

RECEIVED

MOBILITY SOLUTIONS, INFRASTRUCTURE & SUSTAINABILITY COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2018 OCT 19 AM 10:11

CITY SECRETARY
DALLAS, TEXAS

MONDAY, OCTOBER 22, 2018
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA STREET
DALLAS, TEXAS 75201
2:00 P.M. – 3:30 P.M.

Chair, Councilmember Lee M. Kleinman
Vice Chair, Councilmember Rickey D. Callahan
Councilmember Sandy Greyson
Councilmember Adam Medrano
Councilmember Casey Thomas, II
Councilmember Tennell Atkins

Call to Order

1. Approval of October 8, 2018 Minutes

BRIEFINGS

2. Parking Rates and Ground Transportation Management at Dallas Love Field
Mark Duebner, Director
Department of Aviation
3. Landmark Initiation and Appeals
Kris Sweckard, Director
Sustainable Development and Construction
Katherine Seale, Chair
Dallas Landmark Commission
4. Deployment Update of Small Cell Network Nodes
Robert M. Perez, Director (I)
Department of Public Works

BRIEFING MEMO

5. Extension of Dallas Road to the North DFW Airport TEXRail Station

REPORTS

6. Interagency Transportation Report for October

7. UPCOMING AGENDA ITEMS

October 24, 2018

- A. Agenda Item #2: Authorize (1) the rejection of the proposals received for removing and replacing underground fuel storage tanks and removing a used oil tank at the Northcentral Police Substation located at 6969 McCallum Boulevard and removing and replacing underground fuel storage tanks at the Southeast Police Substation located at 725 North Jim Miller Road; and (2) the re-advertisement for new proposals - Financing: No cost consideration to the City (Building Services)
- B. Agenda Item #7: Authorize a professional services contract with JLM Consulting Group, Inc. for project management, construction consulting and facility maintenance services at Dallas Love Field - Not to exceed \$110,625.00 - Financing: Aviation Fund (AVI)
- C. Agenda Item #8: Authorize (1) new parking rates for new Garage C parking areas; (2) a decrease in the daily rates charged for parking in Garages A and B; (3) closing Love Connection remote parking to the public; (4) an increased rate for valet services and premium area parking; and (5) improved parking product options and value to the traveling public to gain market share - Estimated Total Annual Revenue: \$33,755,322.00 (AVI)
- D. Agenda Item #9: Authorize a ten-year lease agreement, with two five-year renewal options with Trinity Industries, Inc. for approximately 42,750 square feet of land and facilities located at Dallas Love Field for continued aviation related operations - Estimated Annual Revenue: \$104,418.48 (AVI)
- E. Agenda Item #15: Authorize (1) a Project Specific Agreement with Dallas County for funding participation in the design and construction of paving and drainage improvements for Montfort Drive from Interstate Highway 635 frontage road to Alpha Road; (2) the receipt and deposit of funds from Dallas County in an amount not to exceed \$1,900,000.00; and (3) an increase in appropriations in an amount not to exceed \$1,900,000.00 in the Capital Projects Reimbursement Fund - Not to exceed \$1,900,000.00 - Financing: Capital Projects Reimbursement Funds (PBW)
- F. Agenda Item #16: Authorize an architectural services contract with DSGN Associates, Inc. for architectural, engineering design, and construction administration services for the Vickery Meadow Branch Library to be located at 8255 Park Lane - Not to exceed \$800,353.00 - Financing: Library (E) Funds (2017 Bond Funds) (PBW)
- G. Agenda Item #17: Authorize a professional services contract with ARS Engineers, Inc. for the engineering design of Alley Reconstruction Group 17-1102 (list attached to the Agenda Information Sheet) - Not to exceed \$274,810.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$248,709.39) and Wastewater Capital Improvement Funds (\$26,101.41) (PBW)
- H. Agenda Item #18: Authorize a professional services contract with Dal-Tech Engineering, Inc. for the engineering design of Alley Reconstruction Group 17-1304 (list attached to the Agenda Information Sheet) - Not to exceed \$294,229.10 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$202,729.10) and Water Utilities Capital Improvement Funds (\$91,500.00) (PBW)
- I. Agenda Item #19: Authorize a professional services contract with Multatech Engineering, Inc. for the engineering design of Alley Reconstruction Project Group 17-2004 (list attached to the Agenda Information Sheet) - Not to exceed \$302,864.75 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$271,754.75) and Water Utilities Capital Improvement Funds (\$31,110.00) (PBW)
- J. Agenda Item #20: Authorize a professional services contract with Salcedo Group, Inc., for the engineering design of Alley Reconstruction Group 17-3001 (list attached to the Agenda Information Sheet) - Not to exceed \$165,118.76 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$161,598.76) and Wastewater Capital Improvement Funds (\$3,520.00) (PBW)
- K. Agenda Item #21: Authorize a professional services contract with Neel-Schaffer, Inc. for the engineering design of Alley Reconstruction Group 17-4002 (list attached to the Agenda Information Sheet) - Not to exceed \$171,874.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$146,889.00) and Wastewater Capital Improvement Funds (\$24,985.00) (PBW)

- L. Agenda Item #22: Authorize a professional services contract with Binkley & Barfield, Inc. for the engineering design of Alley Reconstruction Group 17-5005 (list attached to the Agenda Information Sheet) - Not to exceed \$257,418.62 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (PBW)
- M. Agenda Item #24: Authorize a construction services contract for the removal and replacement of the existing Federal Pacific switchgear and the existing Uninterruptable Power Supply system at Dallas City Hall located at 1500 Marilla Street - Schneider Electric Buildings Americas, Inc., most advantageous proposer of three - Not to exceed \$2,771,536.00 - Financing: City Facilities (H) Funds (2017 Bond Funds) (PBW)
- N. Agenda Item #26: A resolution declaring approximately 5,155 square feet of City-owned undevelopable land unwanted and unneeded, located in Dallas County near the intersection of Sandy Lake Road and President George Bush Turnpike; and authorizing its sale to NHC-TX103, LLC, the abutting owner - Revenue: \$6,444.00 (SDC)
- O. Agenda Item #27: A resolution (1) declaring twelve properties unwanted and unneeded and authorizing their sale by public auction (list attached to the Agenda Information Sheet); (2) authorizing a Purchase and Sale Agreement to be prepared for each auctioned surplus property receiving the highest qualified bid that is sold absolute; and (3) waving the minimum reserve amount - Estimated Revenue: \$946,060.00 (SDC)
- P. Agenda Item #28: An ordinance granting a revocable license to Commissary at 1217 Main, LLC for the use of approximately 80 square feet of land to occupy, maintain and utilize a sidewalk café on a portion of Main Street right-of-way located near the intersection of Main and Field Streets - Revenue: \$200.00 annually, plus the \$20.00 ordinance publication fee (SDC)
- Q. Agenda Item #29: An ordinance abandoning a portion of a floodway easement to William Keith Martin and Alyssa Griggs Martin, the abutting owners, containing approximately 1,813 square feet of land, located near the intersection of Inwood Road and Lakehill Court - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee (SDC)
- R. Agenda Item #30: An ordinance abandoning a portion of Blanco Drive to C5LC at Bonnie View, LLC, the abutting owner, containing approximately 54,106 square feet of land, located near the intersection of Bonnie View and Wintergreen Roads; and authorizing the quitclaim; and providing for the dedication of approximately 401,828 square feet of land needed for street right-of-way - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee (SDC)
- S. Agenda Item #31: Authorize a Design Development Contract with Uptown Dallas, Inc. for a binding minimum financial contribution of \$1,000,000.00 for the preparation, review, and donation of privately funded engineering and design plans to the City for the McKinney Avenue/Cole Avenue Two-Way Conversion 2017 Bond Program Project - Financing: This action has no cost consideration to the City (see Fiscal Information) (TRN)
- T. Agenda Item #40: Authorize a five-year service price agreement, with three two-year renewal options, for passenger and employee ground transportation management services at Love Field for the Department of Aviation - Parking Concepts, Inc. in the amount of \$14,399,796.00 and Parking Systems of America, Inc. in the amount of \$3,344,616.00, most advantageous proposers of seven - Total not to exceed \$17,744,412.00 - Financing: Aviation Fund (PS)

Adjourn



Lee M. Kleinman, Chair
Mobility Solutions, Infrastructure and Sustainability Committee

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

HANDGUN PROHIBITION NOTICE FOR MEETING OF GOVERNMENTAL ENTITIES

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Mobility Solutions, Infrastructure & Sustainability Committee

Meeting Record

The Mobility Solutions, Infrastructure & Sustainability Committee meetings are recorded. Agenda materials are available online at www.dallascityhall.com. Recordings may be reviewed/copied by contacting the Mobility Solutions, Infrastructure & Sustainability Committee Coordinator at 214-671-9465.

Meeting Date: October 8, 2018

Convened: 2:02 p.m.

Adjourned: 3:10 p.m.

Committee Members Present:

Lee M. Kleinman, Chair
Rickey D. Callahan, Vice Chair
Tennell Atkins
Sandy Greyson
Adam Medrano
Casey Thomas, II

Committee Members Absent:

N/A

Other Council Members Present:

N/A

Presenters:

Majed Al-Ghafry, Assistant City Manager
Molly Carroll, Executive General Manager, High Speed Rail
Michael Rogers, Director, Department of Transportation

City Staff Present:

Robert Perez, Public Works
Michael Doss, City Attorney's Office
Bert Vandenberg, City Attorney's Office
Casey Burgess, City Attorney's Office

Terry Lowery, Dallas Water Utilities
Sarah Standifer, Dallas Water Utilities
Rick Galceran, Office of the Bond Program

AGENDA

Call to Order (2:02 p.m.)

1. Approval of the September 24, 2018 Meeting Minutes

Presenter(s): Lee M. Kleinman, Chair

Action Taken/Committee Recommendation(s): Councilmember Greyson recommended several revisions to the September 24, 2018 minutes. A motion was made to approve the minutes for the September 24, 2018 Mobility Solutions, Infrastructure & Sustainability Committee meeting, with recommended changes.

Motion made by: Casey Thomas, II
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Sandy Greyson
Item passed on a divided vote:
Item failed on a divided vote:

2. Update on Supplemental Appropriation in the Bipartisan Budget Act of 2018 – Briefing Memo

Presenter(s): Sarah Standifer, Assistant Director, Dallas Water Utilities

Action Taken/Committee Recommendation(s): Staff gave a brief update on the funding for the Dallas Floodway Project, Dallas Floodway Extension, and Lewisville Dam. Information only.

3. High Speed Rail Update

Presenter(s): Molly Carroll, Executive General Manager, High Speed Rail Project

Action Taken/Committee Recommendation(s): Molly Carroll and Brady Redwine from Texas Central Rail provided an update on the various considerations for the High Speed Rail project and requested support for a feasibility study for a multimodal facility on "Lot E". City Councilmembers asked several questions regarding the

station locations, as well as the funding and timeline of the project. A motion was made to support the continued plan for a feasibility study, with the understanding that City Council will be briefed again with further details on the cost, funding sources, and scope of the study.

Motion made by: Tennell Atkins
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Sandy Greyson
Item passed on a divided vote:
Item failed on a divided vote:

4. Dockless Vehicles Program and Motorized Scooter Ordinance Discussion

Presenter(s): Michael Rogers, Director, Department of Transportation

Action Taken/Committee Recommendation(s): Staff provided an update on the dockless vehicles program and use of motorized scooters within the City of Dallas. Several councilmembers asked about issues related to motorized scooter safety and enforcement of code infringements. A motion was made to extend the sunset date for the motorized scooter ordinance by six months.

Motion made by: Rickey D. Callahan
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Tennell Atkins
Item passed on a divided vote:
Item failed on a divided vote:

Adjourn (3:10 p.m.)

APPROVED BY:

ATTESTED BY:

**Lee M. Kleinman, Chair
Mobility Solutions, Infrastructure, &
Sustainability Committee**

**Kate Bower, Coordinator
Mobility Solutions, Infrastructure, &
Sustainability Committee**

Memorandum



CITY OF DALLAS

DATE October 19, 2018

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

SUBJECT **Parking Rates and Ground Transportation Management at Dallas Love Field**

On Monday, October 22, 2018, you will be briefed on Parking Rates and Ground Transportation Management at Dallas Love Field. The briefing materials are attached for your review.

Please contact Mark Duebner, Director of the Department of Aviation, if you have any questions or concerns.

A handwritten signature in blue ink, appearing to read 'M. Al-Ghafry', with a large, sweeping flourish at the end.

Majed A. Al-Ghafry, P.E.
Assistant City Manager

[Attachment]

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney (I)
Carol Smith, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge

Kimberly Bizar Tolbert, Chief of Staff to the City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors

Parking Rates and Ground Transportation Management at Dallas Love Field

**Mobility Solutions,
Infrastructure &
Sustainability**

October 22, 2018

**Mark Duebner, Director,
Department of Aviation**



City of Dallas

Presentation Overview

- Love Field Parking Background
- New Garage C Overview
- Current Issues
- Rate Recommendation
- Ground Transportation Background & Current Services
- Ground Transportation Management Request for Competitive Sealed Proposals
- Recommendations & Next Steps

Parking Background – Love Field

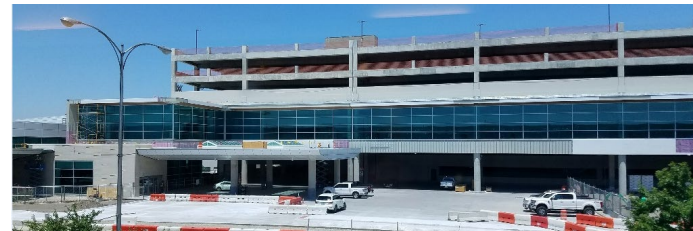
- Garage A – Built 1988
 - **3000 Parking Spaces** – Short Term
 - **\$17 Daily Rate**
 - Rate Change from \$14, August 2015



- Garage B – Built 2003
 - **4000 Parking Spaces** – Long Term
 - **\$13 Daily Rate**
 - Rate Change from \$10, August 2015



- Valet – Open 2013
 - **450 Parking Spaces**
 - **\$24 Daily Rate**



WRIGHT AMENDMENT IMPACT

- **2014, Oct.** – Wright Amendment Lifted
 - **2025 Parking Occupancy Projections Realized Immediately**
- **2014, Nov.** – Employees Relocated Offsite
 - Preparation for Increased Capacity
- **2014, Nov.** – Garages Reach Capacity
 - Thanksgiving Holiday Public Displaced
- **2015, Mar.** – Garages Reach Capacity
 - Spring Break Public Displaced
- **2015, Aug.** – Remote Parking Lot Opens – Temporary Solution
 - 1500 Parking Spaces Added
- **2017, Nov.** – All Parking Nearly Full
 - Without Remote Lot, Capacity Exceeded



Garage C Overview

- New Parking Access Revenue Control System

- Integration with Tolltag System (July 2018)
 - Improved Read Quality
- Improved Audit Control & Reporting

- License Plate Recognition

- Entry and Exit Photo Verification

- Wayfinding:

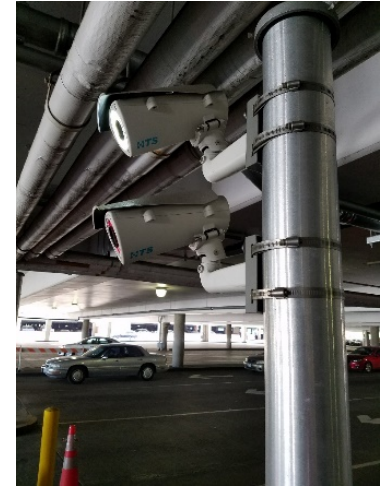
- Per Level Counts & Directional Signs
- Light Indicators for Open & Occupied Spaces

- Reservation System:

- Prepay for Parking

- Nested Areas:

- Level 3 - Best Access, Convenience
- Roof Top - Discounted, uncovered
- Premium Areas



Garage C Overview

- Valet Area & Vehicle Storage
 - Covered Entry & 1000+ Underground spaces
 - New Point of Sale System
 - Traffic Reduction
- Pay on Foot
- Vehicle Locator
- New Electric Car Chargers
- Web Site Upgrades
 - Share Parking Availability
 - Directions & Information
 - Links to Pre-Book



Current Issues

- **Transportation Network Companies:**
 - Usage has increased to average of 2400 pickups/day
 - Has affected garage usage
 - Customers reporting increasing rates
 - Surge pricing is increasing in frequency as traffic increases at Love Field
- **Remote Lot Closing**
 - Currently the cheapest parking available
 - Higher cost for shuttle service will be eliminated

Rate Recommendations

Garage A: Current \$17 New \$15

- 3000 Spaces – Slight Reduction

Garage B: Current \$13 New \$9

- 3000 Spaces – Covered Parking Reduced over 30%

Garage B Roof: Current \$13 New \$7

- 1000 Spaces – Uncovered Parking Reduced over 45%

4000 Discounted Spaces Under \$10 per Day

- Retain Love Connection Park & Fly Customer
- Low Cost to Public

Rate Recommendations

(cont.)

Garage C Standard:

\$15

- 3100 Spaces – Matching Garage A Distance

Garage C Roof:

\$13

- 400 Spaces – Uncovered Parking

Garage C Premium:

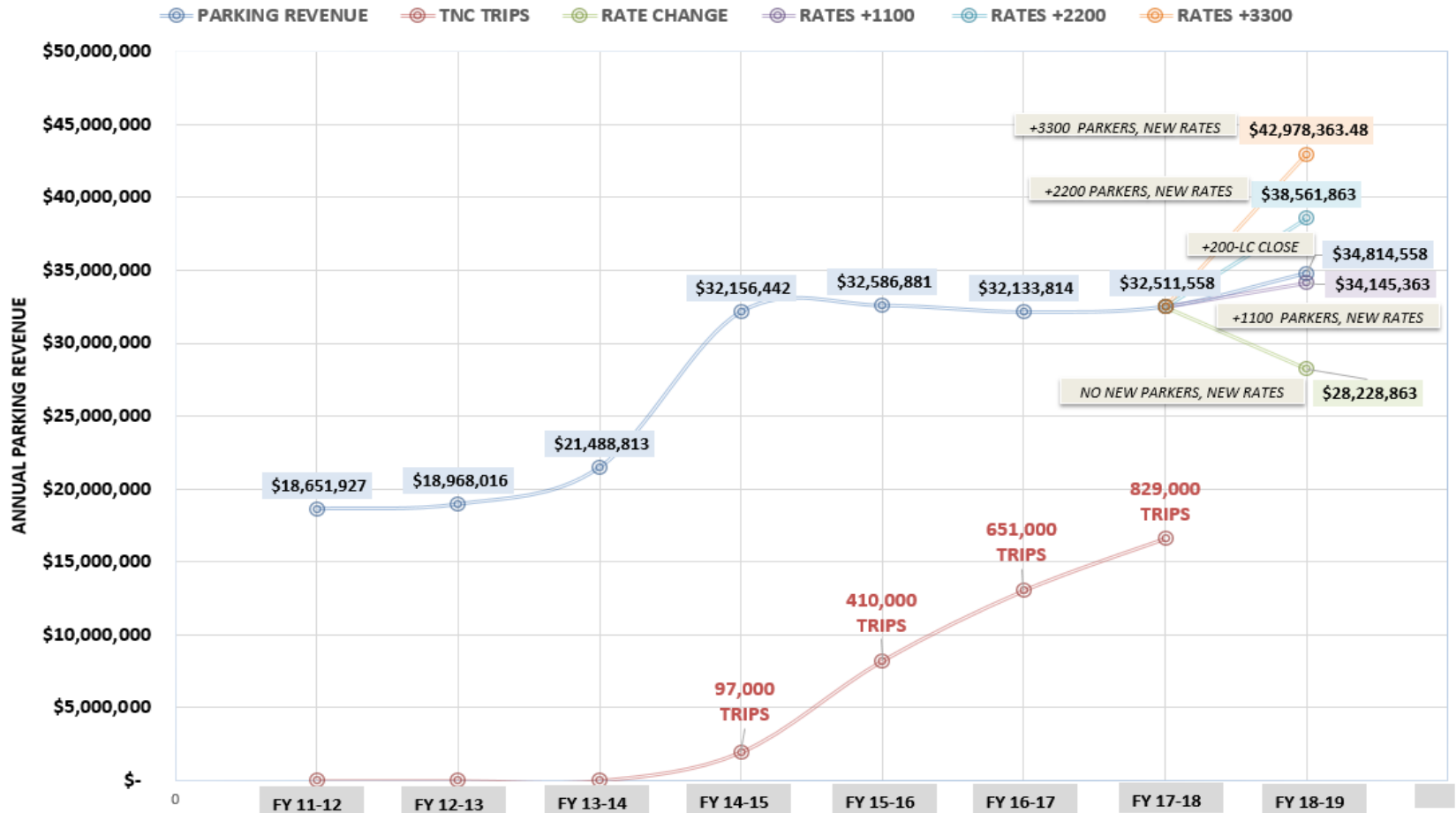
\$25

- 500 Spaces – Premium Convenience/Reserved Area

Garage C Valet: Current \$24 New \$26

- 1000 Spaces - Retaining Best Price vs. competitive Hotels & Airports


GROSS PARKING REVENUE & TNC TRIP TRENDS



Rate Conclusion

- Overall Reduction in Parking Cost
 - 7000 Current Spaces Discounted
 - 3500 New Spaces @ \$15 or less
- Add to Premium Products
 - 400 Additional Valet Spaces, Rate up \$2
 - 500 New Premium Self Parking Spaces

On-line Reservation System

 Dallas Airport System

Welcome ksaunders

[My account](#)

[My Bookings](#)

[Management](#)

[Sign out](#)

1

CHOOSE YOUR DATES

2

CHOOSE YOUR SPACE

3

OPTIONS

4

YOUR INFORMATION

5

CONFIRMATION

Amend Search

Promocode

Promocode

Apply

sort by

Please select

View

Select a parking location

Business Traveler



 Transfer Time: 5 mins

✓ Perfect for your business trip

✓ Free cancellation

✓ Direct link to terminal

Select \$ 80.00

More info

Map

Weekday Special



 Transfer Time: 5 mins

✓ Multi-level parking charged at hourly rates is available

✓ Opposit the current terminal

Select \$ 80.00

More info

Map

Weekend Special



 Transfer Time: 5 mins

✓ Multi-level parking

✓ Perfet for weekend breaks

Select \$ 96.00

More info

Map

Rate Conclusion Cont.

- Parking rate strategy is to provide more affordable spaces to stimulate demand
- Ultimate goal is to continue to give customers options for parking and to maintain high quality amenities for the traveler
- With new capacity, the first floor of garage A may be repurposed to better manage the TNC pickup area which is currently highly congested at peak

Ground Transportation Management Background & Current Services

- 2004 – Current Parking Garage Management contract starts
 - Garage A&B
- 2013 – Valet Parking Open at Love Field
 - Extension of Current Parking Management Contract
- 2014 – New Starter Services Contract
 - Separate RFB won by Current Parking Management Vendor
- 2015 – Love Connection (Park & Fly) Open
 - Extension of Current Parking Management Contract
 - Employee Parking currently included
- Current expense for above services: \$5.1 Million Annually

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Ground Transportation Management RFCSP Plan

- **Current Revenue Share vs. New Management Fee Agreement**
 - Undetermined Revenue Baseline - Parking Inventory, Rates and Revenue Changing
 - New Management Fee Benefits: City Banking All Funds, 100% of any Revenue Upside to City of Dallas, Fee for Services Only
- **Obtain Best Value for Services through Request for Competitive Sealed Proposal (RFCSP) for Dallas Love Field Ground Transportation Management Services:**
 - Parking Garages A, B & C,
 - Love Connection - Off Airport Employee Parking,
 - Valet Parking,
 - Ground Transportation Vehicle Dispatch & Service

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Ground Transportation Management RFCSP Process

- Ground Transportation Management Solicitation #1 - 2017
 - Detailed P&L Required, Vendor Banking Funds, more complex
 - Parking System & Facility Changes in process
- Challenges with responses AVI decided to reissue and simplify the process
 - Ensure best pricing with a clearer financial approach
 - Vendors to propose their way to meet our needs
- BKZ 1810 Ground Transportation Management Solicitation #2 - 2018
 - Requested Proposals with one Service Fee Bid amount for each of the four (4) areas, and one (1) inclusive bid for all areas
 - City Banking Funds, Parking System & Facility Changes complete

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Ground Transportation Management RFCSP Process Cont.

- Written proposals were received from all vendors who met the minimum qualifications
- Evaluation Committee consisted of four (4) City employees from four (4) City Departments who evaluated / scored the following areas:
 - 10% Proposed Approach
 - 25% Capability, Credibility & Expertise
- Purchasing evaluated / scored the following:
 - 50% Value to the City (Cost), over 5 year term
- City Office of Business Diversity evaluated / scored the following:
 - 15% Airport Concessions Disadvantaged Business Enterprise (ACDBE) Program Plan

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ACDBE Information

- Parking Concepts, Inc.
 - Local Vendors
 - Regali, Inc. \$75,000
 - Non-Local
 - Abba Parking Services \$2,925,000
 - Moore Cars LLC \$600,000
 - **Total** **\$3,600,000**
- Parking Systems of America
 - Local Vendors
 - Regali, Inc \$25,850
 - Strategic Focus \$2,310,765
 - **Total** **\$2,336,615**



RFCSP Scores – Group A, Parking Garages

Evaluation scores:

Vendor	Cost to the City (50%)	Capability & Expertise (25%)	Proposed Approach (10%)	ACDBE Plan (15%)	Final Score (100%)	Rank
Parking Concepts, Inc.: BAFO: \$8,600,292.						
Overall Score	50.00	22.75	9.25	15.00	97.00	1
LAZ Parking: BAFO: \$9,955,128.00						
Overall Score	43.20	23.25	9.25	15.00	90.70	2
Ace Parking: BAFO: \$9,558,660.00						
Overall Score	44.99	20.75	8.25	15.00	88.99	3
Parking Systems of America: BAFO: \$11,633,664.00						
Overall Score	36.96	21.00	8.00	15.00	80.96	4
Platinum Parking: BAFO-\$9,074,232.00						
Overall Score	47.39	14.75	6.75	9.00	77.89	5

RFCSP Scores – Group B

Love Connection

Evaluation scores:

Vendor	Cost to the City (50%)	Capability & Expertise (25%)	Proposed Approach (10%)	ACDBE Plan (15%)	Final Score (100%)	Rank
Parking Systems of America -\$826,716.00						
Overall Score	50.00	21.00	7.75	15.00	93.75	1
Ace Parking -\$894,972.00						
Overall Score	46.19	21.25	7.50	15.00	89.94	2
LAZ Parking -1,093,872.00						
Overall Score	37.79	22.00	8.75	15.00	83.54	3
Parking Concepts, Inc. -\$1,352,292.00						
Overall Score	30.57	22.75	9.25	15.00	77.57	4
Platinum Parking -1,531,440.00						
Overall Score	26.99	15.75	6.75	9.00	58.49	5
C&C Transport -\$8,101,692.00						
Overall Score	5.10	10.50	4.50	14.00	34.10	6

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RFCSP Scores – Group C

Valet Parking

Evaluation scores:

Vendor	Cost to the City (50%)	Capability & Expertise (25%)	Proposed Approach (10%)	ACDBE Plan (15%)	Final Score (100%)	Rank
Parking Concepts, Inc. -\$5,799,504.00						
Overall Score	46.52	24.25	9.25	15.00	95.02	1
LAZ Parking -5,604,852.00						
Overall Score	48.13	20.75	8.00	15.00	91.88	2
Ace Parking -\$6,114,636.00						
Overall Score	44.12	21.25	7.50	15.00	87.87	3
Parking Systems of America -\$6,572,136.00						
Overall Score	41.05	18.50	7.75	15.00	82.30	4
Platinum Parking -\$5,395,500.00						
Overall Score	50.00	14.75	5.75	9.00	79.50	5
Freedom Park -\$8,201,784.00						
Overall Score	32.89	21.50	7.75	9.00	71.14	6

RFCSP Scores – Group D

Starter Services

Evaluation scores:

Vendor	Cost to the City (50%)	Capability & Expertise (25%)	Proposed Approach (10%)	ACDBE Plan (15%)	Final Score (100%)	Rank
Parking Systems of America -\$2,517,900.00						
Overall Score	50.00	19.75	8.00	15.00	92.75	1
Ace Parking -\$3,230,748.00						
Overall Score	38.97	20.00	8.00	15.00	81.97	2
LAZ Parking -\$3,557,640.00						
Overall Score	35.39	22.00	8.75	15.00	81.14	3
Parking Concepts, Inc. -\$3,677,976.00						
Overall Score	34.23	21.00	9.00	15.00	79.23	4
Platinum Parking -\$3,143,208.00						
Overall Score	40.05	15.75	6.75	9.00	71.55	5
C&C Transport -\$13,590,672.00						
Overall Score	9.26	9.25	4.50	14.00	37.01	6

Ground Transportation Management RFCSP - Results

- **100% Gross Revenue to the City, less cost of Group A-D Services = Net Revenue.**
 - **New Annual Expense \$3,548,882 vs. Current Annual Expense \$5,101,148**
 - New Expense includes the addition of Garage C
- | <u>VENDOR:</u> | <u>AMOUNT* & SCORE:</u> | |
|--------------------------------------|-----------------------------|--------------|
| • Group A-Parking Concepts | \$8,600,292.00, | 97.00 points |
| • Group B-Parking Systems of America | \$826,716.00, | 93.75 points |
| • Group C-Parking Concepts | \$5,799,504.00 | 95.02 points |
| • Group D-Parking Systems of America | \$2,517,900.00 | 92.75 points |
| • Total | \$17,744,412.00 | |
- Awarding Two Vendors for the four (4) service areas separately realizes lower overall cost of \$1.38 Million vs. one (1) set package
 - Vendors met RFCSP qualifications in respective areas, supporting individual Group awards, and allowed for the most vendor inclusion & participation
- Current RFCSP Award vs. 2017 RFCSP saves \$2.3 Mil over the 5 year term.

Recommendations & Next Steps

- City Council to approve proposed parking rates
 - Implement marketing plan and price revisions for all parking products
 - Improve public utilization and through price reduction
 - Maximize new technology and inventory control
- City Council award of Ground Transportation Management Services contracts
- Transition Group A & C services by December 1, 2018, in conjunction with Garage C opening

Parking Rates and Ground Transportation Management at Dallas Love Field

**Mobility Solutions,
Infrastructure &
Sustainability**

October 22, 2018

**Mark Duebner, Director,
Department of Aviation**



City of Dallas

Memorandum



CITY OF DALLAS

DATE October 19, 2018

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

SUBJECT **Landmark Initiation and Appeals**

On Monday, October 22, 2018, you will be briefed on proposed amendments to the Dallas Development Code to amend existing City of Dallas landmark initiation and appeal procedures and processes. The item was requested to be considered by the Mobility Solutions, Infrastructure and Sustainability Committee during the City Council briefing on April 4, 2018, regarding the appeal of the Lake Cliff Historic District.

Please feel free to contact either myself or Kris Sweckard if you have any questions or need additional information.



Majed A. Al-Ghafry
Assistant City Manager

[Attachment]

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney (I)
Carol Smith, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge

Kimberly Bizar Tolbert, Chief of Staff to the City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors

Landmark Initiation and Appeals

**Mobility Solutions, Infrastructure
and Sustainability Committee
October 22, 2018**

**Kris Sweckard, Director
Sustainable Development and
Construction
City of Dallas**

**Katherine Seale, Chair
Dallas Landmark Commission**



Presentation Overview

- Purpose and duties of Landmark Commission
- Background
- Council directive
- Existing initiation and appeal procedures
- Recommendations for changes to procedures
- Next steps
- Questions

Purpose of Landmark Commission

- The purpose of the Landmark Commission is to promote the public health, safety, general welfare, and:
 - Protect, enhance, and perpetuate the city's historical, cultural and architectural history
 - Strengthen the economy of the city
 - Increase public knowledge and appreciation of the city's historic past and unique sense of place
 - Create a more livable urban environment
 - Enhance property values
 - Provide financial incentives for preservation
 - Stabilize neighborhoods

3

Duties of Landmark Commission

- The duties and powers of the Landmark Commission are codified and outlined in Chapter 51A-4.501 in the Dallas Development Code.
- These duties and powers include but are not limited to:
 - Establishment of historic overlay districts
 - Review of Certificate of Appropriateness and Certificate for Demolition applications
 - Review of Certificate of Eligibility applications in relation to the Historic Tax Exemption program



Current Historic Designation Process

- Initiation by respective body (Landmark, CPC, Council)
 - Property owner(s) may appeal
- Designation Report
- Preservation Criteria
- LMC Recommendation to City Plan Commission
- City Plan Commission recommendation to Council
- City Council votes to designate Landmark structure or District

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Designation Committee

- The Designation Committee is a standing committee of the Landmark Commission.
- The Designation Committee members are volunteers appointed by the Landmark Commission that have an interest or knowledge in historic preservation, history, architecture, or cultural heritage.
- Committee members review and provide recommendations to Landmark Commission regarding Designation Reports for proposed designations of individual buildings, sites, districts, and expansions.
 - Designation Reports include the landmark nomination form and preservation criteria.

