

Memorandum



DATE February 2, 2018

TO Members of the Economic Development & Housing Committee:
Tennell Atkins, Chair, Rickey D. Callahan, Vice-Chair, Lee M. Kleinman,
Scott Griggs, Casey Thomas, II, B. Adam McGough, Mark Clayton, Kevin Felder,
Omar Narvaez

SUBJECT **Upcoming Agenda Item--EDCO**

Summary

City Council approved a loan agreement on September 9, 2015 by Resolution No. 15-1671 for the construction financing of eight townhomes on Bexar Street, for up to \$900,000 in HOME Investment Partnership Program (HOME) funds and \$405,040 in 2012 Bond funds, for a total of \$1,305,405 (Project). The loan agreement expired on September 9, 2017 and staff recommends the extension of the agreement through December 31, 2018.

Background

In September 2015, the City approved a loan agreement with East Dallas Community Organization (EDCO) in the amount not to exceed \$1,305,040 for construction financing of eight townhomes. Initially, the Project start date was delayed due to the length of time it took to complete the expansion of the Planned Development and re-plat of the land. EDCO was then required to construct an alley prior to start of construction of the townhomes. To-date, the developer has completed the platting and alley and more recently has awarded the construction contract to JW Homes, and they are expected to commence construction in February 2018.

In light of the delays, Gerald Carlton, President of EDCO, petitioned to extend the completion date to December 31, 2018 to allow him sufficient time to build and sell the townhomes.

As part of the agreement, a deed restriction will be recorded against the Project to ensure the affordability requirement. It is a requirement that six of the homes be sold to homebuyers at or below 80% AMFI (low-income) and two to homebuyers at or below 140% AMFI (moderate-income). The low-income homes will have an affordability restriction of 15 years from the date of sale, and the moderate-income homes will have a 1-year term from the date of sale. As each home is sold, a partial lien release will be recorded for the debt. The affordability requirement will remain as a Deed Restriction.

Following is a summary of the project budget details for further information.

City HOME Funds	\$ 900,000.00
City 2012 Bond Funds	\$ 405,040.00
Private Financing	<u>\$ 483,775.00</u>
Total Development Cost	\$1,788,815.00

Twenty three percent of obligated funds have been expended to date for development soft costs, specifically related to engineering, architect, and alley expenses. With construction start approaching, coupled with EDCO experience of developing and selling over 25 single family mixed-income units adjacent to the current project site, it provides the assurance that this development will be completed if granted the amendment.

Issue

The contract expired September 9, 2017. Staff recommends approval to amend the contracts and extend to December 31, 2018. To ensure performance on the contract for the next year, the City's agreement will contain the following performance milestones:

- a) EDCO will submit monthly reports to H&NR staff on the status of the Project, including, but not limited to, construction, sales, and close-out;
- b) EDCO will close on the homebuyer sales within 30 days of completion of construction;
- c) EDCO will report delays to staff immediately, but no later than within one week of identifying the issue;
- d) EDCO will submit complete homebuyer files for staff's review by November 30, 2018; and,
- e) EDCO will submit monthly draws, with final retention draw submitted by end of December 2018.

City staff has informed EDCO of the monitoring requirements, and they agree to satisfy the terms of the performance schedule.

Alternatives

If the amendment is not approved, the contract will need to be terminated and the funds expended for development soft costs to date, in the amount of \$201,734, would need to be repaid to HUD as the intended federal requirements would not have been satisfied. Furthermore, if the contract is terminated with the intent to solicit a new developer, the project would be further delayed and pose a greater monetary risk to the City.

Fiscal Impact

The Project was awarded HOME and Bond funds under Resolution No. 15-1671 during Fiscal Year 2014-2015. To date, \$201,734.00 in HOME funds for architect plans, surveys and engineering and \$106,246.10 in 2012 Bond funds for predevelopment and construction of the alley and architect and engineering for the market rate homes has been expended. There is no additional cost consideration to the City for this extension request.

Departments/Committee Coordination

On June 27, 2012, City Council approved the FY 2012-13 Consolidated Plan Budget that included CDBG funds, by Resolution No. 12-1629. The funds were used by the Land Bank to purchase four of the six lots and subsequently sold them to EDCO.

On June 26, 2013, City Council approved the City of Dallas Consolidated Plan Budget for FY 2013-14 federal funds which included the HOME funds for the Housing Development Loan Program, by Resolution No. 13-1142.

On September 9, 2015, City Council approved (1) a housing development HOME loan in an amount not to exceed \$900,000; and (2) a 2012 Bond conditional grant agreement in an amount not to exceed \$405,040 for a mixed income housing development project, by Resolution No. 15-1671.

