

Memorandum



CITY OF DALLAS

DATE August 10, 2018

TO Honorable Members of the Mobility Solutions, Infrastructure and Sustainability Committee

SUBJECT **Upcoming Agenda Items**

On Monday, August 13, 2018, you will consider whether to forward several agenda items forward to the full City Council for consideration. Due to the scheduling on the MSIS Committee, the agenda items are still in draft form at the time of this posting. The draft items are being included for your review, but please refer to the final items, which will be posted prior to the MSIS Committee, for consideration.

If you have any questions, please let me know.

A handwritten signature in blue ink, appearing to read 'Majed Al-Ghafry'.

Majed Al-Ghafry
Assistant City Manager

[Attachment]

c: Larry Casto, City Attorney
Craig D. Kinton, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizar Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager
Jon Fortune, Assistant City Manager

Joey Zapata, Assistant City Manager
M. Elizabeth Reich, Chief Financial Officer
Nadia Chandler Hardy, Chief of Community Services
Raquel Favela, Chief of Economic Development & Neighborhood Services
Theresa O'Donnell, Chief of Resilience
Directors and Assistant Directors

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a contract for the construction of street paving, drainage, water and wastewater main improvements for Gardenvue Drive from Alto Garden Drive to Loma Garden Avenue - Tiseo Paving Company, lowest responsible bidder of seven - Not to exceed \$675,932.20 - Financing: Street and Transportation Improvement Funds (2012 Bond Funds) (\$562,113.00), Water Utilities Capital Improvement Funds (\$103,287.20) and Water Utilities Capital Construction Funds (\$10,532.00)

BACKGROUND

This item also impacts the Water Utilities Department. On May 27, 2015, City Council authorized a professional services contract with Dal-Tech Engineering, Inc. for the engineering design of one street petition project on Gardenvue Drive, from Alto Garden Drive to Loma Garden Avenue and one thoroughfare project on Highland Road, from Ferguson Road to Primrose at Highland by Resolution No. 15-0955.

On April 25, 2018, City Council authorized street paving, drainage, water and wastewater main improvements for Gardenvue Drive from Alto Garden Drive to Loma Garden Avenue; provided for partial payment of construction cost by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law; and a benefit assessment hearing to be held on June 13, 2018 by Resolution No. 18-0602.

This action will authorize a contract with Tiseo Paving Company for the construction of street paving, drainage, water and wastewater main improvements for Gardenvue Drive from Alto Garden Drive to Loma Garden Avenue, in an amount not to exceed \$675,932.20.

The scope of the project on Gardenvue Drive from Alto Garden Drive to Loma Garden Avenue entails street paving, drainage, sidewalks, driveway approaches, barrier-free ramps, and water and wastewater main improvements.

Tiseo Paving Company has had 2 contractual activities with the City of Dallas for the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	May 2015
Completed Design	February 2018
Begin Construction	November 2018
Complete Construction	November 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 27, 2015, City Council authorized a professional services contract with Dal-Tech Engineering, Inc. for the engineering design of one street petition project on Gardenview Drive, from Alto Garden Drive to Loma Garden Avenue and one thoroughfare project on Highland Road, from Ferguson Road to Primrose at Highland by Resolution No. 15-0955.

On April 25, 2018, City Council authorized street paving, drainage, water and wastewater main improvements for Gardenview Drive from Alto Garden Drive to Loma Garden Avenue; provided for partial payment of construction costs by assessment of abutting property owners; an estimate of the cost of the improvements to be prepared as required by law; and a benefit assessment hearing to be held on June 13, 2018, to receive comments by Resolution No. 18-0602.

On June 13, 2018, City Council authorized a benefit assessment hearing to receive comments on street paving, drainage, water and wastewater main improvements for Gardenview Drive from Alto Garden Drive to Loma Garden Avenue; and at the close of the hearing, authorize an ordinance levying benefit assessments by Resolution No. 18-0872.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Street and Transportation Improvement Funds (2012 Bond Funds) - \$562,113.00
Water Utilities Capital Improvement Funds - \$103,287.20
Water Utilities Capital Construction Funds - \$10,532.00

Design	\$ 86,943.05
Construction (this action)	
Paving & Drainage - PBW	\$562,113.00
Water & Wastewater - DWU	<u>\$113,819.20</u>
Total	\$762,875.25

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$675,932.20	Construction	25.00%	52.53%	\$365,419.00
<ul style="list-style-type: none"> This contract exceeds the M/WBE goal. 				