Background

- October 2, 2017, the Landmark Commission initiated the expansion of the Lake Cliff Historic District to include 11 new properties: 826, 832 and 834 Blaylock Drive, 1103, 1109 and 1119 N Crawford Street, 829, 830, 834, 835 and 839 N Marsalis Avenue.
- October 11, 2017, written notices of appeal were received by 10 of the 11 property owners.
 - Owner of 829 N Marsalis did not appeal.
- December 13, 2017, and January 17, 2018, Designation Committee met to review and approve the designation report.

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Background

- April 4, 2018 – City Council reviewed appeals of the proposed Lake Cliff expansion.
- City Council determined that the Landmark Commission erred in initiation of the neighborhood expansion.
- Council asked the Landmark Commission to bring recommended changes to the historic initiation and initiation appeal process to the Mobility Solutions, Infrastructure and Sustainability and Quality of Life, Arts and Culture Council Committees within six-months.

Council Directive

- Add more due process for the owner(s)
- Provide more clarity and education to the public
- Provide longer timelines and more meetings to consider initiation and impact of designation
- Create a more inclusive and flexible process

Background

- May 7, 2018 – Landmark Commission chair appointed five members to the Historic Designation and Appeal Process Ad Hoc Committee.
- The Ad Hoc Committee met a total of seven times between May and August to discuss the Council directive and generate recommendations for Council review.
 - Meetings were attended by members of existing historic neighborhoods, Landmark Commissioners, residents of the Lake Cliff expansion area, and other interested citizens.

Current Historic Designation Initiation Process

- Property owner(s) through a zoning change application or;
- One (1) Landmark Commissioner, three (3) City Plan Commissioners, or five (5) City Council members request an item be placed on the agenda for considering of authorization of a public hearing of the requesting body.
 - A notification letter is sent to the property owner(s) at least 10 days prior to the public hearing to initiate.

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Proposed Historic Designation Initiation Process

- Property owner(s) through a zoning change application or;
- One (1) Landmark Commissioner for an individual structure or three (3) Landmark Commissioners for a district or expansion of an existing district, or three (3) City Plan Commissioners, or five (5) City Council members request an item be placed on the agenda for considering of authorization of a public hearing of the requesting body.

Proposed Historic Designation Initiation Process

- A notification letter is sent to the property owner(s) at least **15** days prior to the public hearing to initiate.
 - Include but not limited to: process timeline, purpose of initial meeting where proposal is discussed, notice if subdistricts would be included, and indication that the public is allowed to speak and comment.
- Additionally, for expansion of districts, the notification letter will be sent to the entire historic district proposed to be expanded.

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Proposed Historic Designation initiation Process

- Step One – Notice of Intent for Historic Designation
 - Purpose of Notice for Historic Designation is to provide justification of action under consideration.
- Step Two – Community meeting
 - Purpose is to hear from property owners, neighbors, and interested parties regarding the proposed initiation.
- Step Three – Revised Notice of Intent for Historic Designation

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Step One – Notice of Intent for Historic Designation

- Generated by the Landmark Commissioner(s), three City Plan Commissioners, or five City Council members and presented at the first meeting.
- It must contain:
 - List of criteria that the potential building, site, district or expansion meets
 - Brief history or description of potential district or expansion
 - Intention of designation
- If the Landmark Commission, City Plan Commission, or City Council feel that sufficient information has been presented in the Notice of Intent for Historic Designation, a Community meeting may be called.
- The Notice of Intent for Historic Designation presented at the Community Meeting (Meeting only for new districts and expansions.)

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Step Two – Community Meeting

- For new districts and expansions.
- Organized at a location within the neighborhood.
- The Notice of Intent for Historic Designation presented at the Community Meeting by the proposing body members.
- Information to be presented will include:
 - Notice of Intent for Historic Designation presented at initial Landmark Commission, CPC, or Council meeting
 - Potential impacts of historic preservation
 - Neighborhood planning concerns/goals
- Opportunity for public comment and discussion will be provided.

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Step Three – Revised Notice of Intent

- After the Community Meeting, if necessary a revised Notice of Intent for Historic Designation is presented to the Landmark Commission, City Plan Commission, or City Council before the vote to initiate the district, subdistrict, or expansion.
- Original Notice of Intent for Historic Designation information plus:
 - Benefits and incentives of preservation
 - Additional neighborhood planning goals
 - Concepts for additional development incentives paired with historic preservation
 - Summary of concerns
 - Transcription of the meeting
 - Summary of economic incentives available to the property owners
 - City of Dallas historic tax exemption
 - Tax Increment Financial Districts
 - Federal or State opportunities

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Notice of Intent for District Expansions

- In addition, a district expansion Notice of Intent must include history and timeline of the existing district designation process.

Current Appeal of Initiation Process

- The property owner may appeal the initiation by Landmark Commission (LMC) or City Plan Commission (CPC) to the City Council.
- A written notice to the director within 10 days after the action of the LMC or CPC is required to appeal the initiation.
- Staff has 180 days after the appeal to prepare and present a designation report to the City Council.
- Landmark Commission must approve designation report before presentation to City Council.
- Sole issue on appeal is whether the LMC or CPC erred in evaluating the significance of the property based on the criteria.

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Proposed Changes to Appeal of Initiation Process

- The property owner may appeal the initiation by Landmark Commission (LMC) or City Plan Commission (CPC) to the City Council.
- A written notice to the director within 15 days after the action of the LMC or CPC.
 - The notice must include why the property owner thinks the criteria used to justify the initiation does not apply.
- Staff has 90 days after the appeal to present the 'Notice of Intent for Historic Designation' to the City Council along with the LMC Chair.
- Sole issue on appeal is whether the LMC or CPC erred in evaluating the significance of the property based on the criteria.

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Council Directive

- Staff believes that the Council directives were addressed by:
 - Adding more due process for the owner(s) with extended notice periods and the option for Community Meetings.
 - Providing more information and education options at the Community Meetings.
 - Adding five days to both the original notification of proposed historic initiation and the appeal of initiation.
 - Providing a Community Meeting open to all concerned citizens to voice opinion and options for the proposal.

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Landmark Recommendation

- August 6, 2018 – Landmark Commission approved to present the recommendations to the City Council Committees.

Next Steps

- Fall 2018 - Winter/Spring 2019 – Staff will begin moving the recommendations through the Code amendment process.
 - CPC transfers review responsibility from ZOAC to LMC
 - Staff facilitates the code amendment
 - Landmark Commission review and action
 - City Plan Commission review and action
 - City Council review and action
 - Landmark Commission and Staff will return to Council in one year to share developments

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Landmark Initiation and Appeals

**Mobility Solutions, Infrastructure
and Sustainability Committee
October 22, 2018**

**Kris Sweckard, Director
Sustainable Development and
Construction
City of Dallas**

**Katherine Seale, Chair
Dallas Landmark Commission**



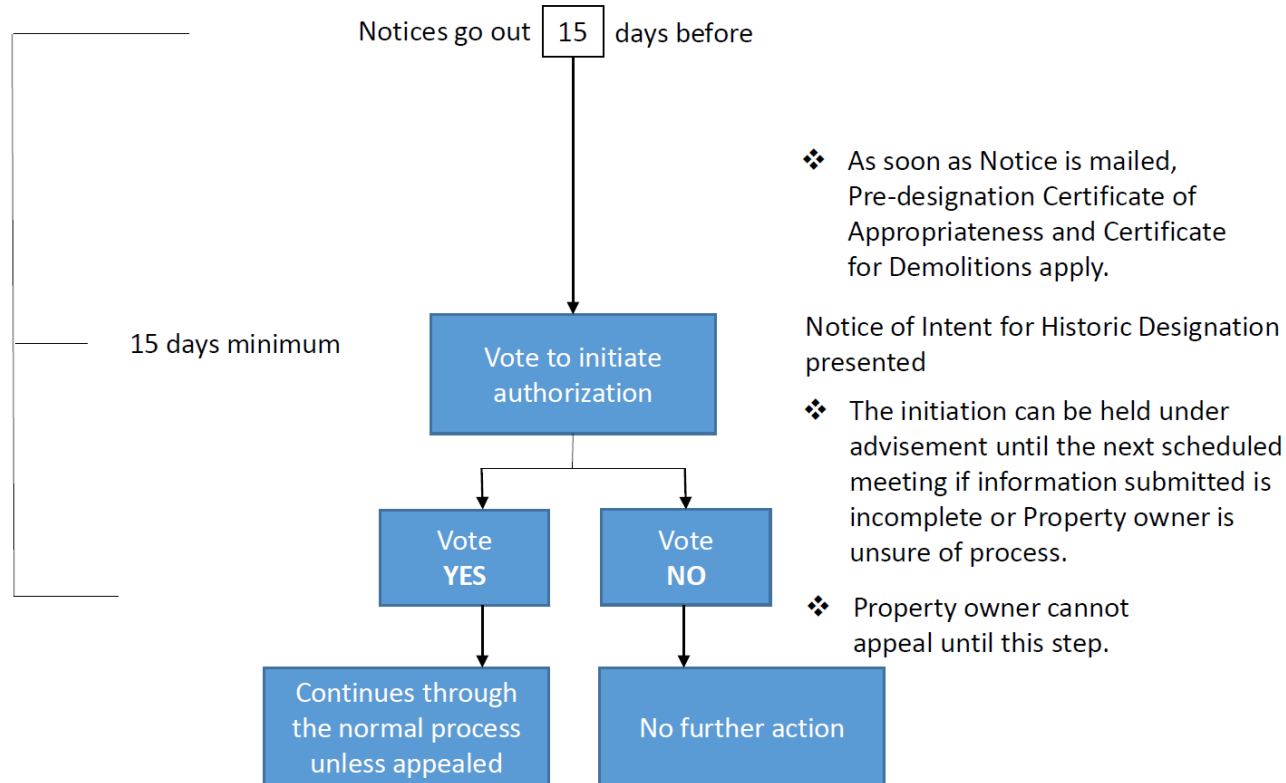
Appendix



Proposed Historic Designation initiation Process

Authorized hearing for INDIVIDUAL STRUCTURES or SITES

One LMC members/three CPC/five CC request



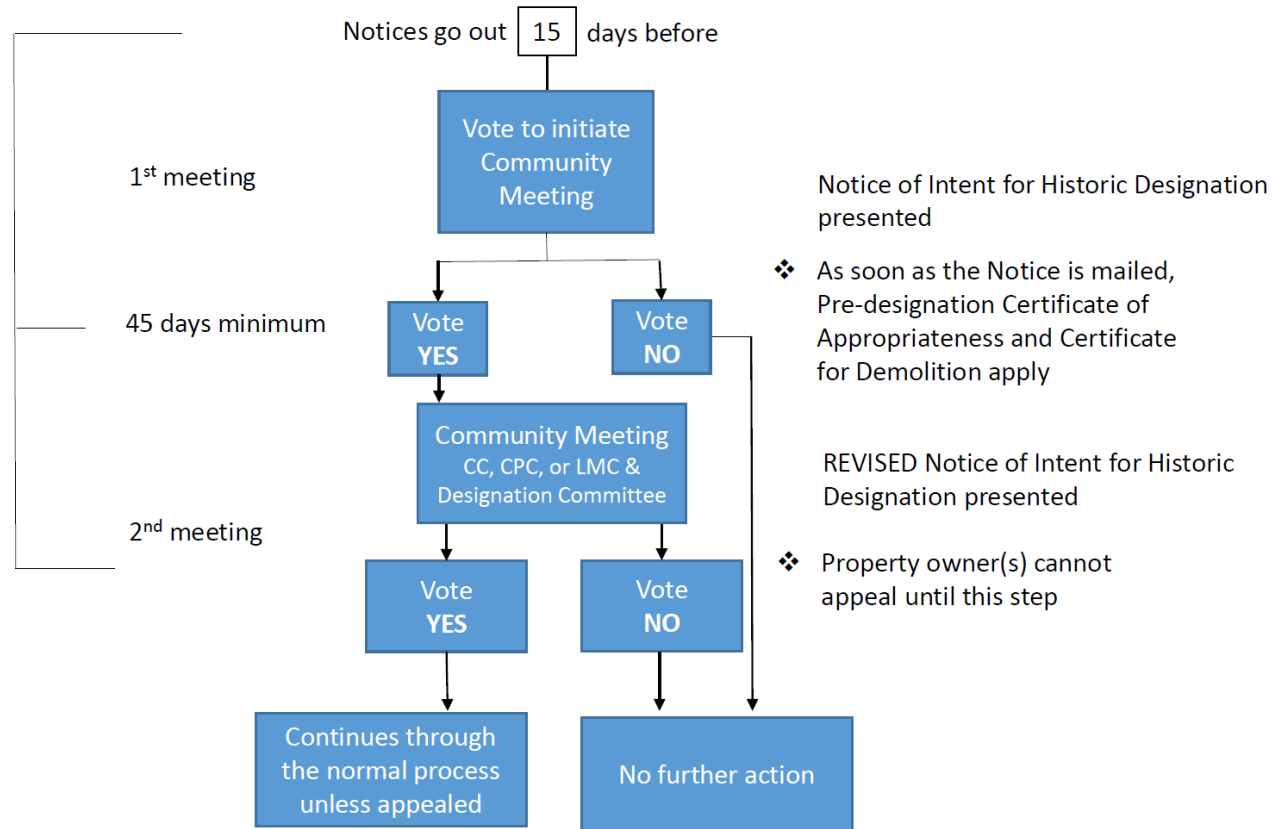
- If appealed – The Notice of Intent for Historic Designation is forwarded to City Council for review.

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Proposed Historic Designation initiation Process

Authorized hearing for DISTRICTS OR EXPANSIONS

Three LMC members/three CPC/five CC request



- If appealed – The Notice of Intent for Historic Designation is forwarded to City Council for review.

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Memorandum



CITY OF DALLAS

DATE October 19, 2018

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

SUBJECT **Deployment Update of Small Cell Network Nodes**

On Monday, October 22, 2018, Robert Perez, Interim Director of the Department of Public Works, will brief the Mobility Solutions, Infrastructure and Sustainability Committee on the deployment of small cell network nodes. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.



Majed Al-Ghafry
Assistant City Manager

[Attachment]

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney (I)
Carol Smith, City Auditor (I)
Biliera Johnson, City Secretary
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Kimberly Bizar Tolbert, Chief of Staff to the City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors

Deployment Update of Small Cell Network Nodes

**Mobility Solutions,
Infrastructure &
Sustainability Committee
October 22, 2018**

**Robert M. Perez, Interim Director
Department of Public Works
City of Dallas**



Presentation Overview

- Background/History
- Operational Impacts
- Next Steps

Background/History

- What is a Small Cell Network Node?
 - Equipment at fixed locations that enables wireless communication between user equipment and a communications network
 - Small Cells Nodes are used to increase wireless coverage or network capacity
 - Support both 4G and 5G deployments
- Entities currently deploying small cell equipment in Dallas include AT&T, Verizon, Crown Castle, Sprint, Extenet, and T-Mobile

3

Background/History

- Texas State Senate Bill (SB) 1004 became effective September 1, 2017
 - Regulated Texas cities on:
 - Fees to providers for access to right of way
 - Timelines for review and approval of applications for small cell equipment in the right of way

Operational Impacts

- As a result of SB 1004, City staff developed a “Small Cell Design Manual” which became effective on September 1, 2017
- Processes to review, install, and invoice for small cell equipment spans multiple departments
 - Developed a core review team to streamline deployment
 - Permitting process inclusive of Oncor

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Operational Impacts

- As of September 30, 2018, COD approved 464 applications for small cell sites

Applicant	Applications Received	Applications Approved	Applications Under Review	Applications Incomplete	Applications Denied
AT&T Mobility	317	232	9	74	2
Crown Castle NG LLC	42	37	3	2	0
ExteNet Systems, Inc	98	80	12	6	0
Mobilitie, LLC	111	84	0	27	0
T-Mobile	2	1	0	1	0
Verizon Wireless	49	30	0	19	0
Grand Total	619	464	24	129	2

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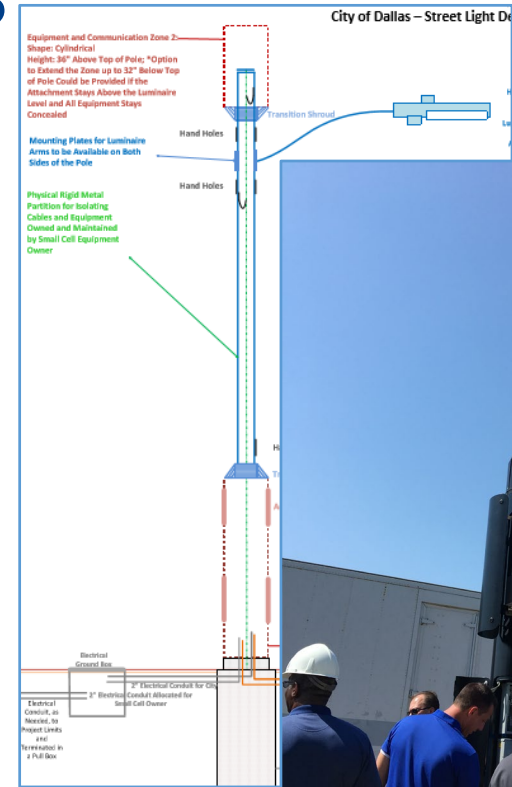
Operational Impacts

- Majority of approved deployments have been on utility poles
 - 393 on utility poles
 - 71 stand alone poles
- Initial approvals for stand alone poles per Design Manual (1st Edition)
- Challenge with deployment in Historic Districts



Operational Impacts

- New Initiatives
 - LED Street Light Pole
 - “Smart pole”
 - Replace existing/install new LED light poles
 - Encases all small cell equipment
 - Capable of adding cameras



Operational Impacts

- New Initiatives
 - Micro Trenching Technology
 - Shallow and narrow trench which allows for less-intrusive deployment
 - Can complete about 500 ft. per day



Next Steps

- Continue monitoring pilot program initiatives
- Working with Parks Department to deploy “smart pole” in Parks ROW
 - Safety benefits include lighting, increased cellular/data coverage, and addition of potential cameras
- Monitor and participate in potential Federal legislation that may regulate use of State and Local ROW

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Deployment Update of Small Cell Network Nodes

**Mobility Solutions,
Infrastructure &
Sustainability Committee
October 22, 2018**

**Robert M. Perez, Interim Director
Department of Public Works
City of Dallas**





October 22, 2018

To the Honorable Mayor and Members of the Dallas City Council:

Dallas Fort Worth International Airport (DFW) is requesting approval to codify a new street addition in support of the North DFW Airport TEXRail Station. The addition of new street names requires amending the DFW Airport Code of Rules and Regulations (the "Code"), which requires approval by the DFW Board and the Owner Cities of Dallas and Fort Worth.

The amendment to the Code would extend Dallas Road from the city limits of the City of Grapevine onto DFW Airport as a support road to the North DFW Airport TEXRail Station.

The North DFW Airport Station is currently under construction. Once completed, it will include 208 parking spots and serve as a park and ride station. TEXRail will bring riders to and from DFW Airport through the cities of Grapevine, North Richland Hills, and terminate in downtown Fort Worth.

The extension to Dallas Road was approved by the DFW Airport Board at the October 11 meeting. The approved Official Board Action is attached for your reference. This item is scheduled for Council action at the November 14 Dallas City Council Meeting.

Should you have any questions regarding this matter, please contact John Terrell, DFW's Vice President of Commercial Development at 972-973-4655.

Regards,

A handwritten signature in black ink, appearing to read "Sean Donohue", is positioned above the printed name and title.

Sean Donohue
Chief Executive Officer
Dallas Fort Worth International Airport

C: William Meadows, DFW Airport Board Chair
T.C. Broadnax, Dallas City Manager

October 11, 2018

STATE OF TEXAS §

COUNTY OF DALLAS §

COUNTY OF TARRANT §

I, Donna J. Schnell, Board Secretary of the Dallas-Fort Worth International Airport Board, do hereby certify that the attached is a true and correct copy of Resolution No. 2018-10-231, approved by the Dallas-Fort Worth International Airport Board of Directors at its Board Meeting held on October 11, 2018.

WITNESS MY HAND AND SEAL OF THE DALLAS-FORT WORTH INTERNATIONAL AIRPORT BOARD, this 11th day of October 11, 2018.


Donna J. Schnell
Board Staff Secretary



**DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD
OFFICIAL BOARD ACTION/RESOLUTION**


Date 10/11/2018	Committee Finance/Audit	Subject Amendment to DFW Airport Board's Code of Rules and Regulations	Resolution # 2010-10-231
Action That the Chief Executive Officer or designee be authorized to request the Cities of Dallas and Fort Worth to amend DFW International Airport's Code of Rules and Regulations to include the extension of Dallas Road to the North DFW Airport TEXRail station currently under construction on DFW Airport property.			
Description <ul style="list-style-type: none"> Dallas Road is being extended to provide vehicular access to the new North DFW Airport TEXRail station currently under construction at DFW Airport. The new section of Dallas Road is a continuation of an existing street in the City of Grapevine and will be East and West with a block range of 1745 to 1825. 			
Justification <ul style="list-style-type: none"> Any new street additions must go through a formal codification process, which involves amending the DFW Airport Board's Code of Rules and Regulations. Amendments to the DFW Airport Board's Code of Rules and Regulations require approval by the Owner Cities of Dallas and Fort Worth. Construction of the Dallas Road extension is expected to be complete by the end of calendar year 2018. 			
D/S/M/WBE Information <ul style="list-style-type: none"> N/A - Not subject to the goal per the Board's SBE Policy due to the nature of the procurement (Amendments). 			
Contract #	Agreement #	Purchase Order #	Action Amount \$0 Revised Amount \$0
For Information contact Elaine Rodriguez 3-5487		Fund	Project # External Funding Source Amount \$0

Additional Information

Additional Attachments: Y

BE IT RESOLVED BY THE DALLAS FORT WORTH INTERNATIONAL AIRPORT BOARD

That the Chief Executive Officer or designee be authorized to request the Cities of Dallas and Fort Worth to amend DFW International Airport's Code of Rules and Regulations to include the extension of Dallas Road to the North DFW Airport TEXRail station currently under construction on DFW Airport property.

Approved as to Form by


Tomme, Paul
Legal Counsel
Sep 27, 2018 8:55 am

Approved as to Funding by


Palacios, Abel
Assistant Vice President Business
Financial Planning
Finance
Sep 27, 2018 2:19 pm

Approved as to M/WBE by


Burks Lee, Tamela
Vice President Business Diversity
and Development
Business Diversity and
Development
Sep 27, 2018 2:47 pm

SIGNATURE REQUIRED FOR APPROVAL**Approved by**


Department Head
Legal
Sep 27, 2018 8:54 am



Chief Executive Officer

Oct 11, 2018 2:01 pm

Date

Appendix 1

<u>Street</u>	<u>Direction</u>	<u>Hundred Block</u>	<u>Speed Limit (MPH)</u>
North Employee Parking Loop Rd.	N & S	1600 -1800 S	30
Express North Public Loop Rd.	N & S	1700 -1800 S	20
A Upper Level Rd.	N & S	2000 - 2200 S	15
A Entrance Rd.	N & S	2100 - 2173	20
A Exit Rd.	N & S	2112 - 2171	20
A Recirculation Rd.	N & S	2110 - 2171	15
A Lower Level Rd.	N & S	2000 - 2200 S	15
B Public Loop Rd.	N & S	2100 S	20
B Upper Level Rd	N & S	2000 - 2200 S	15
B Lower Level Rd.	N & S	2000 - 2200 S	15
C Public Loop Rd.	N & S	2300 - 2400 S	20
C Upper Level Rd.	N & S	2300 - 2400 S	15
C Lower Level Rd.	N & S	2300 - 2400 S	15
D Service Level Rd.	N & S	2275 - 2475 S	15
D Arrivals Level Rd.	N & S	2325 - 2475 S	15
D Departures Level Rd.	N & S	2325 - 2475 S	15
D Recirculation Rd.	N & S	2350 - 2475 S	15
E Entrance Rd.	N & S	2620 – 2691	20
E Exit Rd.	N & S	2624 – 2689	20
E Recirculation Rd.	N & S	2622-2689	15
E Upper Level Rd.	N & S	2500 - 2700 S	15
E Lower Level Rd.	N & S	2500 - 2700 S	15
Express South Public Loop Rd.	N & S	2600 S	15

Appendix 1

<u>Street</u>	<u>Direction</u>	<u>Hundred Block</u>	<u>Speed Limit (MPH)</u>
South Remote Parking Public Loop Rd.	N & S	2900 - 3000 S	20
South Employee Parking Loop Rd.	N & S	2900 - 3100 S	30
North Remote Carousel Connector Rd.	N & S	1600 - 1700 S	15
South Remote Carousel Connector Rd.	N & S	3050 - 3100 S	15
East Airfield Dr.	N & S	2300 - 3400 S	45
South Airfield Dr.	E & W	1800 - 2900 E	45
West Airfield Dr.	N & S	1600 - 3400 E	45
North Airfield Dr.	E & W	1475 - 2875 E	45
North Airfield Dr.	E & W	2875 - 3000 E	35
North Service Rd.	N	1300 - 3250 S	35
North Service Rd.	N	3250 - 3900 N	45
South Service Rd.	S	1300 - 1750 S	45
South Service Rd.	S	1750 - 3825 S	35
South Service Rd.	S	3825 - 4025 S	45
Service Rd. Crossunder 1	E & W	2275 - 2325 E	30
Service Rd. Crossunder 2	E & W	2275 - 2325 E	30
Service Rd. Crossunder 3	E & W	2275 - 2325 E	30
Service Rd. Crossunder 4	E & W	2275 - 2325 E	30
Service Rd. Crossunder 5	E & W	2275 - 2325 E	30
Service Rd. Crossunder 6	E & W	2275 - 2325 E	30
Service Rd. Crossunder 7	E & W	2275 - 2325 E	30
N. International Pkwy.	N	300 - 1300 S	55
S. International Pkwy.	S	300 - 1300 S	55
N. International Pkwy.	N	1300 - 1500 S	30
S. International Pkwy.	S	1300 - 1500 S	30

Appendix 1

<u>Street</u>	<u>Direction</u>	<u>Hundred Block</u>	<u>Speed Limit (MPH)</u>
N. International Pkwy.	N	1500 - 3400 S	55
S. International Pkwy.	S	1500 - 3400 S	55
N. International Pkwy.	N	3400 - 3600 S	30
S. International Pkwy.	S	3400 - 3600 S	30
N. International Pkwy.	N	3700 - 4200 S	55
S. International Pkwy.	S	3700 - 4200 S	55
International Pkwy. Crossunder 1	E & W	2275 - 2325 E	30
International Pkwy. Crossunder 2	E & W	2275 - 2325 E	30
International Pkwy. Crossunder 3	E & W	2275 - 2325 E	30
International Pkwy. Crossunder 4	E & W	2275 - 2325 E	30
International Pkwy. Crossunder 5	E & W	2275 - 2325 E	30
International Pkwy. Flyover Bridge 5	E & W	2275 - 2325 E	30
East 9 th St.	E & W	2825 - 2925 E	30
East 14 th St.	E & W	2825 - 2925 E	30
East 16 th St.	E & W	2325 - 2425 E	30
East 23 rd St.	E & W	2950 - 3050 W	30
East 26 th St.	E & W	2975 - 3050 E	30
East 28 th St.	E & W	2900 - 3050 E	35
East 31 st St.	E & W	3050 - 3125 E	30
East 32 nd St.	E & W	3050 - 3125 E	30
East 37 th St.	E & W	2400 - 2600 E	30
East 38 th St.	E & W	2300 - 2400 E	30
East 39 th St.	E & W	2400 - 2600 E	30

Appendix 1

<u>Street</u>	<u>Direction</u>	<u>Hundred Block</u>	<u>Speed Limit (MPH)</u>
North 16 th Ave.	N & S	2050 - 2150 S	30
North 24 th Ave.	N & S	1650 -1825 S	30
North 28 th Ave.	N & S	950 - 1450 S	30
South 20 th Ave.	N & S	3675 - 4150 S	30
South 22 nd Ave.	N & S	3250 - 3350 S	30
South 24 th Ave.	N & S	3850 - 4025 S	30
South 26 th Ave.	N & S	3575 - 3900 S	35
South 31 st Ave.	N & S	3175 - 3275 S	30
West 17 th St.	E & W	1150 -1550-E	30
West 19 th St.	E & W	1450 - 1700 E	35
West 20 th St.	E & W	1450 -1750 E	30
West 21 st St.	E & W	1475 -1650 E	30
West 23 rd St.	E & W	1550 - 1600 E	30
West 27 th St.	E & W	1575 - 1600 E	30
West 31 st St.	E & W	2200 - 2275 E	30
West 32 nd St.	E & W	2200 - 2275 E	30
West 33 rd St.	E & W	2100 - 2275 E	30
Freeport Pkwy.	N & S	1500 S	30
Mid-Cities Blvd.	E & W	1650 -1850 E	40
Royal Lane	N & S	725 - 1375 S	35
Texan Trail	N & S	1400 -1600 S	30
Rental Car Dr.	E & W	2275 - 2800 E	35
South Garage Dr.	E & W	2400 - 2500 E	30
Bus Entry/RCC	E & W	2200 - 2400 E	30
Bus Exit/RCC	E & W	2300 - 2400 E	30
Center Garage Dr.	E & W	2500 E	30
North Garage Dr.	E & W	2400 - 2500 E	30

Appendix 1

<u>Street</u>	<u>Direction</u>	<u>Hundred Block</u>	<u>Speed Limit (MPH)</u>
Passport Ave.	N & S	3600 - 4000 S	35
Passport Ave.	N & S	4000 – 4525 S	30
S. W. Construction Rd.	N & S	2550 - 3175 S	20
S. W. Construction Rd.	N & S	3175 - 3425 S	35
S. W. Construction Rd.	E & W	1800 - 2100 E	35
Trade Ave.	N & S	800 - 1075 S	30
Regent Blvd.	E & W	2575 - 2925 E	30
Regent Blvd.	N & S	725 - 925 S	30
Corporate Dr.	N & S	750 -1025 S	30
Bear Creek Ct.	N & S	3500 - 3600 S	30
Minters Chapel Rd.	N & S	1500 -1600 S	30
Plaza Dr.	E & W	2925 - 2950 E	30
Carbon Rd.	N & S	3125 - 3150 S	30
Carbon Rd.	E & W	3050 - 3175 E	30
Glade Rd.	E & W	1200 - 1600 E	35
S. Main St.	N & S	1650 - 1750 S	30
Esters Rd.	E & W	2425 - 2925 E	30
W. Walnut Hill Ln.	E & W	2325 – 3075	45
Mustang Drive	E & W	1125 -1450 E	45
Stone Meyers Parkway	N & S	700 – 875 S	40
Connection Ave.	N & S	3950 – 3900 S	20
Southgate Ave.	N & S	4020 – 3930 S	20
Aviation Dr.	E & W	2320 – 2400 E	20
Global Dr.	E & W	2350 – 2440 E	20
Innovation Dr.	E & W	2340 – 2440 E	20
Technology Rd.	E & W	2700 – 2850 E	30

Appendix 1

<u>Street</u>	<u>Direction</u>	<u>Hundred Block</u>	<u>Speed Limit (MPH)</u>
Market St.	E & W	2600 – 2875 E	30
Rochelle Rd.	E & W	2600 – 2975 E	30
<u>Dallas Rd.</u>	<u>E & W</u>	<u>1745 – 1825 E</u>	<u>30</u>

Interagency Transportation Report

RTC / TxDOT / NTTA / DART / DRMC / DFW Airport / HSR

October 2018

Regional Transportation Council (RTC)

Auto Occupancy Verification Technology and High-Occupancy Vehicle Rewards Program.