Staff Recommendation

Staff recommends approval of the amendment to December 31, 2018. This item has been placed on the City Council agenda for February 14, 2018.

Should you have any questions, please contact me at (214) 671-5257.



Raquel Favela
Chief of Economic Development & Neighborhood Services

- c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary (Interim)
Daniel F. Solis, Administrative Judge
Kimberly Bizar Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
- Jon Fortune, Assistant City Manager
Jo M. (Jody) Puckett, Assistant City Manager (Interim)
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: February 14, 2018

COUNCIL DISTRICT(S): 7

DEPARTMENT: Housing & Neighborhood Revitalization

CMO: Raquel Favela, 670-3309

MAPSCO: 56C

SUBJECT

Authorize an amendment to Resolution No. 15-1671, previously approved on September 9, 2015, with East Dallas Community Organization for construction of 8 homes for low and moderate mixed income families to **(1)** extend the HOME loan agreement and the Bond conditional grant agreement from September 9, 2017 to December 31, 2018; and **(2)** amend the terms to incorporate contract thresholds - Financing: No cost consideration to the City

BACKGROUND

In September 2017, East Dallas Community Organization (EDCO) requested an extension to the existing contract for construction of eight townhomes and the alley way. Delays were caused due to the time that it took to expand the Planned Development (PD), re-plat the land to accommodate the townhomes and construct the alley for access to city services. Platting and the construction of a new alley took approximately two years to complete.

EDCO recently selected a contractor to build the eight townhomes. The initial contractor bids were over budget and EDCO value engineered the architectural bid documents to reduce construction costs. EDCO has built and sold 27 single family mixed-income units in the prior phases.

The project was awarded 2012 and 2013 HOME Funds in the amount of \$900,000 from the U.S. Department of Housing and Urban Development (HUD) and 2012 Bond Funds in the amount of \$405,040, for a total of \$1,305,040, of which EDCO has expended \$304,501.70. The units will sell to six (6) eligible low-income families at or below 80% of Area Median Family Income (AMFI) and two (2) units to households up to 140% of AMFI.

BACKGROUND (continued)

The construction of the units will be built and sold within one year. The deed restrictions for the affordable units will remain on the property for 15 years from the date of sale. Deed Restrictions will remain for one year for the market rate units from point of sale.

City Council approval of this agenda item will authorize the City Manager to execute the amendment to extend the agreements from September 9, 2017 to December 31, 2018 for the HOME loan and Bond conditional grant agreements with EDCO.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 27, 2012, City Council authorized adoption of the final FY 2012-13 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds for the following programs: Community Development Block Grant; HOME Investment Partnerships Program; Housing Opportunities for Persons with AIDS; and Emergency Solutions Grant; and adoption of the FY 2011-12 Reprogramming Budget by Resolution No. 12-1629.

On June 26, 2013, City Council authorized adoption of the final FY 2013-14 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds for the following programs: Community Development Block Grant; HOME Investment Partnerships Program; Housing Opportunities for Persons with AIDS; and Emergency Solutions Grant; adoption of the FY 2012-13 Reprogramming Budget; and submission of the new 5 Year Consolidated Plan for the period October 1, 2013 through September 30, 2018, by Resolution No. 13-1142.

On September 9, 2015, City Council authorized a housing development HOME loan; and a 2012 Bond conditional grant agreement for a mixed income housing development project by Resolution No. 15-1671.

Information about this item will be provided to the Economic Development and Housing Committee on February 5, 2018.

FISCAL INFORMATION

No cost consideration to the City.

OWNER/DEVELOPER

East Dallas Community Organization

Gerald Carlton, President

MAP

Attached

February 14, 2018

WHEREAS, affordable housing for mixed income families is a high priority of the City of Dallas; and

WHEREAS, on June 27, 2012, City Council authorized adoption of the final FY 2012-13 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds for the following programs: Community Development Block Grant; HOME Investment Partnerships Program; Housing Opportunities for Persons with AIDS; and Emergency Solutions Grant; and adoption of the FY 2011-12 Reprogramming Budget by Resolution No. 12-1629; and

WHEREAS, on June 26, 2013, City Council authorized adoption of the final FY 2013-14 Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds for the following programs: Community Development Block Grant; HOME Investment Partnerships Program; Housing Opportunities for Persons with AIDS; and Emergency Solutions Grant; adoption of the FY 2012-13 Reprogramming Budget; and submission of the new 5 Year Consolidated Plan for the period October 1, 2013 through September 30, 2018, by Resolution No. 13-1142; and