BID INFORMATION

The following seven bids with quotes were received and opened on March 23, 2018.

*Denotes successful bidder(s)

<u>Bidders</u>	<u>Bid Amount</u>
* Tiseo Paving Company 419 US 80 Frontage Road Mesquite, Texas 75150	\$675,932.20
Jeske Construction Company	\$744,938.00
Vescorp Construction, LLC	\$770,208.50
Macval Associates, LLC	\$839,387.60
Joe Funk Construction, Inc.	\$897,512.80
FNH Construction, LLC	\$951,897.00

**Camino Construction, LP disqualified for being non-responsive

Original estimate: PBW	\$1,248,990
DWU	<u>\$ 185,430</u>
Total Project	\$1,434,420

OWNER

Tiseo Paving Company

Arthur Tiseo, Registered Agent

MAP

Attached

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: August 22, 2018
COUNCIL DISTRICT(S): 6, Outside City Limits
DEPARTMENT: Water Utilities Department
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a thirty-year contract with the City of Coppell to provide untreated water services from August 22, 2018 through August 21, 2048 - Estimated Annual Revenue: \$1,010,138.00 (at current wholesale water rate)

BACKGROUND

The City of Coppell is located within Dallas Water Utilities' service area and desires to purchase untreated water services from the City of Dallas under the terms of a standard wholesale untreated water customer contract. The new contract will provide untreated water services from August 22, 2018 through August 21, 2048 and a maximum of 3,100 acre-feet per year with an estimated annual revenue of \$1,010,138.

The City of Coppell will use the untreated water to maintain the surface elevation of North Lake and for irrigation of the property surrounding the lake. By allowing the City of Coppell to utilize untreated water for irrigation, the contract will enable the City of Dallas to reduce potable demands on its system.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 22, 2017, City Council authorized the City Manager to enter into an Interlocal Agreement with the City of Coppell by Resolution No. 17-0410.

On October 25, 2017, City Council authorized a thirty-year Wholesale Treated Water Contract with the City of Coppell by Resolution No. 17-1681.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Estimated Annual Revenue: \$1,010,138.00 (at current wholesale water rate)

MAP

Attached

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: August 22, 2018
COUNCIL DISTRICT(S): 6
DEPARTMENT: Department of Transportation
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to change the dimensional classification of Chalk Hill Road between Davis Street and Singleton Boulevard from a six-lane divided roadway [M-6-D(A)] in 100 feet of right-of-way to a four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way, and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City (see Fiscal Information for potential future costs)

BACKGROUND

The City of Dallas Department of Transportation is requesting an amendment to Chalk Hill Road to facilitate implementation of a multimodal roadway project funded by the 2012 Bond. The proposed project aligns with the City's Bike Plan adopted by Council in 2011 and the Complete Streets Vision adopted by Council in 2016. The proposed design will provide a complete street with bike facilities on Chalk Hill Road. These facilities are one segment of the Dallas Circuit Trail Network that will connect Chalk Hill Trail, bike lanes on Singleton Boulevard and the Trinity River Trail. Traffic volumes can be accommodated with the four-lane roadway.

Staff recommends approval to the City of Dallas Thoroughfare Plan to change the dimensional classification of Chalk Hill Road from Davis Street to Singleton Boulevard from a six-lane divided roadway [M-6-D(A)] in 100 feet of right-of-way to a four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On July 19, 2018, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

On August 2, 2018, the City Plan Commission acted on this item and followed staff recommendation.

Information about this item will be provided to the Mobility Solutions, Infrastructure &

Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

This item has no cost consideration to the City. Future estimated cost includes schematic design for approximately \$6,630,449.00 beginning in FY 2018-2019 that will be funded by the 2012 General Obligation Bond Program.

