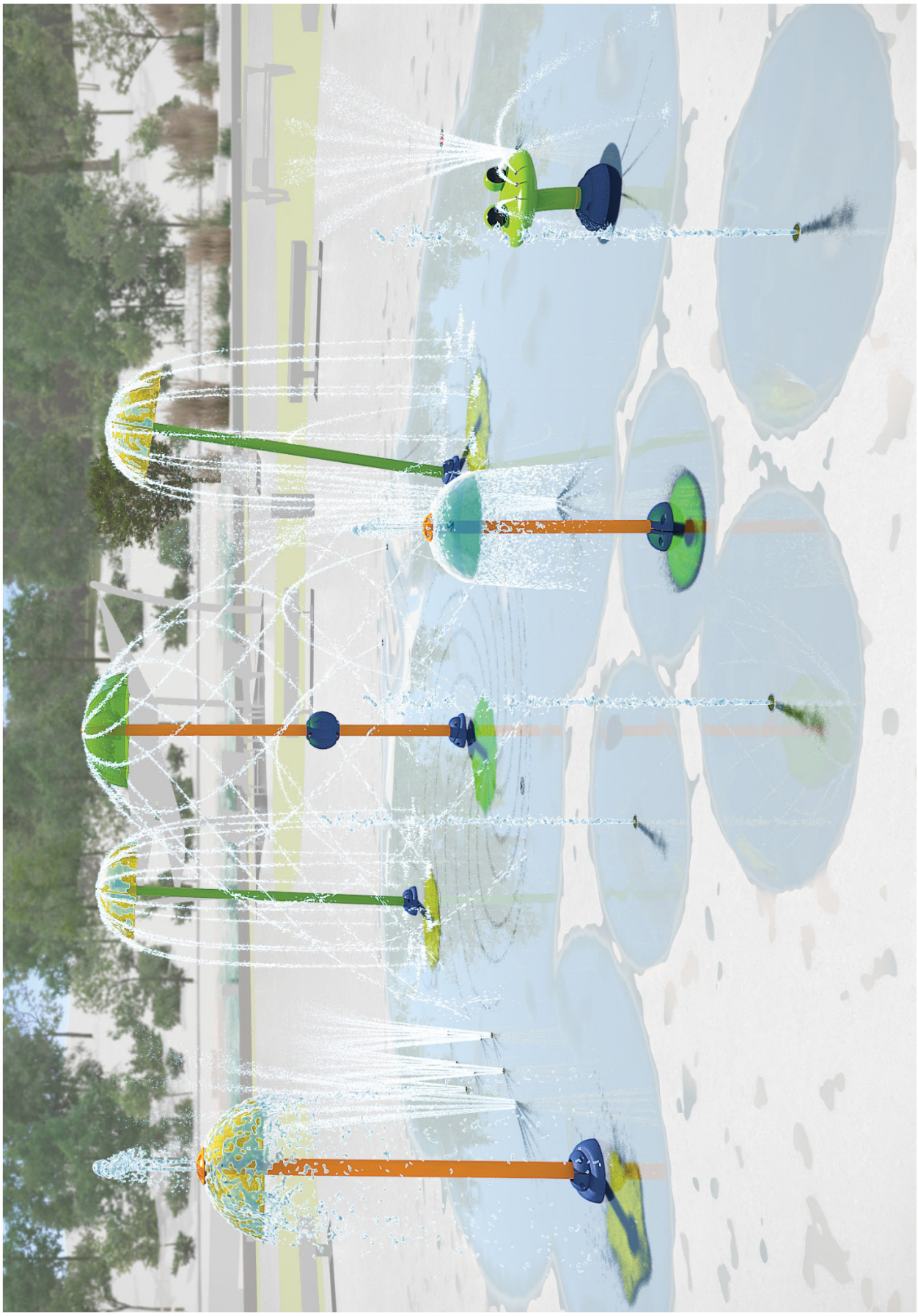


Figure 5.10: Rick Oden Park Regional Splash Pad Concept

5.4 Level of Service After Proposed Improvements

The closure of Wynne Pool would put the city's total number of pools at three (or four with Hawaiian Falls). However, the addition of the splash pads would increase the overall number and distribution of aquatic facilities in Garland. The proposed aquatic service areas that will result from the 2019 Bond Program, which can be seen in Figure 5.11 indicate an improved level of access for Garland residents. These new service areas should put more than 75% of Garland residents within 5-minute drive to an aquatic facility. This service level would be a significant improvement over the 65% of residents that live within the existing service areas despite the elimination of one pool. The future development of splash pads will further improve the level of service and proximity to aquatic facilities. The future projects and resulting service areas are illustrated on Figure 5.12. These improvements will increase the number of residents within a 5-minute drive to an aquatic facility to about 90%.

5.5 Priorities

The following are the priorities for the 2019 Bond Project and future projects and the logic behind the recommendations:

5.5.1 2019 Bond Funded Projects

1. **Surf and Swim** – Surf and Swim is by far the highest attended facility generating a positive cash flow. This facility was the most popular among families because it offers more features than the other pools. A large issue is the limitation of the number of pool users due to inadequacy of the filtration system to clarify the water. At the time of the Bond Project listings, the extent of the replacement was not known. Now it has become clear that the entire facility needs to be replaced. The new design will respond more directly to the requests of the residents from the public engagement. In addition, this facility should be in operation prior to the change at Wynne Pool from a pool to a splash pad so that the City does not lose the swim lesson capacity.
2. **Embree Splash Pad** - Embree Park is located in the center of one of the high social needs areas that are not within a five-minute drive to an aquatic facility. The splash pad will complement the Gale Fields Recreation Center on the same site.
3. **Holford Community Aquatic Center** - Holford Pool has the lowest overall attendance but has higher swim lesson attendance than Wynne Pool. The pool is also the only one in the city with lap lanes to host swim teams and allow lap swimming. The pool was built in the 1960s and has never had a major renovation. The anticipated life span of a public pool is maximum 25 to 30 years without a major renovation. Holford pool has the largest population within a 5-minute drive of the existing pools in Garland. It is anticipated the attendance would surpass Bradfield Pool once more amenities are developed.
4. **Watson Park Splash Pad** - The western edge of Garland is beyond a 5-minute drive to Holford Park, which the closest aquatic facility. This area also has a high level of needs based on the Social Needs and Conditions Index (see Chapter 3) and has low overall levels of park service according to the *Our Garland* plan. It is recommended to develop a park master plan to identify the best arrangement of a 2,000 square foot splash pad with shade and other planned facilities, including a new playground, futsal court, and restroom.
5. **Wynne Conversion to a Splash Pad** - Wynne Pool has low attendance, although slightly above Holford, and has the lowest swim lesson attendance. The attendance is due to the age of the facility and the lack of features offered at other pools in the area. The existing pool was built in the 1960s and needs major renovation to continue operating. Wynne Pool is the closest of Garland's facilities to another pool at only about 2.5 miles from Surf and Swim.

5.5.2 Future Projects (Funding to be Determined)

1. **Bradfield Upgrade to a Community Aquatic Center** - Bradfield Pool is the newest of Garland's pools and is second highest in attendance consistently, but the facility could attract many more patrons if more features are offered. The water slide and small splash pad were added as a renovation. The existing facility includes a rectangular pool with a diving well, plus the water slide and splash pad. The existing bathhouse is an open-air structure.

Figure 5.11: Proposed Aquatic Service Areas with 2019 Bond Projects

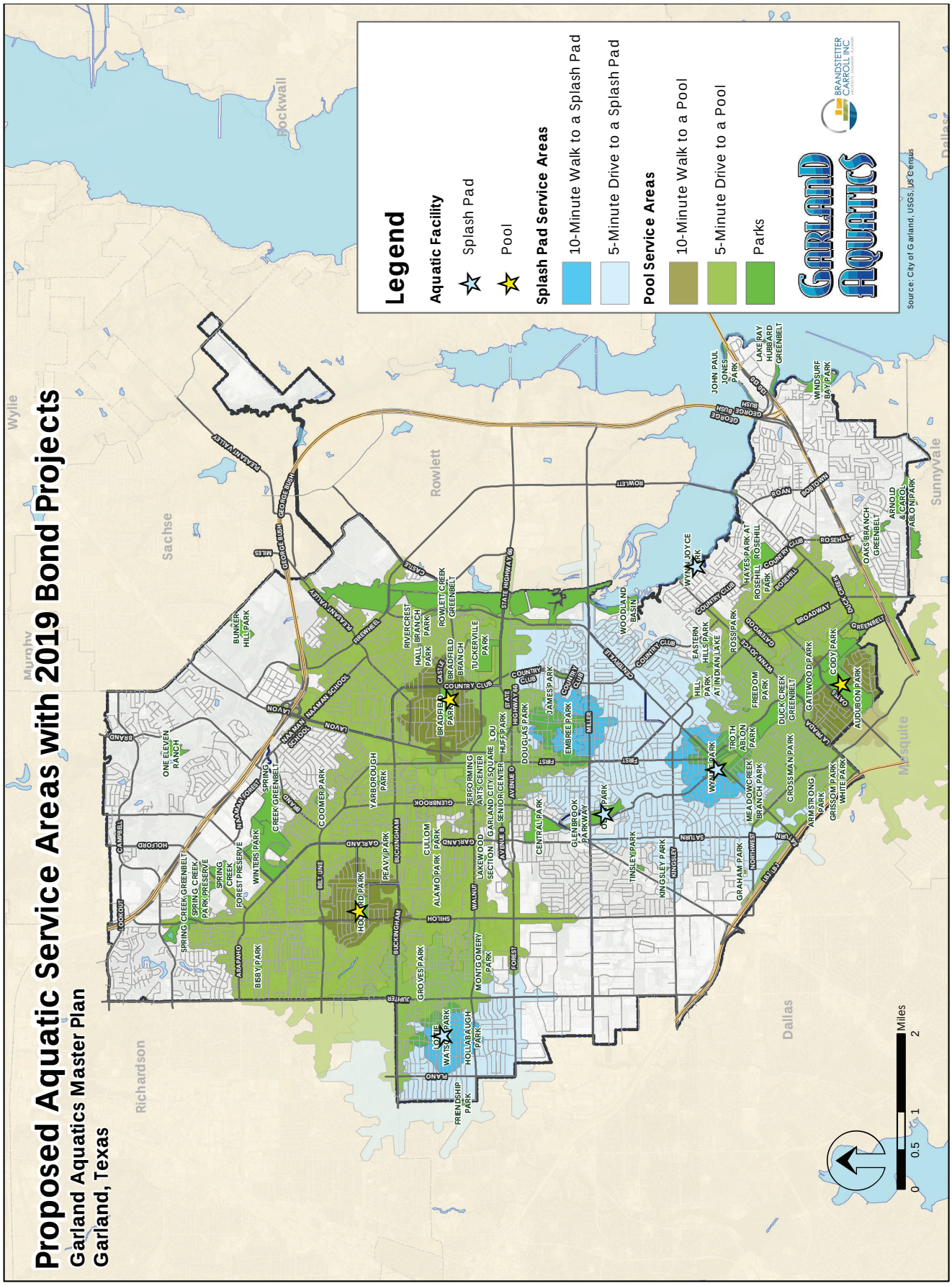
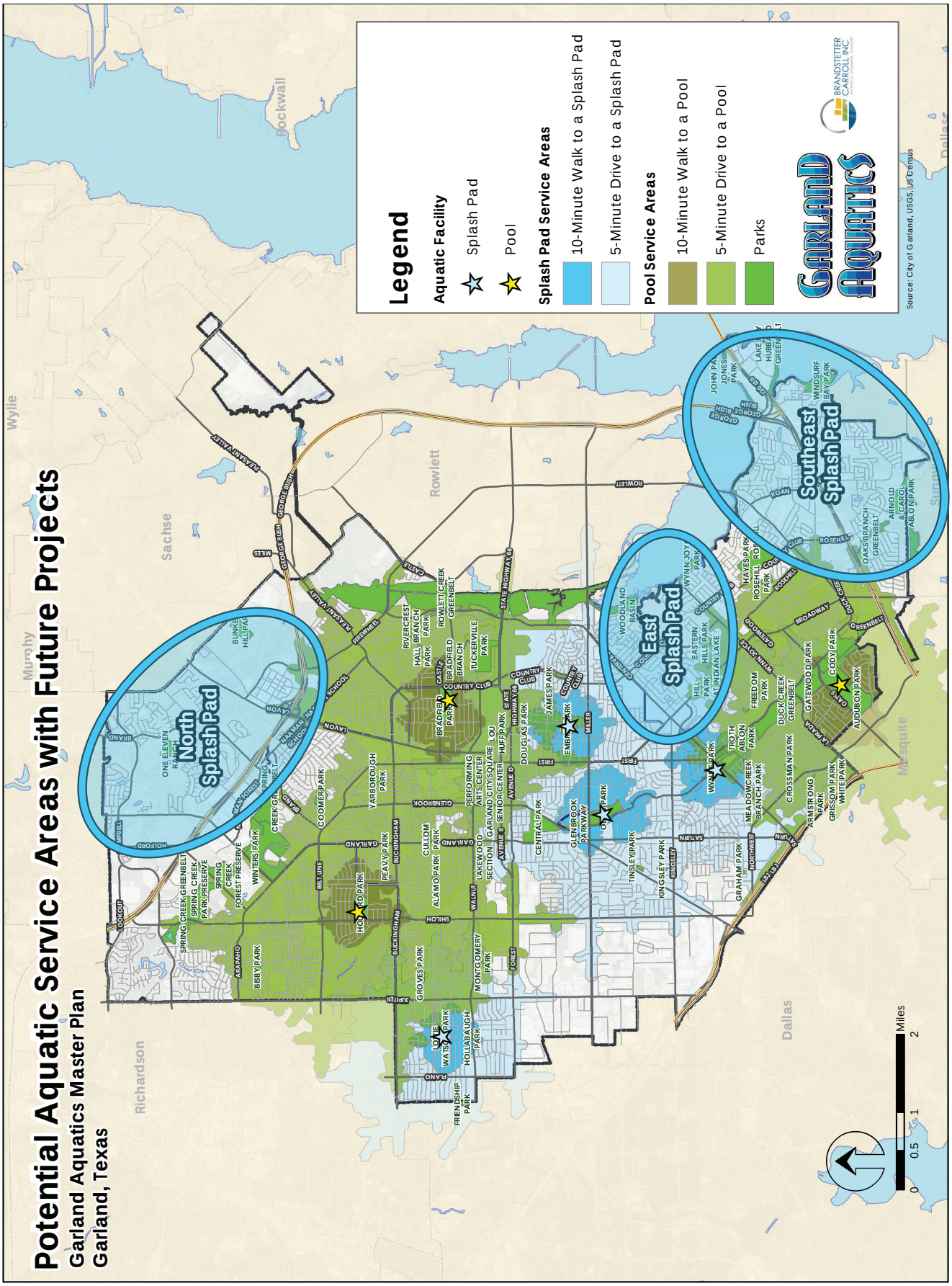


Figure 5.12: Potential Aquatic Service Areas with Future Projects



2. **Rick Oden Park Regional Splash Pad** - A large regional splash pad should be developed at Rick Oden Park adjacent to the new playground that is currently planned. This location provides easy access for most of the city to the largest of these facilities and fills a gap in service with high levels of social needs.
3. **East Splash Pad** - A small splash pad (2,000 s.f.) in this part of the city would fill a gap in service to aquatic facilities, while enhancing an area identified in the *Our Garland: Parks, Recreation, and Cultural Arts Strategic Master Plan* as having lower levels of service to park facilities. Potential locations include Eastern Hills Park or Wynn Joyce Park.
4. **Southeast Garland Splash Pad** - This portion of Garland is beyond a 5-minute drive to Surf and Swim and characterized by low overall levels of park service in the *Our Garland: Parks, Recreation, and Cultural Arts Strategic Master Plan*. This part of the city has several parks that could potentially accommodate a splash pad.
5. **North Garland Splash Pad** - The city should develop a splash pad at a north Garland location (to be determined) to provide aquatic recreation opportunities. Unfortunately, most of the parkland in this part of the city is within the 100-year floodplain with much of the land within the floodway. These flood prone areas are not recommended for aquatic facilities due to the need for underground storage tanks. One possibility would be to add a splash pad at the Firewheel Town Center in partnership with the developer. The center already offers a playground, and many similar shopping centers provide splash pads for guests.

5.6 Capital Improvement Costs

The costs associated with the improvements in this master plan are identified in this section. The immediate projects are funded by the 2019 Bond Program. Long-term projects will need to be funded through a future bond or from other sources.

The improvements recommended throughout this master plan are intended to improve the availability of aquatic opportunities and to improve the overall performance of aquatics in Garland in terms of both attendance and user experiences. Tables 5.2-5.7 identify the overall cost of all proposed improvements. These figures include some project contingencies, design and engineering costs, and owner's costs. Consider that these estimates are based on concept level designs, and more accurate costs can be estimated once more detailed design takes place. These estimates should be considered budget level figures.

Table 5.2: Surf and Swim Capital Improvement Costs

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Surf and Swim Regional Aquatic Center				
Restroom Building / Pool House / Concession / Party Room	3,000	SF	$350	$1,050,000
Filter Building	1,000	SF	$250	$250,000
Activity Pool	12,000	SF	$225	$2,700,000
Volume	520,000	GAL		
Water Slides (2)	1	LS	$400,000	$400,000
Large Signature Play Structure	1	LS	$400,000	$400,000
Features (Climbing Wall, Lilly Pads, etc.)	1	LS	$200,000	$200,000
Splash Pad (Future)	1	EA	$400,000	
Shade Structures in Pool	4	EA	$4,000	$16,000
Shade Structures	4,000	SF	$10	$40,000
Pool Deck and Drainage	40,000	SF	$15	$600,000
General Site Requirements	1	LS	$700,000	$700,000
Lazy River	600	LF	$2,000	$1,200,000
Volume	188,496	GAL		
FlowRider Surf Machine (Future)	1	LS	$1,800,000	
Subtotal				**$7,556,000**
Total Project Cost				**$7,556,000**
Construction Cost Update (June 2020)				
SUBTOTAL (w/ 9% General Conditions)				**$8,236,000**

Table 5.2: Surf and Swim Capital Improvement Costs (Continued)

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Surf and Swim Regional Aquatic Center				
Contingency			**8.7%**	**$720,000**
Program Management			**5.1%**	**$423,000**
Indirect Costs			**26.1%**	**$2,147,000**
Inflation			**16.6%**	**$1,368,000**
TOTAL PROJECT COST				**$12,894,000**

Table 5.3: Typical 2000 S.F. Splash Pad Capital Improvement Costs

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Typical 2,000 sf Splash Pad (Lottie Watson and Embree)				
Filter Building/Enclosure	200	SF	$350	$70,000
Splash Pad Features and Concrete, Filtration, Piping	1	LS	$350,000	$350,000
Shade Structures	1,500	SF	$20	$30,000
General Site Requirements (Earthwork, Utilities, etc.)	1	LS	$80,000	$80,000
Subtotal				**$530,000**
Construction Cost (August 2020)				
SUBTOTAL (w/ 11% General Conditions)				$588,000
Design, Surveying, etc.			12.0%	$71,000
TOTAL PROJECT COST				**$659,000**

Table 5.4: Holford Community Aquatic Center Capital Improvement Costs

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Holford Community Aquatic Center				
Restroom Building / Pool House	2,000	SF	$350	$700,000
Filter Building	600	SF	$250	$150,000
Activity Pool	6,600	SF	$300	$1,980,000
Volume	250,000	GAL		
Water Slides	1	LS	$200,000	$200,000
Features (Diving Boards, Climbing Wall, etc.)	1	LS	$100,000	$100,000
Shade Structures	2,000	SF	$10	$20,000
Pool Deck and Drainage	9,000	SF	$15	$135,000
General Site Requirements	1	LS	$400,000	$400,000
Subtotal				**$3,685,000**
Total Project Cost				**$3,685,000**
Construction Cost Update (June 2020)				
SUBTOTAL (w/ 10% General Conditions)				**$4,054,000**
Contingency			**8.4%**	**$339,000**
Program Management			**5.2%**	**$210,000**
Indirect Costs			**33.9%**	**$1,376,000**
Inflation			**11.4%**	**$462,000**
TOTAL PROJECT COST				**$6,441,000**

Table 5.5: Rick Oden Park Regional Splash Pad Capital Improvement Costs

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Rick Oden Park Regional Splash Pad				
Filter Addition to Restroom	600	SF	$150	$90,000
Splash Pad Features	1	LS	$750,000	$750,000
Splash Pad (Concrete, Drains, Filtration, Piping)	6,000	SF	$100	$600,000
Shade Structures	1,000	SF	$10	$10,000
General Site Requirements	1	LS	$200,000	$200,000
Subtotal				**$1,650,000**
Total Project Cost				**$1,650,000**
Construction Cost Update (June 2020)				
SUBTOTAL (w/ 11% General Conditions)				**$1,832,000**
Contingency			**13.3%**	**$244,000**
Program Management			**6.2%**	**$113,000**
Indirect Costs			**27.7%**	**$508,000**
Inflation			**6.4%**	**$117,000**
TOTAL PROJECT COST				**$2,814,000**

Table 5.6: Typical 2,500 S.F. Splash Pad Capital Improvement Costs

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Typical 2,500 SF Splash Pad (Lon Wynne Park)				
Filter Building/Enclosure	200	SF	$350	$70,000
Splash Pad Features and Concrete, Filtration, Piping	1	LS	$400,000	$400,000
Shade Structures	1,500	SF	$20	$30,000
General Site Requirements (Earthwork, Utilities, etc.)	1	LS	$95,000	$95,000
Subtotal				**$595,000**
Construction Cost (August 2020)				
SUBTOTAL (w/ 11% General Conditions)				$660,000
Design, Surveying, etc.			12.0%	$79,000
TOTAL PROJECT COST				**$739,000**

Table 5.7: Bradfield Community Aquatic Center Capital Improvement Costs

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Bradfield Community Aquatic Center				
Restroom / Concessions / Party Room Building	3,500	SF	$350	$1,225,000
Filter Building	1,500	SF	$250	$375,000
Pool Renovation	1	LS	$1,200,000	$1,200,000
Splash Pad Expansion (Concrete, Drains, Filtration, Piping)	2,500	SF	$150	$375,000
Shade Structures	6,000	SF	$10	$60,000
General Site Requirements	1	LS	$450,000	$450,000
Lazy River	400	LF	$2,000	$800,000
Volume	125,664	GAL		
Subtotal				**$4,485,000**

Table 5.7: Bradfield Community Aquatic Center Capital Improvement Costs (Continued)

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Bradfield Community Aquatic Center				
Total Project Cost				**$4,485,000**
Construction Cost Update (June 2020)				
SUBTOTAL (w/ 10% General Conditions)				**$4,934,000**
Contingency			**9.2%**	**$452,000**
Program Management			**0.0%**	**$0**
Indirect Costs			**28.9%**	**$1,428,000**
Inflation			**22.1%**	**$1,089,000**
TOTAL PROJECT COST				**$7,903,000**

5.7 Operations and Budget Recommendations

The following text describes the recommendations for operations related to programs and staffing as well as the impact of the proposed facility recommendations of the annual budget for aquatics in Garland.

5.7.1 Projected Attendance and Budget Impact

The recommended improvements will impact both the attendance and operating budget for the aquatic facilities in Garland. Table 5.8 illustrates the projected changes in attendance and the budgets for aquatic operations. Since weather conditions cause variations in the numbers of days of operation and attendance levels, most of the basis of past expenses are an average of the past four years of operations.

Operations Expenses

The closing of Wynne Pool will reduce the need for 15% of the staff currently hired and is also about 15% of the total water volume for aquatics in Garland. This closing saves approximately $95,000 in expenses and reduces only $13,000 in income.

The current average (2016-2019) operating expenses of $676,500 and 1.43 million gallons of pool volume calculate to an operating cost of $0.45 per gallon. This plan recommends an increase in wages for aquatic staff to be more in line with other Metroplex communities and to continue to attract quality staff. A proposal was being considered by the city to raise the starting wage for aquatic staff from $8.75 to $12.00. This equates to approximately a 35% increase in wages, which currently accounts for 65% of the overall operations costs. Therefore, the recommended expense per gallon in column 7 is indicated at $0.75.

Attendance

Column 1 identifies the four-year average attendance for the pools. It should be noted that the overall attendance has decreased from 81,219 in 2016 to 64,393 in 2019. This decrease is due in large part to the major drop in attendance at Surf & Swim caused by needing to limit the number of users due to the filtration system's inability to maintain the water quality required for a higher bather load. This condition will be remedied by the proposed improvements and allow for higher attendance levels.

Column 2 identifies a projected attendance for the improved pools. Bradfield shows a small increase if the restroom and other improvements are accomplished, but they were not included in the Bond Program. Holford will see a larger attendance due to several more family-oriented attractions requested by residents in the public engagement. Surf & Swim will see an increased attendance as capacity increases. The 70,000 shown for Surf & Swim is only 15,000 more than the 2016 numbers. These increased attendance figures do not account for the thousands of people that will enjoy the splash pads.

Projected Revenue

Column 3 identifies the projected revenue per user. The current revenue per user at Surf & Swim is $8.53 and at the other pools is approximately $2.69. Column 3 identifies an increased dollar per user based upon adding concessions at Holford and Bradfield, adding party rental rooms at Surf & Swim, Bradfield, and Holford, and adding higher fees for non-residents (preferred to call them Market Rate and Resident Discounts). Column 4 shows an estimated amount of revenue from admissions, rentals, and concessions. Even if the current fees are not raised, the overall impact on the city budget from these three pools plus the proposed splash pads could be a a break even or positive impact versus the current four-year average impact of $205,000. Once the future Flow Rider surf simulator and splash pad are added to Surf & Swim, the revenue figures should increase as well.

Splash Pads

The lower portion of Table 5.8 identifies the size and cost of operations of the proposed splash pads. The cost is based upon an average of $7.00 per square foot of splash pad for the smaller neighborhood splash pads and $6.00 per square foot for the larger regional splash pads (as shown in column 7). These figures are based upon past case studies by the consultant. Since there is no fee for the splash pads, only the expenses are shown in the table. The initial three splash pads (Wynne, Lottie Watson, and Embree) will result in a cost to the city of approximately $45,500 (column 8). The long-term additions of four additional splash pads would increase the expenses another $78,000 per year.

5.7.2 Programming

As noted in Chapter 4, the only programming currently offered in Garland are their very successful swim lesson and swim team programs. This program has accommodated between 3,500 and 4,000 people per season over the past three years. The program has generated a budget surplus between $20,764 and $43,914 per season over the past four years. The city has tried to develop and market other programs, such as water aerobics, in the past with little success. The public engagement demonstrated a strong desire for more programming such as water fitness, senior aquatics, therapeutic programs, swim lessons, snorkeling/scuba, and lap swim times. Currently, the successful swim lesson program uses most of the non-open to the public hours at the pools from early morning into the evening.

Once the pools are renovated/replaced, the city should attempt to retry to market and implement additional programming opportunities. Examples in nearby communities include dog days at the end of the swim season, dive-in movies after hours, adapted aquatic programs, fun activities such as boat regattas, duck derby, kids triathlon, Father's Day program, and many more creative ideas. Stroke clinics and swim teams are ways to build upon the swim lesson program and work toward increasing the number of quality swimmers and potential lifeguards. The lazy river at Surf & Swim will provide opportunities for swim lessons and seniors walking against the current.

Table 5.8: Projected Attendance and Operating Costs

	1	2	3	4	5	6	7	8	9
Existing Aquatic Facilities	**Average Annual Attendance[1]**	**Projected Annual Attendance[5]**	**Revenue per User[2]**	**Projected Revenue**	**Change in Revenue**	**Gallons**	**Expense per Gallon[3]**	**Projected Expenses[3]**	**Margin**
Surf & Swim	47,559	70,000	$11.00	$770,000	$246,857	468,500	$0.75	$351,375	$418,625
Bradfield	13,852	30,000	$6.00	$180,000	$96,891	625,864	$0.75	$469,398	($289,398)
Holford	4,530	40,000	$6.00	$240,000	$212,822	250,000	$0.75	$187,500	$52,500
Wynne	5,274			$0					
Proposed Splash Pads						**Square Feet**	**Expense per S.F.**		
Embree Park Splash Pad						2,000	$7.00	$14,000	($14,000)
Watson Park Splash Pad						2,000	$7.00	$14,000	($14,000)
Wynne Park Splash Pad						2,500	$7.00	$17,500	($17,500)
Future Splash Pads									
East Central Splash Pad						2,000	$7.00	$14,000	($14,000)
Rick Oden Regional Splash Pad						6,000	$6.00	$36,000	($36,000)
North Splash Pad						2,000	$7.00	$14,000	($14,000)
South Splash Pad						2,000	$7.00	$14,000	($14,000)
Total	**71,214**	**140,000**		**$1,190,000**	**$556,569**			**$1,131,773**	**$58,227**

1. Based on 2016 to 2019 average annual atendance.
2. Current revenue per user is $8.53 per user (4 year average) at Surf & Swim and $2.69 at the other pools without concessions. The increase is due to increased attractions, concessions, and party room rentals.
3. The current cost per gallon is $0.45 and this plan accommodates for an increase in pool staff hourly rates.
4. This table does not include swim lesson revenue or expenses since they should be positive revenue generation.
5. Attendance does not include swim lesson attendance.

APPENDIX A - EXISTING FACILITY AERIALS

Holford Pool
Garland Aquatics Master Plan
Garland, Texas
Legend
Park Boundary
GARLAND AQUATICS
BRAUNSTEIN + BERKLEY
0
50
100
200
Feet
Source: City of Garland, USGS, US Census

Surf & Swim
Garland Aquatics Master Plan
Garland, Texas
OATES
Legend
Park Boundary
Garland Aquatics
BRANDSTETTER CARROLL INC.
0
50
100
200
Feet
Source: City of Garland, GIS, GIS Consult

Wynne Pool
Garland Aquatics Master Plan
Garland, Texas
GLENBROOK
GLENBROOK
Legend
Park Boundary
GARLAND AQUATICS
BRAUNSTEIN + BERKOWITZ
PLANNING, DESIGN, OPERATIONS
0 30 60 120
Feet
Data: City of Garland, Landis, TxDot, ...

QUALITATIVE ASSESSMENT - AQUATIC FACILITIES

BRANDSTETTER CARROLL INC
ARCHITECTS . ENGINEERS . PLANNERS

Facility Name: **Bradfield Pool**
Address: **1150 Castle Drive**
Pool Type: **50 M - Rectangular**
Pool Class:
Year Constructed: **Early-mid 1970's**
Year Renovated: **2008 - one water feature, slide added; 2016 - plaster finish added to pool**

BUILDINGS	Num	Size (Estimated)	Condition			Comments	Recommendations
			Green	Yellow	Red		
POOL HOUSE		s.f.					
Separate from pump room?	yes						
Restrooms	1	15 x 30		X		open air	Replace patched, broken mis-matched wall tile
	1	15 x 30		X		open air	Replace patched, broken mis-matched wall tile
Inside pool fence? In park?	yes						
Exterior walls				X		Majority of exterior walls are ribbed/exposed concrete aggregate panels; Exterior walls at check-in pavilion are tiled.	Consider renovating/updating appearance ; Remove or remove/replace existing exterior tile finish at check-in area.
Interior walls	yes			X		Concrete block, painted	Paint
Roof				X		Metal portion in fair condition given age; concrete slab roof portion OK	
Doors/Frames					X		Need to be refinished; outfitted with accessible door hardware
Floor/Drainage	yes			X		Floor drains adequate; non slip coating on concrete finish	Keep clear of dirt and debris- infill cracking and reseal at floor slab
Ceiling	yes			X		Open air at majority of facility, exposed wood deck and concrete	Paint
Lighting/Power	yes			X			Clean light fixtures of debris/replace lenses where needed
Office	1	8 x 10					
Guard Room				X		No actual Guard Room. Guards use outdoor/open area behind admissions desk	Consider expansion under metal roof area to include a guard room, larger office, first aid room and more storage
Concessions/Vending	0						Water and snacks to be offered for sale at 2019 swim season
Men/Women Changing Rooms	1 ea.			X		Open/outside areas adjacent to restrooms	
Family Changing Rooms	1					Large open area adjacent to restrooms	Create designated area within existing open area
Plumbing Fixtures - Men	yes			X		2 lavatories + 3 urinals + 1 accessible stall + 2 showers	
Plumbing Fixtures - Women	yes			X		2 lavatories + 1 standard stall + 1 accessible stall + 3 showers	
Toilet partitions			X			Heavy duty plastic with stainless steel hardware/components	
Showers	yes				X	Within open/outside area adjacent to restrooms; not fully ADA compliant	At Women's: Poor privacy/line of sight - direct view from gated restroom entry to shower
ADA Compliance	no			X		Shower area does not have a compliant ADA shower	Modify 1 shower as needed to accommodate compliant items...bench, controls, etc.
Drinking fountain on building	yes			X		Hi-lo unit	Located on building inside fence area--removed seasonally to prevent vandalism
Water and sanitary service				X			
Electrical system, service entrance and panel boards				X			
Concession Stand	0						

BUILDINGS	Num	Size (Estimated)	Condition			Comments	Recommendations
			Green	Yellow	Red		
PUMP ROOM							
Chemical Storage Room	1	10 x 14		X		Semi-open area; aged wood frame an fabric for roof	Consider removing makeshift roof, replace with more permanent roof
Pump/Filter Room	1	15 x pool width		X			Remove unnecessary debris for safety; Suggest adding wall-mount handrails at steps into pit; remove makeshift wood steps/replace with permanent steps
Electrical system				X			
Grating				X			
Sump pump				X			
Storage				X			
Work area				X			
Ventilation				X			
Eye wash	0						Add outdoor rated eyewash station at Chemical Storage Area
Safety				X			
Pit access				X		Ladder	
Roof				X		Concrete flat slab	Some concrete spalling, cracking, chunks gone but not critical
Floor/Drainage				X			
Walls				X			
Other						Frequent random vandalism due to location; substantial lack of adequate storage	Remove climbable handrail section at entrance gate to alleviate access over the metal fence; Consider adding 'you are on camera' signage as a deterrent.
			X			(5) lifeguard chairs with umbrella inserts	
				X		Signage	Consider updating all signage; Add matching theme throughout
					X	Outdoor lockers - not used - rusted interiors	Remove or remove an provide water/chemical resistant type
						One singular water feature at splash pad area	Consider upgrading--adding additional features
				X		(7) shade structures on deck area	

Green- Well Maintained Condition
Yellow - Needs Repair
Red - Needs Replacement or Needs Feature

QUALITATIVE ASSESSMENT - AQUATIC FACILITIES
PARKS, RECREATION & OPEN SPACE MASTER PLAN

Facility Name **Bradfield Pool**

BRANDSTETTER CARROLL INC
ARCHITECTS . ENGINEERS . PLANNERS

SITE	Num	Size	Condition Level			Comments	Recommendations
			Green	Yellow	Red		
INSIDE FENCE							
Landscaping/Lawn				X			
Irrigation				X			
Sunbathing Area				X			
Drainage				X			
Sewer line				X			
Water line				X			
Site furniture							
Benches							
Picnic tables	10					6 round style under shade structure; 6' and ADA picnic tables on deck	
Trash receptacles			X				
Drinking fountains	1						
Shower						Within restroom areas of Pool House	
Pool deck				X			
Deck drains				X			
Shade structures				X			
Pool area lighting/Power				X			
ADA Compliance				X			
OUTSIDE FENCE							
Parking Lot	116 spc		X			Concrete surface - number includes 6 HC accessible spaces	
Total parking spaces			X				
HC spaces			X				
Bike racks	1	small	X				
Site access and circulation			X				
ADA access			X				
Sidewalks to pool				X		Some exposed aggregate textured concrete has cracking. Varied patches.	Consider removing and replacing when renovated
Site amenities				X			
Signage and way finding				X		Monumental signage at parking lot entry - shared with Rec Center	
Site security					X		
Curbs			X				
Pool perimeter fencing				X		Chain link type at majority of enclosure; height meets code. Ornamental picket style at entry side only.	
Parking lot lighting				X			
Site lighting outside fence				X			
Flood Plain/Regulatory Issues	?						
TOTAL							

Green- Well Maintained Condition
Yellow - Needs Repair
Red - Needs Replacement or Needs Feature

QUALITATIVE ASSESSMENT - AQUATIC FACILITIES
PARKS, RECREATION & OPEN SPACE MASTER PLAN

Facility Name **Bradfield Pool** Approximately 45 Years Old, Renovated in 2008

SWIMMING POOLS	Num	Size	Condition Level			Comments	Recommendations
			Green	Yellow	Red		
MAIN POOL - LAP POOL							
Water source			X			City	
Volume		500,200					
Pool Perimeter		452.00					
Surface Area		10,168.00					
Turnover Rate		1392	X				
Turnover Time		6.00	X				
Shape						Rectangle	
Depth (min. - max.)		3'-12.25'					
Lap Lanes						No (Could do 50 Meter)	
Cross Lanes						No	
Pool floor						Plastered Concrete	
Appearance			X				
Pool walls						Plastered Concrete	
Appearance			X				
Coping			X			Stainless Steel Gutter and Fiberglass Grates	
Pool deck				X			
Tiles/Waterline			X				
Deck Depth Markers			X				
Wall Depth Makers		N/A				Deck markers an be read from pool or deck	
Warning / No Diving			X				
Pool lighting - in side walls				X		Dive Well Only	
Pool deck equipment							
Life guard chairs	5		X				
Ladders	8			X			
Steps		N/A					
Diving boards							
Slides	1			X		Added in 07 or 08, No emergency stop present, joints need to be re-caulked	
Pool Features	1		X			Climbing Wall	
ADA Lift		Y				2 required, or a ramp or stair	
ADA Compliance		Y					
Circulation system							
Surge tank			X			Old gravity sand filter bay used for surge capacity	
Filtration system				X		Paragon high rate sand filters, there is a crack in one of the tanks, installed in 2016	
Gutter			X			Stainless steel gutters with overflow weirs	
Skimmers		N/A					
Drains			X			Both filter and slide share same drain system, slide pump draws from surge (non treated water)	
Returns / Inlet			X			integral to supply tube in gutter system	

SWIMMING POOLS	Num	Size	Condition Level			Comments	Recommendations
			Green	Yellow	Red		
VGB Compliance			X			Grates were replaced in 2018	
Valves				X			
Piping			X				
Pump				X		Normal maintenance to be expected	
Strainer			X				
Pool heater		N/A					
Backwash discharge						Sanitary Sewer	
Backwash holding tank		N/A					
Flow meters			X				
Pressure gages			X				
Chemical System							
Sanitation			X			Pulsar Tablet System	
pH Control			X			Muriatic Acid	
Chemical feed system			X				
Chemical controller			X			BecSys 3	
Chemical storage							
UV system							
Spray Ground							
Shape / Dimensions						Circular spray pad	
Depth -min/max				N/A			
Surface Area							
Volume		2,404					
Turnover Rate		40					
Turnover Time		1				1 hr - 40 gpm, 2 hr - 20 gpm, 3 ht 13 gpm	
Pool floor			X				
Appearance			X				
Pool walls		N/A					
Appearance							
Deck			X				
ADA Compliance			X				
Circulation system			X				
Gutter		N/A					
Skimmers						Recommend Floating Skimmer and rain diverter be added to reservoir for better cleaning	
Drains			X				
Returns / Inlet		N/A					
VGB drains		N/A					
Pump			X				
Strainer			X				
Valves			X				
Filters			X				
Play features			X				
U.V. System					X	U.V. went down in 2018, needs to be replaced	
TOTAL							

Green- Well Maintained Condition
Yellow - Needs Repair
Red - Needs Replacement or Needs Feature

QUALITATIVE ASSESSMENT - AQUATIC FACILITIES

BRANDSTETTER CARROLL INC
ARCHITECTS . ENGINEERS . PLANNERS

Facility Name: **Holford Pool**
Address: **2322 Homestead Place**
Pool Type: **Lap/General - Typ. 'L' Shape**
Pool Class:

Year Constructed: **1965**

Year Renovated: **Portions - as needed**

BUILDINGS	Num	Size (Estimated)	Condition			Comments	Recommendations
			Green	Yellow	Red		
POOL HOUSE		s.f.					
Separate from pump room?	yes						
Restrooms	1 ea.	10 x 12		X		Men's - 2 stalls - 1 urinal, 1 accessible stall	
	1 ea.	10 x 12		X		Women's - 2 stalls - 1 standard stall, 1 accessible stall	
Inside pool fence? In park?	yes						
Exterior walls				X		Brick masonry	
Interior walls				X		Brick masonry/colored Glazed Brick	
Roof				X		Flat slab concrete	
Doors/Frames					X		Replace doors and frames; provide updated door hardware.
Floor/Drainage				X		Exposed broom finish concrete	
Ceiling				X		Flat slab concrete with circular cut-outs (unprotected) over restrooms areas	
Lighting/Power				X			Clean/remove light fixtures. Replace cracked and yellowed lens covers
Office	1	8 x 8			X	Not dedicated	
Guard Room	1	8 x 10			X	No hand or cabinet sink; makeshift set up with tables	Uneven floor surface at makeshift Guard Room
Concessions/Vending	0						Water and snacks to be offered for sale at 2019 swim season
Men/Women Changing Rooms	0						
Family Changing Rooms	0						
Plumbing Fixtures - Men				X		See above 'Restrooms'	
Plumbing Fixtures - Women				X		See above 'Restrooms'	
Toilet partitions			X				
Showers	0						Suggest adding minimum 1 accessible and 1 standard shower at deck
ADA Compliance				X		Building not fully compliant; site approach from parking and rec center OK	
Drinking fountain on building	1			X		Single height - could not confirm compliance since it is removed seasonally	
Water and sanitary service				X			
Electrical system, service entrance and panel boards				X			
Concession Stand	0						

BUILDINGS	Num	Size (Estimated)	Condition			Comments	Recommendations
			Green	Yellow	Red		
PUMP ROOM							
Chemical Storage Room				X		Open air - secured behind painted wood steel post fencing	
Pump/Filter Room				X		Open air - secured behind painted wood steel post fencing	
Electrical system				X			
Grating						N/A	
Sump pump				X			
Storage						Storage is minimal	
Work area				X		None dedicated	
Ventilation						N/A	
Eye wash	0						Add eyewash station at Chemical Storage Area
Safety				X			
Pit access						N/A	
Roof						N/A	
Floor/Drainage						N/A	
Walls						N/A	
Other					X	Overall appearance/amenities lacking	Consider removing pool house/chemical/equip area and build new; at a minimum recommend adding recreational features
						Has an average of 30-40 patrons per day. Heaviest use is for swim lessons, 2 swim teams - practice	
						Storage needed: Most items are stored off-site at Lou Huff site; very limited	
						(3) lifeguard chairs with umbrella inserts	
						Bather load: 200	

Green- Well Maintained Condition
Yellow - Needs Repair
Red - Needs Replacement or Needs Feature

QUALITATIVE ASSESSMENT - AQUATIC FACILITIES
PARKS, RECREATION & OPEN SPACE MASTER PLAN

Facility Name **Holford Pool**

SITE	Num	Size	Condition Level			Comments	Recommendations
			Green	Yellow	Red		
INSIDE FENCE							
Landscaping/Lawn				X			Continue maintenance
Irrigation				X			Continue maintenance
Sunbathing Area			X			Limited area around deck perimeter within pool fence	
Drainage				X			
Sewer line				X			
Water line				X			
Site furniture						Currently utilized minimal furnishings	Staff indicated new furniture for 2019 swim season
Benches				X		Located outside of pool fence	
Picnic tables				X		Located outside of pool fence	
Trash receptacles				X			
Drinking fountains				X		Removed seasonally	
Shower	0						
Pool deck				0		Level changes, patches with various textures, cracking in some areas	
Deck drains			X				
Shade structures	3		X			1 larger steel trellis type outside pool fence with 3 picnic tables; one smaller inside pool fence with 1 picnic table and 1 larger with 2 picnic tables.	
Pool area lighting/Power			X				
ADA Compliance			X			Accessible means from parking into pool area	
OUTSIDE FENCE							
Parking Lot						Shared/common with Holford Rec Center	Temporary asphalt resurfacing in-progress at the time of visit. Staff confirmed this is temporary and long term plan is to provide concrete parking surface for pool and rec center.
Total parking spaces	95 spc.			X		Asphalt surface - number includes 6 HC spaces - shared/common with Holford Pool	
HC spaces	6 spc			X			
Bike racks	1	20 slots		X			Consider refinishing/repainting
Site access and circulation			X				
ADA access			X				
Sidewalks to pool				X		Cracking and unevenness	Repair/patch as needed - some sections could be removed and repoured
Site amenities				X		Benches along outside pool fence perimeter	Repair/replace as needed - wood is cracked, broken
Signage and way finding					X	Monumental sign at entry drive - none at entry trellis/patio or Pool House	Consider adding at entry trellis/patio and or Pool House
Site security				X			
Curbs				X		Some cracked, broken, chipped; some concrete wheel stops missing	Factor into future concrete surface; review concrete wheel stops
					X		
Pool perimeter fencing				X		Chain link type - height meets code	
Parking lot lighting					X		
Site lighting outside fence					X		
Flood Plain/Regulatory Issues	?						
TOTAL							

Green- Well Maintained Condition
Yellow - Needs Repair
Red - Needs Replacement or Needs Feature

QUALITATIVE ASSESSMENT - AQUATIC FACILITIES
PARKS, RECREATION & OPEN SPACE MASTER PLAN

Facility Name **Holford Pool** Year Constructed: 1965

SWIMMING POOLS	Num	Size	Condition Level			Comments	Recommendations
			Green	Yellow	Red		
MAIN POOL - LAP POOL							
Water source						City Water	
Volume		163,019					
Pool Perimeter		325.00					
Surface Area		5,070.00					
Turnover Rate		453					
Turnover Time		6.00					
Shape		L'					
Depth (min. - max.)		3'-6'					
Lap Lanes							
Cross Lanes	5					25 Meter	
Pool floor		N/A				Plastered Concrete	
Appearance				X			
Pool walls						Plastered Concrete	
Appearance					X	Plaster is thin in areas near the top of the walls	
Coping						Stainless steel gutters and fiberglass grates	
Pool deck				X		Rubber surfacing around pool perimeter is failing	
Tiles/Waterline			X				
Deck Depth Markers			X			Painted and Tiled Markers	
Wall Depth Makers		N/A					
Warning / No Diving			X				
Pool lighting - in side walls		N/A					
Pool deck equipment							
Life guard chairs	3		X				
Ladders	3		X				
Steps			X				
Diving boards		N/A					
Slides		N/A					
Pool Features		N/A					
ADA Lift						Ramp only, no lift	
ADA Compliance		Y				Since pool is over 300' in perimeter, 2 means are required, Ramp and stair will satisfy this requirement by adding a second rail within 24" of existing rails on stairs	
Circulation system							
Surge tank		No				Surge capacity provided in pool by overflow weirs	
Filtration system				X		Rapid Sand, sand replaced last year, steel tanks showing signs of rust	
Gutter			X				
Skimmers		N/A					
Drains			X				
Returns / Inlet			X			integral to supply tube in gutter system	
VGB Compliance			X			Grates replaced in 2016	

SWIMMING POOLS	Num	Size	Condition Level			Comments	Recommendations
			Green	Yellow	Red		
Valves				X			
Piping				X		UV exposure will shorten life	
Pump				X		Since pool operates year round, A VFD is recommended to reduce operating cost	
Strainer				X			
Pool heater		N/A					
Backwash discharge			X			Backwash to holding tank, then drains to sanitary sewer	
Backwash holding tank			X				
Flow meters			X				
Pressure gages			X				
Chemical System							
Sanitation			X			Pulsar Tablet System	
pH Control			X			Muriatic Acid	
Chemical feed system			X				
Chemical controller					X	Chemical Controller needs replacement (non functional)	
Chemical storage							
UV system		N/A					
Eye wash station		N/A			X		
WADING POOL							
Shape / Dimensions							
Depth -min/max							
Surface Area							
Volume							
Turnover Rate							
Turnover Time							
Pool floor							
Appearance							
Pool walls							
Appearance							
Deck							
ADA Compliance							
Circulation system							
Gutter							
Skimmers							
Drains							
Returns / Inlet							
VGB drains							
Pump							
Strainer							
Valves							
Filters							
Play features							
TOTAL							

Green- Well Maintained Condition
Yellow - Needs Repair
Red - Needs Replacement or Needs Feature

QUALITATIVE ASSESSMENT - AQUATIC FACILITIES

BRANDSTETTER CARROLL INC
ARCHITECTS . ENGINEERS . PLANNERS

Facility Name: **Surf & Swim (at Audubon Park)**
Address: **440 W. Oates Road**
Pool Type: **Wave Pool + Splash Pad**
Pool Class:

Year Constructed: **Wave Pool (1984); Wally's Cove Splash Pad (2006)**

Year Renovated: **Repairs/improvements as needed**

BUILDINGS	Num	Size (Estimated)	Condition			Comments	Recommendations
			Green	Yellow	Red		
POOL HOUSE		s.f.					
Separate from pump room?	yes						
Restrooms	yes	20 x 40		X		Men's - 4 lavs, 5 urinals, 5 stalls including HC stall - semi outdoor	
	yes	20 x 40		X		Women's - 4 lavs, 9 stalls including HC stalls - semi outdoor	
Inside pool fence	yes			X			
Exterior walls				X		Metal Panels - white majority. Some concrete block and tiled surfaces at restroom/storage areas	Need to be cleaned; mildewed in some areas. Consider painting/sealing exposed CMU
Interior walls					X	Concrete block and some drywall; restrooms/showers have tile	
Roof					X	Leaks observed at multiple locations; most concern over electrical main; corroded roof deck	
Doors				X			Review doors for accessible hardware. Several doors are residential type at interiors. Paint doors and frames.
Floor/Drainage				X			
Ceiling					X		
Lighting/Power					X		
Office				X			
Guard Room					X	Area used for the Guard room is significantly undersized for the large number of staff.	Create dedicated Guard Room with kitchenette, staff lockers, furnishings. Create dedicated First Aid room (with signage) that is clearly visible from pool/deck area.
Concessions/Vending			X			Full concessions + smaller concessions with ice cream dots	
Men/Women Changing Rooms				X		Provide accessible bench and lockers at Men's and Women's	
Family Changing Rooms	0						
Plumbing fixtures-Men				X		See 'Restrooms' above	
Plumbing Fixtures - Women				X		See 'Restrooms' above	
Toilet partitions			X				
Showers	6				X	3 @ Men/3@Women; 1 @ each has HC controls - open air within restroom area	Renovate showers to be fully compliant, functional
ADA Compliance				X			
Drinking fountain on building	2 units			X		1 hi-low unit at Pool House; 1 hi-low unit at Concessions area	
Water and sanitary service				X			
Electrical system, service entrance and panel boards				X			

BUILDINGS	Num	Size (Estimated)	Condition			Comments	Recommendations
			Green	Yellow	Red		
PUMP ROOM							
Chemical Storage Room							
Pump/Filter Room							
Electrical system							
Grating							
Sump pump							
Storage							
Work area							
Ventilation							
Eye wash							
Safety							
Pit access							
Roof					X	Leaks observed at multiple locations	
Floor/Drainage							
Walls							
Other							
						Shade structures: 2 triangular + 4 umbrella style structures at Wally's Cove; 5 large rectangular adjacent to Concessions; 4 umbrella style upon pool entry	
						Wally's Cove Splashpad - ground surface patched; some features need repair	Consider having all features/equipment assessed and provide repairs as needed
						A total of 54 box lockers are located just outside the restrooms for patrons.	

Green- Well Maintained Condition
Yellow - Needs Repair
Red - Needs Replacement or Needs Feature

QUALITATIVE ASSESSMENT - AQUATIC FACILITIES
PARKS, RECREATION & OPEN SPACE MASTER PLAN

BRANDSTETTER CARROLL INC
ARCHITECTS · ENGINEERS · PLANNERS

Facility Name **Surf -n- Swim**

SITE	Num	Size	Condition Level			Comments	Recommendations
			Green	Yellow	Red		
INSIDE FENCE							
Landscaping/Lawn			X				
Irrigation			X				
Sunbathing Area			X				
Drainage				X			
Sewer line				X			
Water line				X			
Site furniture				X			
Benches				X			
Picnic tables				X			
Trash receptacles				X			
Drinking fountains				X			
Shower					X	Showers are part of Pool House - see 'Building'	
Pool deck				X			
Deck drains				X			
Shade structures			X				
Pool area lighting/Power			X				
ADA Compliance				X			
OUTSIDE FENCE							
Parking Lot					X	Asphalt surface - potholes, cracking and broken curbing	Consider renovation and resurfacing with concrete surface to more closely match adjacent Audubon Rec Center
Total parking spaces		160			X		
HC spaces		11		X			
Bike racks	2	20+ slots		X			
Site access and circulation			X				
ADA access				X		Has ramp inside fence area	
Sidewalks to pool							
Site amenities				X			
Signage and way finding			X			Monumental signage shared with adjacent Audubon Rec Center and has themed signage on building	
Site security				X		Has cameras and camera signage	
Curbs					X		
Pool perimeter fencing				X			
Parking lot lighting				X			
Site lighting outside fence				X			
Flood Plain/Regulatory Issues	?						
Other						Existing grassed berms at both sides of pool produce significant muddy runoff into pool	Consider regrading the bermed areas--perhaps add more concrete deck. Add more amenities such as additional water features, shaded areas.
TOTAL							

Green- Well Maintained Condition
Yellow - Needs Repair
Red - Needs Replacement or Needs Feature

QUALITATIVE ASSESSMENT - AQUATIC FACILITIES
PARKS, RECREATION & OPEN SPACE MASTER PLAN

Facility Name **Surf -n- Swim** Year Constructed:1984, Walleys Cove: 2006

SWIMMING POOLS	Num	Size	Condition Level			Comments	Recommendations
			Green	Yellow	Red		
MAIN POOL - LAP POOL							
Water source						City Water	
Volume		557,115					
Pool Perimeter		725.00					
Surface Area		27,500.00					
Turnover Rate		1547					
Turnover Time		6 hr					
Shape						Wave Pool	
Depth (min. - max.)		0-8'					
Lap Lanes		N/A					
Cross Lanes		N/A					
Pool floor			X				
Appearance				X		Diamond Brite starting to show hair line cracks, rubber surface is wearing, expansion joints need to be replaced	
Pool walls			X				
Appearance				X			
Coping							
Pool deck				X			
Tiles/Waterline				X		Stainless steel gutter, gutter tube has cracked at welds multiple times	
Deck Depth Markers			X				
Wall Depth Makers			X				
Warning / No Diving			X				
Pool lighting - in side walls			X			LED Pool lights	
Pool deck equipment							
Life guard chairs	4		X				
Ladders	4		X				
Steps		N/A					
Diving boards		N/A					
Slides		N/A					
Pool Features			X			Wave Pool	
ADA Lift			X				
ADA Compliance						YES	
Circulation system							
Surge tank					X	tank is rusting, undersized and needs to be replaced	
Filtration system			X			regenerative media filter	
Gutter				X		cracks in welds	
Skimmers		N/A					
Drains			X				
Returns / Inlet			X			integral to gutter system,	
VGB Compliance			X			drains protected by large intake screens	
Valves			X				
Piping			X				

SWIMMING POOLS	Num	Size	Condition Level			Comments	Recommendations
			Green	Yellow	Red		
Pump				X		new motor needs to be installed	
Strainer			X				
Pool heater		N/A					
Backwash discharge						to holding tanks, then discharge to sanitary sewer	
Backwash holding tank						yes	
Flow meters			X				
Pressure gages			X				
Chemical System							
Sanitation			X			liquid chlorine	
pH Control			X			muriatic acid	
Chemical feed system			X				
Chemical controller			X			BecSys	
Chemical storage			X				
UV system		N/A					
SPRAY GROUND							
Shape / Dimensions							
Depth -min/max		0-6"					
Surface Area							
Volume		9,809					
Turnover Rate		429					
Turnover Time		0.5				26 gpm - 6hr	
Pool floor						rubberized surface	
Appearance				X			
Pool walls		N/A					
Appearance		N/A					
Deck		X					
ADA Compliance						YES	
Circulation system			X				
Gutter			X				
Skimmers		N/A					
Drains			X				
Returns / Inlet			X			floor inlets	
VGB drains			X				
Pump				X			
Strainer				X		solid lid	
Valves				X			
Filters				X		high rate sand	
Play features				X		some features recently replaced	
UV					X	UV system is non operational ,may need new controller	
TOTAL							

Green- Well Maintained Condition
Yellow - Needs Repair
Red - Needs Replacement or Needs Feature

QUALITATIVE ASSESSMENT - AQUATIC FACILITIES

BRANDSTETTER CARROLL INC
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Facility Name: **Wynne Park Pool**
Address: **3858 South Glenbrook Drive**
Pool Type: **25 M · Rectangular**
Pool Class
Year Constructed: **1961**
Year Renovated: **Repairs/improvements as needed**

BUILDINGS	Num	Size (Estimated)	Condition			Comments	Recommendations
			Green	Yellow	Red		
POOL HOUSE		s.f.					
Separate from pump room?	yes						
Restrooms	1	10 x 12			X	Mens - 1 lav,2 urinals and 1 HC stall - semi outdoor	
	1	10 x 12			X	Womens - 1 lav, 1 standard stall, 1 HC stall - semi outdoor	
Inside pool fence	yes						
Exterior walls				X		Brick masonry	
Interior walls					X	Brick masonry/colored glazed brick masonry	
Roof				X		Concrete flat slab with some tube steel beams	
Doors					X	Existing doors are a mix of style and type;not equipped with accessible hardware	
Floor/Drainage				X			
Ceiling				X		Concrete flat slab with some tube steel beams	
Lighting/Power					X		
Office	1				X	Same as Admissions area - behind open wire mesh enclosure	
Guard Room	0						
Concessions/Vending	0						
Men/Women Changing Rooms	0						
Family Changing Rooms	0						
Plumbing fixtures-Men					X	See 'Restrooms' above	
Plumbing Fixtires - Women					X	See 'Restrooms' above	
Toilet partitions			X				
Showers	0						Suggest adding 1 accessible and 1 standard shower
ADA Compliance				X		Restrooms are compliant but remainder of Pool House is not.	
Drinking fountain	1			X		1 Hi-low unit - freestanding outside of restrooms	
Water and sanitary service				X			
Electrical system, service entrance and panel boards				X		Main gear is aged	
Concession Stand	0						
PUMP ROOM							
Chemical Storage Room						Open air -secured behid painted wood/steel post fencing	
Pump/Filter Room						Open air -secured behid painted wood/steel post fencing	
Electrical system				X			
Grating				X			
Sump pump				X			

BUILDINGS	Num	Size (Estimated)	Condition			Comments	Recommendations
			Green	Yellow	Red		
Storage						N/A	
Work area						N/A	
Ventilation						N/A	
Eye wash	0						Add eyewash station at Chemical storage area
Safety						N/A	
Pit access						N/A	
Roof						N/A	
Floor/Drainage						N/A	
Walls						N/A	
Other							
						Aged condition at pool, pool house and equipment	****Recommend replacement of facility*****

Green- Well Maintained Condition
Yellow - Needs Repair
Red - Needs Replacement or Needs Feature

QUALITATIVE ASSESSMENT - AQUATIC FACILITIES
PARKS, RECREATION & OPEN SPACE MASTER PLAN

Facility Name **Wynne Park Pool**

SITE	Num	Size	Condition Level			Comments	Recommendations
			Green	Yellow	Red		
INSIDE FENCE							
Landscaping/Lawn							
Irrigation							
Sunbathing Area							
Drainage							
Sewer line							
Water line							
Site furniture							
Benches							
Picnic tables							
Trash receptacles							
Drinking fountains							
Shower							
Pool deck							
Deck drains							
Shade structures							
Pool area lighting/Power							
ADA Compliance							
OUTSIDE FENCE							
Parking Lot							
Total parking spaces							
HC spaces							
Bike racks	1			X			
Site access and circulation							
ADA access							
Sidewalks to pool							
Site amenities							
Signage and way finding							
Site security							
Curbs							
Pool perimeter fencing							
Parking lot lighting							
Site lighting outside fence							
Flood Plain/Regulatory Issues							
TOTAL							

Green- Well Maintained Condition
Yellow - Needs Repair
Red - Needs Replacement or Needs Feature

QUALITATIVE ASSESSMENT - AQUATIC FACILITIES
PARKS, RECREATION & OPEN SPACE MASTER PLAN

Facility Name **Wynne Park Pool** Year Constructed: 1961

BRANDSTETTER CARROLL INC
ARCHITECTS . ENGINEERS . PLANNERS

SWIMMING POOLS	Num	Size	Condition Level			Comments	Recommendations
			Green	Yellow	Red		
MAIN POOL - LAP POOL							
Water source						City	
Volume		210,393					
Pool Perimeter		300.00					
Surface Area		5,125.00					
Turnover Rate		584					
Turnover Time		6.00					
Shape						unequal rectangle	
Depth (min. - max.)		3'-10'					
Lap Lanes		N/A					
Cross Lanes		N/A					
Pool floor				X		pool floor "lifted" due to soils / water table at some time and needed extensive repair	
Appearance				X		painted	
Pool walls				X			
Appearance				X		painted	
Coping				X	X		
Pool deck				X			
Tiles/Waterline					X		
Deck Depth Markers				X			
Wall Depth Markers					X		
Warning / No Diving				X			
Pool lighting - in side walls					X	no longer operational / used	
Pool deck equipment							
Life guard chairs	3		X				
Ladders	4			X			
Steps		N/A					
Diving boards		N/A					
Slides		N/A					
Pool Features		N/A					
ADA Lift			X				
ADA Compliance						yes	
Circulation system							
Surge tank			X			odd odor from tank, unknown origin, patrons complain about odor	
Filtration system			X			high rate sand	
Gutter					X	gutter dropouts no longer functional, only one outlet	
Skimmers		N/A					
Drains			X				
Returns / Inlet					X	located at bottom of pool	
VGB Compliance			X			yes	
Valves					X		

SWIMMING POOLS	Num	Size	Condition Level			Comments	Recommendations
			Green	Yellow	Red		
Piping				X			
Pump				X		motor is new, pump pit has flooded in the past	
Strainer					X	solid top, cant see if basket needs to be changed without stopping pump	
Pool heater		N/A					
Backwash discharge						to holding tank, then to sanitary sewer	
Backwash holding tank						Yes	
Flow meters				X			
Pressure gages							
Chemical System							
Sanitation			X			Pulsar Tablet System	
pH Control			X			Muriatic Acid	
Chemical feed system			X				
Chemical controller			X			BecSys 3	
Chemical storage				X			
UV system		N/A					
WADING POOL							
Shape / Dimensions							
Depth -min/max							
Surface Area							
Volume							
Turnover Rate							
Turnover Time							
Pool floor							
Appearance							
Pool walls							
Appearance							
Deck							
ADA Compliance							
Circulation system							
Gutter							
Skimmers							
Drains							
Returns / Inlet							
VGB drains							
Pump							
Strainer							
Valves							
Filters							
Play features							
TOTAL							

Green- Well Maintained Condition
Yellow - Needs Repair
Red - Needs Replacement or Needs Feature

The City of Garland Aquatic Feasibility Survey

Findings Report

...helping organizations make better decisions since 1982

2019

Submitted to City of Garland:
By:
ETC Institute
725 W. Frontier Lane,
Olathe, Kansas
66061
December 2019

Contents

Executive Summary i

Section 1: Charts and Graphs 1

Section 2: Priority Investment Rating 34

Section 3: Benchmarking Analysis 39

Section 4: Tabular Data..... 42

Section 5: Survey Instrument 84

The City of Garland
Aquatic Feasibility Survey
Executive Summary

Overview

ETC Institute administered an aquatic feasibility survey for The City of Garland. The survey will help the City determine priorities for aquatic facilities and programs. The survey results, along with the results from public engagement, will be used in the Garland Aquatics Master Plan to determine the residents' needs and priorities.