NCTCOG staff held a workshop for RTC members prior to last month's meeting to present the recommended technology solution for verifying the number of occupants in a vehicle using TEXpress managed lanes, and a proposal to shift to a program that "rewards" ridesharing rather than using tickets to penalize violators of the HOV discount program on managed lanes.

This initiative was discussed extensively at the Surface Transportation Technical Committee (STTC) on September 28th. The STTC which includes staff representatives from TxDOT and NTTA, expressed concerns about the level of development and timeline for implementing the reward program. As a result, NCTCOG staff agreed with the STTC to recommend that the RTC move forward with the verification technology but continue to work with partner agencies on the development of an incentive-based "enforcement" program. The RTC approved the STTC recommendation.

Funding for Cotton Belt Trail. The RTC approved funding to support the regional trail planned within the Cotton Belt commuter rail corridor from Plano to Coppell. It will fund all the design, but will only cover construction of "critical segments" that need to be built in conjunction with the DART rail project for logistical reasons. Construction funding would be provided for a significant portion of the trail within North Dallas. The City of Dallas will use Transportation Development Credits (TDC) to cover the local match requirement for federal funds – a cash match would not be required. City staff is engaged in discussions with NCTCOG to identify additional funding to complete the trail.

Automated Vehicle (AV) Support Program. The RTC approved funding for three programs to assist local governments with the planning and deployment of automated vehicle projects:

- \$1.5 million to provide AV planning assistance to local public agencies.
- \$10 million to cover the costs of hosting an AV deployment by private sector AV developers.
- \$20 million to fund AV project deployments that are identified in the region but are not being sponsored by a private sector AV developer.

The opportunity to host an automated vehicle demonstration project can occur very quickly. Government agencies tend to move slowly relative to the quick pace of private sector innovation in this field. Having these programs in place will help the region and local agencies to quickly respond to these opportunities.

2018 Incident Management Equipment Purchase Call for Projects. The RTC approved a call for projects providing \$1.5 million (\$990,000 in the Eastern Subregion) for the purchase of equipment and technology by public sector agencies involved in incident management activities. Purchases could include traffic barriers, cones, flares, protective clothing, signs, cameras, lighting, and crash reconstruction technology. Dallas Police and Fire have been notified about this funding opportunity.

Ozone Monitoring Update. As of October 1st, there have been 31 ozone exceedance days in 2018. There were 24 exceedance days during 2017. The 8-month ozone season runs through the end of this month. Even though the number of exceedance days is up this year from last year, the three-year average for ozone has declined from 79 ppb to 76 ppb. The 2015 standard for ozone is 70 ppb, so there is still work to be done to achieve that level.

Texas Department of Transportation (TxDOT)

S.H. 78 (Garland Road) at Gaston Avenue Public Hearing. TxDOT will hold a public hearing to present planned improvements for the intersection of Garland Road and Gaston Avenue in East Dallas. The meeting will be held on Tuesday, November 13th at the Dallas Arboretum (Rosine Hall) 8525 Garland Road. There will be an open house format meeting from 6 to 7 p.m. with the formal hearing beginning at 7 p.m.

SM Wright Smart Street. SM Wright is a TxDOT project that will remove the existing freeway and replace it with an urban thoroughfare that will help to reconnect the residential neighborhood it passes through. At the October 12th DRMC meeting, Michael Morris (NCTCOG) committed to working with TxDOT and the City of Dallas to make SM Wright the first “smart street” in the region. They will be working collaboratively to incorporate advanced technologies in the corridor to enhance its operation and benefit to the community.

Texas Freight Mobility Plan. TxDOT is hosting a series of meetings throughout the state to gather input on truck parking and freight infrastructure design issues and solutions. Workshops will be held in Fort Worth and Dallas on December 11th and 12th, respectively. More information can be found at www.movetexasfreight.com.

North Texas Tollway Authority (NTTA)

Committee Recommends Removing Construction Speed Limits on DNT. The NTTA Board’s Customer Service, Projects and Operations Committee recommended removing the 55 mph speed limits that were posted during construction on the Dallas North Tollway (DNT). Staff reported that there have been more accidents during construction, but the lower speed limits have helped to reduce the severity of the accidents. The Texas Transportation Institute assists the NTTA with safety planning for construction projects. The speed limit between LBJ Freeway and the Bush Tollway will be raised to 65 mph after Board approval. The 55 mph construction speed limit will remain in place south of LBJ Freeway until that project is completed.

Dallas Area Rapid Transit (DART)

Positive Train Control (PTC) Implementation in North Central Texas. Commuter rail lines like the TRE (DART) and A-Train (DCTA) in North Texas are required by federal law to implement positive train controls by the end of December 2018. An extension can be approved if certain statutory requirements are met prior to the current deadline. Due to the limited number of contractors with expertise in PTC technology, both DART and DCTA will be requesting Federal Railroad Administration approval for a time extension. DART staff has been briefing their Board on PTC progress on a monthly basis.

New Service Standards Approved. On October 9th, the Board approved an updated Service Standards Manual which addresses bus and rail operations. DART staff will immediately begin an update of their Bus Service Plan to respond to Dallas Council concerns about poor bus service especially for low-income and transit dependent citizens. The new Bus Service Plan will

be a component of DART's Transit System Plan which addresses all of their programs and operations.

DART Board Officers. The Board retained the current slate of officers for 2018-19: Sue Bauman (Dallas), Chair; Paul Wageman (Plano), Vice Chair; Michelle Wong Krause (Dallas), Secretary, and Jonathan Kelly (Garland), Assistant Secretary. Although officers are elected to one-year terms, it is typical for DART Board officers to serve in their positions for two years.

Dallas Regional Mobility Coalition (DRMC)

Jennifer Sanders, Co-Founder and Executive Director of the Dallas Innovation Alliance (DIA), was the guest speaker at the October 12th meeting. The DIA is a nonprofit public-private partnership whose mission is to support the City of Dallas in the design and execution of a multi-phased smart city strategy.

The DRMC Executive Committee continued discussion on their state agenda for the upcoming 86th legislative session. They added an item calling for a state resolution addressing Texas' continuing status as a "donor state" in regard to federal gas tax collections. Texas is the only state that receives less transportation funding from the federal government than it contributes through federal gas tax revenues. They also added an item objecting to any state caps on the ability of local governments to raise revenue. The DRMC will finalize their legislative agenda in November, and it will be included in the next Interagency Transportation Report.

DFW International Airport (DFW)

American Airlines Announces New Destinations. DFW Airport customers will have more connecting options than ever as American Airlines adds 12 new destinations and increases flights. New international service includes Durango, Mexico; Tegucigalpa and San Pedro Sula, Honduras; and Santo Domingo, Dominican Republic. They will also serve 8 new domestic destinations including Harlingen, Texas; August, Georgia; Gainesville, Florida; Yuma and Flagstaff, Arizona; and Bakersfield, Monterey and Burbank, California. DFW Airport will now offer airline service to 244 destinations worldwide, including 62 international destinations.

DFW Airport Begins Anti-Human Trafficking Campaign. DFW is collaborating with A21 – a global, nonprofit organization dedicated to raising awareness of human trafficking, freeing slaves and disrupting demand – on an awareness campaign in the airport's terminals. The campaign, called "Can You See Me?", will equip customers to recognize indicators of human trafficking and report suspected scenarios through the US National Human Trafficking Hotline or the National Center for Missing and Exploited Children. The campaign will feature videos and static signs throughout the terminals and in baggage claim areas.

High Speed Rail (HSR)

15th Annual Southwestern Rail Conference. The Annual Southwestern Rail Conference will be held January 24-25 at the Magnolia Hotel in Dallas. This is the only all-rail conference held in Texas every year that deals with both freight and passenger rail issues. The Southwestern Rail Conference gives rail advocates, elected and appointed leaders, rail stakeholders and interested citizens the opportunity to learn more about how freight and passenger rail are a vital component of a multi-modal transportation system. The 2019 conference will include a keynote address by Tony Hatch, a national rail transportation analyst, a presentation by TxDOT on the Texas Rail Plan, and an update from Texas Central on the Dallas-Houston HSR project.



Agenda Information Sheet

File #: 18-994

Item #: 2.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 5, 12

DEPARTMENT: Building Services Department

EXECUTIVE: Joey Zapata

SUBJECT

Authorize **(1)** the rejection of the proposals received for removing and replacing underground fuel storage tanks and removing a used oil tank at the Northcentral Police Substation located at 6969 McCallum Boulevard and removing and replacing underground fuel storage tanks at the Southeast Police Substation located at 725 North Jim Miller Road; and **(2)** the re-advertisement for new proposals - Financing: No cost consideration to the City

BACKGROUND

This action will authorize the rejection of the proposals received for removing and replacing underground fuel storage tanks and removing a used oil tank at the Northcentral Police Substation and removing and replacing underground fuel storage tanks at the Southeast Police Substation.

On June 6, 2017 and June 13, 2017, a Request for Competitive Sealed Proposals was issued in accordance with the City of Dallas procurement guidelines for construction services for the removal and replacement of the underground fuel storage tanks and removing a used oil tank at the Northcentral Police Substation located at 6969 McCallum Boulevard and the removal and replacement of the underground fuel storage tanks at the Southeast Police Substation located at 725 North Jim Miller Road.

On July 14, 2017, two proposals were submitted to the Office of Procurement Services. Staff recommends rejecting the proposals and re-advertising based on changes to the scope of the project and in an effort to increase competition and participation.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

No cost consideration to the City.

October 24, 2018

WHEREAS, the existing underground fuel storage tanks and a used oil tank at the Northcentral Police Substation located at 6969 McCallum Boulevard and the underground fuel storage tanks at the Southeast Police Substation located at 725 North Jim Miller Road have reached the end of their service life and are scheduled to be removed and replaced; and

WHEREAS, on June 6, 2017 and June 13, 2017, the Department of Equipment and Building Services advertised in the Dallas Morning News for Competitive Sealed Proposals for removing and replacing the underground fuel storage tanks and a used oil tank at the Northcentral Police Substation, and removing and replacing the underground fuel storage tanks at the Southeast Police Substation; and

WHEREAS, on July 14, 2017, two sealed proposals for construction services were received for removing and replacing the underground fuel storage tanks and removing a used oil tank at the Northcentral Police Substation and removing and replacing the underground fuel storage tanks at the Southeast Police Substation; and

WHEREAS, it has been determined that it is in the best interest of the City of Dallas to reject the proposals received for removing and replacing the underground fuel storage tanks and removing a used oil tank at the Northcentral Police Substation and removing and replacing the underground fuel storage tanks at the Southeast Police Substation and re-advertise for proposals at a later date.

Now, Therefore,

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

SECTION 1. That the proposals received for removing and replacing the underground fuel storage tanks and removing a used oil tank at the Northcentral Police Substation located at 6969 McCallum Boulevard and removing and replacing the underground fuel storage tanks at the Southeast Police Substation located at 725 North Jim Miller Road are hereby rejected and authorization to solicit new proposals is granted.

SECTION 2. 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.



Agenda Information Sheet

File #: 18-895

Item #: 7.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize a professional services contract with JLM Consulting Group, Inc. for project management, construction consulting and facility maintenance services at Dallas Love Field - Not to exceed \$110,625.00 - Financing: Aviation Fund

BACKGROUND

This action will authorize a professional services contract with JLM Consulting Group Inc. for project management, construction consulting and facility maintenance services at Dallas Love Field. This contract is necessary to maintain continuity of operations and transfer of knowledge during the next phase of planned Oncor upgrades and implementation of future Department of Aviation capital and facilities projects such as the Vulnerability Assessment of Back Up-Power, Energy Efficiency Program, Plant Operations Review and various other maintenance and enhancement projects. Over the next eighteen months Oncor will implement a project to replace the remaining two power feeders, securing new feeds for all three lines which support the terminal and all airport systems.

With City Council approval, JLM Consulting Group, Inc. will assist the Department of Aviation in analyzing the vulnerabilities associated with possible power loss and determining solutions to minimize risk. Dallas Love Field will use the expertise and historical knowledge of JLM Consulting Group, Inc. to identify potential risks to operations from lack of backup power or other threats to electrical, mechanical, and network systems.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete	May 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Economic Development Committee was briefed on this item on April 4, 2016.

On April 13, 2016, City Council authorized a one-year professional services contract with JLM Consulting Group, Inc. for project management, construction consulting and facility maintenance services at Dallas Love by Resolution No. 16-0514.

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Aviation Fund - \$110,625.00

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 \$
\$110,625.00	Professional Services	36.30%	0.00%	0.00%
• This contract does not meet the M/WBE goal.				

OWNER

JLM Consulting Group, Inc.

Jimmy L. Mayhew, Principal

October 24, 2018

WHEREAS, the City owns and operates a municipal airport, Dallas Love Field; and

WHEREAS, due to the Love Field Modernization Program, airport expansion has placed a greater demand on the electrical supply needed to support the airport terminal and outlying facility operations; and

WHEREAS, the airport has experienced periodic power spikes in the terminal and outlying areas; and

WHEREAS, Oncor has scheduled the replacement of two power feeders, securing new feeds for all three lines which support the terminal and all airport systems to occur over the next 15 months at no cost to the City of Dallas; and

WHEREAS, it is desirable to authorize a professional services contract with JLM Consulting Group, Inc. for project management, construction consulting and facility maintenance services at Dallas Love Field, in an amount not to exceed \$110,625.00.

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 a professional services contract with JLM Consulting Group, Inc., approved as to form by the City Attorney, for project management, construction consulting and facility maintenance services at Dallas Love Field, in an amount not to exceed \$110,625.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$110,625.00 from Aviation Fund, Fund 0130, Department AVI, Unit 7739, Object 3110.

SECTION 3. That this contract is designated as Contract No. AVI-2018-00007836.

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.



Agenda Information Sheet

File #: 18-985

Item #: 8.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize **(1)** new parking rates for new Garage C parking areas; **(2)** a decrease in the daily rates charged for parking in Garages A and B; **(3)** closing Love Connection remote parking to the public; **(4)** an increased rate for valet services and premium area parking; and **(5)** improved parking product options and value to the traveling public to gain market share - Estimated Total Annual Revenue: \$33,755,322.00

BACKGROUND

In 2018, the Department of Aviation completed a review of competitor parking and ground transportation rates. Current issues that impact Love Field parking occupancy and revenues include increased use of transportation network companies, and low-priced competitor parking. To respond to competition, the Department of Aviation is seeking new parking rates for Dallas Love Field.

Garage C, scheduled to open on November 1, 2018 will add 5,100 parking spaces to the current parking inventory which decreases the need for Love Connection remote parking. Closing Love Connection remote parking will remove 1,500 parking spaces. The result is a net increase of 3,600 additional parking spaces that can allow Dallas Love Field to provide a greater range of parking products and pricing.

Short-term parking will continue to be provided in parking Garage A and will have a maximum parking rate of \$15.00 per day with 3,000 spaces. Long-term parking will be provided in parking Garage B and will have a maximum standard parking rate of \$9.00 per day for 2,900 spaces or \$7.00 for 1,100 rooftop spaces. Garage C will provide both short-term and long-term parking and will have a maximum parking rate of \$15.00 per day for 3,100 spaces, \$13.00 per day for 400 spaces and \$25.00 per day for 500 spaces. Valet parking will continue to be provided and will have a maximum rate of \$26.00 per day for 1,000 spaces. Airport tenant employees will continue to be charged \$30.00 per month and park offsite.

The new parking garage rates and Garage C occupancy estimated at 55 percent will generate

approximately \$33,755,322.00 in estimated total annual revenue over the next year.

The following information details the current and proposed parking rates at Dallas Love Field.

Existing Parking & Valet Rates (since August 1, 2014):

<u>SHORT-TERM</u> (Parking Garage A)		<u>LONG-TERM</u> (Parking Garage B)		<u>VALET (since 2013)</u>	
0 - ½ Hour	\$ 0.00	0 - ½ Hour	\$ 0.00	0 - 1 Hour	\$ 8.00
½ - 1 Hour	\$ 4.00	½ - 1 Hour	\$ 3.00	1 - 2 Hours	\$13.00
1 - 2 Hours	\$ 6.00	1 - 2 Hours	\$ 5.00	2 - 3 Hours	\$16.00
2 - 3 Hours	\$10.00	2 - 3 Hours	\$ 7.00	3 - 5 Hours	\$19.00
3 - 5 Hours	\$13.00	3 - 5 Hours	\$10.00	5- 24 Hours	\$24.00
5 - 24 Hours	\$17.00	5 - 24 Hours	\$13.00		

Proposed Parking & Valet Rates:

<u>SHORT-TERM</u> (Parking Garage A)		<u>LONG-TERM</u> (Parking Garage B)		<u>VALET</u>	
0 - ½ Hour	\$ 0.00	0 - ½ Hour	\$0.00	0 - 1 Hour	\$ 8.00
½ - 1 Hour	\$ 4.00	½ - 1 Hour	\$3.00	1 - 2 Hours	\$13.00
1 - 2 Hours	\$ 6.00	1 - 2 Hours	\$5.00	2 - 3 Hours	\$16.00
2 - 3 Hours	\$10.00	2 - 3 Hours	\$7.00	3 - 5 Hours	\$19.00
3 - 5 Hours	\$13.00	3 - 24 Hours	\$9.00	5- 24 Hours	\$26.00
5 - 24 Hours	\$15.00	3- 24 Hours	\$7.00 (Roof)		

<u>(Parking Garage C)</u>	
0 - ½ Hour	\$ 0.00
½ - 1 Hour	\$ 4.00
1 - 2 Hours	\$ 6.00
2 - 3 Hours	\$10.00
3 - 5 Hours	\$13.00
3 - 24 Hours	\$13.00 (Roof)
5 - 24 Hours	\$15.00
5 - 24 Hours	\$25.00 (Premium)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 18, 1987, City Council authorized Parking Rate Revision by Resolution No. 87-0905.

On February 10, 1988, City Council authorized Parking Rate Revision by Resolution No. 88-0518.

On September 28, 1988, City Council authorized Parking Rate Revision by Resolution No. 88-3127.

On June 24, 1992, City Council authorized Parking Rate Revision by Resolution No. 92-2473.

On September 10, 2008, City Council authorized an increase in the daily parking rates charged for Garages A and B at Dallas Love Field, to become effective October 1, 2008, by Resolution No. 08-2405.

On October 22, 2008, City Council authorized an amendment to Resolution No. 08-2405, previously approved on September 10, 2008, to correct the hourly rates charged for parking at Dallas Love Field by Resolution No. 08-2825.

On September 8, 2010, City Council authorized an increase in the daily rates charged for parking in Garages A and B at Dallas Love Field, to become effective October 1, 2010, by Resolution No. 10-2266.

On June 25, 2014, City Council authorized an increase in the daily rates charged for parking in Garages A and B and valet services at Dallas Love Field, effective August 1, 2014, by Resolution No. 14-0984.

The Mobility Solutions, Infrastructure, and Sustainability Committee will be briefed regarding this item on October 22, 2018.

FISCAL INFORMATION

Estimated Total Annual Revenue: \$33,755,322.00

October 24, 2018

WHEREAS, the 2007 Airport Rates and Charges Study provides the framework for setting fees and charges for the Department of Aviation; and

WHEREAS, the 2007 Airport Rates and Charges Study directed staff to review and, if necessary, adjust parking rates every 18 to 24 months to achieve market level parking rates; and

WHEREAS, on September 10, 2008, City Council authorized an increase in the daily parking rates charged for Garages A and B at Dallas Love Field to become effective October 1, 2008, by Resolution No. 08-2405 ; and

WHEREAS, on October 22, 2008, City Council authorized an amendment to Resolution No. 08-2405, previously approved on September 10, 2008, to correct the hourly rates charged for parking at Dallas Love Field by Resolution No. 08-2825; and

WHEREAS, on September 8, 2010, City Council authorized an increase in the daily rates charged for parking in Garages A and B at Dallas Love Field, to become effective October 1, 2010, by Resolution No. 10-2266; and

WHEREAS, on June 25, 2014 City Council authorized an increase in the daily rates charged for parking in Garages A and B and valet services at Dallas Love Field, effective August 1, 2014, by Resolution No. 14-0984; and

WHEREAS, increased competition is impacting Love Field Airport occupancy and revenues; and

WHEREAS, it is now necessary to authorize new parking rates for new Garage C parking areas; a decrease in the daily rates charged for parking in Garages A and B; closing Love Connection remote parking to the public; an increased rate for valet services and premium area parking; and improved parking product options and value to the traveling public to gain market share.

Now, Therefore,

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

October 24, 2018

SECTION 1. That the City Manager is hereby authorized to change the daily parking rates charged for Garages A and B, Garage C and Valet services at Dallas Love Field to become effective November 1, 2018 in accordance with the following schedule:

Proposed Parking & Valet Rates:

<u>SHORT-TERM</u> (Parking Garage A)		<u>LONG-TERM</u> (Parking Garage B)		<u>VALET</u>	
0 - ½ Hour	\$ 0.00	0 - ½ Hour	\$0.00	0 - 1 Hour	\$ 8.00
½ - 1 Hour	\$ 4.00	½ - 1 Hour	\$3.00	1 - 2 Hours	\$13.00
1 - 2 Hours	\$ 6.00	1 - 2 Hours	\$5.00	2 - 3 Hours	\$16.00
2 - 3 Hours	\$10.00	2 - 3 Hours	\$7.00	3 - 5 Hours	\$19.00
3 - 5 Hours	\$13.00	3 - 24 Hours	\$9.00	5- 24 Hours	\$26.00
5 - 24 Hours	\$15.00	3- 24 Hours	\$7.00 (Roof)		
(Parking Garage C)					
0 - ½ Hour	\$ 0.00				
½ - 1 Hour	\$ 4.00				
1 - 2 Hours	\$ 6.00				
2 - 3 Hours	\$10.00				
3 - 5 Hours	\$13.00				
3 - 24 Hours	\$13.00 (Roof)				
5 - 24 Hours	\$15.00				
5 - 24 Hours	\$25.00 (Premium)				

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit all revenues received from operating the parking garage to Aviation Operating Fund, Fund 0130, Department AVI, Unit 7751, Revenue Code - Various.

SECTION 3. 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.



Agenda Information Sheet

File #: 18-1013

Item #: 9.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize a ten-year lease agreement, with two five-year renewal options with Trinity Industries, Inc. for approximately 42,750 square feet of land and facilities located at Dallas Love Field for continued aviation related operations - Estimated Annual Revenue: \$104,418.48

BACKGROUND

Trinity Industries, Inc. has conducted their aviation operations at Dallas Love Field for over 25 years through a sublease. Trinity Industries, Inc. acquired a sublease from LLM Aircraft on February 12, 1992 and has conducted operations from that date through the present. The terms of that sublease expire November 30, 2018.

A walk-through inspection was conducted by Aviation staff during July 2018 and found that the facility and lease premises meet acceptable city standards and the City desires to enter into a new ten-year lease agreement with two five-year renewal options to allow for continued operations by Trinity Industries, Inc. at Dallas Love Field.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Estimated Annual Revenue: \$104,418.48

OWNER

Trinity Industries, Inc.

S. Theis Rice, Sr. Vice President and Chief Legal Officer

October 24, 2018

WHEREAS, the City of Dallas owns and operates that certain airport property in the City of Dallas, Dallas County, Texas, known as Dallas Love Field (the "Airport"); and

WHEREAS, Trinity Industries, Inc. has submitted a request for a new ten-year lease, with two five-year option periods, and the City desires to lease approximately 42,750 square feet of land and facilities to Trinity Industries, Inc. for continuing operations at Dallas Love Field airport, to begin December 1, 2018 upon approval of the lease by the City of Dallas.

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 a ten-year lease agreement, with two five-year renewal options with Trinity Industries, Inc., approved as to form by the City Attorney, for approximately 42,750 square feet of land and facilities located at Dallas Love Field for continued aviation related operations.

SECTION 2. That the proposed lease agreement between the City of Dallas and Trinity Industries, Inc for a primary term of ten years plus two five-year renewal options, and providing annual rent of approximately \$104,418.48, payable in monthly installments of approximately \$8,701.54 is hereby approved.

SECTION 3. That the proposed lease agreement contains the following terms and conditions:

- (a) The proposed lease shall include approximately 42,750 square feet of land and facilities as follows: \$0.80/sq. ft./yr improved ground, \$0.65 sq. ft./yr unimproved ground and landscaped area; \$4.25 sq. ft./yr aircraft hangar area; and \$8.50 sq/yr of office area.
- (b) The ten-year primary term and payment of rent shall commence upon the execution date of the lease agreement after approval of the City Council. The lease shall contain two five-year options to extend the lease, which shall commence, if properly exercised, upon expiration of the term then in effect.
- (c) The lease will permit the City to escalate rental rates every three years, beginning in year 4 of the primary term, by the greater of 3% of prior year annual rent or the prevailing rate not to exceed 12% from the previous four-year period. Upon commencement of the first and any subsequent renewal option period, rental rates may be adjusted to the then prevailing rental rates at Dallas Love Field Airport for land and improvements.
- (d) That the leased premises shall be used for aviation related purposes.

October 24, 2018

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit all revenues received under this leases to Aviation Operating Fund, Fund 0130, Department AVI, Unit 7722, Revenue Code 7814.

SECTION 5. That this contract is designated as Contract No. AVI-2019-00008241.

SECTION 6. 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.



Agenda Information Sheet

File #: 18-915

Item #: 15.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 11

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a Project Specific Agreement with Dallas County for funding participation in the design and construction of paving and drainage improvements for Montfort Drive from Interstate Highway 635 frontage road to Alpha Road; **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed \$1,900,000.00; and **(3)** an increase in appropriations in an amount not to exceed \$1,900,000.00 in the Capital Projects Reimbursement Fund - Not to exceed \$1,900,000.00 - Financing: Capital Projects Reimbursement Funds

BACKGROUND

The Montfort Drive Project from Interstate Highway (IH)-635 frontage road to Alpha Road is a partnership project between the City of Dallas and Dallas County for the design and construction of paving and drainage improvements. The City is the lead agency responsible for administering the design and construction of the project. This action will authorize a Project Specific Agreement with Dallas County for the design and construction of the Montfort Drive Project.

The dimensional classification of Montfort Drive from IH-635 frontage road to Alpha Road was recently amended from a six-lane divided roadway to a four-lane divided roadway with bicycle facilities, in order to create a multimodal roadway that facilitates traffic calming through the Dallas Midtown Park, and supports the Midtown development. The Midtown Area Plan foresees a pedestrian friendly neighborhood with a network of streets that support higher density and safe pedestrian and bicycle connectivity to the Dallas Midtown Park. Currently, this segment of Montfort Drive functions as follows: (1) Montfort Drive between IH-635 and Peterson Lane operates as a six-lane divided roadway, three-lanes southbound and three-lanes northbound, within 80 feet of right-of-way; and (2) Montfort Drive between Peterson Lane and Alpha Road operates as a five-lane divided roadway, three lanes southbound and two-lanes northbound, within 80 feet of right-of-way. The proposed project will reconstruct Montfort Drive between IH-635 frontage road and Peterson Lane from a six-lane divided roadway to a four-lane divided roadway with sidewalks and buffered bike lanes in each direction.

The project will also re-stripe the existing pavement between Peterson Lane and Alpha Road from three-lanes southbound to two-lanes southbound with a buffered bike lane. A northbound bike lane will be constructed along Montfort Place.

The total estimated project costs for design and construction is \$5,432,254.42 of which \$1,932,254.42 is to be funded by Dallas County and \$3,500,000.00 is to be funded by the City of Dallas. Dallas County will reserve \$32,254.42 for their in-house project delivery (IHPD) cost. Both entities will reallocate funding from the cancelled Alpha Road Project to the Montfort Drive Project.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	January 2019
Complete Design	September 2019
Award Construction Contract	December 2019
Begin Construction	January 2020
Complete Construction	February 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 10, 2001, City Council authorized a Master Agreement with Dallas County governing future transportation major capital improvement projects between the City of Dallas and Dallas County by Resolution No. 01-0104.

On April 13, 2011, City Council authorized a new ten-year Master Agreement with Dallas County governing transportation major capital improvement projects with Dallas County by Resolution No. 11-0927.

On November 16, 2017, the City Plan Commission Thoroughfare Committee acted on this item and motioned to deny staff's recommendation based on the need for a more comprehensive evaluation of Montfort Drive and the Midtown Park.

On December 14, 2017, the City Plan Commission acted on this item and held this item until January 18, 2018.

On January 18, 2018, the City Plan Commission acted on this item and followed staff recommendation.

The Mobility Solutions, Infrastructure & Sustainability Committee was briefed by memorandum regarding this matter on February 26, 2018.

On February 28, 2018, City Council authorized amending the City of Dallas Thoroughfare Plan to change the dimensional classification of Montfort Drive from Alpha Road to IH-635 from a special six-lane divided (SPCL 6D) roadway within 117 feet of right-of-way with 92 feet of pavement with bike lanes to a special four-lane divided (SPCL 4D) roadway within 80 feet of right-of-way with bicycle facilities by Resolution No. 18-0402, Ordinance No. 30804.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Capital Projects Reimbursement Funds - \$1,900,000.00

Project Costs

Design	\$ 648,000.00 (est.)
Dallas County IHPD	\$ 32,254.42
Construction	<u>\$ 4,752,000.00 (est.)</u>

Estimated Total Project Costs	\$ 5,432,254.42
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Project Share Cost

City's Share of Cost (2006 Bond)	\$ 3,500,000.00
Dallas County's Share of Cost (MCIP)	\$ 1,900,000.00 (this action)
Dallas County's Share of Cost (IHPD)	<u>\$ 32,254.42</u>

Total Project Share Costs	\$ 5,432,254.42
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MAP

Attached

Montfort Drive

IH-635 to Alpha Road

Council District: 11
MAPSCO: 15N



October 24, 2018

WHEREAS, on January 10, 2001, City Council authorized a Master Agreement with Dallas County governing future transportation major capital improvement projects between the City of Dallas and Dallas County by Resolution No. 01-0104; and

WHEREAS, on April 13, 2011, City Council authorized a new ten-year Master Agreement with Dallas County governing transportation major capital improvement projects by Resolution No. 11-0927; and

WHEREAS, on February 28, 2018, City Council authorized amending the City of Dallas Thoroughfare Plan to change the dimensional classification of Montfort Drive from Alpha Road to Interstate Highway (IH)-635 from a special six-lane divided (SPCL 6D) roadway within 117 feet of right-of-way with 92 feet of pavement with bike lanes to a special four-lane divided (SPCL 4D) roadway within 80 feet of right-of-way with bicycle facilities by Resolution No. 18-0402, Ordinance No. 30804; and

WHEREAS, the City of Dallas is the lead agency for administering the design and construction services for the Montfort Drive Project from IH-635 frontage road to Alpha Road; and

WHEREAS, it is now necessary to authorize a Project Specific Agreement with Dallas County for funding participation in the design and construction of paving and drainage improvements for Montfort Drive from IH 635 frontage road to Alpha Road, and the receipt and deposit of payment from Dallas County, in an amount not to exceed \$1,900,000.00 for Dallas County's share of the project costs.

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 a Project Specific Agreement with Dallas County approved as to form by the City Attorney, for funding participation in the design and construction of paving and drainage improvements for Montfort Drive from Interstate Highway-635 frontage road to Alpha Road.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed \$1,900,000.00 from Dallas County in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit W330, Activity INGV, Revenue Code 6511.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed \$1,900,000.00 in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit W330, Activity INGV, Object 4510.

October 24, 2018

SECTION 4. That in accordance with the provisions of the Project Specific Agreement with Dallas County, the Chief Financial Officer is hereby authorized to return any unused funds and interest earned on the funds upon completion of this project to Dallas County.

SECTION 5. That this contract is designated as Contract No. PBW-2018-00007847.

SECTION 6. 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.



Agenda Information Sheet

File #: 18-1044

Item #: 16.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize an architectural services contract with DSGN Associates, Inc. for architectural, engineering design, and construction administration services for the Vickery Meadow Branch Library to be located at 8255 Park Lane - Not to exceed \$800,353.00 - Financing: Library (E) Funds (2017 Bond Funds)

BACKGROUND

This action will authorize an architectural services contract with DSGN Associates, Inc. to provide architectural, engineering design, and construction administration services for the Vickery Meadow Branch Library facility. In this contract, services will include schematic design, design development, construction documents, bid evaluation, and construction administration. This facility will be designed to achieve Gold Level certification under the Leadership in Energy & Environmental Design (LEED) program.