WHEREAS, on September 9, 2015, City Council authorized a housing development HOME loan in an amount not to exceed \$900,000; and a Bond conditional grant agreement in an amount not to exceed \$405,040 for a mixed income housing development project, by Resolution No. 15-1671; and

WHEREAS, the City desires for East Dallas Community Organization to develop affordable units for low and moderate-income families.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign an amendment to Resolution No. 15-1671, previously approved on September 9, 2015, for a housing development with East Dallas Community Organization (EDCO), approved as to form by the City Attorney, for construction of 8 homes for low and moderate mixed income families to **(1)** extend the completion date of the HOME loan agreement and the 2012 Bond conditional grant agreement from September 9, 2017 to December 31, 2018; and **(2)** amend the terms to incorporate contract thresholds.

February 14, 2018

SECTION 2. That the terms of the HOME loan and the conditional grant agreement are amended to include:

- (a) EDCO must execute amendments to all necessary documents.
- (b) EDCO will submit monthly reports to the Housing and Neighborhood Revitalization Department and provide updates on the status of the project.
- (c) EDCO will report delays to staff immediately, but no later than within one week of identifying major issues.
- (d) EDCO will submit complete homebuyer files for staff's review by November 30, 2018.
- (e) EDCO will submit its final payment request by December 31, 2018.

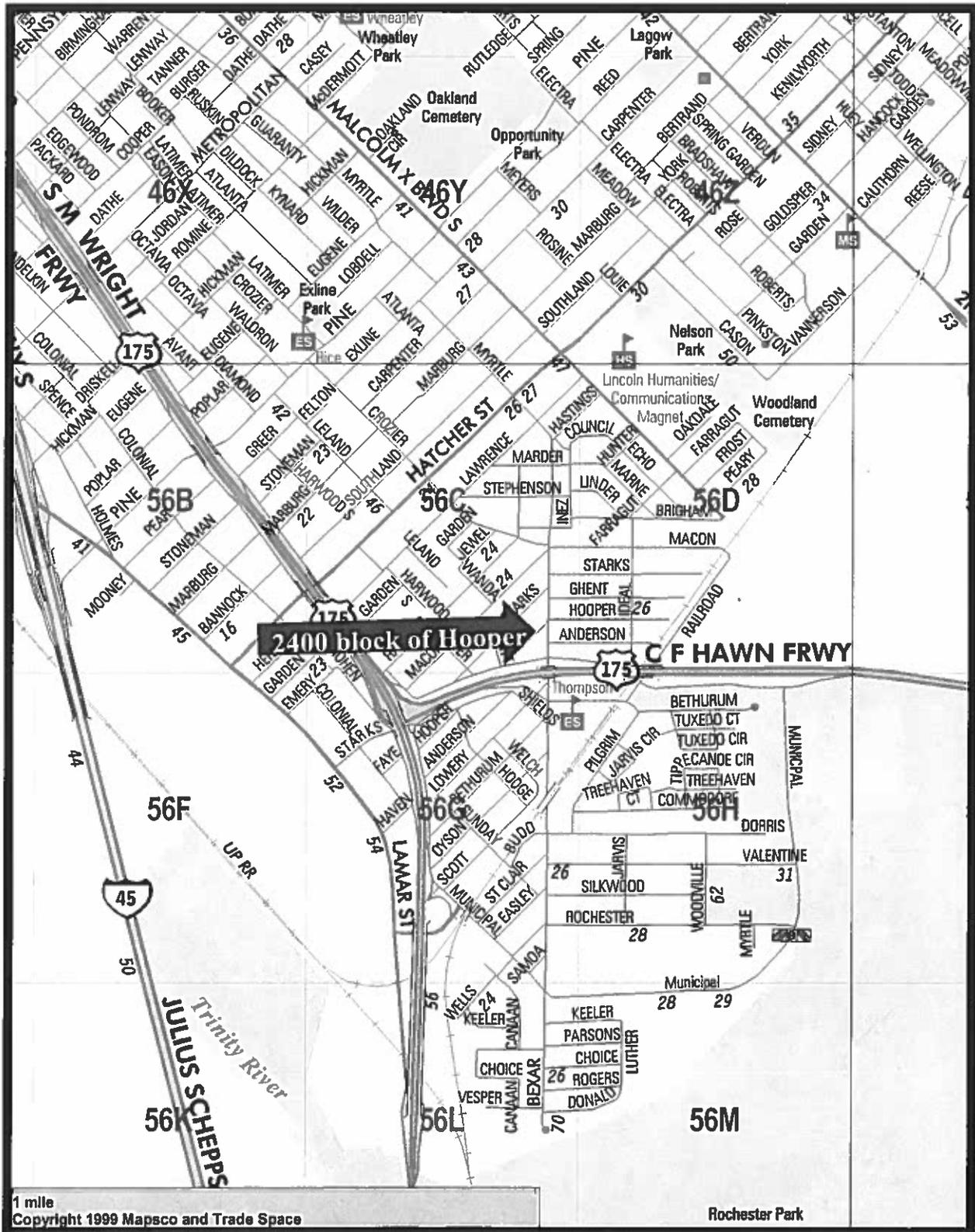
SECTION 3. That all other prior terms in Resolution No. 15-1671 remain in effect.