Methodology

ETC Institute mailed a survey packet to a random sample of households in The City of Garland. Each survey packet contained a cover letter, a copy of the four-page survey, and a postage-paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it on-line www.GarlandPoolsSurvey.org.

Ten days after the surveys were mailed, ETC Institute sent emails to the households that received the survey to encourage participation. The emails contained a link to the on-line version of the survey to make it easy for residents to complete the survey. To prevent people who were not residents of the City of Garland from participating, everyone who completed the survey on-line was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered on-line with the addresses that were originally selected for the random sample. If the address from a survey completed on-line did not match one of the addresses selected for the sample, the on-line survey was not counted.

The goal was to obtain completed surveys from at least 500 residents. The goal was exceeded with a total of 516 residents completing the survey. The overall results for the sample of 516 households have a precision of at least +/- 4.31 at the 95% level of confidence.

This report contains the following:

- Charts showing the overall results of the survey (Section 1)
- Priority Investment Rating (PIR) that identifies priorities for facilities and programs (Section 2)
- Benchmarking analysis comparing the City's results to national results (Section 3)
- Tabular data showing the overall results for all questions on the survey (Section 4)
- A copy of the survey instrument (Section 5)

The major findings of the survey are summarized below and on the following pages.

Aquatic Facility Use and Rating

Thirty percent (30%) of households surveyed indicated that they had visited an outdoor aquatic facility offered by The City of Garland in the past 12 months. Sixty-five percent (65%) of households that indicated they had visited an outdoor aquatic facility rated the overall quality as "Excellent" or “Good”.

The two most often used outdoor aquatic facilities by respondent households were: Hawaiian Falls Waterpark Garland (20%) and Surf & Swim (18%). Thirty-four percent (34%) of respondents who have visited an aquatic facility, visited the facilities 6 or more times in the past year.

Information Sources

Respondents were asked what their primary source for information on aquatic programs and activities. The three most utilized information sources were: parks & recreation brochure (37%), social media (32%) and word of mouth (32%).

Barriers to Aquatic Facility and Program Usage

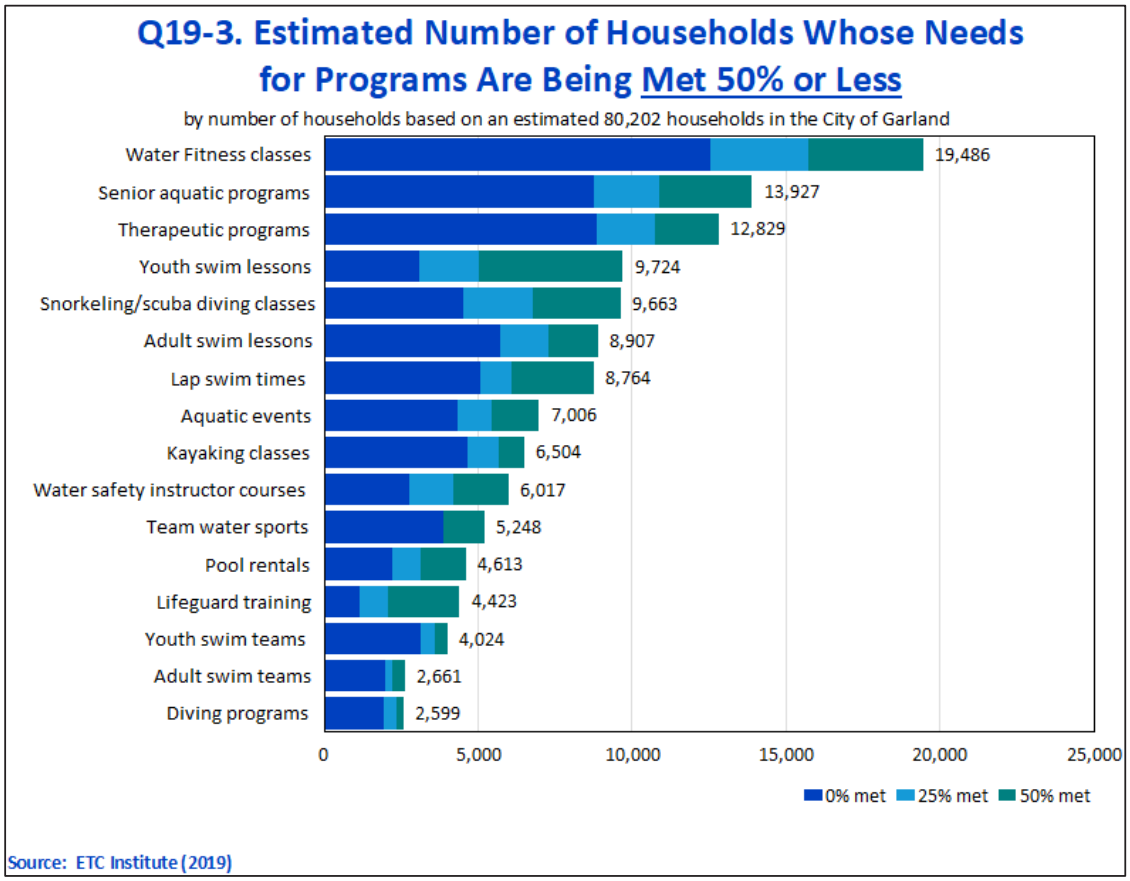
Respondents were asked to identify, from a list of 26 potential reasons, what prevents them from using aquatic facilities and programs more often. The top 3 reasons indicated were: use private pools at a residence (21%), do not know what is being offered (18%) and pools are too crowded (16%).

Program Needs and Priorities

Program Needs. Respondents were also asked to identify if their household had a need for 17 programs and rate how well their needs for each program were currently being met. Based on this analysis, ETC Institute was able to estimate the number of households in the community that had “unmet” needs for each program. The three programs with the highest percentage of households that have an unmet need were:

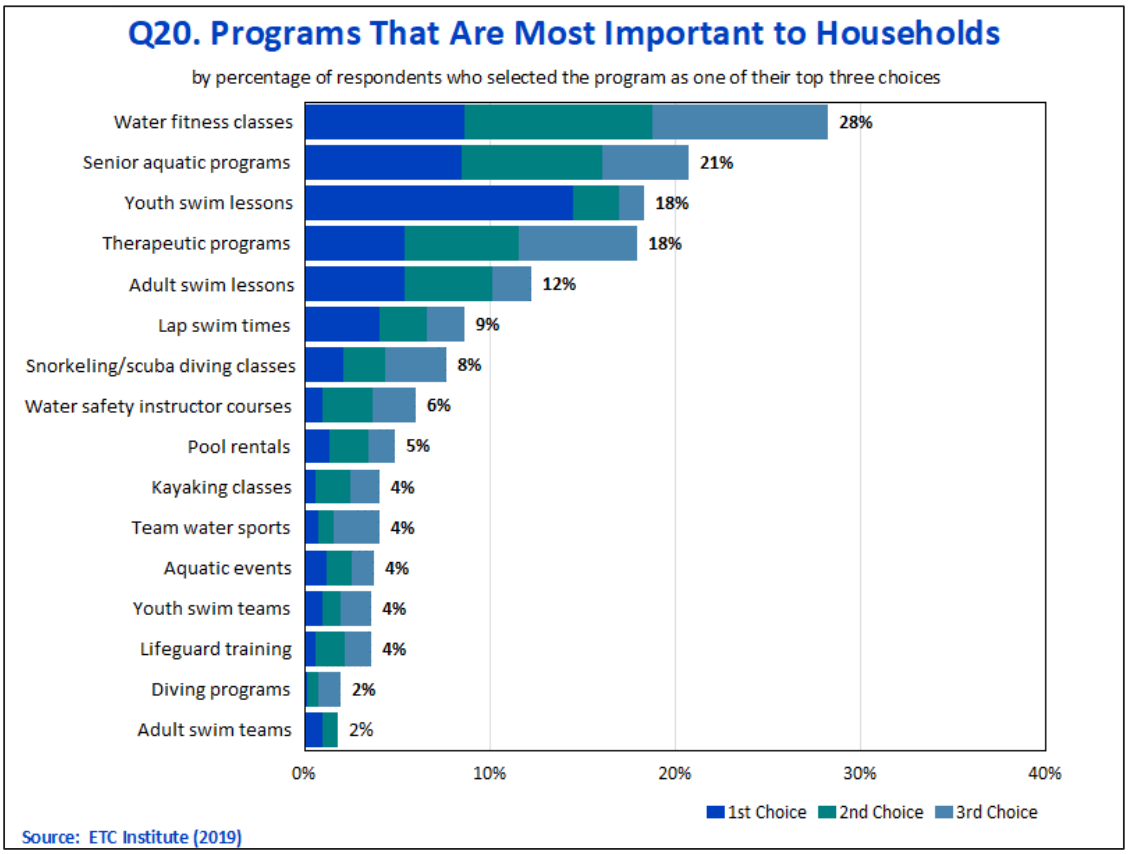
1. Water fitness classes- 19,486 households
2. Senior aquatic programs- 13,927 households
3. Therapeutic programs-12,829 households

The estimated number of households that have unmet needs for each of the 17 programs that were assessed is shown in the chart on the next page.



Program Importance. In addition to assessing the needs for each program, ETC Institute also assessed the importance that residents place on each program. Based on the sum of respondents' top three choices, the two most important programs to residents were: water fitness classes (28%) and senior aquatic programs (21%).

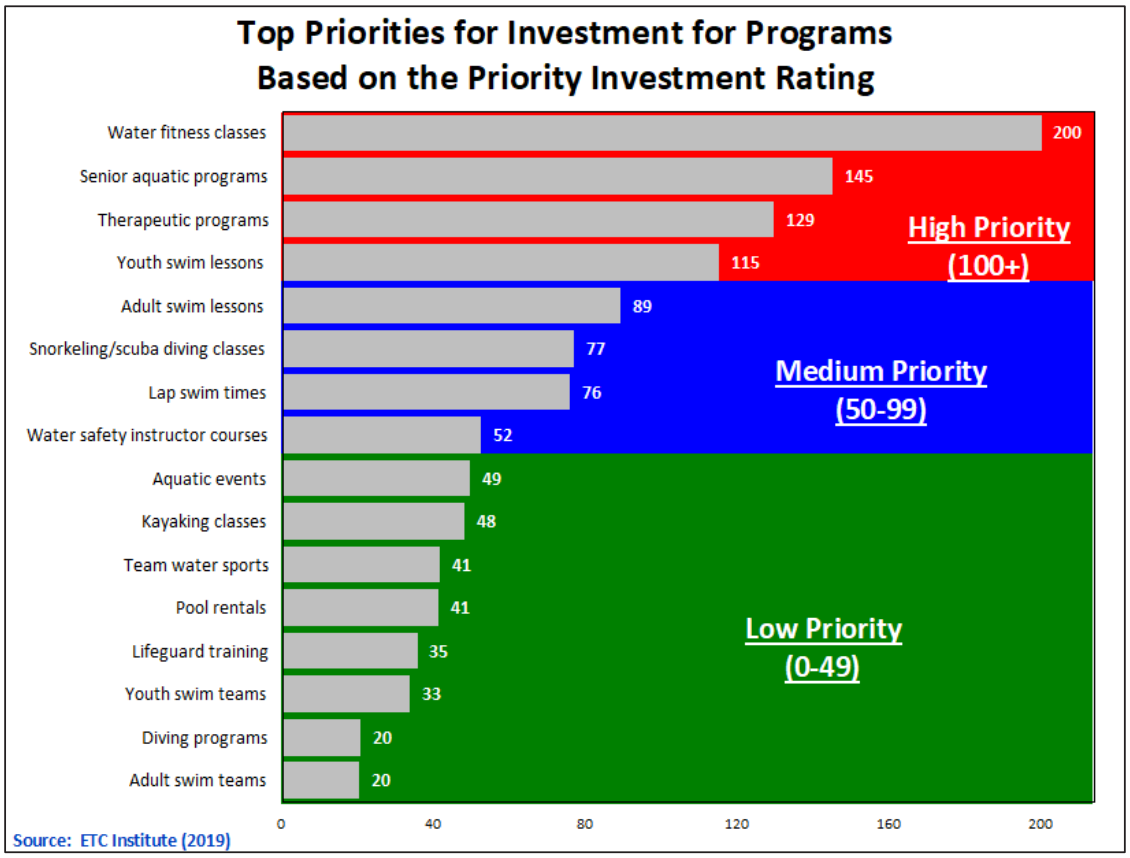
The percentage of residents who selected each program as one of their top three choices is shown in the chart on the next page.



Priorities for Programming Investments. Based on the priority investment rating (PIR), which was described briefly on page v of this Executive Summary and is described in more detail in Section 2 of this report, the following four programs were rated as "high priorities" for investment:

- Water fitness classes (PIR=200)
- Senior aquatic programs- (PIR=145)
- Therapeutic programs (PIR=129)
- Youth swim lessons (PIR=115)

The chart on the next page shows the Priority Investment Rating (PIR) for each of the 17 programs that were rated.



Potential Improvements to the Park Recreation System

Respondents were asked how supportive they would be of potential actions that the City of Garland may consider to improve aquatic facilities and services. Eighty-five percent (85%) of respondents indicated they would be "very supportive" or "somewhat supportive" of adding security cameras. Eighty-two percent (82%) of respondents indicated they would be "very supportive" or "somewhat supportive" of improving restrooms. Eighty-two percent (82%) of respondents indicated they would be "very supportive" or "somewhat supportive" of providing additional shade. Respondents indicated developing new family aquatic centers as the most important for the City of Garland to provide. Sixty-eight (68%) percent of residents indicated they would be willing to pay higher fees for a facility that included the improvements they supported.

Additional Findings

- Ninety-six (96%) percent of respondents would support the development of spray ground/splash pads.
- Fifty-two percent (52%) of respondents would be interested in purchasing a membership to an indoor pool.
- Depending on fees required, 60% of respondents would be interested in purchasing a season pass to Garland aquatic facilities.

Conclusions

In order to ensure that The City of Garland continues to meet the needs and expectations of the community, ETC Institute recommends that the City sustain and/or improve the performance in areas that were identified as "high priorities" by the Priority Investment Rating (PIR). The programs with the highest PIR ratings are listed below.

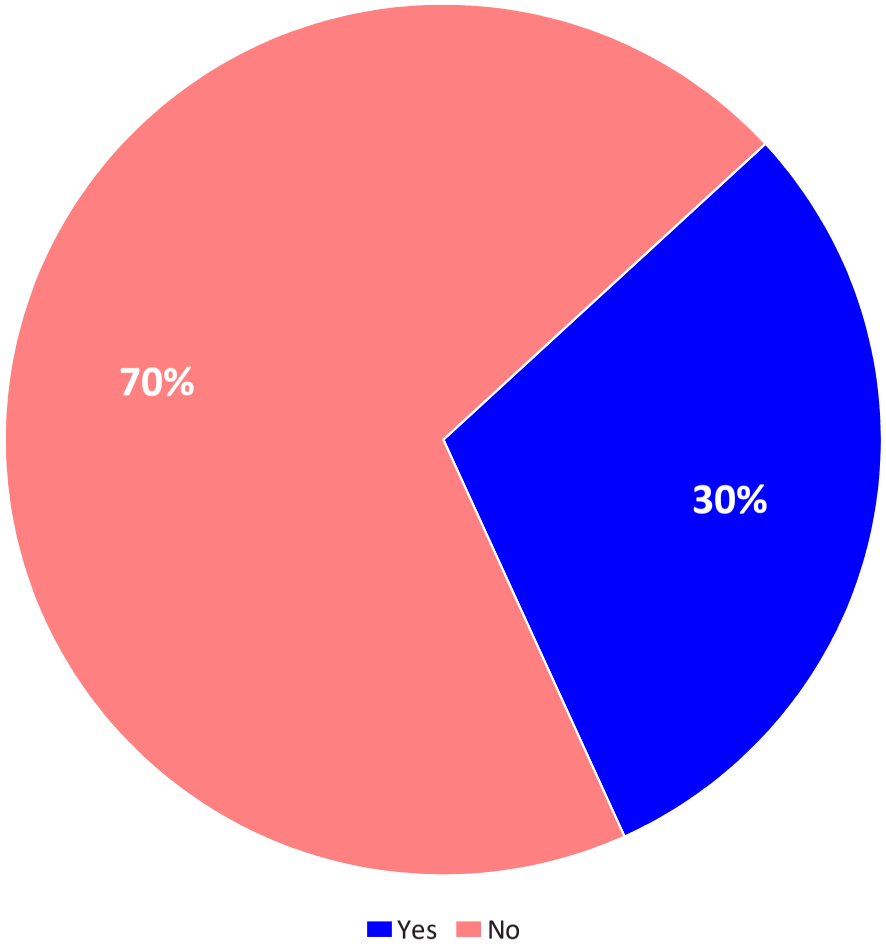
Program Priorities

- Water fitness classes (PIR=200)
- Senior aquatic programs (PIR=145)
- Therapeutic programs (PIR=129)
- Youth swim lessons (PIR=115)

Section 1
Charts and Graphs

Q1. Has your household visited any outdoor aquatic facilities offered by The City of Garland in the past 12 months?

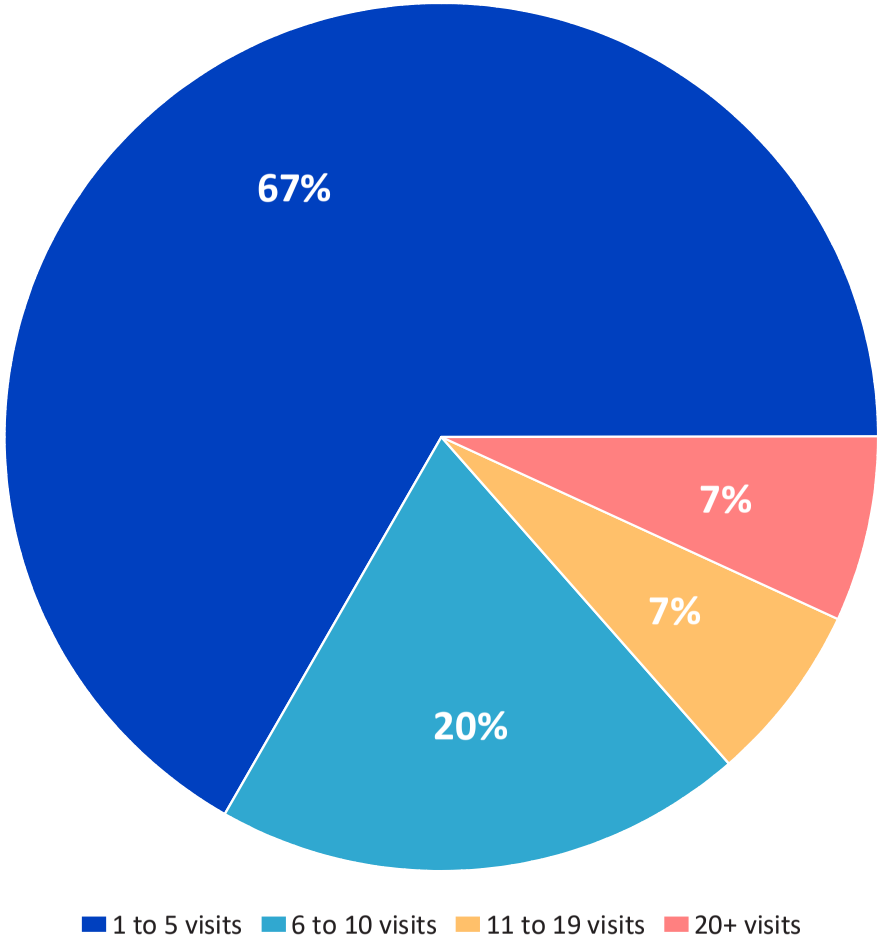
by percentage of respondents



Source: ETC Institute (2019)

Q1a. Approximately how often did you or members of your household visit those facilities during the past year?

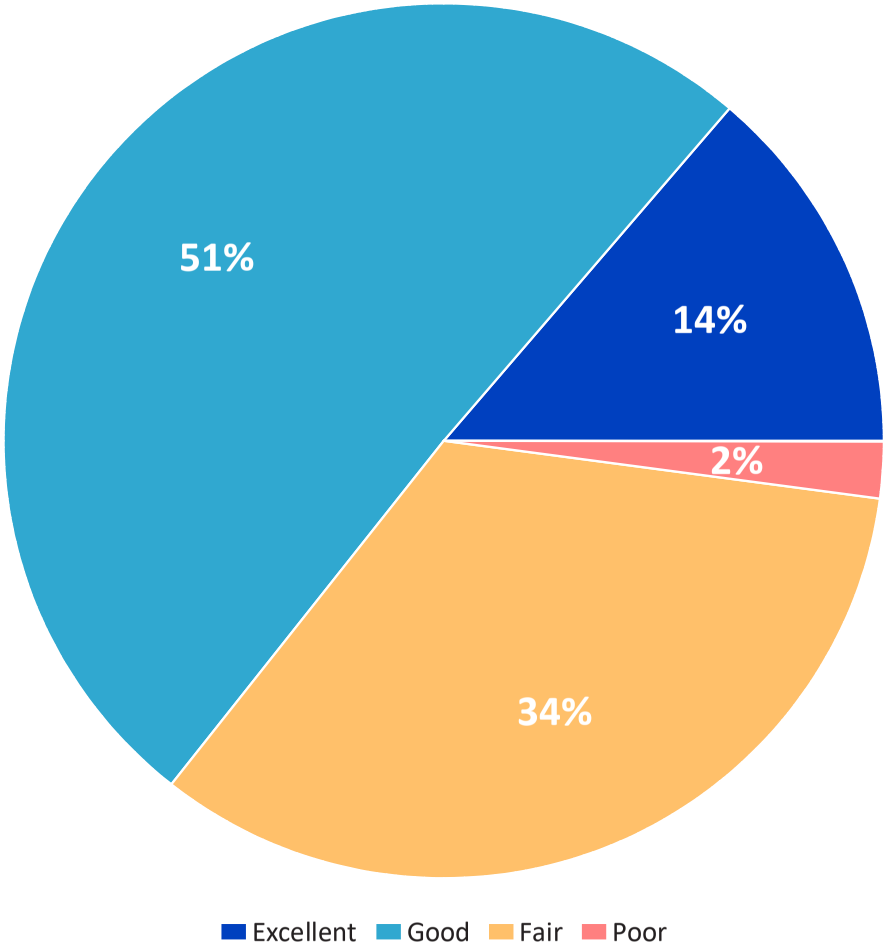
by percentage of respondents who have visited an aquatic facility
(without "dont know")



Source: ETC Institute (2019)

Q1b. Overall, how would you rate the physical condition of the facilities you have visited?

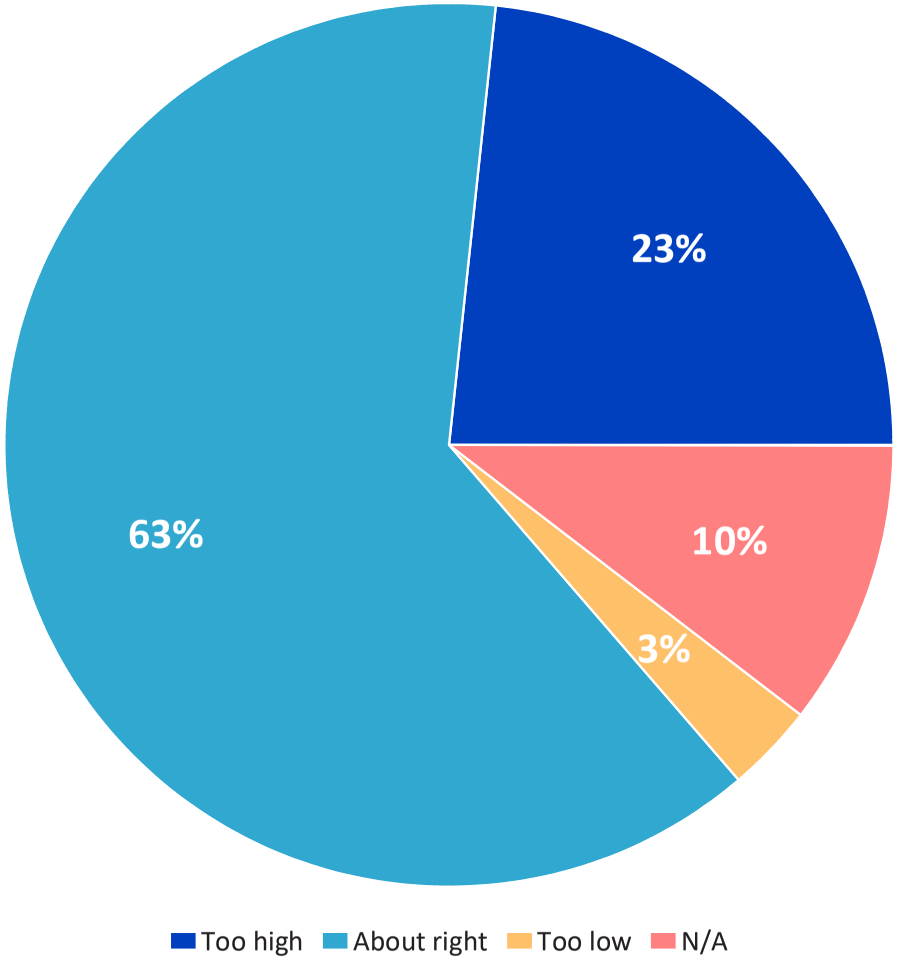
by percentage of respondents who have visited an aquatic facility
(without "not provided")



Source: ETC Institute (2019)

Q2. Do you feel the fees Garland charges at Surf and Swim for daily use are too high, about right, or too low?

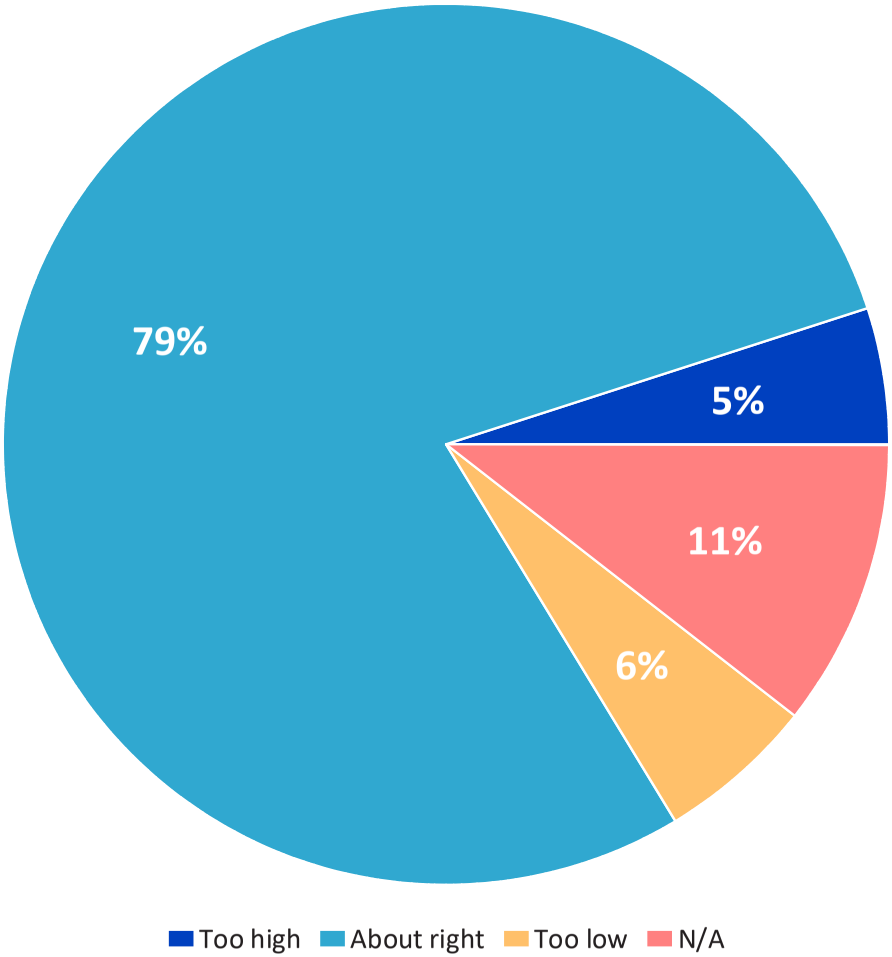
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q3. Do you feel the fees Garland charges at Bradfield Pool for daily use are too high, about right, or too low?

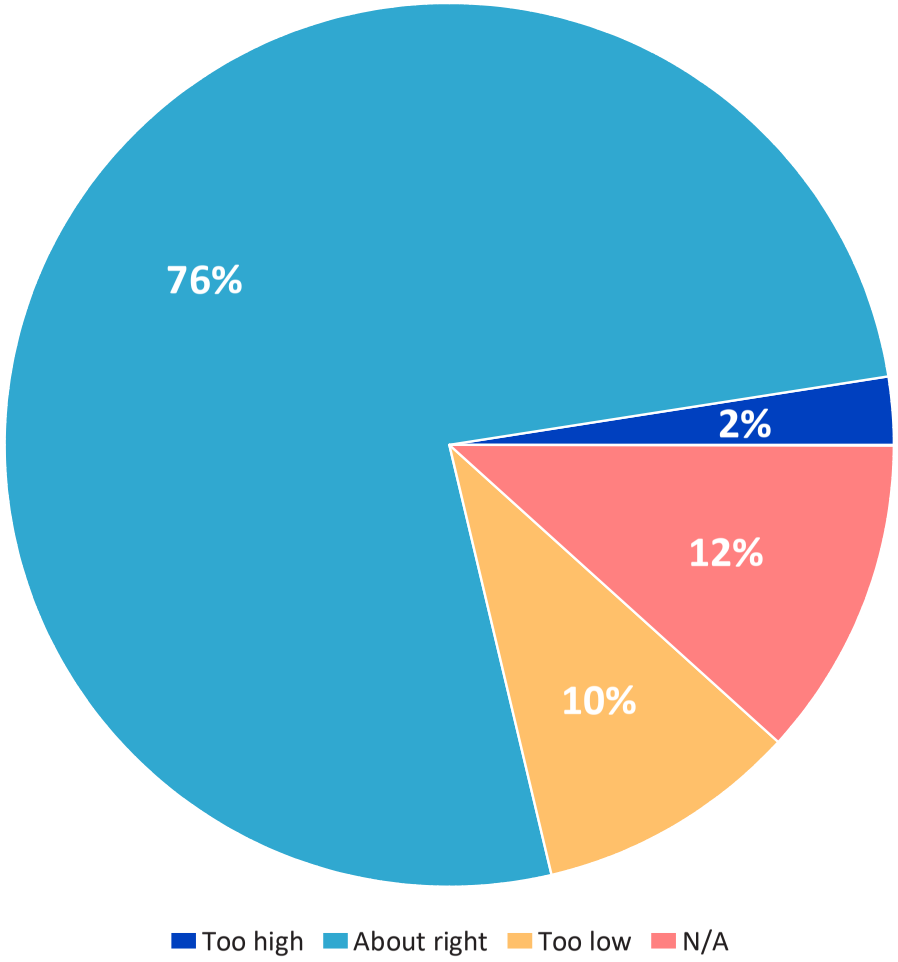
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q4. Do you feel the fees Garland charges at Holford Pool and Wynne Pool for daily use are too high, about right, or too low?

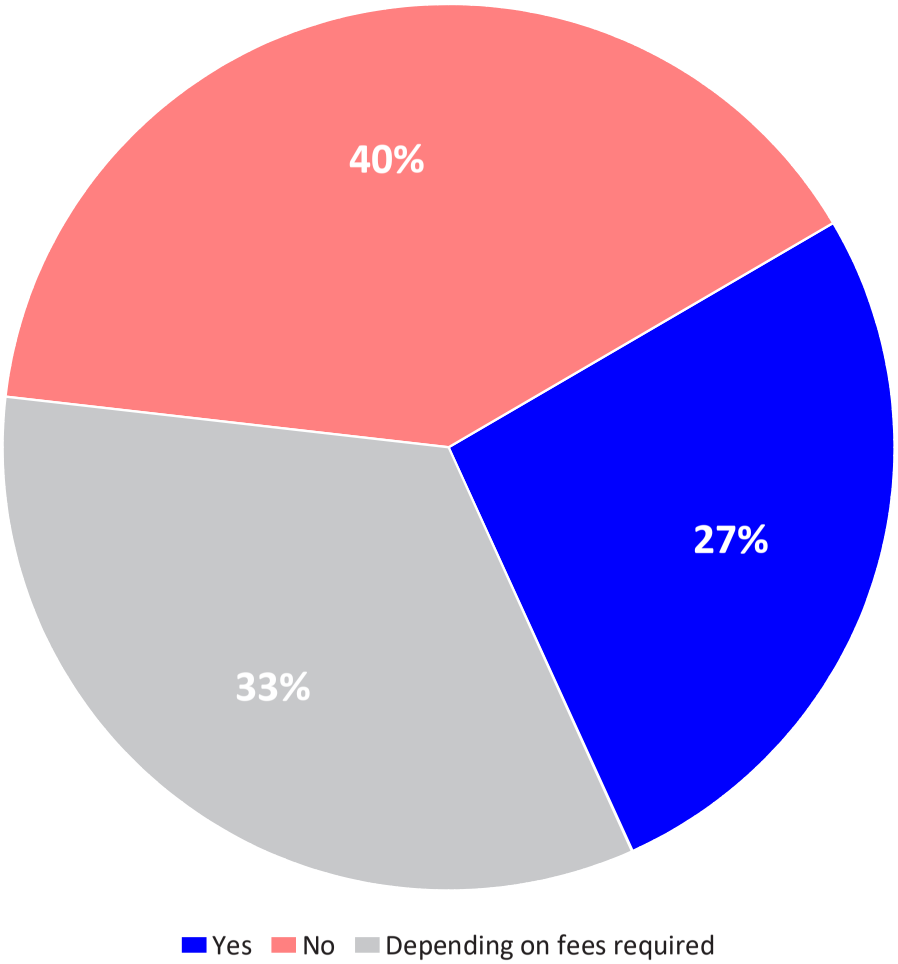
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q5. If offered, would you be interested in purchasing a season pass to Garland aquatic facilities?

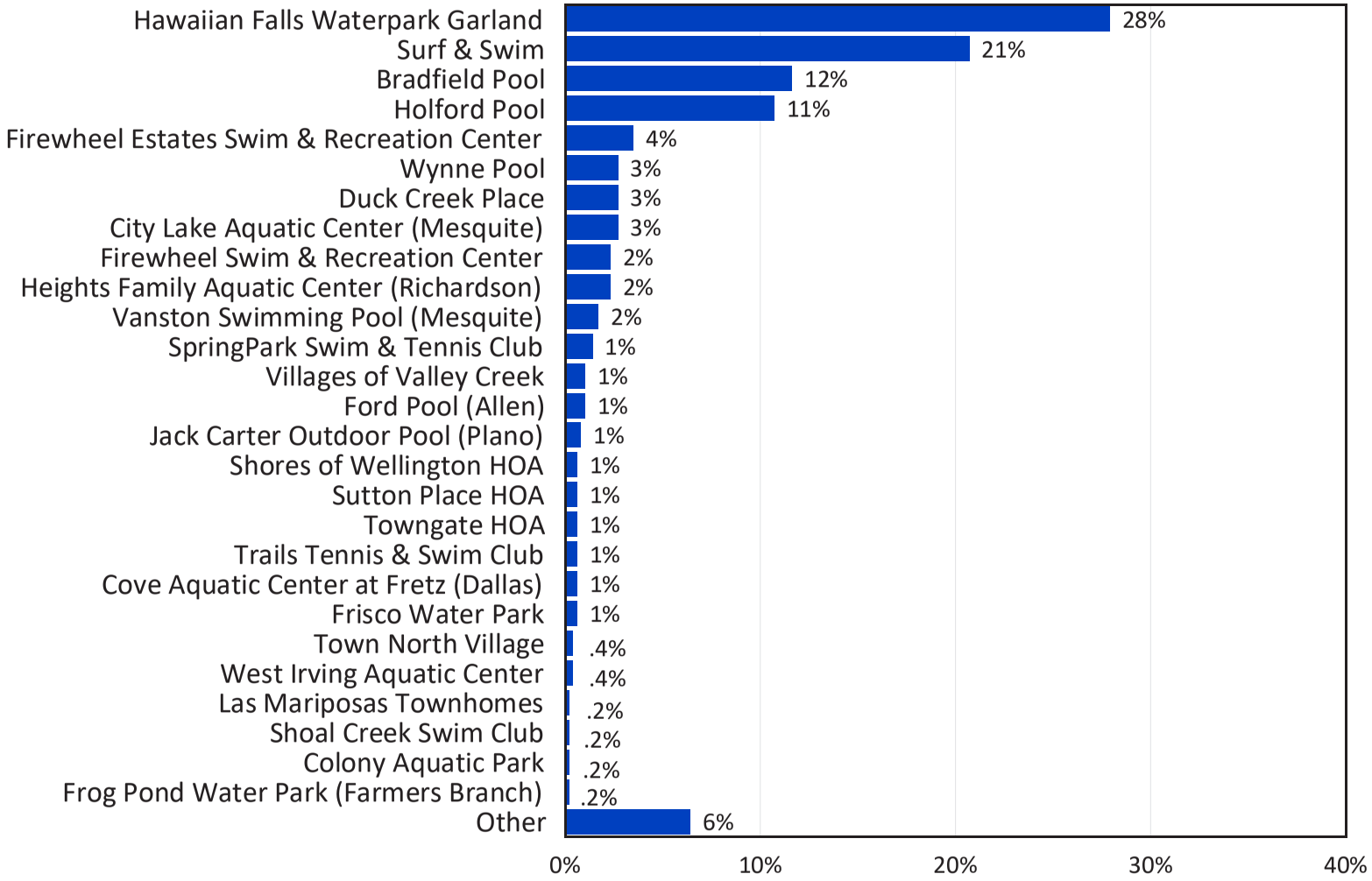
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q6. Which outdoor aquatic facilities has your household visited in the past 12 months?

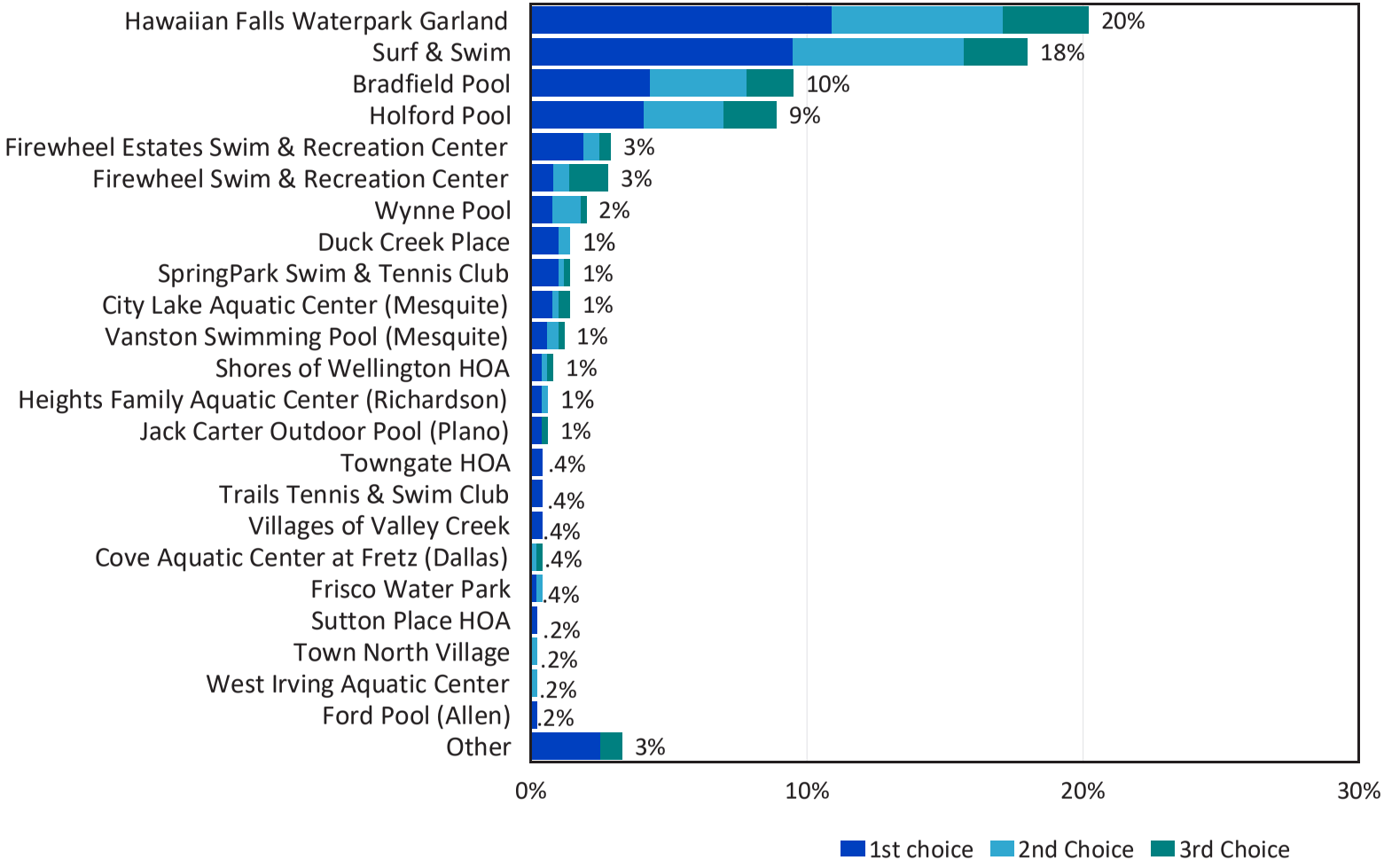
by percentage of respondents (multiple choices could be made)



Source: ETC Institute (2019)

Q7. Which facilities did your household visit the most in the last 12 months?

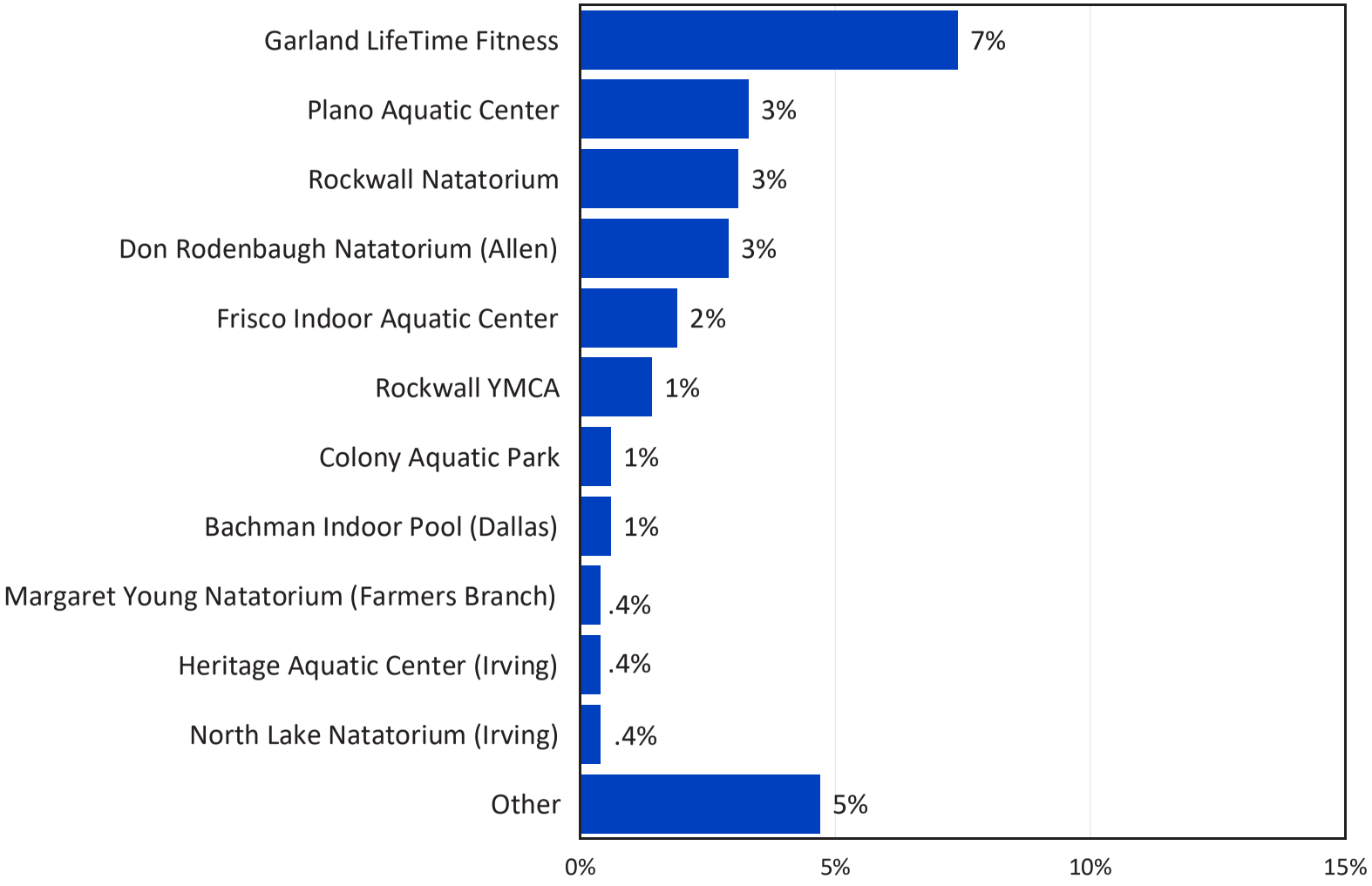
by percentage of respondents who selected the items as one of their top three choices



Source: ETC Institute (2019)

Q8. Which indoor aquatic facilities has your household visited in the past 12 months?

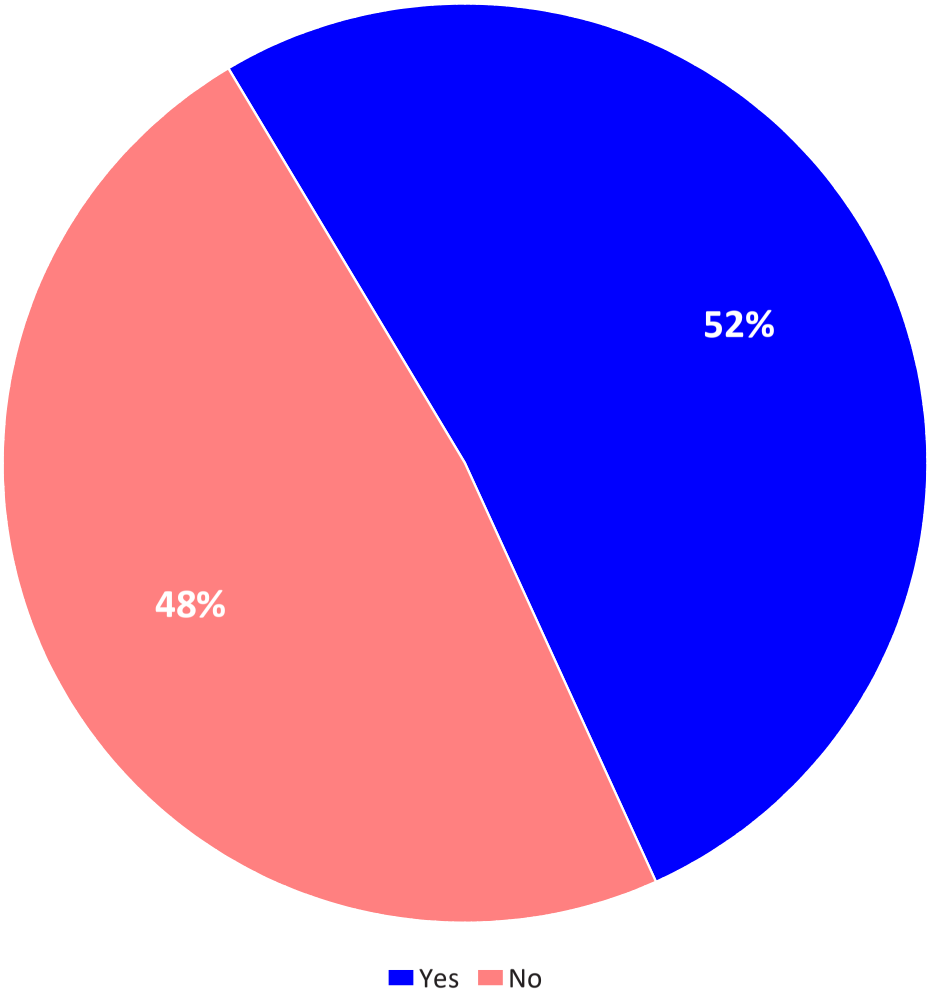
by percentage of respondents (multiple choices could be made)



Source: ETC Institute (2019)

Q9. Would you be interested in purchasing a membership to an indoor pool?

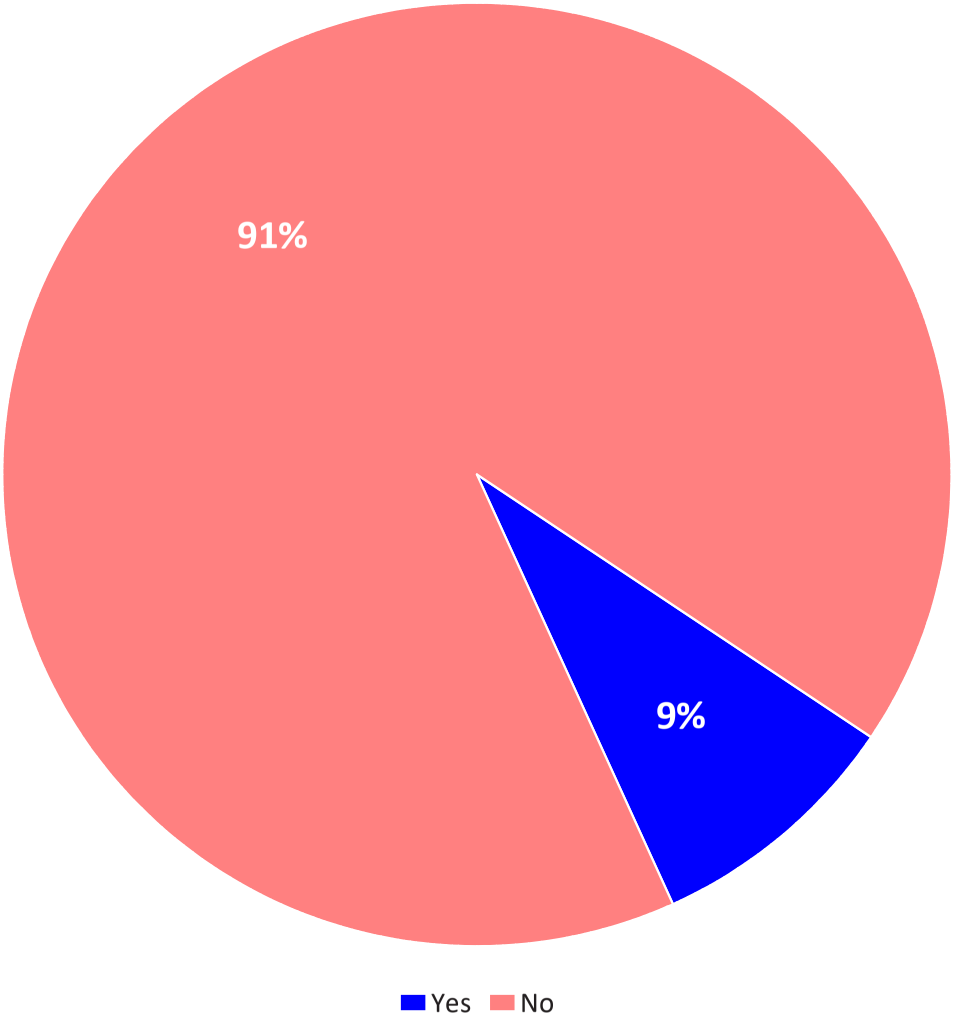
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q10. Have you or members of your household participated in any aquatic programs over the past 12 months?

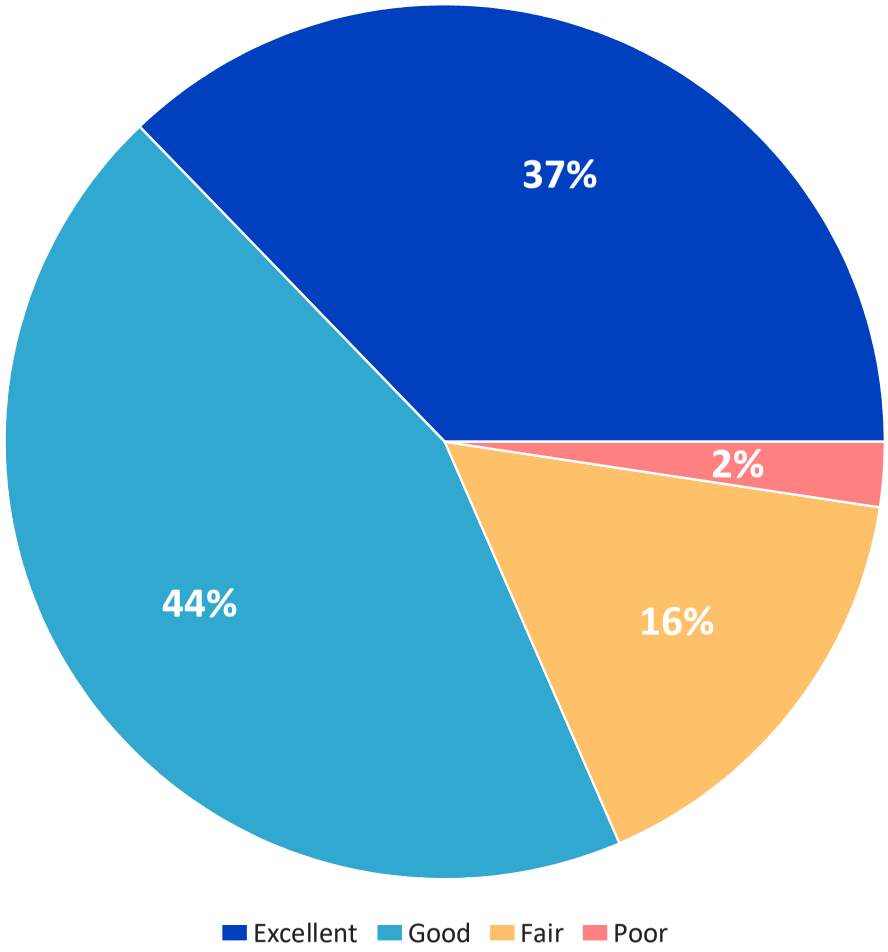
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q10a. How would you rate the quality of the programs in which your household participated?

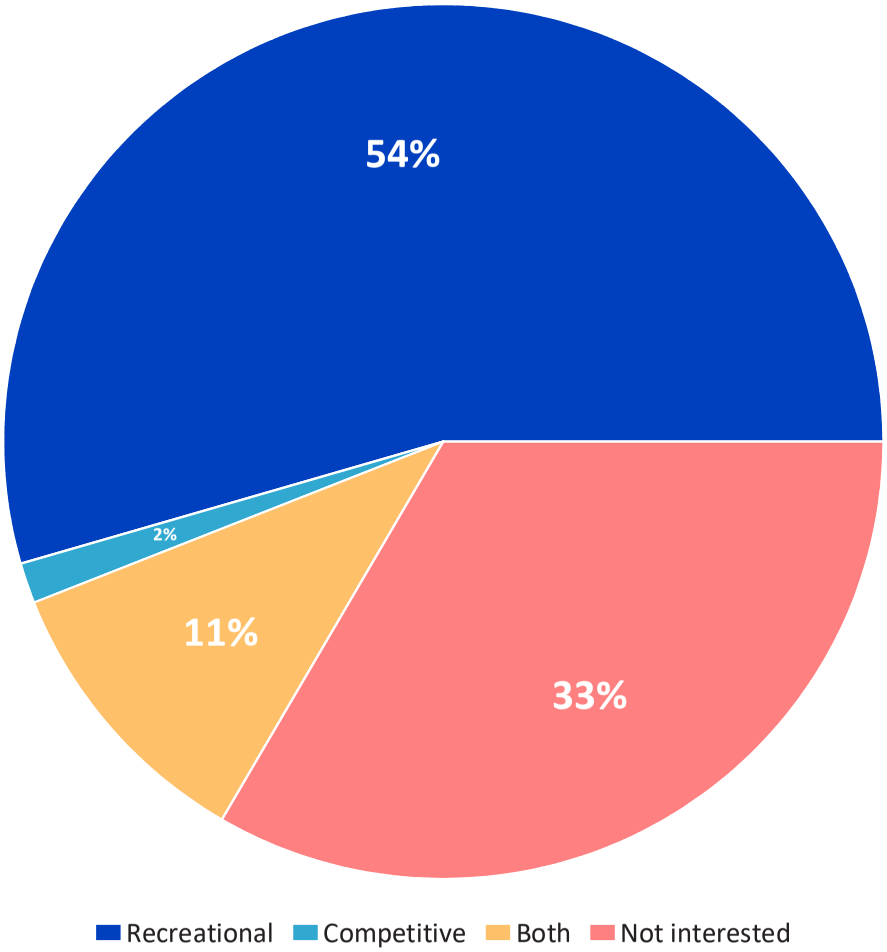
by percentage of respondents who have participated in an aquatic program
(without "not provided")



Source: ETC Institute (2019)

Q11. Which of the following options best describes your interest in aquatics facilities and programs?