DSGN Associates, Inc. was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	November 2018
Complete Design	May 2019
Begin Construction	July 2019
Complete Construction	November 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 9, 2009, City Council authorized the acquisition of property at 8255 Park Lane for the new Vickery Meadow Branch Library facility by Resolution No. 09-2247.

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

Committee on October 22, 2018.

FISCAL INFORMATION

Library (E) Funds (2017 Bond Funds) - \$800,353.00

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 \$
\$800,353.00	Professional Services	36.30%	37.39%	\$299,228.00
• This contract exceeds the M/WBE goal.				

OWNER

DSGN Associates, Inc.

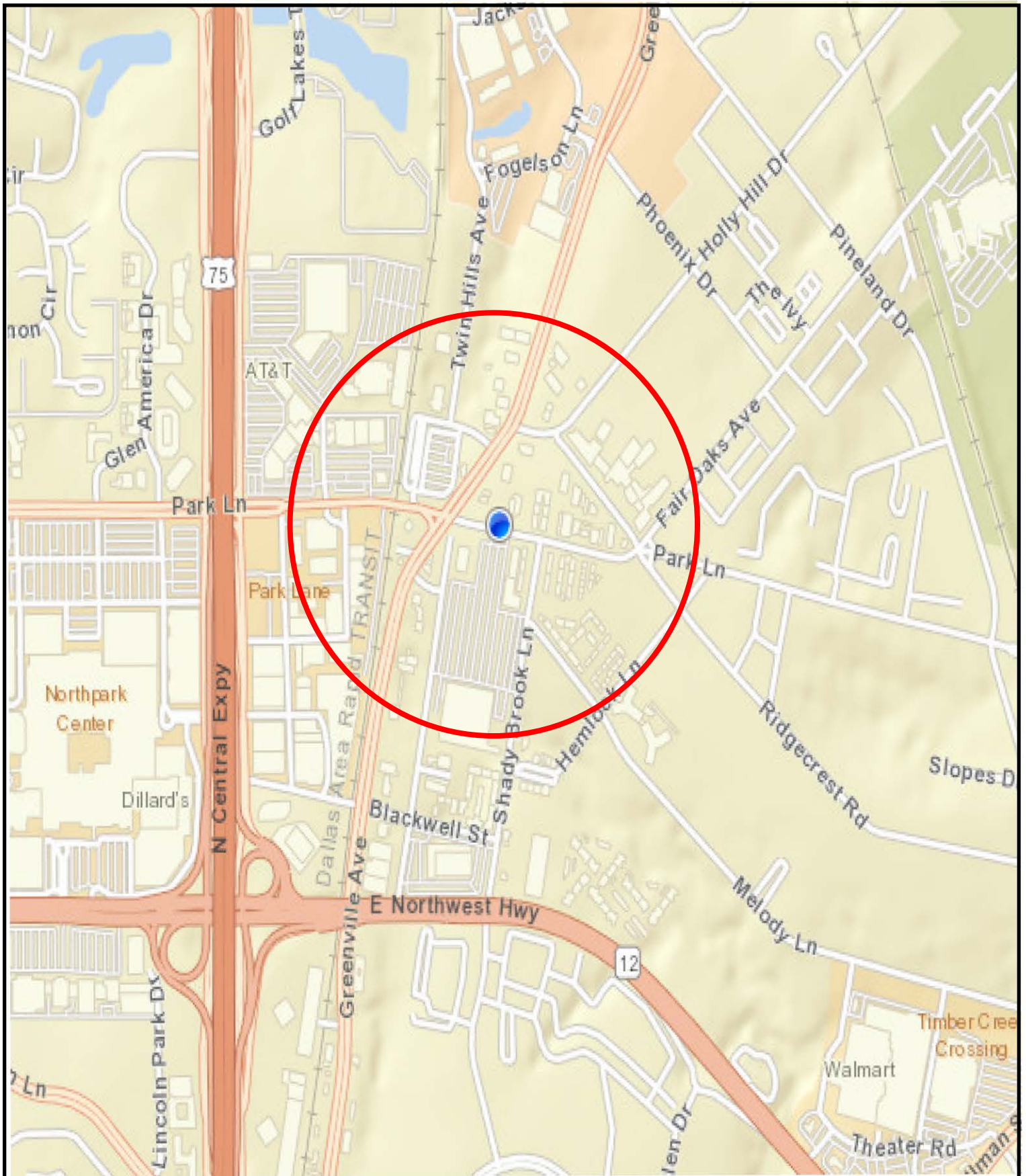
Robert Meckfessel, Principal

MAP

Attached

VICKERY MEADOW BRANCH LIBRARY

8255 PARK LANE



COUNCIL DISTRICT 13

October 24, 2018

WHEREAS, in the 2006 Bond Program, the citizens of Dallas approved funding for the land acquisition of a new library facility for the Vickery Meadow service area; and

WHEREAS, on September 9, 2009, Resolution No. 09-2247 authorized acquisition of a site at 8255 Park Lane for the new Vickery Meadow Branch Library facility; and

WHEREAS, in the 2017 Bond Program, the citizens of Dallas approved funding for design and construction of a new library facility for the Vickery Meadow service area; and

WHEREAS, at the conclusion of a selection process conducted by City staff, DSGN Associates, Inc. was chosen as the most qualified firm to provide architectural services for this project; and

WHEREAS, it is now desirable to authorize an architectural services contract with DSGN Associates, Inc. for architectural, engineering design, and construction administration services for the new Vickery Meadow Branch Library facility located at 8255 Park Lane, in an amount not to exceed \$800,353.00.

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 architectural services contract with DSGN Associates, Inc., approved as to form by the City Attorney, to provide architectural, engineering design, and construction administration services, in an amount not to exceed \$800,353.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$800,353.00 to DSGN Associates, Inc. in accordance with the terms and conditions of the contract from Library (E) Funds (2017 Bond Funds), Fund 1V42, Department EBS, Unit VE03, Activity. LIBF, Object 4112, Program EB17VE03, Encumbrance/Contract No. CX PBW-2018-00008070, Vendor 335615.

SECTION 3. 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.



Agenda Information Sheet

File #: 18-1003

Item #: 17.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 11

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with ARS Engineers, Inc. for the engineering design of Alley Reconstruction Group 17-1102 (list attached to the Agenda Information Sheet) - Not to exceed \$274,810.80 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$248,709.39) and Wastewater Capital Improvement Funds (\$26,101.41)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, ARS Engineers, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines

This action will authorize a professional services contract with ARS Engineers, Inc. for the engineering design of nine alley reconstruction projects as Alley Reconstruction Group 17-1102. The alley reconstruction projects will include replacing the existing deteriorating concrete alleys with new reinforced concrete alley pavement, storm drainage, water, and wastewater improvements.

Following are the locations and design costs for each project.

Alley Reconstruction Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
15632-15724 Golden Creek Road and 6231-6239 La Cosa Drive and 15503-15531 Bay Point Drive	11	\$27,451.35
6506-6556 Crestmere Drive and 6515-6555 Meadowcreek Drive	11	\$21,782.59

6510-6580 Calais Drive and 6509-6565 Crestmere Drive	11	\$23,425.79
6808-7038 Hunters Ridge Drive and 6807-6959 Town Bluff Drive	11	\$41,112.49
6920-7038 Midbury Drive and 6919-7033 Northaven Road	11	\$55,122.29
7309-7435 Tanglelen Drive and 7364-7450 Tophill Lane	11	\$36,086.68
7405-7443 Lynworth Drive and 7408-7438 Chattington Drive	11	\$19,334.27
7606-7672 Rolling Acres Drive and 7615-7651 Tophill Lane	11	\$22,444.03
6906-7030 Orchid Lane and 6909-7007 Meadowbriar Lane and 7017 Pemberton Drive	11	\$28,051.31

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	October 2019
Begin Construction	January 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$248,709.39
Wastewater Capital Improvement Funds - \$26,101.41

Project Costs	
Design - PBW (this action)	\$ 248,709.39
Design - DWU (this action)	\$ 26,101.41
Construction (est.)	<u>\$2,169,717.80</u>
Total Project Costs	\$2,444,528.60

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 \$
\$274,810.80	Architecture & Engineering	25.66%	100.00%	\$274,810.80
• This contract exceeds the M/WBE goal.				

OWNER

ARS Engineers, Inc.

Ayub Sandhu, P.E., President

MAPS

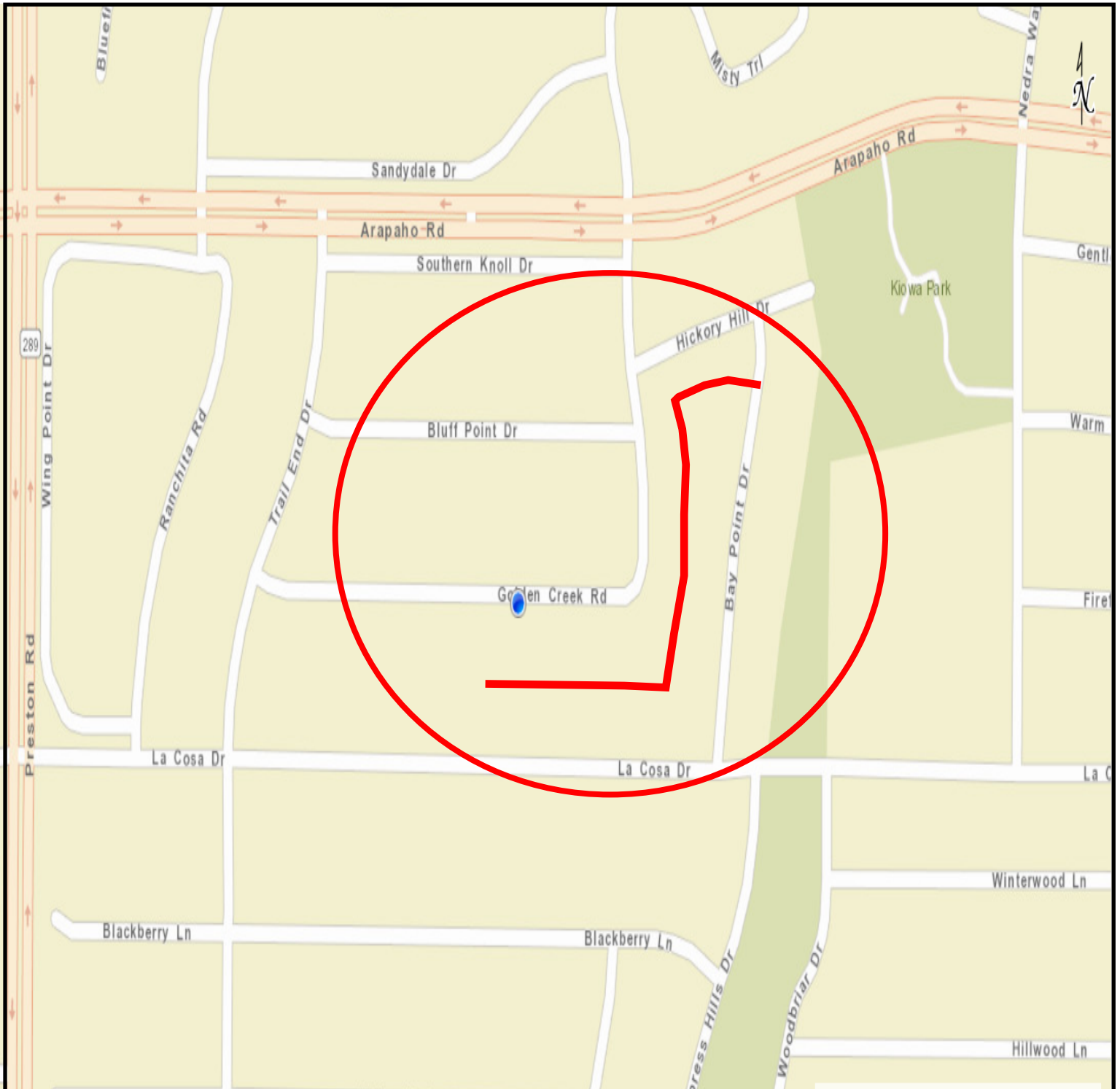
Attached

Alley Reconstruction Group 17-1102

<u>Project</u>	<u>Council District</u>
Golden Creek Road (15632-15724) and La Cosa Drive (6231-6239) and Bay Point Drive (15503-15531)	11
Crestmere Drive (6506-6556) and Meadowcreek Drive (6515-6555)	11
Calais Drive (6510-6580) and Crestmere Drive (6509-6565)	11
Hunters Ridge Drive (6808-7038) and Town Bluff Drive (6807-6959)	11
Midbury Drive (6920-7038) and Northaven Road (6919-7033)	11
Tangleklen Drive (7309-7435) and Tophill Lane (7364-7450)	11
Lynworth Drive (7405-7443) and Chattington Drive (7408-7438)	11
Rolling Acres Drive (7606-7672) and Tophill Lane (7615-7651)	11
Orchid Lane (6906-7030) and Meadowbriar Lane (6909-7007) and Pemberton Drive (7017)	11

ALLEY RECONSTRUCTION

**15632 - 15724 GOLDEN CREEK ROAD & 6231 - 6239 LACOSA DRIVE
& 15503 - 15531 BAY POINT DRIVE**



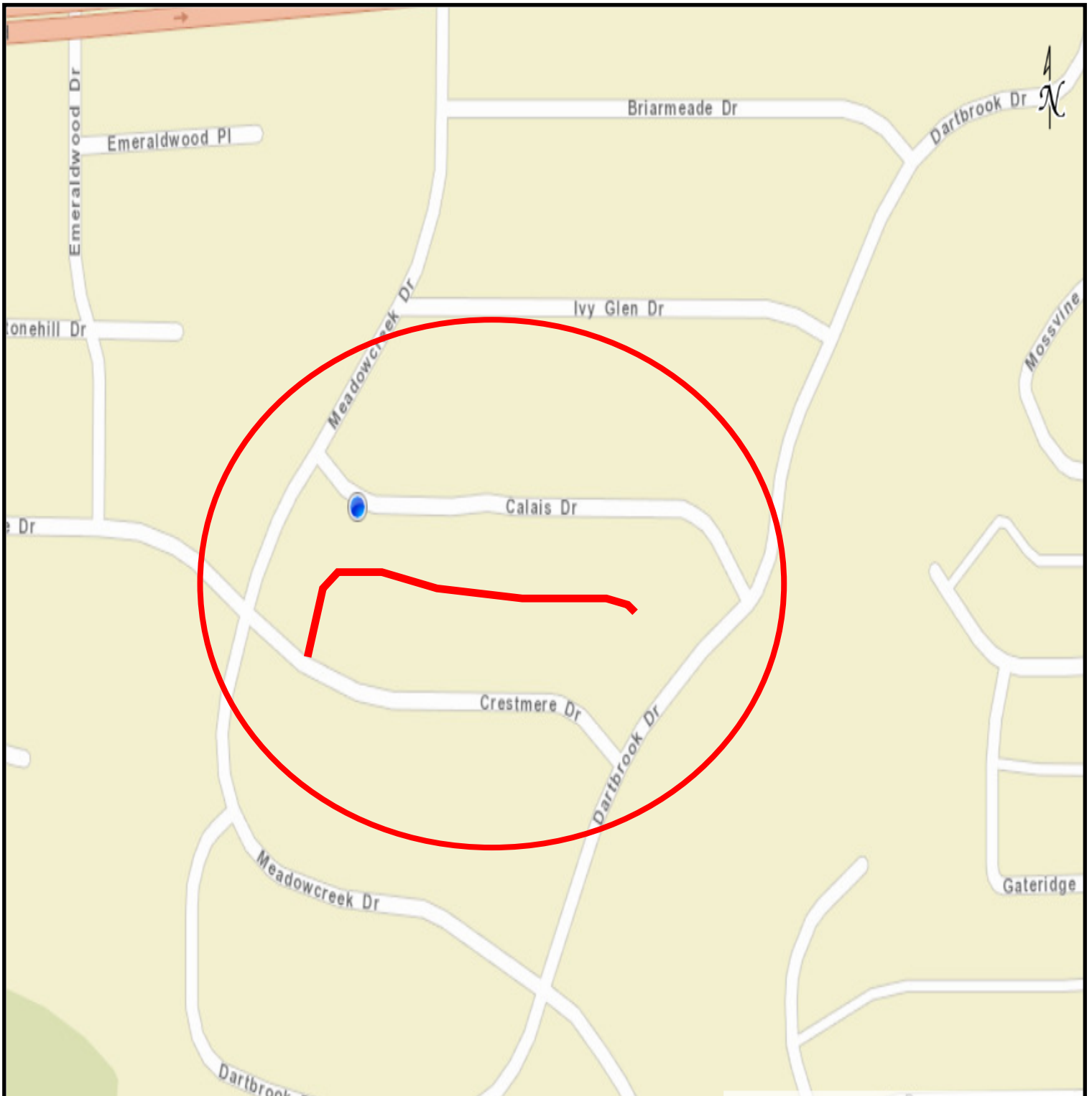
COUNCIL DISTRICT 11

**ALLEY RECONSTRUCTION
6506 - 6556 CRESTMERE DRIVE
& 6515 - 6555 MEADOWCREEK DRIVE**



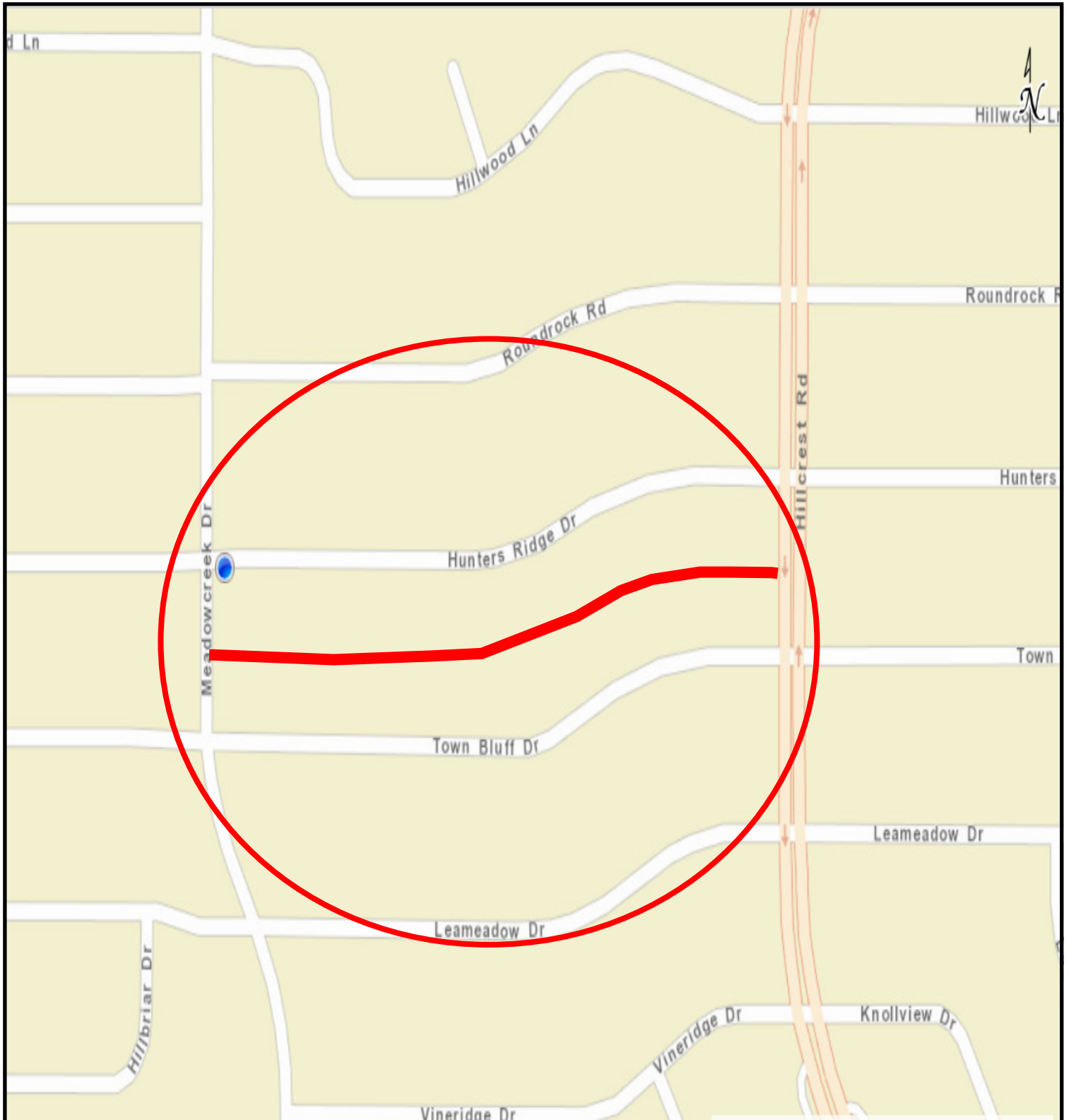
COUNCIL DISTRICT 11

**ALLEY RECONSTRUCTION
6510 - 6580 CALAIS DRIVE & 6509 - 6565 CRESTMERE DRIVE**



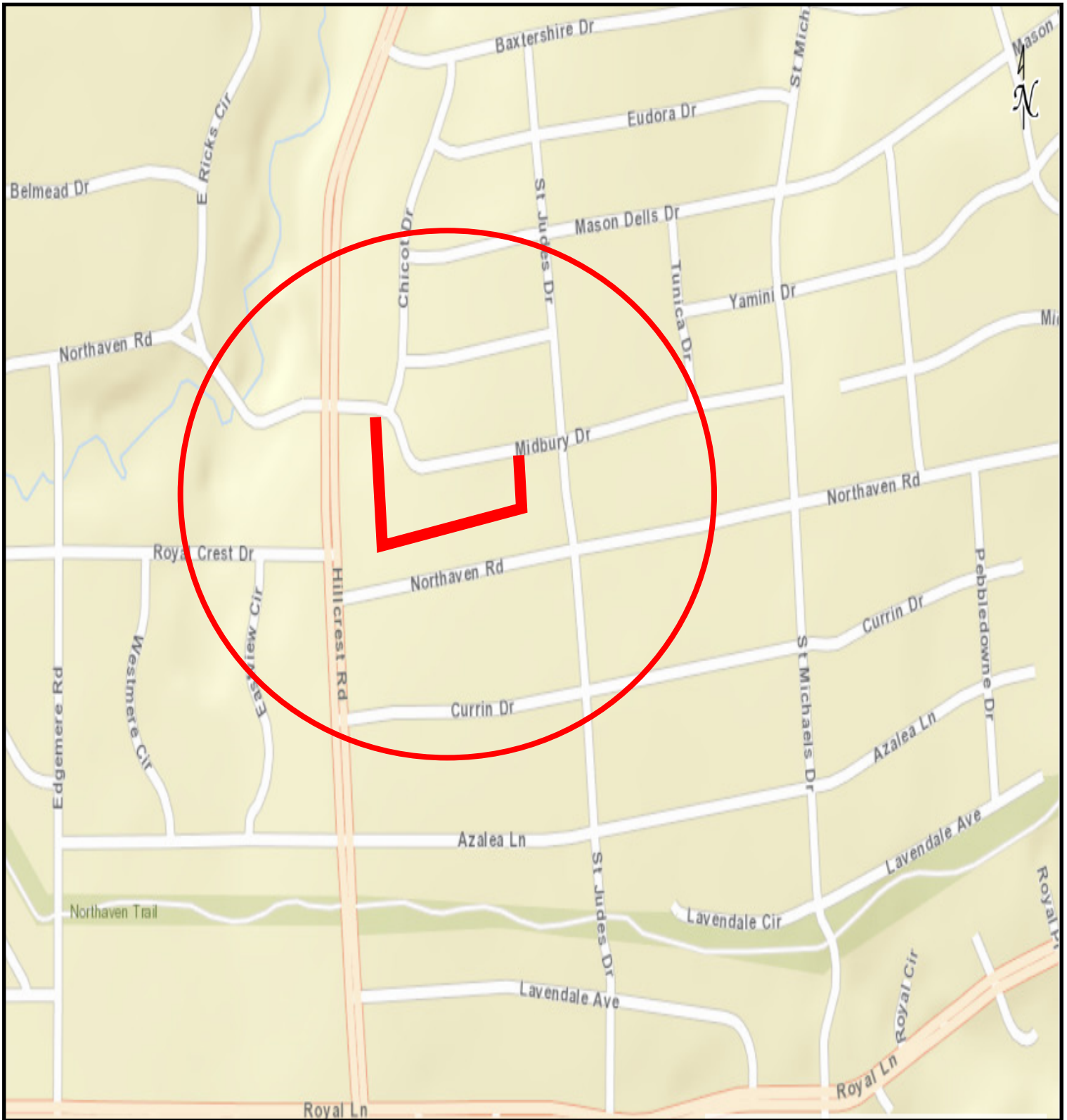
COUNCIL DISTRICT 11

**ALLEY RECONSTRUCTION
6808 - 7038 HUNTERS RIDGE DRIVE
& 6807 - 6959 TOWN BLUFF DRIVE**



COUNCIL DISTRICT 11

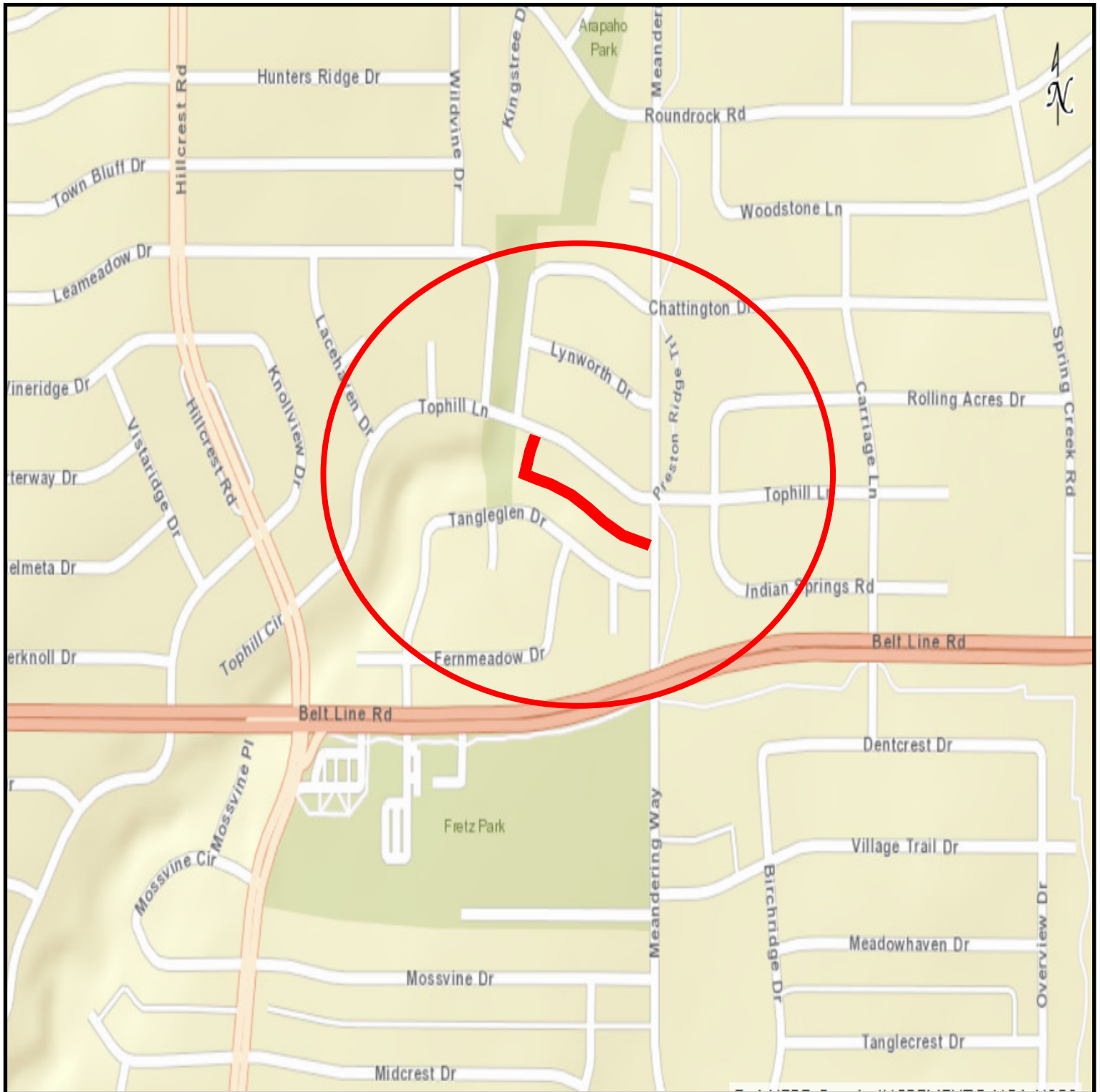
ALLEY RECONSTRUCTION
6920 - 7038 MIDBURY DRIVE & 6919 - 7033 NORTHAVEN ROAD



COUNCIL DISTRICT 11

ALLEY RECONSTRUCTION

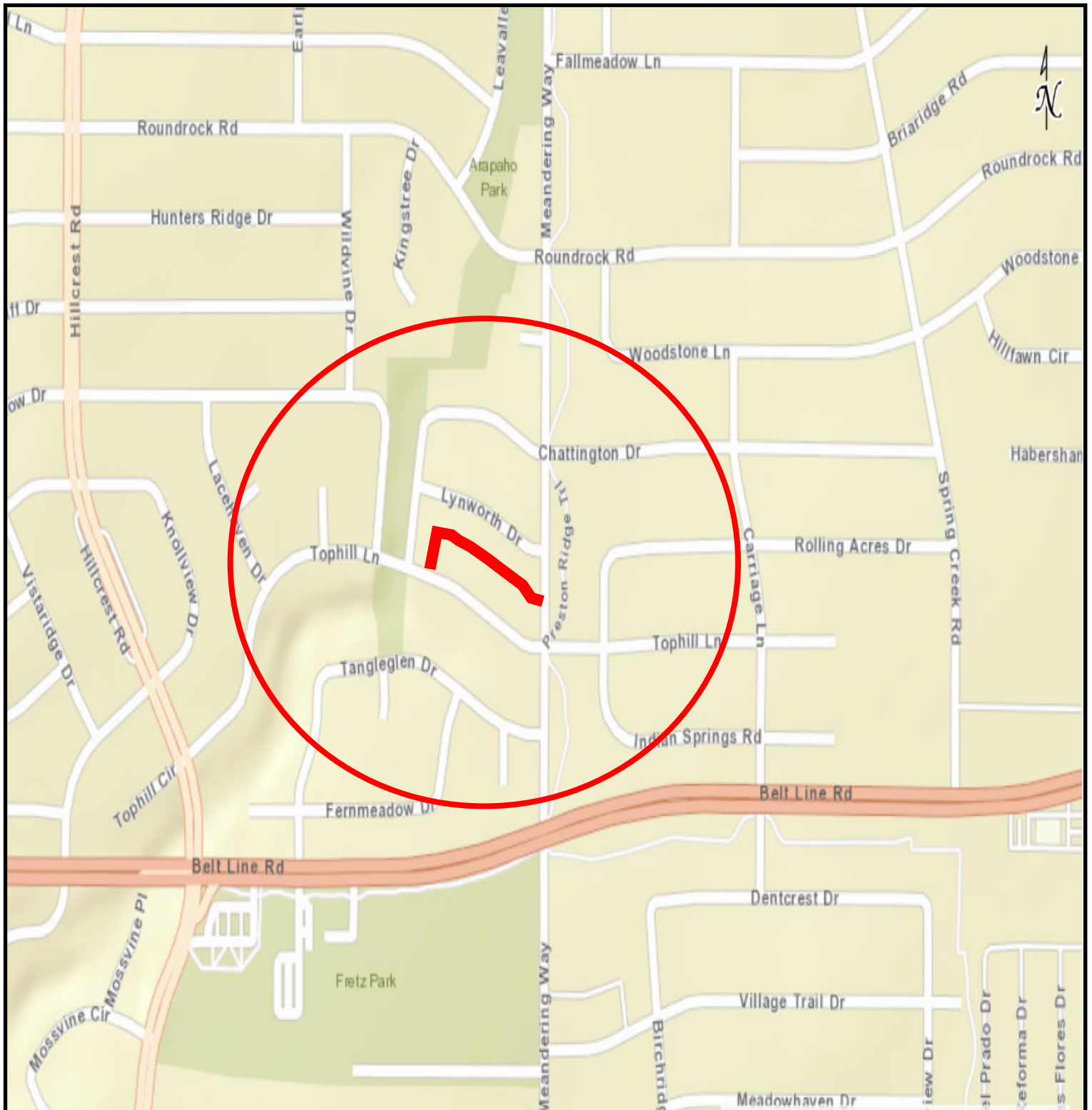
7309 - 7435 TANGLEGLEN DRIVE & 7364 - 7450 TOPHILL LANE