MAP

Attached

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: August 22, 2018
COUNCIL DISTRICT(S): 2, 6
DEPARTMENT: Department of Public Works
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a reimbursement agreement with Atmos Energy for construction costs associated with the restoration of three alleys: 3703-3771 Cortez Drive & 3702-3770 Durango Drive; 3903-3991 Cortez Drive & 3904-3990 Durango Drive; and 3505-3523 Park Lane & 3511 Valley Ridge Road; affected by replacement of gas lines in northwest Dallas in an amount not to exceed \$67,583.00; **(2)** the receipt and deposit of funds from Atmos Energy in an amount not to exceed \$67,583.00; and **(3)** an increase in appropriations in the amount of \$67,583.00 in the Capital Projects Reimbursement Fund - Not to exceed \$67,582.50 - Financing: Capital Projects Reimbursement Funds

BACKGROUND

On March 1, 2018, Atmos Energy conducted a planned outage, temporarily disconnecting natural gas service to approximately 2,800 homes in northwest Dallas. Atmos Energy has been replacing the entire natural gas distribution system, including mains and service lines for this area. The replacement of the gas line has affected three alleys which are included in the 2017 Bond Program.

In-lieu-of Atmos Energy completing final restoration of the three alleys, the Department of Public Works (PBW) expedited the 2017 Bond projects in the alleys and through this action, Atmos Energy will reimburse the City of Dallas the cost of Atmos Energy's final restoration. The following alleys will be restored by PBW:

Alley Name

- 3703-3771 Cortez Drive and 3702-3770 Durango Drive
- 3903-3991 Cortez Drive and 3904-3990 Durango Drive
- 3505-3523 Park Lane and 3511 Valley Ridge Road

Atmos Energy entered into a reimbursement agreement stipulating they will reimburse the City of Dallas in an amount not to exceed \$67,582.50 for their share of costs for restoration of the three alleys.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction July 2018
Complete Construction August 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided to the Mobility Solutions, Infrastructure and Sustainability Committee on June 11, 2018.

FISCAL INFORMATION

Capital Projects Reimbursement Funds - \$67,582.50

<u>Alley Name</u>	<u>Council District</u>	<u>Amount</u>
3703-3771 Cortez Drive & 3702-3770 Durango Drive	2	\$21,990.00
3903-3991 Cortez Drive & 3904-3990 Durango Drive	6	\$30,262.50
3505-3523 Park Lane & 3511 Valley Ridge Road	6	<u>\$15,330.00</u>
	Total	\$67,582.50

Atmos Energy will reimburse the City in an amount not to exceed \$67,582.50 for their share of costs for restoration of the three alleys.

MAPS

Attached

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: August 22, 2018
COUNCIL DISTRICT(S): 6
DEPARTMENT: Department of Transportation
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments to amend the City of Dallas Thoroughfare Plan to **(1)** delete Manana Drive from Luna Road to Spangler Road; and **(2)** add Ryan Road from Luna Road to Spangler Road as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way and 44 feet of pavement, and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

BACKGROUND

Venture Metals has requested an amendment to realign the unbuilt segment of Manana Drive between Luna Road and Spangler Road to the existing footprint of Ryan Road. Ryan Road between Luna Road and the BNSF railroad currently exists as a two-lane roadway within 56 feet of right-of-way. The City does not own the right-of-way required to build Manana Drive in the current location on the Thoroughfare Plan. Ryan Road would be added to the Thoroughfare Plan as a standard four-lane undivided roadway.

The applicant has worked with the City and stakeholders to provide continued east-west connectivity along Ryan Road. Staff supports the realignment; however, Ryan Road currently exists within 56 feet of right-of-way and would require 60 feet of right-of-way. The proposed relocation of the Thoroughfare would utilize the established alignment of Ryan Road between Luna Road and BNSF railroad tracks, then would extend east to Spangler Road. This would provide an alternate route to IH-35E and Northwest Highway.