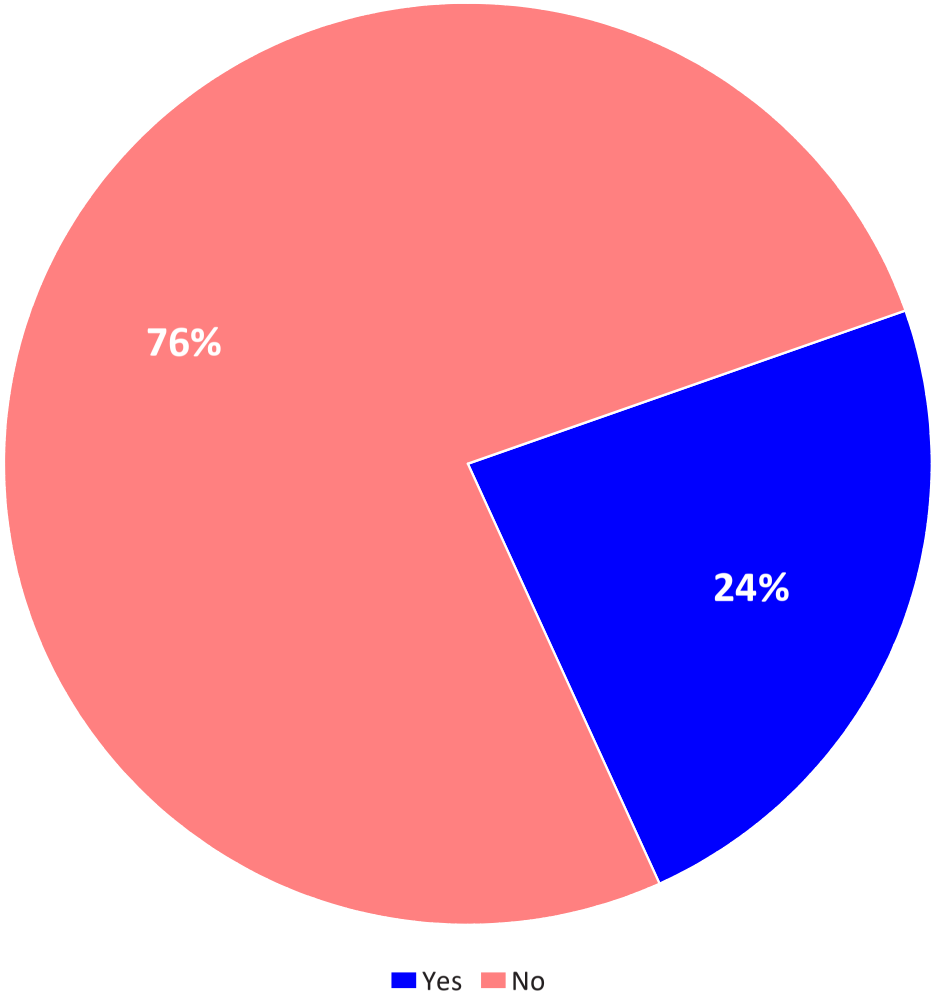
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q12. Have you or members of your household visited a sprayground/splash pad over the past 12 months?

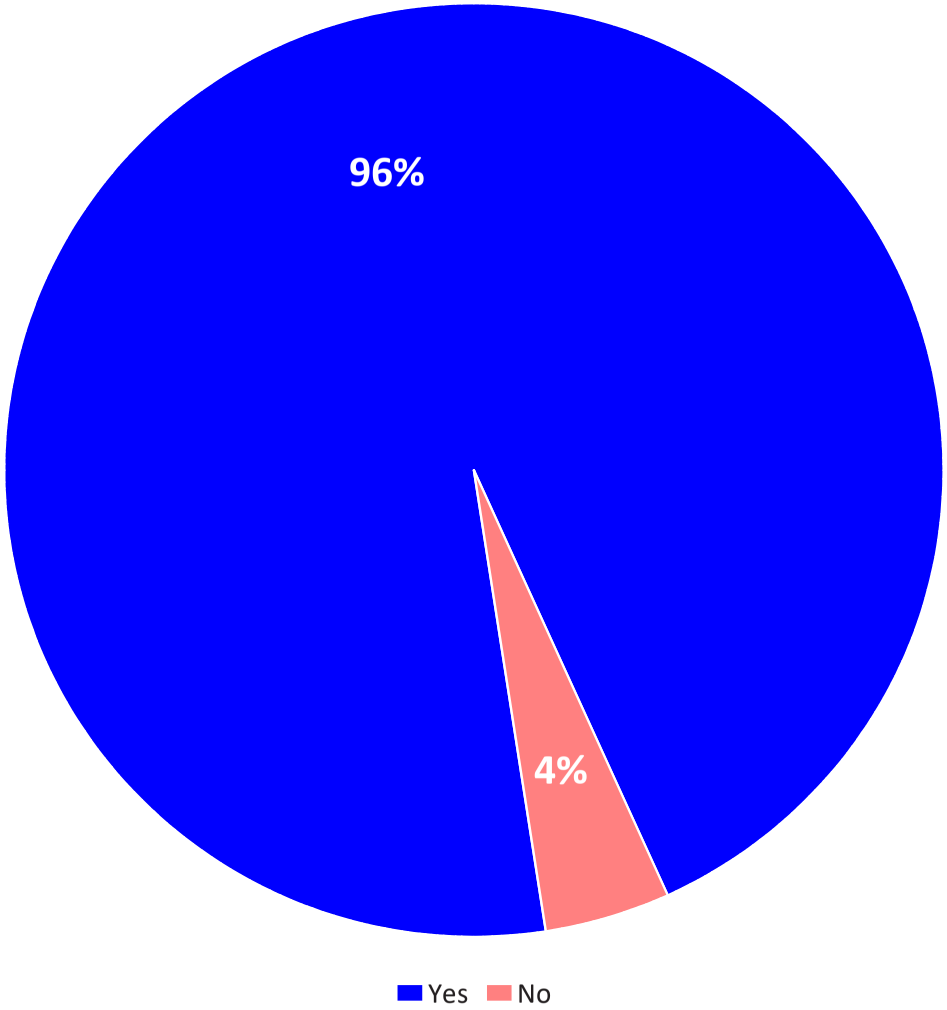
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q12a. Would you support the development of this type of facility in Garland?

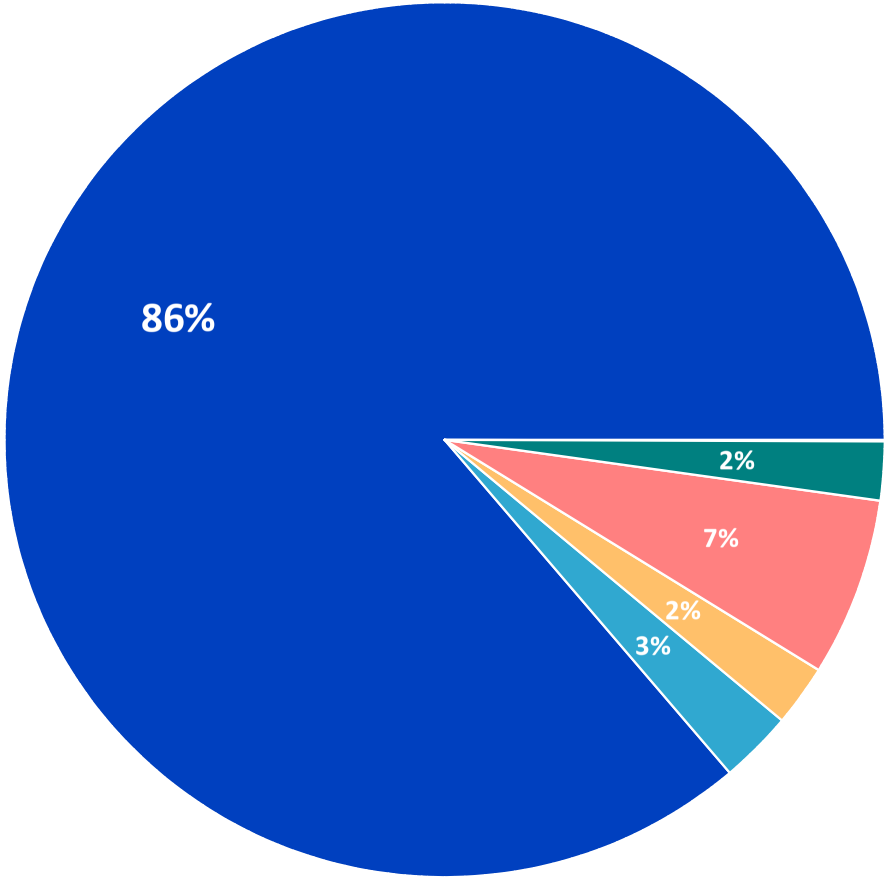
by percentage of respondents



Source: ETC Institute (2019)

Q13. How does your household travel to aquatic facilities in Garland most often?

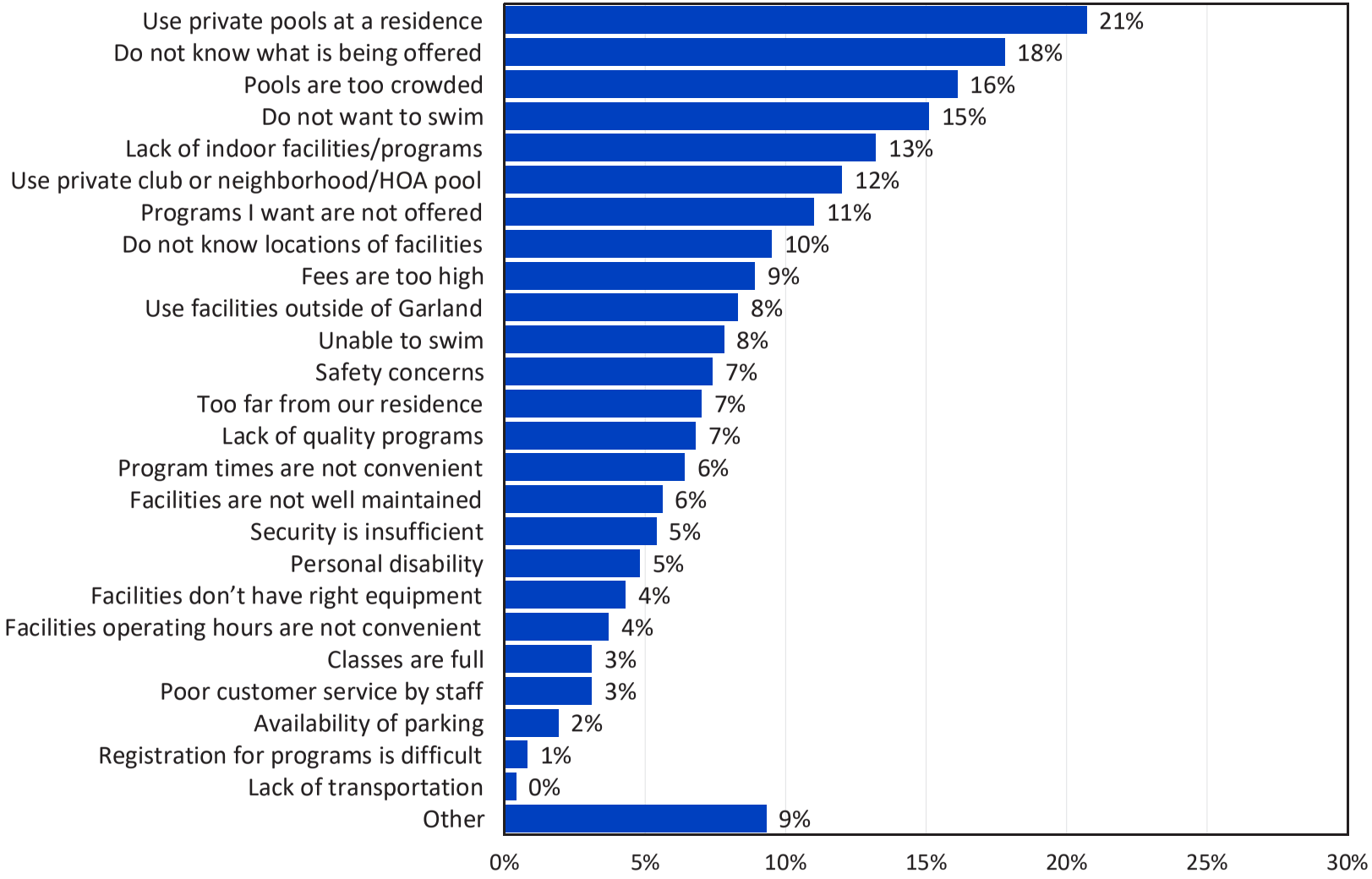
by percentage of respondents



Car/truck | Public transportation (DART) | Bicycle | Walk | Organization bus or van (church, daycare, etc.)

Source: ETC Institute (2019)

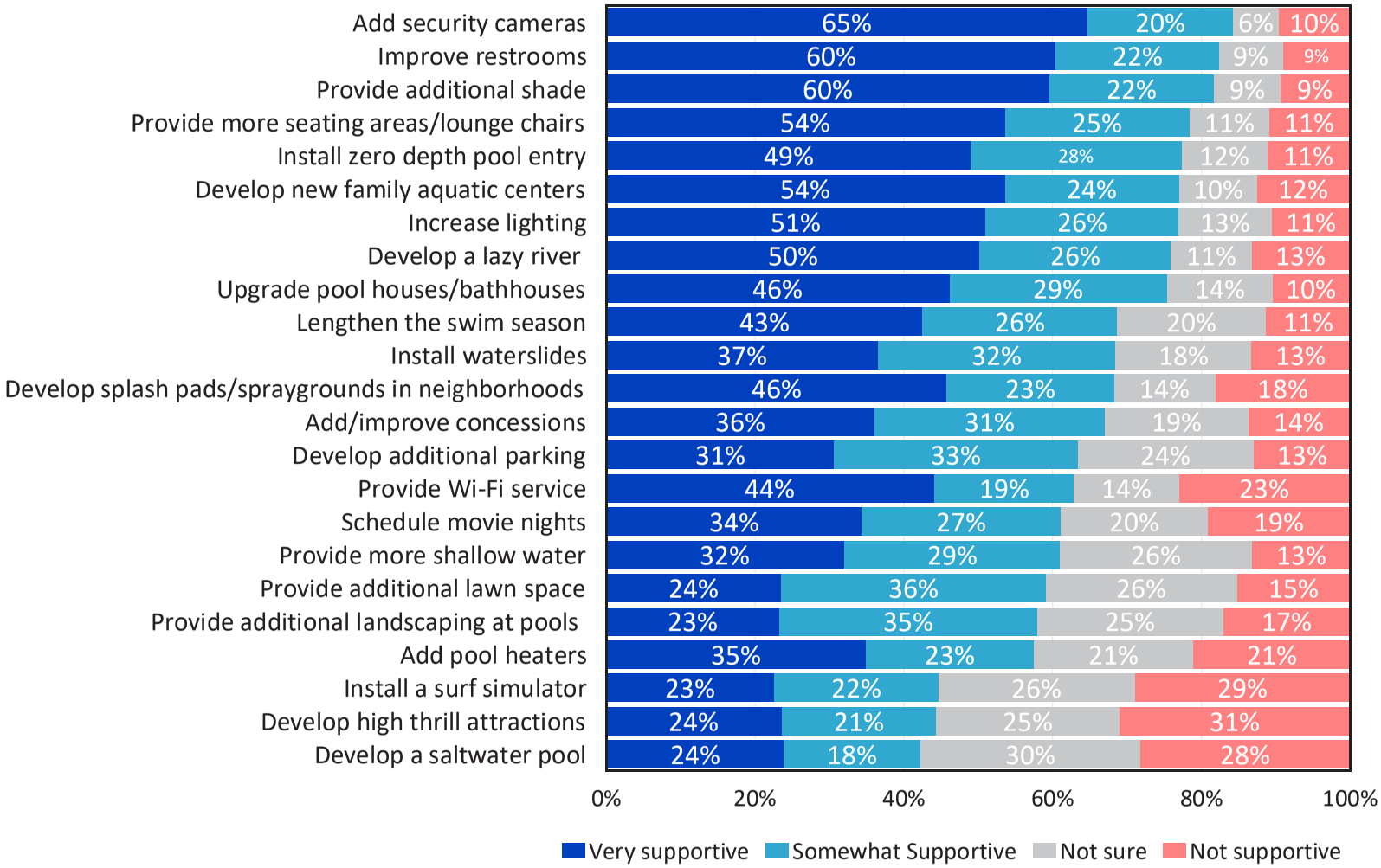
Q14. What prevents your household from using aquatic facilities and programs more often?



Source: ETC Institute (2019)

Q15. How supportive are you of the actions that the City of Garland may consider to improve aquatic facilities and service ?

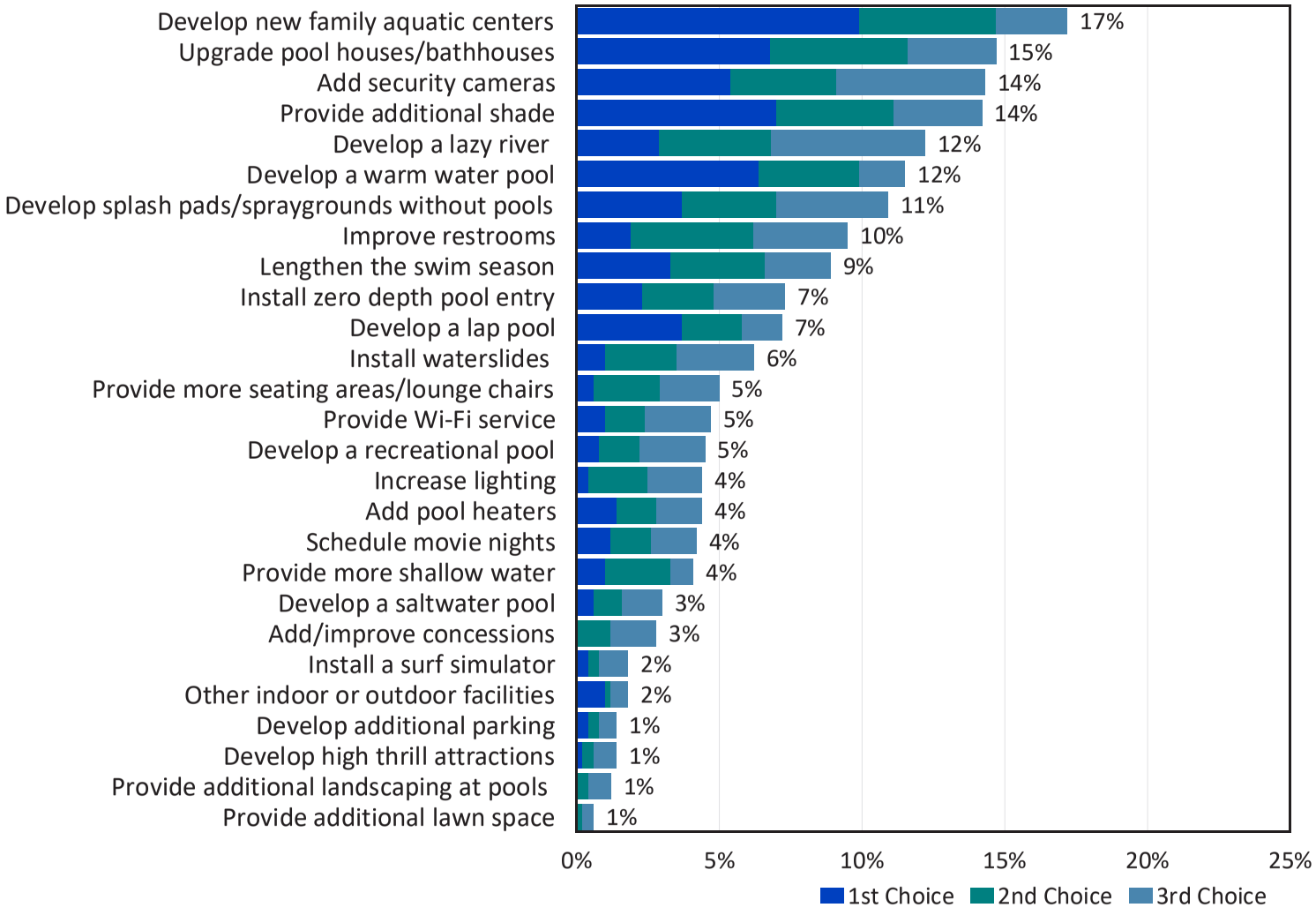
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q16. Which actions should be the most important for the City of Garland to provide?

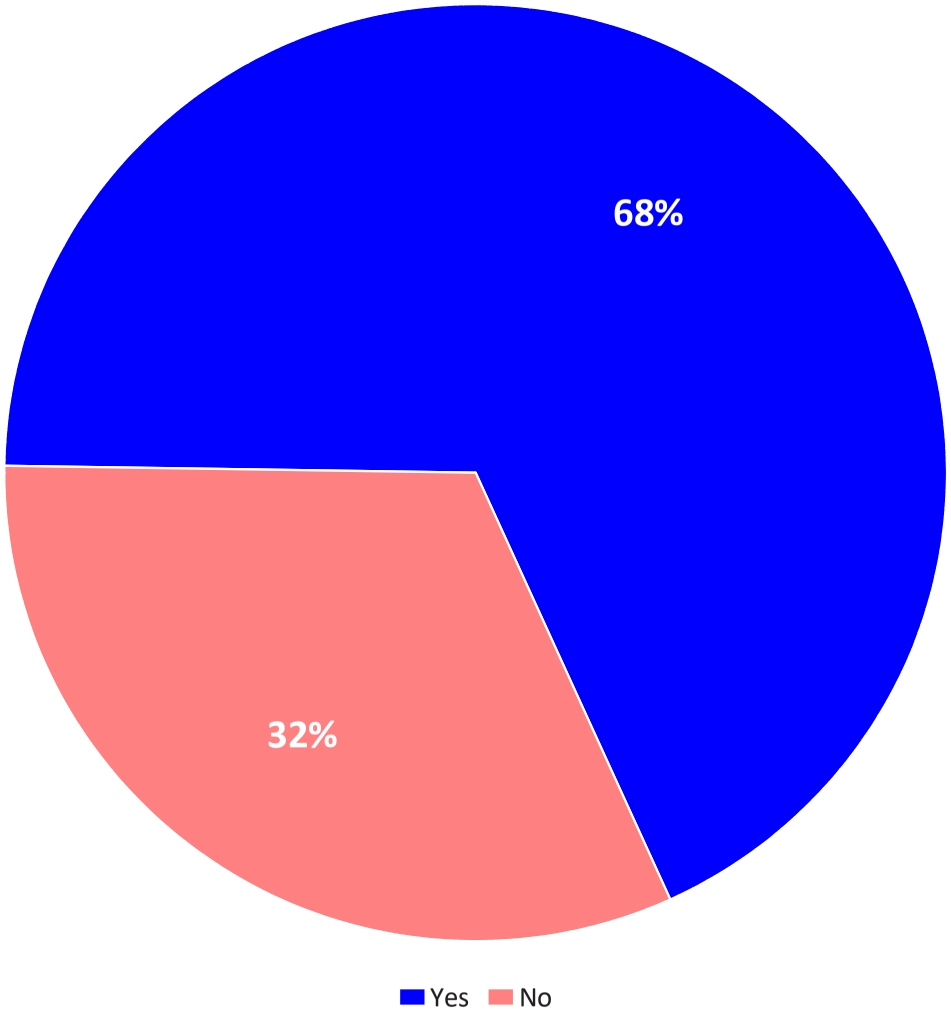
by percentage of respondents who selected the action as one of their top three choices



Source: ETC Institute (2019)

Q17. Would you be willing to pay higher fees for a facility that included the improvements you indicated in Question 15?

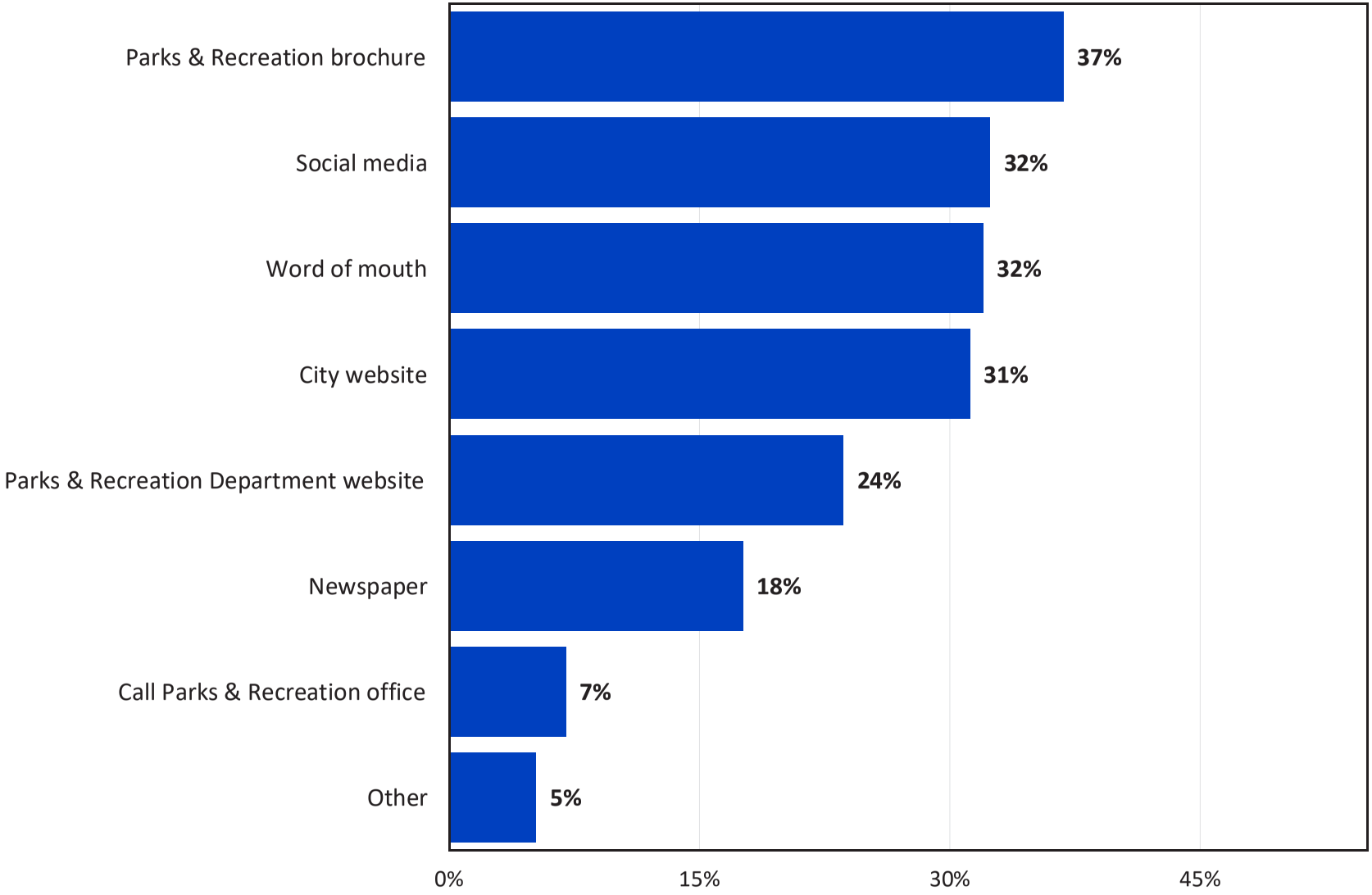
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q18. How do you learn about aquatic programs or activities?

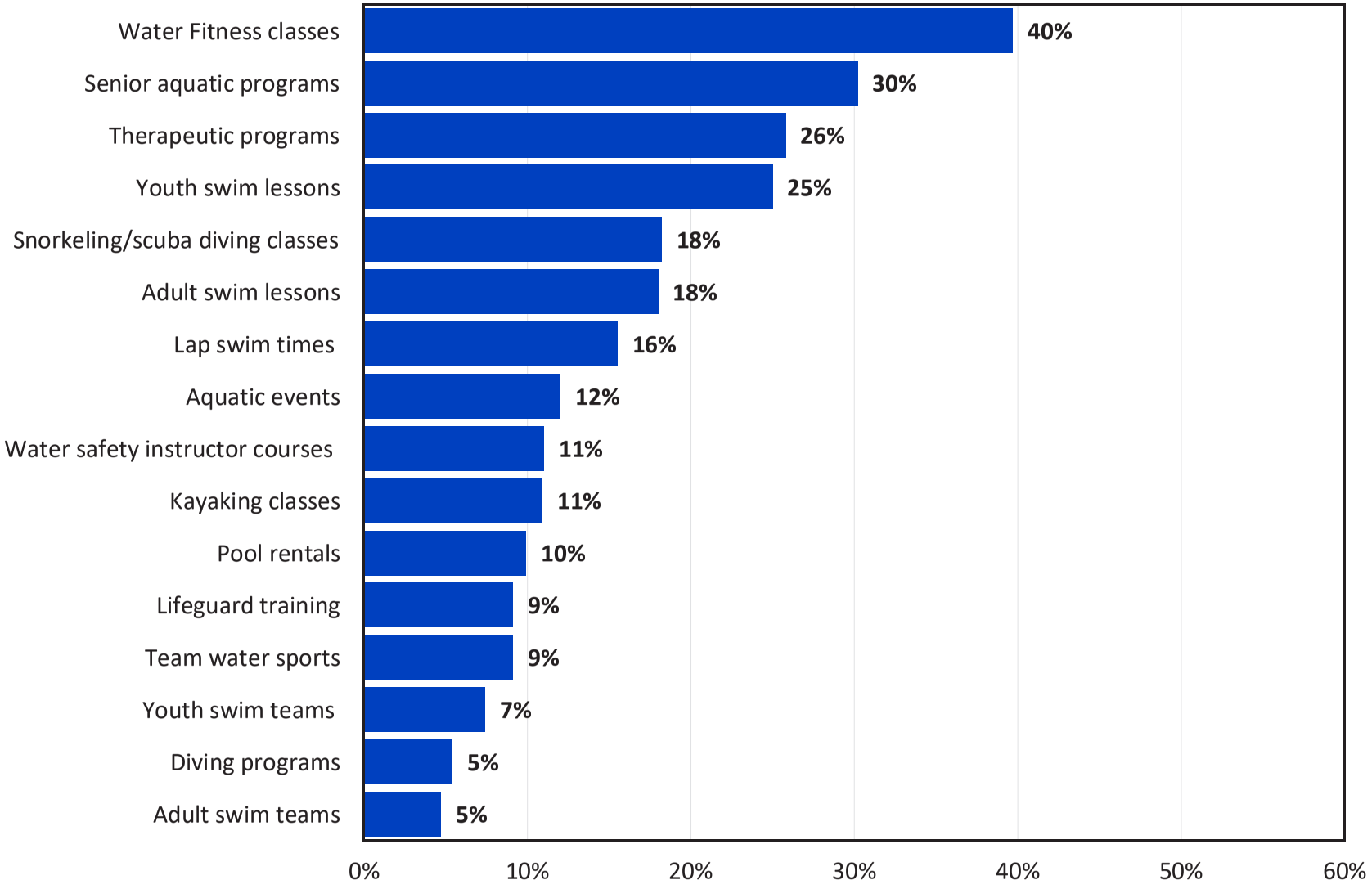
by percentage of respondents (multiple choices could be made)



Source: ETC Institute (2019)

Q10. Programs Respondent Households Have a Need For

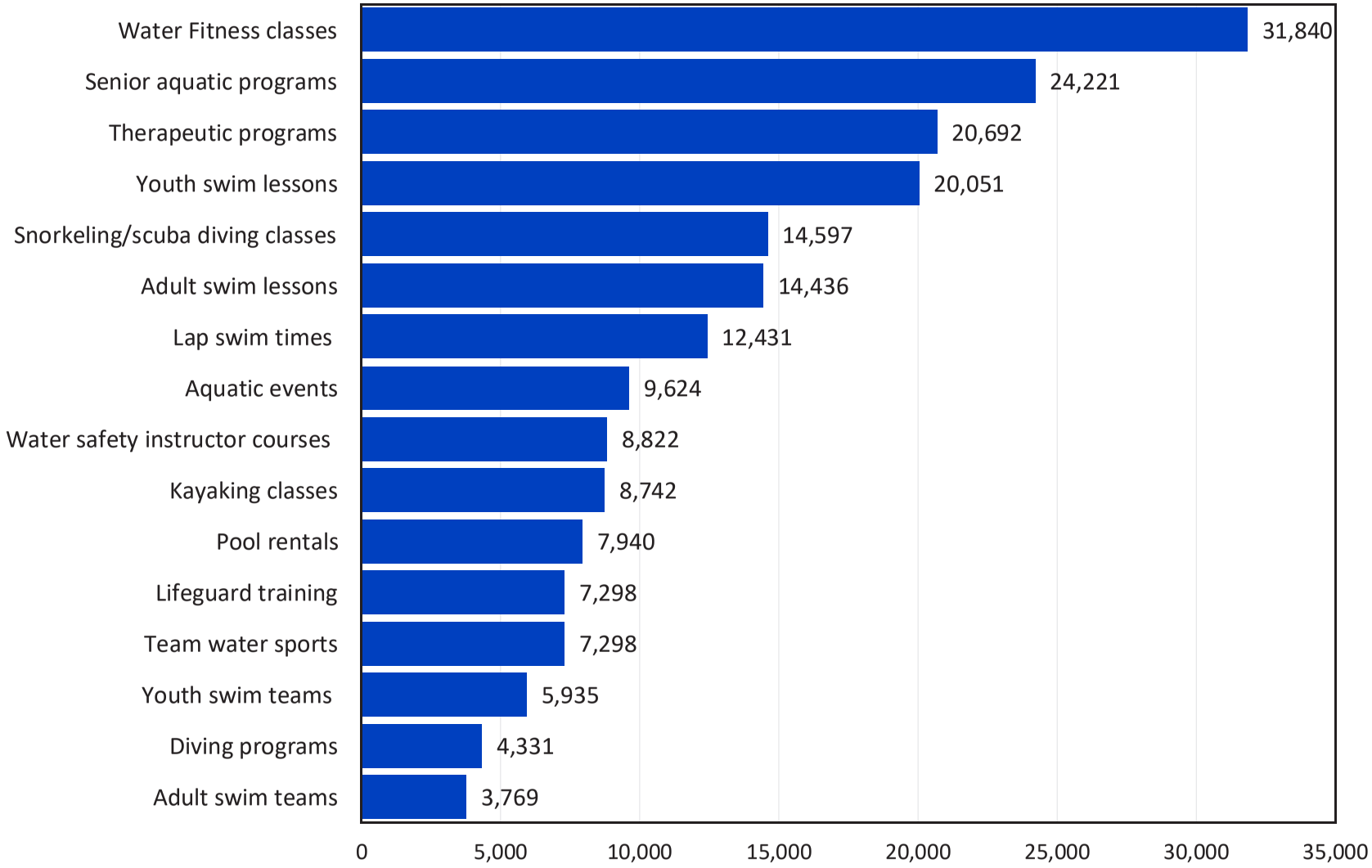
by percentage of respondents



Source: ETC Institute (2019)

Q19-1. Estimated Number of Households That Have a Need for Various Programs

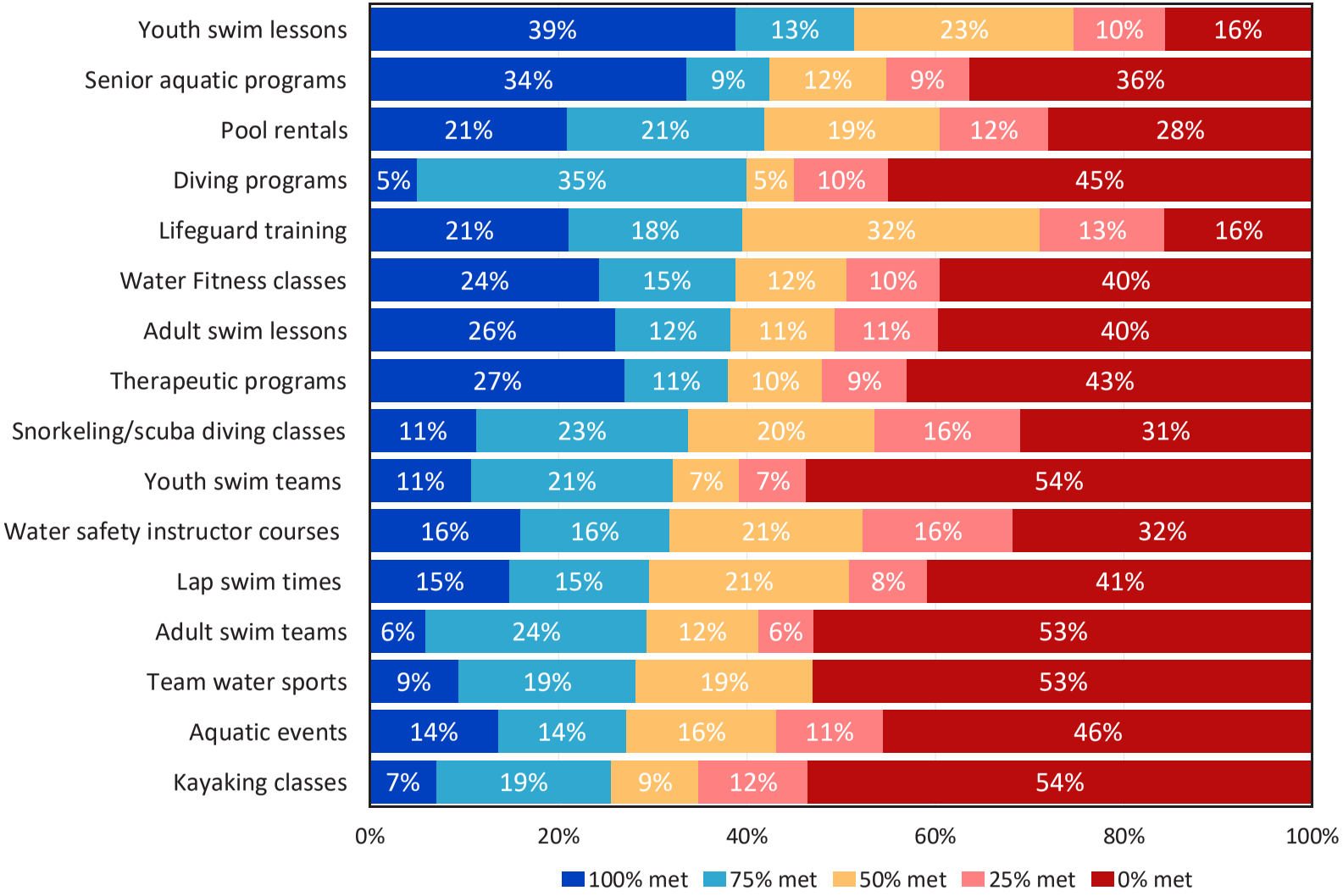
by number of households based on an estimated 80,202 households in the City of Garland



Source: ETC Institute (2019)

Q19-2. How Well Programs Meet the Needs of Respondent Households

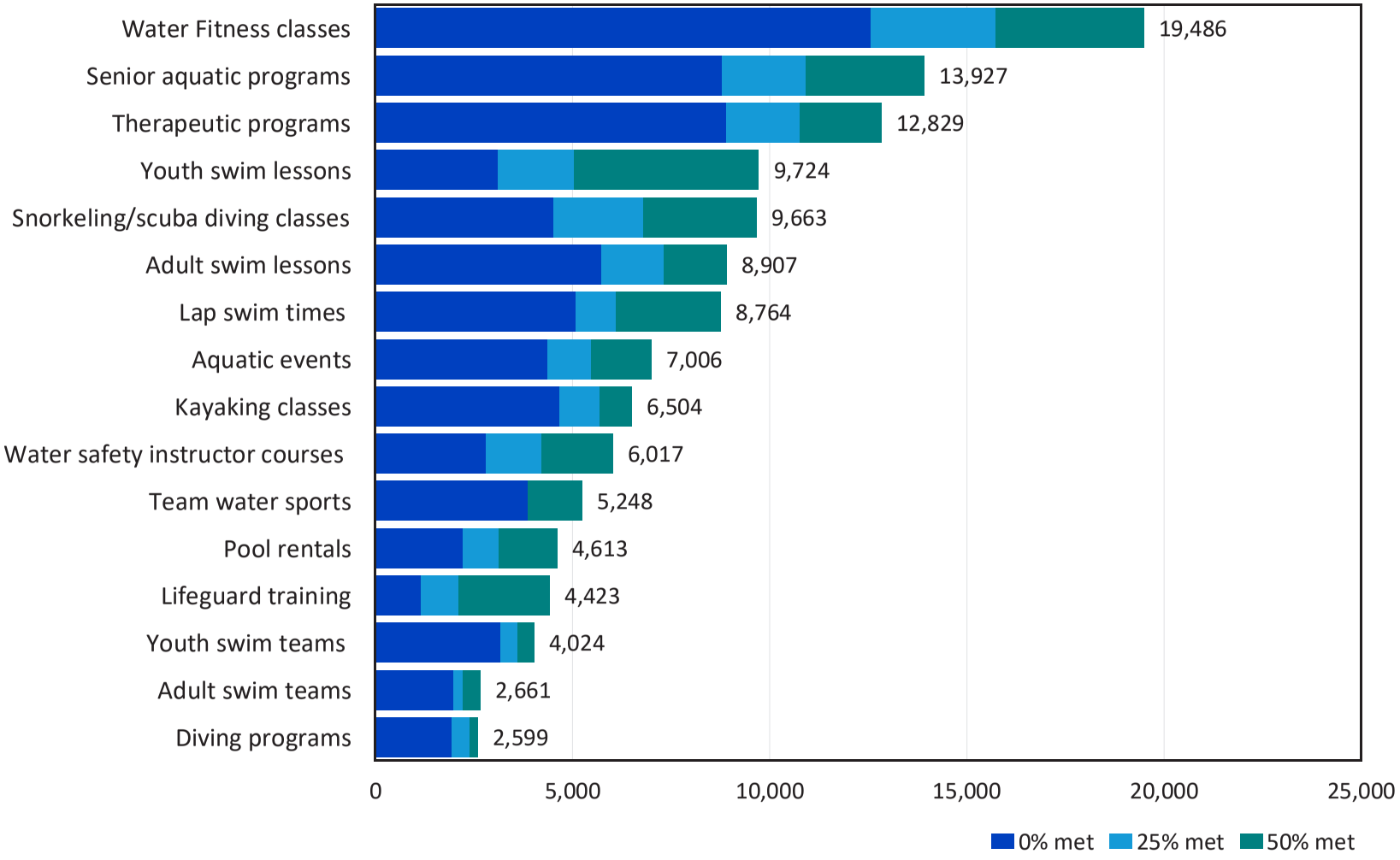
by percentage of respondents with a need for programs



Source: ETC Institute (2019)

Q19-3. Estimated Number of Households Whose Needs for Programs Are Being Met 50% or Less

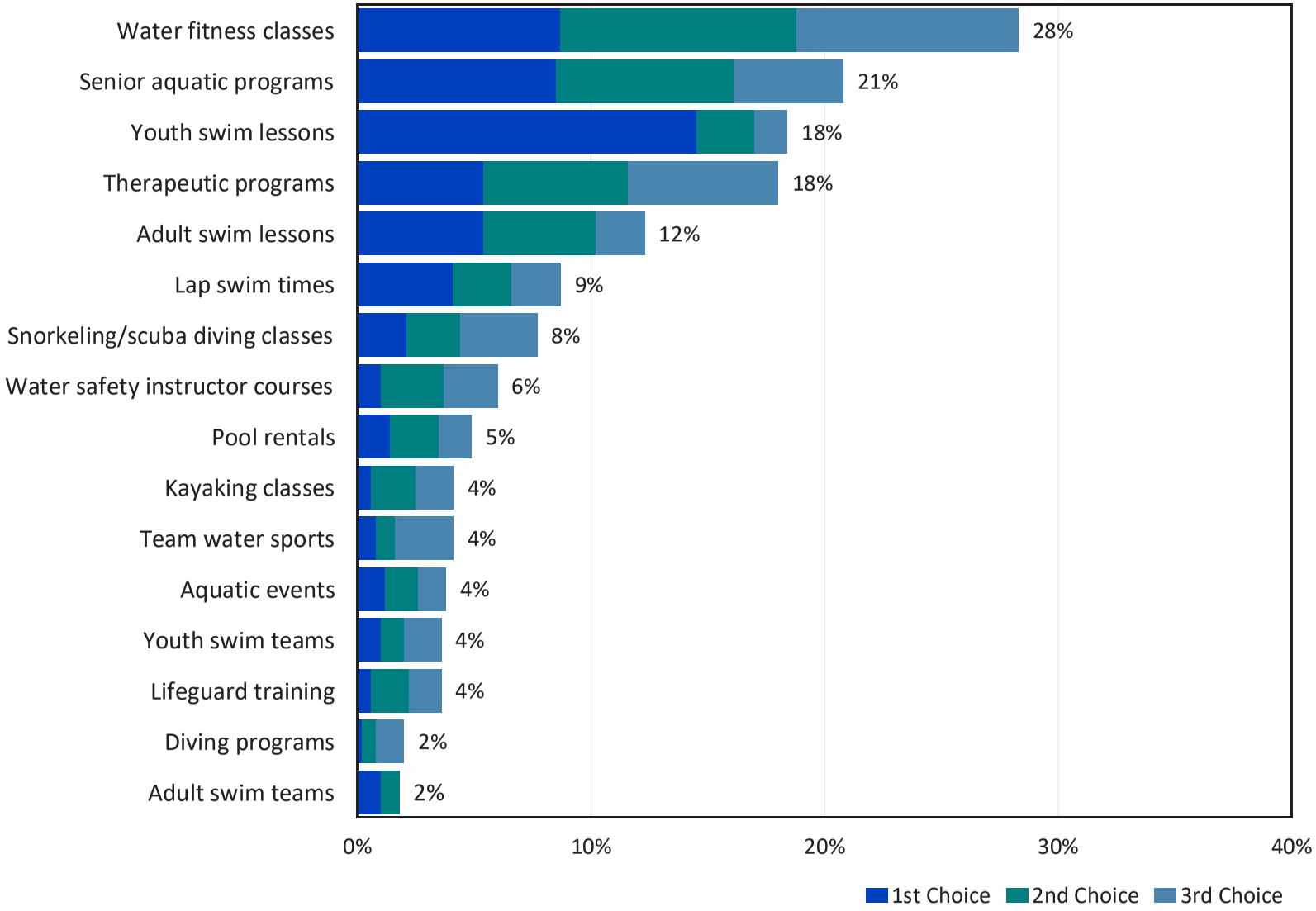
by number of households based on an estimated 80,202 households in the City of Garland



Source: ETC Institute (2019)

Q20. Programs That Are Most Important to Households

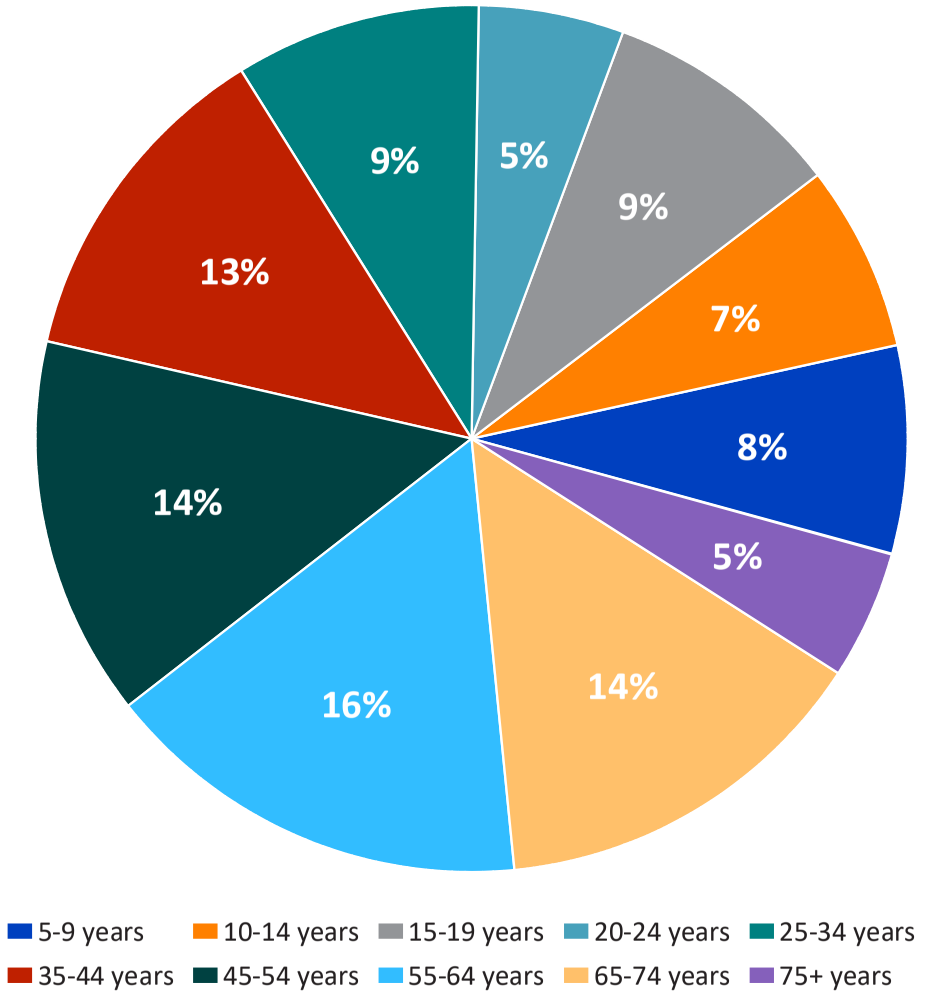
by percentage of respondents who selected the program as one of their top three choices



Source: ETC Institute (2019)

Q21. Demographics: Ages of People in Household

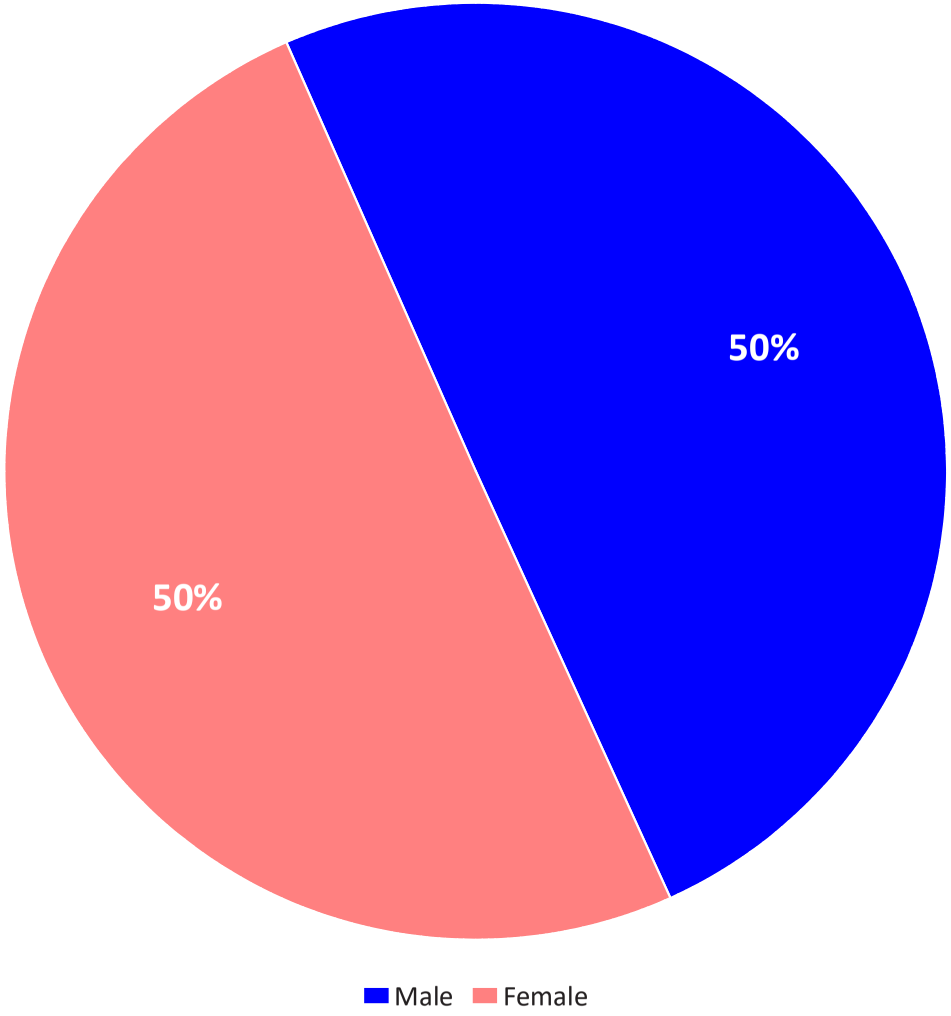
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q22. Demographics: What is your gender?

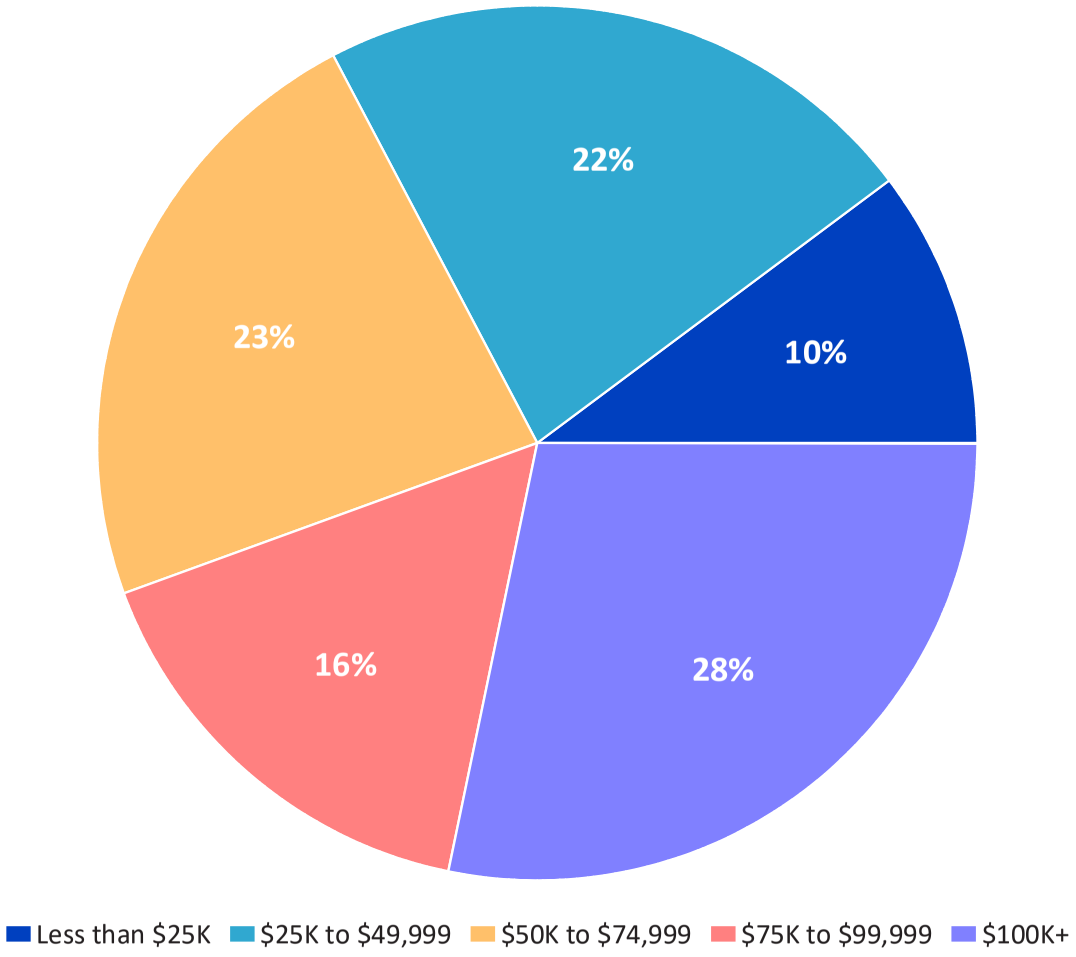
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q23. What is your annual household income?

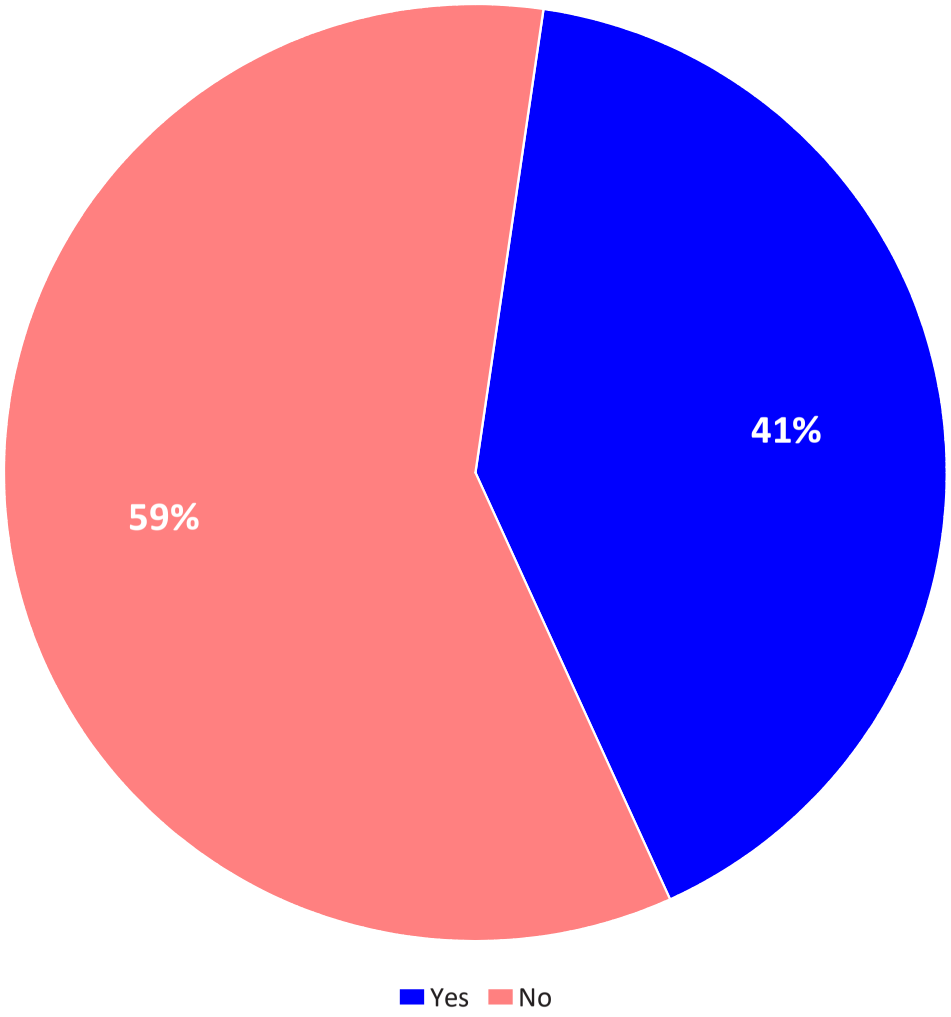
by percentage of respondents (without "choose not to respond")



Source: ETC Institute (2019)

Q24. Are you of Hispanic, Latino or other Spanish heritage?