COUNCIL DISTRICT 11

ALLEY RECONSTRUCTION

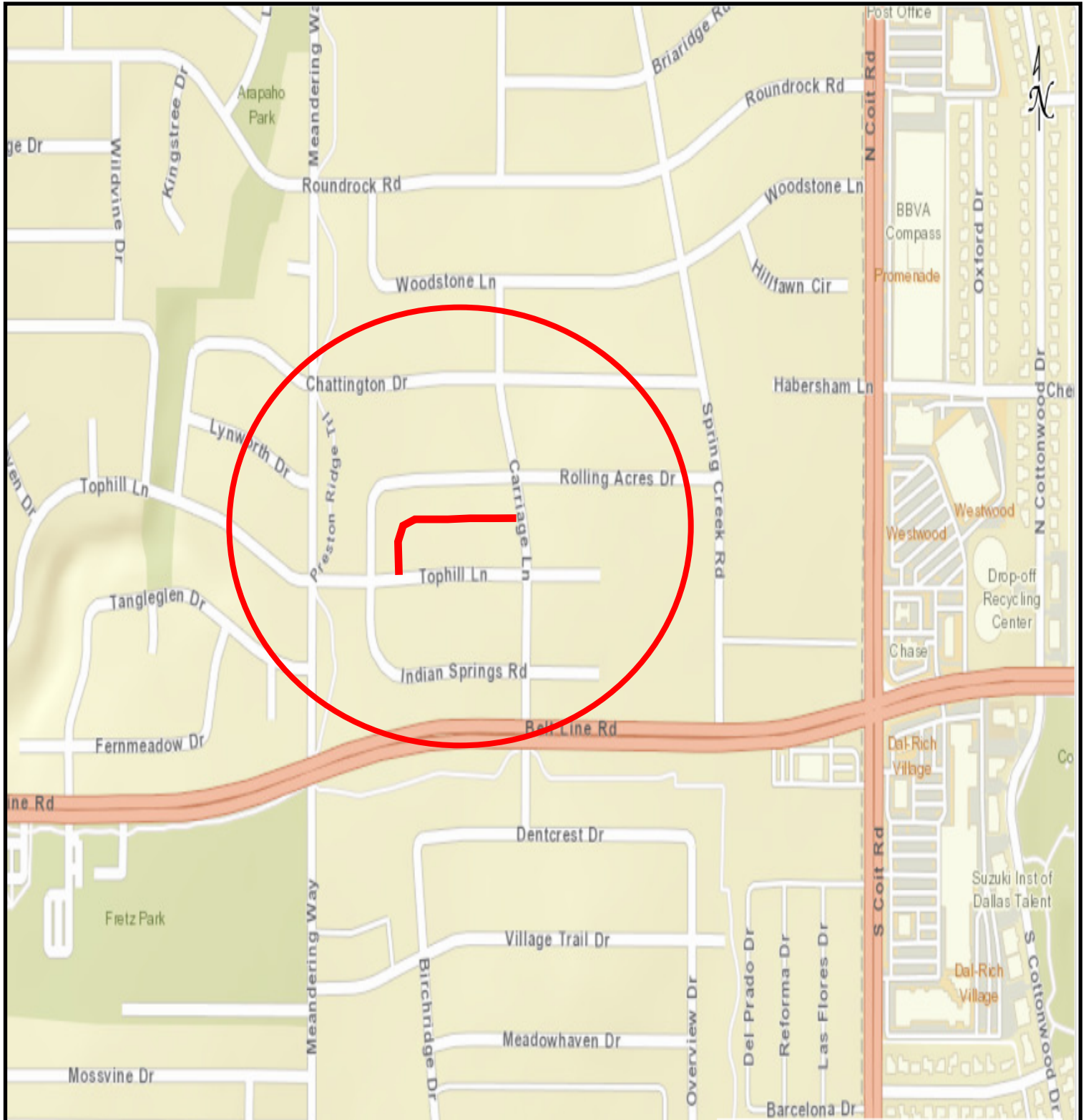
7405 - 7443 LYNWORTH DRIVE & 7408 - 7438 CHATTINGTON DRIVE



COUNCIL DISTRICT 11

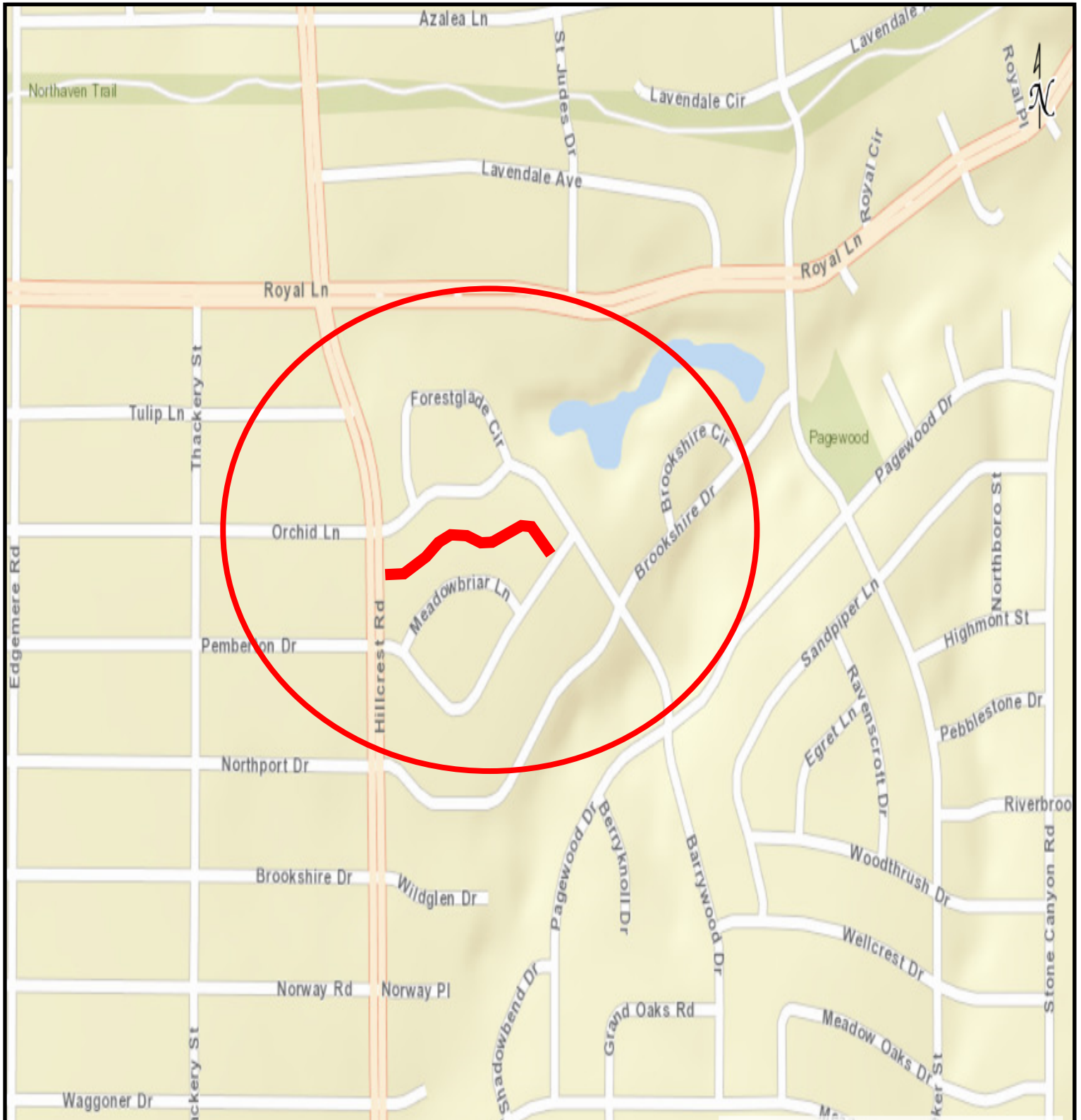
ALLEY RECONSTRUCTION

7606 - 7672 ROLLING ACRES DRIVE & 7615 - 7651 TOPHILL LANE



COUNCIL DISTRICT 11

**ALLEY RECONSTRUCTION
6906 - 7030 ORCHID LANE & 6909 - 7007 MEADOWBRIAR LANE
& 7017 PEMBERTON DRIVE**



COUNCIL DISTRICT 11

October 24, 2018

WHEREAS, ARS Engineers, Inc. was selected to provide engineering design for Alley Reconstruction Group 17-1102.

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 a professional services contract with ARS Engineers, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects in an amount not to exceed \$274,810.80.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contracts:

ARS Engineers, Inc. for the engineering design of alley reconstruction projects on alleys between: Golden Creek Road (15632-15724) and La Cosa Drive (6231-6239) and Bay Point Drive (15503-15531); Crestmere Drive (6506-6556) and Meadowcreek Drive (6515-6555); Calais Drive (6510-6580) and Crestmere Drive (6509-6565); Hunters Ridge Drive (6808-7038) and Town Bluff Drive (6807-6959); Midbury Drive (6920-7038) and Northaven Road (6919-7033); Tangle Glen Drive (7309-7435) and Tophill Lane (7364-7450); Lynworth Drive (7405-7443) and Chattington Drive (7408-7438); Rolling Acres Drive (7606-7672) and Tophill Lane (7615-7651); Orchid Lane (6906-7030) and Meadowbriar Lane (6909-7007) and Pemberton Drive (7017):

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V086, Activity AREC
Object 4111, Program PB17V086
Encumbrance/Contract No. CX PBW-2018-00007927
Vendor VS0000000438 \$ 27,451.35

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V087, Activity AREC
Object 4111, Program PB17V087
Encumbrance/Contract No. CX PBW-2018-00007927
Vendor VS0000000438 \$ 21,782.59

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V088, Activity AREC
Object 4111, Program PB17V088
Encumbrance/Contract No. CX PBW-2018-00007927
Vendor VS0000000438 \$ 23,425.79

October 24, 2018

SECTION 2. (continued)

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V089, Activity AREC
Object 4111, Program PB17V089
Encumbrance/Contract No. CX PBW-2018-00007927
Vendor VS0000000438 \$ 41,112.49

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V090, Activity AREC
Object 4111, Program PB17V090
Encumbrance/Contract No. CX PBW-2018-00007927
Vendor VS0000000438 \$ 39,416.71

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V091, Activity AREC
Object 4111, Program PB17V091
Encumbrance/Contract No. CX PBW-2018-00007927
Vendor VS0000000438 \$ 25,690.85

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V092, Activity AREC
Object 4111, Program PB17V092
Encumbrance/Contract No. CX PBW-2018-00007927
Vendor VS0000000438 \$ 19,334.27

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V093, Activity AREC
Object 4111, Program PB17V093
Encumbrance/Contract No. CX PBW-2018-00007927
Vendor VS0000000438 \$ 22,444.03

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V094, Activity AREC
Object 4111, Program PB17V094
Encumbrance/Contract No. CX PBW-2018-00007927
Vendor VS0000000438 \$ 28,051.31

Wastewater Capital Improvement Fund
Fund 2116, Department DWU, Unit PS42, Activity RELO
Object 4111, Program 719014
Encumbrance/Contract No. CX PBW-2018-00007927
Vendor VS0000000438 \$ 26,101.41

Total amount not to exceed \$274,810.80

October 24, 2018

SECTION 3. 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.



Agenda Information Sheet

File #: 18-1011

Item #: 18.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 13

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Dal-Tech Engineering, Inc. for the engineering design of Alley Reconstruction Group 17-1304 (list attached to the Agenda Information Sheet) - Not to exceed \$294,229.10 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$202,729.10) and Water Utilities Capital Improvement Funds (\$91,500.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Dal-Tech Engineering, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Dal-Tech Engineering, Inc. for the engineering design of six alley reconstruction projects as Alley Reconstruction Project Group 17-1304. The alley reconstruction projects will include replacing the existing deteriorating concrete alleys with new reinforced concrete alley pavement, storm drainage, water, and wastewater improvements.

Following are the locations and design costs for each project.

Alley Reconstruction Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
5737-5763 Caruth Boulevard and 5708-5728 Surrey Square Lane	13	\$24,567.71
6407-6475 Glendora Avenue and 6406-6474 Meadow Road	13	\$44,577.47

6421-6543 Northwood Road and 6426-6542 Deloache Avenue	13	\$47,074.79
6505-6635 Mimosa Lane and 6506-6630 Lakehurst Avenue	13	\$44,032.47
6607-6831 Desco Drive and 6706-6838 Prestonshire Lane	13	\$67,037.11
4806-5034 Mill Creek Road and 4807-4923 and 12515-12531 Planters Glen Drive	13	\$66,939.55

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	October 2019
Begin Construction	January 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$202,729.10
Water Utilities Capital Improvement Funds - \$91,500.00

Design - PBW (this action)	\$ 202,729.10
Design - DWU (this action)	\$ 91,500.00
Construction (est.)	<u>\$2,890,713.35</u>

Total Project Costs	\$3,184,942.45
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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 \$
\$294,229.10	Professional Services	36.30%	100.00%	\$294,229.10
• This contract exceeds the M/WBE goal.				

OWNER

Dal-Tech Engineering, Inc.

Sedi Toumani, President

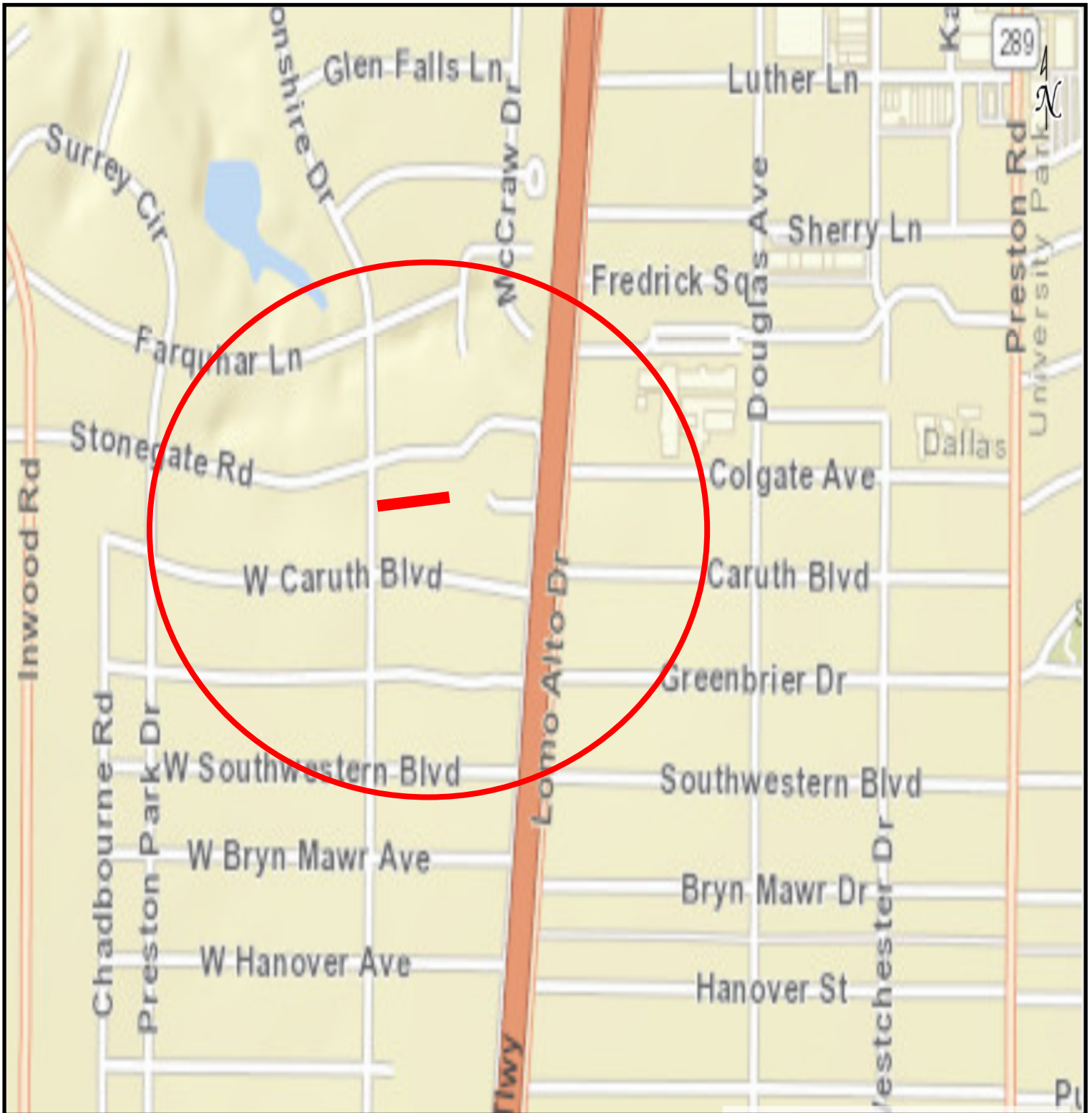
MAPS

Attached

Alley Reconstruction Project Group 17-1304

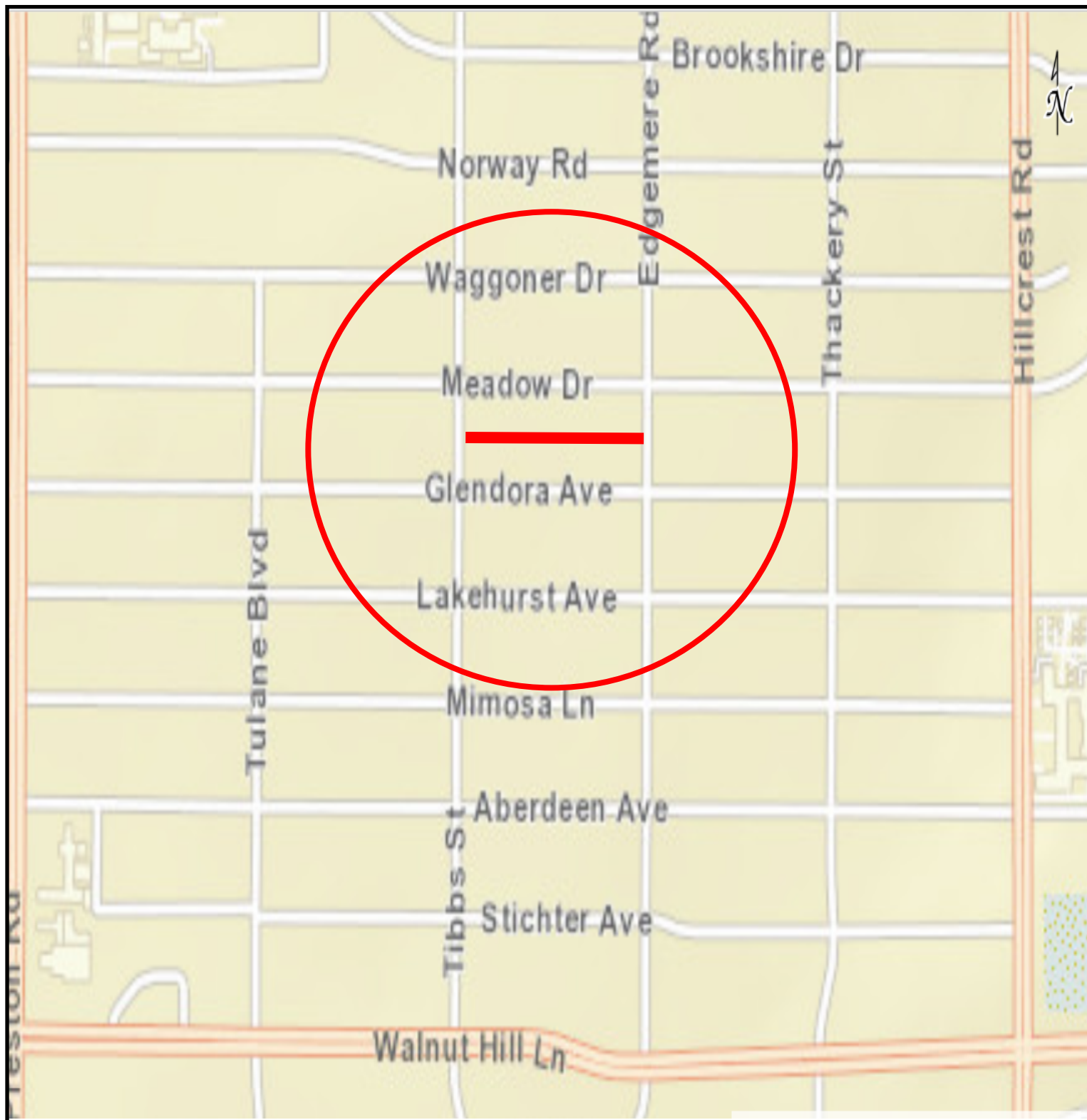
<u>Project</u>	<u>Council District</u>
Caruth Boulevard (5737-5763) and Surrey Square Lane (5708-5728)	13
Glendora Avenue (6407-6475) and Meadow Road (6406-6474)	13
Northwood Road (6421-6543) and Deloache Avenue (6426-6542)	13
Mimosa Lane (6505-6635) and Lakehurst Avenue (6506-6630)	13
Desco Drive (6607-6831) and Prestonshire Lane (6706-6838)	13
Mill Creek Road (4806-5034) and Planters Glen Drive (4807-4923 and 12515-12531)	13

**ALLEY RECONSTRUCTION
5737 - 5763 CARUTH BOULEVARD &
5708 - 5728 SURREY SQUARE LANE**



COUNCIL DISTRICT 13

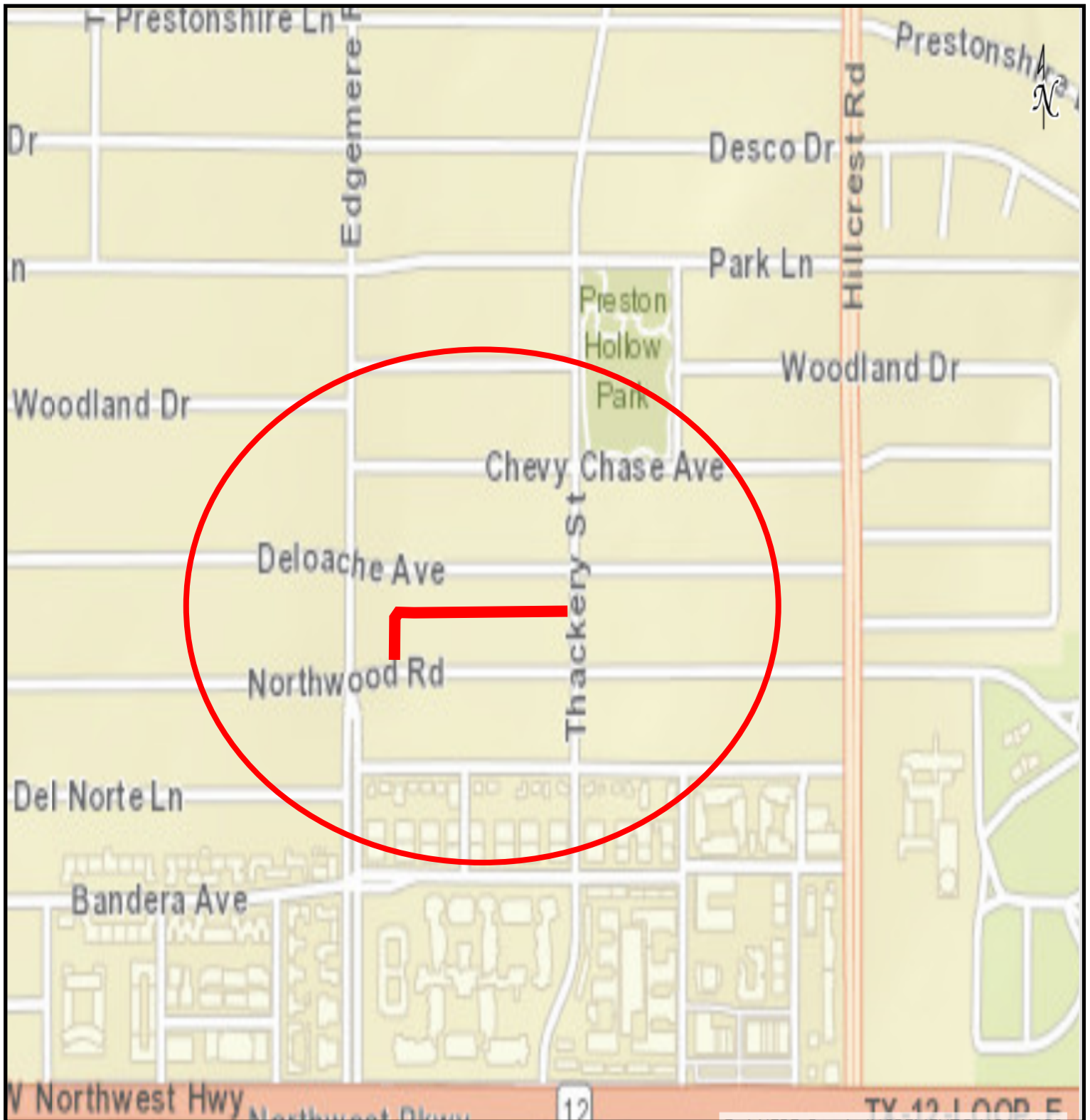
ALLEY RECONSTRUCTION
6407 - 6475 GLENDORA AVENUE & 6406 - 6474 MEADOW ROAD



COUNCIL DISTRICT 13

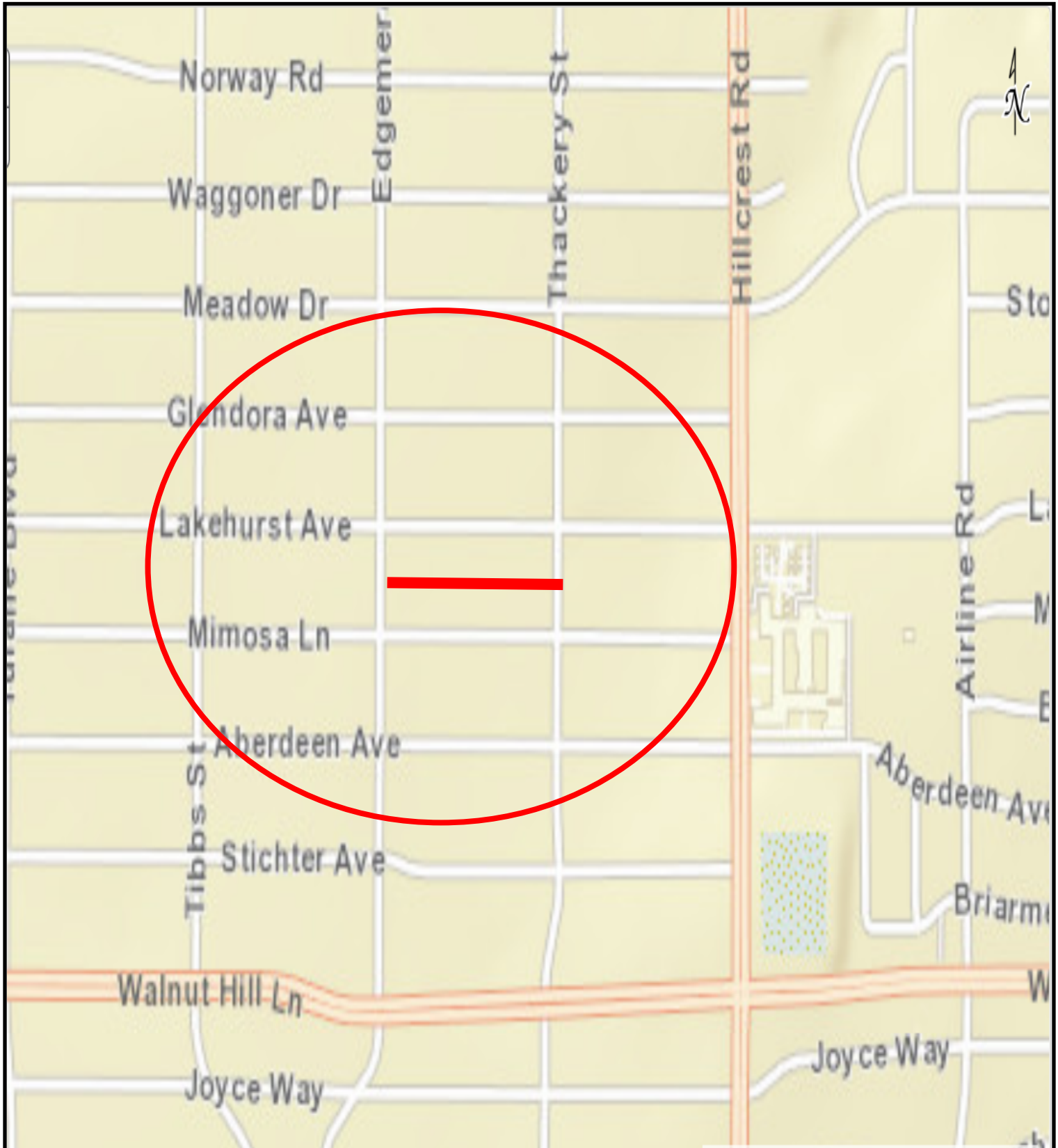
ALLEY RECONSTRUCTION

6421 - 6543 NORTHWOOD ROAD & 6426 - 6542 DELOACHE AVENUE



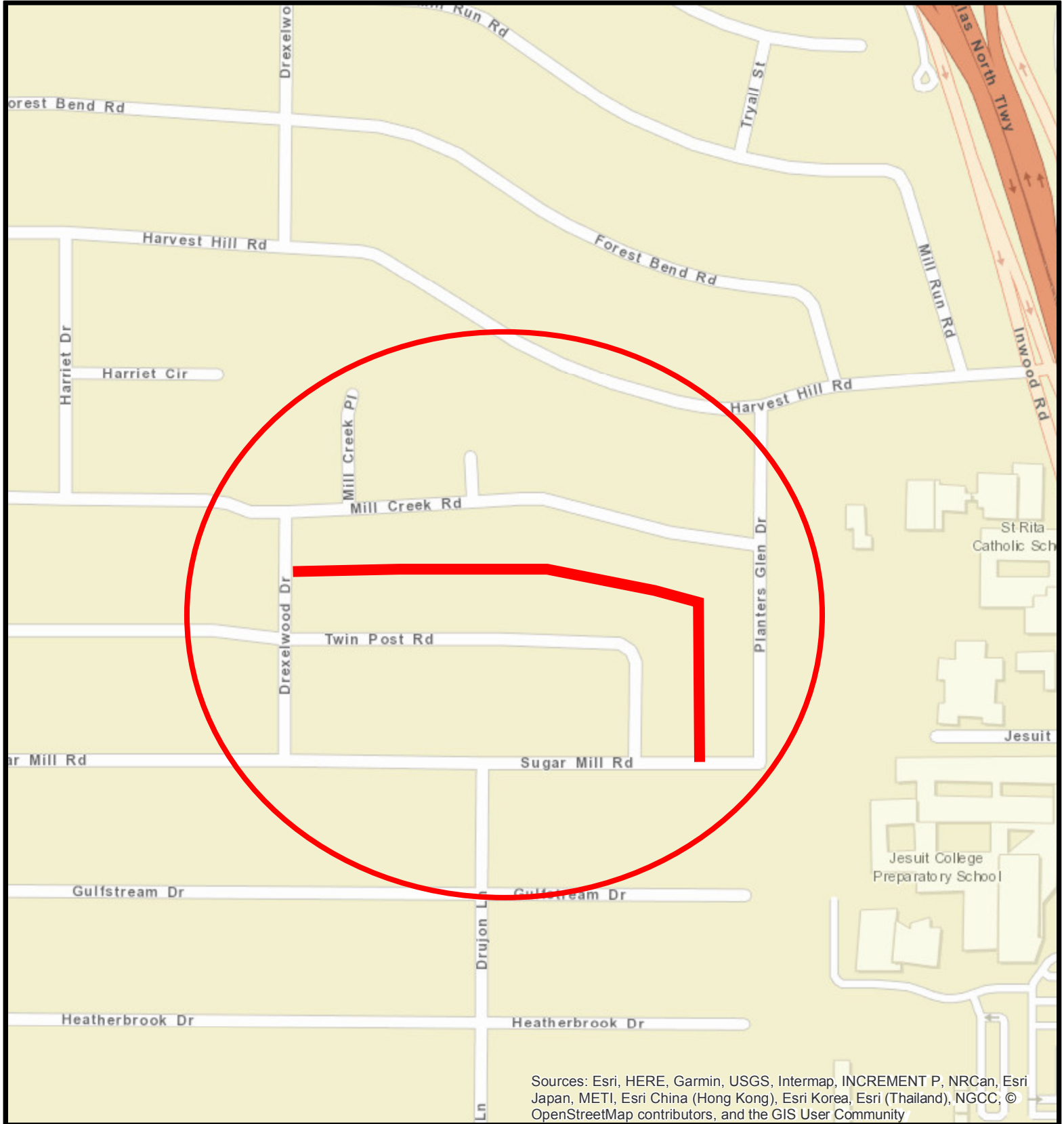
COUNCIL DISTRICT 13

ALLEY RECONSTRUCTION
6505 - 6635 MIMOSA LANE & 6506 - 6630 LAKEHURST AVENUE



COUNCIL DISTRICT 13

**ALLEY RECONSTRUCTION
4806 - 5034 MILL CREEK ROAD & 4807 - 4923 &
12515 - 12531 PLANTERS GLEN DRIVE**



ALLEY RECONSTRUCTION

6607 - 6831 DESCO DRIVE & 6706 - 6838 PRESTONSHIRE LANE



COUNCIL DISTRICT 13

October 24, 2018

WHEREAS, Dal-Tech Engineering, Inc. was selected to provide engineering design for Alley Reconstruction Group 17-1304.