Staff recommends approval to the City of Dallas Thoroughfare Plan to (1) delete Manana Drive from Luna Road to Spangler Road and (2) add Ryan Road from Luna Road to Spangler Road as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way and 44 feet of pavement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On July 19, 2018, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

On August 2, 2018, the City Plan Commission acted on this item and followed staff recommendation.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: August 22, 2018
COUNCIL DISTRICT(S): 8
DEPARTMENT: Water Utilities Department
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize an increase in the construction services contract with Archer Western Construction, LLC for additional work associated with Grit Removal Improvements at Southside Wastewater Treatment Plant - Not to exceed \$248,021.56, from \$14,893,000.00 to \$15,141,021.56 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

On February 22, 2017, City Council authorized a construction contract with Archer Western Construction, LLC for grit removal improvements at the Southside Wastewater Treatment Plant. These improvements include the replacement of deteriorated mechanical equipment with more efficient technology, structural modifications to accommodate new equipment and space for maintenance activities, and improvements to the electrical, heating, ventilation, air conditioning and odor control systems at both grit facilities.

During the construction of the grit removal improvements, two of the existing screens at the Influent Pump Station C failed from damage sustained to the chain and guide rail systems. The screens are an essential first line of protection for the equipment and processes downstream. The failure of these screens reduces the plant's operational capacity, and if not repaired can potentially damage the pumps and the new grit removal equipment being replaced through this contract. This action will authorize Change Order No. 1 to the construction services contract for additional work to repair the existing screens at the influent pump station.

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2015
Completed Design	October 2016
Began Construction	April 2017
Complete Construction	April 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 14, 2014, City Council authorized a contract with CP&Y, Inc. for preliminary engineering services associated with improvements to the grit removal and screenings handling processes at the Southside Wastewater Treatment Plant by Resolution No. 14-0765.

On August 26, 2015, City Council authorized Supplemental Agreement No. 1 to the engineering services contract with CP&Y, Inc. to provide engineering services associated with grit removal improvements at the Southside Wastewater Treatment Plant by Resolution No. 15-1581.

On February 22, 2017, City Council authorized a contract with Archer Western Construction, LLC for the construction of grit removal improvements at the Southside Wastewater Treatment Plant by Resolution No. 17-0411.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$248,021.56

Engineering Contract	\$ 850,000.00
Supplemental Agreement No. 1	\$ 1,779,270.00
Construction Contract	\$14,893,000.00
Change Order No. 1 (this action)	\$ <u>248,021.56</u>

Total Project Cost \$17,770,291.56

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE \$
\$248,021.56	Construction	25.00%	34.41%	\$85,352.00
<ul style="list-style-type: none"> This contract exceeds the M/WBE goal. 				
<p><i>Change Order No. 1 – 34.41% M/WBE participation, and has a 24.86% Overall M/WBE participation</i></p>				

OWNER

Archer Western Construction, LLC

Daniel P. Walsh, President

Matthew M. Walsh IV, Secretary

MAP

Attached

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: August 22, 2018
COUNCIL DISTRICT(S): 6, Outside City Limits
DEPARTMENT: Water Utilities Department
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with CDM Smith, Inc. to provide additional engineering services for major rehabilitation of the ozone systems at the Bachman, East Side, and Elm Fork Water Treatment Plants - Not to exceed \$5,975,197.00, from \$288,380.00 to \$6,263,577.00 - Financing: Water Utilities Capital Construction Funds

BACKGROUND

Ozone is Dallas Water Utilities' primary water treatment disinfectant at all three water treatment plants and is necessary to comply with federal regulations governing disinfection by-products, as well as improve the finished water quality by destroying taste and odor causing compounds. The first ozone system was installed at Elm Fork Water Treatment Plant in the early 1990's and was added to the East Side and Bachman Water Treatment Plants in 2002 and 2006 respectively. Preliminary engineering has identified Critical Performance Limiting Factors at each plant and for each part of the ozone systems. Initial evaluations were based on performance data, maintenance logs, energy consumption and mapping, as well as input from key plant operations and maintenance staff.