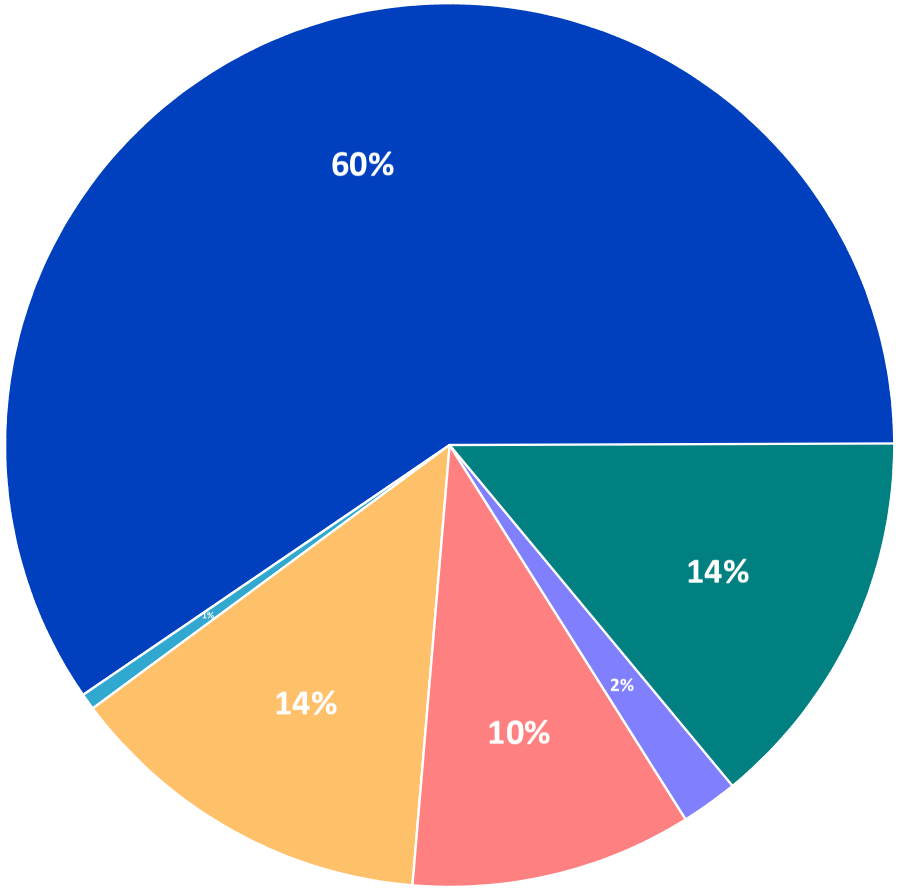
by percentage of respondents (without "not provided")



Source: ETC Institute (2019)

Q25. What is your race/ethnicity?

by percentage of respondents



White | Caribbean | Black or African American | Asian/Pacific Islander | Native American | Other

Source: ETC Institute (2019)

Section 2
Priority Investment Rating

Priority Investment Rating

The City of Garland

The **Priority Investment Rating (PIR)** was developed by ETC Institute to provide governments with an objective tool for evaluating the priority that should be placed on parks and recreation investments. The Priority Investment Rating was developed by ETC Institute to identify the facilities and programs residents think should receive the highest priority for investment. The priority investment rating reflects the importance residents place on items (sum of top 4 choices) and the unmet needs (needs that are only being partly or not met) for each facility/program relative to the facility/program that rated the highest overall. Since decisions related to future investments should consider both the level of unmet need and the importance of facilities and programs, the PIR weights each of these components equally.

The PIR reflects the sum of the Unmet Needs Rating and the Importance Rating as shown in the equation below:

PIR = UNR + IR

For example, suppose the Unmet Needs Rating for pool rentals is 24 (out of 100) and the Importance Rating for performing arts center is 17 (out of 100), the Priority Investment Rating for performing arts center would be 41 (out of 200).

How to Analyze the Charts:

- **High Priority Areas** are those with a PIR of at least 100. A rating of 100 or above generally indicates there is a relatively high level of unmet need and residents generally think it is important to fund improvements in these areas. Improvements in this area are likely to have a positive impact on the greatest number of households.

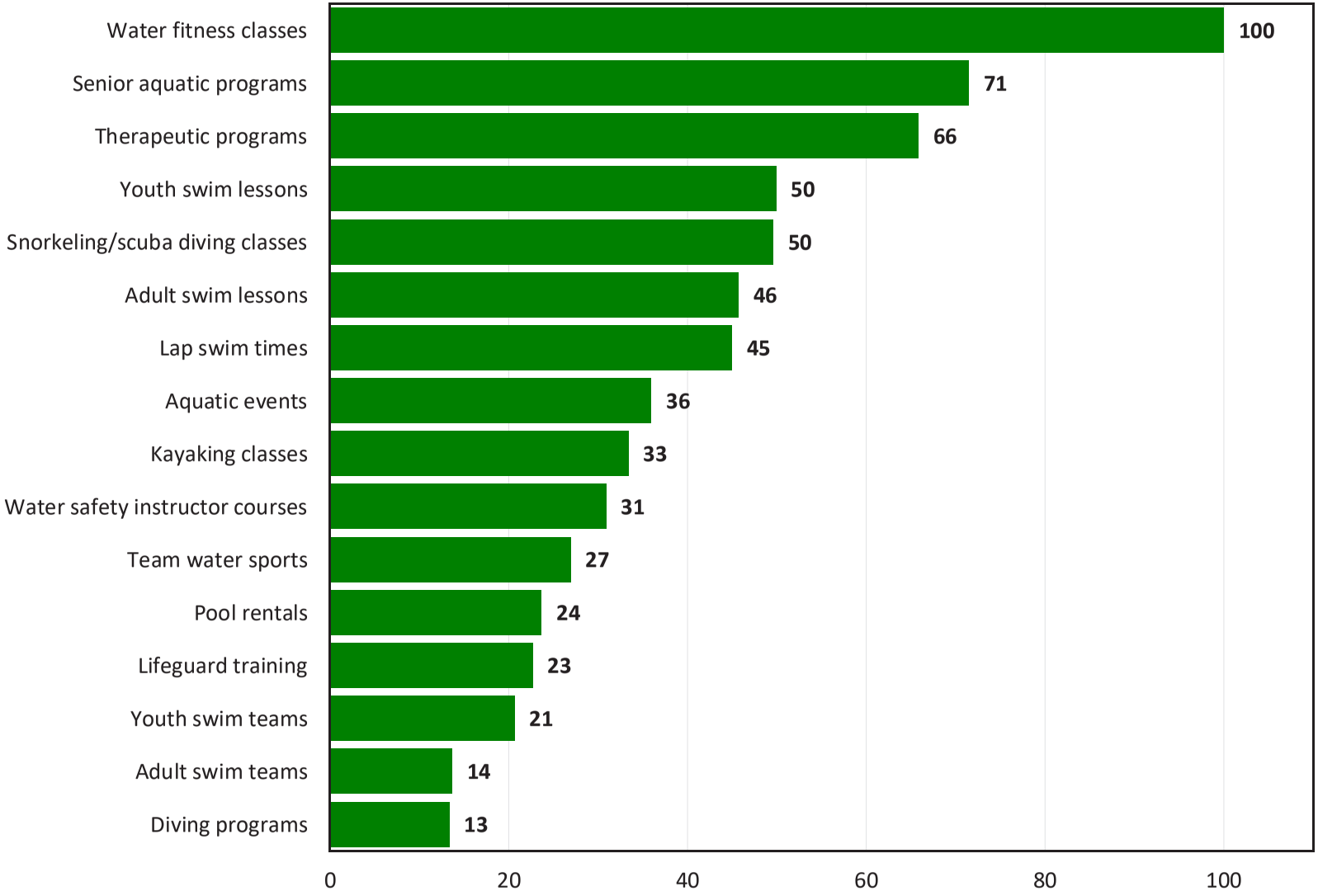
- **Medium Priority Areas** are those with a PIR of 50-99. A rating in this range generally indicates there is a medium to high level of unmet need or a significant percentage of residents generally think it is important to fund improvements in these areas.

- **Low Priority Areas** are those with a PIR below 50. A rating in this range generally indicates there is a relatively low level of unmet need and residents do not think it is important to fund improvements in these areas. Improvements may be warranted if the needs of very specialized populations are being targeted.

The following pages show the Unmet Needs Rating, Importance Rating, and Priority Investment Rating for facilities and programs.

Unmet Needs Rating for Programs

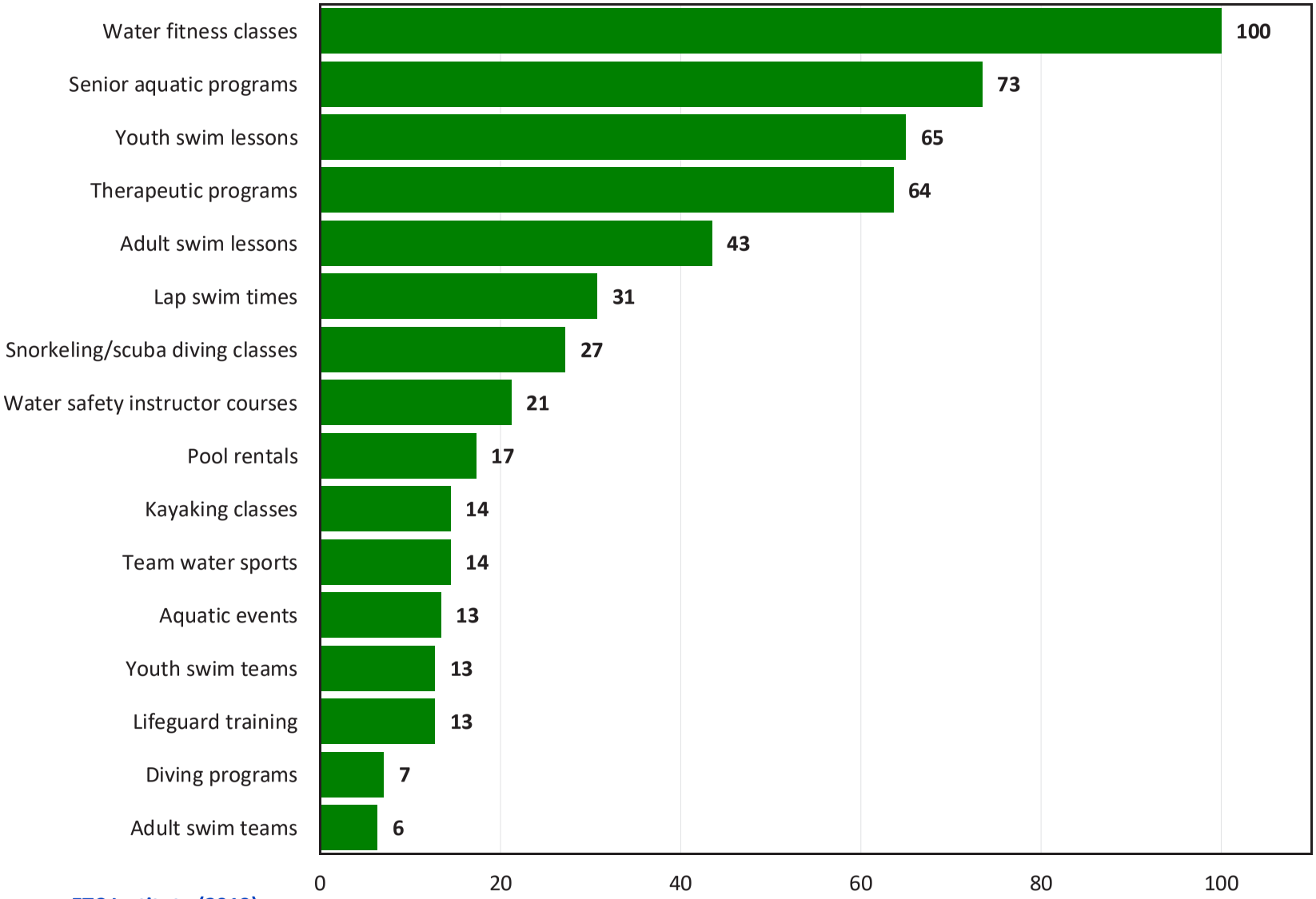
the rating for the item with the most unmet need=100
the rating of all other items reflects the relative amount of unmet need for each item compared to the item with the most unmet need



Source: ETC Institute (2019)

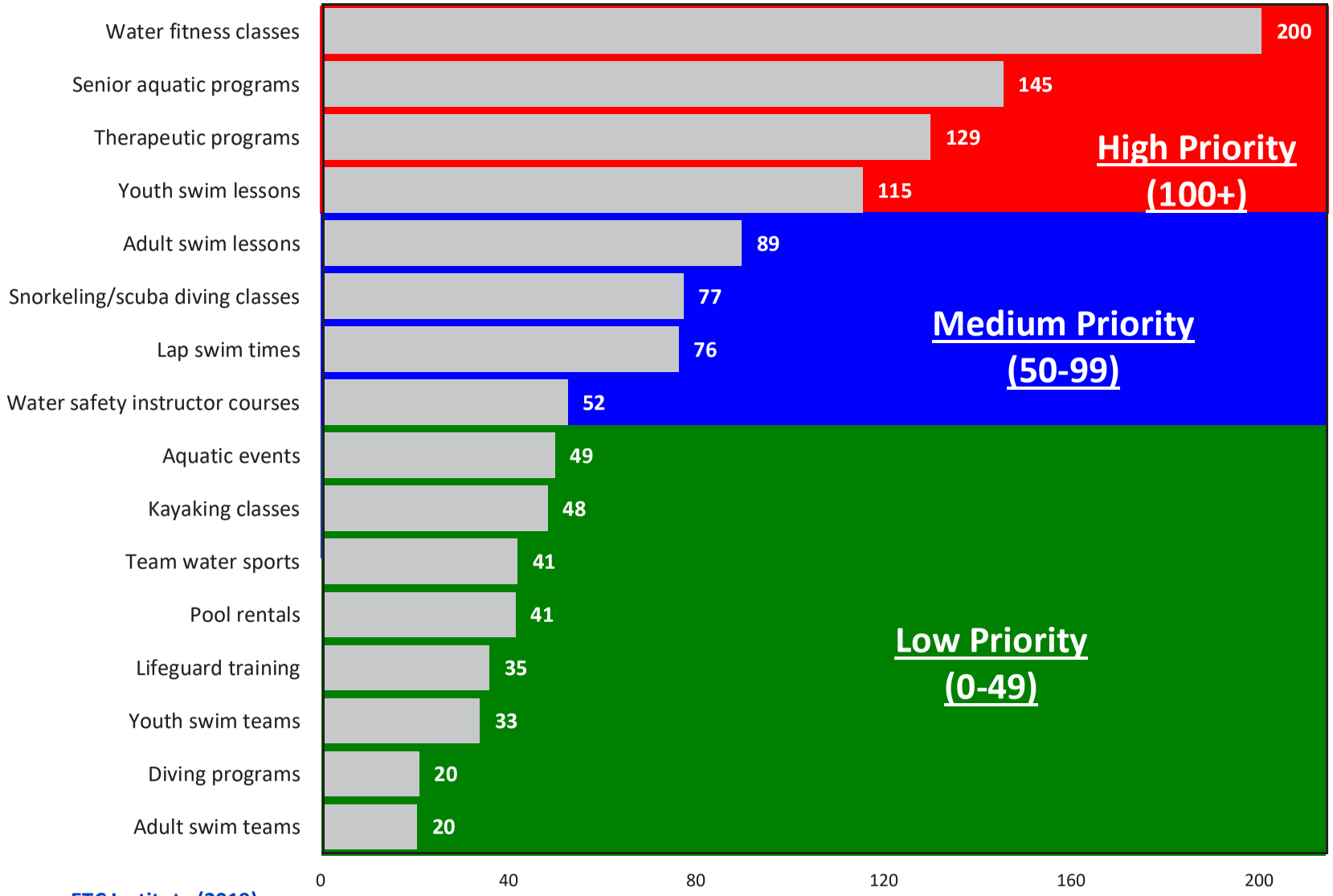
Importance Rating for Recreation Programs

the rating for the item rated as the most important=100
the rating of all other items reflects the relative level of importance for each item compared to the item rated as the most important



Source: ETC Institute (2019)

Top Priorities for Investment for Programs Based on the Priority Investment Rating



Source: ETC Institute (2019)

Section 3
Benchmarking Data

Benchmarking Summary Report
City of Garland, Tx

Since 1998, ETC Institute has conducted household surveys for needs assessments, feasibility studies, customer satisfaction, fees and charges comparisons, and other parks and recreation issues in more than 400 communities in 49 states across the country.

The results of these surveys has provided an unparalleled data base of information to compare responses from household residents in client communities to "National Averages" and therefore provide a unique tool to "assist organizations in better decision making."

Communities within the data base include a full-range of municipal and county governments from 20,000 in population through over 1 million in population. They include communities in warm weather climates and cold weather climates, mature communities and some of the fastest growing cities and counties in the country.

"National Averages" have been developed for numerous strategically important parks and recreation planning and management issues including: customer satisfaction and usage of parks and programs; methods for receiving marketing information; reasons that prevent members of households from using parks and recreation facilities more often; priority recreation programs, parks, facilities and trails to improve or develop; priority programming spaces to have in planned community centers and aquatic facilities; potential attendance for planned indoor community centers and outdoor aquatic centers; etc.

Results from household responses for Garland, Texas were compared to National Benchmarks to gain further strategic information. A summary of all tabular comparisons are shown on the following page.

Note: The benchmarking data contained in this report is protected intellectual property. Any reproduction of the benchmarking information in this report by persons or organizations not directly affiliated with the City of Garland is not authorized without written consent from ETC Institute.

Benchmarking for the City of Garland

	City of Garland 2019	National
Reasons preventing the use of parks and recreation facilities and programs more often		
Do not know what is being offered	18%	35%
Use private club or neighborhood/HOA pool	12%	10%
Programs I want are not offered	11%	18%
Do not know locations of facilities	10%	21%
Fees are too high	9%	15%
Use facilities outside of Garland	8%	11%
Too far from our residence	7%	14%
Lack of quality programs	7%	10%
Program times are not convenient	6%	18%
Facilities are not well maintained	6%	10%
Security is insufficient	5%	9%
Personal disability	5%	3%
Facilities don't have right equipment	4%	9%
Facilities operating hours are not convenient	4%	9%
Classes are full	3%	5%
Poor customer service by staff	3%	3%
Availability of parking	2%	7%
Registration for programs is difficult	1%	3%
Lack of transportation	0.4%	3%
Ways respondents learn about recreation programs and activities		
Parks & Recreation brochure	37%	39%
Social media	32%	25%
Word of mouth	32%	48%
City website	31%	36%
Newspaper	18%	31%
Call Parks & Recreation office	7%	6%
Recreation programs that respondent households have a need for		
Youth Learn to Swim programs	51%	22%
Water fitness programs	39%	26%
Most important recreation programs (sum of top choices)		
Water fitness programs	28%	11%
Youth Learn to Swim programs	18%	12%

Section 4
Tabular Data

Q1. Have you or any member of your household visited any outdoor aquatic facilities offered by Garland Parks, Recreation, and Cultural Arts (Surf & Swim, Bradfield Pool, Holford Pool, Wynne Pool) during the past 12 months?

Q1. Have you visited any outdoor aquatic facilities offered by Garland Parks, Recreation, & Cultural Arts during past 12 months	Number	Percent
Yes	156	30.2 %
No	360	69.8 %
Total	516	100.0 %

Q1a. Approximately how often did you or members of your household visit those facilities during the past year?

Q1a. How often did you visit those facilities during past year	Number	Percent
1 to 5 visits	99	63.5 %
6 to 10 visits	29	18.6 %
11 to 19 visits	10	6.4 %
20+ visits	10	6.4 %
Don’t know	8	5.1 %
Total	156	100.0 %

WITHOUT DON’T KNOW

Q1a. Approximately how often did you or members of your household visit those facilities during the past year? (without "don't know")

Q1a. How often did you visit those facilities during past year	Number	Percent
1 to 5 visits	99	66.9 %
6 to 10 visits	29	19.6 %
11 to 19 visits	10	6.8 %
20+ visits	10	6.8 %
Total	148	100.0 %

Q1b. Overall, how would you rate the physical condition of the facilities you have visited?

Q1b. How would you rate physical condition of facilities you have visited	Number	Percent
Excellent	21	13.5 %
Good	77	49.4 %
Fair	51	32.7 %
Poor	3	1.9 %
Not provided	4	2.6 %
Total	156	100.0 %

WITHOUT NOT PROVIDED

Q1b. Overall, how would you rate the physical condition of the facilities you have visited? (without "not provided")

Q1b. How would you rate physical condition of facilities you have visited	Number	Percent
Excellent	21	13.8 %
Good	77	50.7 %
Fair	51	33.6 %
Poor	3	2.0 %
Total	152	100.0 %

Q2. Garland charges daily use fees of $8 for those 48" tall or over and $6 for those under 48" tall (under age 2-free) at Surf and Swim. Do you feel these fees are too high, about right, or too low?

Q2. Are fees charged at Surf & Swim too high, about right, or too low	Number	Percent
Too high	115	22.3 %
About right	309	59.9 %
Too low	16	3.1 %
N/A	51	9.9 %
Not provided	25	4.8 %
Total	516	100.0 %

WITHOUT NOT PROVIDED

Q2. Garland charges daily use fees of $8 for those 48" tall or over and $6 for those under 48" tall (under age 2-free) at Surf and Swim. Do you feel these fees are too high, about right, or too low? (without "not provided")

Q2. Are fees charged at Surf & Swim too high, about right, or too low	Number	Percent
Too high	115	23.4 %
About right	309	62.9 %
Too low	16	3.3 %
N/A	51	10.4 %
Total	491	100.0 %

Q3. Garland charges daily use fees of $3 for those 48" tall or over and $2 for those under 48" tall (under age 2-free) at Bradfield Pool. Do you feel these fees are too high, about right, or too low?

Q3. Are fees charged at Bradfield Pool too high, about right, or too low	Number	Percent
Too high	24	4.7 %
About right	389	75.4 %
Too low	29	5.6 %
N/A	52	10.1 %
Not provided	22	4.3 %
Total	516	100.0 %

WITHOUT NOT PROVIDED

Q3. Garland charges daily use fees of $3 for those 48" tall or over and $2 for those under 48" tall (under age 2-free) at Bradfield Pool. Do you feel these fees are too high, about right, or too low? (without "not provided")

Q3. Are fees charged at Bradfield Pool too high, about right, or too low	Number	Percent
Too high	24	4.9 %
About right	389	78.7 %
Too low	29	5.9 %
N/A	52	10.5 %
Total	494	100.0 %

Q4. Garland charges daily use fees of $2 for ages 5 and older (under age 5-free) at Holford Pool and Wynne Pool. Do you feel these fees are too high, about right, or too low?

Q4. Are fees charged at Holford Pool & Wynne Pool too high, about right, or too low	Number	Percent
Too high	12	2.3 %
About right	377	73.1 %
Too low	48	9.3 %
N/A	58	11.2 %
Not provided	21	4.1 %
Total	516	100.0 %

WITHOUT NOT PROVIDED

Q4. Garland charges daily use fees of $2 for ages 5 and older (under age 5-free) at Holford Pool and Wynne Pool. Do you feel these fees are too high, about right, or too low? (without "not provided")

Q4. Are fees charged at Holford Pool & Wynne Pool too high, about right, or too low	Number	Percent
Too high	12	2.4 %
About right	377	76.2 %
Too low	48	9.7 %
N/A	58	11.7 %
Total	495	100.0 %

Q5. Garland does not currently offer season passes to pools. If offered, would you be interested in purchasing a season pass to Garland aquatic facilities?

Q5. Would you be interested in purchasing a season pass to Garland aquatic facilities	Number	Percent
Yes	132	25.6 %
No	197	38.2 %
Depending on fees required	165	32.0 %
Not provided	22	4.3 %
Total	516	100.0 %

WITHOUT NOT PROVIDED

Q5. Garland does not currently offer season passes to pools. If offered, would you be interested in purchasing a season pass to Garland aquatic facilities? (without "not provided")

Q5. Would you be interested in purchasing a season pass to Garland aquatic facilities	Number	Percent
Yes	132	26.7 %
No	197	39.9 %
Depending on fees required	165	33.4 %
Total	494	100.0 %

Q6. From the following list, please check all OUTDOOR aquatic facilities that you or members of your household visited in the past 12 months.

Q6. All outdoor aquatic facilities you have visited in past 12 months	Number	Percent
Surf & Swim	107	20.7 %
Bradfield Pool	60	11.6 %
Holford Pool	55	10.7 %
Wynne Pool	14	2.7 %
Hawaiian Falls Waterpark Garland	144	27.9 %
Duck Creek Place	14	2.7 %
Firewheel Estates Swim & Recreation Center	18	3.5 %
Firewheel Swim & Recreation Center	12	2.3 %
Las Mariposas Townhomes	1	0.2 %
Shoal Creek Swim Club	1	0.2 %
Shores of Wellington HOA	3	0.6 %
SpringPark Swim & Tennis Club	7	1.4 %
Sutton Place HOA	3	0.6 %
Town North Village	2	0.4 %
Towngate HOA	3	0.6 %
Trails Tennis & Swim Club	3	0.6 %
Villages of Valley Creek	5	1.0 %
West Irving Aquatic Center	2	0.4 %
Heights Family Aquatic Center (Richardson)	12	2.3 %
Cove Aquatic Center at Fretz (Dallas)	3	0.6 %
Colony Aquatic Park	1	0.2 %
Frisco Water Park	3	0.6 %
Jack Carter Outdoor Pool (Plano)	4	0.8 %
Frog Pond Water Park (Farmers Branch)	1	0.2 %
City Lake Aquatic Center (Mesquite)	14	2.7 %
Vanston Swimming Pool (Mesquite)	9	1.7 %
Ford Pool (Allen)	5	1.0 %
Other	33	6.4 %
None	248	48.1 %
Total	787	

Q6-32. Other

Q6-32. Other	Number	Percent
6 Flags Hurricane Harbor	1	3.0 %
Allen Natatorium	1	3.0 %
Beacon Hill Townhomes HOA, LA Fitness, RICHARDSON	1	3.0 %
Brentwood Community Pool	1	3.0 %
CELEBRATION PARK-ALLEN WET ZONE-ROWLETT	1	3.0 %
EPIC WATERS GRAND PRAIRIE	1	3.0 %
Eastfield	1	3.0 %
Epic Grand Prairie, Rowlett Wet Zone	1	3.0 %
Great Wolf Lodge	1	3.0 %
HOME POOL	2	6.1 %
Hotel pools	1	3.0 %
Hurricane Harbor	1	3.0 %
LA Fitness	1	3.0 %
Lake Lewisville	1	3.0 %
LifeTime Fitness swimming pools	1	3.0 %
Lifetime Fitness	2	6.1 %
NRH	1	3.0 %
Plano Indoor Aquatic Pool	1	3.0 %
Plano facility at Jupiter and Spring Creek	1	3.0 %
Plano's indoor year around pool	1	3.0 %
Private pool in Prosper neighborhood	1	3.0 %
Rowlett Community Center	1	3.0 %
Rowlett Wet Zone	3	9.1 %
Rulett behind HS	1	3.0 %
WET ZONE	1	3.0 %
Water Park in Lake Highlands area near rec center on White Rock Trail	1	3.0 %
Wet Zone Rowlett	1	3.0 %
Woodbridge	1	3.0 %
Woodbridge Community lap pool	1	3.0 %
Total	33	100.0 %

Q7. Which three of the facilities from the list in Question 6 did you visit MOST in the last 12 months?

Q7. Top choice	Number	Percent
Surf & Swim	49	9.5 %
Bradfield Pool	22	4.3 %
Holford Pool	21	4.1 %
Wynne Pool	4	0.8 %
Hawaiian Falls Waterpark Garland	56	10.9 %
Duck Creek Place	5	1.0 %
Firewheel Estates Swim & Recreation Center	10	1.9 %
Firewheel Swim & Recreation Center	4	0.8 %
Shores of Wellington HOA	2	0.4 %
SpringPark Swim & Tennis Club	5	1.0 %
Sutton Place HOA	1	0.2 %
Towngate HOA	2	0.4 %
Trails Tennis & Swim Club	2	0.4 %
Villages of Valley Creek	2	0.4 %
Heights Family Aquatic Center (Richardson)	2	0.4 %
Frisco Water Park	1	0.2 %
Jack Carter Outdoor Pool (Plano)	2	0.4 %
City Lake Aquatic Center (Mesquite)	4	0.8 %
Vanston Swimming Pool (Mesquite)	3	0.6 %
Ford Pool (Allen)	1	0.2 %
Other	13	2.5 %
None chosen	305	59.1 %
Total	516	100.0 %

Q7. Which three of the facilities from the list in Question 6 did you visit MOST in the last 12 months?

Q7. 2nd choice	Number	Percent
Surf & Swim	32	6.2 %
Bradfield Pool	18	3.5 %
Holford Pool	15	2.9 %
Wynne Pool	5	1.0 %
Hawaiian Falls Waterpark Garland	32	6.2 %
Duck Creek Place	2	0.4 %
Firewheel Estates Swim & Recreation Center	3	0.6 %
Firewheel Swim & Recreation Center	3	0.6 %
Shores of Wellington HOA	1	0.2 %
SpringPark Swim & Tennis Club	1	0.2 %
Town North Village	1	0.2 %
West Irving Aquatic Center	1	0.2 %
Heights Family Aquatic Center (Richardson)	1	0.2 %
Cove Aquatic Center at Fretz (Dallas)	1	0.2 %
Frisco Water Park	1	0.2 %
City Lake Aquatic Center (Mesquite)	1	0.2 %
Vanston Swimming Pool (Mesquite)	2	0.4 %
Other	4	0.8 %
None chosen	392	76.0 %
Total	516	100.0 %

Q7. Which three of the facilities from the list in Question 6 did you visit MOST in the last 12 months?

Q7. 3rd choice	Number	Percent
Surf & Swim	12	2.3 %
Bradfield Pool	9	1.7 %
Holford Pool	10	1.9 %
Wynne Pool	1	0.2 %
Hawaiian Falls Waterpark Garland	16	3.1 %
Firewheel Estates Swim & Recreation Center	2	0.4 %
Firewheel Swim & Recreation Center	7	1.4 %
Shores of Wellington HOA	1	0.2 %
SpringPark Swim & Tennis Club	1	0.2 %
Cove Aquatic Center at Fretz (Dallas)	1	0.2 %
Jack Carter Outdoor Pool (Plano)	1	0.2 %
City Lake Aquatic Center (Mesquite)	2	0.4 %
Vanston Swimming Pool (Mesquite)	1	0.2 %
Other	4	0.8 %
None chosen	448	86.8 %
Total	516	100.0 %

SUM OF TOP 3 CHOICES

Q7. Which three of the facilities from the list in Question 6 did you visit MOST in the last 12 months? (top 3)

Q7. Sum of Top 3 Choices	Number	Percent
Surf & Swim	93	18.0 %
Bradfield Pool	49	9.5 %
Holford Pool	46	8.9 %
Wynne Pool	10	1.9 %
Hawaiian Falls Waterpark Garland	104	20.2 %
Duck Creek Place	7	1.4 %
Firewheel Estates Swim & Recreation Center	15	2.9 %
Firewheel Swim & Recreation Center	14	2.7 %
Shores of Wellington HOA	4	0.8 %
SpringPark Swim & Tennis Club	7	1.4 %
Sutton Place HOA	1	0.2 %
Town North Village	1	0.2 %
Towngate HOA	2	0.4 %
Trails Tennis & Swim Club	2	0.4 %
Villages of Valley Creek	2	0.4 %
West Irving Aquatic Center	1	0.2 %
Heights Family Aquatic Center (Richardson)	3	0.6 %
Cove Aquatic Center at Fretz (Dallas)	2	0.4 %
Frisco Water Park	2	0.4 %
Jack Carter Outdoor Pool (Plano)	3	0.6 %
City Lake Aquatic Center (Mesquite)	7	1.4 %
Vanston Swimming Pool (Mesquite)	6	1.2 %
Ford Pool (Allen)	1	0.2 %
Other	21	4.1 %
None chosen	305	59.1 %
Total	708	

Q8. From the following list, please check ALL INDOOR aquatic facilities that you or members of your household have visited in the past 12 months.

Q8. All indoor aquatic facilities you have visited in past 12 months	Number	Percent
Don Rodenbaugh Natatorium (Allen)	15	2.9 %
Plano Aquatic Center	17	3.3 %
Colony Aquatic Park	3	0.6 %
Frisco Indoor Aquatic Center	10	1.9 %
Margaret Young Natatorium (Farmers Branch)	2	0.4 %
Heritage Aquatic Center (Irving)	2	0.4 %
North Lake Natatorium (Irving)	2	0.4 %
Bachman Indoor Pool (Dallas)	3	0.6 %
Rockwall Natatorium	16	3.1 %
Rockwall YMCA	7	1.4 %
Garland LifeTime Fitness	38	7.4 %
Other	24	4.7 %
None	383	74.2 %
Total	522	

Q8-12. Other

Q8-12. Other	Number	Percent
24 HR FITNESS	1	4.2 %
APEX CENTER MCKINNEY	1	4.2 %
Aqua Fit of Plano	1	4.2 %
Epic Grand Prairie	1	4.2 %
Epic Waters Grand Prairie	2	8.3 %
GARLAND LA FITNESS	1	4.2 %
GREAT WOLF LODGE, GRAPEVINE	1	4.2 %
Great Wolf Lodge	1	4.2 %
LA Fitness	6	25.0 %
LA Fitness Sachse	1	4.2 %
LIFETIME AND 24 HOUR FITNESS	1	4.2 %
Lake Highlands YMCA	1	4.2 %
Lewisville pools	1	4.2 %
Mckinney	1	4.2 %
Oak Point Rec Center Plano	1	4.2 %
Pool in Plano	1	4.2 %
Private pools	1	4.2 %
Rehab Center	1	4.2 %
Total	24	100.0 %

Q9. Garland may consider the development of an indoor aquatic facility. If this facility is developed, user fees will be required to recover the operating costs. Would you be interested in purchasing a membership to an indoor pool?

Q9. Would you be interested in purchasing a membership to an indoor pool	Number	Percent
Yes	240	46.5 %
No	223	43.2 %
Not provided	53	10.3 %
Total	516	100.0 %

WITHOUT NOT PROVIDED

Q9. Garland may consider the development of an indoor aquatic facility. If this facility is developed, user fees will be required to recover the operating costs. Would you be interested in purchasing a membership to an indoor pool? (without "not provided")

Q9. Would you be interested in purchasing a membership to an indoor pool	Number	Percent
Yes	240	51.8 %
No	223	48.2 %
Total	463	100.0 %

Q10. Have you or members of your household participated in any aquatic programs offered by Garland Parks, Recreation, and Cultural Arts over the past 12 months?

Q10. Have you participated in any aquatic programs offered by Garland Parks, Recreation, & Cultural Arts over past 12 months	Number	Percent
Yes	44	8.5 %
No	446	86.4 %
Not provided	26	5.0 %
Total	516	100.0 %

WITHOUT NOT PROVIDED

Q10. Have you or members of your household participated in any aquatic programs offered by Garland Parks, Recreation, and Cultural Arts over the past 12 months? (without "not provided")

Q10. Have you participated in any aquatic programs offered by Garland Parks, Recreation, & Cultural Arts over past 12 months	Number	Percent
Yes	44	9.0 %
No	446	91.0 %
Total	490	100.0 %

Q10a. How would you rate the quality of the programs in which you or members of your household participated?

Q10a. How would you rate quality of programs in which you have participated	Number	Percent
Excellent	16	36.4 %
Good	19	43.2 %
Fair	7	15.9 %
Poor	1	2.3 %
Not provided	1	2.3 %
Total	44	100.0 %

WITHOUT NOT PROVIDED

Q10a. How would you rate the quality of the programs in which you or members of your household participated? (without "not provided")

Q10a. How would you rate quality of programs in which you have participated	Number	Percent
Excellent	16	37.2 %
Good	19	44.2 %
Fair	7	16.3 %
Poor	1	2.3 %
Total	43	100.0 %

Q11. Which of the following options best describes your interest in aquatics facilities and programs?

Q11. What best describes your interest in aquatics facilities & programs	Number	Percent
Recreational	261	50.6 %
Competitive	7	1.4 %
Both	52	10.1 %
Not interested	160	31.0 %
Not provided	36	7.0 %
Total	516	100.0 %

WITHOUT NOT PROVIDED

Q11. Which of the following options best describes your interest in aquatics facilities and programs? (without "not provided")

Q11. What best describes your interest in aquatics facilities & programs	Number	Percent
Recreational	261	54.4 %
Competitive	7	1.5 %
Both	52	10.8 %
Not interested	160	33.3 %
Total	480	100.0 %

Q12. Have you or members of your household visited a sprayground/splash pad (a water play area with spray features and no standing water) over the past 12 months?

Q12. Have you visited a sprayground/splash pad over past 12 months	Number	Percent
Yes	116	22.5 %
No	375	72.7 %
Not provided	25	4.8 %
Total	516	100.0 %

WITHOUT NOT PROVIDED

Q12. Have you or members of your household visited a sprayground/splash pad (a water play area with spray features and no standing water) over the past 12 months? (without "not provided")

Q12. Have you visited a sprayground/splash pad over past 12 months	Number	Percent
Yes	116	23.6 %
No	375	76.4 %
Total	491	100.0 %

Q12a. Would you support the development of this type of facility in Garland?

Q12a. Would you support development of this type of facility in Garland	Number	Percent
Yes	111	95.7 %
No	5	4.3 %
Total	116	100.0 %

Q13. Please CHECK the ways in which you or other members of your household travel to aquatic facilities in Garland most often.

Q13. Ways in which you travel to aquatic facilities in Garland most often	Number	Percent
Car/truck	403	78.1 %
Public transportation (DART)	13	2.5 %
Bicycle	11	2.1 %
Walk	31	6.0 %
Organization bus or van (church, daycare, etc.)	10	1.9 %
Other	1	0.2 %
Total	469	

Q13-6. Other

Q13-6. Other	Number	Percent
Car	1	100.0 %
Total	1	100.0 %

Q14. Please CHECK ALL the reasons that prevent you or other members of your household from using aquatic facilities and programs offered by Garland Parks, Recreation, and Cultural Arts more often.

Q14. All reasons that prevent you from using aquatic facilities & programs offered by Garland Parks, Recreation, & Cultural Arts more often	Number	Percent
Do not want to swim	78	15.1 %
Unable to swim	40	7.8 %
Use private pools at a residence	107	20.7 %
Use private club or neighborhood/HOA pool	62	12.0 %
Programs I want are not offered	57	11.0 %
Facilities don't have right equipment	22	4.3 %
Security is insufficient	28	5.4 %
Lack of quality programs	35	6.8 %
Too far from our residence	36	7.0 %
Lack of transportation	2	0.4 %
Classes are full	16	3.1 %
Fees are too high	46	8.9 %
Program times are not convenient	33	6.4 %
Personal disability	25	4.8 %
Use facilities outside of Garland	43	8.3 %
Facilities are not well maintained	29	5.6 %
Poor customer service by staff	16	3.1 %
Do not know locations of facilities	49	9.5 %
Do not know what is being offered	92	17.8 %
Facilities operating hours are not convenient	19	3.7 %
Registration for programs is difficult	4	0.8 %
Availability of parking	10	1.9 %
Safety concerns	38	7.4 %
Pools are too crowded	83	16.1 %
Lack of indoor facilities/programs	68	13.2 %
Other	48	9.3 %
Total	1086	

Q14-26. Other

Q14-26. Other	Number	Percent
All our children are grown and moved away	1	2.1 %
Always working	1	2.1 %
Bathrooms NASTIEST ever seen	1	2.1 %
Busy	1	2.1 %
Children are not made to behave and are rude	1	2.1 %
Concern about maintenance of water, respect of use of facility, etc.	1	2.1 %
Diving for competition	1	2.1 %
Do not use any pools	1	2.1 %
Don't have any extra money	1	2.1 %
GERMS	1	2.1 %
GO TO GYM	1	2.1 %
Garland Aquatics facilities do not measure up to those of the surrounding cities	1	2.1 %
Garland alleys are so bad I can't get out	1	2.1 %
I am handicapped and need a pool that is easy to get in and out of	1	2.1 %
I am involved in other activities more appropriate for me	1	2.1 %
I didn't know these facalities had these programs	1	2.1 %
I have access to a community pool	1	2.1 %
Insurance pays for membership with LA Fitness	1	2.1 %
JUST MOVED HERE	1	2.1 %
Just haven't looked into it but now that I have my grandson I will	1	2.1 %
LIVED HERE FOR 3 YRS NEVER RECEIVED INFO	1	2.1 %
Limited time to take advantage of the facilities	1	2.1 %
Looking for a place to exercise that is close, safe, and affordable	1	2.1 %
MEMBER AT FAMILY GYM WITH POOL	1	2.1 %
My children are grown	1	2.1 %
NO CHILDREN	1	2.1 %
NO KIDDIE POOL	1	2.1 %
NOT ENOUGH TABLES OR SEATING	1	2.1 %
Need facility year round to swim laps	1	2.1 %
Need time for seniors only	1	2.1 %
No interest	6	12.5 %
No shades at all on the most close facilities	1	2.1 %
No time	4	8.3 %
OVERBOARD WITH CHLORINE AND BACTERIA	1	2.1 %
Pay membership to Garland LifeTime Fitness	1	2.1 %
SINGLE PARENT THAT WORKS FULLTIME	1	2.1 %
Senior aquatic classes	1	2.1 %
Water aerobics not available	1	2.1 %
We have only lived here since July 2018	1	2.1 %
We need a lap pool	1	2.1 %
Total	48	100.0 %

Q15(1-23). The following are actions that the City of Garland may consider to improve aquatic facilities and services. Please indicate whether you would be VERY SUPPORTIVE, SOMEWHAT SUPPORTIVE, NOT SURE, or NOT SUPPORTIVE of each action. (Outdoor Facilities)

(N=516)

	Very supportive	Somewhat supportive	Not sure	Not supportive	Not provided
Q15-1. Upgrade pool houses/bathhouses (admissions, dressing area, retail shop, etc.)	38.0%	24.0%	11.6%	8.5%	17.8%
Q15-2. Provide additional shade	48.1%	17.8%	7.2%	7.6%	19.4%
Q15-3. Provide more shallow water	24.8%	22.5%	20.0%	10.3%	22.5%
Q15-4. Develop new family aquatic centers with modern amenities	42.8%	18.8%	8.3%	9.9%	20.2%
Q15-5. Provide additional landscaping at pools	18.4%	27.3%	19.8%	13.4%	21.1%
Q15-6. Provide additional lawn space	18.4%	27.9%	20.2%	12.0%	21.5%
Q15-7. Install waterslides	28.9%	25.2%	14.3%	10.5%	21.1%
Q15-8. Develop a lazy river	40.1%	20.5%	8.7%	10.5%	20.2%
Q15-9. Install zero depth pool entry (beach-like gentle slope to pool)	38.8%	22.5%	9.1%	8.7%	20.9%
Q15-10. Add/improve concessions	28.3%	24.2%	15.1%	10.7%	21.7%
Q15-11. Develop additional parking	23.6%	25.2%	18.2%	10.1%	22.9%
Q15-12. Schedule movie nights	26.2%	20.3%	15.1%	14.5%	23.8%
Q15-13. Improve restrooms	47.9%	17.4%	6.8%	7.2%	20.7%
Q15-14. Add security cameras	51.2%	15.5%	4.8%	7.6%	20.9%
Q15-15. Provide WiFi service	34.5%	14.7%	11.0%	18.0%	21.7%
Q15-16. Lengthen swim season	33.3%	20.5%	15.7%	8.9%	21.5%
Q15-17. Increase lighting	40.3%	20.5%	9.9%	8.3%	20.9%
Q15-18. Provide more seating areas/lounge chairs	42.1%	19.6%	8.3%	8.5%	21.5%

Q15(1-23). The following are actions that the City of Garland may consider to improve aquatic facilities and services. Please indicate whether you would be VERY SUPPORTIVE, SOMEWHAT SUPPORTIVE, NOT SURE, or NOT SUPPORTIVE of each action. (Outdoor Facilities)

	Very supportive	Somewhat supportive	Not sure	Not supportive	Not provided
Q15-19. Add pool heaters	27.5%	17.8%	16.9%	16.7%	21.1%
Q15-20. Develop a saltwater pool	18.4%	14.1%	22.7%	21.7%	23.1%
Q15-21. Develop splash pads/spraygrounds in neighborhoods without pools	35.9%	17.6%	10.7%	14.1%	21.7%
Q15-22. Develop high thrill attractions	18.0%	15.9%	18.8%	23.6%	23.6%
Q15-23. Install a surf simulator	17.6%	17.2%	20.5%	22.5%	22.1%

WITHOUT NOT PROVIDED

Q15(1-23). The following are actions that the City of Garland may consider to improve aquatic facilities and services. Please indicate whether you would be VERY SUPPORTIVE, SOMEWHAT SUPPORTIVE, NOT SURE, or NOT SUPPORTIVE of each action. (Outdoor Facilities) (without "not provided")

(N=516)

	Very supportive	Somewhat supportive	Not sure	Not supportive
Q15-1. Upgrade pool houses/bathhouses (admissions, dressing area, retail shop, etc.)	46.2%	29.2%	14.2%	10.4%
Q15-2. Provide additional shade	59.6%	22.1%	8.9%	9.4%
Q15-3. Provide more shallow water	32.0%	29.0%	25.8%	13.3%
Q15-4. Develop new family aquatic centers with modern amenities	53.6%	23.5%	10.4%	12.4%
Q15-5. Provide additional landscaping at pools	23.3%	34.6%	25.1%	17.0%
Q15-6. Provide additional lawn space	23.5%	35.6%	25.7%	15.3%
Q15-7. Install waterslides	36.6%	31.9%	18.2%	13.3%
Q15-8. Develop a lazy river	50.2%	25.7%	10.9%	13.1%
Q15-9. Install zero depth pool entry (beach-like gentle slope to pool)	49.0%	28.4%	11.5%	11.0%
Q15-10. Add/improve concessions	36.1%	30.9%	19.3%	13.6%
Q15-11. Develop additional parking	30.7%	32.7%	23.6%	13.1%
Q15-12. Schedule movie nights	34.4%	26.7%	19.8%	19.1%
Q15-13. Improve restrooms	60.4%	22.0%	8.6%	9.0%
Q15-14. Add security cameras	64.7%	19.6%	6.1%	9.6%
Q15-15. Provide WiFi service	44.1%	18.8%	14.1%	23.0%
Q15-16. Lengthen swim season	42.5%	26.2%	20.0%	11.4%
Q15-17. Increase lighting	51.0%	26.0%	12.5%	10.5%
Q15-18. Provide more seating areas/lounge chairs	53.6%	24.9%	10.6%	10.9%

Q15(1-23). The following are actions that the City of Garland may consider to improve aquatic facilities and services. Please indicate whether you would be VERY SUPPORTIVE, SOMEWHAT SUPPORTIVE, NOT SURE, or NOT SUPPORTIVE of each action. (Outdoor Facilities) (without "not provided")

	Very supportive	Somewhat supportive	Not sure	Not supportive
Q15-19. Add pool heaters	34.9%	22.6%	21.4%	21.1%
Q15-20. Develop a saltwater pool	23.9%	18.4%	29.5%	28.2%
Q15-21. Develop splash pads/spraygrounds in neighborhoods without pools	45.8%	22.5%	13.6%	18.1%
Q15-22. Develop high thrill attractions	23.6%	20.8%	24.6%	31.0%
Q15-23. Install a surf simulator	22.6%	22.1%	26.4%	28.9%

Q15(24-27). The following are actions that the City of Garland may consider to improve aquatic facilities and services. Please indicate whether you would be VERY SUPPORTIVE, SOMEWHAT SUPPORTIVE, NOT SURE, or NOT SUPPORTIVE of each action. (Indoor Facilities)

(N=516)

	Very supportive	Somewhat supportive	Not sure	Not supportive	Not provided
Q15-24. Develop a lap pool	32.6%	22.5%	14.9%	11.2%	18.8%
Q15-25. Develop a recreational pool (shallow water, play features)	31.0%	24.8%	11.2%	11.2%	21.7%
Q15-26. Develop a warm water pool (water aerobics, water fitness)	49.4%	16.7%	7.0%	9.9%	17.1%
Q15-27. Other indoor or outdoor facilities	68.8%	16.7%	6.3%	8.3%	0.0%

WITHOUT NOT PROVIDED

Q15(24-27). The following are actions that the City of Garland may consider to improve aquatic facilities and services. Please indicate whether you would be VERY SUPPORTIVE, SOMEWHAT SUPPORTIVE, NOT SURE, or NOT SUPPORTIVE of each action. (Indoor Facilities) (without "not provided")

(N=516)

	Very supportive	Somewhat supportive	Not sure	Not supportive
Q15-24. Develop a lap pool	40.1%	27.7%	18.4%	13.8%
Q15-25. Develop a recreational pool (shallow water, play features)	39.6%	31.7%	14.4%	14.4%
Q15-26. Develop a warm water pool (water aerobics, water fitness)	59.6%	20.1%	8.4%	11.9%
Q15-27. Other indoor or outdoor facilities	68.8%	16.7%	6.3%	8.3%

Q15-27. Other outdoor or indoor facilities:

Q15-27. Other indoor or outdoor facilities	Number	Percent
An all seasons indoor pool with 24/7 access available	1	2.1 %
An indoor pool would be great	1	2.1 %
An indoor salt water lap pool with hours for working people in evenings	1	2.1 %
Any other project with costs involved	1	2.1 %
Bike trails	1	2.1 %
Classes indoor pool exercise	1	2.1 %
Concession	1	2.1 %
Diving Board, Rec Center	1	2.1 %
Diving boards for divers	1	2.1 %
Facilities that support the pool	1	2.1 %
Fees for use of lakes or address overcrowding	1	2.1 %
Fitness facility with swimming for Garland residents	1	2.1 %
Food concession, shaded seating and tables	1	2.1 %
Hotel pools are far less crowded	1	2.1 %
I want water aerobics at an indoor facility	1	2.1 %
I would swim everyday to help with my back and leg issues	1	2.1 %
Indoor aquatic center for year round exercise	1	2.1 %
Indoor facilities with no children and for adults to exercise	1	2.1 %
Indoor heated swimming pool	1	2.1 %
Indoor lap pool	1	2.1 %
Indoor pool	1	2.1 %
Indoor pool for parties	1	2.1 %
Indoor salt water pool	1	2.1 %
Indoor water park	1	2.1 %
Indoor, affordable year round	1	2.1 %
Indoor/outdoor lap pools	2	4.2 %
It would be nice to have an indoor family option where it is fun for all ages	1	2.1 %
Large picnic area furnished with picnic tables, chairs, ovens, natural gas etc.	1	2.1 %
Master swim program	1	2.1 %
May be frisbee golf	1	2.1 %
Natatorium is a good start, hopefully entrance fees will be low	1	2.1 %
Need indoor pool for seniors to do exercises	1	2.1 %
New facilities	1	2.1 %
Offer competitive swimming lessons	1	2.1 %
Outdoor facility could be simple picnic tables using recycled plastics	1	2.1 %
Outdoor pool possibly with retractable roof	1	2.1 %
Picnic area	1	2.1 %
Play area for young kids or recreational activities such as basket or volleyball	1	2.1 %

Q15-27. Other outdoor or indoor facilities:

Q15-27. Other indoor or outdoor facilities	Number	Percent
Recreational facilities with high maintenance costs should have admission fees	1	2.1 %
SPLASH PAD	1	2.1 %
Swim team	1	2.1 %
Upgrades at Ray Hubbard	1	2.1 %
Water aerobics in evenings for us who still work	1	2.1 %
We need an indoor aquatic center for lap swim fitness	1	2.1 %
Why don't you build dog parks for Garland	1	2.1 %
With air conditioning	1	2.1 %
Year round indoor pool for recreation, swim lessons, competition	1	2.1 %
Total	48	100.0 %

Q16. Which THREE of the actions listed in Question 15 do you think should be the most important for the City of Garland to provide?

Q16. Top choice	Number	Percent
Upgrade pool houses/bathhouses (admissions, dressing area, retail shop, etc.)	35	6.8 %
Provide additional shade	36	7.0 %
Provide more shallow water	5	1.0 %
Develop new family aquatic centers with modern amenities	51	9.9 %
Install waterslides	5	1.0 %
Develop a lazy river	15	2.9 %
Install zero depth pool entry (beach-like gentle slope to pool)	12	2.3 %
Develop additional parking	2	0.4 %
Schedule movie nights	6	1.2 %
Improve restrooms	10	1.9 %
Add security cameras	28	5.4 %
Provide WiFi service	5	1.0 %
Lengthen swim season	17	3.3 %
Increase lighting	2	0.4 %
Provide more seating areas/lounge chairs	3	0.6 %
Add pool heaters	7	1.4 %
Develop a saltwater pool	3	0.6 %
Develop splash pads/spraygrounds in neighborhoods without pools	19	3.7 %
Develop high thrill attractions	1	0.2 %
Install a surf simulator	2	0.4 %
Develop a lap pool	19	3.7 %
Develop a recreational pool (shallow water, play features)	4	0.8 %
Develop a warm water pool (water aerobics, water fitness)	33	6.4 %
Other indoor or outdoor facilities	5	1.0 %
None chosen	191	37.0 %
Total	516	100.0 %

Q16. Which THREE of the actions listed in Question 15 do you think should be the most important for the City of Garland to provide?

Q16. 2nd choice	Number	Percent
Upgrade pool houses/bathhouses (admissions, dressing area, retail shop, etc.)	25	4.8 %
Provide additional shade	21	4.1 %
Provide more shallow water	12	2.3 %
Develop new family aquatic centers with modern amenities	25	4.8 %
Provide additional landscaping at pools	2	0.4 %
Provide additional lawn space	1	0.2 %
Install waterslides	13	2.5 %
Develop a lazy river	20	3.9 %
Install zero depth pool entry (beach-like gentle slope to pool)	13	2.5 %
Add/improve concessions	6	1.2 %
Develop additional parking	2	0.4 %
Schedule movie nights	7	1.4 %
Improve restrooms	22	4.3 %
Add security cameras	19	3.7 %
Provide WiFi service	7	1.4 %
Lengthen swim season	17	3.3 %
Increase lighting	11	2.1 %
Provide more seating areas/lounge chairs	12	2.3 %
Add pool heaters	7	1.4 %
Develop a saltwater pool	5	1.0 %
Develop splash pads/spraygrounds in neighborhoods without pools	17	3.3 %
Develop high thrill attractions	2	0.4 %
Install a surf simulator	2	0.4 %
Develop a lap pool	11	2.1 %
Develop a recreational pool (shallow water, play features)	7	1.4 %
Develop a warm water pool (water aerobics, water fitness)	18	3.5 %
Other indoor or outdoor facilities	1	0.2 %
None chosen	211	40.9 %
Total	516	100.0 %

Q16. Which THREE of the actions listed in Question 15 do you think should be the most important for the City of Garland to provide?

Q16. 3rd choice	Number	Percent
Upgrade pool houses/bathhouses (admissions, dressing area, retail shop, etc.)	16	3.1 %
Provide additional shade	16	3.1 %
Provide more shallow water	4	0.8 %
Develop new family aquatic centers with modern amenities	13	2.5 %
Provide additional landscaping at pools	4	0.8 %
Provide additional lawn space	2	0.4 %
Install waterslides	14	2.7 %
Develop a lazy river	28	5.4 %
Install zero depth pool entry (beach-like gentle slope to pool)	13	2.5 %
Add/improve concessions	8	1.6 %
Develop additional parking	3	0.6 %
Schedule movie nights	8	1.6 %
Improve restrooms	17	3.3 %
Add security cameras	27	5.2 %
Provide WiFi service	12	2.3 %
Lengthen swim season	12	2.3 %
Increase lighting	10	1.9 %
Provide more seating areas/lounge chairs	11	2.1 %
Add pool heaters	8	1.6 %
Develop a saltwater pool	7	1.4 %
Develop splash pads/spraygrounds in neighborhoods without pools	20	3.9 %
Develop high thrill attractions	4	0.8 %
Install a surf simulator	5	1.0 %
Develop a lap pool	7	1.4 %
Develop a recreational pool (shallow water, play features)	12	2.3 %
Develop a warm water pool (water aerobics, water fitness)	8	1.6 %
Other indoor or outdoor facilities	3	0.6 %
None chosen	224	43.4 %
Total	516	100.0 %

SUM OF TOP 3 CHOICES

Q16. Which THREE of the actions listed in Question 15 do you think should be the most important for the City of Garland to provide? (top 3)

Q16. Sum of Top 3 Choices	Number	Percent
Upgrade pool houses/bathhouses (admissions, dressing area, retail shop, etc.)	76	14.7 %
Provide additional shade	73	14.1 %
Provide more shallow water	21	4.1 %
Develop new family aquatic centers with modern amenities	89	17.2 %
Provide additional landscaping at pools	6	1.2 %
Provide additional lawn space	3	0.6 %
Install waterslides	32	6.2 %
Develop a lazy river	63	12.2 %
Install zero depth pool entry (beach-like gentle slope to pool)	38	7.4 %
Add/improve concessions	14	2.7 %
Develop additional parking	7	1.4 %
Schedule movie nights	21	4.1 %
Improve restrooms	49	9.5 %
Add security cameras	74	14.3 %
Provide WiFi service	24	4.7 %
Lengthen swim season	46	8.9 %
Increase lighting	23	4.5 %
Provide more seating areas/lounge chairs	26	5.0 %
Add pool heaters	22	4.3 %
Develop a saltwater pool	15	2.9 %
Develop splash pads/spraygrounds in neighborhoods without pools	56	10.9 %
Develop high thrill attractions	7	1.4 %
Install a surf simulator	9	1.7 %
Develop a lap pool	37	7.2 %
Develop a recreational pool (shallow water, play features)	23	4.5 %
Develop a warm water pool (water aerobics, water fitness)	59	11.4 %
Other indoor or outdoor facilities	9	1.7 %
None chosen	191	37.0 %
Total	1113	

Q17. Would you be willing to pay higher fees for a facility that included the improvements you indicated in Question 15?

Q17. Would you be willing to pay higher fees for a facility that included the improvements	Number	Percent
Yes	277	53.7 %
No	130	25.2 %
Not provided	109	21.1 %
Total	516	100.0 %

WITHOUT NOT PROVIDED

Q17. Would you be willing to pay higher fees for a facility that included the improvements you indicated in Question 15? (without "not provided")

Q17. Would you be willing to pay higher fees for a facility that included the improvements	Number	Percent
Yes	277	68.1 %
No	130	31.9 %
Total	407	100.0 %

Q18. Please check ALL the ways you learn about aquatic programs or activities.

Q18. All the ways you learn about aquatic programs or activities	Number	Percent
Newspaper	91	17.6 %
Parks & Recreation brochure	190	36.8 %
Word of mouth	165	32.0 %
Parks & Recreation Department website	122	23.6 %
Social media	167	32.4 %
City website	161	31.2 %
Call Parks & Recreation office	36	7.0 %
Other	27	5.2 %
Total	959	

Q18-8. Other

Q18-8. Other	Number	Percent
City Press mailer	2	7.7 %
City of Garland flyer	2	7.7 %
DIRECT MAIL TO MY HOUSE	1	3.8 %
Drive by	4	15.4 %
EMAIL	1	3.8 %
Email and driving by the facility	1	3.8 %
Facebook page, Instagram, Text messaging	1	3.8 %
GOOGLE	1	3.8 %
Garland City Press quarterly newsletter	1	3.8 %
Garland Press	1	3.8 %
Garland paper	1	3.8 %
Google	1	3.8 %
My son plays football and they practice at Holford	1	3.8 %
Neighbor app	1	3.8 %
School	1	3.8 %
TV	2	7.7 %
This survey	1	3.8 %
This survey you sent me	1	3.8 %
Utility bill inserts	1	3.8 %
WEB PAPER	1	3.8 %
Total	26	100.0 %

Q19. Please indicate if you or any member of your household has a need for each RECREATION PROGRAM listed below.

(N=516)

	Yes	No
Q19-1. Youth swim lessons	25.0%	75.0%
Q19-2. Adult swim lessons	18.0%	82.0%
Q19-3. Snorkeling/scuba diving classes	18.2%	81.8%
Q19-4. Water safety instructor courses	11.0%	89.0%
Q19-5. Lifeguard training	9.1%	90.9%
Q19-6. Lap swim times	15.5%	84.5%
Q19-7. Pool rentals	9.9%	90.1%
Q19-8. Adult swim teams	4.7%	95.3%
Q19-9. Youth swim teams	7.4%	92.6%
Q19-10. Water fitness classes	39.7%	60.3%
Q19-11. Aquatic events	12.0%	88.0%
Q19-12. Senior aquatic programs	30.2%	69.8%
Q19-13. Therapeutic programs	25.8%	74.2%
Q19-14. Diving programs	5.4%	94.6%
Q19-15. Kayaking classes	10.9%	89.1%
Q19-16. Team water sports (basketball, polo, volleyball, etc.)	9.1%	90.9%
Q19-17. Other	0.4%	99.6%

Q19. If "YES," please rate the following recreation programs on a scale of 5 to 1, where 5 means "100% Meets Needs" and 1 means "Does Not Meet Needs" of your household.