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 a professional services contract with Dal-Tech Engineering, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects in an amount not to exceed \$294,229.10.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contracts:

Dal-Tech Engineering, Inc. for the engineering design of alley reconstruction projects on alleys between: Caruth Boulevard (5737-5763) and Surrey Square Lane (5708-5728); Glendora Avenue (6407-6475) and Meadow Road (6406-6474); Northwood Road (6421-6543) and Deloache Avenue (6426-6542); Mimosa Lane (6505-6635) and Lakehurst Avenue (6506-6630); Desco Drive (6607-6831) and Prestonsire Lane (6706-6838); Mill Creek Road (4806-5034) and Planters Glen Drive (4807-4923 and 12515-12531):

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V119, Activity AREC
Object 4111, Program PB17V119
Encumbrance/Contract No. CX PBW-2018-00007917
Vendor 262063 \$ 17,067.71

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V120, Activity AREC
Object 4111, Program PB17V120
Encumbrance/Contract No. CX PBW-2018-00007917
Vendor 262063 \$ 29,577.47

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V121, Activity AREC
Object 4111, Program PB17V121
Encumbrance/Contract No. CX PBW-2018-00007917
Vendor 262063 \$ 30,074.79

October 24, 2018

SECTION 2. (continued)

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V122, Activity AREC
Object 4111, Program PB17V122
Encumbrance/Contract No. CX PBW-2018-00007917
Vendor 262063 \$ 29,032.47

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V123, Activity AREC
Object 4111, Program PB17V123
Encumbrance/Contract No. CX PBW-2018-00007917
Vendor 262063 \$ 47,939.55

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V124, Activity AREC
Object 4111, Program PB17V124
Encumbrance/Contract No. CX PBW-2018-00007917
Vendor 262063 \$ 49,037.11

Water Capital Improvement Fund
Fund 3115, Department DWU, Unit PW42, Activity RELO
Object 4111, Program 719015
Encumbrance/Contract No. CX PBW-2018-00007917
Vendor 262063 \$ 15,000.00

Wastewater Capital Improvement Fund
Fund 2116, Department DWU, Unit PS42, Activity RELO
Object 4111, Program 719016
Encumbrance/Contract No. CX PBW-2018-00007917
Vendor 262063 \$ 76,500.00

Total amount not to exceed \$294,229.10

SECTION 3. 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.



Agenda Information Sheet

File #: 18-996

Item #: 19.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Multatech Engineering, Inc. for the engineering design of Alley Reconstruction Project Group 17-2004 (list attached to the Agenda Information Sheet) - Not to exceed \$302,864.75 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$271,754.75) and Water Utilities Capital Improvement Funds (\$31,110.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm Multatech Engineering, Inc. was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Multatech Engineering, Inc. for the engineering design of eight alley reconstruction projects as Alley Reconstruction Group 17-2004. The alley reconstruction projects will include replacing the existing deteriorating concrete alleys with new reinforced concrete alley pavement, storm drainage, water, and wastewater improvements.

Following are the locations and design costs for each project.

Alley Reconstruction Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
1503-1551 BriarCliff Road and 5503-5537 Mesa Circle	2	\$37,291.75
2503-2623 West Lovers Lane and 2502-2614 West Amherst Avenue	2	\$30,314.25

3805-3945 Hawick Lane and 3804-3858 Eaton Drive	2	\$53,394.25
4503-4535 Live Oak Street and 4514-4522 Bryan Street	2	\$29,869.25
4902-5032 Thrush Street and 4903-5033 Wenonah Drive	2	\$45,159.25
503-511 North Prairie Avenue and 4721-4721 Tremont Street	2	\$19,695.00
5100-5152 Lahoma Street and 5101-5147 North Hall Street	2	\$43,494.25
5300-5358 Willis Avenue and 5303-5355 Richard Avenue	2	\$43,646.75

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	October 2019
Begin Construction	January 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$271,754.75
Water Utilities Capital Improvement Funds - \$31,110.00

Design - PBW (this action)	\$ 271,754.75
Design - DWU (this action)	\$ 31,110.00
Construction Cost (est.)	<u>\$2,372,215.76</u>
Total Project Costs	\$2,675,080.51

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 \$
\$302,864.75	Professional Services	36.30%	100.00%	\$302,864.75
• This contract exceeds the M/WBE goal.				

OWNER**Multatech Engineering, Inc.**

Paul J. Padilla, Vice President

MAPS

Attached

Alley Reconstruction Group 17-2004

<u>Project</u>	<u>Council District</u>
BriarCliff Road (1503-1551) and Mesa Circle (5503-5537)	2
West Lovers Lane (2503-2623) and West Amherst Avenue (2502-2614)	2
Hawick Lane (3805-3945) and Eaton Drive (3804-3858)	2
Live Oak Street (4503-4535) and Bryan Street (4514-4522)	2
Thrush Street (4902-5032) and Wenonah Drive (4903-5033)	2
North Prairie Avenue (503-511) and Tremont Street (4721-4721)	2
Lahoma Street (5100-5152) and North Hall Street (5101-5147)	2
Willis Avenue (5300-5358) and Richard Avenue (5303-5355)	2

ALLEY RECONSTRUCTION 1503 - 1551 BRIARCLIFF ROAD & 5503 - 5537 MESA CIRCLE



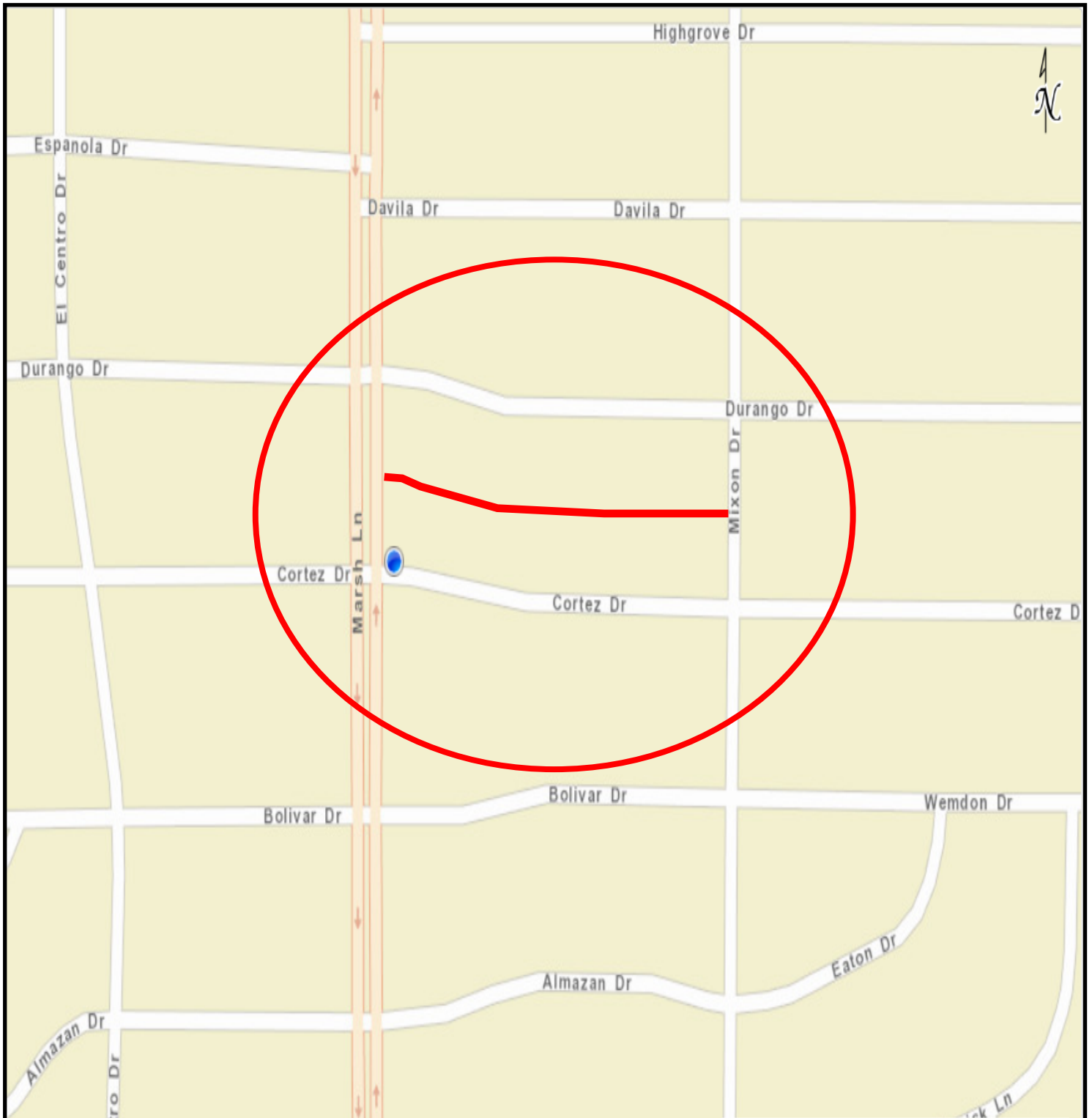
COUNCIL DISTRICT 2

ALLEY RECONSTRUCTION
2503 - 2623 W. LOVERS LANE & 2502 - 2614 W. AMHERST AVENUE



COUNCIL DISTRICT 2

ALLEY RECONSTRUCTION
3703 - 3771 CORTEZ DRIVE & 3702 - 3770 DURANGO DRIVE



COUNCIL DISTRICT 2

ALLEY RECONSTRUCTION
3805 - 3945 HAWICK LANE & 3804 - 3858 EATON DRIVE



COUNCIL DISTRICT 2

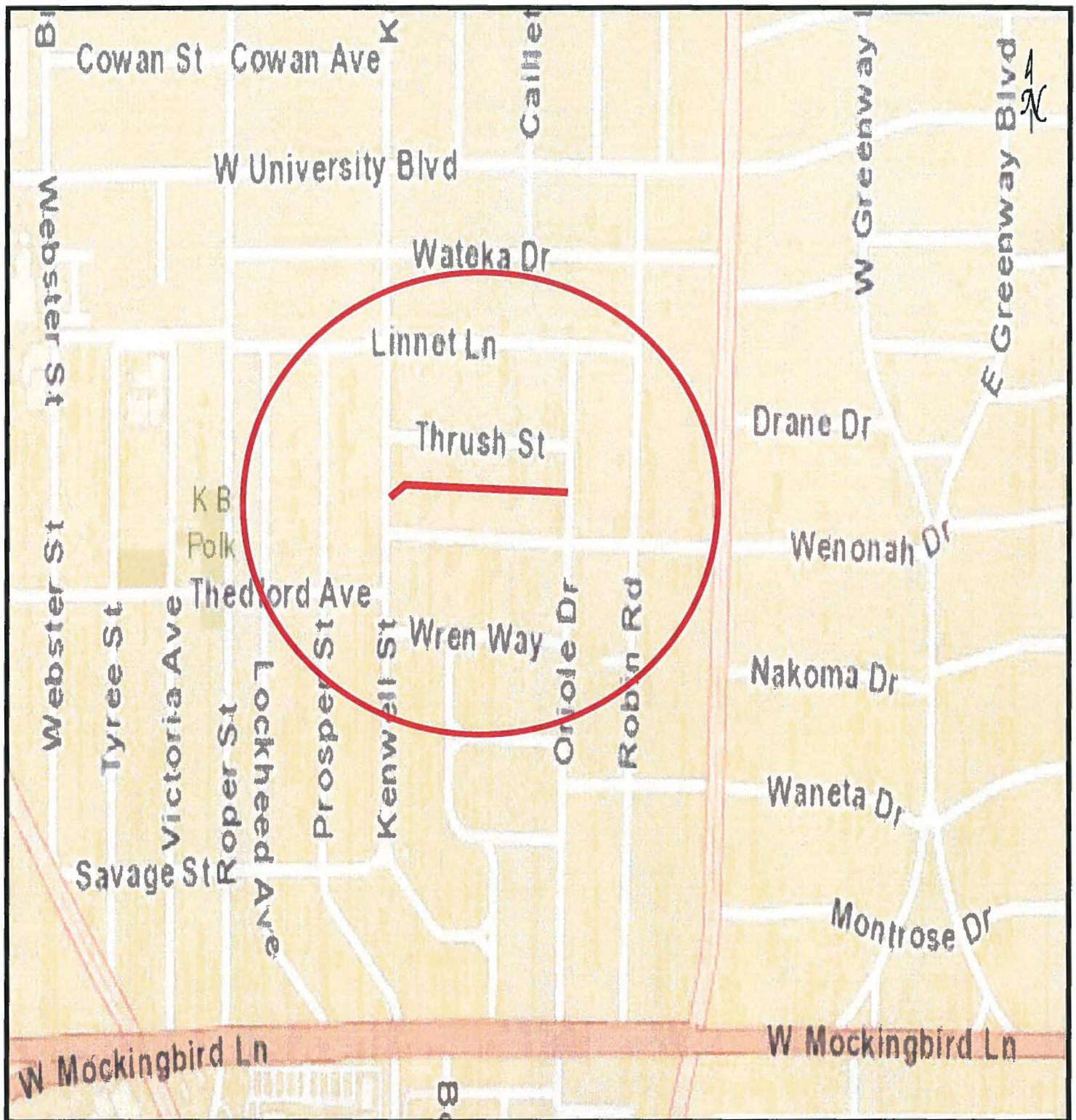
ALLEY RECONSTRUCTION
4503 - 4535 LIVE OAK STREET & 4514 - 4522 BRYAN STREET



COUNCIL DISTRICT 2

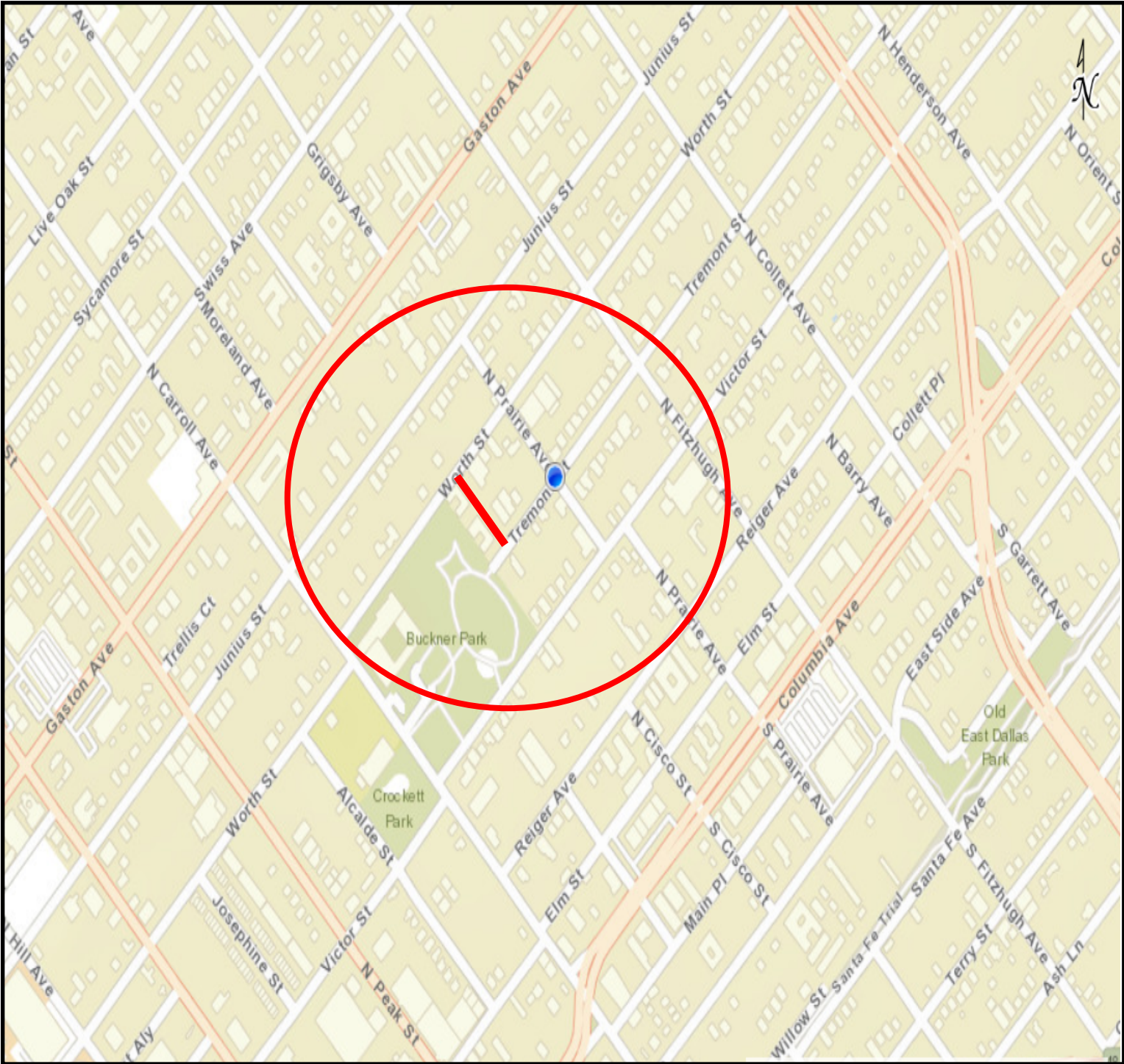
ALLEY RECONSTRUCTION

4902 - 5032 THRUSH STREET & 4903 - 5033 WENONAH DRIVE



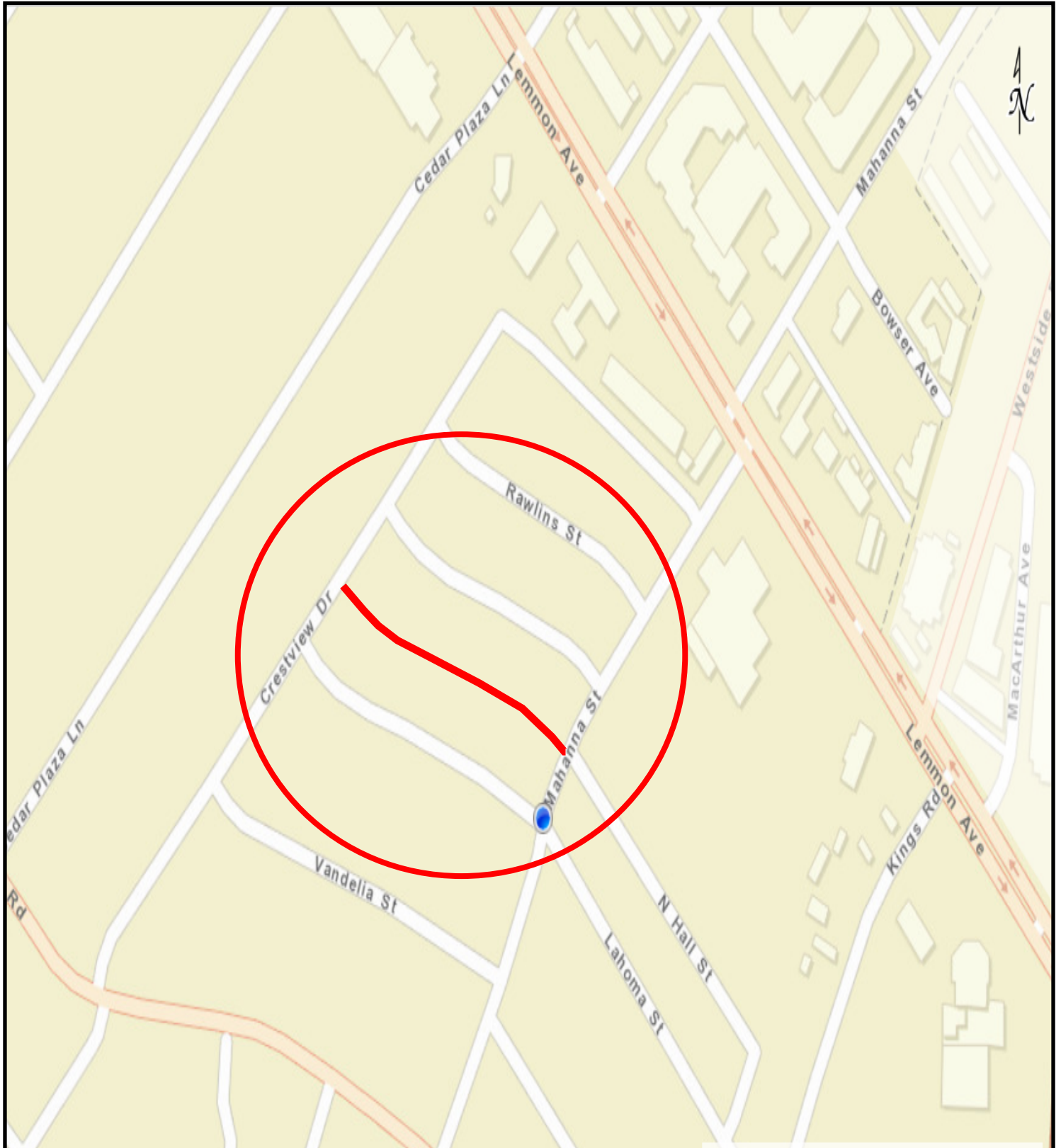
COUNCIL DISTRICT 2

ALLEY RECONSTRUCTION
503 - 511 N. PRAIRIE AVENUE & 4721 - 4721 TREMONT STREET



COUNCIL DISTRICT 2

ALLEY RECONSTRUCTION
5100 - 5152 LAHOMA STREET & 5101 - 5147 N. HALL STREET



COUNCIL DISTRICT 2

ALLEY RECONSTRUCTION
5300 - 5358 WILLIS AVENUE & 5303 - 5355 RICHARD AVENUE



COUNCIL DISTRICT 2

October 24, 2018

WHEREAS, Multatech Engineering, Inc. was selected to provide engineering design for Alley Reconstruction Group 17-2004.

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 a professional services contract with Multatech Engineering, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects in an amount not to exceed \$302,864.75.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contracts:

Multatech Engineering, Inc. for the engineering design of alley reconstruction projects on alleys between: Briar Cliff Road (1503-1551) and Mesa Circle (5503-5537); West Lovers Lane (2503-2623) and West Amherst Avenue (2502-2614); Hawick Lane (3805-3945) and Eaton Drive (3804-3858); Live Oak Street (4503-4535) and Bryan Street (4514-4522); Thrush Street (4902-5032) and Wenonah Drive (4903-5033); North Prairie Avenue (503-511) and Tremont Street (4721-4721); Lahoma Street (5100-5152) and North Hall Street (5101-5147); Willis Avenue (5300-5358) and Richard Avenue (5303-5355):

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V008, Activity AREC	
Object 4111, Program PB17V008	
Encumbrance/Contract No. CX PBW-2018-00007759	
Vendor VS0000011274	\$37,291.75

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V009, Activity AREC	
Object 4111, Program PB17V009	
Encumbrance/Contract No. CX PBW-2018-00007759	
Vendor VS0000011274	\$30,314.25

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V011, Activity AREC	
Object 4111, Program PB17V011	
Encumbrance/Contract No. CX PBW-2018-00007759	
Vendor VS0000011274	\$45,616.75

October 24, 2018

SECTION 2. (continued)

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V012, Activity AREC
Object 4111, Program PB17V012
Encumbrance/Contract No. CX PBW-2018-00007759
Vendor VS0000011274 \$29,869.25

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V013, Activity AREC
Object 4111, Program PB17V013
Encumbrance/Contract No. CX PBW-2018-00007759
Vendor VS0000011274 \$37,381.75

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V014, Activity AREC
Object 4111, Program PB17V014
Encumbrance/Contract No. CX PBW-2018-00007759
Vendor VS0000011274 \$19,695.00

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V015, Activity AREC
Object 4111, Program PB17V015
Encumbrance/Contract No. CX PBW-2018-00007759
Vendor VS0000011274 \$35,716.75

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V016, Activity AREC
Object 4111, Program PB17V016
Encumbrance/Contract No. CX PBW-2018-00007759
Vendor VS0000011274 \$35,869.25

Water Capital Improvement Fund
Fund 3115, Department DWU, Unit PW42, Activity RELO
Object 4111, Program 718531
Encumbrance/Contract No. CX PBW-2018-00007759
Vendor VS0000011274 \$5,599.80

Wastewater Capital Improvement Fund
Fund 2116, Department DWU, Unit PS42, Activity RELO
Object 4111, Program 718532
Encumbrance/Contract No. CX PBW-2018-00007759
Vendor VS0000011274 \$25,510.20

Total amount not to exceed \$302,864.75

October 24, 2018

SECTION 3. 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.



Agenda Information Sheet

File #: 18-997

Item #: 20.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 3

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Salcedo Group, Inc., for the engineering design of Alley Reconstruction Group 17-3001 (list attached to the Agenda Information Sheet) - Not to exceed \$165,118.76 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$161,598.76) and Wastewater Capital Improvement Funds (\$3,520.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Salcedo Group, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Salcedo Group, Inc. for the engineering design of five alley reconstruction projects as Alley Reconstruction Group 17-3001. The alley reconstruction projects will include replacing the existing deteriorating concrete alleys with new reinforced concrete alley pavement, storm drainage, water, and wastewater improvements.

Following are the locations and design costs for each project.

Alley Reconstruction Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
2408-2564 Club Manor Drive and 2435-2549 Matland Drive	3	\$55,572.28
5179-5107 Chalet Lane and 1404-1550 Drury Drive	3	\$38,340.95

5306-5342 Lake Placid Drive and 1572-1568 Drury Place	3	\$16,690.29
6216-6226 Autumn Woods Trail and 804-814 West Red Bird Lane	3	\$15,402.52
7501-7631 Ashcrest Lane and 7502-7578 Christie Lane	3	\$39,112.72

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	October 2019
Begin Construction	January 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$161,598.76
Wastewater Capital Improvement Funds - \$3,520.00

Design - PBW (this action)	\$ 161,598.76
Design - DWU (this action)	\$ 3,520.00
Construction Cost (est.)	<u>\$1,147,586.00</u>
Total Project Costs	\$1,312,704.76

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 \$
\$165,118.76	Architecture & Engineering	25.66%	100.00%	\$165,118.76
• This contract exceeds the M/WBE goal.				

OWNER

Salcedo Group, Inc.