This action includes additional engineering services for the refinement of initial recommendations and to develop ozone process improvement designs. The driving forces will be to increase operational resiliency and equipment reliability and modify systems where applicable to minimize operational and maintenance costs. The design will provide reliable ozone production systems to meet system/customer demands now and in the future. The additional engineering services include design, construction phase services, system start-up assistance, operations training, control system improvements, performance warranty testing and updated operations and maintenance manuals. The ozone design and future construction improvements will be concurrent with water quality construction projects at the plants and will be coordinated to minimize impact on treatment plant capacity.

The estimated construction cost for this project is \$40,000,000.00

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2018
Completed Design	November 2019
Begin Construction	May 2020
Complete Construction	February 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 17, 2015, City Council authorized a professional services contract with CDM Smith, Inc. for evaluation of the ozone systems at the Bachman, East Side, and Elm Fork Water Treatment Plants by Resolution No. 15-1189.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$5,975,197.00

Design	\$ 271,980.00
Supplemental Agreement No. 1	\$ 16,400.00
Construction (this action)	<u>\$5,975,197.00</u>

Total Project Cost \$6,263,577.00

<u>Council District</u>	<u>Amount</u>
6	\$3,000,000.00
Outside City Limits	<u>\$2,975,197.00</u>
Total	\$5,975,197.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE%	M/WBE \$
\$5,975,197.00	Construction	25.00%	26.66%	\$1,592,956.00
<ul style="list-style-type: none">• Supplemental Agreement No. 2 - 26.66% M/WBE participation• This contract exceeds the M/WBE goal of 25.00%, and has an 26.55% Overall MWBE participation.				

OWNER

CDM Smith Inc.

Tim Wall, Chief Executive Officer

MAP

Attached

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: August 22, 2018
COUNCIL DISTRICT(S): 3
DEPARTMENT: Department of Trinity Watershed Management
EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize acquisition from Juan I. Zaragoza, of approximately 18,750 square feet of land located on Kildare Avenue near its intersection with Kingsley Drive for the Kildare 4927 Voluntary Purchase Program - Not to exceed \$73,000.00 (\$70,000.00, plus closing costs and title expenses not to exceed \$3,000.00) - Financing: 2012 Bond Funds

BACKGROUND

This item authorizes the acquisition from Juan I. Zaragoza, of approximately 18,750 square feet of land improved with a single-family dwelling, storage building, and chain link fencing. This property is located on Kildare Avenue near its intersection with Kingsley Drive for the Kildare 4927 Voluntary Purchase Program. This property will be used to mitigate the continued erosion along the creek bed and associated safety risks for owners and creates open space with potential for community amenities. This is a voluntary purchase and the consideration is based on an independent appraisal.

The property experiences continued erosion along the creek bed with improvements threatened. A gabion wall installation was determined not to be cost effective.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

2012 Bond Funds (Flood Protection and Storm Drainage Facilities Improvement Fund) - \$73,000.00 (\$70,000.00, plus closing costs and title expenses not to exceed \$3,000.00)

OWNER

Juan I. Zaragoza

MAP

Attached

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize **(1)** a contract for the construction of the Security Controls Enhancement Project at Dallas Love Field - Construction Rent-A-Fence, Inc., lowest responsive bidder of three; and **(2)** an increase in appropriations in an amount not to exceed \$3,263,599.60 in the Aviation Capital Construction Fund - Not to exceed \$4,263,599.60 - Financing: Aviation Capital Construction Funds

BACKGROUND

The physical perimeter of Dallas Love Field is bounded by nearly 40,000 linear feet of AOA (airport operations area) fence and vehicle gates. Engineering studies have been conducted to assess existing security features and determine if improvements should be added. This construction project will implement recent recommendations.

This action will authorize a construction contract with Construction Rent-A-Fence, Inc. to complete Security Controls Enhancement at Dallas Love Field.

On Wednesday, April 11, 2018, the Security Controls Enhancement Project at Dallas Love Field was publicly advertised for construction bids in the first of three published advertisements. On May 11, 2018, three bids were received. Construction Rent-A-Fence, Inc. was the apparent low bidder of the three, and it is recommended that the City of Dallas enter into a construction contract with Construction Rent-A-Fence, Inc. for the scope of work detailed in the project specifications and construction documents.