(N=362)

	100% met	75% met	50% met	25% met	0% met
Q19-1. Youth swim lessons	38.8%	12.6%	23.3%	9.7%	15.5%
Q19-2. Adult swim lessons	26.0%	12.3%	11.0%	11.0%	39.7%
Q19-3. Snorkeling/scuba diving classes	11.3%	22.5%	19.7%	15.5%	31.0%
Q19-4. Water safety instructor courses	15.9%	15.9%	20.5%	15.9%	31.8%
Q19-5. Lifeguard training	21.1%	18.4%	31.6%	13.2%	15.8%
Q19-6. Lap swim times	14.8%	14.8%	21.3%	8.2%	41.0%
Q19-7. Pool rentals	20.9%	20.9%	18.6%	11.6%	27.9%
Q19-8. Adult swim teams	5.9%	23.5%	11.8%	5.9%	52.9%
Q19-9. Youth swim teams	10.7%	21.4%	7.1%	7.1%	53.6%
Q19-10. Water fitness classes	24.3%	14.5%	11.8%	9.9%	39.5%
Q19-11. Aquatic events	13.6%	13.6%	15.9%	11.4%	45.5%
Q19-12. Senior aquatic programs	33.6%	8.8%	12.4%	8.8%	36.3%
Q19-13. Therapeutic programs	27.0%	11.0%	10.0%	9.0%	43.0%
Q19-14. Diving programs	5.0%	35.0%	5.0%	10.0%	45.0%
Q19-15. Kayaking classes	7.0%	18.6%	9.3%	11.6%	53.5%
Q19-16. Team water sports (basketball, polo, volleyball, etc.)	9.4%	18.8%	18.8%	0.0%	53.1%
Q19-17. Other	0.0%	0.0%	0.0%	0.0%	100.0%

Q19-17. Other

Q19-17. Other	Number	Percent
Fishing	1	50.0 %
Lower property taxes	1	50.0 %
Total	2	100.0 %

Q20. Which THREE of the programs from the list in Question 19 are MOST IMPORTANT to your household?

Q20. Top choice	Number	Percent
Youth swim lessons	75	14.5 %
Adult swim lessons	28	5.4 %
Snorkeling/scuba diving classes	11	2.1 %
Water safety instructor courses	5	1.0 %
Lifeguard training	3	0.6 %
Lap swim times	21	4.1 %
Pool rentals	7	1.4 %
Adult swim teams	5	1.0 %
Youth swim teams	5	1.0 %
Water fitness classes	45	8.7 %
Aquatic events	6	1.2 %
Senior aquatic programs	44	8.5 %
Therapeutic programs	28	5.4 %
Diving programs	1	0.2 %
Kayaking classes	3	0.6 %
Team water sports (basketball, polo, volleyball, etc.)	4	0.8 %
Other	3	0.6 %
None chosen	222	43.0 %
Total	516	100.0 %

Q20. Which THREE of the programs from the list in Question 19 are MOST IMPORTANT to your household?

Q20. 2nd choice	Number	Percent
Youth swim lessons	13	2.5 %
Adult swim lessons	25	4.8 %
Snorkeling/scuba diving classes	12	2.3 %
Water safety instructor courses	14	2.7 %
Lifeguard training	8	1.6 %
Lap swim times	13	2.5 %
Pool rentals	11	2.1 %
Adult swim teams	4	0.8 %
Youth swim teams	5	1.0 %
Water fitness classes	52	10.1 %
Aquatic events	7	1.4 %
Senior aquatic programs	39	7.6 %
Therapeutic programs	32	6.2 %
Diving programs	3	0.6 %
Kayaking classes	10	1.9 %
Team water sports (basketball, polo, volleyball, etc.)	4	0.8 %
None chosen	264	51.2 %
Total	516	100.0 %

Q20. Which THREE of the programs from the list in Question 19 are MOST IMPORTANT to your household?

Q20. 3rd choice	Number	Percent
Youth swim lessons	7	1.4 %

Adult swim lessons	11	2.1 %
Snorkeling/scuba diving classes	17	3.3 %
Water safety instructor courses	12	2.3 %
Lifeguard training	7	1.4 %
Lap swim times	11	2.1 %
Pool rentals	7	1.4 %
Youth swim teams	8	1.6 %
Water fitness classes	49	9.5 %
Aquatic events	6	1.2 %
Senior aquatic programs	24	4.7 %
Therapeutic programs	33	6.4 %
Diving programs	6	1.2 %
Kayaking classes	8	1.6 %
Team water sports (basketball, polo, volleyball, etc.)	13	2.5 %
None chosen	297	57.6 %
Total	516	100.0 %

SUM OF TOP 3 CHOICES

Q20. Which THREE of the programs from the list in Question 19 are MOST IMPORTANT to your household? (top 3)

Q20. Top choice	Number	Percent
Youth swim lessons	95	18.4 %
Adult swim lessons	64	12.4 %
Snorkeling/scuba diving classes	40	7.8 %
Water safety instructor courses	31	6.0 %
Lifeguard training	18	3.5 %
Lap swim times	45	8.7 %
Pool rentals	25	4.8 %
Adult swim teams	9	1.7 %
Youth swim teams	18	3.5 %
Water fitness classes	146	28.3 %
Aquatic events	19	3.7 %
Senior aquatic programs	107	20.7 %
Therapeutic programs	93	18.0 %
Diving programs	10	1.9 %
Kayaking classes	21	4.1 %
Team water sports (basketball, polo, volleyball, etc.)	21	4.1 %
Other	3	0.6 %
None chosen	222	43.0 %
Total	987	

Q21. Counting yourself, how many people in your household are of the following ages?

	Mean	Sum
number	2.96	1471
Under 5 years	0.18	88
5-9 years	0.21	104
10-14 years	0.20	97

15-19 years	0.25	126
20-24 years	0.15	73
25-34 years	0.25	125
35-44 years	0.35	176
45-54 years	0.39	194
55-64 years	0.44	221
65-74 years	0.40	200
75+ years	0.13	67

Q22. Your gender:

Q22. Your gender	Number	Percent
Male	253	49.0 %
Female	255	49.4 %
Not provided	8	1.6 %
Total	516	100.0 %

WITHOUT NOT PROVIDED

Q22. Your gender: (without "not provided")

Q22. Your gender	Number	Percent
Male	253	49.8 %
Female	255	50.2 %
Total	508	100.0 %

Q23. What is your annual household income?

Q23. What is your annual household income	Number	Percent
Less than $25K	39	7.6 %
$25K to $49,999	86	16.7 %
$50K to $74,999	88	17.1 %
$75K to $99,999	63	12.2 %
$100K+	108	20.9 %
Choose not to respond	132	25.6 %
Total	516	100.0 %

WITHOUT NOT PROVIDED

Q23. What is your annual household income? (without "choose not to respond")

Q23. What is your annual household income	Number	Percent
Less than $25K	39	10.2 %
$25K to $49,999	86	22.4 %
$50K to $74,999	88	22.9 %
$75K to $99,999	63	16.4 %
$100K+	108	28.1 %
Total	384	100.0 %

Q24. Are you of Hispanic, Latino or other Spanish heritage?

Q24. Are you of Hispanic, Latino or other Spanish heritage	Number	Percent
Yes	209	40.5 %
No	300	58.1 %
Not provided	7	1.4 %
Total	516	100.0 %

WITHOUT NOT PROVIDED

Q24. Are you of Hispanic, Latino or other Spanish heritage? (without "not provided")

Q24. Are you of Hispanic, Latino or other Spanish heritage	Number	Percent
Yes	209	41.1 %
No	300	58.9 %
Total	509	100.0 %

Q25. What is your race/ethnicity?

Q25. Your race/ethnicity	Number	Percent
White	307	59.5 %
Caribbean	3	0.6 %
Black or African American	70	13.6 %
Asian/Pacific Islander	52	10.1 %
Native American	11	2.1 %
Other	73	14.1 %
Total	516	

Q25-6. Other

Q25-6. Other	Number	Percent
Albanian	1	1.4 %
ETHIOPEAN	1	1.4 %
Hispanic	64	86.5 %
Indian and African American	1	1.4 %
Latino	2	2.7 %
Mixed	2	2.7 %
Spanish	2	2.7 %
VIETNAMESE	1	1.4 %
Total	74	100.0 %

Section 5
Survey Instrument

GARLAND

PARKS, RECREATION & CULTURAL ARTS

October 2019

Dear Garland Resident,

The City of Garland is undertaking a comprehensive study of its **aquatic facilities.** The voters approved a bond which will provide **$20 million for improvements to our aquatic facilities** (pools and splash pads). We will be looking at our current facilities and planning for future needs.

The enclosed survey is an important part of this process. **Your household was one of a limited number selected at random to receive it…it will only take about 10 minutes to complete. Your responses will remain confidential.**

We need to hear from you to make good decisions about community needs. Please complete and return your survey within the **next two weeks**.

We have selected ETC Institute, an independent consulting company, to compile the confidential data received, and present the results to the Parks and Recreation Board and City Council. Please return your completed survey in the enclosed postage-paid envelope addressed to ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061. If you would like to take the online survey, please visit www.GarlandPoolsSurvey.org.

For more information, contact D'Lee Williams in the Parks, Recreation and Cultural Arts Office at (972) 205-2758.

Sincerely,

Andy Hesser

Andrew Hesser
Managing Director
Parks, Recreation and Cultural Arts Department

Si usted tiene preguntas o no habla ingles, por favor llame al 1-844-811-0411. Usted tambi'en puede tomar la revisio'on en linea enwww.GarlandPoolsSurvey.org

GARLAND
PARKS, RECREATION & CULTURAL ARTS

The City of Garland needs your input to help determine priorities for aquatic facilities and programs. The survey results, along with the results from public engagement, will be used in the Garland Aquatics Master Plan to determine our residents' needs and priorities. This survey will take approximately 10 minutes to complete. When you are finished, please return your survey in the enclosed postage-paid, return-reply envelope. We greatly appreciate your time.

1. Have you or any member of your household visited any outdoor aquatic facilities offered by Garland Parks, Recreation, and Cultural Arts (Surf & Swim, Bradfield Pool, Holford Pool, Wynne Pool) during the past 12 months?

____ (1) Yes (Please answer Questions 1a and 1b.) ____ (2) No (Please skip to Question 2.)

1a. Approximately how often did you or members of your household visit those facilities during the past year?

____ (1) 1 to 5 visits ____ (3) 11 to 19 visits ____ (9) Don't know
____ (2) 6 to 10 visits ____ (4) 20 or more visits

1b. Overall, how would you rate the physical condition of the facilities you have visited?

____ (1) Excellent ____(2) Good ____ (3) Fair ____ (4) Poor

2. Garland charges daily use fees of $8 for those 48" tall or over and $6 for those under 48" tall (under age 2 – free) at Surf and Swim. Do you feel these fees are too high, about right, or too low?

____ (1) Too high ____ (2) About right ____ (3) Too low ____ (4) N/A

3. Garland charges daily use fees of $3 for those 48" tall or over and $2 for those under 48" tall (under age 2 – free) at Bradfield Pool. Do you feel these fees are too high, about right, or too low?

____ (1) Too high ____ (2) About right ____ (3) Too low ____ (4) N/A

4. Garland charges daily use fees of $2 for ages 5 and older (under age 5 – free) at Holford Pool and Wynne Pool. Do you feel these fees are too high, about right, or too low?

____ (1) Too high ____ (2) About right ____ (3) Too low ____ (4) N/A

5. Garland does not currently offer season passes to pools. If offered, would you be interested in purchasing a season pass to Garland aquatic facilities?

____ (1) Yes ____ (2) No ____ (3) Depending on Fees Required

6. From the following list, please check all OUTDOOR aquatic facilities that you or members of your household visited in the past 12 months.

Garland Pools

____ (01) Surf & Swim
____ (02) Bradfield Pool
____ (03) Holford Pool
____ (04) Wynne Pool

Private Pools in Garland

____ (05) Hawaiian Falls Waterpark Garland
____ (06) Duck Creek Place
____ (07) Firewheel Estates Swim and Recreation Center
____ (08) Firewheel Swim and Recreation Center
____ (09) Fox Bend Apartments
____ (10) Las Mariposas Townhomes
____ (11) Place One Homeowners Association
____ (12) Shoal Creek Swim Club
____ (13) Shores of Wellington HOA
____ (14) SpringPark Swim and Tennis Club
____ (16) Town North Village
____ (17) Towngate HOA
____ (18) Trails Tennis & Swim Club
____ (19) Villages of Valley Creek
____ (20) Westwind Condominiums

Outside of Garland

____ (21) West Irving Aquatic Center
____ (22) Heights Family Aquatic Center (Richardson)
____ (23) Cimarron Family Aquatic Center (Irving)
____ (24) The Cove Aquatic Center at Fretz (Dallas)
____ (25) The Colony Aquatic Park
____ (26) Frisco Water Park
____ (27) Jack Carter Outdoor Pool (Plano)
____ (28) Frog Pond Water Park (Farmers Branch)
____ (29) City Lake Aquatic Center (Mesquite)
____ (30) Vanston Swimming Pool (Mesquite)
____ (31) Ford Pool (Allen)
____ (32) Other: _____
____ (33) None

7. Which three of the facilities from the list in Question 6 did you visit MOST in the last 12 months? *[Write in your answers below using the numbers from the list in Question 6, or circle "NONE."]*

1st:____ 2nd:____ 3rd:____ NONE

8. From the following list, please check ALL INDOOR aquatic facilities that you or members of your household have visited in the past 12 months.

____ (01) Don Rodenbaugh Natatorium (Allen)
____ (02) Plano Aquatic Center
____ (03) The Colony Aquatic Park
____ (04) Frisco Indoor Aquatic Center
____ (05) Margaret Young Natatorium (Farmers Branch)
____ (06) Heritage Aquatic Center (Irving)
____ (07) North Lake Natatorium (Irving)
____ (08) Bachman Indoor Pool (Dallas)
____ (09) Rockwall Natatorium
____ (10) Rockwall YMCA
____ (11) Garland LifeTime Fitness
____ (12) Other: _____
____ (13) None

9. Garland may consider the development of an indoor aquatic facility. If this facility is developed, user fees will be required to recover the operating costs. Would you be interested in purchasing a membership to an indoor pool?

____ (1) Yes ____ (2) No

10. Have you or members of your household participated in any aquatic programs offered by Garland Parks, Recreation, and Cultural Arts over the past 12 months?

____ (1) Yes (Please answer Question 10a.) ____ (2) No (Please skip to Question 11.)

10a. How would you rate the quality of the programs in which you or members of your household participated?

____ (1) Excellent ____(2) Good ____ (3) Fair ____ (4) Poor

11. Which of the following options best describes your interest in aquatics facilities and programs?

____ (1) Recreational ____ (2) Competitive ____ (3) Both ____ (4) Not interested

12. Have you or members of your household visited a sprayground/splash pad (a water play area with spray features and no standing water) over the past 12 months?

____ (1) Yes ____ (2) No

12a. Would you support the development of this type of facility in Garland?

____ (1) Yes ____ (2) No

13. Please CHECK the ways in which you or other members of your household travel to aquatic facilities in Garland most often.

____ (1) Car/Truck
____ (2) Public transportation (DART)
____ (3) Bicycle
____ (4) Walk
____ (5) Organization bus or van (church, daycare, etc.)
____ (6) Other: _____

14. Please CHECK ALL the reasons that prevent you or other members of your household from using aquatic facilities and programs offered by Garland Parks, Recreation, and Cultural Arts more often.

____ (01) Do not want to swim
____ (02) Unable to swim
____ (03) Use private pools at a residence
____ (04) Use private club or neighborhood/HOA pool
____ (05) Programs I want are not offered
____ (06) Facilities don't have the right equipment
____ (07) Security is insufficient
____ (08) Lack of quality programs
____ (09) Too far from our residence
____ (10) Lack of transportation
____ (11) Classes are full
____ (12) Fees are too high
____ (13) Program times are not convenient
____ (14) Personal disability
____ (15) Use facilities outside of Garland
____ (16) Facilities are not well maintained
____ (17) Poor customer service by staff
____ (18) Do not know locations of facilities
____ (19) Do not know what is being offered
____ (20) Facilities operating hours are not convenient
____ (21) Registration for programs is difficult
____ (22) Availability of parking
____ (23) Safety concerns
____ (24) Pools are too crowded
____ (25) Lack of indoor facilities/programs
____ (26) Other: _____

15. The following are actions that the City of Garland may consider to improve aquatic facilities and services. Please indicate whether you would be VERY SUPPORTIVE (4), SOMEWHAT SUPPORTIVE (3), NOT SURE (2), or NOT SUPPORTIVE (1) of each action by circling the number next to the action.

		Very Supportive	Somewhat Supportive	Not Sure	Not Supportive
Outdoor Facilities					
01.	Upgrade pool houses/bathhouses (admissions, dressing area, retail shop, etc.)	4	3	2	1
02.	Provide additional shade	4	3	2	1
03.	Provide more shallow water	4	3	2	1
04.	Develop new family aquatic centers with modern amenities	4	3	2	1
05.	Provide additional landscaping at pools	4	3	2	1
06.	Provide additional lawn space	4	3	2	1
07.	Install waterslides	4	3	2	1
08.	Develop a lazy river	4	3	2	1
09.	Install zero depth pool entry (beach-like gentle slope to pool)	4	3	2	1
10.	Add/improve concessions	4	3	2	1
11.	Develop additional parking	4	3	2	1
12.	Schedule movie nights	4	3	2	1
13.	Improve restrooms	4	3	2	1
14.	Add security cameras	4	3	2	1
15.	Provide Wi-Fi service	4	3	2	1
16.	Lengthen the swim season	4	3	2	1
17.	Increase lighting	4	3	2	1
18.	Provide more seating areas/lounge chairs	4	3	2	1
19.	Add pool heaters	4	3	2	1
20.	Develop a saltwater pool	4	3	2	1
21.	Develop splash pads/spraygrounds in neighborhoods without pools	4	3	2	1
22.	Develop high thrill attractions	4	3	2	1
23.	Install a surf simulator	4	3	2	1
Indoor Facilities					
24.	Develop a lap pool	4	3	2	1
25.	Develop a recreational pool (shallow water, play features)	4	3	2	1
26.	Develop a warm water pool (water aerobics, water fitness)	4	3	2	1
27.	Other (outdoor or indoor facilities): _____	4	3	2	1

16. Which THREE of the actions listed in Question 15 do you think should be the most important for the City of Garland to provide? *[Write in your answers below using the numbers from the list in Question 15, or circle "NONE."]*

1st:____ 2nd:____ 3rd:____ NONE

17. Would you be willing to pay higher fees for a facility that included the improvements you indicated in Question #15?

____ (1) Yes ____ (2) No

18. Please check ALL the ways you learn about aquatic programs or activities.

____ (1) Newspaper
____ (2) Parks and Recreation Brochure
____ (3) Word of Mouth
____ (4) Parks and Recreation Department website
____ (5) Social media
____ (6) City website
____ (7) Call the Parks and Recreation Office
____ (8) Other: _____

19. Please indicate if you or any member of your household has a need for each RECREATION PROGRAM listed below by circling YES or NO. If YES, please rate the following recreation programs on a scale of 5 to 1, where 5 means "100% Meets Needs" and 1 means "Does Not Meet Needs" of your household.

	Type of Program	Do You Have a Need for this Program?		If YES You Have a Need, How Well Are Your Needs Being Met by Programs?				
		Yes	No	100% Met	75% Met	50% Met	25% Met	0% Met
01.	Youth swim lessons	Yes	No	5	4	3	2	1
02.	Adult swim lessons	Yes	No	5	4	3	2	1
03.	Snorkeling/scuba diving classes	Yes	No	5	4	3	2	1
04.	Water safety instructor courses	Yes	No	5	4	3	2	1
05.	Lifeguard training	Yes	No	5	4	3	2	1
06.	Lap swim times	Yes	No	5	4	3	2	1
07.	Pool rentals	Yes	No	5	4	3	2	1
08.	Adult swim teams	Yes	No	5	4	3	2	1
09.	Youth swim teams	Yes	No	5	4	3	2	1
10.	Water Fitness classes	Yes	No	5	4	3	2	1
11.	Aquatic events	Yes	No	5	4	3	2	1
12.	Senior aquatic programs	Yes	No	5	4	3	2	1
13.	Therapeutic programs	Yes	No	5	4	3	2	1
14.	Diving programs	Yes	No	5	4	3	2	1
15.	Kayaking classes	Yes	No	5	4	3	2	1
16.	Team water sports (basketball, polo, volleyball, etc.)	Yes	No	5	4	3	2	1
17.	Other: _____	Yes	No	5	4	3	2	1

20. Which THREE of the programs from the list in Question 19 are MOST IMPORTANT to your household? *[Write in your answers below using the numbers from the list in Question 19, or circle "NONE."]*

1st:____ 2nd:____ 3rd:____ NONE

21. Counting yourself, how many people in your household are of the following ages?

Under 5 years _____ 15 - 19 years _____ 35 - 44 years _____ 65-74 years _____
5 - 9 years _____ 20 - 24 years _____ 45 - 54 years _____ 75+ years _____
10 - 14 years _____ 25 - 34 years _____ 55 - 64 years _____

22. Your Gender: _____ (1) Male _____ (2) Female

23. What is your annual household income?

____ (1) Less than $25,000 ____ (3) $50,000 to $74,999 ____ (5) $100,000 or more
____ (2) $25,000 to $49,999 ____ (4) $75,000 to $99,999 ____ (6) Choose not to respond

24. Are you of Hispanic, Latino or other Spanish heritage? _____ (1) Yes _____ (2) No

25. What is your race/ethnicity? *[Check all that apply]*

____ (1) White ____ (3) Black or African American ____ (5) Native American
____ (2) Caribbean ____ (4) Asian/Pacific Islander ____ (6) Other: _____

This concludes the survey. Thank you for your time.

Please Return Your Completed Survey in the Enclosed Return-Reply Envelope Addressed to:
ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

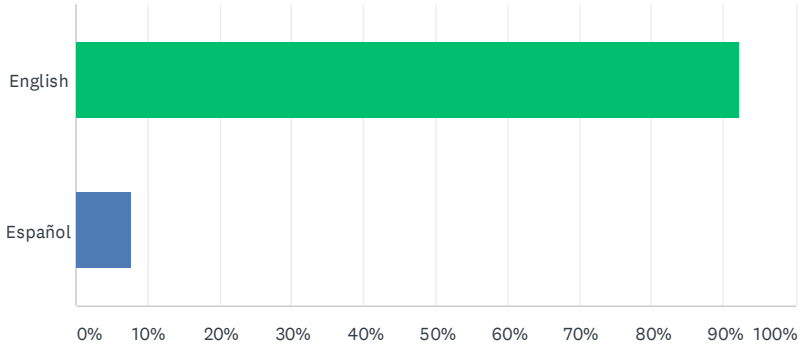
Your responses will remain completely confidential. The address information printed to the right will ONLY be used to help identify areas with special interests. Thank you.

APPENDIX D - WEB SURVEY REPORT

Garland Aquatics Survey

Q1 Choose LanguageElige lengua

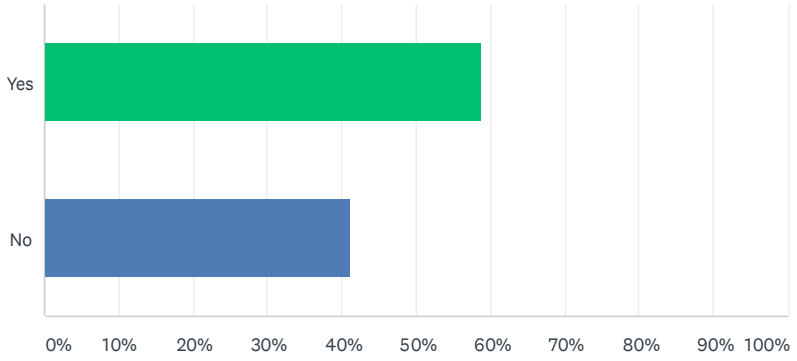
Answered: 1,099 Skipped: 0



ANSWER CHOICES	RESPONSES	
English	92.36%	1,015
Español	7.64%	84
TOTAL		1,099

Q2 Have you or any member of your household visited any of the outdoor aquatic facilities offered by Garland Parks, Recreation, and Cultural Arts (Surf & Swim, Bradfield Pool, Holford Pool, Wynne Pool) during the past 12 months?

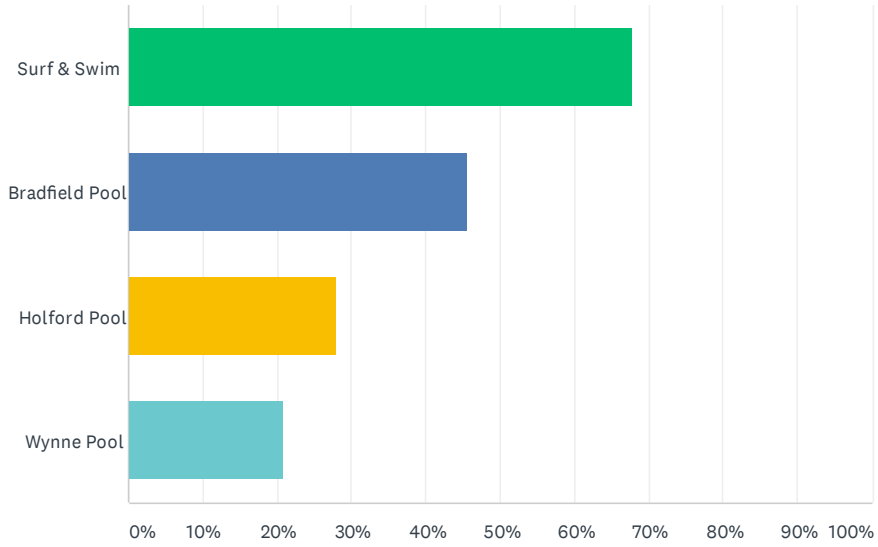
Answered: 793 Skipped: 306



ANSWER CHOICES	RESPONSES	
Yes	58.89%	467
No	41.11%	326
TOTAL		793

Q3 Which facilities have you visited?

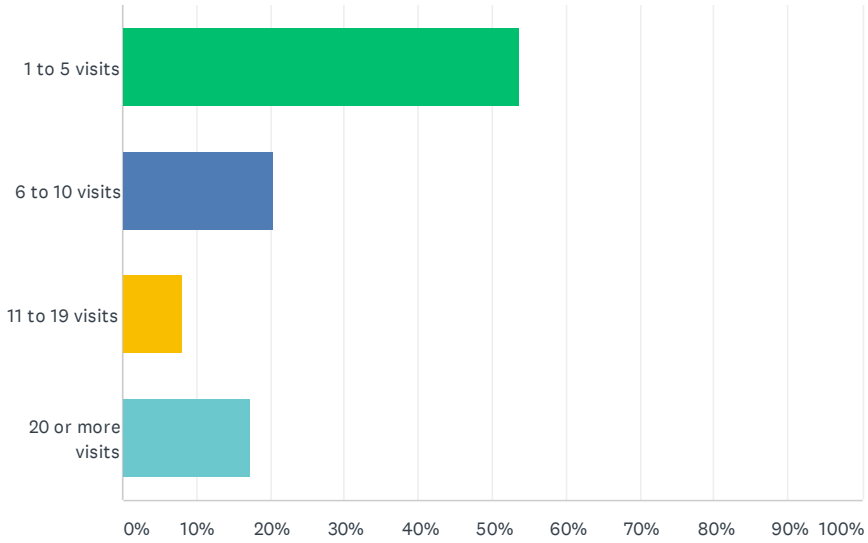
Answered: 648 Skipped: 451



ANSWER CHOICES	RESPONSES	
Surf & Swim	67.75%	439
Bradfield Pool	45.68%	296
Holford Pool	28.09%	182
Wynne Pool	20.83%	135
Total Respondents: 648		

Q4 Approximately how often did you or members of your household visit those facilities during the past year?

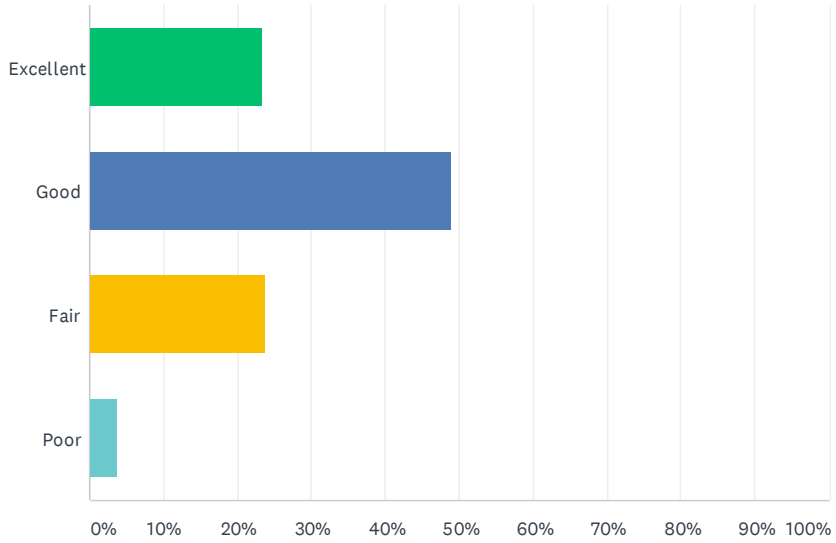
Answered: 648 Skipped: 451



ANSWER CHOICES	RESPONSES	
1 to 5 visits	53.86%	349
6 to 10 visits	20.52%	133
11 to 19 visits	8.18%	53
20 or more visits	17.44%	113
TOTAL		648

Q5 Overall, how would you rate the physical condition of the facilities you have visited?

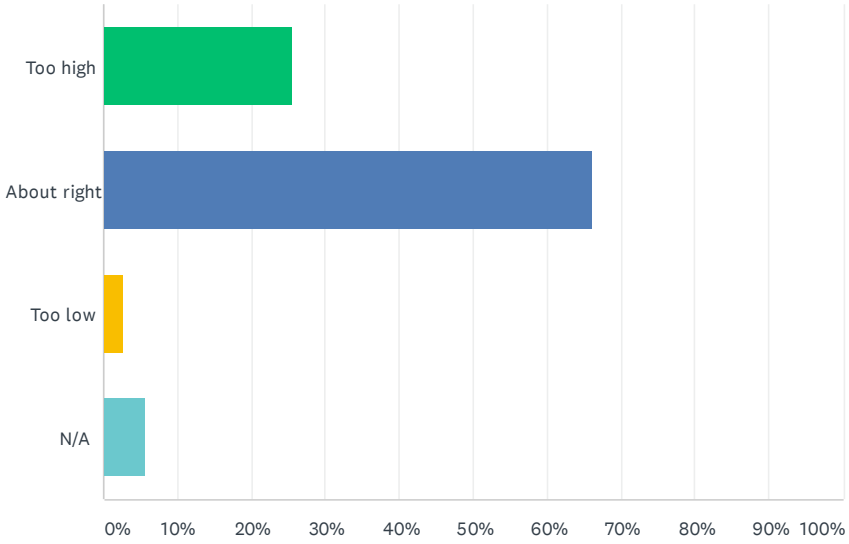
Answered: 643 Skipped: 456



ANSWER CHOICES	RESPONSES	
Excellent	23.48%	151
Good	48.99%	315
Fair	23.79%	153
Poor	3.73%	24
TOTAL		643

Q6 Garland charges daily use fees of $8 for those 48” tall or over and $6 for those under 48” tall (under age 2 – free) at Surf and Swim. Please indicate your feelings about these fees.

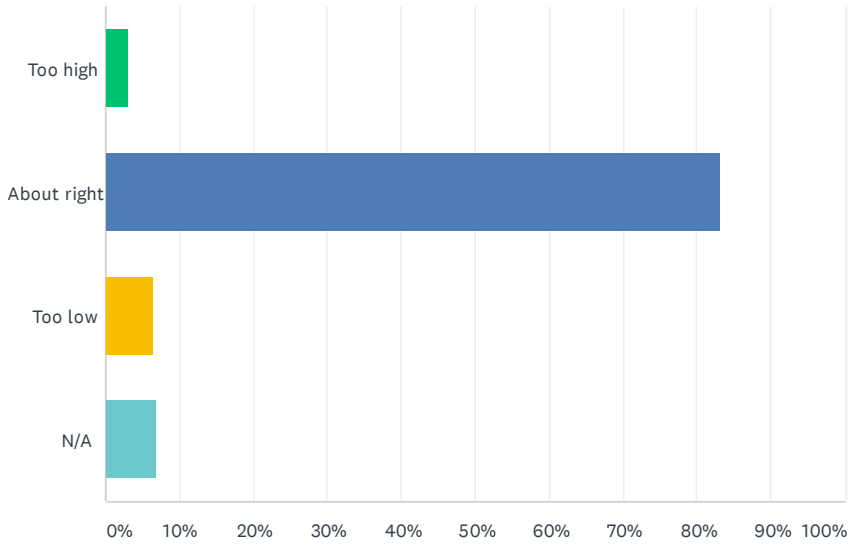
Answered: 915 Skipped: 184



ANSWER CHOICES	RESPONSES	
Too high	25.46%	233
About right	66.12%	605
Too low	2.73%	25
N/A	5.68%	52
TOTAL		915

Q7 Garland charges daily use fees of $3 for those 48” tall or over and $2 for those under 48” tall (under age 2 – free) at Bradfield Pool. Please indicate your feelings about these fees.

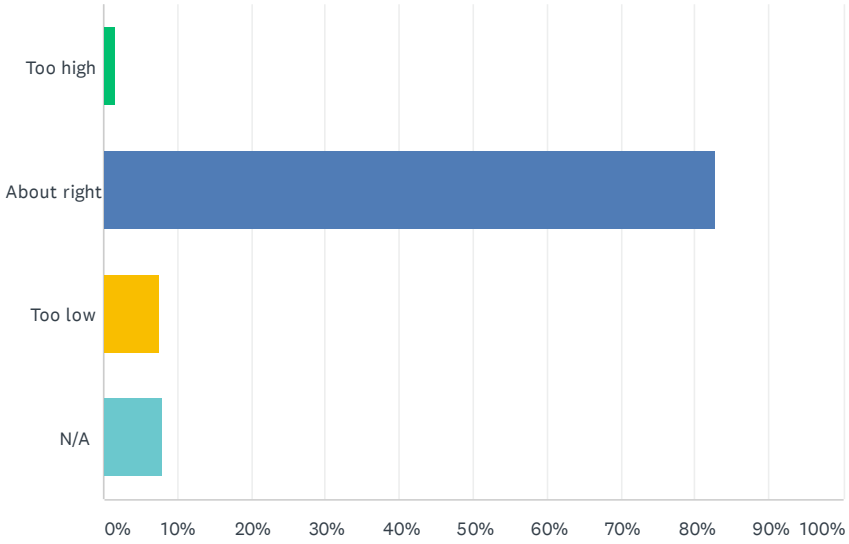
Answered: 914 Skipped: 185



ANSWER CHOICES	RESPONSES	
Too high	3.17%	29
About right	83.26%	761
Too low	6.56%	60
N/A	7.00%	64
TOTAL		914

Q8 Garland charges daily use fees of $2 for ages 5 and older (under age 5 – free) at Holford Pool and Wynne Pool. Please indicate your feelings about these fees.

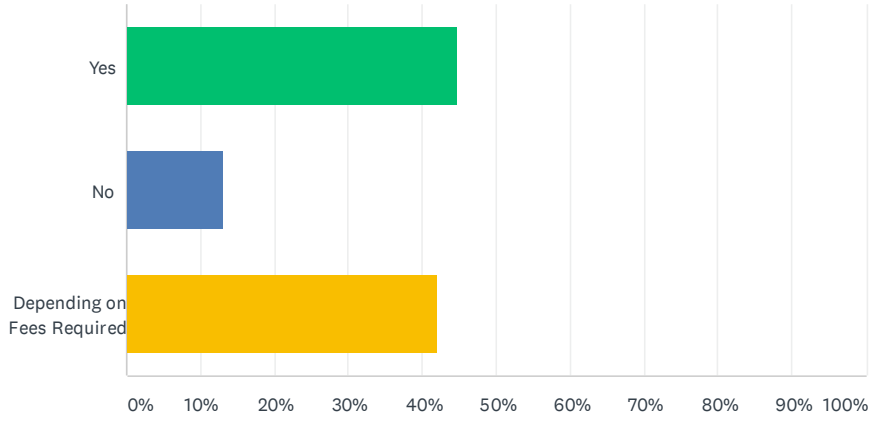
Answered: 912 Skipped: 187



ANSWER CHOICES	RESPONSES	
Too high	1.75%	16
About right	82.79%	755
Too low	7.57%	69
N/A	7.89%	72
TOTAL		912

Q9 Garland does not currently offer season passes to pools. If offered, would you be interested in purchasing a season pass to Garland aquatic facilities?

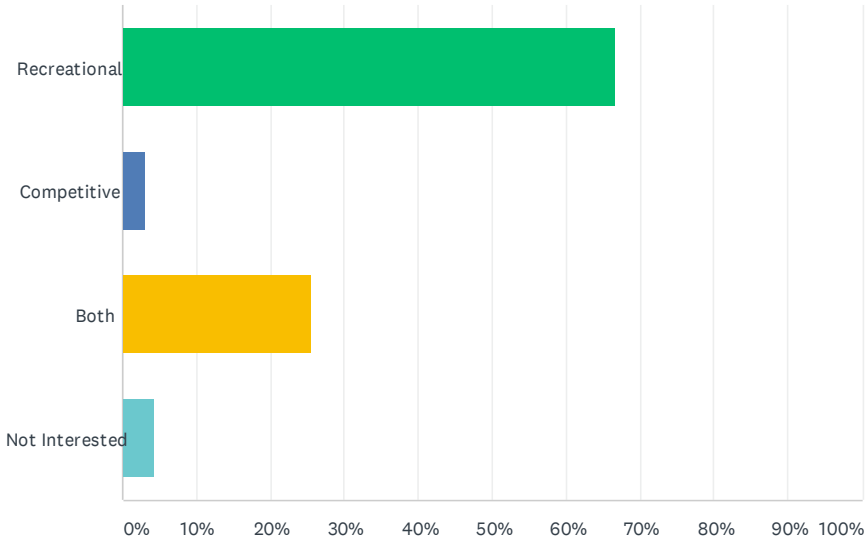
Answered: 910 Skipped: 189



ANSWER CHOICES	RESPONSES	
Yes	44.84%	408
No	13.08%	119
Depending on Fees Required	42.09%	383
TOTAL		910

Q10 Which of the following options best describes your interest in aquatics facilities and programs?

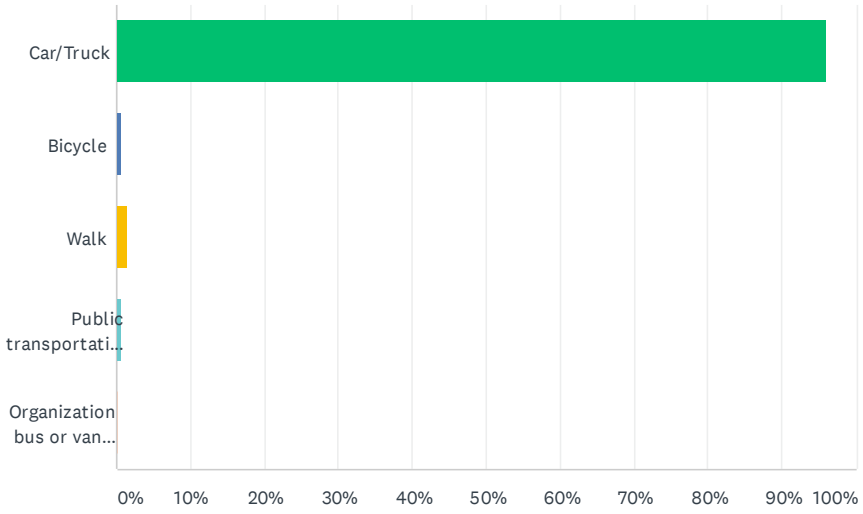
Answered: 916 Skipped: 183



ANSWER CHOICES	RESPONSES	
Recreational	66.81%	612
Competitive	3.17%	29
Both	25.55%	234
Not Interested	4.48%	41
TOTAL		916

Q11 Please CHECK the ways in which you or other members of your household travel to aquatic facilities in Garland most often.

Answered: 908 Skipped: 191

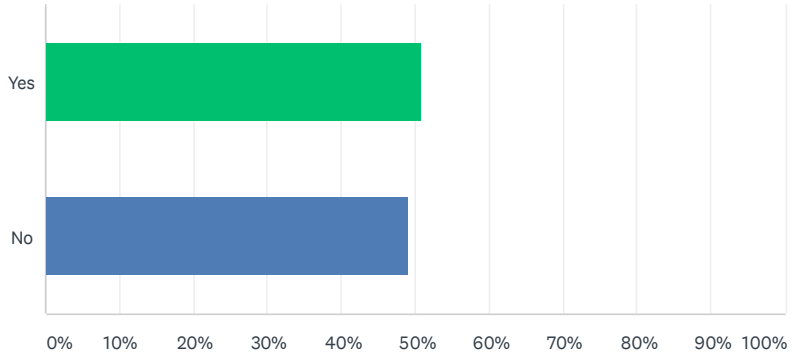


ANSWER CHOICES	RESPONSES	
Car/Truck	95.93%	871
Bicycle	0.66%	6
Walk	1.54%	14
Public transportation (DART)	0.66%	6
Organization bus or van (church, daycare, etc.)	0.22%	2
TOTAL		908

#	OTHER (PLEASE SPECIFY)	DATE
1	I don't	12/11/2019 4:39 PM
2	Out of town	10/22/2019 4:40 PM
3	Don't live here	10/22/2019 4:25 PM
4	I do not come to any public pool, but visit the park for walking.	9/10/2019 1:08 AM
5	we don't currently use Garland aquatic facilities	9/9/2019 2:30 PM
6	would like to see lessons offered for all age groups, including seniors	9/9/2019 1:41 PM
7	would like to walk or ride if they were closer	9/9/2019 12:14 PM
8	None	9/9/2019 11:08 AM
9	Lyft	8/26/2019 7:25 AM
10	All of the above	8/13/2019 9:19 AM
11	Dont at all	8/12/2019 8:53 AM
12	Not applicable since I personally don't use	8/9/2019 12:08 PM
13	Maybe add a slide as mesquite has to there pool parks an then the price would be fair.	7/26/2019 10:10 AM

Q12 Have you or members of your household visited a sprayground/splash pad (a water play areas with spray features and no standing water) over the past 12 months?

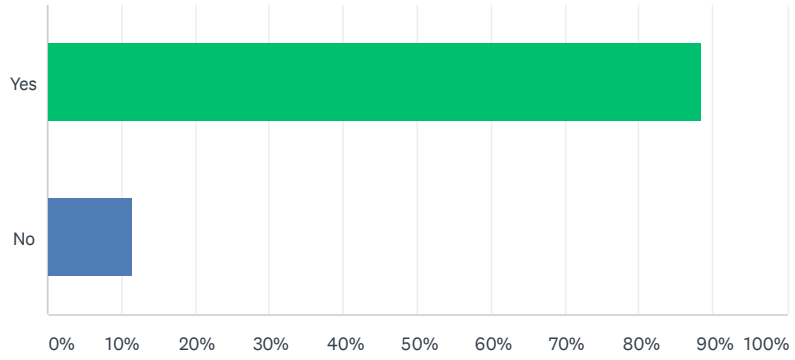
Answered: 911 Skipped: 188



ANSWER CHOICES	RESPONSES	
Yes	50.93%	464
No	49.07%	447
TOTAL		911

Q13 Would you support the development of a sprayground/splash pad in Garland?

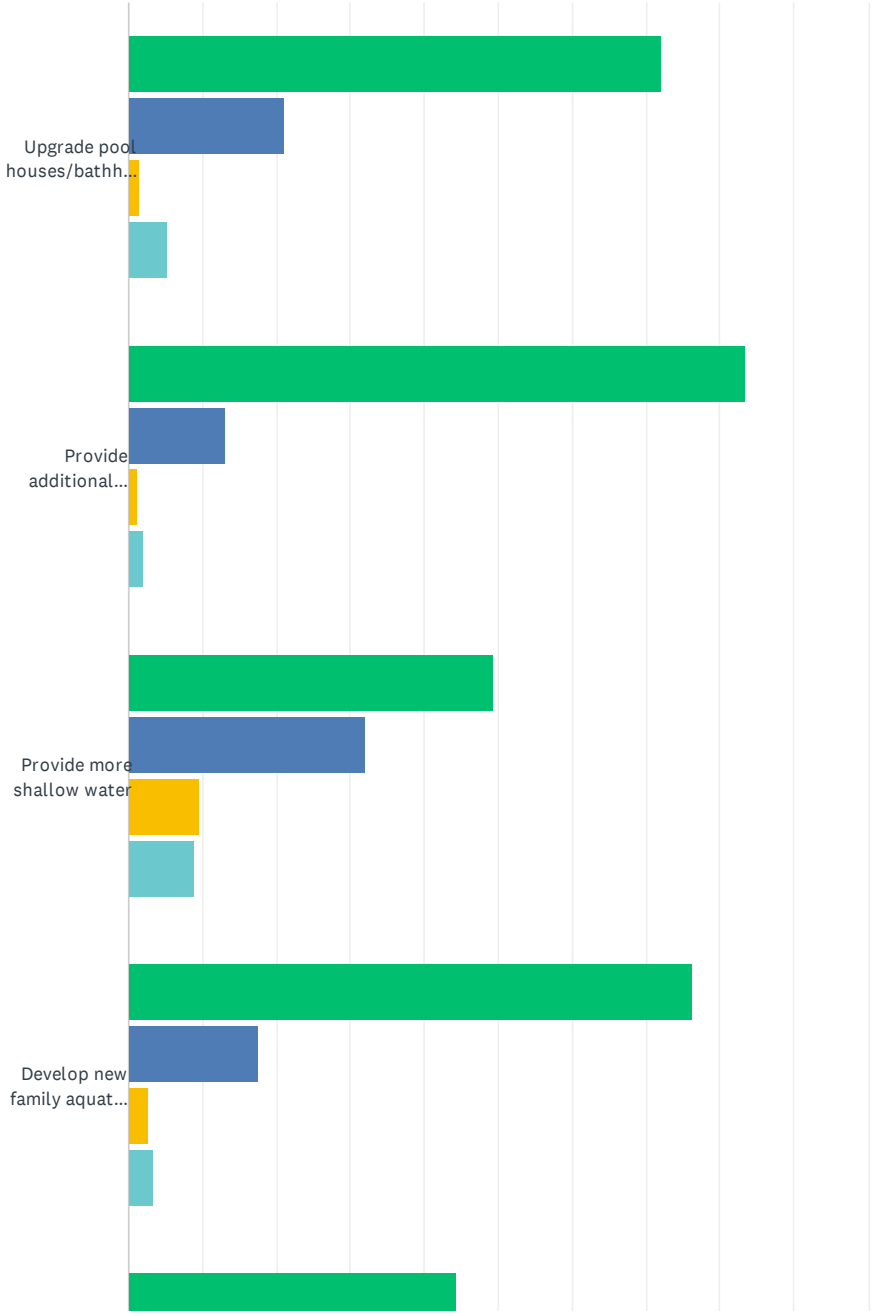
Answered: 905 Skipped: 194

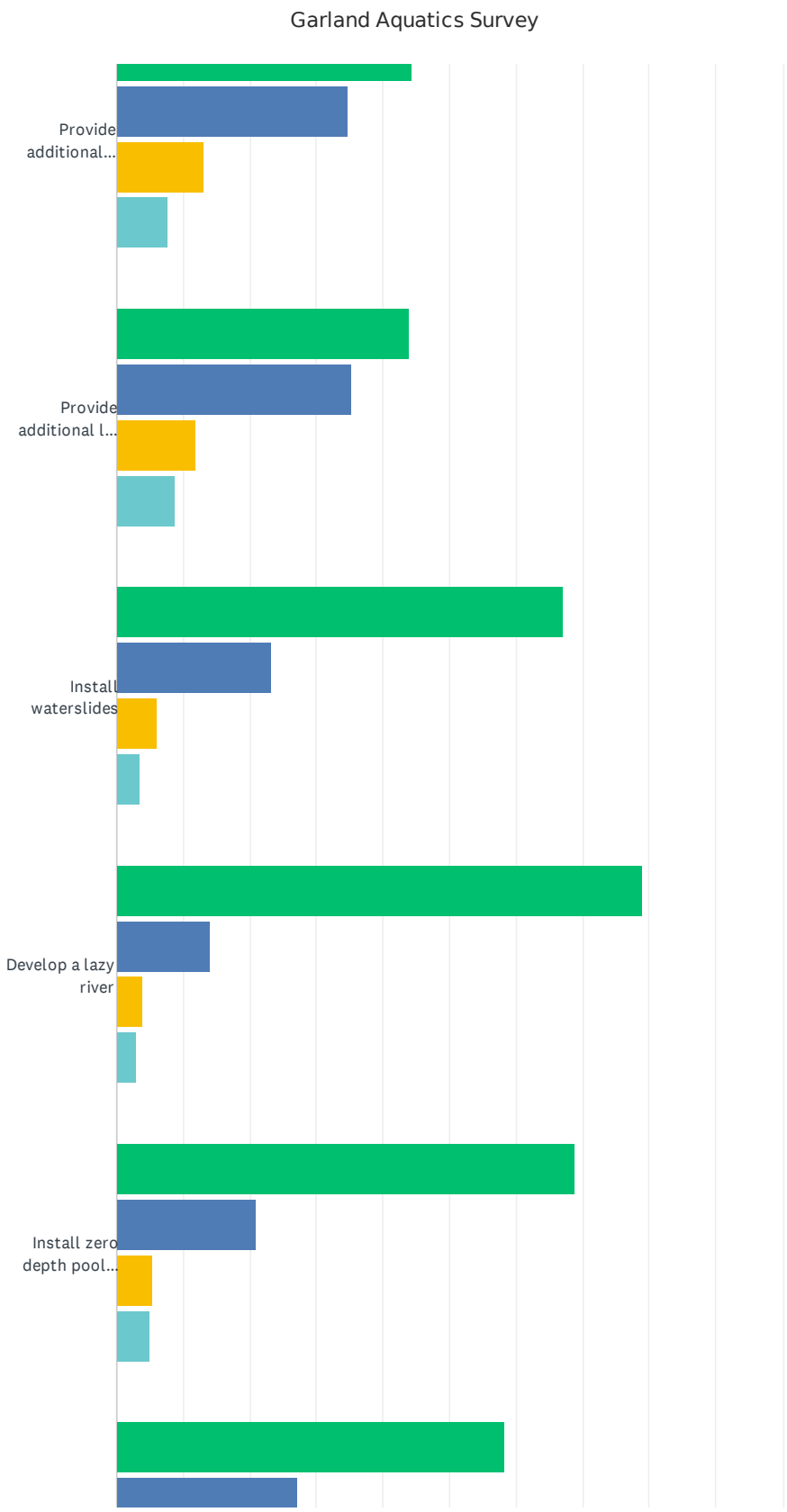


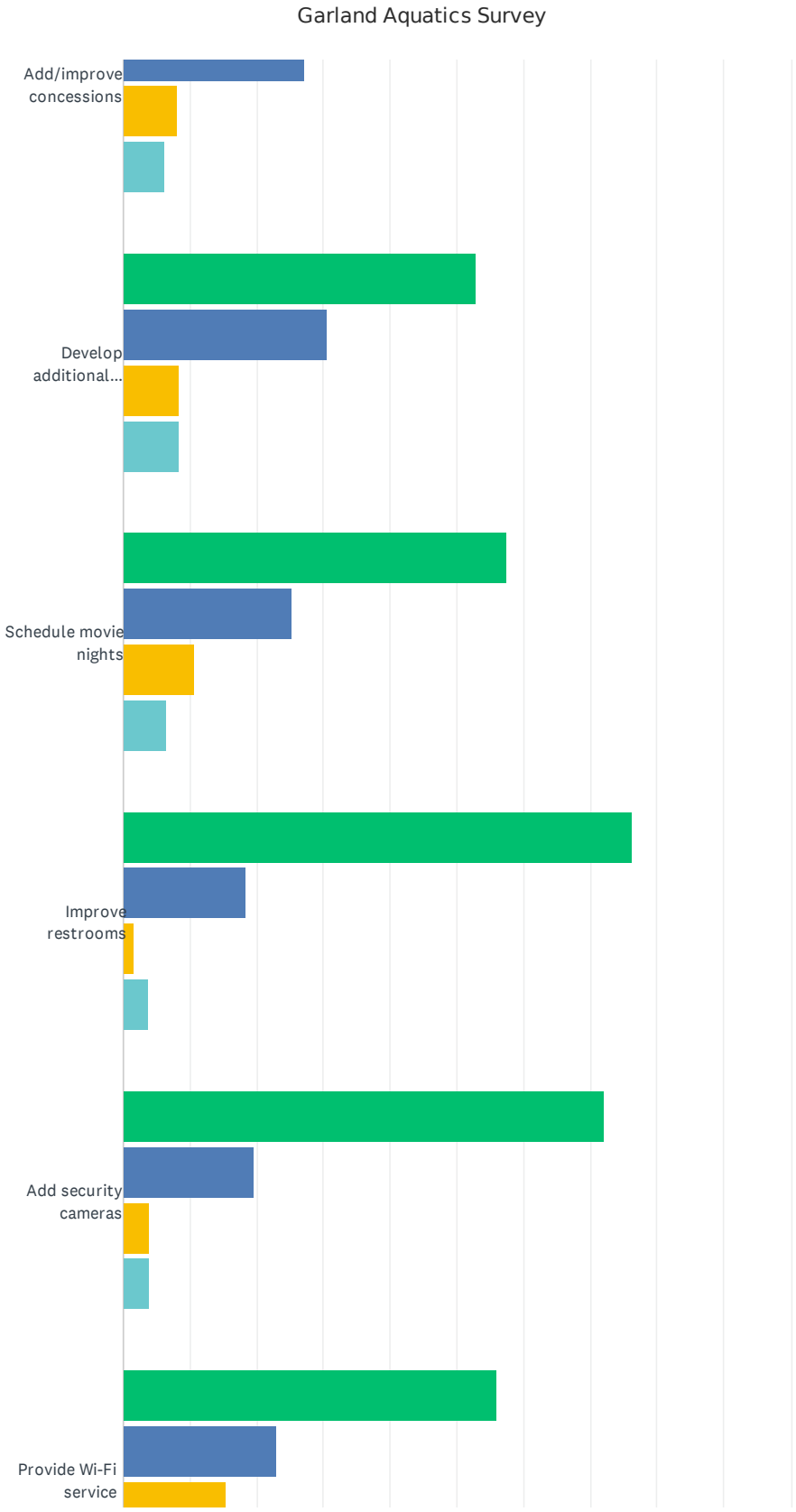
ANSWER CHOICES	RESPONSES	
Yes	88.51%	801
No	11.49%	104
TOTAL		905

Q14 The following are actions that Garland may consider to improve aquatic facilities and services. Please indicate whether you would be VERY SUPPORTIVE, SOMEWHAT SUPPORTIVE, NOT SUPPORTIVE, or NOT SURE of each action by circling the number next to the action.

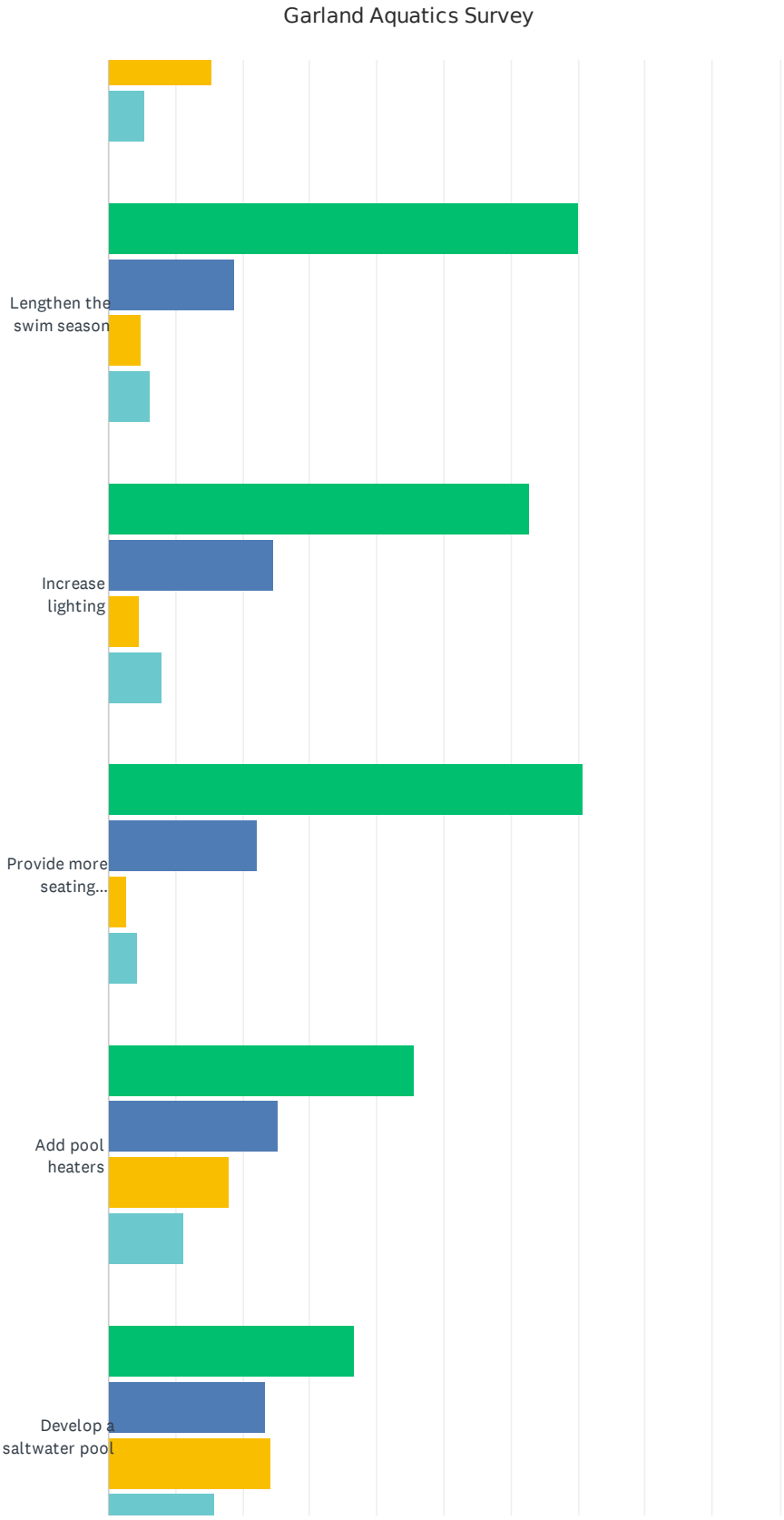
Answered: 883 Skipped: 216

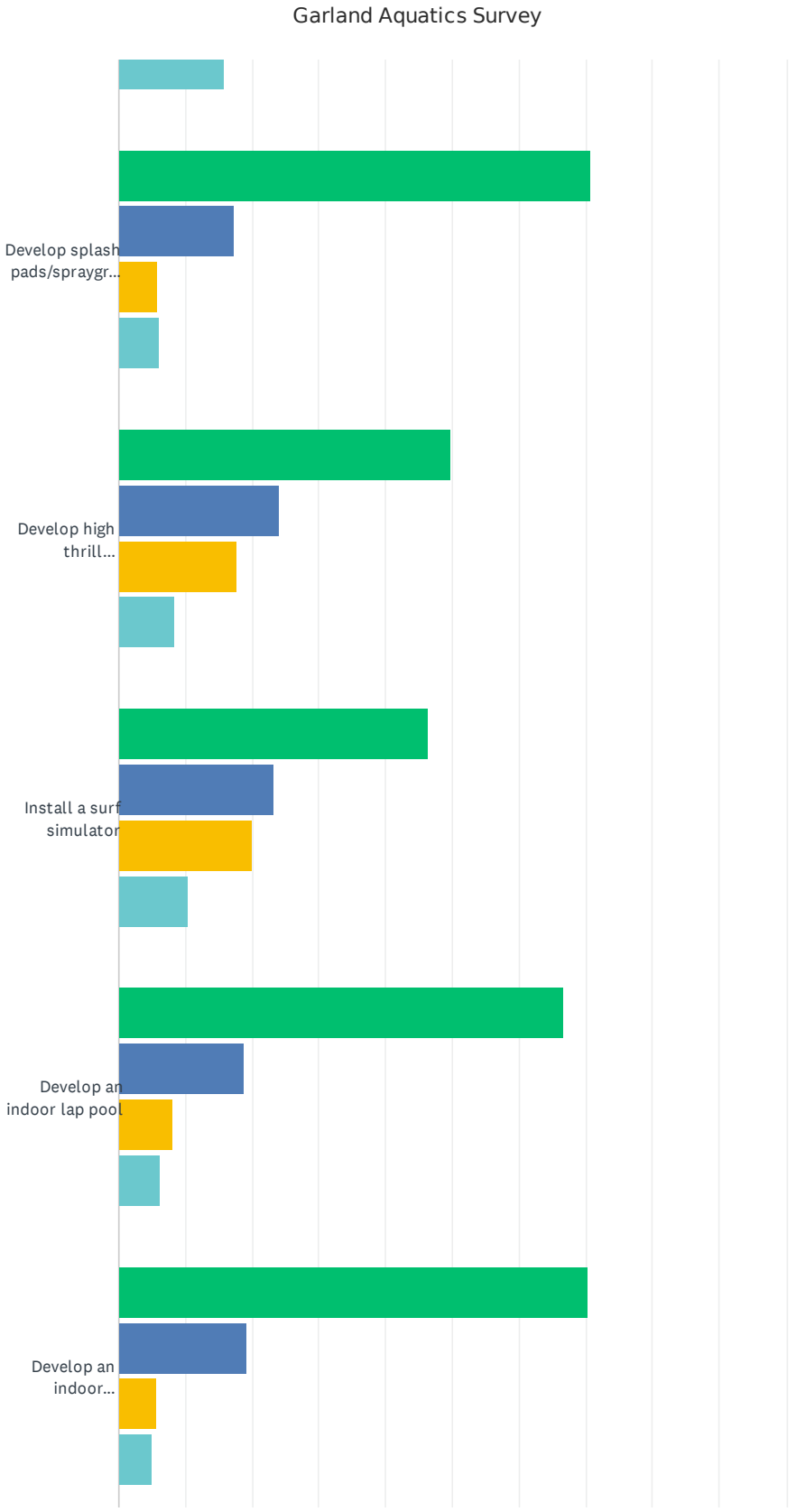


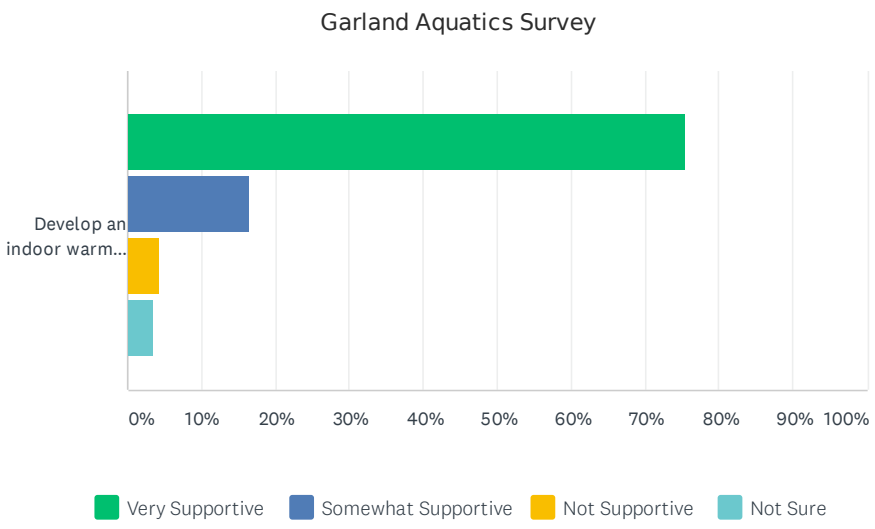

Garland Aquatics Survey
Provide additional...
Provide additional l...
Install waterslides
Develop a lazy river
Install zero depth pool...
16 / 105


Garland Aquatics Survey
Add/improve concessions
Develop additional...
Schedule movie nights
Improve restrooms
Add security cameras
Provide Wi-Fi service

17 / 105


Garland Aquatics Survey
Lengthen the swim season
Increase lighting
Provide more seating...
Add pool heaters
Develop a saltwater pool
18 / 105


Garland Aquatics Survey
Develop splash pads/spraygr...
Develop high thrill...
Install a surf simulator
Develop an indoor lap pool
Develop an indoor...