SECTION 4. That the City Manager, upon approval as to form by the City Attorney, may **(1)** release liens upon satisfaction of all conditions; **(2)** subordinate to the senior lender (including refinances); **(3)** amend all related documents; and **(4)** grant the Director of Housing and Neighborhood Revitalization, or Director's designee, the authority to extend the completion date with up to two six-month extensions.

SECTION 5. That this contract is designated as Contract No. HOU-2018-00004444.

SECTION 6. That this resolution does not constitute a binding agreement upon the City or subject the City to any liability or obligation with respect to the HOME Loan or Conditional Grant Agreement, until such time as the amendments are duly approved by all parties and executed.

SECTION 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



MAPSCO 56C

Memorandum



CITY OF DALLAS

DATE February 1, 2018

TO The Honorable Members of the Economic Development and Housing Committee:
Tennell Atkins (Chair), Rickey D. Callahan (Vice-Chair), Lee M. Kleinman, Scott Griggs, Casey Thomas, II, B. Adam McGough, Kevin Felder, and Omar Narvaez

SUBJECT **Upcoming Agenda Item--UTA Internship Program Interlocal Agreement**

Summary:

This concerns an upcoming Council agenda item on February 14th. Staff will seek approval of an interlocal agreement (ILA) with The University of Texas at Arlington (UTA) to facilitate graduate level internships with the City of Dallas, Planning and Urban Design Department. The budget for this program is \$35,804 funded through the FY 17-18 General Fund budget. In order to execute this contract, it was determined by the City Attorney's Office that all ILA's must be approved by City Council.

Background Information:

PUD has 1.2 FTE's for intern positions included in the FY 17/18 budget. An ILA with UTA will provide graduate level interns to assist in PUD's programs and provide students with practical experience in their related fields. Per this agreement, UTA's College of Architecture, Planning, and Public Affairs (CAPPA) will be expected to hire interns through their Graduate Research Assistant program, and PUD will provide projects, workspace, and oversight to facilitate their internship. A copy of the upcoming Council agenda item is attached. CAPPA is the only college in the North Texas region with an urban planning graduate program, and has prior experience in facilitating a successful, ongoing internship program with the City of Arlington.

Issues:

Working with a university partner is beneficial for the facilitation of internships for two reasons. Firstly, the university has a shorter turnaround time and greater flexibility in the hiring process. Given that internships typically last only a few months, the City's traditional hiring process has proven to be impractical for this purpose. Secondly, a university like UTA is able to promote these internships directly to graduate students in the fields that are relevant to PUDs programs and initiatives. This partnership allows us to make sure that PUDs intern positions remain filled with qualified candidates that are affiliated with a local university.

Alternatives:

If the UTA Internship Program ILA is not authorized, PUD will be required to hire and onboard interns through the City's traditional hiring process, which has been impractical for short-term internships.

Coordination:

The development of this program and ILA has involved coordination with UTA to ensure that the program will be beneficial and fair to its graduate students, as well as internal departments, to ensure that the agreement meets City standards. Internal departments include Risk Assessment, Human Resources, the Budget Office, and the City Attorney's Office.

Fiscal Impact:

The budget for this program is \$35,804, which has already been approved as part of the FY 17-18 general fund budget.

Staff Recommendation:

Staff recommends approval of the UTA Internship Program ILA.

Attachments:

- UTA Internship Program Scope of Services
- UTA ILA Council Agenda Information Sheet

Should you have any questions, please contact me at (214) 671-5257.