Michael Salcedo, President

MAPS

Attached

Alley Reconstruction Group 17-3001

<u>Project</u>	<u>Council District</u>
Club Manor Drive (2408-2564) and Matland Drive (2435-2549)	3
Chalet Lane (5179-5107) and Drury Drive (1404-1550)	3
Lake Placid Drive (5306-5342) and Drury Place (1572-1568)	3
Autumn Woods Trail (6216-6226) and West Red Bird Lane (804-814)	3
Ashcrest Lane (7501-7631) and Christie Lane (7502-7578)	3

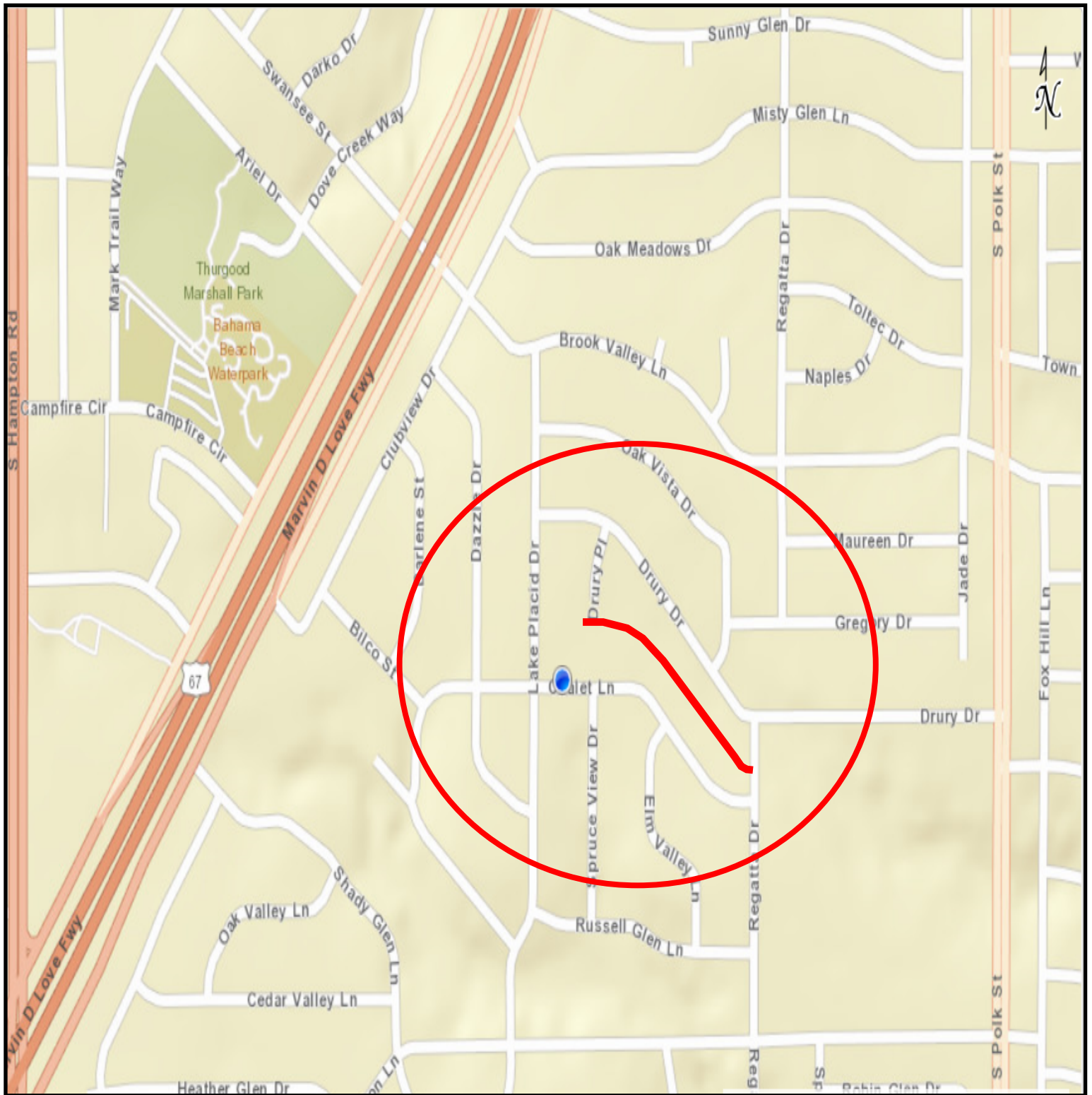
ALLEY RECONSTRUCTION

2408 - 2564 CLUB MANOR DRIVE & 2435 - 2549 MATLAND DRIVE



COUNCIL DISTRICT 3

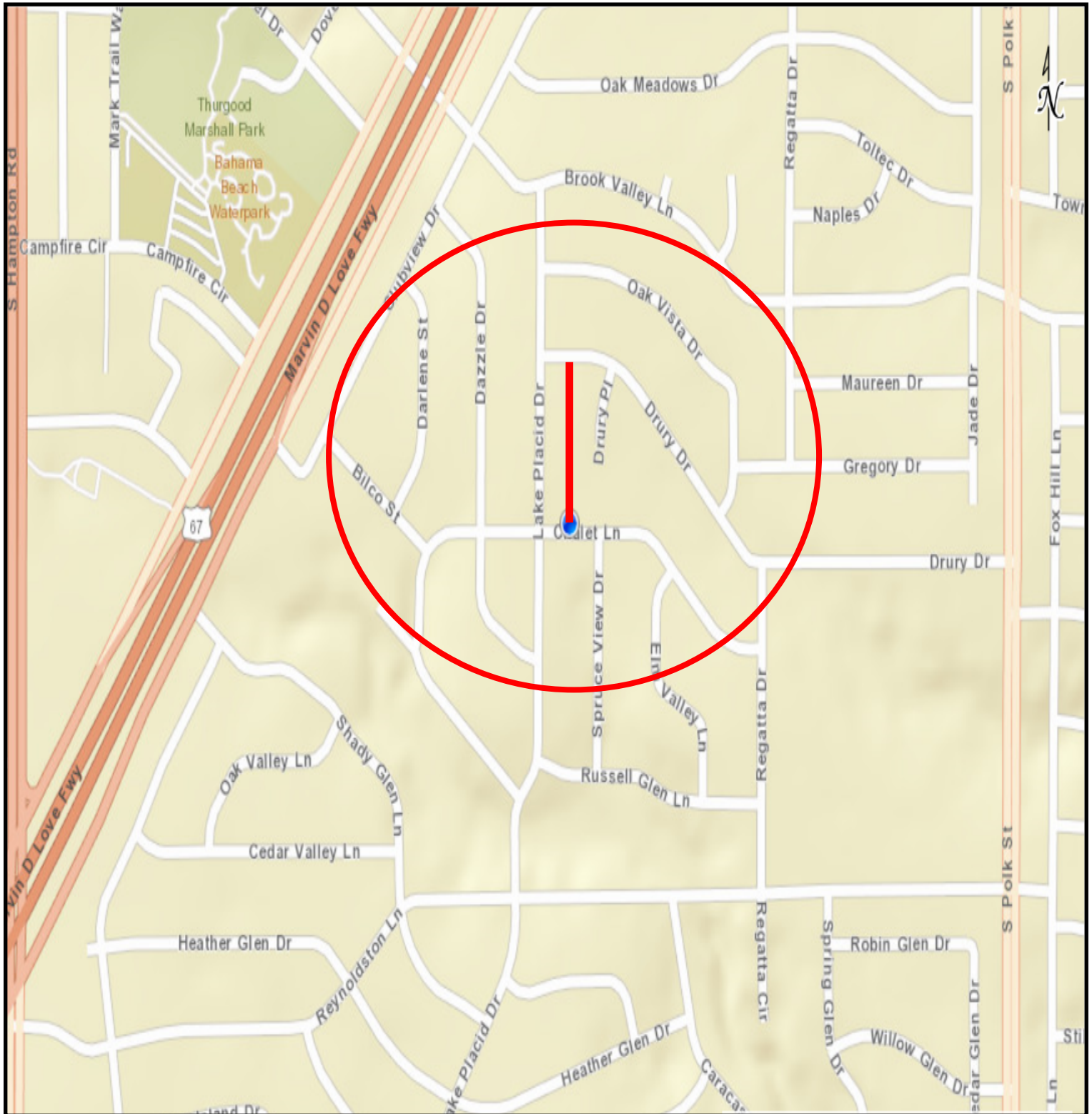
ALLEY RECONSTRUCTION 5179 - 5107 CHALET LANE & 1404 - 1550 DRURY DRIVE



COUNCIL DISTRICT 3

ALLEY RECONSTRUCTION

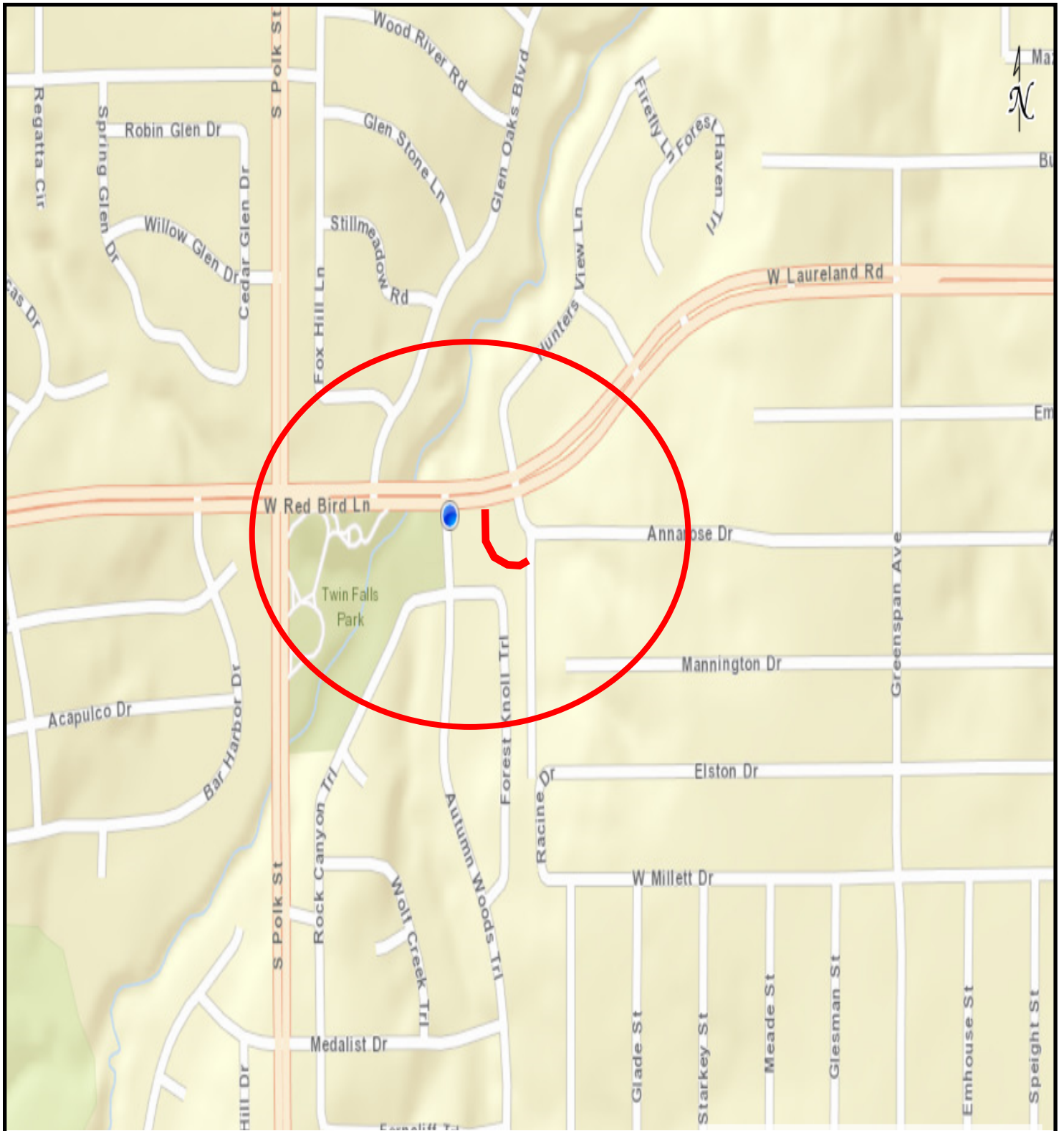
5306 - 5342 LAKE PLACID DRIVE & 1572 - 1568 DRURY PLACE



COUNCIL DISTRICT 3

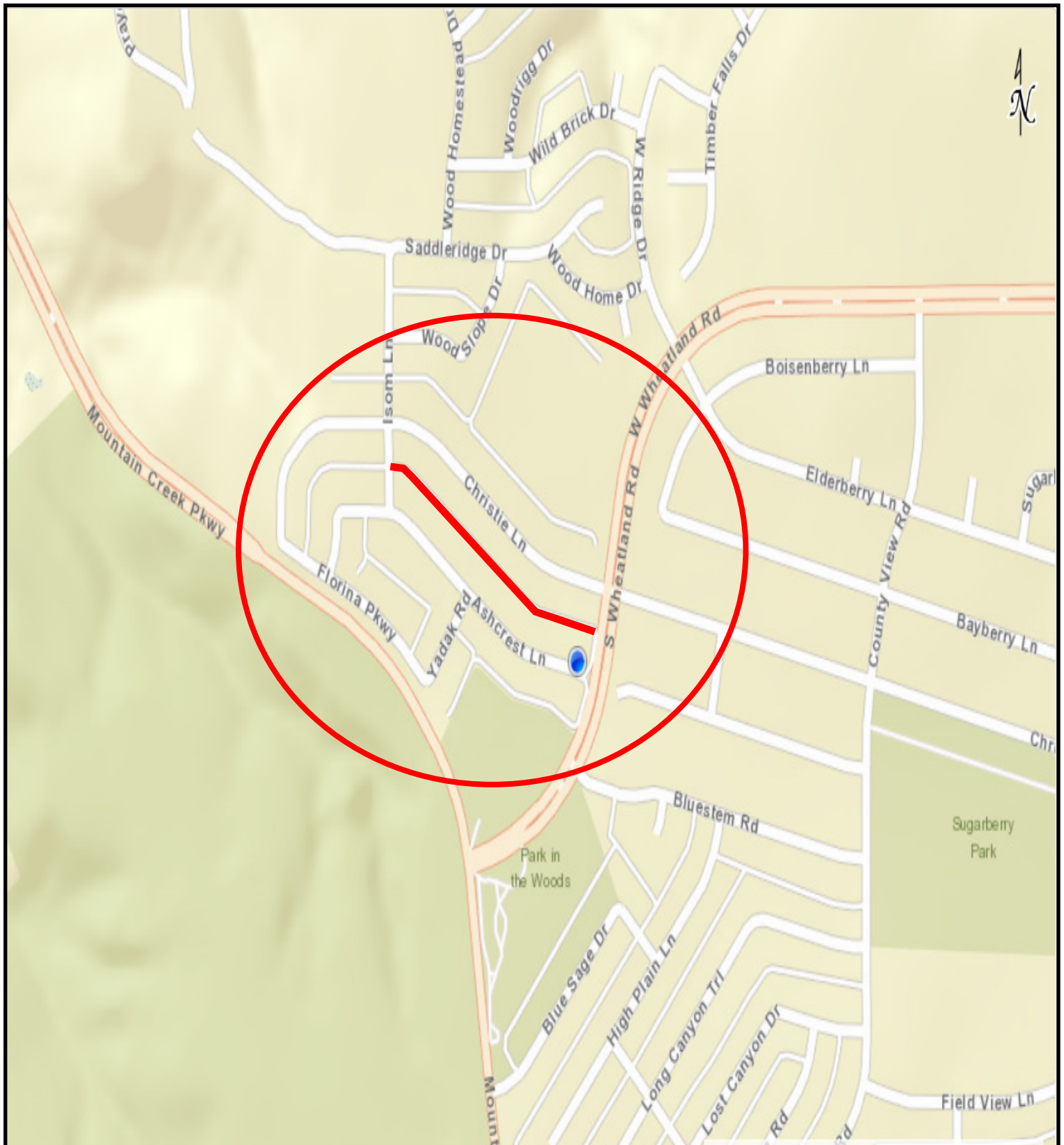
ALLEY RECONSTRUCTION

6216 - 6226 AUTUMN WOODS TRAIL & 804 - 814 W. RED BIRD LANE



COUNCIL DISTRICT 3

**ALLEY RECONSTRUCTION
7501 - 7631 ASHCREST LANE & 7502 - 7578 CHRISTIE LANE**



COUNCIL DISTRICT 3

October 24, 2018

WHEREAS, Salcedo Group, Inc. was selected to provide engineering design for Alley Reconstruction Group 17-3001.

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 a professional services contract with Salcedo Group, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects in an amount not to exceed \$165,118.76.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contracts:

Salcedo Group, Inc. for the engineering design of alley reconstruction projects on alleys between: Club Manor Drive (2408-2564) and Matland Drive (2435-2549); Chalet Lane (5179-5107) and Drury Drive (1404-1550); Lake Placid Drive (5306-5342) and Drury Place (1572-1568); Autumn Woods Trail (6216-6226) and West Red Bird Lane (804-814); Ashcrest Lane (7501-7631) and Christie Lane (7502-7578):

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V017, Activity AREC	
Object 4111, Program PB17V017	
Encumbrance/Contract No. CX PBW-2018-00007882	
Vendor 509399	\$53,852.28

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V018, Activity AREC	
Object 4111, Program PB17V018	
Encumbrance/Contract No. CX PBW-2018-00007882	
Vendor 509399	\$38,340.95

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V019, Activity AREC	
Object 4111, Program PB17V019	
Encumbrance/Contract No. CX PBW-2018-00007882	
Vendor 509399	\$16,690.29

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V020, Activity AREC	
Object 4111, Program PB17V020	
Encumbrance/Contract No. CX PBW-2018-00007882	
Vendor 509399	\$13,602.52

October 24, 2018

SECTION 2. (continued)

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V021, Activity AREC
Object 4111, Program PB17V021
Encumbrance/Contract No. CX PBW-2018-00007882
Vendor 509399 \$39,112.72

Wastewater Capital Improvement Fund
Fund 2116, Department DWU, Unit PS42, Activity RELO
Object 4111, Program 719012
Encumbrance/Contract No. CX PBW-2018-00007882
Vendor 509399 \$3,520.00

Total amount not to exceed \$165,118.76

SECTION 3. 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.



Agenda Information Sheet

File #: 18-1001

Item #: 21.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Neel-Schaffer, Inc. for the engineering design of Alley Reconstruction Group 17-4002 (list attached to the Agenda Information Sheet) - Not to exceed \$171,874.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$146,889.00) and Wastewater Capital Improvement Funds (\$24,985.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Neel-Schaffer, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Neel-Schaffer, Inc. for the engineering design of four alley reconstruction projects as Alley Reconstruction Group 17-4002. The alley reconstruction projects will include replacing the existing deteriorating concrete alleys with new reinforced concrete alley pavement, storm drainage, water, and wastewater improvements.

Following are the locations and design costs for each project.

Alley Reconstruction Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
2104-2336 Dugald Place and 2005-2249 East Illinois Avenue	4	\$42,944.00
2211-2323 Deer Path Drive and 2905-3311 Kellogg Avenue	4	\$71,679.50

3163-3241 East Ledbetter Drive and 3132-3244 Dahlia Drive	4	\$25,979.50
4307-4435 Bonnie View Road and 4302-4446 Cicero Street	4	\$31,271.00

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	October 2019
Begin Construction	January 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$146,889.00
Wastewater Capital Improvement Funds - \$24,985.00

Design - PBW (this action)	\$ 146,889.00
Design - DWU (this action)	\$ 24,985.00
Construction Cost (est.)	<u>\$1,303,405.90</u>

Total Project Costs	\$1,475,279.90
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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 \$
\$171,874.00	Architecture & Engineering	25.66%	35.73%	\$61,405.00
• This contract exceeds the M/WBE goal.				

OWNER

Neel-Schaffer, Inc.

James P. Amick, Engineer Manager

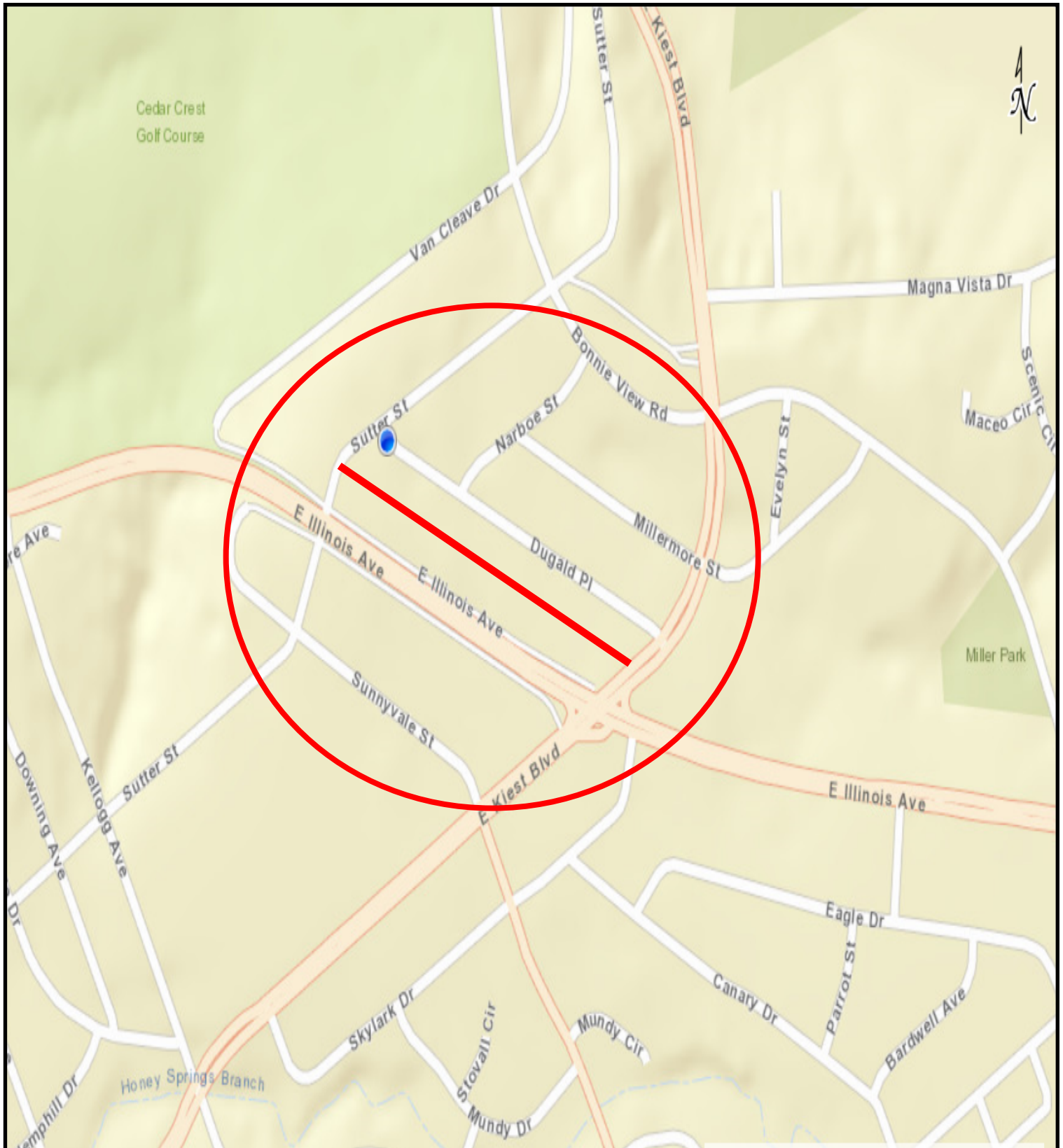
MAPS

Attached

Alley Reconstruction Group 17-4002

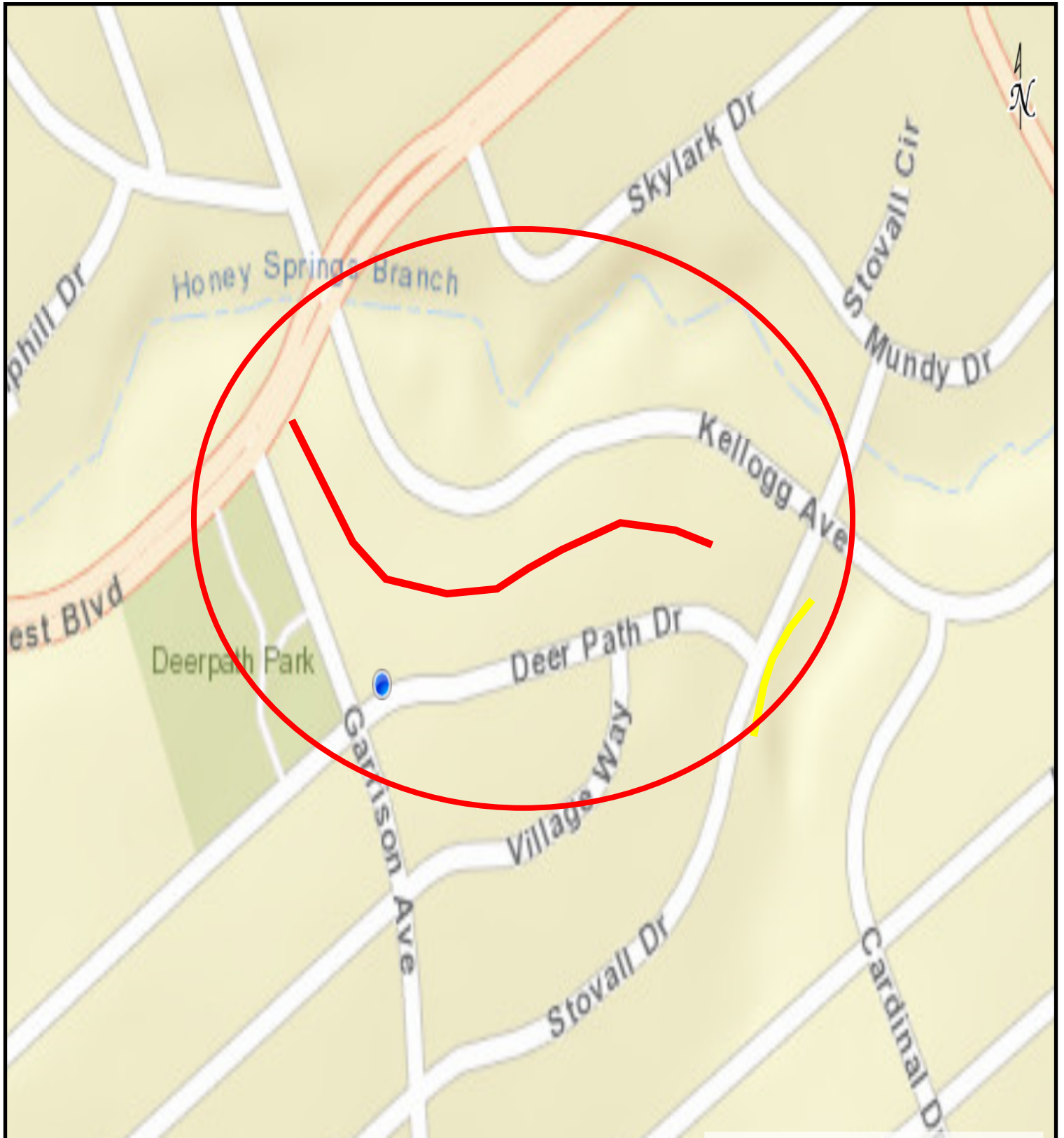
<u>Project</u>	<u>Council District</u>
Dugald Place (2104-2336) and East Illinois Avenue (2005-2249)	4
Deer Path Drive (2211-2323) and Kellogg Avenue (2905-3311)	4
East Ledbetter Drive (3163-3241) and Dahlia Drive (3132-3244)	4
Bonnie View Road (4307-4435) and Cicero Street (4302-4446)	4

ALLEY RECONSTRUCTION
2104 - 2336 DUGALD PLACE & 2005 - 2249 E. ILLINOIS AVENUE



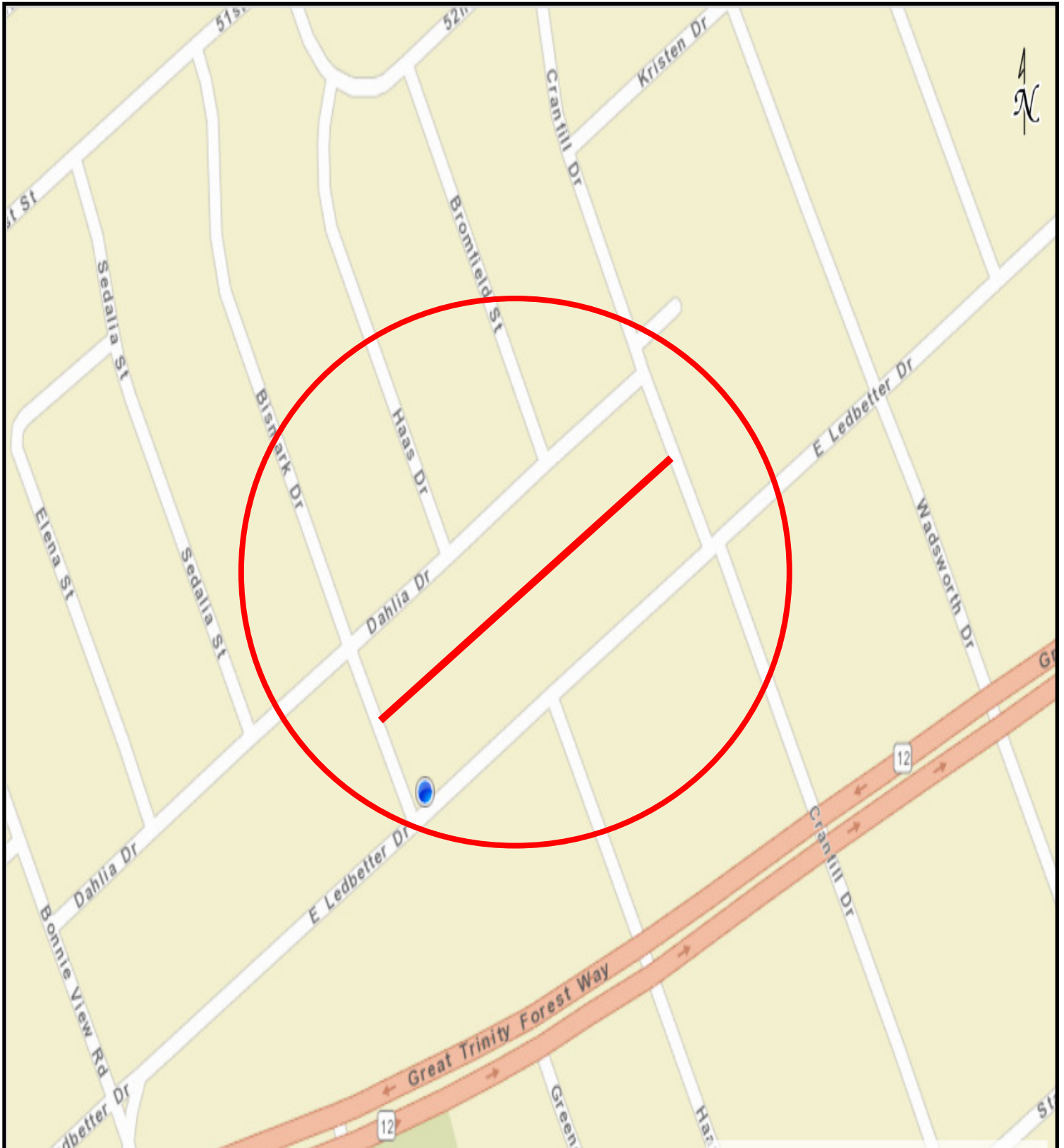
COUNCIL DISTRICT 4

**ALLEY RECONSTRUCTION
2211 - 2323 DEER PATH DRIVE & 2905 - 3311 KELLOGG AVENUE**



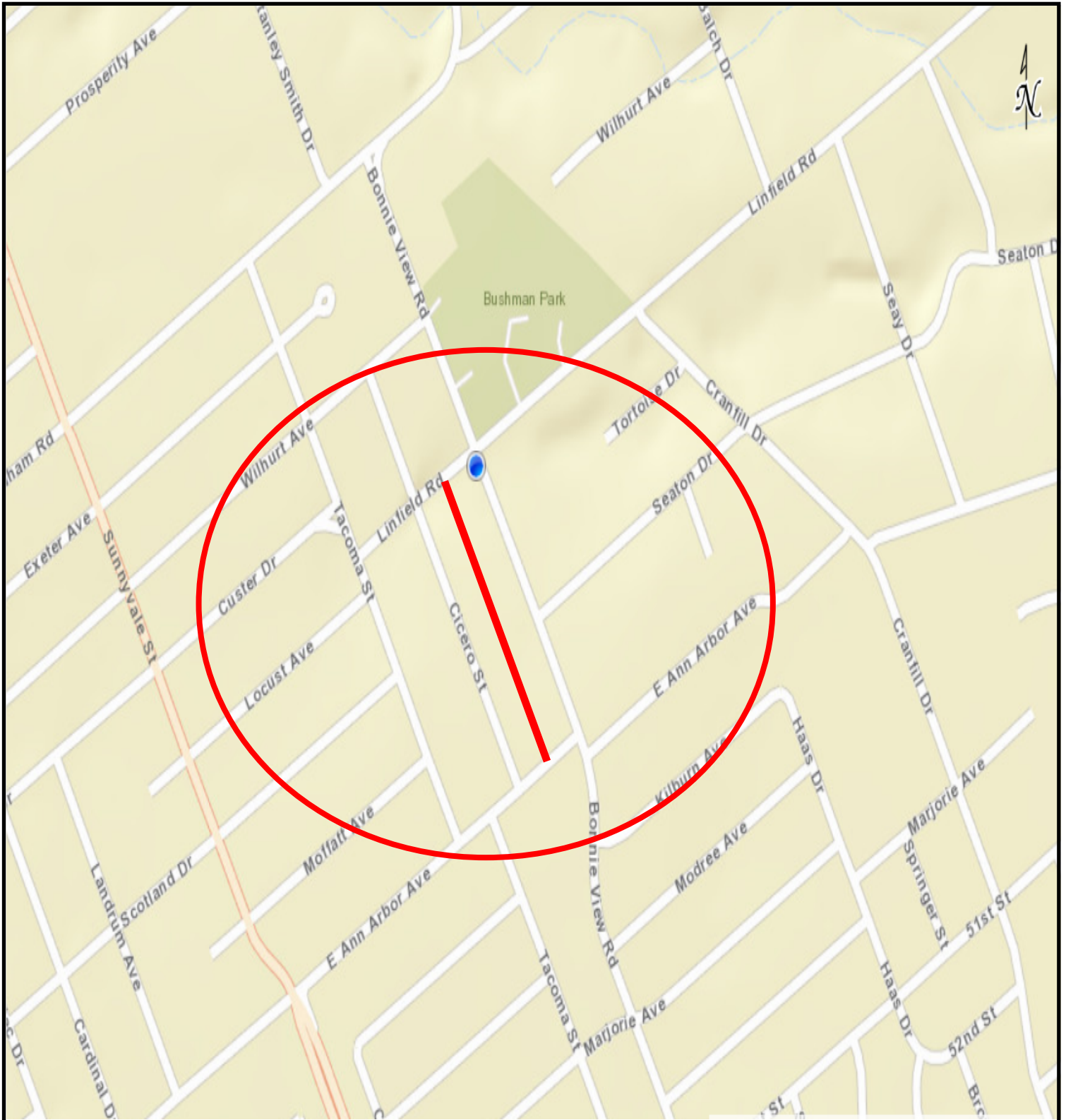
COUNCIL DISTRICT 4

ALLEY RECONSTRUCTION
3163 - 3241 E. LEDBETTER DRIVE & 3132 - 3244 DAHLIA DRIVE



COUNCIL DISTRICT 4

ALLEY RECONSTRUCTION
4307 - 4435 BONNIE VIEW ROAD & 4302 - 4446 CICERO STREET



COUNCIL DISTRICT 4

October 24, 2018

WHEREAS, Neel-Schaffer, Inc. consulting firm was selected to provide engineering design for Alley Reconstruction Group 17-4002.