Garland Aquatics Survey
Develop an indoor warm...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Very Supportive
Somewhat Supportive
Not Supportive
Not Sure

Garland Aquatics Survey

	VERY SUPPORTIVE	SOMEWHAT SUPPORTIVE	NOT SUPPORTIVE	NOT SURE	TOTAL
Upgrade pool houses/bathhouses	72.13% 629	21.22% 185	1.49% 13	5.16% 45	872
Provide additional shade	83.47% 732	13.23% 116	1.25% 11	2.05% 18	877
Provide more shallow water	49.31% 427	32.10% 278	9.58% 83	9.01% 78	866
Develop new family aquatic centers with modern amenities	76.43% 668	17.62% 154	2.63% 23	3.32% 29	874
Provide additional landscaping at pools	44.28% 387	34.78% 304	13.16% 115	7.78% 68	874
Provide additional lawn space	44.01% 382	35.25% 306	11.98% 104	8.76% 76	868
Install waterslides	67.12% 588	23.29% 204	6.05% 53	3.54% 31	876
Develop a lazy river	79.17% 688	13.92% 121	4.03% 35	2.88% 25	869
Install zero depth pool entry (beach-like gentle slope to pool)	68.73% 600	20.85% 182	5.50% 48	4.93% 43	873
Add/improve concessions	58.40% 511	27.20% 238	8.11% 71	6.29% 55	875
Develop additional parking	52.89% 458	30.48% 264	8.31% 72	8.31% 72	866
Schedule movie nights	57.55% 503	25.29% 221	10.76% 94	6.41% 56	874
Improve restrooms	76.38% 666	18.35% 160	1.61% 14	3.67% 32	872
Add security cameras	72.25% 630	19.72% 172	4.01% 35	4.01% 35	872
Provide Wi-Fi service	56.01% 489	22.91% 200	15.58% 136	5.50% 48	873
Lengthen the swim season	70.02% 612	18.88% 165	4.81% 42	6.29% 55	874
Increase lighting	62.77% 543	24.74% 214	4.62% 40	7.86% 68	865
Provide more seating areas/lounge chairs	70.72% 616	22.27% 194	2.64% 23	4.36% 38	871
Add pool heaters	45.61% 395	25.29% 219	17.90% 155	11.20% 97	866
Develop a saltwater pool	36.63% 315	23.37% 201	24.19% 208	15.81% 136	860
Develop splash pads/spraygrounds in neighborhoods without pools	70.74% 614	17.28% 150	5.88% 51	6.11% 53	868
Develop high thrill attractions	49.83% 434	24.11% 210	17.68% 154	8.38% 73	871
Install a surf simulator	46.36% 401	23.24% 201	20.00% 173	10.40% 90	865

Develop an indoor lap pool	66.67% 580	18.85% 164	8.16% 71	6.32% 55	870
Develop an indoor recreational pool (shallow water, play features)	70.20% 610	19.22% 167	5.64% 49	4.95% 43	869
Develop an indoor warm water pool (water aerobics, water fitness)	75.57% 662	16.44% 144	4.45% 39	3.54% 31	876

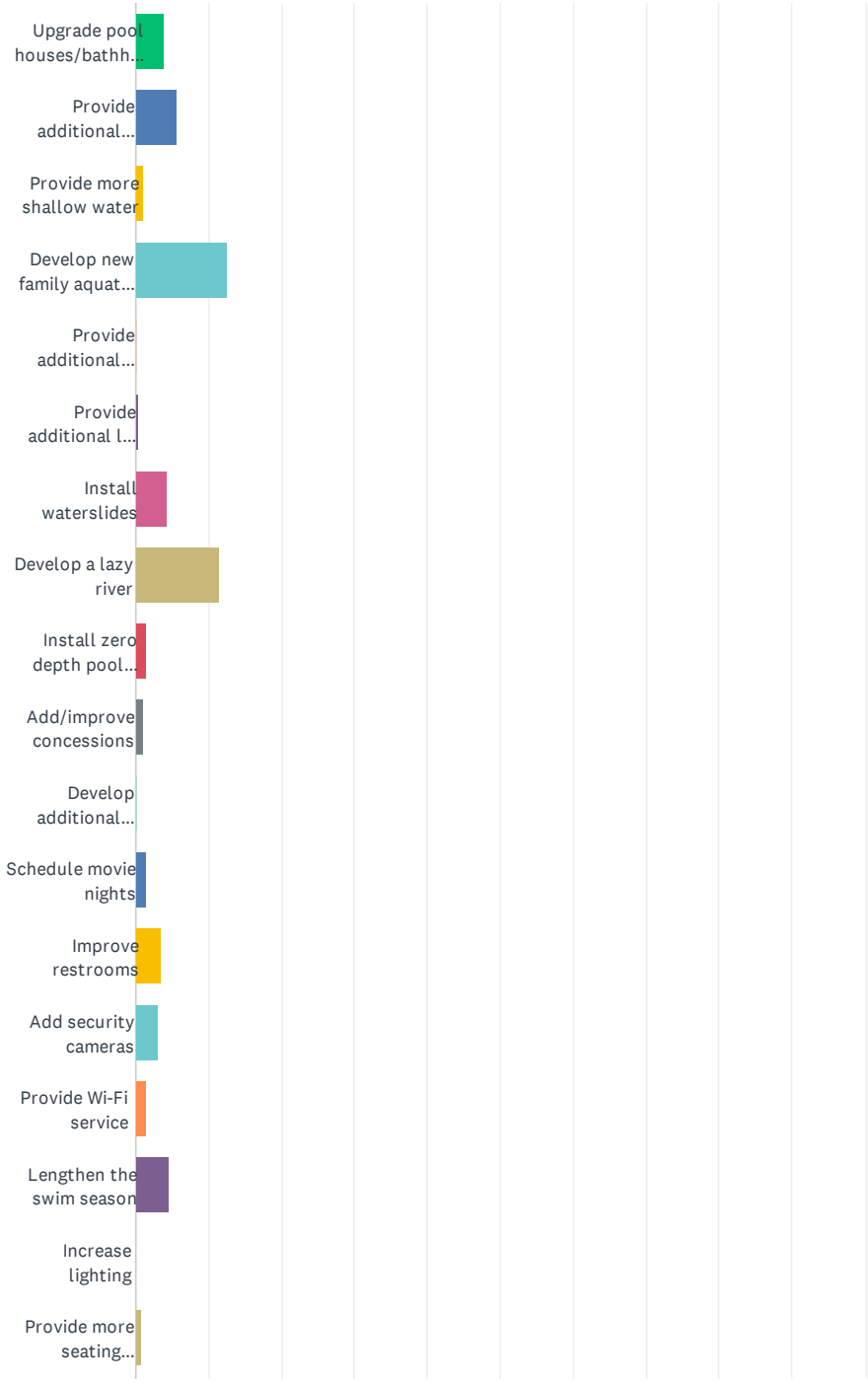
#	OTHER (PLEASE SPECIFY)	DATE
1	We need a neighbor Hood pool where we can get in for free with a key for neighbor Hood only indorr pool with aquatics	12/12/2019 2:05 PM
2	Diving Blocks	12/11/2019 4:41 PM
3	Slides are always fun	12/11/2019 3:57 PM
4	Something for seniors to use and have senior swimm time like mesquite offers	12/9/2019 5:45 PM
5	Would really like a night swim option.tp	12/9/2019 1:36 PM
6	Granddaughter visits during the summer. She is on a swim team team at home but still needs to be in the water. She can't practice laps as there are too many in the lanes. Could a designated time for those that need to pratice for team sports	12/9/2019 12:18 PM
7	open earlier in the day	12/8/2019 10:15 PM
8	We currently go to the Rockwall Aquatic Center for their facilities and swim lessons. If there were something of comparable quality in Garland that would be amazing.	12/8/2019 7:45 PM
9	SPLASH PAD	12/7/2019 7:09 PM
10	senior hours only	12/7/2019 2:23 PM
11	indoor pool is very important to us.	12/6/2019 9:37 AM
12	Year round pool access	12/5/2019 11:58 PM
13	Indoor year round swim lessons.	12/5/2019 10:47 PM
14	A)riverwalk for seniors to use-specific hrs; b) indoor pool warmer than 24-hr fitness-too cold. No shade@holford-burn	12/5/2019 6:05 PM
15	Very very supportive of indoor pools and rec	12/5/2019 5:56 PM
16	All year round heated indoor pool	12/5/2019 4:45 PM
17	Indoor recreational pool with deep end for off season swimming. Like the one in Plano with the slides.	12/5/2019 4:45 PM
18	Indoor pool	12/5/2019 4:41 PM
19	Seniors need a heated pool for hydrotherapy. Older bodies need pain relief through water exercises. Please!!	12/5/2019 4:39 PM
20	We would love an indoor pool center like Epic Waters in Grand Prairie. We would definitely buy an all year pass for that.	12/5/2019 4:38 PM
21	Please think of the toddlers we need more attractions for them to encourage healthy water activities, a splash pad would be amazing and also Garland is becoming so overpopulated we have to literally fight for shade/tables at Surf and Swim every time we go! It’s so overcrowded and not enough tables, please fix!	12/5/2019 4:33 PM
22	I thought a bond had approved an indoor water facility years ago	12/5/2019 4:19 PM
23	Put a pool back at central park!	12/5/2019 4:08 PM
24	Definitely want splash pads!	12/5/2019 9:09 AM
25	Lazy river and kids area	11/21/2019 4:39 PM
26	Senior Aquatics Program	11/21/2019 4:33 PM
27	Indoor pool	11/21/2019 4:17 PM
28	Have times when senior citizens can enjoy pool time without kids being around.	11/18/2019 9:23 AM
29	Develop seniors only time in public pools.	11/11/2019 2:21 PM
30	Warm water pool will be nice for seniors like us.	11/10/2019 7:45 PM
31	Year round swim lessons for special needs kids with a parent also in the water.	11/10/2019 11:45 AM

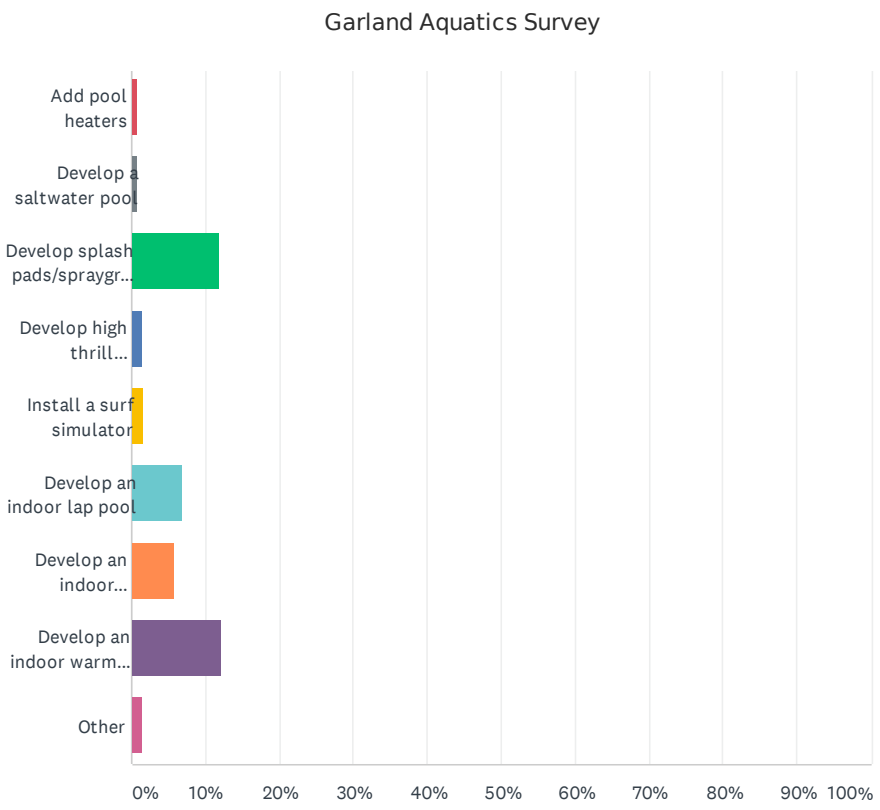
32	year round facilities for disabled and seniors.	11/6/2019 10:45 PM
33	!!!!!!!aqua fit!!!	11/6/2019 3:40 PM
34	Expanding the pools outward	10/22/2019 4:49 PM
35	I want a place in South Garland like Bradfield - no waves just swimming	10/2/2019 12:25 PM
36	Provide options for children and adults with special needs and physical disabilities	9/23/2019 11:18 PM
37	Lazy river would be great, salt water in all pools should be done, need to offer year round water aerobics and season passes	9/13/2019 10:24 PM
38	Free swim time available more hours for seniors.	9/11/2019 10:11 AM
39	MORE FAMILY FRIENDLY AREAS ARE ALWAYS A PLUS	9/10/2019 12:01 PM
40	Install a head to toe dryer for indoor pools. They are very helpful during the cold seasons.	9/9/2019 11:05 PM
41	open in the night during the summer.	9/9/2019 6:16 PM
42	Swim lessons, school swim teams	9/9/2019 3:12 PM
43	Garland needs an indoor poool for thoseof us who like the excercise in the winter months	9/9/2019 3:12 PM
44	Very supportive of indoor pool for exercise and adult therapeutic	9/9/2019 2:51 PM
45	Will the new natatorium be open to residents?	9/9/2019 2:46 PM
46	GISD is building a lap pool	9/9/2019 2:33 PM
47	family oriented and welcoming to youth, senios	9/9/2019 1:41 PM
48		9/9/2019 1:20 PM
49	Develop splash pads/splash grounds for children & adults who are in wheelchairs	9/9/2019 1:07 PM
50	Bradfield needs shade and concessions	9/9/2019 12:15 PM
51	Do a use study first. We visited the White Water facility years ago near Cinemark off of Northwest Hwy. If a commercial facility wasn't successful, why did it fail?	9/9/2019 11:36 AM
52	Schedule sensory friendly times/days	9/9/2019 11:10 AM
53	PLEASE PLEASE PLEASE PLEASE get an indoor pool with large enough lap lanes to accommodate for Dallas Aquatics Masters Swimmers.	8/15/2019 11:14 PM
54	Install a splash pad in the city square! Our family drives upwards of 45 minutes to visit other cities splash pads. A splash pad in the downtown square would drive people to the square and show them how great Garland is!	8/13/2019 7:31 PM
55	Upgrade the facilities we currently have before spending limited resources on a new toy!!!	8/13/2019 5:23 PM
56	Swim lessons	8/13/2019 11:04 AM
57	Longer hours	8/12/2019 9:15 PM
58	Indoor year round water aerobics in north Garland	8/12/2019 8:48 PM
59	Indoor pools like Plano has	8/12/2019 8:14 AM
60	year round indoor pool & fitness area	8/10/2019 10:37 PM
61	My interest in a water aerobics & lazy (walkable) river in central or northern Garland is high enough I would pay for it entirely if I had the funds. Please see Columbia, Missouri's ARC for an example.	8/9/2019 3:35 PM
62	Become a participant in the national MASTERS Swim program	8/9/2019 2:34 PM
63	Year round indoor warm pool	8/9/2019 2:06 PM
64	Give senior citizens a break and a free pass. I am 82 and live on a small SS. check.	8/9/2019 1:33 PM
65	When you hire summer employment especially long time workers do not just tell them that you	8/9/2019 1:23 PM

	will call them if they are needed most students are college students and rely on that money and a lot of problems with payroll	
66	I think that all the these ideas to develop are GREAT and would to see them in the city of Garland	8/9/2019 12:47 PM
67	I would pay for year membership to indoor pool	8/9/2019 12:20 PM
68	These are all amenities that our surrounding communities have and are successful. We are severely lacking in aquatic amenities! We regularly go to Plano for their pools.	8/9/2019 11:58 AM
69	Seniors aerobics indoor heated pool everyday	8/9/2019 11:40 AM
70	I would REALLY like to see a pool at Central Park AGAIN!!!	8/9/2019 11:23 AM
71	Make more media presence for events.	8/7/2019 11:18 PM
72	Indoor Pool at Holford	7/31/2019 9:29 AM
73	Scuba Diving	7/30/2019 11:19 AM
74	Splash pads should go to more than the Firewheel area.	7/23/2019 8:32 PM
75	Please offer more events and swim programs for disabled children. Only surf and swim has a free surf day dor specual needs	7/23/2019 6:20 PM
76	Indoor!	7/23/2019 4:59 PM
77	Upgrade or replace existing pools.	7/23/2019 3:15 PM

Q15 Which ONE improvement from the list in Question #13 is most important to your household?

Answered: 808 Skipped: 291

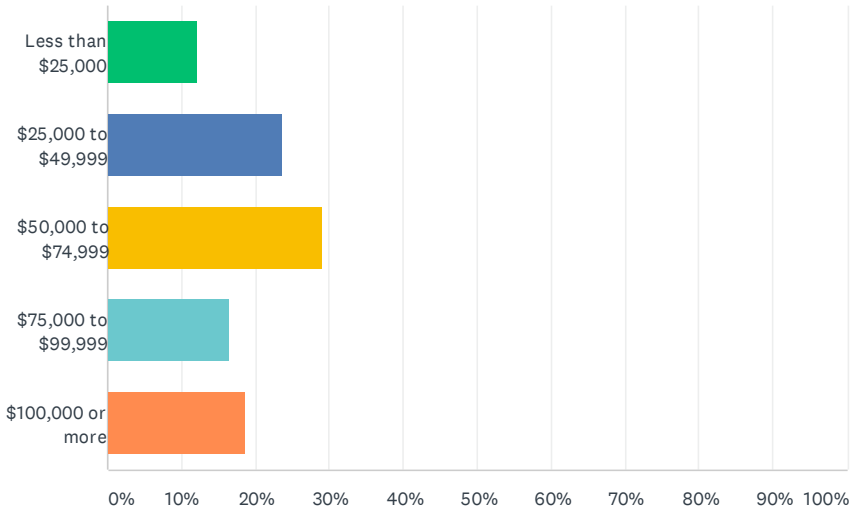



Garland Aquatics Survey
Add pool heaters
Develop a saltwater pool
Develop splash pads/spraygr...
Develop high thrill...
Install a surf simulator
Develop an indoor lap pool
Develop an indoor...
Develop an indoor warm...
Other
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
Upgrade pool houses/bathhouses	3.96%	32
Provide additional shade	5.57%	45
Provide more shallow water	0.99%	8
Develop new family aquatic centers with modern amenities	12.50%	101
Provide additional landscaping at pools	0.25%	2
Provide additional lawn space	0.37%	3
Install waterslides	4.33%	35
Develop a lazy river	11.51%	93
Install zero depth pool entry (beach-like gentle slope to pool)	1.36%	11
Add/improve concessions	0.99%	8
Develop additional parking	0.25%	2
Schedule movie nights	1.49%	12
Improve restrooms	3.59%	29
Add security cameras	3.09%	25
Provide Wi-Fi service	1.49%	12
Lengthen the swim season	4.58%	37
Increase lighting	0.00%	0
Provide more seating areas/lounge chairs	0.87%	7
Add pool heaters	0.74%	6
Develop a saltwater pool	0.74%	6
Develop splash pads/spraygrounds in neighborhoods without pools	11.88%	96
Develop high thrill attractions	1.49%	12
Install a surf simulator	1.61%	13
Develop an indoor lap pool	6.81%	55
Develop an indoor recreational pool (shallow water, play features)	5.94%	48
Develop an indoor warm water pool (water aerobics, water fitness)	12.13%	98
Other	1.49%	12
TOTAL		808

Q16 Please select your annual HOUSEHOLD income (optional).

Answered: 831 Skipped: 268



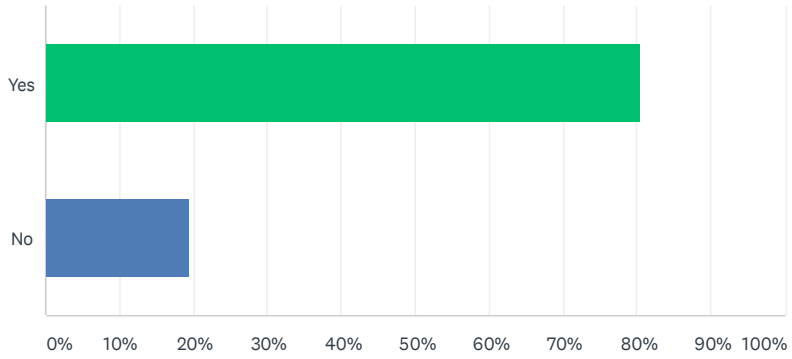
ANSWER CHOICES	RESPONSES	
Less than $25,000	12.15%	101
$25,000 to $49,999	23.59%	196
$50,000 to $74,999	29.12%	242
$75,000 to $99,999	16.61%	138
$100,000 or more	18.53%	154
TOTAL		831

Q17 What is your zip code?

Answered: 899 Skipped: 200

Q18 Do you live in Garland?

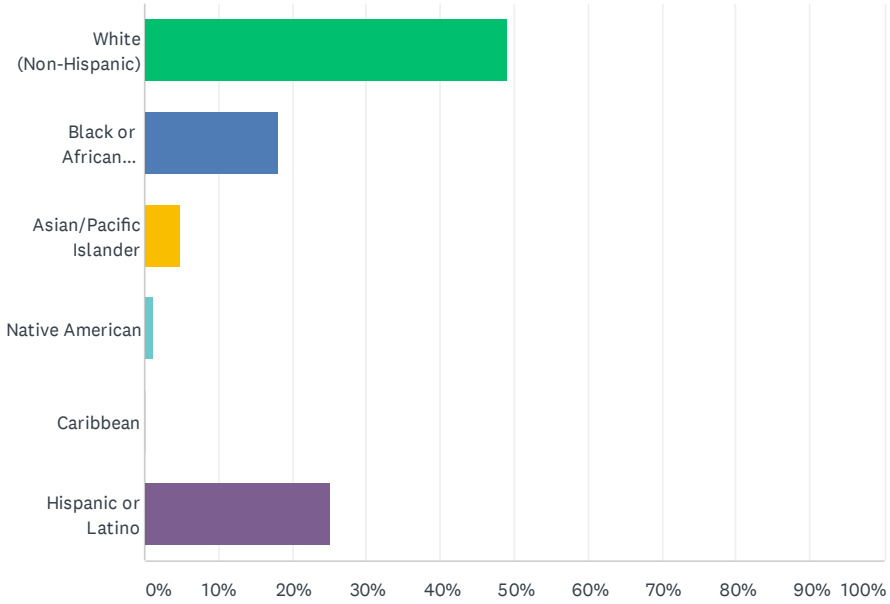
Answered: 900 Skipped: 199



ANSWER CHOICES	RESPONSES	
Yes	80.56%	725
No	19.44%	175
TOTAL		900

Q19 Please select your race/ethnicity (optional).

Answered: 853 Skipped: 246

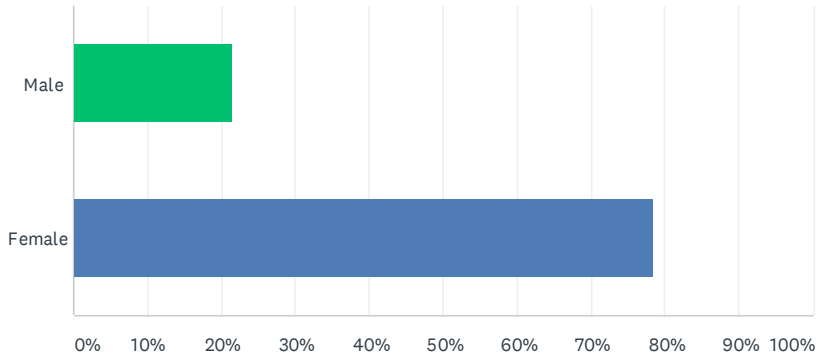


ANSWER CHOICES	RESPONSES	
White (Non-Hispanic)	49.24%	420
Black or African American	18.17%	155
Asian/Pacific Islander	4.81%	41
Native American	1.17%	10
Caribbean	0.12%	1
Hispanic or Latino	25.21%	215
TOTAL		853

#	OTHER (PLEASE SPECIFY)	DATE
1	Multi cultural	12/5/2019 11:58 PM
2	im white non hispanic but my husband is hispanic	12/5/2019 9:30 PM
3	Native & African American	11/13/2019 4:43 PM
4	no response	9/9/2019 1:41 PM
5	none of your business	9/9/2019 12:14 PM
6	Human	8/13/2019 9:09 AM
7	Irish American	8/10/2019 1:21 PM
8	White and Hispanic mixed household	8/9/2019 2:42 PM
9	mixed black and white (non-hispanic)	8/9/2019 11:10 AM
10	Indian	7/31/2019 9:03 AM
11	Human	7/24/2019 9:11 PM
12	Mixed White/Black	7/23/2019 3:47 PM

Q20 What is your gender?

Answered: 545 Skipped: 554



ANSWER CHOICES	RESPONSES	
Male	21.65%	118
Female	78.35%	427
TOTAL		545

Q21 What other recommendations would you like for Garland to consider as part of the Aquatics Master Plan?

Answered: 272 Skipped: 827

Garland Aquatics Survey

#	RESPONSES	DATE
1	n/a	12/20/2019 12:21 PM
2	Invest in the aging neighborhoods first	12/15/2019 11:19 PM
3	Make sure to have enough lockers to put our belongings in	12/13/2019 2:28 PM
4	Indoor water park	12/13/2019 6:21 AM
5	Copy Oak Hills Park in Carrollton	12/11/2019 2:53 PM
6	Swimming lessons for children	12/10/2019 4:23 AM
7	More places in Garland both pools and splash pad	12/10/2019 1:20 AM
8	Remember us seniors it is really great to have a neighbor city who thinks of us	12/9/2019 5:45 PM
9	Give Garland residents a discount for being a resident	12/9/2019 3:39 PM
10	Night swimming hours. 9/10 o'clock closing times	12/9/2019 1:36 PM
11	Indoor year around pools	12/9/2019 1:29 PM
12	Later hours / extended hours	12/9/2019 12:59 PM
13	Just to have a nice, affordable year-round way for water fitness would be ideal to me	12/9/2019 12:50 PM
14	Look at Carrollton's splashpad Oak Hills Park!!!	12/9/2019 12:18 PM
15	Senior exercise with 4ft pool	12/9/2019 12:18 PM
16	Splash pad. With picnic area and shade around it.	12/9/2019 12:09 PM
17	Just want to say thank you for looking to make improvements! My husband and I are encouraged by the steps Garland is taking to improve the community through this and the recent cycling survey.	12/9/2019 11:21 AM
18	water aerobics for seniors	12/9/2019 9:17 AM
19	water aerobic excercise class	12/8/2019 10:15 PM
20	Senior Aquatics:exercise classes	12/8/2019 8:27 PM
21	Engage families through kids swim teams	12/8/2019 7:45 PM
22	Out of town family visitors	12/8/2019 7:34 PM
23	Look at NRH2O in North Richland Hills.	12/8/2019 12:36 PM
24	More tables or seating with shade	12/8/2019 11:17 AM
25	Garland needs SEVERAL splash pads/spray parks. The only one is at Audobon, which you have to pay for. We currently take our 3 young kids to Rockwall or Allen to use their (free) spray parks. Celebration Park in Allen is a wonderful model to emulate.	12/8/2019 9:49 AM
26	N/A	12/8/2019 8:26 AM
27	We LOVE the swim lessons every summer, child and adult! Keep that program running, it is awesome.	12/8/2019 3:04 AM
28	Splash pad	12/7/2019 7:09 PM
29	indoor pool near downtown so more people can get to it easily	12/7/2019 2:23 PM
30	Indoor swimming tool	12/7/2019 12:44 AM
31	Senior evening water aerobic classes	12/6/2019 8:23 PM
32	Shade over the pool, not just over the seating area.	12/6/2019 11:53 AM
33	Integrate the Holford Recreation Center rebuild into the Holford Pool bathhouse to eliminate the need for separate buildings and facilities.	12/6/2019 9:39 AM
34	more varieties based on ages	12/6/2019 9:37 AM

35	More lessons and options for toddlers after 8-5, alot of working parents cant make class during the day!	12/5/2019 11:58 PM
36	Jobs for teens and adults whom swim or are interested in lessons to work and swim at the facilities. Program that promotes awareness, educates non swimmers on swimming and safety, plus build confidence.	12/5/2019 10:47 PM
37	Swim lesson opportunities	12/5/2019 10:14 PM
38	I would like to see discounts for Garland residents as other cities offer their residents.	12/5/2019 9:56 PM
39	I pay $300 every year to go to hawian falls. garland pools isnt worth $300. the limited times and max per day forces families to wake up early and be at pools and requires they stay all day because of the no re entry rules. i don't mind paying the extra money for a fanily of 4 if it means i can go swim at any hawian falls and i go any time and movie nights ect. you need to upgrade and be more flexable on pool schdual.	12/5/2019 9:30 PM
40	we need an indoor facility as well that will draw people from surrounding cities (see the Don Rodenbaugh Natatorium or the Tom Muhlenbeck Center)	12/5/2019 7:09 PM
41	All the above	12/5/2019 6:58 PM
42	Better music including Spanish music	12/5/2019 6:28 PM
43	Slides and indoor pools, salt water pool, with convenient swim lessons	12/5/2019 5:56 PM
44	An indoor/outdoor all year long aquatic center with play features and a lazy river would be nice	12/5/2019 5:00 PM
45	Better sanitation of pool area and restrooms.	12/5/2019 4:57 PM
46	Water based fitness classes, year round.	12/5/2019 4:54 PM
47	All year indoor pool	12/5/2019 4:47 PM
48	All year round indoor heated pool.	12/5/2019 4:45 PM
49	Off season indoor pool with deep end and slides	12/5/2019 4:45 PM
50	Just remember our city's population is aging. We can remain healthier if water exercise in a heated pool is available. Thank you	12/5/2019 4:39 PM
51	Build a temperature controlled indoor pool center like Epic Waters in Grand Prairie	12/5/2019 4:38 PM
52	Garland is FULL of people but your facilities aren’t keeping up adequately with this major growth in people making it very chaotic and uncomfortable, please seek to fix!	12/5/2019 4:33 PM
53	Security presence! Unfortunately our city has an increase in riff-raff and troublemakers than previously.	12/5/2019 4:33 PM
54	Indoor pool facilities so we can swim year round.	12/5/2019 4:23 PM
55	Indoor facility for families	12/5/2019 4:19 PM
56	Indoor option or work with school to provide hours to public, we always go to Plano or Allen for indoor pool	12/5/2019 4:16 PM
57	Pool at central park	12/5/2019 4:08 PM
58	instructional swim clases	12/5/2019 4:07 PM
59	Senior discounts	12/5/2019 4:02 PM
60	Indoor facilities to allow year round swimming, competitive swim teams, and competitive events.	12/5/2019 4:02 PM
61	UV System keep the pools cleaner and less maintenance	12/5/2019 9:09 AM
62	Competitive youth swim team	12/3/2019 10:56 PM
63	Season pass that works at all pool locations. Indoor pool so that there could be year round swimming.	11/20/2019 5:27 PM
64	None	11/19/2019 7:44 PM

65	senior swim time. zero entry pool	11/18/2019 11:02 PM
66	Recommend for the city to add hours when the pool would be avaialble for senior citiezens to enjoy some time exercising in the water, provide some instructors to help our senior citizens enjoy our water parks.	11/18/2019 9:23 AM
67	None come to mind	11/13/2019 4:43 PM
68	We only go toll for pool for swim lessons, there's not enough seating or shade & the grass is usually full of ants.. Surf & Swim is too far away, we need some splash pads like Murphy Park	11/12/2019 9:42 PM
69	Strengthening swim team to the likes of city of Richardson and Allen	11/12/2019 7:11 AM
70	Pools are often too crowded and not much room to actually swim. Also not looking forward to raising my tax dollars to help pay for this. I already pay enough.	11/11/2019 6:44 PM
71	Water aerobics for seniors.	11/11/2019 2:21 PM
72	Need 0 depth entry INDOOR exercise pool for residents	11/10/2019 10:47 PM
73	Some picnic / barbecue areas	11/10/2019 7:45 PM
74	"Parent and me" swim lessons for all ages and abilities, year round swim lessons, indoor pools, discounted membership to access all Garland swim facilities, morning swim times	11/10/2019 11:45 AM
75	year round swim team, indoor swimming for year round inexpensive swimming lessons for kids	11/7/2019 3:45 PM
76	Fitness —	11/6/2019 3:40 PM
77	Partner with GISD for use of the new natatorium - especially in the summer when school is not in session	11/6/2019 3:34 PM
78	Na	11/4/2019 10:09 PM
79	24hr option at 1 site.	11/3/2019 1:13 PM
80	Nothing	10/23/2019 7:55 PM
81	Indoor year round pool	10/21/2019 10:37 PM
82	Charge higher usage rate for non-Garland residents	10/15/2019 4:53 PM
83	It is all covered. Would really love to aquatic aerobics/fitness at affordable price for multiple people year around. Currently you have to find a gym and pay monthly membership fee or join a specialized company and paying $60+/month. It is too much.	10/15/2019 12:50 PM
84	more seating in semi-shade - like a canopy that I could easily move out from under and then back in when the sun is too much.	10/2/2019 12:25 PM
85	None	10/1/2019 5:28 PM
86	If the facilities are nice, safe, modern and attractive, people will use it. Also splash pads are in all our neighboring communities. Garland is far behind in that aspect. One nearby Firewheel Mall would be great. Don't just put them all in one area.	10/1/2019 4:32 PM
87	Do it off season with the least impact on swim lesson programs	10/1/2019 3:59 PM
88	I'm just happy there IS an aquatics master plan!	9/19/2019 2:18 PM
89	Indoor lap pool	9/18/2019 4:52 PM
90	We need a pool where people can swim laps for exercise. I would also support water aerobic type classes. That way I wouldn't have to drive to other cities and pay them to find these activities.	9/17/2019 10:08 PM
91	Need indoor facility for lap swimming - year round	9/16/2019 10:10 AM
92	Doggie park	9/16/2019 8:14 AM
93	Just an indoor pool for winter swimming and laps would be great!	9/14/2019 11:57 AM
94	Lazy river would be great, salt water in all pools should be done, need to offer year round water aerobics and season passes	9/13/2019 10:24 PM

95	Do more with youth swim teams.	9/10/2019 5:13 PM
96	indoor pool open year	9/10/2019 1:19 PM
97	CONSIDER FAMILIES IN ALL THE PLANNING THAT YOU ARE DOING FOR THE AQUATICS MASTER PLAN	9/10/2019 12:01 PM
98	How about at least one adults only pool. Kids have plenty of pools to go and scream. Put WiFi at adults only pool. If you put WiFi at children pools the parents will be on their cell phones and not watching their own kids.	9/10/2019 12:01 PM
99	Offer free child safety water programs from toddlers to elementary school. Free CPR certification classes for adults	9/10/2019 11:20 AM
100	make all admissions the same rate across the board pools and surf n swim	9/10/2019 9:43 AM
101	More swim lessons	9/10/2019 9:11 AM
102	Can’t think of anything at this time	9/10/2019 1:08 AM
103	Make it more accessible for everyone	9/9/2019 9:51 PM
104	I'd love for Garland to look at a year-round competitive swimming program!	9/9/2019 8:45 PM
105	Evening water aerobics with steam and dry sauna	9/9/2019 7:18 PM
106	A pool in south Garland, warm water would be great addition for seniors. There will be more seniors as years go by and they would love access to swimming & fitness classes.	9/9/2019 6:49 PM
107	Indoor pool for fitness, swim team practice, year round swim lessons.	9/9/2019 6:19 PM
108	wave pool	9/9/2019 6:16 PM
109	I would be sure to always include shade structures as most important. No good having a pool/ water feature and it being boiling hot and it burns your feet.	9/9/2019 3:53 PM
110	UPGRADE THE POOLS	9/9/2019 3:47 PM
111	get the in door pool finished.	9/9/2019 3:20 PM
112	Winter warm water lap pool	9/9/2019 3:17 PM
113	School swim teams and lessons, lifeguard training	9/9/2019 3:12 PM
114	Indoor pool with classes	9/9/2019 3:12 PM
115	Adult swimming areas for over 55/seniors	9/9/2019 2:51 PM
116	When the natatorium is not in use it should be available for lap swimming for local residents.	9/9/2019 2:46 PM
117	My greatest need is for a year-round aquatic facility for arthritis / muscle conditioning excercises. My wife and I currently drive to the Rockwall YMCA for this.	9/9/2019 2:30 PM
118	Swim after swim	9/9/2019 1:41 PM
119	swim teams in all high schools, and their use of more than one PARD location for daytime practices	9/9/2019 1:41 PM
120	Place areas of it ADA compliant so children & adults in wheelchairs can use it also	9/9/2019 1:07 PM
121	Water aerobics for seniors year round	9/9/2019 1:06 PM
122	Better trained lifeguards and cleaner, newer bathrooms and areas.	9/9/2019 1:06 PM
123	Besides building new swim parks upgrade exsisting ones several have enough land area to create really nice swim parks.	9/9/2019 12:50 PM
124	Add additional adult evening fitness classes	9/9/2019 12:50 PM
125	Trash clean up	9/9/2019 12:48 PM
126	year round indoor, (at least 3 lanes (for swimmers and exercisers) children must be accompanied by adult, no babies leaving e-coli for elderly	9/9/2019 12:24 PM

127	Longer open swim times for adults only.	9/9/2019 12:17 PM
128	Love indoor ,year round idea	9/9/2019 12:15 PM
129	something further north in garland	9/9/2019 12:14 PM
130	Just keep Garland updated we have been behind for way too long	9/9/2019 12:03 PM
131	Life guard lessons	9/9/2019 11:42 AM
132	indoor pools open year round, with water slides- Plano has almost a dozen of these, and I'd rather my money go to Garland than Plano- as we use them often in colder months to get the kids exercise on school breaks	9/9/2019 11:36 AM
133	Spend money wisely and make sure to consider all of Garland, working first on improving what is in place and adding where budget allows. Rick Oden Park is our neighborhood Park and it needs all the help it can get. It is not a jewel, but a wart in the neighborhood.	9/9/2019 11:36 AM
134	Splash pads/spray grounds are very important to me as a stay at home mom to 3 kids 5 and under. I cannot take 3 small children swimming by myself so I drive to nearby cities.	9/9/2019 11:35 AM
135	more trash cans	9/9/2019 11:35 AM
136	Cleanliness of the water and remove the urine odor in the parking lot	9/9/2019 11:18 AM
137	Please, indoor pool facilities with water aerobics!!	9/9/2019 11:12 AM
138	Year-round access to pools. Have at least one outdoor pool's season start when the weather hits 80 and last until it hits 65	9/9/2019 11:10 AM
139	Parental supervision for anyone under 10 years old	9/9/2019 11:08 AM
140	I live near Holford Park and it would be nice to see improvements there in the overall landscape.	9/9/2019 11:08 AM
141	Public access to new aquatic center	9/1/2019 1:56 PM
142	Splash pad	8/30/2019 7:28 PM
143	new recreation center	8/29/2019 2:32 PM
144	...	8/26/2019 5:17 PM
145	More handicapped accessibility	8/20/2019 10:52 PM
146	Modern attractions are great too, but please consider including a year round indoor lap pool with the ability to have swim teams (support new GISD schools and let them have swim teams), host swim meets and hopefully make great money for renting it out throughout the year.	8/15/2019 11:14 PM
147	Have year around activities for children and adults	8/15/2019 12:25 PM
148	Splash Pad in Coomer Park	8/14/2019 7:06 PM
149	Install a splash pad in the city square! Our family drives upwards of 45 minutes to visit other cities splash pads. A splash pad in the downtown square would drive people to the square and show them how great Garland is!	8/13/2019 7:31 PM
150	Have a joint public, televised meeting with the GISD and discuss mutual use of the Natatorium currently under construction since the same taxpayers are paying for both with their taxes!!	8/13/2019 5:23 PM
151	Longer pool hours and stay open even when school starts it's still so hot when school starts	8/13/2019 1:27 PM
152	Consider infant/toddler pool areas. Too small for splash pad at Surf and Swim, but not allowed in shallow area of pool either.	8/13/2019 12:11 AM
153	Expanded hours/ evening rec time/ adults only evening	8/12/2019 9:15 PM
154	Indoor pool for year round water aerobics in North Garland	8/12/2019 8:48 PM
155	Let the swim team host meets.	8/12/2019 5:36 PM
156	Baby changing tables	8/12/2019 4:14 PM
157	Increase operating hours during the day, lengthen the season, and we absolutely NEED the	8/12/2019 3:24 PM

	splash park, especially for our younger kids.	
158	Prices for big families of 8	8/12/2019 2:55 PM
159	A spray park would be wonderful. Seems all other cities have one, except Garland.	8/12/2019 1:17 PM
160	Clean the creeks of trash and debris. Make canoeing available?	8/10/2019 10:44 AM
161	I appreciate the idea of summer swim passes. I don't neccesarily like to have to bring money or my debit/credit card all the time. Plus, please put in a concession stand! My kids are constantly hungry and we always have to leave due to no quality food available.	8/10/2019 9:12 AM
162	Year round aquatic facility	8/10/2019 1:59 AM
163	Definitely splash pads for neighborhoods without pools	8/9/2019 8:31 PM
164	Indoor warm water	8/9/2019 5:45 PM
165	Ensure all facilities developed have space in order to keep teaching summer swim lessons.	8/9/2019 5:33 PM
166	Family passes	8/9/2019 5:27 PM
167	Park upgrades for playgrounds located near aquatic centers	8/9/2019 4:20 PM
168	Bleach area	8/9/2019 3:20 PM
169	Something similar to the pool areas of Frisco Athletic Center and Allen Athletic Center. I know a lot of people who book bday parties at water parks in other cities , OWNED by the CITY not private water parks. Including Frisco, Plano, and Allen.	8/9/2019 2:42 PM
170	N/a	8/9/2019 2:40 PM
171	Thank you for providing the communication forum.	8/9/2019 2:34 PM
172	extended seasons.	8/9/2019 2:33 PM
173	Indoor year round pool and season passes to all	8/9/2019 2:06 PM
174	Snacks/Concession	8/9/2019 2:01 PM
175	Give senior citizen folks a pass	8/9/2019 1:33 PM
176	First priority should be given to the employers that have years of service and compensation for the classes or inservices that are required.	8/9/2019 1:23 PM
177	There is a faul odor coming from the Wynn Pool Area	8/9/2019 1:18 PM
178	Improve it! It currently is lame and we would love a lap pool come on Garland so many other cities have splash pads!!	8/9/2019 12:43 PM
179	Make splash pads!	8/9/2019 12:36 PM
180	I think $8 is too high for surf and swim, but we did go to surf and swim this year on surf and swims birthday, we had a lot of fun and won free tickets and it’s the only reason we went back because it’s too high to pay $8 per person per visit and go more than once each summer	8/9/2019 12:30 PM
181	Showers and dressing rooms at pool areas	8/9/2019 12:20 PM
182	3 or 4 Cabanas for reservation at Wynne, Bradfield & Holford available for rent. Make more splash pads available in the smaller parks.	8/9/2019 12:19 PM
183	more lighting/more security/more concessions	8/9/2019 12:18 PM
184	Nothing specific; just glad to know Garland is looking at improving services for its residents	8/9/2019 12:08 PM
185	The items in which I selected somewhat supportive, I feel are great to have but not necessarily needed. I think keeping things simple is better. Something like the Allen Natorium... a pool, a kid area, lazy river and plenty of seating (tables and chairs) for guests.	8/9/2019 12:07 PM
186	I love Splash pads but never any shaded areas	8/9/2019 12:06 PM
187	Indoor pools that can be used year round would be best.	8/9/2019 12:04 PM
188	Special needs splash pad pools	8/9/2019 12:01 PM

189	There should be a lower fee for residents vs non residents.	8/9/2019 11:48 AM
190	Spread the improvements and additions throughout Garland; I find my self driving 20 minutes to the closed pool.	8/9/2019 11:32 AM
191	Updating Surf n Swim. It is in need of so me updating. We were there last week and commented how much the ticket pricing had gone up and how run down it is looking.	8/9/2019 11:24 AM
192	AGAIN, a pool at Central Park!!!	8/9/2019 11:23 AM
193	we need an indoor facility as well that will draw people from surrounding cities (see the Don Rodenbaugh Natatorium or the Tom Muhlenbeck Center)	8/9/2019 11:10 AM
194	Make themselves known	8/7/2019 11:18 PM
195	Continue keeping activities for handicapped children in mind.	8/7/2019 1:13 PM
196	Perhaps a swimming spirit night for schools	8/6/2019 7:41 PM
197	We need the splash pads!	8/6/2019 6:30 PM
198	efficient staffing	8/5/2019 4:23 PM
199	Swim Team, Swim meets	8/1/2019 1:44 PM
200	More Security Cameras	7/30/2019 4:58 PM
201	splash pad	7/30/2019 4:48 PM
202	A good quality splash pad with lost of water features	7/30/2019 4:34 PM
203	More family friendly pools.	7/29/2019 4:20 PM
204	season pass, modern/nice facilities in North Garland.	7/28/2019 11:20 PM
205	Add A/C to the guard room at Holford and add water slides!!	7/28/2019 3:53 PM
206	Highly suggest the indoor year round pool. Need water aerobics! Currently overpaying for this at a health club. Would love for Garland to provide this amenity for its residents!	7/28/2019 1:56 AM
207	Swimming instructions/CPR knowledge	7/27/2019 10:03 PM
208	Surf lessons	7/27/2019 6:21 PM
209	Rock climbing wall	7/27/2019 12:19 PM
210	If you are not willing to build please upgrade current aquatics park	7/27/2019 1:15 AM
211	Just adding slides to those water parks makes a big difference, or adding splash pads.	7/26/2019 10:10 AM
212	More swimming activities for dogs	7/25/2019 2:24 PM
213	Parking outside Surf and Swim is horrible. Please fix	7/25/2019 12:03 PM
214	To please make something on the side of garland that's off if 30 and bobtown/bass pro for kids.	7/25/2019 8:15 AM
215	Add tracks to your parks. So the community can run on a track.	7/25/2019 12:30 AM
216	Improve more shading	7/24/2019 11:16 PM
217	Parks better than Rowlett.... Please!	7/24/2019 9:11 PM
218	Provide concessions at Wynne pool	7/24/2019 8:09 PM
219	Having swim lessons year round and not just providing seasonal jobs but permanent jobs for those out of highschool along with more in depth training for those teaching at these pools or life guarding.	7/24/2019 5:41 PM
220	None	7/24/2019 4:34 PM
221	Just do it !	7/24/2019 2:07 PM
222	uprage the paint job at surf and swim	7/24/2019 1:10 PM
223	nun else	7/24/2019 12:59 PM

224	None	7/24/2019 12:57 PM
225	Na	7/24/2019 12:49 PM
226	Upgrade the pool	7/24/2019 12:42 PM
227	Upgrade the pool	7/24/2019 12:40 PM
228	None	7/24/2019 12:38 PM
229	More rides	7/24/2019 12:35 PM
230	Indoor restrooms inside office, concessions seating area with servers, cabanas and pavillions inside the park	7/24/2019 12:30 PM
231	raises for employees	7/24/2019 12:25 PM
232	Party cabana's	7/24/2019 12:16 PM
233	bathrooms with ac	7/24/2019 12:12 PM
234	more eye catching outdoor decorations	7/24/2019 12:03 PM
235	Tented cabanas at surf and swim	7/24/2019 11:59 AM
236	Tented cabanas around the park at surf and swim	7/24/2019 11:56 AM
237	A park that has walk way for walkers	7/24/2019 11:43 AM
238	indoor pools help with year round employment, so indoor things	7/24/2019 11:04 AM
239	Bigger pools	7/24/2019 8:52 AM
240	I really like the aerobic and fitness option, would be more convenient than going to a gym. Can use as part of recreation fees paid	7/24/2019 6:44 AM
241	Add waterslides	7/24/2019 12:23 AM
242	N/A	7/24/2019 12:00 AM
243	Lengthen the swim season.	7/23/2019 10:13 PM
244	sand volleyball court with lights at bradfield. also get rid of wynne	7/23/2019 9:32 PM
245	More neighborhood availability for water features. SKIP the competitive natatorium	7/23/2019 9:13 PM
246	Don’t concentrate on just the Firewheel area. They have nicer everything. They have Hawiian Falls. South Garland use to be just as nice.	7/23/2019 8:32 PM
247	water slides	7/23/2019 8:28 PM
248	Splash pad!!!!! My kids LOVE them and I hate that we have to go to Dallas for one.	7/23/2019 8:10 PM
249	N/a	7/23/2019 7:55 PM
250	None	7/23/2019 7:36 PM
251	Longer operational hours and to allow outside food and drinks without having to pay to do so.	7/23/2019 7:18 PM
252	We have not been impressed by the swimming lesson program. 8 days is not enough time to learn and retain even simple swimming skills.	7/23/2019 7:08 PM
253	I’m always heading to the Tom Muehlenbecker recreation center to there pool because of the indoor and outdoor pool with slides not to mention there fees are cheap for both indoor and outdoor pool the pools in garland tho big in size are very outdated but we still support our local pools as well but definitely another big thing is the shade in all if not most of Garland’s pools	7/23/2019 6:52 PM
254	Security	7/23/2019 6:51 PM
255	Splash pad very high on my list	7/23/2019 6:49 PM
256	Swim teams and meets for adults and children	7/23/2019 6:20 PM
257	None	7/23/2019 5:59 PM

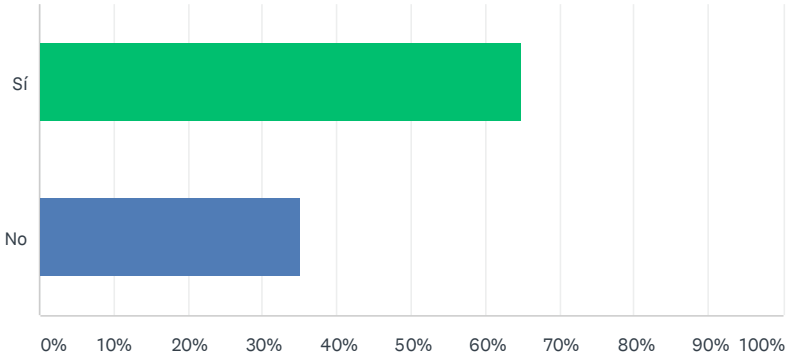
258	Splash pad, waterslides to other Garland pools	7/23/2019 5:43 PM
259	Bigger pool, Better Conccessions	7/23/2019 5:17 PM
260	Bigger swimming pool, More attraction, Better conncessions	7/23/2019 5:09 PM
261	Indoor Recreatoin Pool	7/23/2019 4:59 PM
262	Adding sand around the parks or changing the beach area to a more comfortable flooring at surf and swim	7/23/2019 4:56 PM
263	Hot tub	7/23/2019 4:01 PM
264	Slides	7/23/2019 3:39 PM
265	Improved bathrooms	7/23/2019 3:39 PM
266	N/A	7/23/2019 3:37 PM
267	Cookouts or any other kind of food events	7/23/2019 3:25 PM
268	Thrill ride	7/23/2019 3:25 PM
269	n/a	7/23/2019 3:24 PM
270	I would like to see the community pools that exist be renovated or replaced, but stay in the neighborhoods where they are now.	7/23/2019 3:15 PM
271	Better staff uniforms	7/23/2019 2:37 PM
272	Better uniforms for staff	7/23/2019 2:33 PM

Q22 Enter your email address to receive updates about this Master Plan process and future opportunities for involvement (optional).

Answered: 290 Skipped: 809

Q23 ¿Ha visitado usted o algún miembro de su familia alguna de las instalaciones acuáticas al aire libre que ofrece Garland Parks, Recreation y Cultural Arts [Oficina de Parques, Recreación y Recursos Culturales de Garland] (Surf & Swim, Bradfield Pool, Holford Pool, Wynne Pool) durante los últimos 12 meses?

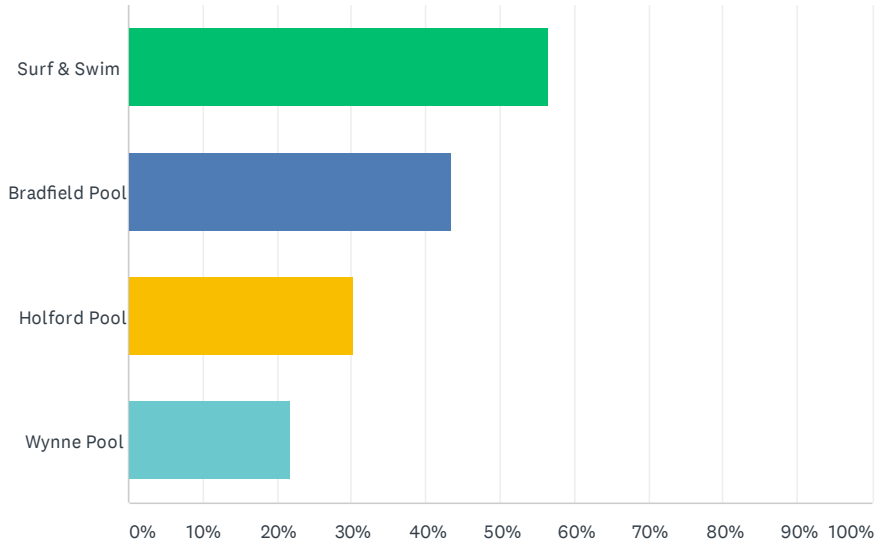
Answered: 37 Skipped: 1,062



ANSWER CHOICES	RESPONSES	
Sí	64.86%	24
No	35.14%	13
TOTAL		37

Q24 ¿Qué instalaciones ha visitado?

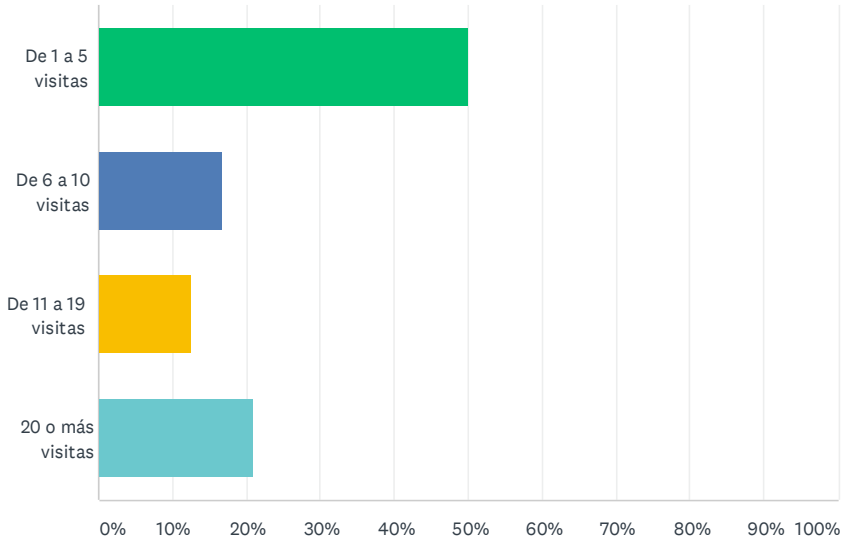
Answered: 23 Skipped: 1,076



ANSWER CHOICES	RESPONSES	
Surf & Swim	56.52%	13
Bradfield Pool	43.48%	10
Holford Pool	30.43%	7
Wynne Pool	21.74%	5
Total Respondents: 23		

Q25 ¿Aproximadamente con qué frecuencia usted o los miembros de su familia visitaron esas instalaciones durante el año pasado?

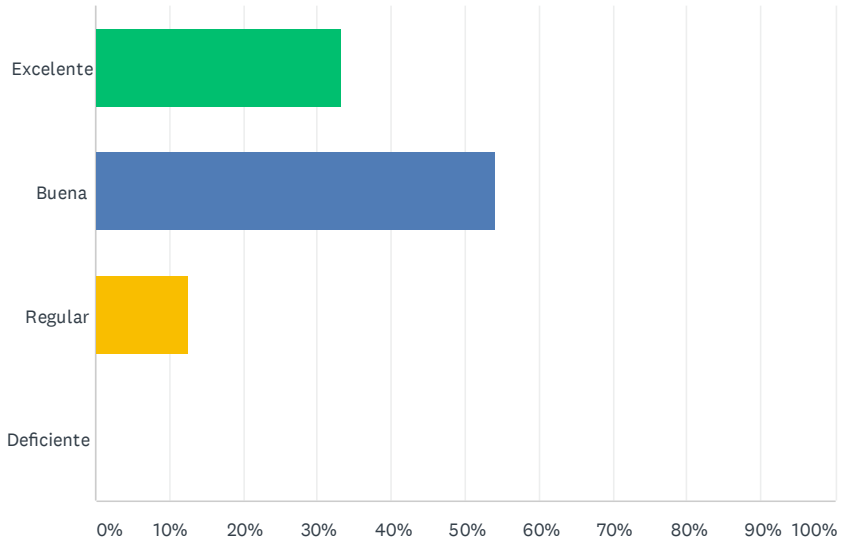
Answered: 24 Skipped: 1,075



ANSWER CHOICES	RESPONSES	
De 1 a 5 visitas	50.00%	12
De 6 a 10 visitas	16.67%	4
De 11 a 19 visitas	12.50%	3
20 o más visitas	20.83%	5
TOTAL		24

Q26 ¿Cómo calificaría la condición física de las instalaciones que visitó?