Raquel Favela
Chief of Economic Development & Neighborhood Services

c: T.C. Broadnax, City Manager
Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billierae Johnson, City Secretary (I)
Daniel F. Solis, Administrative Judge
Kimberly Bizar Tolbert, Chief of Staff to the City Manager
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Jo M. (Jody) Puckett, Assistant City Manager (I)
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

City of Dallas
2018 Planning and Urban Design/ UTA Internship Program
Scope of Services

Scope

The City of Dallas (COD) Department of Planning & Urban Design (PUD) has requested The University of Texas at Arlington (UTA), operating its College of Architecture, Planning, and Public Affairs (CAPP), to provide internship services, including advertising the positions, working with the City to select candidates, and hiring candidates as Graduate Research Assistants, to report to the City of Dallas Department of Planning & Urban Design for internship assignments. The internship program is designed to provide graduate students the opportunity to learn and practice a variety of urban planning-related skills in an applied setting, and to provide a meaningful contribution to the City of Dallas Department of Planning and Urban Design's ongoing projects and programs.

Responsibilities of UTA CAPP

- 1) CAPP will advertise and post the available CAPP intern positions pursuant to the City of Dallas' Planning & Urban Design's outline of needed skillsets. Additionally, CAPP will provide PUD the applications received from this process for review.
- 2) CAPP and PUD will jointly review submitted graduate student applications with PUD making the final determination of which students will be interviewed either in person or over the phone.
- 3) CAPP will hire as Graduate Research Assistants (GRAs) those students selected by PUD from the available pool of candidates.
- 4) CAPP will conduct background checks on the GRAs selected by PUD to be assigned as interns.
- 5) CAPP will provide the selected GRAs with a weekly timesheet to be filled out by the GRA and approved by PUD.
- 6) CAPP will re-advertise and re-post any position that becomes vacant in the event a GRA leaves the internship program or is dismissed by PUD.

Responsibilities of Planning and Urban Design (PUD)

- 1) PUD will assist with the hiring of GRA students by:
 - a) Providing the number of interns and the type of skillsets needed for 2018, so that CAPPa can advertise the positions.
 - b) Selecting from the pool of applicants the candidates to be interviewed (in person or by phone).
 - c) Making a final selection of graduate students to be hired for the internship program.
- 2) PUD will provide office space, office supplies, computer and internet access, and assignments for the GRA students for the assigned school term.
- 3) PUD will direct GRAs through the necessary internal process to receive an ID badge and computer access.
- 4) PUD will approve and submit to CAPPa each GRAs time sheet on a weekly basis.
- 5) PUD will immediately notify CAPPa if a GRA has abdicated their duties or is not up to performance standards so that CAPPa can advertise and re-post the position and hire a replacement intern as soon as is feasible.

Contract Term

The contract will commence on the date the ***Notice to Proceed*** is issued and will continue through September 30, 2018.

City of Dallas
2018 Planning and Urban Design/ UTA Internship Program
Budget, Payment and Billing

Program Budget

The total not to exceed budget for the *City of Dallas Planning & Urban Design/UTA Internship Program* is **\$38,981.25**, to be allocated as follows:

City of Dallas, Planning & Urban Design contribution: \$ 35,804.00 (not to exceed)
 UTA CAPPAs contribution: \$ 3,177.25
Total (not to exceed) **\$ 38,981.25**

Payment and Billing

1) The agreed upon billing rate for Graduate Research Assistants (GRAs) is as follows:

GRA Level	Stipend	Fringe Benefits 10%	UTA IDC 26%	Billing Rate
Masters	\$ 15.63	\$ 1.56	\$ 4.47	\$ 21.66
PhD	\$ 18.75	\$ 1.88	\$ 5.36	\$ 25.99

- 2) Interns are authorized to work a maximum of 20 hours per week.
- 3) The total cost under this agreement cannot exceed the program budget of **\$38,981.25**.
- 4) PUD will make the final determination as to the GRA level (Master's or PhD) to be assigned.

Billing

- 1) The University will invoice the City of Dallas, Planning & Urban Design Department, monthly for hours completed in the previous month.
- 2) Invoices shall be emailed to:

Brian Price brian.price1@dallascityhall.com
 Teresa Bateman teresa.bateman@dallascityhall.com.
 Lisa Parker lisa.parker@dallascityhall.com

- 3) The monthly invoice shall be itemized and, at a minimum, include the following:
- Invoice number
 - Service period being invoiced (e.g., 1/1/18 – 1/31/18)
 - Name of each intern for whom hours are being invoiced
 - Indication of each intern's GRA level (Master's or PhD)
 - Monthly rate for each intern being invoiced (unit cost)
 - Number of hours being billed (backed up with the GRA's timesheet for the service period)
 - Extended cost for each intern being invoiced (hourly rate multiplied by number of hours)
 - Total monthly cost being invoiced for the service period
- 4) Each month's invoice shall have attached each GRA's approved monthly timesheet (signed by both the intern and their assigned City of Dallas Planning & Urban Design supervisor).
- 5) No more than 20 hours per week per intern may be billed in any month.
- 6) Within thirty (30) days of receipt of invoice, the City of Dallas will effect payment in the amount shown on UTA's approved invoice. The payments shall be remitted to:

VENDOR ID#:

The University of Texas at Arlington
ATTN: Grant and Contract Accounting
219 West Main Street
Box 19136
Arlington, TX 76019-0136

The total amount billed to the City of Dallas for the intern program will not exceed the City of Dallas' not to exceed contribution amount of **\$35,804.00**. Once the City of Dallas' maximum contribution limit has been met, the UTA CAPPa contribution amount will be used until the program budget is exhausted or until the end of the contract term, whichever comes first.

STRATEGIC PRIORITY: Economic and Neighborhood Vitality

AGENDA DATE: February 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Planning and Urban Design

CMO: Raquel Favela, 670-3309

MAPSCO: N/A

SUBJECT

Authorize an Interlocal Agreement with the University of Texas at Arlington to facilitate graduate level internships with the City of Dallas Department of Planning and Urban Design - Not to exceed \$35,804 - Financing: General Funds

BACKGROUND

The City of Dallas Department of Planning & Urban Design currently has 1.2 FTE's for intern positions included in the Fiscal Year 2017-18 General Fund budget. To efficiently keep these temporary positions filled with qualified interns, the City of Dallas Department of Planning and Urban Design is proposing to contract with the University of Texas at Arlington, through its College of Architecture, Planning, and Public Affairs (CAPPA). CAPPA will provide internship services, including advertising the internship positions, working with the City to select candidates based on project needs defined by, and hiring candidates as Graduate Research Assistants to report to the City of Dallas Department of Planning and Urban Design for internship assignments. CAPPA is the only college in the North Texas region with an urban planning graduate program, and has prior experience in facilitating a successful, ongoing internship program with the City of Arlington. The internship program is designed to provide graduate students the opportunity to learn and practice a variety of urban planning-related skills in an applied setting, and to provide a meaningful contribution to the City of Dallas Department of Planning and Urban Design's ongoing projects and programs related to planning, urban design and neighborhood vitality. This agreement is for a pilot program, with potential to renew in subsequent years. The University of Texas at Arlington Internship Program scope of services is attached.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Economic Development and Housing Committee on February 5, 2018.

February 14, 2018

WHEREAS, pursuant to the terms of this Interlocal Agreement, the University of Texas at Arlington's College of Architecture, Planning, and Public Affairs (CAPPA) will hire and compensate interns through their Graduate Research Assistant program, and the City will provide projects, workspace, and oversight to facilitate the University of Texas at Arlington CAPPA's internship program; and

WHEREAS, the University of Texas at Arlington's CAPPA has authority to perform the internship services under authority granted in Section 65.31, of the Texas Education Code and Chapter 791, of the Texas Government Code; and

WHEREAS, the City of Dallas finds that the planning services to be provided by the University of Texas at Arlington through its Graduate Research Assistant program is a governmental function and service that has the authority to contract for under authority granted in Chapter 791, of the Texas Government Code; and

WHEREAS, the City of Dallas Department of Planning and Urban Design recommends entering into this Interlocal Agreement with the University of Texas at Arlington to facilitate a more streamlined and effective mechanism for filling its existing internship positions and to enhance its existing programs related to planning, urban design and neighborhood vitality.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign the Interlocal Agreement with the University of Texas at Arlington to facilitate graduate level internships with the City of Dallas Department of Planning and Urban Design, after approval as to form by the City Attorney.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse an amount not to exceed \$35,804 to the University of Texas at Arlington from the General Fund, Fund 0001, Department PNV, Unit 1598, Object 3994, Activity ECNR, PNV-2018-00004850, Commodity 96269, Vendor 0000035106.

SECTION 3. That this contract is designated as Contract No. PNV-2018-00004850.

