

REVISED
AGENDA
Pre-Council Meeting
March 15, 1988
9:00 a.m.

Pre-Council Chamber

FOR ACTION TODAY

- 1) Land Dedication - Southwest Freeway Project Parcel No. 5/Cassco Land Inc. (M&C L-9421) - Mike Pyles, Director, Real Property Management (5 Min.)
- 2) Award of Multiple Contracts for Construction of the Municipal Building, Phase II - Code Compliance (M&C C-10852) - Nancy Amos, Assistant Director, Transportation/Public Works (10 Min.)
- 3) Award of Contract for Construction of the Western Currency Facility Shell Building, Bureau of Engraving and Printing (M&C C-10854) - David A. Ivory, Senior Assistant City Manager (10 Min.)
- 4) Award of Contract - Construction of Gateway Park Concession Building (M&C C-10853) - Ramon Guajardo, Assistant City Manager (5 Min.)
- 5) Questions/Answers Concerning Current Agenda Items - Douglas Harman, City Manager (5 Min.)

FOR DISCUSSION ONLY

- 6) Stockyards Update - Bob Terrell, Assistant City Manager (10 Min.)
- 7) Discussion of Possible Retreat Dates - Charles Boswell, Director, Office of Management Services (5 Min.)

The Meeting Ends at 9:55 a.m.



The purpose of the Pre-Council meeting is to allow the Mayor and Councilmembers to discuss informally items on the agenda and to secure information from the City Manager and staff. Although the meeting is open to the public, citizens are requested to reserve comments and questions for

PRE-COUNCIL MEETING
MARCH 15, 1988
PRE-COUNCIL CHAMBER

File



ABSENT: Council Members Lancaster and Zapata

ITEMS:

1. LAND DEDICATION - SOUTHWEST FREEWAY PROJECT PARCEL NO. 5/CASSCO LAND INC. (M&C L-9421) - MIKE PYLES, DIRECTOR, REAL PROPERTY MANAGEMENT

Real Property Management Director Mike Pyles informed Council of the dedication of the second of fifty parcels of land to be dedicated for the proposed Southwest Freeway. Mr. Pyles stated that the dedications will be handled in one of two ways, either through document instrument dedication or through platting.

2. AWARD OF MULTIPLE CONTRACTS FOR CONSTRUCTION OF THE MUNICIPAL BUILDING, PHASE II - CODE COMPLIANCE (M&C C-10852) - NANCY AMOS, ASSISTANT DIRECTOR, TRANSPORTATION/PUBLIC WORKS

Transportation and Public Works Assistant Director Nancy Amos informed Council that Phase II of the Municipal Building renovations is on an earlier timetable than was originally anticipated. Phase II consists of contracts totaling \$370,000 and includes a redesigned sprinkler system, replacement of the 2nd floor carpet, and expansion of the pre-council chamber. The expanded pre-council chamber will include permanent seats for sixty-two people and will provide better access for the media, permanent visual aid boards, and food service equipment.

Ms. Amos also stated that the city will provide certain basic kitchen equipment such as a hood vent for the new cafeteria on the 3rd floor. A private vendor will provide any specialized equipment.

Completion of Phase II is expected by the end of October 1988. A total of \$700,000 has been earmarked for the renovations, and the need for additional funding is not anticipated.

Council Member Williams asked why the carpet for the 2nd floor was not purchased at the same time as the carpet for the 3rd floor, thereby taking advantage of volume discounts. Ms. Amos stated that carpet for the 2nd floor was not in the scope of the work for the 3rd floor but that no significant savings would have been realized by purchasing all of the carpet at one time.

Council Member Lancaster suggested that the Phase II renovations be placed on the next bond election in order for the citizens to approve them.

3. AWARD OF CONTRACT FOR CONSTRUCTION OF THE WESTERN CURRENCY FACILITY SHELL BUILDING, BUREAU OF ENGRAVING AND PRINTING (M&C C-10854) - DAVID A. IVORY, SENIOR ASSISTANT CITY MANAGER

Senior Assistant City Manager David Ivory updated Council on plans to award the contract for construction of the Western Currency Facility Shell Building. Mr. Ivory stated that the process for securing the facility began over two years ago and is unique among projects in Fort Worth. Substantial work has already been completed at the site, including grading and fence installation.

Mayor Bolen stated that the Fort Worth business community has been very supportive of the city's efforts to ensure construction of the facility. Because of the economy, some of the money that was initially pledged for the facility is no longer available; therefore, fundraising efforts had to begin anew. He commended city staff and business leaders for their hard work and support of the project.

Mr. Ivory assured Council that no contracts would actually be signed until all financial commitments are guaranteed.

4. AWARD OF CONTRACT - CONSTRUCTION OF GATEWAY PARK CONCESSION BUILDING (M&C C-10853) - RAMON GUAJARDO, ASSISTANT CITY MANAGER

Park and Recreation Director Ralph Emerson briefed Council on construction plans for the concession facility to serve the six ball fields at Gateway Park. According to Mr. Emerson, the multi-purpose facility will include a snack shop, retail stores, public restrooms, a large meeting room, and shower and kitchen facilities for referees. Park and Recreation officials hope that the facility will help Fort Worth attract national softball tournaments. Costs for the facility will be offset by the revenue it generates.

Mayor Bolen suggested that staff seek the advice of professionals from the food service industry on how to best lay out the kitchen in the concession stand.

Council Member Lancaster asked to see detailed projections of anticipated revenue from the facility. Mr. Emerson stated that staff would provide the projections.

In response to a question from Mayor Bolen, Mr. Emerson indicated that the facility will be completed in approximately nine months. Mayor Bolen suggested that temporary concession arrangements be made for the upcoming softball season.

5. QUESTIONS/ANSWERS CONCERNING CURRENT AGENDA ITEMS - DOUGLAS HARMAN, CITY MANAGER

None.

6. STOCKYARDS UPDATE - BOB TERRELL, ASSISTANT CITY MANAGER

Assistant City Manager Bob Terrell updated Council on issues related to the

city's management of the Cowtown Coliseum. Mr. Terrell stated that every attempt will be made to honor existing contracts for the use of the facility. No permanent staff has been assigned to the management of the Coliseum, and staff is currently reviewing both the personnel and budgetary needs.

Mr. Terrell indicated that the city is still attempting to determine ownership of the central plant as well as the light and sound system installed by Stockyards '85. Mr. Terrell stated that staff is also reviewing infrastructure needs in the Stockyards for possible inclusion in an EDA grant application.

Council Member Murrin stated that staff needs to develop a plan which identifies the city's goals in the entire area. He indicated that any plan should include a western theme and should attempt to minimize costs while maximizing revenues in the area.

7. DISCUSSIONS OF POSSIBLE RETREAT DATES - CHARLES BOSWELL, DIRECTOR, OFFICE OF MANAGEMENT SERVICES

Management Services Director Charles Boswell reviewed possible dates for a Council retreat to focus on budget issues.