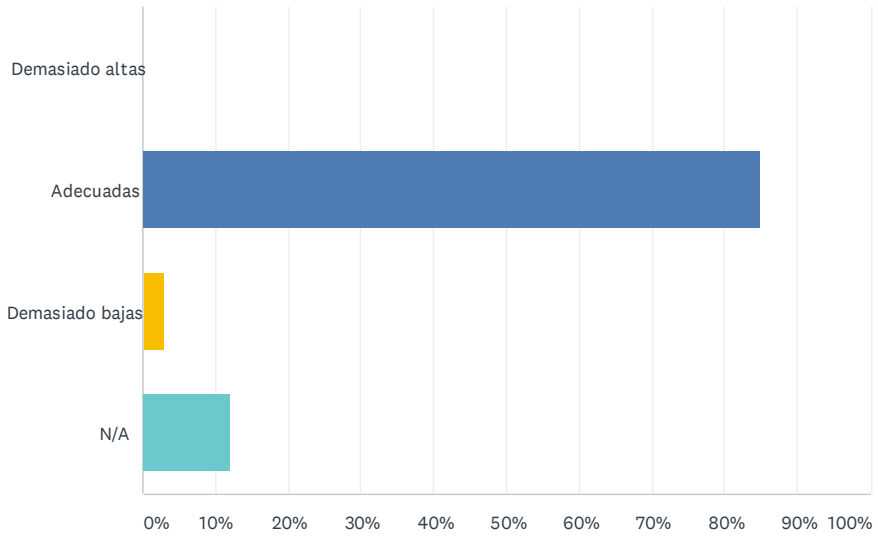
Answered: 24 Skipped: 1,075



ANSWER CHOICES	RESPONSES	
Excelente	33.33%	8
Buena	54.17%	13
Regular	12.50%	3
Deficiente	0.00%	0
TOTAL		24

Q27 Garland cobra tarifas de uso diario de $ 8 para los que miden 48" o más y de $ 6 para los que miden menos de 48" (menores de 2 años, gratis) en Surf and Swim. Indíquenos su opinión sobre estas tarifas.

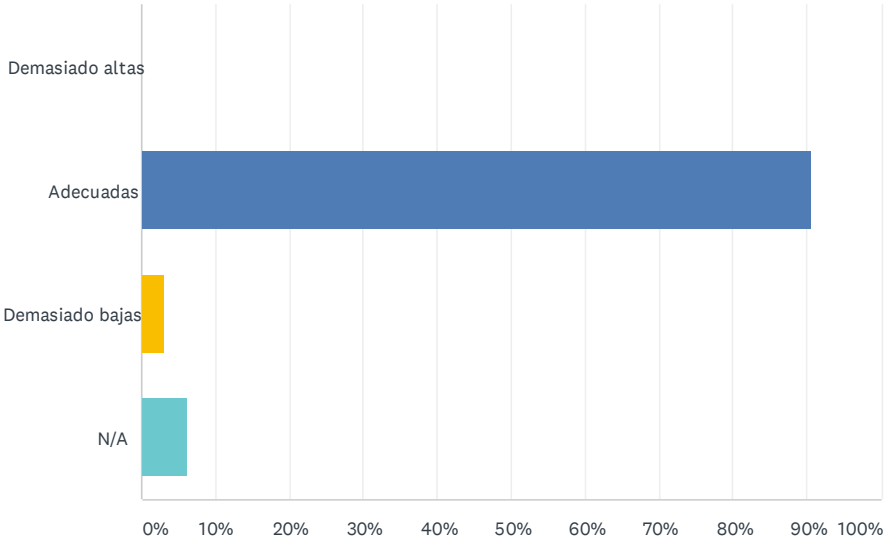
Answered: 33 Skipped: 1,066



ANSWER CHOICES	RESPONSES	
Demasiado altas	0.00%	0
Adecuadas	84.85%	28
Demasiado bajas	3.03%	1
N/A	12.12%	4
TOTAL		33

Q28 Garland cobra tarifas de uso diario de $ 3 para los que miden 48" o más y de $ 2 para los que miden menos de 48" (menores de 2 años, gratis) en Bradfield Pool. Indíquenos su opinión sobre estas tarifas.

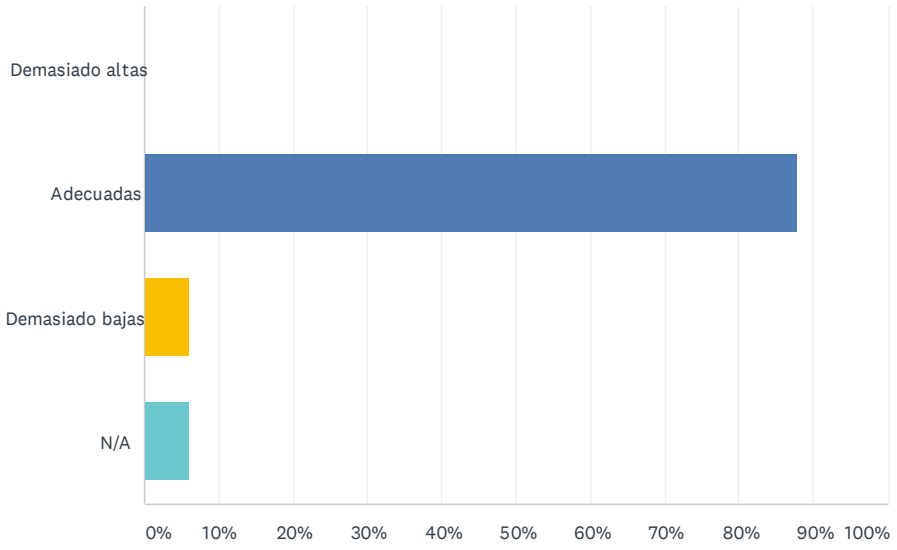
Answered: 32 Skipped: 1,067



ANSWER CHOICES	RESPONSES	
Demasiado altas	0.00%	0
Adecuadas	90.63%	29
Demasiado bajas	3.13%	1
N/A	6.25%	2
TOTAL		32

Q29 Garland cobra tarifas de uso diario de $2 para edades a partir de 5 años (menores de 5 años, gratis) en Holford Pool y Wynne Pool. Indíquenos su opinión sobre estas tarifas.

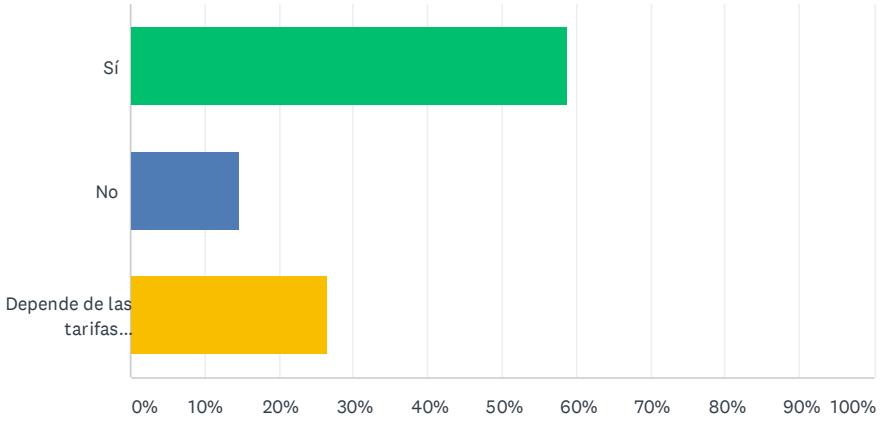
Answered: 33 Skipped: 1,066



ANSWER CHOICES	RESPONSES	
Demasiado altas	0.00%	0
Adecuadas	87.88%	29
Demasiado bajas	6.06%	2
N/A	6.06%	2
TOTAL		33

Q30 Garland no ofrece actualmente pases de temporada para las piscinas. Si las ofreciera, ¿le interesaría comprar un pase de temporada para las instalaciones acuáticas de Garland?

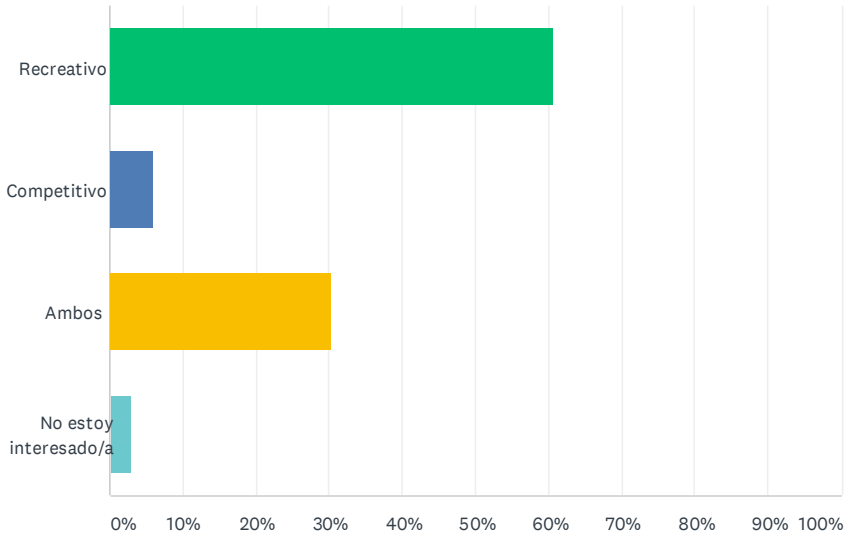
Answered: 34 Skipped: 1,065



ANSWER CHOICES	RESPONSES	
Sí	58.82%	20
No	14.71%	5
Depende de las tarifas establecidas	26.47%	9
TOTAL		34

Q31 ¿Cuál de las siguientes opciones describe mejor su interés en las instalaciones y programas acuáticos?

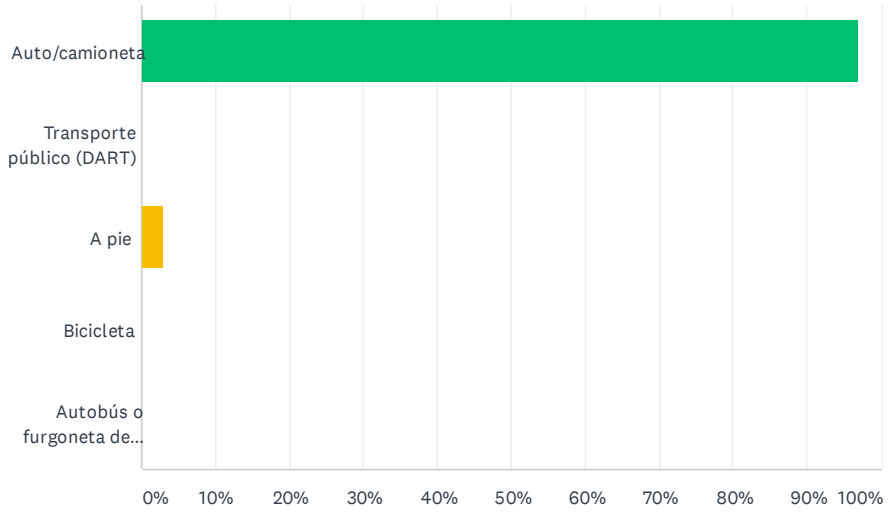
Answered: 33 Skipped: 1,066



ANSWER CHOICES	RESPONSES	
Recreativo	60.61%	20
Competitivo	6.06%	2
Ambos	30.30%	10
No estoy interesado/a	3.03%	1
TOTAL		33

Q32 MARQUE las formas en que viaja a las instalaciones acuáticas de Garland con mayor frecuencia.

Answered: 34 Skipped: 1,065

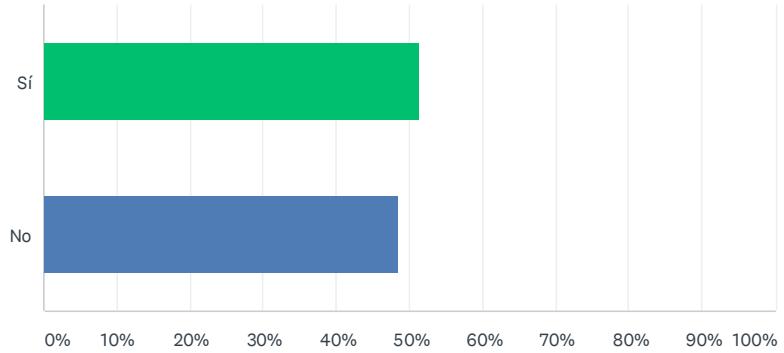


ANSWER CHOICES	RESPONSES	
Auto/camioneta	97.06%	33
Transporte público (DART)	0.00%	0
A pie	2.94%	1
Bicicleta	0.00%	0
Autobús o furgoneta de una organización (iglesia, guardería, etc.)	0.00%	0
TOTAL		34

#	OTRA	DATE
	There are no responses.	

Q33 ¿Usted o los miembros de su familia han visitado un parque acuático Sprayground o Splash Pad (áreas de juegos acuáticos con boquillas para rociar agua y con recirculación de agua) durante los últimos 12 meses?

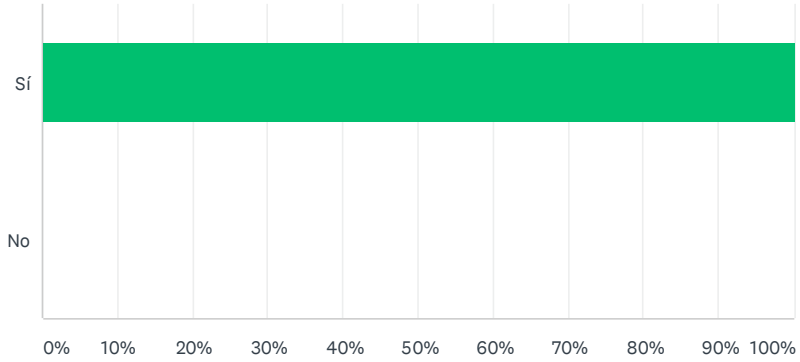
Answered: 35 Skipped: 1,064



ANSWER CHOICES	RESPONSES	
Sí	51.43%	18
No	48.57%	17
TOTAL		35

Q34 ¿Apoyaría el desarrollo de un parque acuático Sprayground o Splash Pad en Garland?

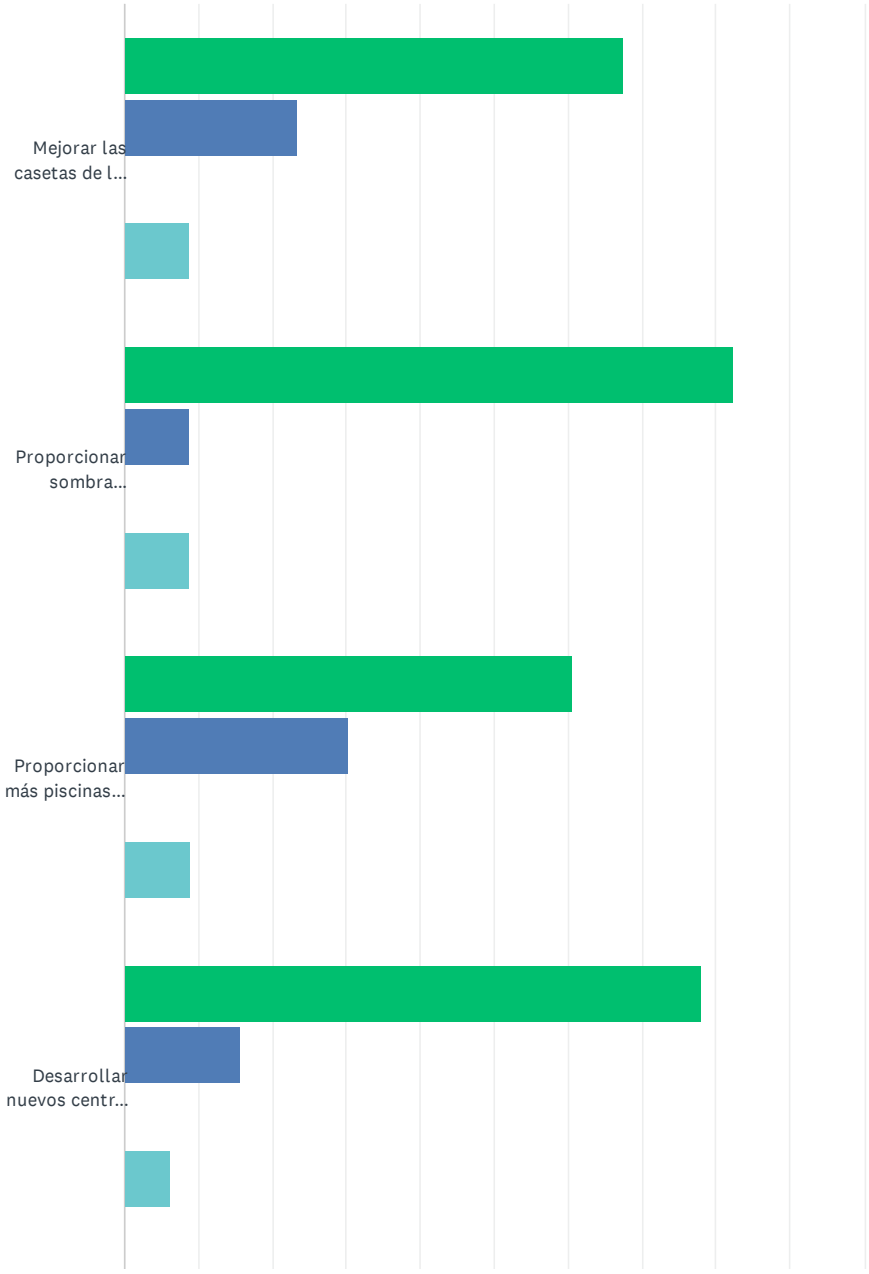
Answered: 35 Skipped: 1,064



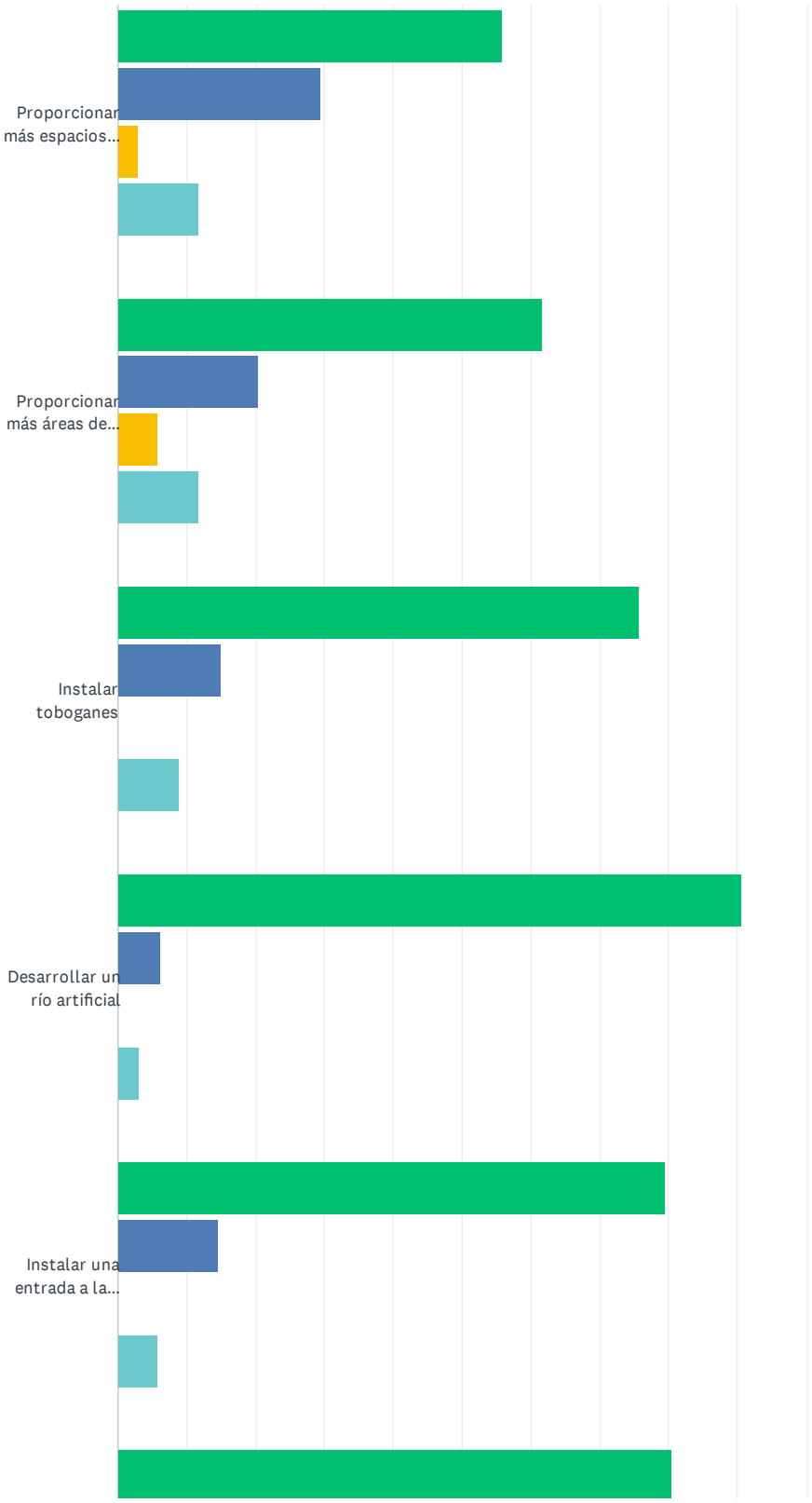
ANSWER CHOICES	RESPONSES	
Sí	100.00%	35
No	0.00%	0
TOTAL		35

Q35 Las siguientes son acciones que Garland puede considerar para mejorar las instalaciones y los servicios acuáticos. Indique si usted daría MUCHO APOYO, POCO APOYO, NINGÚN APOYO o si NO ESTÁ SEGURO respecto a cada acción, encerrando en un círculo el recuadro a continuación de la acción

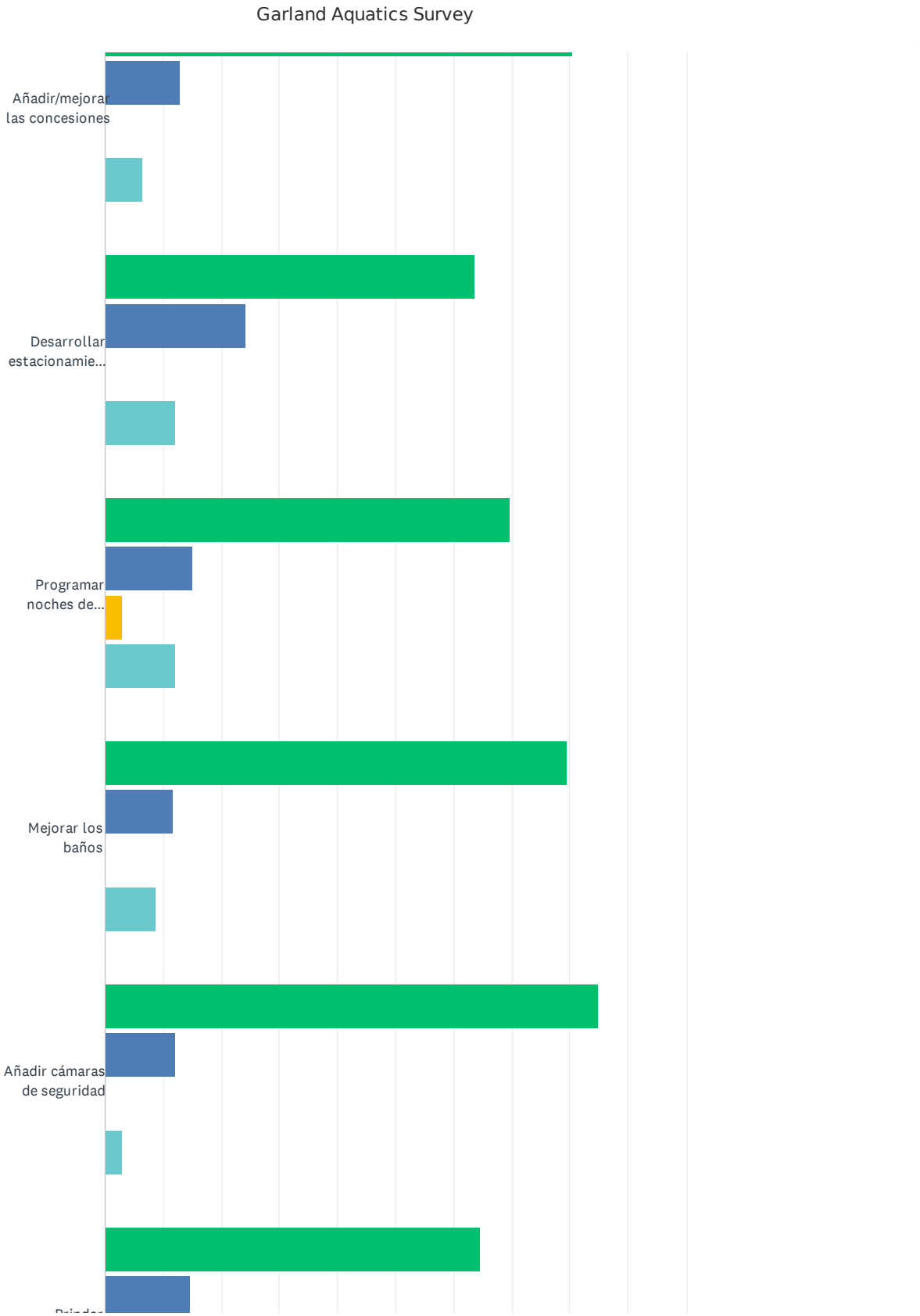
Answered: 34 Skipped: 1,065



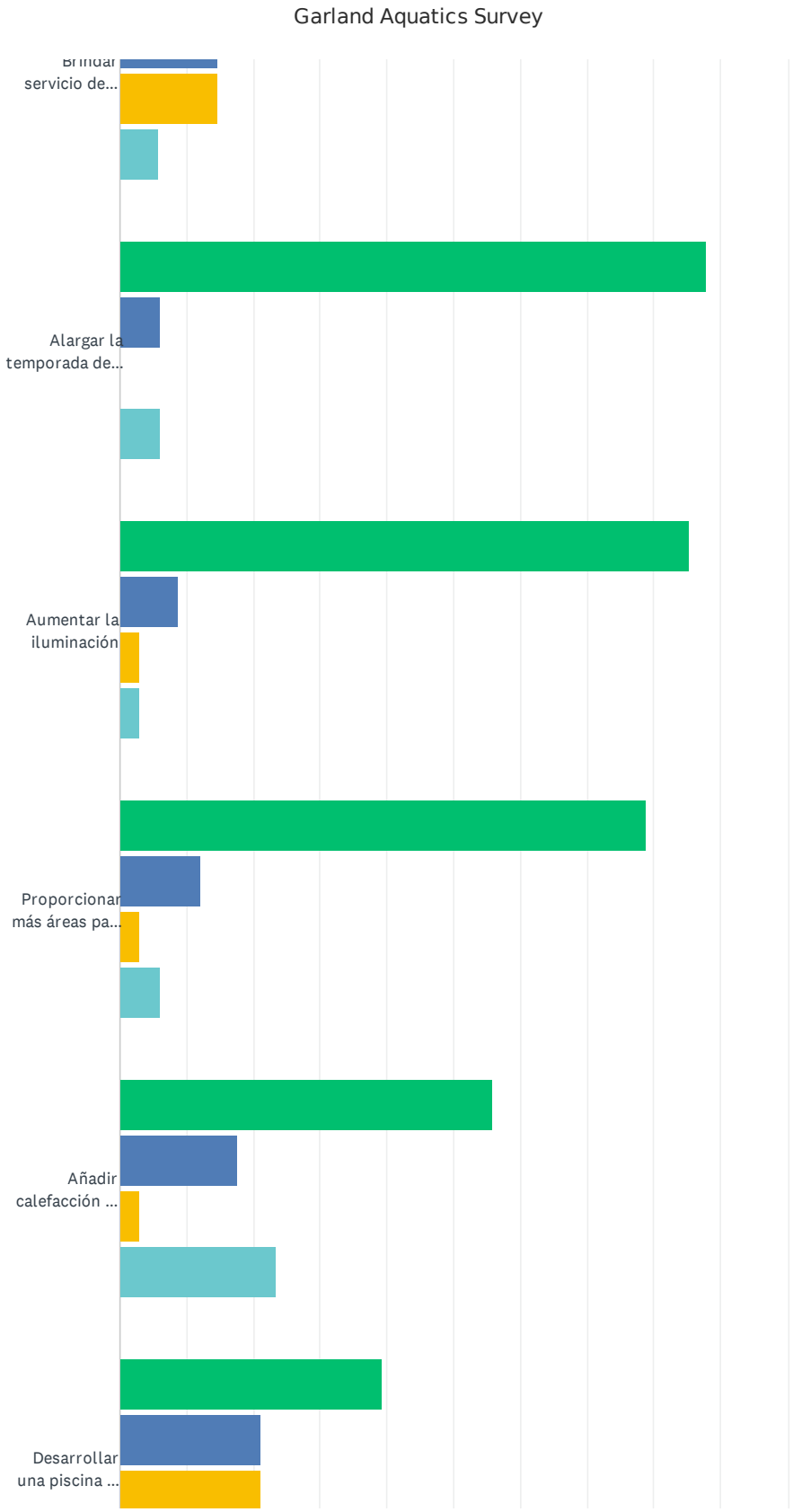
Garland Aquatics Survey



91 / 105

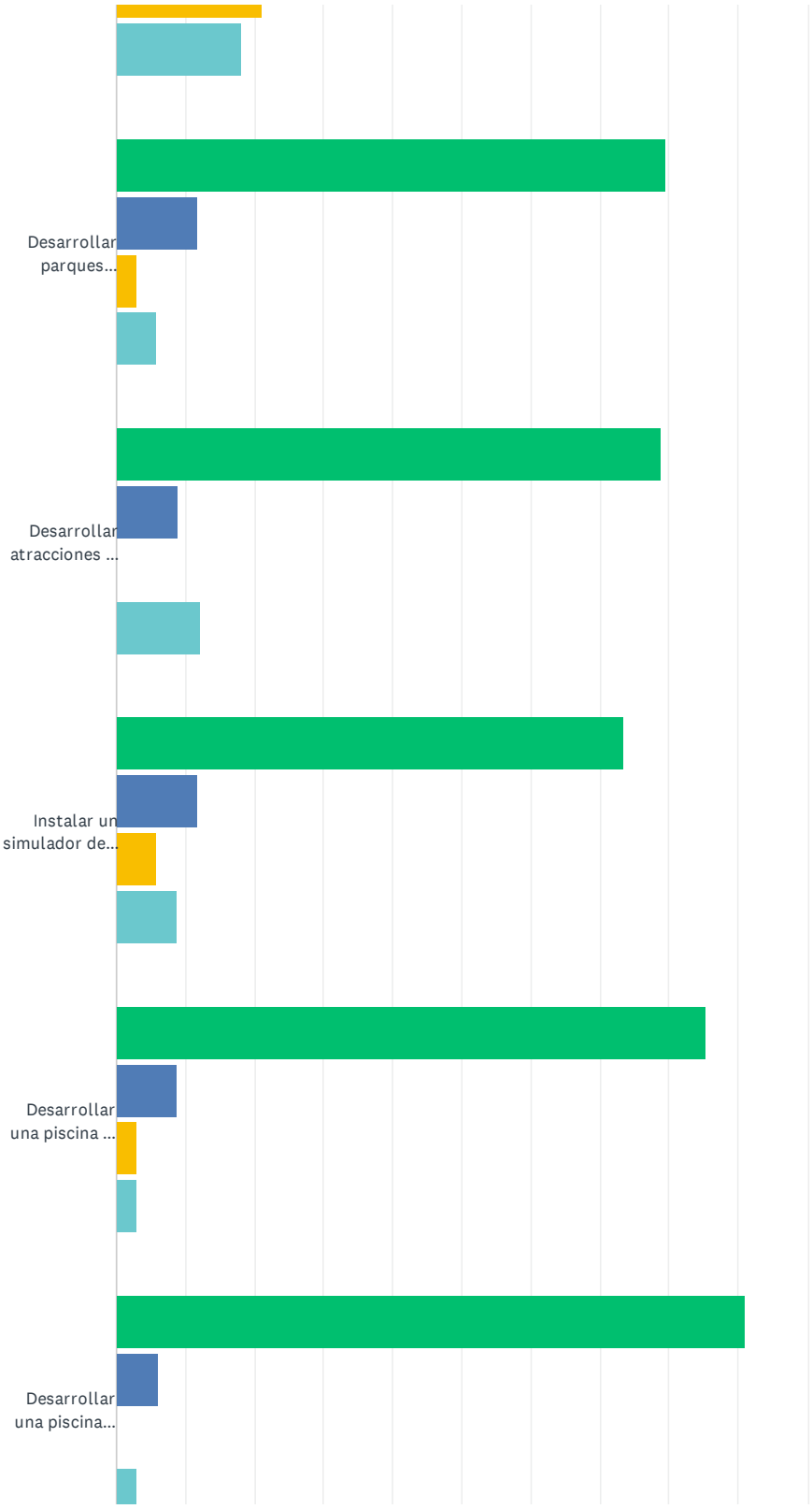

Garland Aquatics Survey
Añadir/mejorar las concesiones
Desarrollar estacionamie...
Programar noches de...
Mejorar los baños
Añadir cámaras de seguridad

92 / 105


Garland Aquatics Survey
Brindar servicio de...
Alargar la temporada de...
Aumentar la iluminación
Proporcionar más áreas pa...
Añadir calefacción ...
Desarrollar una piscina ...

93 / 105

Garland Aquatics Survey



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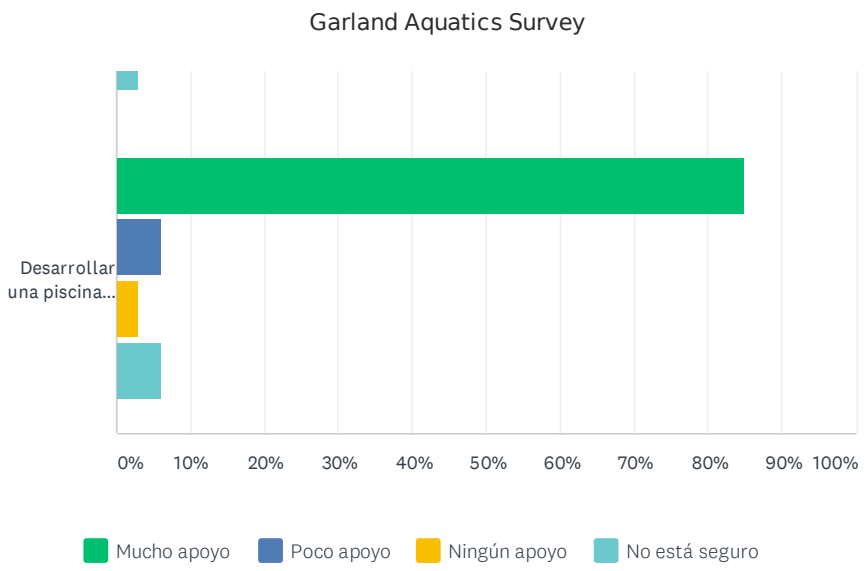

Garland Aquatics Survey
Desarrollar una piscina...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Mucho apoyo
Poco apoyo
Ningún apoyo
No está seguro

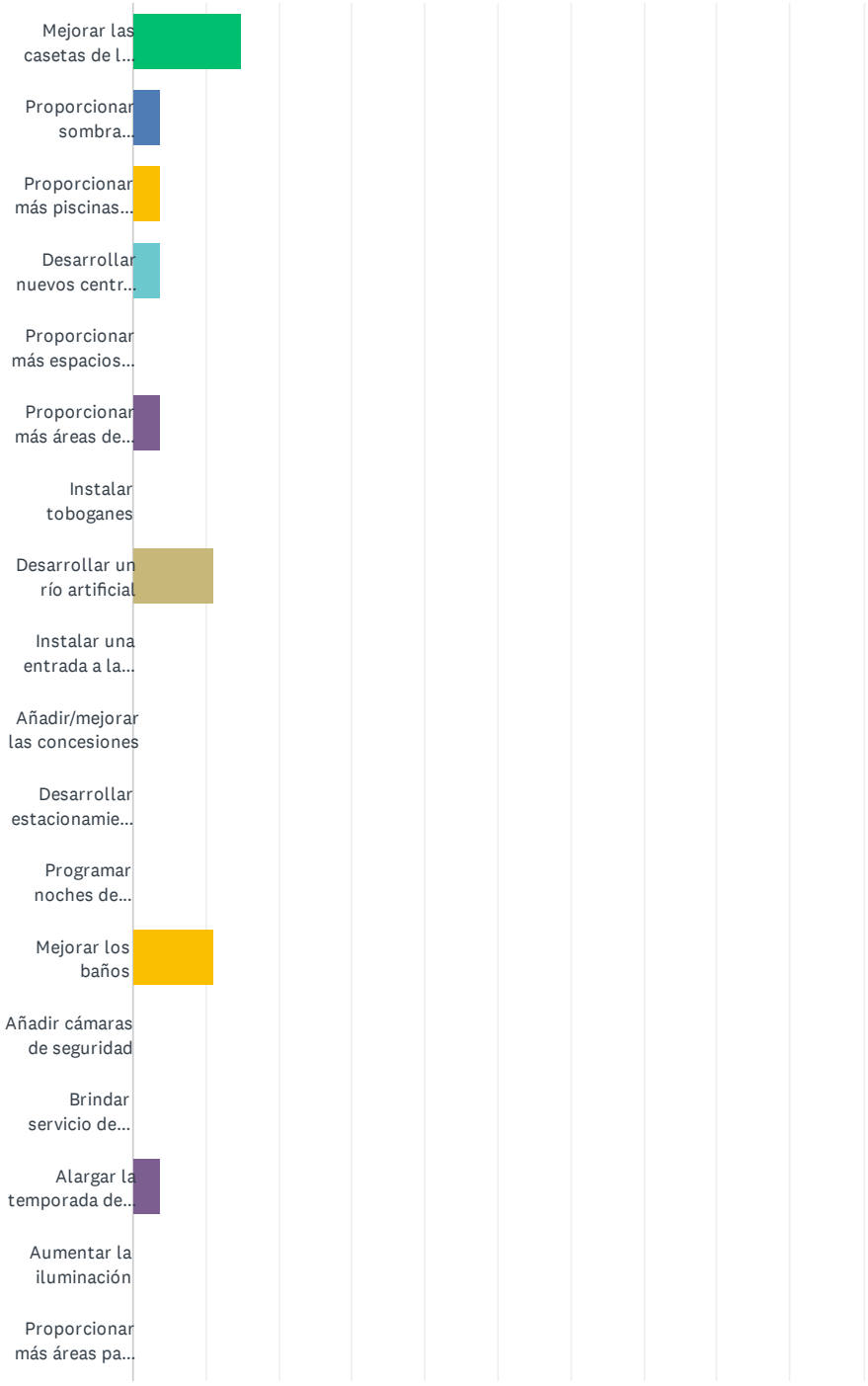
	MUCHO APOYO	POCO APOYO	NINGÚN APOYO	NO ESTÁ SEGURO	TOTAL
Mejorar las casetas de las piscinas/baños públicos	67.65% 23	23.53% 8	0.00% 0	8.82% 3	34
Proporcionar sombra adicional	82.35% 28	8.82% 3	0.00% 0	8.82% 3	34
Proporcionar más piscinas de agua poco profunda	60.61% 20	30.30% 10	0.00% 0	9.09% 3	33
Desarrollar nuevos centros acuáticos para la familia, con modernas comodidades.	78.13% 25	15.63% 5	0.00% 0	6.25% 2	32
Proporcionar más espacios de paisajismo en las piscinas	55.88% 19	29.41% 10	2.94% 1	11.76% 4	34
Proporcionar más áreas de césped	61.76% 21	20.59% 7	5.88% 2	11.76% 4	34
Instalar toboganes	75.76% 25	15.15% 5	0.00% 0	9.09% 3	33
Desarrollar un río artificial	90.63% 29	6.25% 2	0.00% 0	3.13% 1	32
Instalar una entrada a la piscina de profundidad cero (una suave pendiente a la piscina, como en la playa)	79.41% 27	14.71% 5	0.00% 0	5.88% 2	34
Añadir/mejorar las concesiones	80.65% 25	12.90% 4	0.00% 0	6.45% 2	31
Desarrollar estacionamientos adicionales	63.64% 21	24.24% 8	0.00% 0	12.12% 4	33
Programar noches de películas	69.70% 23	15.15% 5	3.03% 1	12.12% 4	33
Mejorar los baños	79.41% 27	11.76% 4	0.00% 0	8.82% 3	34
Añadir cámaras de seguridad	84.85% 28	12.12% 4	0.00% 0	3.03% 1	33
Brindar servicio de Wi-Fi	64.71% 22	14.71% 5	14.71% 5	5.88% 2	34
Alargar la temporada de natación	87.88% 29	6.06% 2	0.00% 0	6.06% 2	33
Aumentar la iluminación	85.29% 29	8.82% 3	2.94% 1	2.94% 1	34
Proporcionar más áreas para sentarse/tumbonas	78.79% 26	12.12% 4	3.03% 1	6.06% 2	33
Añadir calefacción de piscinas	55.88% 19	17.65% 6	2.94% 1	23.53% 8	34
Desarrollar una piscina de agua salada	39.39% 13	21.21% 7	21.21% 7	18.18% 6	33
Desarrollar parques acuáticos Sprayground o Splash Pad en vecindarios sin piscinas	79.41% 27	11.76% 4	2.94% 1	5.88% 2	34
Desarrollar atracciones de mucha emoción	78.79% 26	9.09% 3	0.00% 0	12.12% 4	33
Instalar un simulador de surf	73.53%	11.76%	5.88%	8.82%	

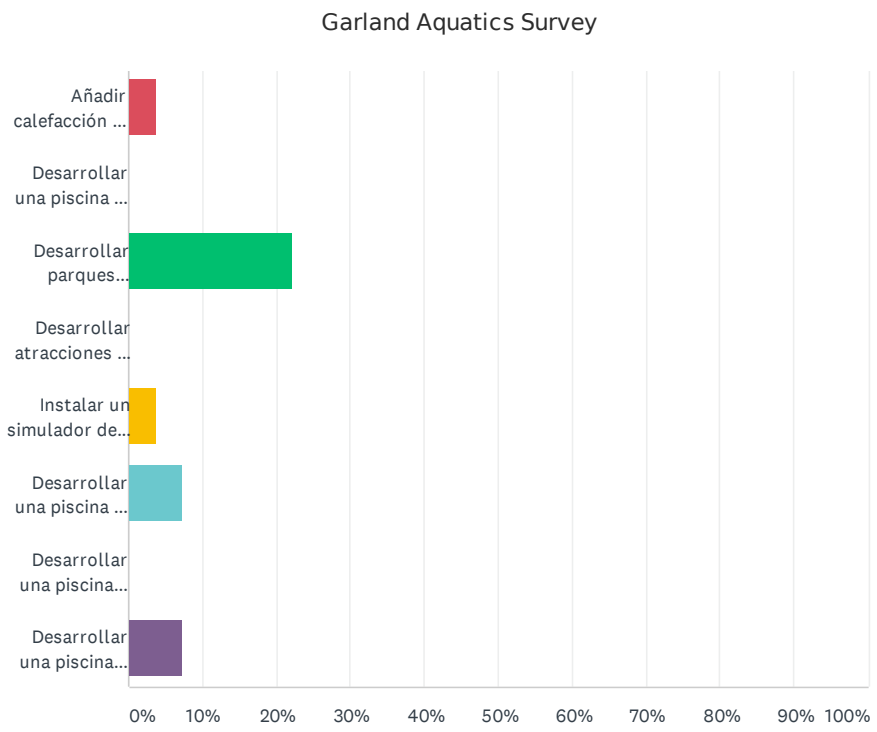
	25	4	2	3	34
Desarrollar una piscina de entrenamiento (interiores)	85.29% 29	8.82% 3	2.94% 1	2.94% 1	34
Desarrollar una piscina recreativa (agua poco profunda, juegos acuáticos) (interiores)	90.91% 30	6.06% 2	0.00% 0	3.03% 1	33
Desarrollar una piscina temperada (aeróbicos acuáticos, gimnasia acuática) (interiores)	84.85% 28	6.06% 2	3.03% 1	6.06% 2	33

#	OTRAS	DATE
1	Garland really needs an indoor pool!	11/15/2019 9:41 AM
2	Hacer duchas, tener piscina interior abierta todo el año	8/12/2019 1:04 PM
3	Necesitamos un natatorium para nuestro equipo de natación Garland Gators	8/12/2019 12:28 AM
4	Allow high-functioning special persons to join the regular swimming classes or add more adaptive swimming classes.	8/9/2019 11:24 AM
5	Contruir una alberca techada	8/7/2019 11:32 AM

Q36 Encierre en un CÍRCULO UNA SOLA mejora de la lista en la pregunta No. 13 que sea la más importante para su familia

Answered: 27 Skipped: 1,072

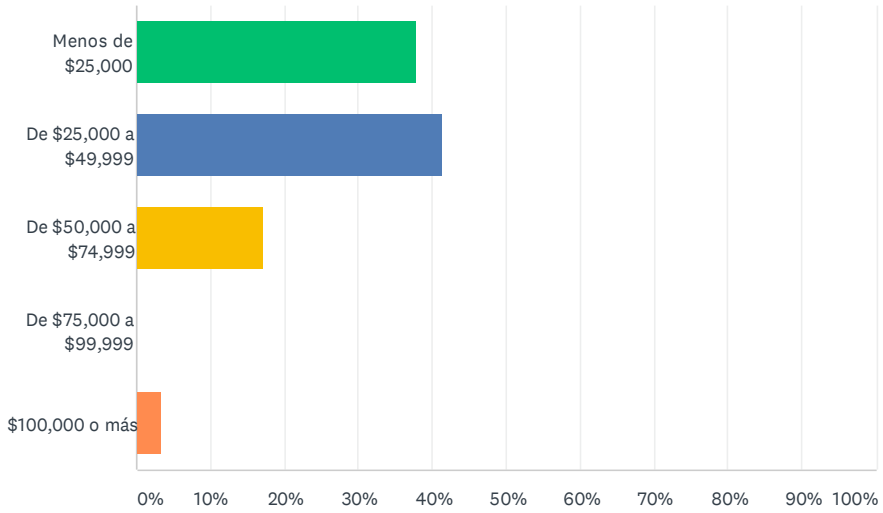



Garland Aquatics Survey
Añadir calefacción ...
Desarrollar una piscina ...
Desarrollar parques...
Desarrollar atracciones ...
Instalar un simulador de...
Desarrollar una piscina ...
Desarrollar una piscina...
Desarrollar una piscina...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

ANSWER CHOICES	RESPONSES	
Mejorar las casetas de las piscinas/baños públicos	14.81%	4
Proporcionar sombra adicional	3.70%	1
Proporcionar más piscinas de agua poco profunda	3.70%	1
Desarrollar nuevos centros acuáticos para la familia, con modernas comodidades.	3.70%	1
Proporcionar más espacios de paisajismo en las piscinas	0.00%	0
Proporcionar más áreas de césped	3.70%	1
Instalar toboganes	0.00%	0
Desarrollar un río artificial	11.11%	3
Instalar una entrada a la piscina de profundidad cero (una suave pendiente a la piscina, como en la playa)	0.00%	0
Añadir/mejorar las concesiones	0.00%	0
Desarrollar estacionamientos adicionales	0.00%	0
Programar noches de películas	0.00%	0
Mejorar los baños	11.11%	3
Añadir cámaras de seguridad	0.00%	0
Brindar servicio de Wi-Fi	0.00%	0
Alargar la temporada de natación	3.70%	1
Aumentar la iluminación	0.00%	0
Proporcionar más áreas para sentarse/tumbonas	0.00%	0
Añadir calefacción de piscinas	3.70%	1
Desarrollar una piscina de agua salada	0.00%	0
Desarrollar parques acuáticos Sprayground o Splash Pad en vecindarios sin piscinas	22.22%	6
Desarrollar atracciones de mucha emoción	0.00%	0
Instalar un simulador de surf	3.70%	1
Desarrollar una piscina de entrenamiento (interiores)	7.41%	2
Desarrollar una piscina recreativa (agua poco profunda, juegos acuáticos) (interiores)	0.00%	0
Desarrollar una piscina temperada (aeróbicos acuáticos, gimnasia acuática) (interiores)	7.41%	2
TOTAL		27

Q37 Seleccione el ingreso anual de su HOGAR (opcional).

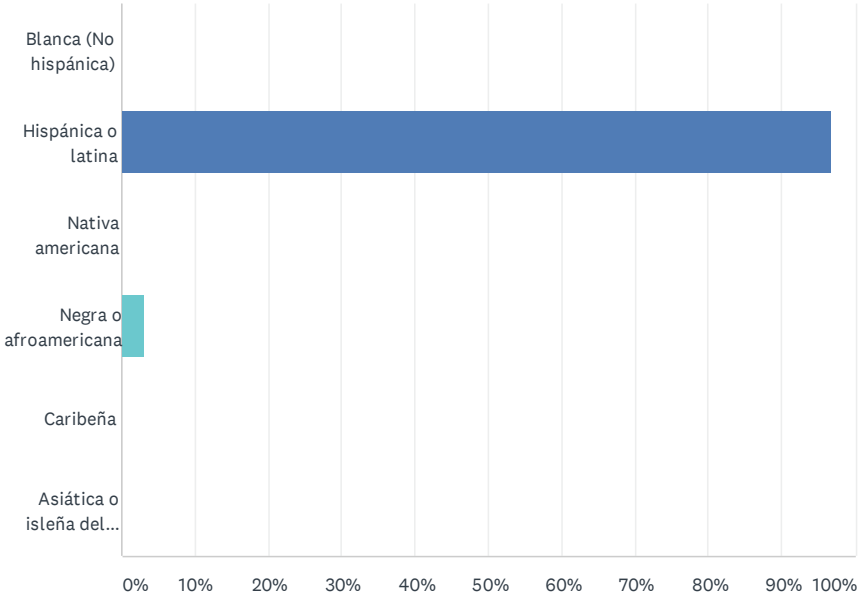
Answered: 29 Skipped: 1,070



ANSWER CHOICES	RESPONSES	
Menos de $25,000	37.93%	11
De $25,000 a $49,999	41.38%	12
De $50,000 a $74,999	17.24%	5
De $75,000 a $99,999	0.00%	0
$100,000 o más	3.45%	1
TOTAL		29

Q39 Seleccione su raza/etnia (opcional).

Answered: 31 Skipped: 1,068



ANSWER CHOICES	RESPONSES	
Blanca (No hispánica)	0.00%	0
Hispánica o latina	96.77%	30
Nativa americana	0.00%	0
Negra o afroamericana	3.23%	1
Caribeña	0.00%	0
Asiática o isleña del Pacífico	0.00%	0
TOTAL		31

#	OTRA	DATE
	There are no responses.	

Q40 ¿Qué recomendaciones le gustaría hacer a la Ciudad de Garland respecto al Plan Maestro?

Answered: 5 Skipped: 1,094

#	RESPONSES	DATE
1	Todo está muy bien	12/15/2019 11:28 AM
2	Would be nice to save money in converting one outdoor pool to an indoor pool.	11/15/2019 9:41 AM
3	Apoyar nuestro equipo de natación. Mi hija se graduó becada de la universidad del Norte de Texas por atletismo en natación y sus principios fueron aquí en la cuidad de garland en los Garland Gators.	8/12/2019 12:28 AM
4	me gustaria que hubiera membresias,a si hay un control mas apropiado de la gente que puede entrar. Tambien que haya mas lugares para picnic.	8/9/2019 8:19 PM
5	Todo se ve muy bien!	8/7/2019 11:32 AM

GARLAND
POLICY REPORT

City Council Regular Session Agenda **10.**

Meeting Date: 10/20/2020

Item Title: Request for Development Assistance from The Draper Garland LLC

Submitted By: David Gwin, Economic Development Director

Strategic Focus Areas: Growing Economic Base

ISSUE

Consider a development incentive request from The Draper Garland LLC for a partial rebate of the applicable Roadway Impact Fee required of a proposed new redevelopment project up to a maximum amount.

OPTIONS

1. Approve the staff recommendation for a partial rebate of the applicable Roadway Impact Fee
2. Not approve a partial rebate of the applicable Roadway Impact Fee

RECOMMENDATION

The City would provide a 35% rebate on the Roadway Impact Fee paid to the City in an amount not to exceed $100,000 upon the Developer's realization of the following performance requirements:

1. Minimally construct 155-units (125,000 square feet) market-rate multi-family residential units;
2. Add a minimum of $22 million in new real estate value to the subject property and city's tax roll; and
3. Maintain and operate the project in situ for at least seven (7) years.

BACKGROUND

The Developer, GroundFloor Development, specializes in and focuses on urban-type multi-family housing and mixed-use developments that serve and accommodate the growing demand for a more metropolitan lifestyle. Founded in 2009, GroundFloor directs its resources toward projects located in the highest population growth areas of Texas.

This proposed $30 million project, The Draper Garland, will redevelop the old Wyatt Cafeteria site and construct 155 market-rate multi-family residential units in several multi-story, urban-style buildings. Further, the project will provide a desirable amenity package to assist in attracting new residents to this part of the City's downtown district.

GroundFloor has completed their financing plan and development review for the project and they have been greatly encouraged for bringing this new market-rate housing to the western side of Downtown Garland.

CONSIDERATION

The currently vacant property has changed ownership multiple times over the last 20+ years. The developer is committed to investing a minimum of $30 million and offers new urban style market-rate residential units that will anchor and encourage further investment in the western-most portion of the City's downtown district.

Attachments

Proposed Economic Development Incentive Agreement

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This **ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT** ("Agreement") is made by and between the **City of Garland**, a Texas home-rule municipality ("City"), and **The Draper Garland LLC,** a Texas limited liability company ("Developer"), acting by and through their respective authorized officers.

RECITALS:

Developer and the City each acknowledge and agree that the following recitals are true and correct and that the same are a material part of this Agreement:

WHEREAS, the City desires to further the public interest and welfare and to induce the investment of private resources in productive business enterprises located in certain areas of the City that will increase tax revenue and promote or develop new business enterprises; and

WHEREAS, the Developer proposes to acquire, develop, construct and operate a Market Rate apartment community containing at least 155 separate residential units area to be located at 217 South Garland Avenue in the City of Garland, Dallas County, Texas (the "Project"); and

WHEREAS, the Developer's construction of 155 residential units in a Market Rate apartment community as part of the Project will result in new economic development in the City, including increases in the number of new business operations and the amount of tax revenue and commercial activity within the City; and

WHEREAS, the Project will have a direct and positive economic benefit to the City; and

WHEREAS, the Developer has advised the City that a contributing factor of inducing the Developer to further improve the Property is an agreement by the City to provide an economic development grant to the Developer as set forth herein; and

WHEREAS, the City is authorized by Article 52-a of the Texas Constitution and Chapter 380 of the Texas Local Government Code to provide an economic development program, which may include certain grants of public funds, to stimulate business and commercial activity in the City; and

WHEREAS, City hereby finds that this Agreement promotes economic development in the City and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code, and further, is in the best interests of the City; and

WHEREAS, the City wishes to provide incentives to the Developer to assist in the economic development of the City; and

WHEREAS, the City has determined, based on information presented to it by the Developer, that making an economic development grant to the Developer in accordance with this Agreement is in accordance with the City's economic development goals and will: (i) further the

objectives of the City; (ii) benefit the City and the City's inhabitants; and (iii) promote local economic development and stimulate business and commercial activity in the City.

NOW, THEREFORE, the Developer and the City make and enter into this Agreement in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by both the Developer and the City, and agree as follows:

Section 1. Term: This Agreement shall, unless extended or terminated by mutual agreement or as otherwise provided in this Agreement of the Parties, terminate upon the full and complete performance of all obligations and conditions precedent by the Parties. This Agreement shall be effective ("Effective Date") as of the date of the last Party to execute this Agreement. However, notwithstanding any other provision contained herein to the contrary, this Agreement shall terminate upon either of the following:

(A) in the event Developer does not meet the Section 4 conditions precedents, whether or not given notice by City, on December 31, 2021; or

(B) reaching the end of the Performance Period (as defined below).

Section 2. Definitions:

"Base Land Value" means the DCAD valuation of the Property prior to the construction of the Project. For the purposes of this Agreement, the Parties agree that the Base Land Value of the Property is TWO HUNDRED NINETY THOUSAND SIX HUNDRED NINETY AND 00/100THS DOLLARS ($290,690.00).

"Certificate of Completion" means a certificate issued by the City upon the determination made by the City Building Official that the real property improvements on the Property have been completed in compliance with applicable local, state, and federal law and regulations, including but not limited to plumbing, electrical, mechanical, energy related components, sidewalks, landscaping, parking lots, drainage, water, sewer, screening walls, fire hydrants and lanes, and approved by applicable City officials.

"DCAD" means the Dallas Central Appraisal District or its successor.

"Impact Fees" means the fees for water facilities and roadway facilities imposed on new development by the City pursuant to Article XI of Chapter 31 of the Garland Code of Ordinances and the Garland Development Code. As provided therein, and for clarity in this Agreement, "Impact Fees" do not include the dedication of property, rights-of-way, easements or other interests in property for public facilities, the value of such dedications, the construction of, contribution toward, or payment of money for public or private improvements, building, permitting, subdivision, platting, zoning change or other fees of any kind other than those identified in the first sentence of this definition.

"Incentive" means collectively, the rebate of thirty-five percent (35%) of the Impact Fees paid by the Developer for the Project to the City up to, and no greater than, the maximum amount of ONE HUNDRED THOUSAND AND 00/100THS DOLLARS ($100,000.00).

"Market Rate" means an apartment community that operates without income-based rental subsidies for the resident tenants of the Project.

"Party" means either the City or the Developer, and "**Parties**" means, collectively, the City and the Developer.

"Performance Period" has the meaning given such term in Section 3(B) of this Agreement.

"Program" means the economic development program for the Project established by the City pursuant to Texas Local Government Code Chapter 380 and this Agreement to promote local economic development and stimulate business and commercial activity within the City.

"Project" has the meaning described in the recitals to this Agreement.

"Property" means certain real property of approximately 3.7 acres which is located in two tracts at 217 South Garland Avenue, City of Garland, Dallas County, and more particularly described in attached Exhibit "A."

"Target Assessed Value" has the meaning given such term in Section 3(A) of this Agreement.

"**Term**" has the meaning given such term in Section 1 of this Agreement.

Section 3. Developer's Obligations:

(A) *Tax Appraisal Performance Obligations.* Developer shall construct the Project, on the Property. The City and Developer acknowledge and agree that, for purposes of this Agreement, in order for Developer to be entitled to receive the Incentive, in addition to the conditions precedent enumerated below, the Project must achieve a minimum new nonexempt taxable assessed value, as determined by DCAD, of not less than TWENTY TWO MILLION AND 00/100THS DOLLARS ($22,000,000.00) comprised of, collectively, (i) the nonexempt value in real estate improvements, plus (ii) the nonexempt value in business personal property improvements owned by Developer of the Property, plus (iii) the increase in the nonexempt value of the Property over the Base Land Value (collectively, the "Target Assessed Value"). The Base Land Value shall not be included in the determination and calculation of the Target Assessed Value. **As part of consideration of this Agreement, Developer hereby waives any future causes of action or claims based on any theory that asserts that the Base Land Value, as agreed upon herein, is inaccurate or was improperly determined.**

(B) *Project Operation.* Upon receipt of a Certificate of Completion for the Project from the City, Developer or its successor in interest shall continuously own and maintain (and shall use commercially reasonable efforts to secure tenant(s) to occupy) the Market Rate apartment

community on the Property for a period of not less than 7 years from the date of issuance of the certificate of occupancy ("Performance Period"), which facilities and operations must have, at minimum, the ad valorem assessed values described in subsection (A).

(C) *Taxable Status.* Upon receipt of a Certificate of Completion for the Project, Developer or its successor in interest shall not, for a period of at least seven years, claim any exemption from ad valorem taxation for the Property or on any business personal property owned by Developer or such successor and located for tax situs purposes on the Property, the intent being that all of the value of the Property and the Project inclusive of real property and business personal property shall be subject to ad valorem taxation during the seven year period following the receipt of the certificate of occupancy.