SECTION 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

FISCAL INFORMATION

General Funds - \$35,804

AGENDA ITEM # 32

**STRATEGIC
PRIORITY:**

Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE:

February 14, 2018

COUNCIL DISTRICT(S):

8

DEPARTMENT:

Water Utilities Department
Office of Economic Development

CMO:

Majed Al-Ghafry, 670-3302
Raquel Favela, 670-3309

MAPSCO:

65 T X 75 B

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc. to provide additional engineering services for the evaluation and design of wastewater infrastructure improvements for the University Hills area between Camp Wisdom Road and the Dallas-Lancaster corporate limit - Not to exceed \$569,738, from \$2,512,805 to \$3,082,543 - Financing: 2012 Bond Funds

BACKGROUND

The Dallas Grow South plan aims to attract new development and growth south of the Trinity River. The area along University Hills Boulevard between Camp Wisdom Road and the Dallas-Lancaster corporate limit is well positioned for development projects, including student housing, multifamily, mixed use, retail, and restaurants. On December 13, 2017, City Council authorized the establishment of the University TIF District to help promote development in the University Hills area as well as the University of Texas at Dallas area by Resolution No. 17-1941; Ordinance No. 30733.

The properties along University Hills Boulevard currently do not have convenient access to wastewater services and this is an inhibitor to growth and development in the region. In order to provide wastewater service to this area, a regional engineering evaluation and design is required. Dallas Water Utilities in cooperation with the Office of Economic Development, plans to evaluate wastewater service to the area and identify the best service option with respect to future development, construction cost and long term maintenance.

This action will provide for an engineering evaluation, recommendations for wastewater service, and design for wastewater infrastructure improvements in the University Hills area between Camp Wisdom Road and the Dallas-Lancaster corporate limit.

ESTIMATED SCHEDULE OF PROJECT

Begin Evaluation March 2018
Complete Evaluation September 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 14, 2016, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide engineering design services for the replacement and rehabilitation of water and wastewater mains at 14 locations by Resolution No. 16-1471.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on February 12, 2018.

FISCAL INFORMATION

2012 Bond Funds - \$569,738

Design	\$2,512,805
Supplemental Agreement No. 1 (this action)	<u>\$ 569,738</u>
Total Project Cost	\$3,082,543

M/WBE INFORMATION

See attached.

OWNER

Kimley-Horn and Associates, Inc.

Marty S. Paris, P.E., Senior Associate

MAP

Attached

February 14, 2018

WHEREAS, on September 14, 2016, City Council authorized a professional services contract with Kimley-Horn and Associates, Inc. to provide engineering design services for the replacement and rehabilitation of water and wastewater mains at 14 locations, in an amount not to exceed \$2,512,805, by Resolution No. 16-1471; and

WHEREAS, additional engineering services are required for the study, evaluation, recommendation, and design of wastewater infrastructure improvements in the University Hills area between Camp Wisdom Road and the Dallas-Lancaster corporate limit; and

WHEREAS, Kimley-Horn and Associates, Inc., 13455 Noel Road, Two Galleria Tower, Suite 700, Dallas, Texas 75240, has submitted an acceptable proposal to provide these engineering services; and

WHEREAS, Dallas Water Utilities recommends that Contract No. 16-349/350E be increased by \$569,738, from \$2,512,805 to \$3,082,543.

Now, Therefore,

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

SECTION 1. That the proposed Supplemental Agreement No. 1 to the professional services contract be accepted and that Contract No. 16-349/350E with Kimley-Horn and Associates, Inc., be revised accordingly.

SECTION 2. That the City Manager is hereby authorized to sign Supplemental Agreement No. 1 to the professional services contract with Kimley-Horn and Associates, Inc., approved as to form by the City Attorney, to provide additional engineering services for the evaluation and design of wastewater infrastructure improvements for the University Hills area between Camp Wisdom Road and the Dallas-Lancaster corporate limit, in an amount not to exceed \$569,738, increasing the contract amount from \$2,512,805 to \$3,082,543.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$569,738 to Kimley-Horn and Associates, Inc. from the Economic Development and Housing Development Program Fund, Fund 4U52, Department ECO, Unit W173, Object 4111, Program ECO12W173B, Vendor 135447.