Construction Rent-A-Fence Inc. has had no previous contracts with the City of Dallas.

ESTIMATED SCHEDULE OF PROJECT

Began Design	November 2015
Completed Design	March 2018
Begin Construction	October 2018
Complete Construction	November 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 12, 2014, City Council authorized a professional services contract with Huitt-Zollars Inc. to provide engineering services for the Security Controls Enhancement Project at Dallas Love Field by Resolution No. 14-1918.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Aviation Capital Construction Funds - \$4,263,599.60

Design	\$ 999,618.10
Supplemental Agreement No. 1 (concurrent action)	\$ 71,577.52
Materials Testing	\$ 49,000.00 (est.)
Construction (this action)	<u>\$4,263,599.60</u>
 Total Project Cost	 \$5,383,795.22 (est.)

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$4,263,599.60	Construction	25.00%	92.76%	\$3,955,127.19
<ul style="list-style-type: none"> This contract exceeds the M/WBE goal. 				

BID INFORMATION

The following three bids were received and opened on May 11, 2018:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*Construction Rent-A-Fence, Inc. 21497 US Hwy 79 Taylor, TX 76574	\$4,263,599.60
Centennial Contractors Enterprises, Inc. 11111 Sunset Hills Road, Suite 350 Reston, VA 20190	\$4,892,227.96
Fort Worth Civil Constructors, LLC	\$5,311,646.64

P.O. Box 164513
Fort Worth, TX 76161

OWNER

Construction Rent-A-Fence, Inc.

Wendy Ford, Vice President

MAP

Attached

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize Supplemental Agreement No. 4 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide architectural and engineering design for Garages A and B Fire Alarm System Replacement Project at Dallas Love Field - Not to exceed \$270,654.00, from \$816,798.00 to \$1,087,452.00 - Financing: Aviation Current Funds

BACKGROUND

Garage A at Dallas Love Field was built in 1984 and currently offers parking for 3,000 vehicles. Garage B and the Pedestrian Concourse were completed in 2004. Garage B currently provides 4,000 parking spaces.

On July 8, 2014, City Council authorized a professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide design services for Dallas Love Field Garages A and B Condition Assessment Project. Contract amount was \$228,140.00.

This action will authorize Supplemental Agreement No. 4 to the professional services contract with M. Arthur Gensler Jr. & Associates, Inc. to provide design, construction documents, and construction administration for complete fire alarm replacement, which was identified in Condition Assessment as nearing end of its useful life. Total fee increase in Supplemental Agreement No. 4 is \$270,654.00.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	September 2018
Complete Design	April 2019
Begin Construction	July 2019
Complete Construction	November 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On July 8, 2014, City Council authorized a professional services contract with M. Arthur Gensler Jr. & Associates, Inc. for design services for Dallas Love Field Garages A and B Condition Assessment Project by Resolution No. 14-1012.

On May 25, 2016, City Council authorized Supplemental Agreement No. 3 for design, construction documents, and construction administration services for repair to Dallas Love Field Garage A & B and Pedestrian Concourse by Resolution No. 16-0813.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Aviation Current Funds - \$270,654.00

Original Contract	\$ 228,140.00
Supplemental Agreement No. 1	\$ 10,882.00
Supplemental Agreement No. 2	\$ 17,600.00
Supplemental Agreement No. 3	\$ 560,176.00
Supplemental Agreement No. 4 (this action)	<u>\$ 270,654.00</u>
 Total Contract Cost	 \$ 1,087,452.00

M/WBE INFORMATION

In accordance with the City’s Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$270,654.00	Architecture & Engineering	25.66%	31.23%	\$84,517.00
<ul style="list-style-type: none"> • Supplemental Agreement No. 4 – 31.23% M/WBE participation • This contract exceeds the M/WBE goal of 25.66% and has an Overall M/WBE of 39.64% 				

OWNER

M. Arthur Gensler Jr. & Associates, Inc.

Cindy Simpson, Managing Director and Principal

MAP

Attached

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: August 22, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: T.C. Broadnax