(D) *"Furthering Garland Recognition and Pride."* Developer acknowledges that the City is engaging in and administering the Program to further the economic interests of the people of Garland and that it is important to the City in that regard that Garland receive recognition for its efforts. In its branding, marketing, and promotions throughout the Term of this Agreement, the Developer shall, where applicable, recognize that its Project is located in Garland, Texas rather than identifying the Project only as being "in the Dallas area" or similar non-Garland specific descriptors.

(E) *Use of Garland Services.* The Developer shall be and remain a customer of the City for solid waste, water, and waste water services throughout the Term of this Agreement; provided, however, the Parties acknowledge and agree that the disposal of medical waste or other regulated waste will be made in accordance with laws or other regulations, which may preclude use of the City's services for the disposal of such waste.

(F) *Local Purchases.* Developer shall make commercially reasonable efforts to include in its construction contract with its general contractor for the Project a provision that, to the extent permitted by applicable law, sales and purchases of goods and services under or in connection with the construction of the Project will be deemed to have occurred at 217 South Garland Avenue, Garland, Texas, so that the tax situs of sales tax revenue from such purchases is in Garland, Texas.

Section 4. City's Obligations:

(A) Subject to the terms and provisions of this Agreement, the City agrees to pay to Developer the Incentive in accordance with the terms and conditions of this Agreement. For clarity and to reiterate, the City will reimburse not more than thirty-five percent (35%) of the Impact Fees actually paid by the Developer and received by the City for the Project in an amount not to exceed ONE HUNDRED THOUSAND AND 00/100THS DOLLARS ($100,000.00).

(B) As a condition precedent to the City owing, and Developer receiving any Incentive, the Project must meet or exceed the tax appraisal performance obligations as described in above Section 3(A), and Developer must submit to the Economic Development Director of the City the following documentation:

(1) A copy of the building permit or permits issued by the City for the building(s) to be constructed as part of the Project together with evidence that the permit(s) were issued on or before December 31, 2021;

(2) A copy of the Certificate of Completion issued by the City for the building(s) to be constructed as part of the Project together with evidence that the Certificate of Completion was issued on or before June 30, 2023;

(3) A copy of the receipt(s) for payment or other evidence suitable to the City showing that the Developer paid the City all assessed Impact Fees and any other associated fees prior to and during the construction of the Project; and

(4) Written documentation sufficiently demonstrating that DCAD has determined that the nonexempt tax values of the Property has achieved at minimum the Target Assessed Value.

(5) The City shall pay the Incentive to Developer within sixty (60) days after receipt of the aforementioned documentation and upon confirmation that Developer has met all conditions precedent.

Section 5. Source of Funds. The Incentive shall be paid only from the Impact Fees actually received in hand by the City from Developer. Notwithstanding any other provision contained herein to the contrary, the City shall not owe Developer any amount or other thing of value in excess of the Impact Fees actually received in hand by the City and paid by the Developer. No other source of funds shall be provided for the payment of the Incentive.

Section 6. Valuation Assessment. Developer agrees that by submitting to the City a request for the payment of the Incentive under this Agreement, the Developer has (i) fully and finally agreed to the DCAD assessed tax values and the City's tax rate and procedures on which the assessed value of the Property is or will be based without protest or challenge; (ii) will not make any claim for a refund, repayment or reduction of those taxes from any source, including the City; and (iii) will not claim or accept any exemption from ad valorem taxes. Developer shall promptly notify the City in writing if Developer receives any form of refund, repayment, or rebate of taxes that have been the basis of the calculation of the appraised value of the Property under this Agreement and shall fully disclose to the City the basis of such refund, repayment or rebate.

Section 7. Rules of Construction. The capitalized terms listed in this Agreement shall have the meanings set forth herein whenever the terms appear in this Agreement, whether in the singular or the plural or in the present or past tense. Other terms used in this Agreement shall have meanings as commonly used in the English language. Words not otherwise defined herein that have well known and generally accepted technical or trade meanings are used herein in accordance with such recognized meanings. In addition, the following rules of interpretation shall apply:

(A) The masculine shall include the feminine and neuter.

(B) References to "Articles," "Sections," or "Exhibits" shall be to articles, sections, or exhibits of this Agreement.

(C) The Exhibits attached hereto are incorporated in and are intended to be part of this Agreement; provided that in the event of a conflict between the terms of any Exhibit and the terms of this Agreement, the terms of this Agreement shall take precedence.

(D) This Agreement was negotiated and prepared by both Parties with the advice and participation of counsel. The Parties have agreed to the wording of this Agreement and none of the provisions hereof shall be construed against one Party on the ground that such Party is the author of this Agreement or any part hereof.

(E) Unless expressly provided otherwise in this Agreement, (a) where the Agreement requires the consent, approval, or similar action by a Party, such consent or approval shall not be unreasonably withheld, conditioned or delayed, and (b) wherever the Agreement gives a Party a right to determine, require, specify or take similar action with respect to a matter, such determination, requirement, specification or similar action shall be reasonable.

(F) Use of the words "include" or "including" or similar words shall be interpreted as "including but not limited to" or "including, without limitation."

(G) The recitals to this Agreement are incorporated herein.

Section 8. <u>Default and Recapture</u>. (A) The City shall notify the Developer, in writing, of a default by the Developer in complying with the terms and provisions of this Agreement, including but not limited to the aggregate non-exempt tax valuation of the Base Land Value and the Target Assessed Value falling below TWENTY TWO MILLION AND 00/100THS DOLLARS ($22,000,000.00) at any point during the Performance Period. In the event that the Developer has failed to cure the default(s) within thirty (30) days of receipt of the notice of default (or has failed to commence and diligently pursue such cure within such thirty (30) day period if cure cannot be completed within such thirty (30) day period), Developer shall promptly reimburse the City a portion of the Incentive payment in an amount equal to the difference between the amount of the ad valorem taxes owed by Developer to City, as determined by DCAD, for the defaulting year and the amount the City would have been owed from Developer in ad valorem taxes for the defaulting year if the assessed non-exempt tax valuation of the Property had met the required minimum ad valorem assessed values described in above Section 3(A); provided, however, in no event shall the Developer be obligated to reimburse the City for any amounts in excess of the Incentive payment received by Developer. The provisions of this Section 8 shall survive the termination or expiration of this Agreement for a period of two (2) years and one (1) day.

(B) In the event Developer fails to manage or operate the Project as a Market Rate apartment community at any point during the Performance Period, Developer shall, within 90 days from the date it first receives any rental subsidy payments, reimburse City a portion of the Incentive payment in a pro rata amount based on the 84 month Performance Period. The following formula shall be used to calculate the reimbursement for failing to manage or operate the Project as a Market Rate apartment community:

($X/84) x Y = reimbursement amount owed to City

X = total amount of Incentive payment
Y = number of months remaining in Performance Period

(C) Failure on the part of either Party to exercise any right contained in this Agreement shall not constitute waiver of any right in the event of any subsequent default, and no waiver shall be effective unless in writing, executed by both the City and the Developer.

Section 9. Dispute Resolution and Step Negotiations. The Parties shall attempt in good faith to resolve all disputes arising out of or relating to this Agreement or any of the transactions contemplated hereby promptly by negotiation, as follows:

(A) Either Party may give the other Party written notice of any such dispute not resolved in the normal course of business. Representatives of each of the Parties shall meet at a mutually acceptable time and place within ten days after delivery of such notice, and thereafter as often as they reasonably deem necessary, to exchange relevant information and to attempt to resolve the dispute. If the matter has not been resolved within thirty days from the referral of the dispute to such representatives, or if no meeting of such representatives has taken place within fifteen days after such referral, either Party may initiate mediation as provided hereinafter. If a Party intends to be accompanied at a meeting by an attorney, the other Party shall be given at least three business days' notice of such intention and may also be accompanied by an attorney. All negotiations pursuant to this clause are confidential and shall be treated as compromise and settlement negotiations for purposes of the Federal Rules of Evidence and state rules of evidence. Each Party will bear its own costs for this dispute resolution phase.

(B) In the event that any dispute arising out of or relating to this Agreement or any of the transactions contemplated hereby is not resolved in accordance with the procedures set forth in Section 10(A), such dispute shall be submitted to non-binding mediation to a person mutually agreed by the Parties. The mediation may take place at a mutually agreed upon location. If the mediation process has not resolved the dispute within thirty days of the submission of the matter to mediation or within such longer period as the Parties may agree to, either Party may exercise all remedies available at law or in equity under this Agreement, including the initiation of court proceedings. Each Party will bear its own costs, and share equally in the costs of mediators, for this dispute resolution phase.

(C) Nothing in this Section shall preclude, or be construed to preclude, the resort by either Party to a court of competent jurisdiction solely for the purposes of securing a temporary or preliminary injunction or other relief to preserve the status quo or avoid irreparable harm. The Parties shall continue to perform each of their respective obligations under this Agreement during the pendency of any dispute; provided that this obligation shall not apply after the termination of this Agreement (except with respect to payments of amounts due and owing under this Agreement).

Section 10. Jurisdiction and Venue. City and Developer, to the fullest extent permitted by applicable law, irrevocably (i) submit to the exclusive jurisdiction of the district courts located in Dallas County, Texas and any appellate court thereof; (ii) waive any objection which either may have to the laying of venue of any proceedings brought in any such court and (iii) waive any claim that such proceedings have been brought in an inconvenient forum. Nothing in this provision shall prohibit a Party from bringing an action to enforce a money judgment in any other jurisdiction where the courts of such jurisdiction have jurisdiction over the other Party.

Section 11. Audits. Each Party has the right, at its sole expense, during normal working hours and upon thirty days' written notice, to examine copies of the relevant portions of the records of the other Party to the extent reasonably necessary to verify the accuracy of any invoice, charge or calculation made pursuant to this Agreement within the twelve (12) month period immediately preceding such notice. Neither Party shall have the right to conduct such an audit more than once during any given twelve (12) month period. If any such examination reveals any inaccuracy in any invoice or calculation, the necessary adjustments in such invoice or calculation, and the payment of any adjustment thereto, shall be paid, with interest at the interest rate provided by the Texas Prompt Payment Act calculated from the date the overpayment or underpayment was made until paid, by the responsible Party within thirty days after it receives an invoice from the other Party setting forth in reasonable detail the calculation of such adjustments.

Section 12. Accommodation of Financing Parties. To facilitate Developer's obtaining of financing to construct and operate the Project, City shall make governmentally reasonable efforts to provide such consents to assignments, certifications, representations, information, estoppels or other documents as may be reasonably requested by Developer or the Developer's financing parties in connection with the financing of the Project; provided that in responding to any such request, the City shall have no obligation to provide any consent, certification, representation, information, estoppel or other document, or enter into any agreement, that materially adversely affects, or could reasonably be expected to have or result in a material adverse effect on, any of City's rights, benefits, risks or obligations under this Agreement. Developer shall reimburse, or shall cause the financing parties to reimburse, the City for the incremental, direct, and documented out-of-pocket third party expenses (including, without limitation, the reasonable fees and expenses of outside counsel) incurred by the City in the preparation, negotiation, execution or delivery of any documents requested by Developer or the financing parties.

Section 13. Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the Party or Parties sought to be charged or bound by the alteration or amendment.

Section 14. Binding Effect; Successors and Assigns. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto. This Agreement, or the right to receive grant payments, pursuant to this Agreement, may not be assigned, in whole or in part, without the express written consent of the City. The City shall not unreasonably withhold

consent in the event Developer assigns this Agreement to a third party upon Developer's bona-fide sale of the Project to the assignee, provided that the assignee is not a tax-exempt organization and is able to sufficiently demonstrate in writing to the City that is has sufficient assets and resources to perform all applicable terms and conditions of this Agreement. For purposes of this Agreement, performance by a successor or an affiliate of Developer, or performance by a party with whom Developer or its affiliates contract shall be deemed to be performance by Developer.

Section 15. Amendments. No modifications or amendments to this Agreement shall be valid unless in writing and signed by a duly authorized signatory of each Party.

Section 16. Severability. In the event any provision of this Agreement shall be determined by any court of competent jurisdiction to be invalid or unenforceable, the Agreement shall, to the extent reasonably possible, remain in force as to the balance of its provisions as if such invalid provision were not a part hereof.

Section 17. Notices. All notices required to be given under this Agreement shall be in writing and shall be given by either Party or its counsel in person, via an express mail service or via courier or via receipted facsimile transmission (but only if duplicate notice is also given via express mail service or via courier or via certified mail) or certified mail, return receipt requested, to the respective parties at the below addresses (or at such other address as a party may hereafter designate for itself by notice to the other party as required hereby). All notices given pursuant to this paragraph shall be deemed effective, as applicable, on the date such notice may be given in person or next business day following the date on which such communication is transferred via facsimile transmission, or as applicable, when deposited with the express mail service, courier, or in the United States mails. Any party may change its address for notices under this Agreement by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address.

If to City:

City of Garland
200 N. Fifth Street
P.O. Box 469002
Garland Texas 75046-9002
Attn: City Manager
Phone: (972) 205-2000
Fax: (972) 205-2504

With a required copy to:

City Attorney
200 N. Fifth Street

If to Developer:

The Draper Garland, LLC
6125 Luther Lane #574
Dallas, Texas 75225
Attn: Brandon Bolin, CEO

Phone: (214) 991-8331

With a required copy to:

The Shelter Companies, LLC
1722 Routh Street, Suite 800

P.O. Box 469002
Garland, Texas 75046-9002
Phone: (972) 205-2380
Fax: (972) 205-2389

Dallas, Texas 75201
Attn: Mark Drumm, VP
Phone: (214) 572-2300

Economic Development Director
P.O. Box 469002
Garland, Texas 75046-9002
Phone: (972) 205-3800
Fax: (972) 205-3801

Section 18. Employment of Undocumented Workers. During the Term of this Agreement the Developer agrees not to knowingly employ any undocumented workers and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Developer shall repay the amount of the Incentive actually paid to and received by Developer from by the City as of the date of such violation within 120 business days after the date the Developer is notified by the City of such violation, plus interest at the rate of 6% compounded annually from the date of violation until paid. The Developer is not liable for a violation of this Section in relation to any workers employed by a subsidiary, affiliate, or franchisee of the Developer or by a person with whom the Developer contracts.

Section 19. Non-Collusion. Developer represents and warrants that neither Developer nor any representative of Developer has given, made, promised or paid, nor offered to give, make, promise or pay any gift, bonus, commission, money or other consideration to any employee, agent, representative or official of the City as an inducement to or in order to obtain the benefits to be provided by the City under this Agreement.

Section 20. Time of the Essence. Time is of the essence in the performance of this Agreement. If any deadline contained herein ends on a Saturday, Sunday or a legal holiday generally recognized by banks in the State of Texas, such deadline shall automatically be extended to the next day that is not a Saturday, Sunday or legal holiday.

Section 21. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall have the force and effect of any original, as of the Effective Date.

Section 22. No Recording. The Parties agree that neither this Agreement nor any memorandum of this Agreement will be recorded in the real property records of Dallas County, Texas.

Section 23. Force Majeure. All obligations of Developer and City shall be subject to events of "force majeure" which shall mean any contingency or cause beyond the reasonable control of a party, as applicable, including, without limitations, acts of God or the public enemy, war, riot, civil commotion, insurrection, adverse weather, government or de facto governmental action or inaction

(unless caused by negligence or omissions of such party), fires, explosions, floods, strikes, slowdowns or work stoppages, shortage of materials and labor. Notwithstanding any other provision to the contrary, calculations for Performance Rebate Payments owed by the City, including any tax valuations determined by DCAD, are not subject to, and expressly excluded from, events of "force majeure." Performance Rebate Payment amounts owed by the City shall be strictly calculated in accordance with the terms and conditions of this Agreement, without regard to any event, contingency, or cause beyond the reasonable control of either Party.

[Signature Page to Follow]

EXECUTED and effective as of the 8th day of September, 2020.

DEVELOPER
The Draper Garland, LLC
a Texas limited liability company

By: _____
Brandon Bolin
Chief Executive Officer

Date Executed: September 8, 2020

CITY
City of Garland, a Texas home-rule municipality

By: _____
Bryan Bradford
City Manager

Date Executed: _____

Approved as to Content:

By: _____
David Gwin, AICP, CEcD
Director of Economic Development

Exhibit A
Property Legal Description

BEGINNING at an "X" cut found at the southwest end of a corner clip (per License Agreement recorded in Volume 88117, Page 3446, Deed Records, Dallas County, Texas) of the north right-of-way line of Avenue B (described in deed to be a variable width public right-of-way) and the west right-of-way line of South Garland Avenue (a 100 feet wide public right-of-way as shown on Instrument Number 201500195003, O.P.R.D.C.T.), from said beginning point a found "X" cut bears N 85° E, a distance of 1.0 foot;

THENCE S 87° 18' 01" W, with said north right-of-way line of Avenue B, a distance of 36.88 feet from which a found "X" cut bears S 37° W, a distance of 0.3 of a foot;

THENCE N 89° 56' 55" W, continuing with said right-of-way line, a distance of 411.01 feet to a 1/2 inch rebar found at the intersection of the said right-of-way line and the east right-of-way line of Rodando Drive (50 feet wide public right-of-way per said Rio Linda Subdivision Plat);

THENCE N 00° 41' 26" W, with said east right-of-way line of Rodando Drive, a distance of 272.10 feet to a 1/2 inch rebar found at the southwest corner of the said Abandonment of Street R.O.W., by the City of Garland;

THENCE N 03° 15' 31" W, with the west line of said abandonment, a distance of 50.02 feet to a 1/2 inch capped rebar stamped "PIBURN PARTNERS" found at the northwest corner of said Abandonment of Street R.O.W., by the City of Garland;

THENCE N 00° 49' 58" W, a distance of 116.64 feet to a 1/2 inch rebar found on the south right-of-way line of Wilson Street (a variable width public right-of-way, as shown on Instrument Number 20070349807, O.P.R.D.C.T.)

THENCE with said south right-of-way line of Wilson Street, the following calls:

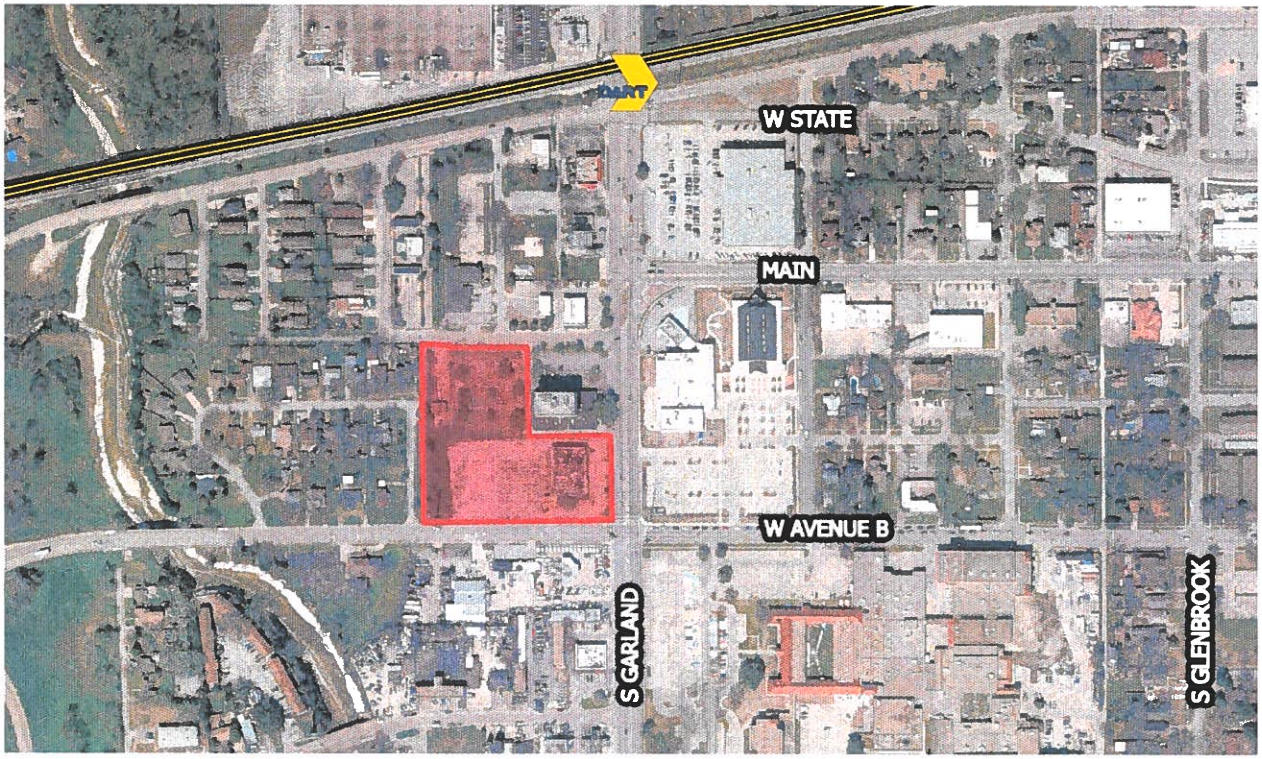
1. S 86° 35' 46" E, a distance of 67.19 feet to a found "X" cut;
2. S 00° 51' 50" E, a distance of 5.31 feet to a found "X" cut;
3. N 89° 11' 16" E, a distance of 200.16 feet to a set Mag nail with a metal washer stamped "JPH Land Surveying";

THENCE through the interior of the "Tract 1" described in the aforementioned Special Warranty Deed to The Draper Garland, LLC, recorded under Instrument Numbers 201900112961, O.P.R.D.C.T., the following calls:

1. S 00° 41' 26" E, a distance of 223.67 feet to a set Mag nail with a metal washer stamped "JPH Land Surveying";
2. N 89° 18' 26" E, a distance of 202.52 feet to the west right-of-way line of South Garland Avenue, from which a found 1/2 inch rebar bears S 43° W, a distance of 0.8 of a foot;

THENCE S 00° 51' 50" E, along the said west right-of-way line of South Garland Avenue, a distance of 188.69 feet to a 1/2 inch capped rebar stamped "PIBURN PARTNERS" found at the northeast end of the aforementioned corner clip;

THENCE S 43° 13' 06" W, along the said corner clip, a distance of 28.72 feet returning to the POINT OF BEGINNING and enclosing 3.606 acres (±157,093 square feet).



GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **11. a.**

Meeting Date: 10/20/2020

Item Title: Z 20-21 Development Engineering Consultants, LLC - Zoning (District 3)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

The applicant requests postponement of this case to the November 10, 2020 Regular City Council meeting.

Recommendation/Action Requested and Justification

The City Council may consider postponement of this case to the November 10, 2020 Regular City Council meeting.

GARLAND

CITY COUNCIL ITEM SUMMARY SHEET

City Council Regular Session Agenda **11. b.**

Meeting Date: 10/20/2020

Item Title: Z 20-21 Development Engineering Consultants, LLC - Detail Plan (District 3)

Submitted By: Will Guerin, Planning Director

Summary of Request/Problem

The applicant requests postponement of this case to the November 10, 2020 Regular City Council meeting.

Recommendation/Action Requested and Justification

The City Council may consider postponement of this case to the November 10, 2020 Regular City Council meeting.

GARLAND
PLANNING REPORT

City Council Regular Session Agenda **11. c.**

Meeting Date: 10/20/2020

Item Title: Z 20-26 Bill Swisher (District 3)

Submitted By: Kimberly Hopkins, Development Planner

REQUEST

Approval of an Amendment to Planned Development (PD) District 19-37 to convert an existing non-conforming pylon sign into a pylon sign with a programmable (electronic) sign face.

LOCATION

484 West Interstate Highway 30

OWNER

American Pawn & Jewelry, Inc.

PLAN COMMISSION RECOMMENDATION

On September 28, 2020 the Plan Commission, by a vote of nine (9) to zero (0), recommended approval of an Amendment to Planned Development (PD) District 19-37 to convert an existing non-conforming pylon sign into a pylon sign with a programmable (electronic) digital sign face. Plan Commission further recommended that the sign poles be painted to match the color of the existing building.

STAFF RECOMMENDATION

Approval of an Amendment to Planned Development (PD) District 19-37 to convert an existing non-conforming pylon sign into a pylon sign with a programmable (electronic) digital sign face. However, staff recommends that the support poles match the masonry materials on the existing building on site.

BACKGROUND

The applicant proposes to amend Planned Development (PD) District 19-37 to allow the conversion of an existing non-conforming pylon sign along West Interstate Highway 30 into a pylon sign with an electronic programmable sign face. On the subject property is an existing building for a pawn shop use, which received zoning approval in January 2020 to add indoor automobile and motorcycle/ATV sales.

SITE DATA

The site contains approximately 2.83 acres with approximately 144 lineal feet of frontage along the eastbound service road of West Interstate Highway 30, which is used as the main access point to and from the property.

USE OF PROPERTY UNDER CURRENT ZONING

The subject site is currently zoned Community Retail (CR) District, which is intended to accommodate a variety of retail, service, and business establishments. The district may be used as a transition district between lower intensity retail or office uses and more intense uses. A CR District is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a CR District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a CR District must be focused onto the major thoroughfare network.

CONSIDERATIONS

1. The applicant proposes a 200 square-foot electronic programmable sign from an existing 264 square-foot non-conforming pylon sign. The existing sign is forty-eight (48) feet in height, and the applicant proposes to keep the height at forty-eight (48) feet. The GDC requires a maximum surface area of 150 square feet for pylon signs, and a maximum height of twenty-two (22) feet. Additionally, all supports for a pylon sign must be constructed of masonry products (or be constructed in such a manner as to have the appearance of masonry (however, stucco construction is not allowed)).

2. The Garland Development Code (GDC) allows for nonconforming signs to convert to an electronic programmable sign face only when the sign is brought into full GDC compliance. The applicant requests to convert the existing sign to electronic/programmable, reducing the size from 264 square feet to 200 square feet, while otherwise requesting the sign to remain as-is.

3. <u>Programmable Signs (Electronic)</u>. A programmable sign is a sign capable of displaying changing content through still, animated, scrolling or moving messages or images by remote or automatic means without the need to physically touch the sign face. The term includes signs that project images, display messages or images by means of electronic or ‘digital' illumination such as cathode ray tubes, light emitting diodes (LED), plasma screens, liquid crystal displays, fiber optics, lasers, projectors and similar technology.

4. The site plan (Exhibit C) shows the location of the proposed sign in relation to the existing American Pawn & Jewelry, Inc. and West Interstate Highway 30. The sign is placed twenty (20) feet from the right-of-way line as per the GDC.

5. The surrounding area has a variety of sign heights. The existing sign is lower in height than the freestanding signs on both sides of the subject property. The highway is elevated adjacent to this location, and there are existing trees along the eastbound highway which obstruct views to the subject site. The forty-eight (48) foot sign height and 200 square-foot sign size will remain visible from the highway and at an appropriate scale along Interstate Highway 30.

6. The sign must conform to the Garland Development Code restrictions for programmable (electronic) signs, which prohibits:

- Displaying animated, full-motion or other moving images, or display a flashing or blinking image, an image that incorporates intermittent or bursts of illumination, or an image that scrolls, fades, rolls, shades, dissolves, or otherwise gives the appearance of movement that is not solely a transition between displays as provided by Subsection 4.78(O)(7)(c) below;

- Projecting an image onto a structure, building, the ground, or another object;

- Displaying an image for a period of less than eight seconds, or exceeding a period of two seconds during a transition between a complete change of message (other than black screen);

- Transitioning from one display to the next in a manner that requires the viewer to read subsequent displays in order to determine the message being conveyed; or

- Including any audio message.

7. The sign must also conform to the illumination restrictions of Section 4.69 of the Garland Development Code:

   (1) Any type of sign that is illuminated to an intensity, or in a manner, which causes a glare of brightness to a degree that constitutes a hazard to traffic or a nuisance to adjacent properties is prohibited.

   (2) Except as otherwise expressly provided for in this article, a sign, including a programmable sign, may not emanate a luminance more than 0.3 footcandles above the natural ambient light level of the location at the time of measurement, as measured from a point 250 feet from the sign face.

   (3) Except as otherwise expressly provided for in this article, moving, flashing, animated, intermittently lighted, changing color, beacons (except for aircraft directional and warning beacons required by the FAA), revolving, swinging, fluttering, or similarly constructed signs are prohibited.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. Community Centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Furthermore, the I-30 Corridor Catalyst Area Plan, adopted in 2017, recognizes this site for Community Centers.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

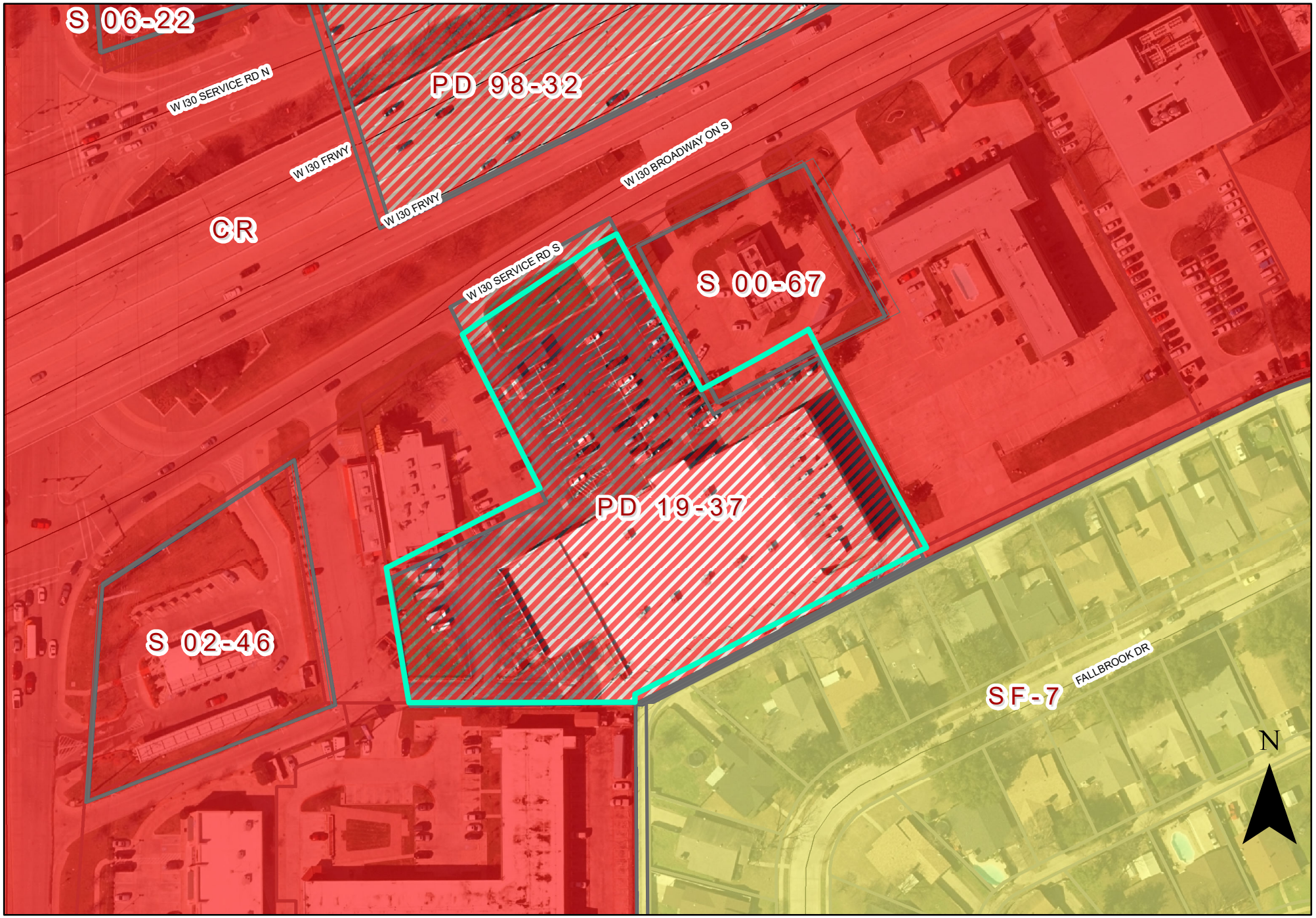
The property to the north, east, west, and southwest are zoned Community Retail (CR) District and PD 98-32 for Community Retail (CR) District Uses; these properties include restaurants, a hotel/motel, and various retail uses. The properties to the south are zoned Single-Family-7 (SF-7) District and are improved with detached single-family dwellings. The proposed sign would continue to be oriented towards I-30. As mentioned in Consideration 5, the highway is elevated and there are existing trees along the eastbound highway somewhat obstructing views; therefore, the height and scale of the sign are appropriate for the subject site. However, it is recommended that the support poles match the masonry materials on the existing building on site.

Attachments

Z 20-26 Bill Swisher Attachments and Exhibits

Z 20-26 Bill Swisher Responses

Z 20-26 Bill Swisher Staff Presentation



0 85 170 Feet
1 inch = 118 feet

Zoning Map Z 20-26

INDICATES AREA OF REQUEST

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 20-26

484 West Interstate Highway 30

I. **Statement of Purpose:** The purpose of this Planned Development (PD) District is to allow the conversion of an existing non-conforming pylon into a pylon sign with a programmable (electronic) sign face.

II. **Statement of Effect:** This Planned Development shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, and Planned Development (PD) District 19-37, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All regulations of the Planned Development (PD) District 19-37 and Community Retail (CR)District as set forth in Chapter 2 of the Garland Development Code included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plans:**

Site Plan: Development shall conform to the Site Plan and Elevation set forth in Exhibit C and D; however, in the event of conflict between the Site Plan and the written conditions contained in this ordinance, the written conditions shall control.

V. **Specific Conditions:**

A. Programmable (Electronic) Pylon Sign: The programmable (electronic) pylon sign shall be in conformance with Exhibit C and Exhibit D.

B. Signage shall comply with the illumination restrictions of Section 4.69 of the Garland Development Code.

i. Any type of sign that is illuminated to an intensity, or in a manner, which causes a glare of brightness to a degree that constitutes a hazard to traffic or a nuisance to adjacent properties is prohibited.

ii. Except as otherwise expressly provided for in

this article, a sign, including a programmable sign, may not emanate a luminance more than 0.3 footcandles above the natural ambient light level of the location at the time of measurement, as measured from a point 250 feet from the sign face.

iii. Except as otherwise expressly provided for in this article, moving, flashing, animated, intermittently lighted, changing color, beacons (except for aircraft directional and warning beacons required by the FAA), revolving, swinging, fluttering, or similarly constructed signs are prohibited.

C. Signage is prohibited from:

i. Displaying animated, full-motion or other moving images, or display a flashing or blinking image, an image that incorporates intermittent or bursts of illumination, or an image that scrolls, fades, rolls, shades, dissolves, or otherwise gives the appearance of movement that is not solely a transition between displays as provided by Subsection 4.78(O)(7)(c) below;

ii. Projecting an image onto a structure, building, the ground, or another object;

iii. Displaying an image for a period of less than eight seconds, or exceeding a period of two seconds during a transition between a complete change of message (other than black screen);

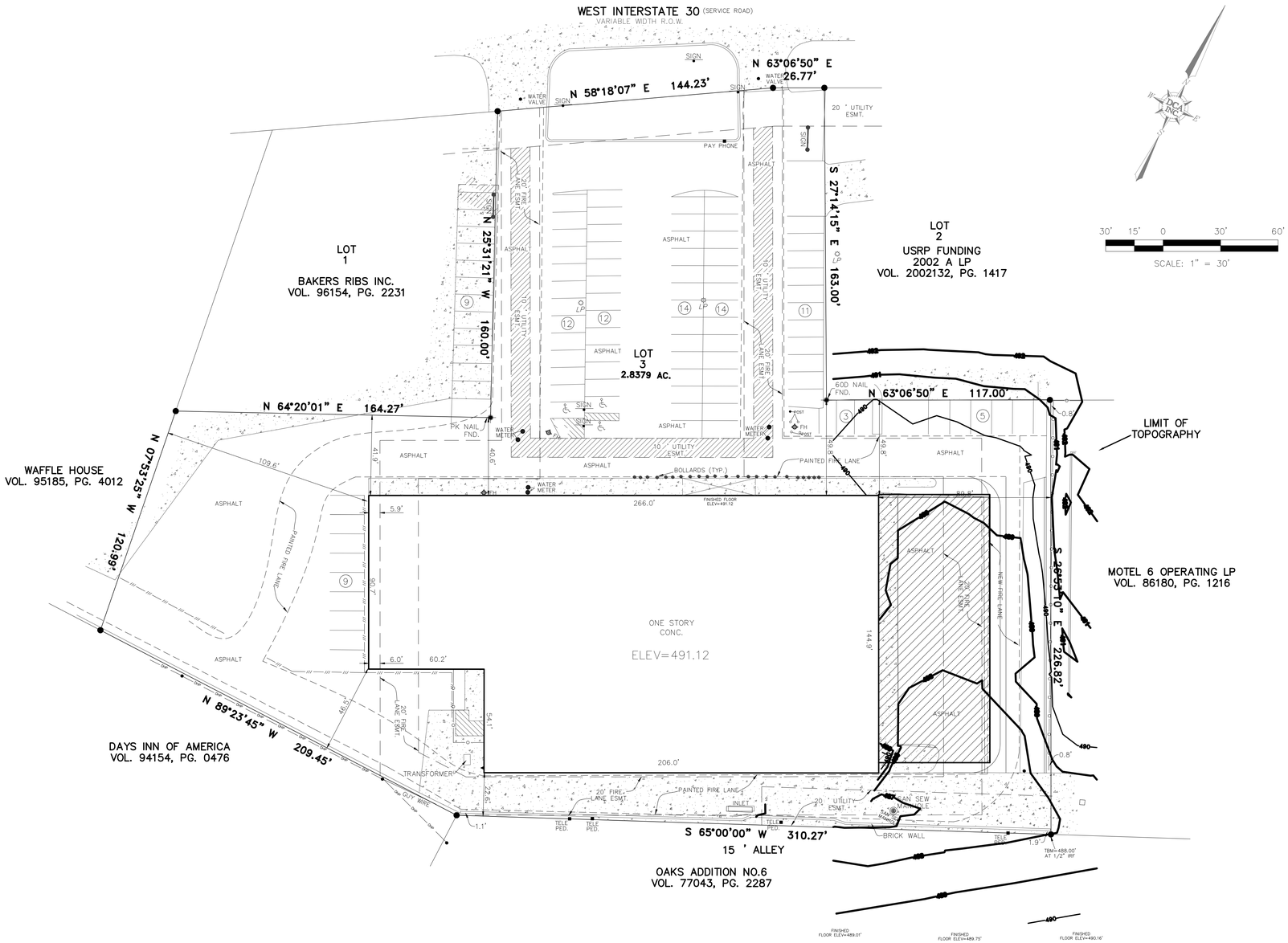
iv. Transitioning from one display to the next in a manner that requires the viewer to read subsequent displays in order to determine the message being conveyed; or

v. Including any audio message.

FILE NO: Z 20-26

CASE NO: 200519-2

EXHIBIT C



SITE LAYOUT

AMERICAN PAWN

484 W. INTERSTATE 30
LOT 3, 2.84 ACRES
OAKS ADDITION NO. 4
City of Garland, Dallas County, Texas

prepared by
MONK CONSULTING ENGINEERS
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

© 2019 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: REG. NO.: F-2567

date:	scale:	
11/13/19	1"=30'	C101

FILE NO: Z 20-26
CASE NO: 200519-2

EXHIBIT D

DESIGNED FOR:
Pawn Superstore

QUOTE NUMBER:
2008-1315-0708

DATE:	DRAWN BY:
08-13-20	Kayla D.

SCALE:
1/53.17”

This original design and all information contained herein are the property of Datatronic Control, Inc. and is subject to return, any unauthorized use is prohibited. Images shown on the sign may not display actual resolutions. This drawing shows estimates for representation and size only. Actual sizes may vary and this should in no way constitute as a technical or engineered drawing. The sizes, layouts, and images used in this drawing are for the sole purpose of being viewed by the client to estimate how the sign may be displayed. Refer to a engineer drawing for actual sizes, layouts, and scales. Datatronic Control, Inc. does not perform any electrical work. All electrical work must be performed by a licensed electrician.

DESCRIPTION:

10 MM Cinevision 288 x 576 Matrix

NOTES:

DCI
Datatronic Control, Inc.

CUSTOMER APPROVAL:

DATE:

5130 Dexham Rd. | Rowlett, Tx 75088 sales@dcisign.com | www.dcisign.com 972.475-7879 | Fax: 972.475.4163

REPORT & MINUTES

P.C. Meeting, September 28, 2020

Consideration of the application of **Bill Swisher**, requesting approval of an Amendment to Planned Development (PD) 19-37 District to convert an existing nonconforming pylon sign into a pylon sign with a programmable (electronic) sign face. This property is located at 484 West Interstate Highway 30. (District 3) (Z 20-26)

Kimberly Hopkins, Development Planner, presented the staff report.

The applicant, Bill Swisher 4422 Scenic Cir., Garland, Texas 75043, provided an overview of the request.

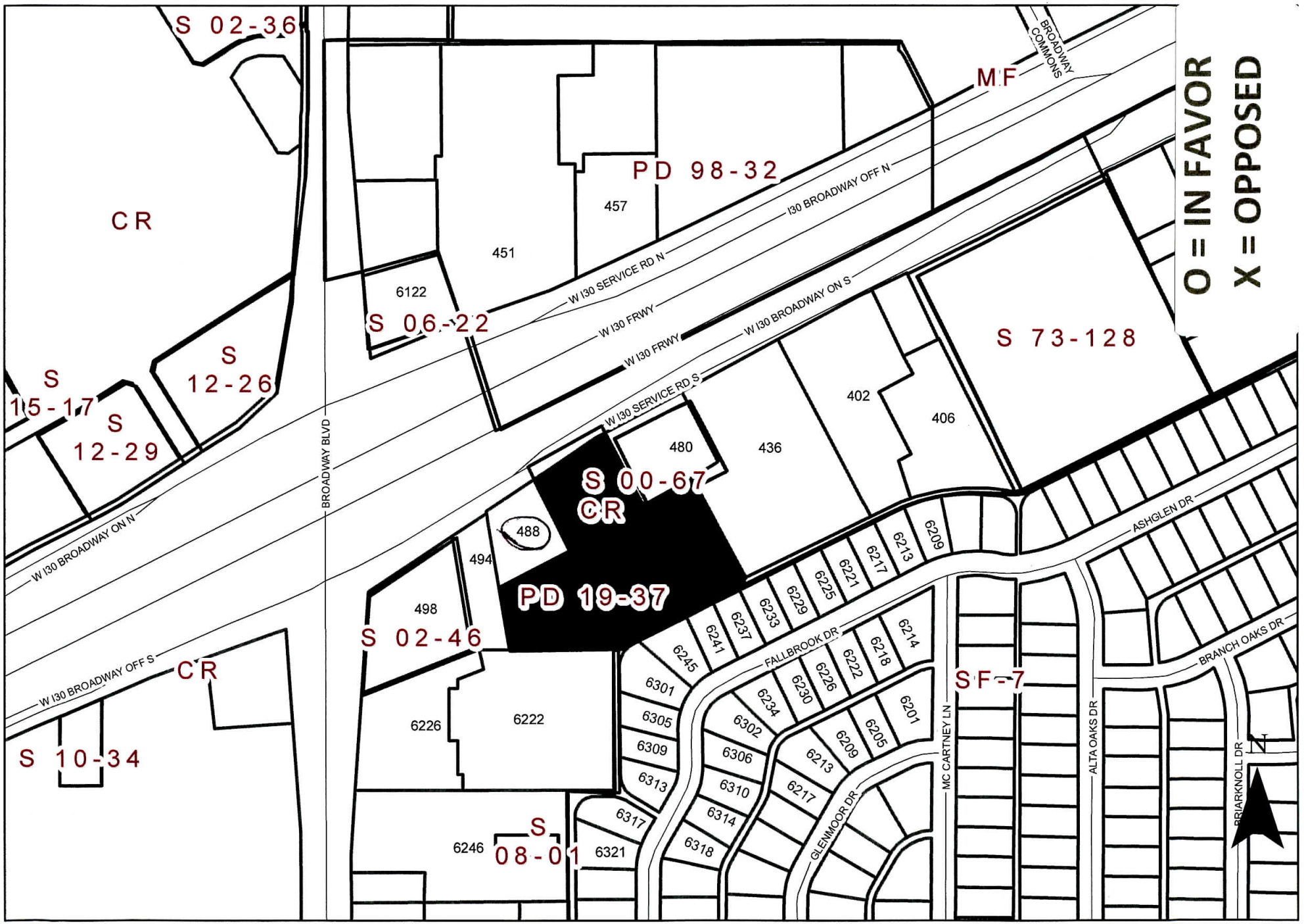
Commissioner Ott asked of the applicant if the proposed signage columns could be covered in brick.

Mr. Swisher stated the façade material is no longer available; it would create a hardship with available parking due to safety and liability reasons. Mr. Swisher stated they will consider painting the poles to match the color of the building.

Chairman Roberts asked if the signage would be two-sided.

Mr. Swisher stated the signage would be double-sided.

Motion was made by Commissioner Edwards to **approve** the request with the consideration the signage poles are painted to match the existing building. Seconded by Commissioner Hallman. **Motion carried: 9** Ayes, **0** Nays.



0 155 310 Feet
1 inch = 257 feet

Zoning Map Z 20-26

INDICATES AREA OF REQUEST

PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND TX 75046-9002

September 16, 2020

HEARING DATE/TIME: Plan Commission: September 28, 2020 – 7:00 PM

APPLICANT: **Bill Swisher**

File: Z 20-26

Dear Property Owner:

The Plan Commission of the City of Garland, Texas, will hold a virtual public hearing at 7:00 P.M. Monday, September 28, 2020 to consider the application of **Bill Swisher.** The applicant requests approval of an Amendment to Planned Development (PD) 19-37 District to convert an existing non-conforming pylon sign into a pylon sign with a programmable (electronic) sign face. The property is shown on the enclosed sketch and is described as follows:

> Being Lot 3 Block 1, of the Oaks Interstate No. 4 Addition, recorded in Volume 80003, Page 931, D.R.D.C.T. W.S Pegues Survey Abstract No. 1158 City of Garland, Dallas County, Texas. **The property is located at 484 West Interstate 30. (District 3)**

The posted Plan Commission agenda on the City of Garland website (www.garlandtx.gov) will include information for accessing the meeting virtually.

Note: The applicant proposes an electronic programmable sign.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kimberly Hopkins at 972-205-2454.

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

✓ I am in favor of the request.

SEP 2 8 2020

_____ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

_____

(Please complete the following information)

488 W Interstate 30 Garland TX 75043

Your Property Address

Joe Duncan

Printed Name

488 W Interstate 30 Garland TX 75043

Address City, State Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

Signature Title Owner

Date: 09/21/20

GARLAND

CITY OF GARLAND
PLANNING DEPARTMENT
P.O. BOX 469002
GARLAND TX 75046-9002

September 16, 2020

HEARING DATE/TIME: Plan Commission: September 28, 2020 – 7:00 PM

APPLICANT: **Bill Swisher**

File: Z 20-26

Dear Property Owner:

The Plan Commission of the City of Garland, Texas, will hold a virtual public hearing at 7:00 P.M. Monday, September 28, 2020 to consider the application of **Bill Swisher.** The applicant requests approval of an Amendment to Planned Development (PD) 19-37 District to convert an existing non-conforming pylon sign into a pylon sign with a programmable (electronic) sign face. The property is shown on the enclosed sketch and is described as follows:

> Being Lot 3 Block 1, of the Oaks Interstate No. 4 Addition, recorded in Volume 80003, Page 931, D.R.D.C.T. W.S Pegues Survey Abstract No. 1158 City of Garland, Dallas County, Texas. **The property is located at 484 West Interstate 30. (District 3)**

The posted Plan Commission agenda on the City of Garland website (www.garlandtx.gov) will include information for accessing the meeting virtually.

Note: The applicant proposes an electronic programmable sign.

To convey any concerns or opinions regarding the aforementioned request, please complete the below-listed section and return that section using any of the following methods: mail to City of Garland, Planning Department, P.O. Box 469002, Garland, TX 75046-9002; fax to 972-205-2474; deliver to the to the Planning Department c/o City Marshall at the William E. Dollar Municipal Building (City Hall), 200 North Fifth Street, Garland TX; or email Planning@Garlandtx.gov. It is important that your response include your property address, your name, and mailing address. Should you have any questions, please contact Kimberly Hopkins at 972-205-2454.

Para Español, por favor contactar a Josue De La Vega 972-205-2833.

(Please Check One Below)

✓ I am in favor of the request.

_____ I am opposed to the request.

Please include any comments you wish to provide supporting your position in the space provided below.

_____

Outside the Notification Area

(Please complete the following information)

Toler ES, 3520 Toler ES, Garland 75043; Lakeview Centennial HS, 3505 Hayman Dr, Garland
Your Property Address

Paul Gonzales
Printed Name

701 N. First Street	Garland, TX	75040
Address	City, State	Zip

The above statements reflect my (our) opinion regarding the proposed request(s).

, GISD Executive Director of Facilities & Maintenance
Signature Title

Date: 9/18/20

Outside the Notification area

Z 20-26

Approval of an Amendment to Planned Development (PD) District 19-37 to convert an existing non-conforming pylon sign into a pylon sign with a programmable (electronic) sign face.

City Council Meeting
October 20, 2020

GARLAND

TEXAS MADE HERE

Case Information

Location: 484 West Interstate Highway 30

Applicant: Bill Swisher

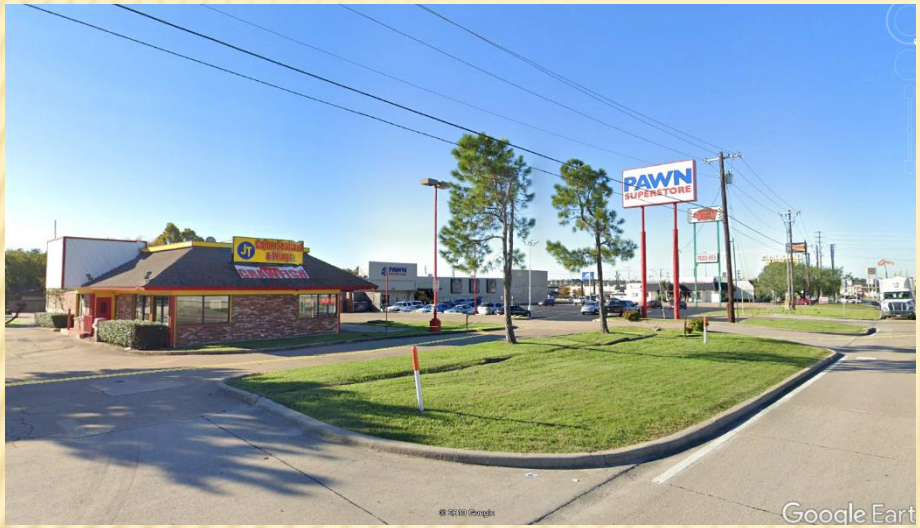
Owner: American Pawn & Jewelry, Inc.

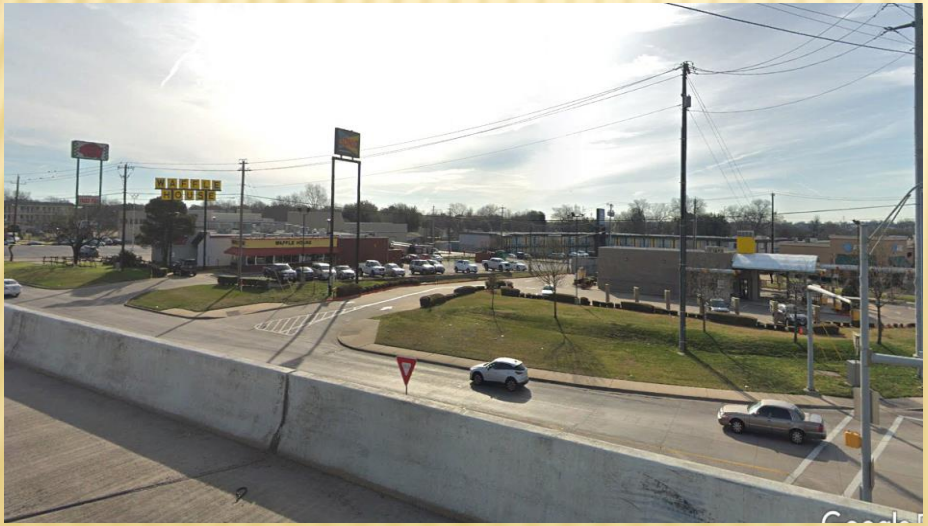
Acreage: 2.83 Acres

Zoning: Planned Development (PD) District 19-37

Location Map

Site Photos

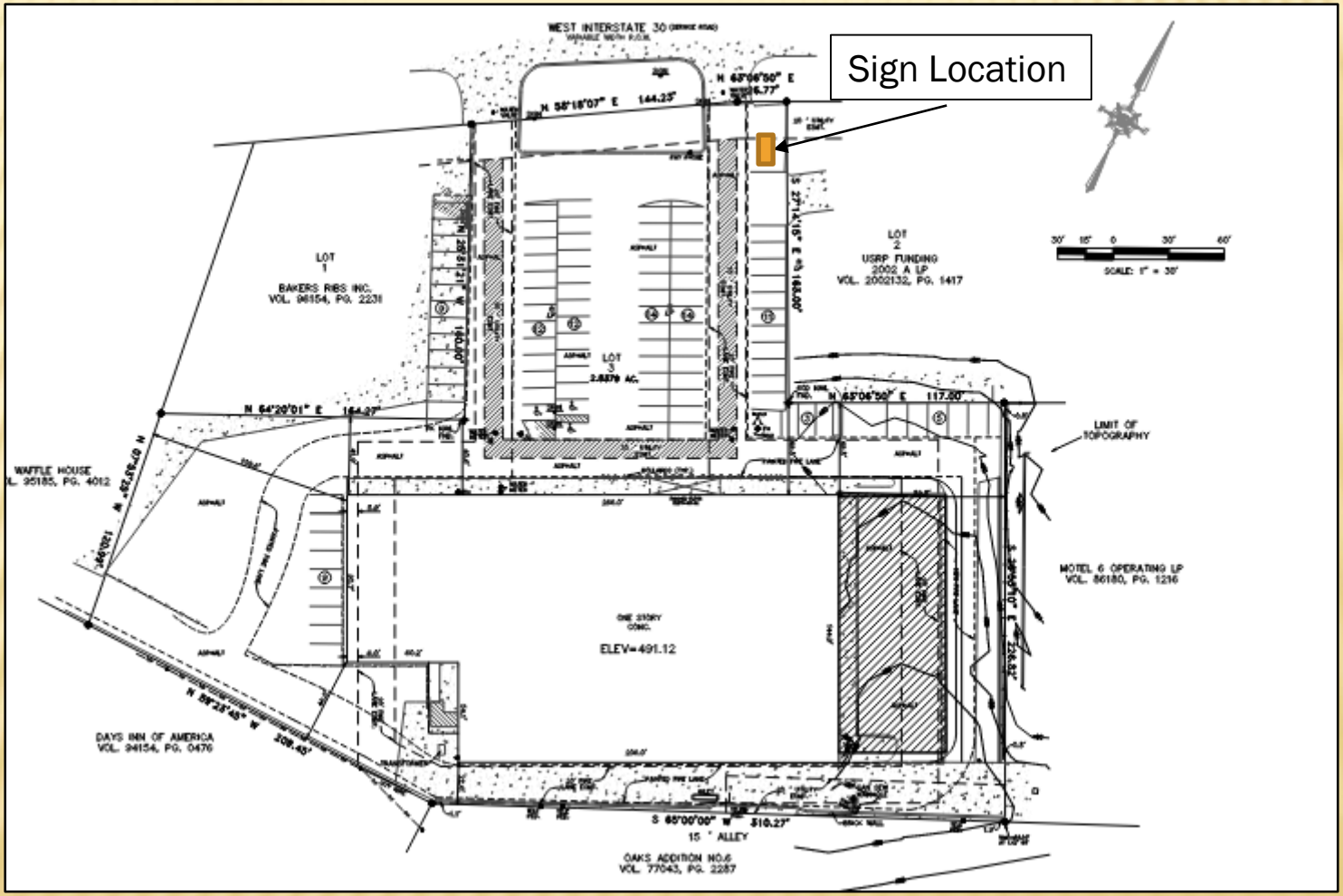




Z 20-26

GARLAND
TEXAS MADE HERE

Site Plan

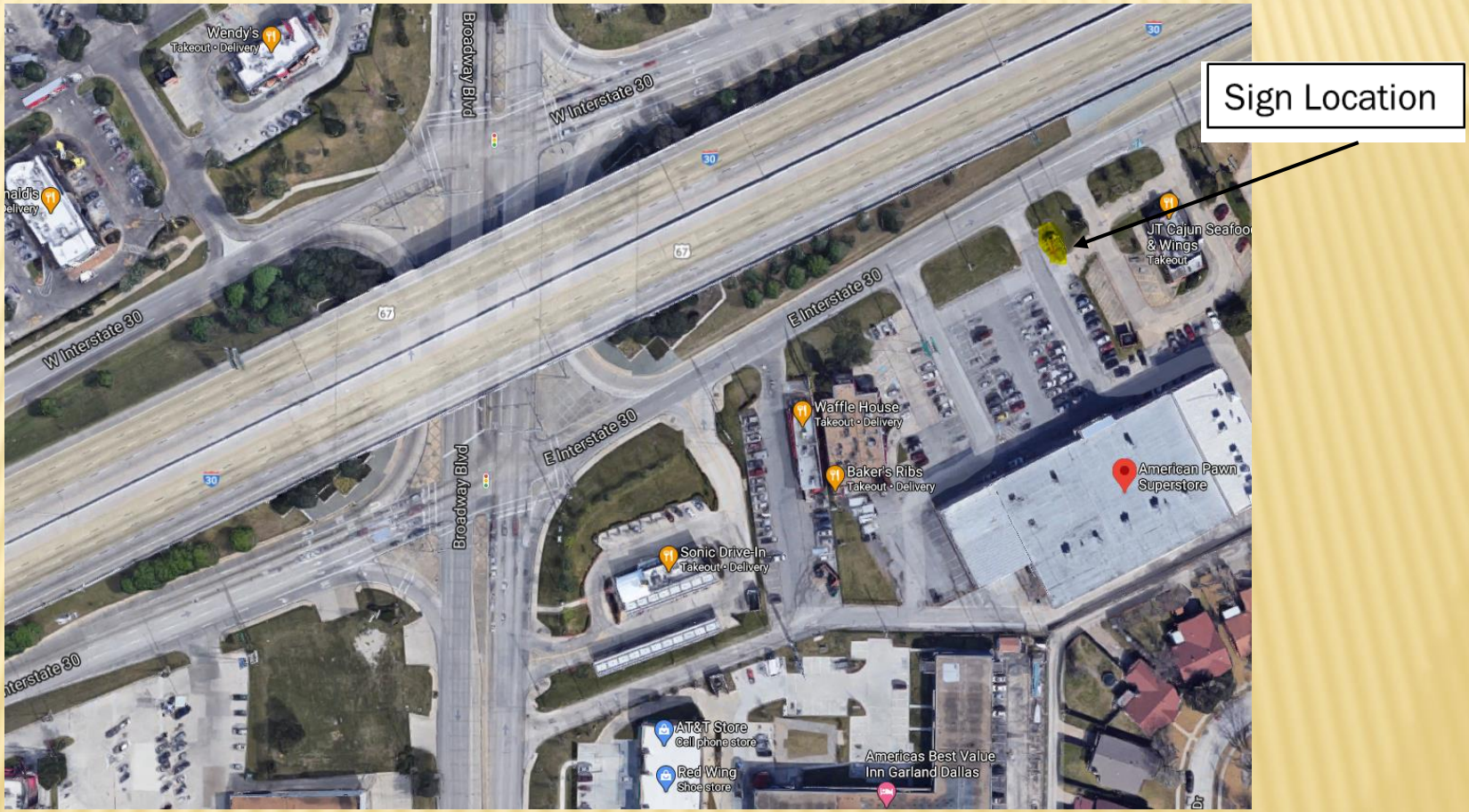


Existing

FILE NO: Z 20-26
CASE NO: 200519-2

Proposed Digital Sign

Location Map


Sign Location
Wendy's
Takeout • Delivery
Broadway Blvd
W Interstate 30
E Interstate 30
JT Cajun Seafood & Wings
Takeout
Waffle House
Takeout • Delivery
Baker's Ribs
Takeout • Delivery
American Pawn Superstore
Sonic Drive-In
Takeout • Delivery
AT&T Store
Cell phone store
Red Wing
Shoe store
Americas Best Value Inn Garland Dallas

Sign Location