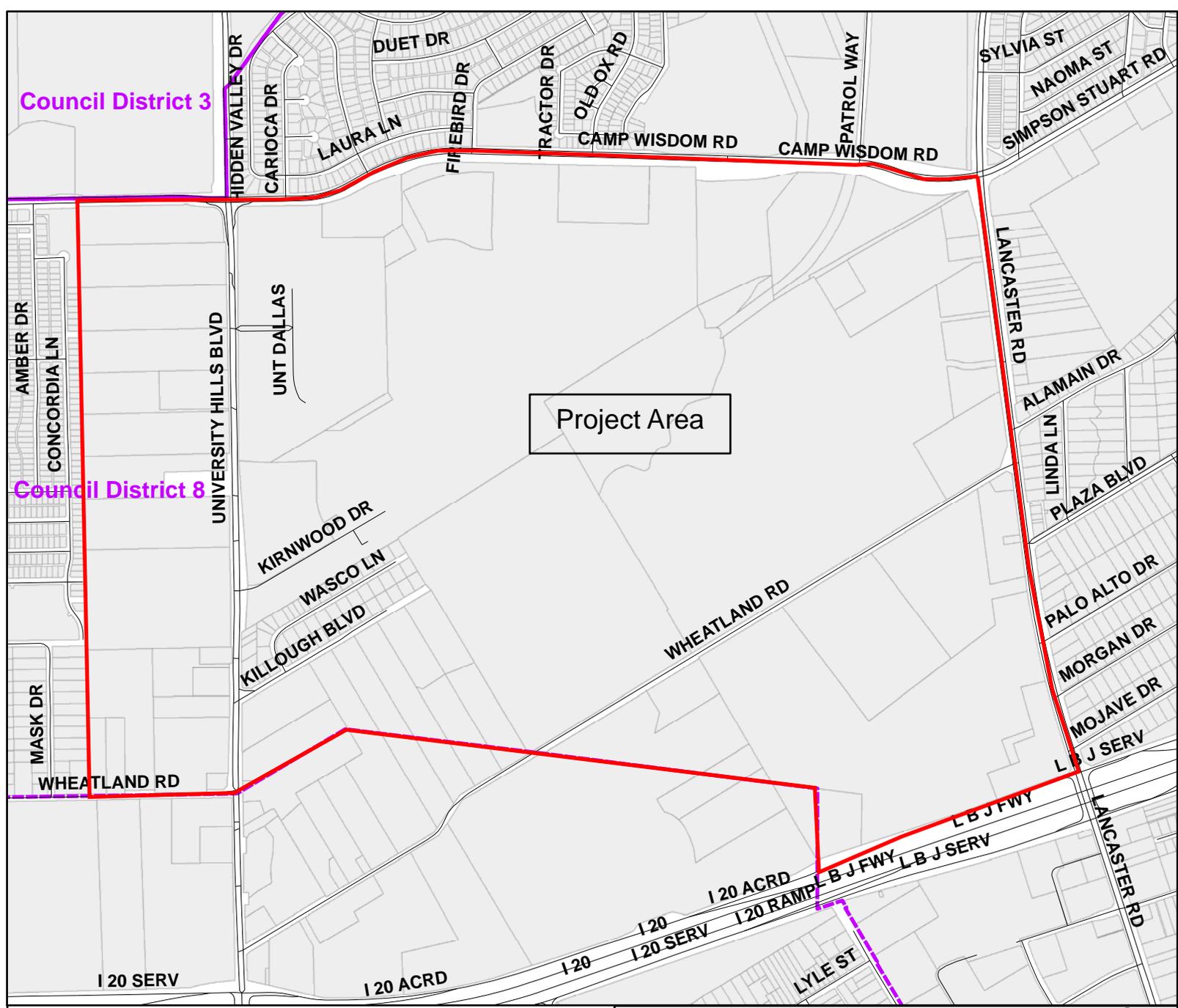
SECTION 4. That this contract is designated as Contract No. DWU-2016-00001076.

SECTION 5. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

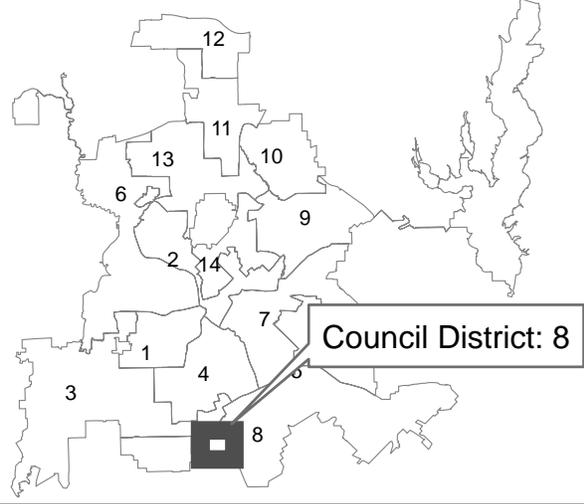
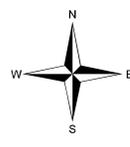
Council District 3

Council District 8

Project Area



Mapsc0: 65 T, X, 75 B



Dallas Water Utilities
Contract No. 16-349/350E, Supplemental Agreement No. 1
Evaluation and Design of Wastewater Infrastructure Improvements