SUBJECT

Authorize the first three-year renewal option to the Distributed Antenna System (DAS) and wireless fidelity system (Wi-Fi) Network contract with Concourse Communications Group, LLC and amend the contract to **(1)** reduce current contract revenue share to 20% for the DAS and Wi-Fi System Network; **(2)** reduce the Minimum Annual Guarantee from \$300,000.00 to \$225,000.00; **(3)** convert the airport Wi-Fi model from paid to free; and **(4)** extend the contract from August 22, 2012 to April 15, 2025 - Estimated Revenue Foregone: \$845,000.00 over six-year period

BACKGROUND

On August 22, 2012, City Council authorized a six-year contract, with two three-year renewal options to design build and manage a carrier neutral cellular antenna and Wi-Fi system at Love Field for the design, build and management of a carrier neutral cellular and Wi-Fi (wireless fidelity) system for approximately 920,000 square feet of public terminal space. This system has supported approximately 12 million passengers annually, airline tenants, airport operations, Dallas Police, Love Field airport facilities and operations staff.

This action authorizes an amendment to the existing agreement to provide the DAS System to support the travelling public, airlines tenants, other airport tenants, the City's Department of Aviation Operations Division, and the Dallas Police Department (DPD) at the Airport by providing cellular telephone access and data access through a distributed antenna system. Radio signals for the DPD and Airport Operations shall be carried on the DAS System for Airport Facilities.

This amendment to this contract agreement includes the following conditions:

1. The operator pays the City:
 - a. Twenty Percent (20%) of DAS System Gross Revenues Twenty Percent (20%) of Wi-Fi System Gross Revenues
 - b. Twenty Percent (20%) of Gross Revenues for Operator's business at the

Airport, other than directly through the Distributed Antennae System (DAS), Wi-Fi System or for Clear Channel or CNN; and

- c. Seventy-Five Percent (75%) of Gross Revenues for the relevant period of time derived from Operator's existing agreement with Clear Channel/CNN. Such revenue will be included in the definition of Operator's Other Business Gross Revenues.
2. The percentage Fee shall be amended so that Operator pays City:
 - a. Twenty Percent (20%) of DAS System Gross Revenues Twenty Percent (20%) of Wi-Fi System Gross Revenues
 - b. Twenty Percent (20%) of Gross Revenues for Operator's business at the Airport, other than directly through the Distributed Antennae System (DAS), Wi-Fi System or for Clear Channel or CNN; and
 - c. Seventy-Five Percent (75%) of Gross Revenues for the relevant period of time derived from Operator's existing agreement with Clear Channel or CNN.
 3. The Minimum Annual Guarantee ("MAG") as it applies to each year of the remaining Term of the Agreement shall be amended as follows:
 - a. The Operator will pay the City Two Hundred Twenty-Five Thousand Dollars (\$225,000.00) during each remaining year of the Agreement.
 - b. The new revenue share and MAG decrease will enable Concourse Communications Group, LLC to fund a one-time equipment upgrade and increase internet capacity to meet the demands anticipated for the increased traffic and data usage that will be generated by the City of Dallas, Department of Aviation converting to free Wi-Fi.

This contract amendment will allow the Department of Aviation to service all Dallas Love Field airport travelers with access to free Wi-Fi after watching advertisements and allow Concourse Communications Group, LLC to source and upgrade hardware. Concourse Communications Group, LLC will continue to maintain, upgrade software as needed and operate the DAS Wi-Fi systems at their cost as needed, to provide the same high level of service currently delivered.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 22, 2012, City Council authorized a six-year contract, with two three-year renewal options, and a minimum guarantee to design, build and manage a carrier neutral cellular antennae and Wi-Fi (wireless fidelity) system at Love Field by Resolution No. 12-2075.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on August 13, 2018.

FISCAL INFORMATION

Estimated Annual Revenue Foregone: \$845,000.00 over six-year period beginning in FY 2018-2019

OWNER

Concourse Communications, LLC

Mark Deshaies, Vice President, Operations