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 a professional services contract with Neel-Schaffer, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects in an amount not to exceed \$171,874.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Neel-Schaffer, Inc. for the engineering design of alley reconstruction projects on alleys between: Dugald Place (2104-2336) and East Illinois Avenue (2005-2249); Deer Path Drive (2211-2323) and Kellogg Avenue (2905-3311); East Ledbetter Drive (3163-3241) and Dahlia Drive (3132-3244); Bonnie View Road (4307-4435) and Cicero Street (4302-4446):

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V026, Activity AREC	
Object 4111, Program PB17V026	
Encumbrance/Contract No. CX PBW-2018-00007737	
Vendor VS0000007942	\$42,944.00

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V027, Activity AREC	
Object 4111, Program PB17V027	
Encumbrance/Contract No. CX PBW-2018-00007737	
Vendor VS0000007942	\$46,694.50

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V029, Activity AREC	
Object 4111, Program PB17V029	
Encumbrance/Contract No. CX PBW-2018-00007737	
Vendor VS0000007942	\$25,979.50

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V031, Activity AREC	
Object 4111, Program PB17V031	
Encumbrance/Contract No. CX PBW-2018-00007737	
Vendor VS0000007942	\$31,271.00

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SECTION 2. (continued)

Wastewater Capital Improvement Fund
Fund 2116, Department DWU, Unit PS42, Activity RELO
Object 4111, Program 718534
Encumbrance/Contract No. CX PBW-2018-00007737
Vendor VS0000007942

\$24,985.00

Total amount not to exceed

\$171,874.00

SECTION 3. 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.



Agenda Information Sheet

File #: 18-1002

Item #: 22.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Binkley & Barfield, Inc. for the engineering design of Alley Reconstruction Group 17-5005 (list attached to the Agenda Information Sheet) - Not to exceed \$257,418.62 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Binkley & Barfield, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Binkley & Barfield, Inc. for the engineering design of five alley reconstruction projects as Alley Reconstruction Group 17-5005. The alley reconstruction projects will include replacing the existing deteriorating concrete alleys with new reinforced concrete alley pavement, and storm drainage.

Following are the locations and design costs for each project.

Alley Reconstruction Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
10005-10119 Shayna Drive and 10002-10106 Hymie Circle	5	\$36,139.62
10315-10542 Castlerock Drive and 10315-10529 Checotah Drive and 1608-1604 Gardenside Drive	5	\$67,114.32

1611-1727 Red Cloud Drive and 9704-9780 Faircloud Drive (A7003)	5	\$54,925.95
1830-1886 Red Cloud Drive and 9803-9851 Glengreen Drive (A6972)	5	\$32,359.44
1885-2025 Red Cloud Drive and 2002-2080 Corvette Drive (A6966)	5	\$66,879.29

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	October 2019
Begin Construction	January 2020
Complete Construction	December 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Financing: Street and Transportation (A) Fund (2017 Bond Funds) - \$257,418.62

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 \$
\$257,418.62	Professional Services	36.30%	38.90%	\$100,138.18
• This contract exceeds the M/WBE goal.				

OWNER

Binkley & Barfield, Inc.

Antonio "Tony" Romo II, P.E., Vice President

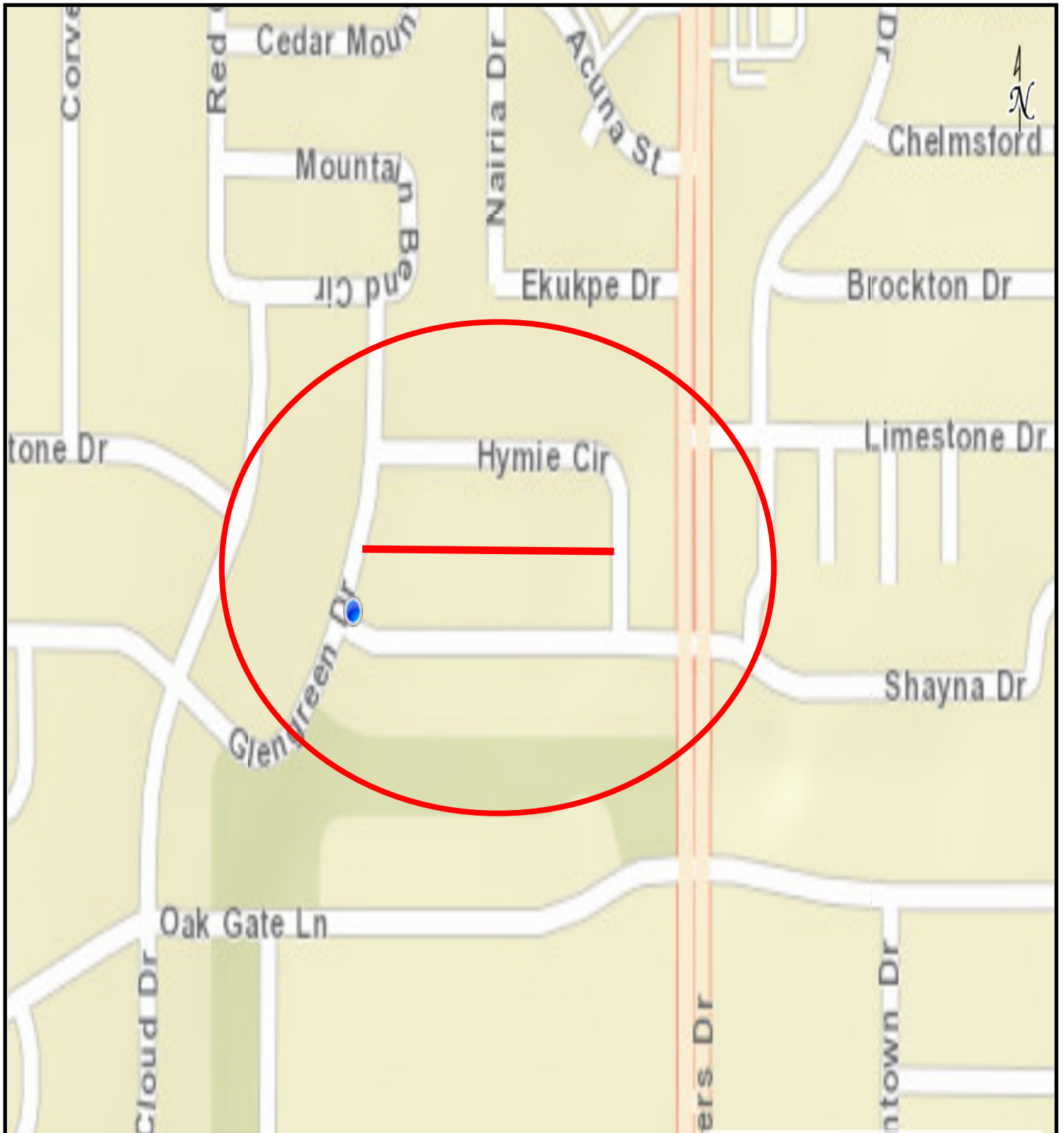
MAPS

Attached

Alley Reconstruction Group 17-5005

<u>Project</u>	<u>Council District</u>
Shayna Drive (10005-10119) and Hymie Circle (10002-10106)	5
Castlerock Drive (10315-10542) and Checota Drive (10315-10529) and Gardenside Drive (1608-1604)	5
Red Cloud Drive (1611-1727) and Faircloud Drive (9704-9780)	5
Red Cloud Drive (1830-1886) and Glengreen Drive (9803-9851)	5
Red Cloud Drive (1885-2025) and Corvette Drive (2002-2080)	5

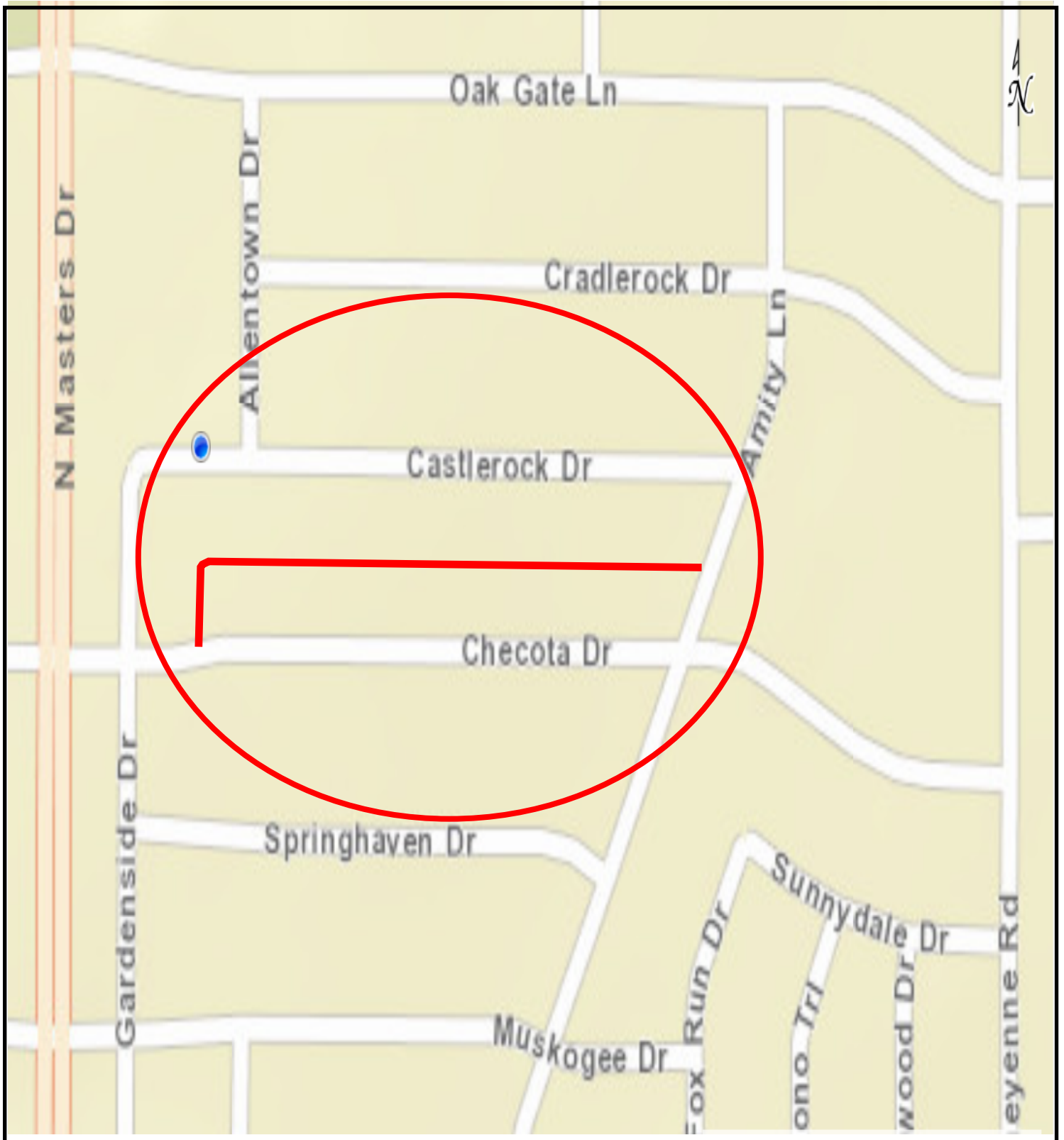
ALLEY RECONSTRUCTION
10005 - 10119 SHAYNA DRIVE & 10002 - 10106 HYMIE CIRCLE



COUNCIL DISTRICT 5

ALLEY RECONSTRUCTION

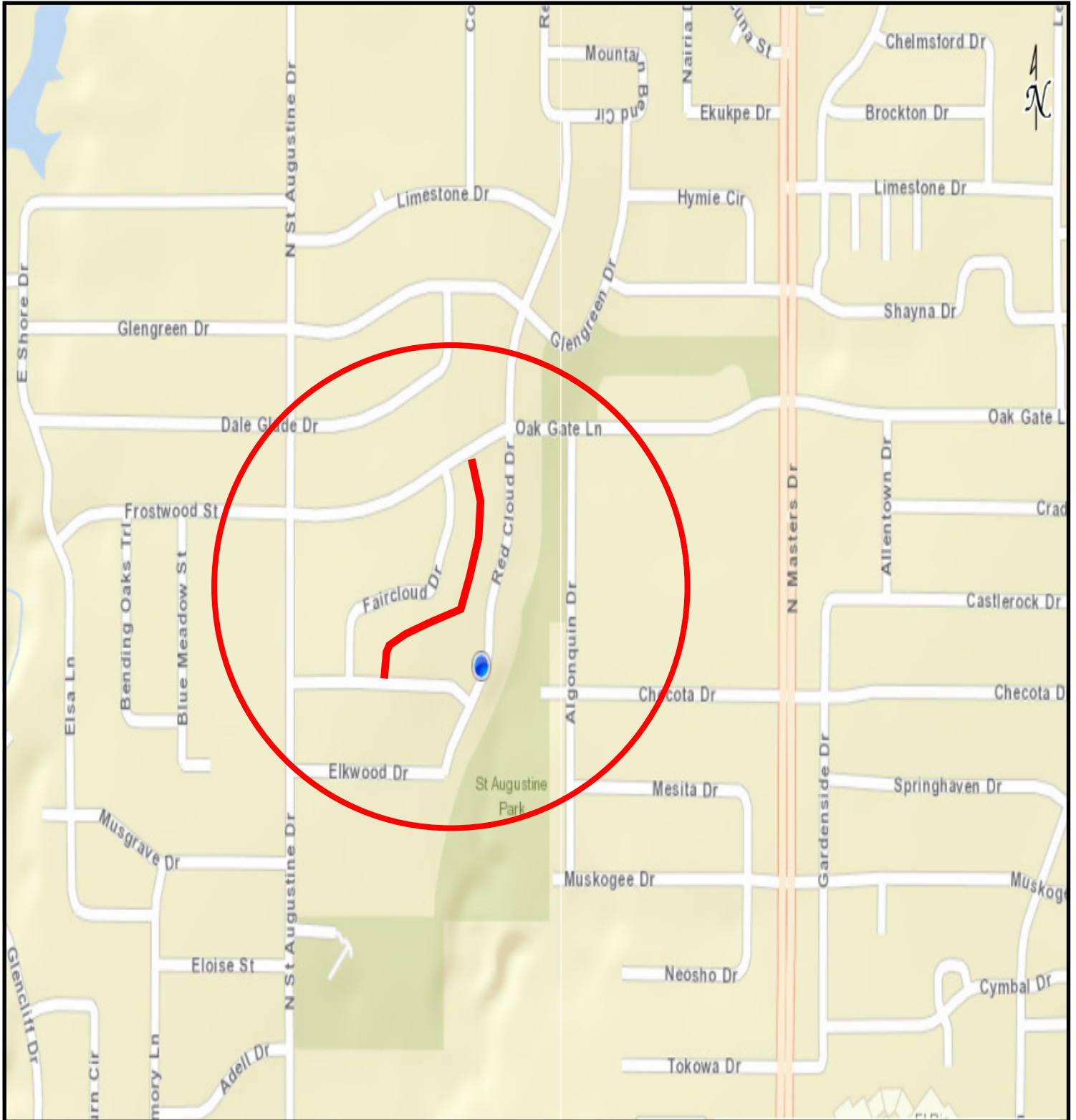
10315 - 10542 CASTLEROCK DRIVE & 10315 - 10529 CHECOTA DRIVE
& 1608 - 1604 GARDENSIDE DRIVE



COUNCIL DISTRICT 5

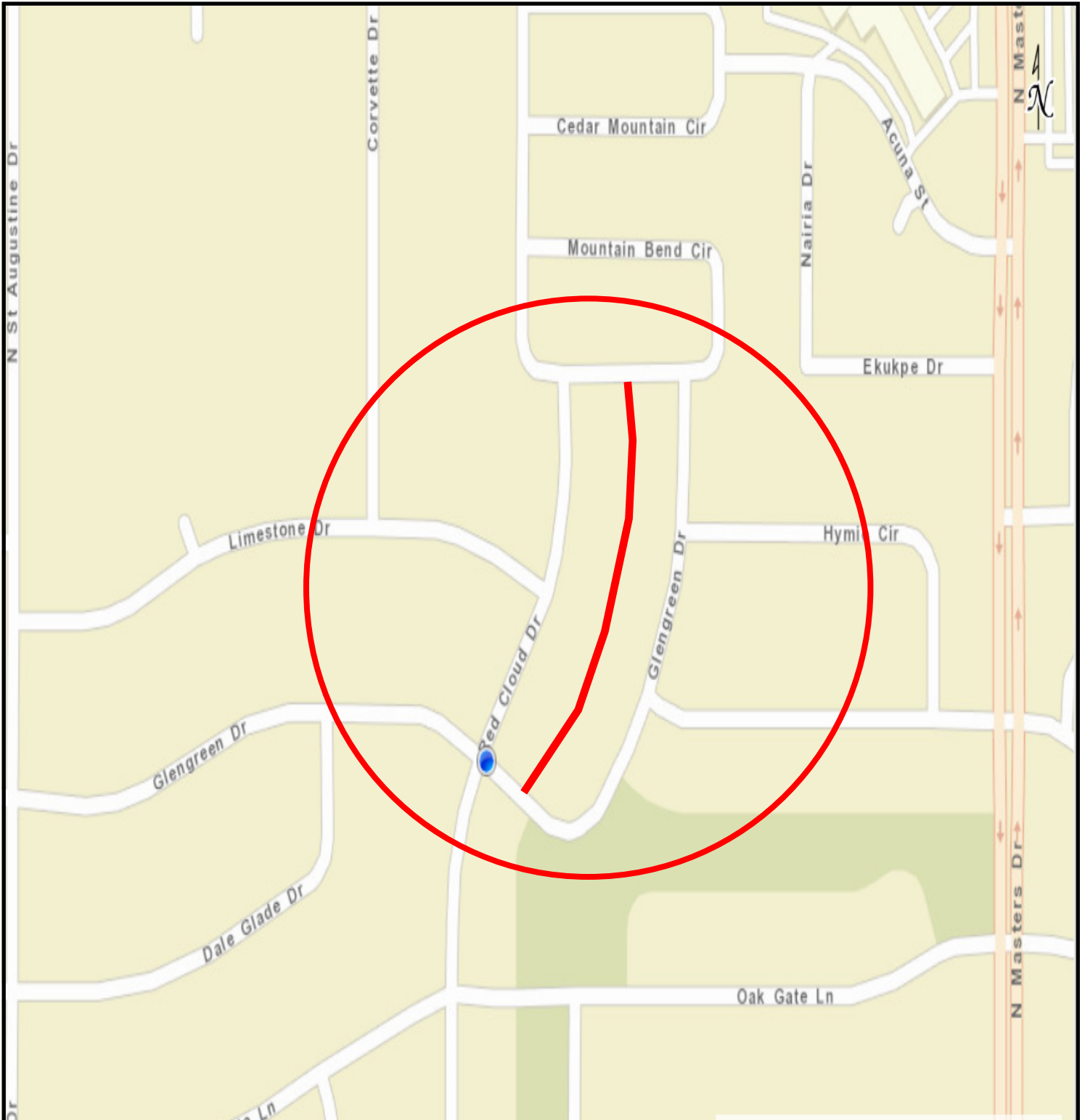
ALLEY RECONSTRUCTION

1611 - 1727 RED CLOUD DRIVE & 9704 - 9780 FAIRCLOUD DRIVE



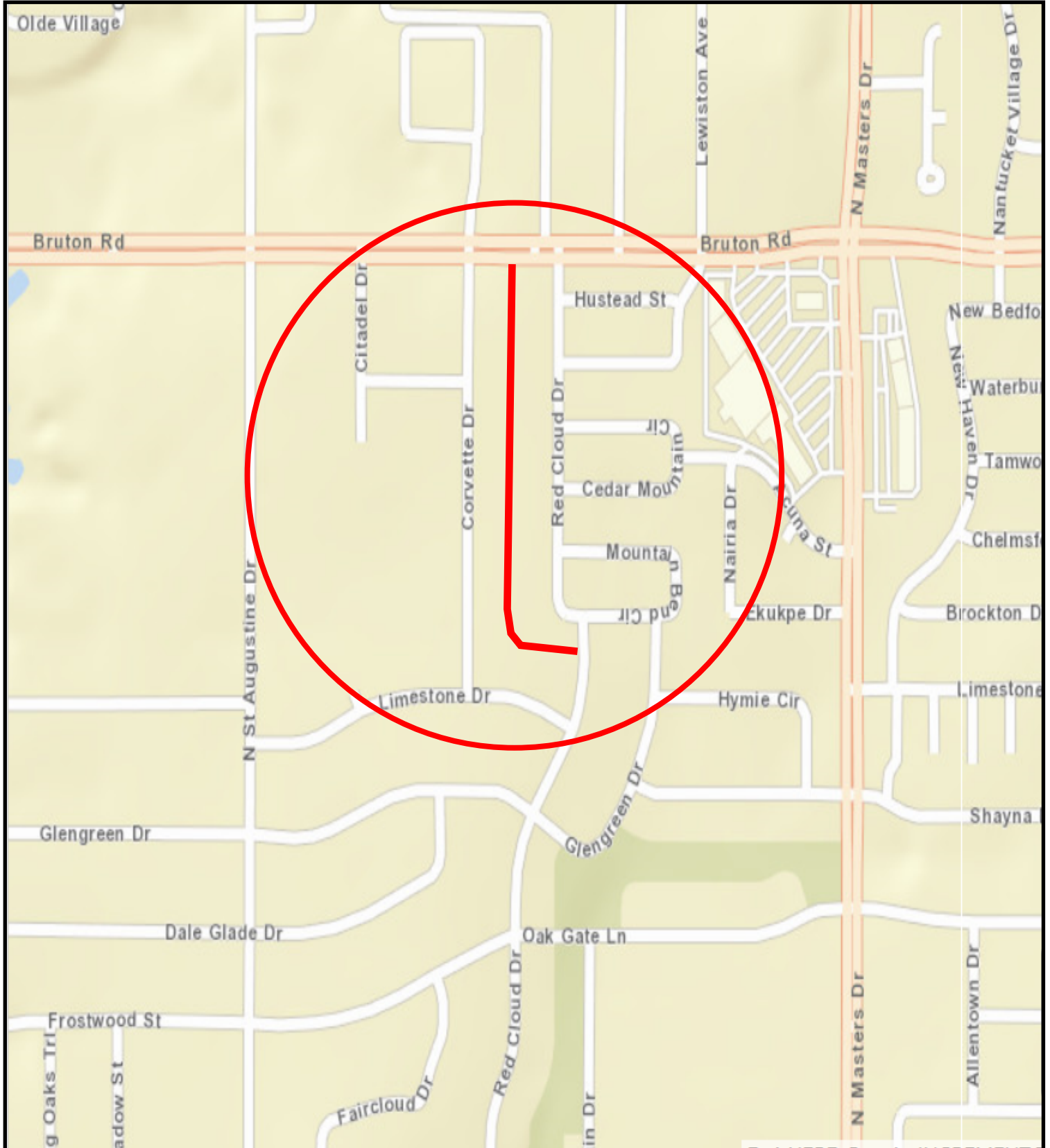
COUNCIL DISTRICT 5

ALLEY RECONSTRUCTION
1830 - 1886 RED CLOUD DRIVE & 9803 - 9851 GLENGREEN DRIVE



COUNCIL DISTRICT 5

ALLEY RECONSTRUCTION
1885 - 2025 RED CLOUD DRIVE & 2002 - 2080 CORVETTE DRIVE



COUNCIL DISTRICT 5

October 24, 2018

WHEREAS, Binkley & Barfield, Inc. was selected to provide engineering design for Alley Reconstruction Group 17-5005.

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 a professional services contract with Binkley & Barfield, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects in an amount not to exceed \$257,418.62.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Binkley and Barfield, Inc. for the engineering design of alley reconstruction projects on alleys between: Shayna Drive (10005-10119) and Hymie Circle (10002-10106); Castlerock Drive (10315-10542) and Checota Drive (10315-10529) and Gardenside Drive (1608-1604); Red Cloud Drive (1611-1727) and Faircloud Drive (9704-9780); Red Cloud Drive (1830-1886) and Glengreen Drive (9803-9851); Red Cloud Drive (1885-2025) and Corvette Drive (2002-2080):

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V032, Activity AREC	
Object 4111, Program PB17V032	
Encumbrance/Contract No. CX PBW-2018-00007676	
Vendor 240395	\$ 36,139.62

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V033, Activity AREC	
Object 4111, Program PB17V033	
Encumbrance/Contract No. CX PBW-2018-00007676	
Vendor 240395	\$ 67,114.32

Street and Transportation (A)	
Fund 1V22, Department PBW, Unit V034, Activity AREC	
Object 4111, Program PB17V034	
Encumbrance/Contract No. CX PBW-2018-00007676	
Vendor 240395	\$ 54,925.95

October 24, 2018

SECTION 2 (continued)

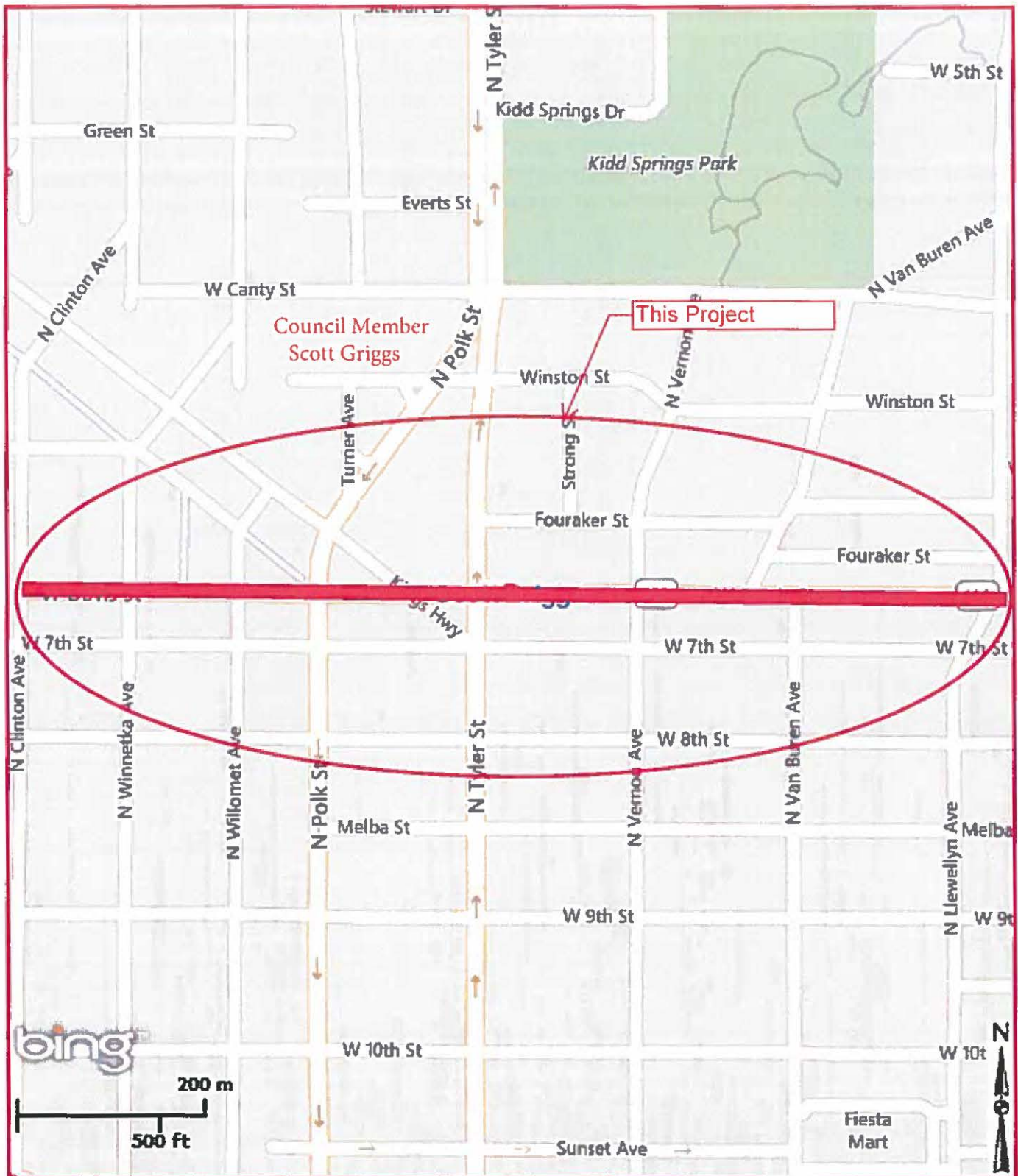
Street and Transportation (A)
Fund 1V22, Department PBW, Unit V035, Activity AREC
Object 4111, Program PB17V035
Encumbrance/Contract No. CX PBW-2018-00007676
Vendor 240395 \$ 32,359.44

Street and Transportation (A)
Fund 1V22, Department PBW, Unit V036, Activity AREC
Object 4111, Program PB17V036
Encumbrance/Contract No. CX PBW-2018-00007676
Vendor 240395 \$ 66,879.29

Total amount not to exceed \$257,418.62

SECTION 3. 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.

DAVIS STREET FROM N. CLINTON AVENUE TO CEDAR HILL AVENUE



COUNCIL DISTRICT 1



Agenda Information Sheet

File #: 18-950

Item #: 24.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction services contract for the removal and replacement of the existing Federal Pacific switchgear and the existing Uninterruptable Power Supply system at Dallas City Hall located at 1500 Marilla Street - Schneider Electric Buildings Americas, Inc., most advantageous proposer of three - Not to exceed \$2,771,536.00 - Financing: City Facilities (H) Funds (2017 Bond Funds)

BACKGROUND

This action will authorize a construction services contract with Schneider Electric Buildings Americas, Inc. to remove and replace the medium-voltage Federal Pacific switchgear and to remove and replace the Uninterruptable Power Supply (UPS) system located at City Hall. These panels are no longer considered code compliant and are past the end of the manufacturer's recommended useful life.

Schneider Electric Buildings Americas, Inc. was identified through a Request for Competitive Sealed Proposals process as best qualified proposer of three for the construction services contract to remove and replace the electrical switchgear and UPS system at Dallas City Hall located at 1500 Marilla Street. A bid alternate was also included in the scope of work to add limited cooling tower operation required during City Hall emergency operations.

The three proposals submitted for this project were reviewed by the Selection Committee, in their evaluation, and the bidders' price, qualifications, experience, and responsiveness were considered. Schneider Electric Buildings Americas, Inc. was selected in accordance with the City of Dallas procurement guidelines.

The following chart illustrates Schneider Electric Buildings Americas, Inc.'s contractual activities with the City of Dallas for the past three years.

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TWM</u>
Projects Completed	1	0	0	0
Change Orders	0	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Notice to Proceed issued to Contractor	December 2018
Begin Construction	January 2019
Complete Construction (est.)	October 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

City Facilities (H) Funds (2017 Bond Funds) - \$2,771,536.00

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 \$
\$2,771,536.00	Construction	25.00%	45.88%	\$1,271,660.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following three proposals were received and opened on August 24, 2018.

The proposers were ranked as follows:

*Denotes successful proposer

<u>Proposer</u>	<u>Base Bid</u>	<u>Alternate Bid</u>
*Schneider Electric	\$2,514,636	\$256,900
Dal-Ec Construction	\$2,170,858	\$173,857
Prater Electric	\$1,633,000	\$112,000

OWNER

Schneider Electric Buildings Americas, Inc.

Jean-Pascal Tricoire, Chairman and Chief Executive Officer

October 24, 2018

WHEREAS, the existing Federal Pacific switchgear at City Hall is no longer Code Compliant per the current National Electric Code and is past the manufacturer's suggested service life; and

WHEREAS, the existing City Hall Uninterruptable Power Supply (UPS) system operates on outdated technology, and is also past the manufacturer's suggested service life; and

WHEREAS, the 2017 Bond Program approved by the City of Dallas included removal and replacement of these systems; and

WHEREAS, three Request for Competitive Sealed Proposals were received and opened on August 24, 2018 and reviewed by a Selection Committee on September 6, 2018; and

WHEREAS, Schneider Electric Buildings Americas, Inc. was selected by the Selection Committee as the most qualified proposer to be awarded the construction services contract; and

WHEREAS, it is now desirable to authorize a construction services contract with Schneider Electric Buildings Americas, Inc. for the removal and replacement of the Federal Pacific switchgear and the existing Uninterruptable Power Supply system at Dallas City Hall located on 1500 Marilla Street, in an amount not to exceed \$2,771,536.00.

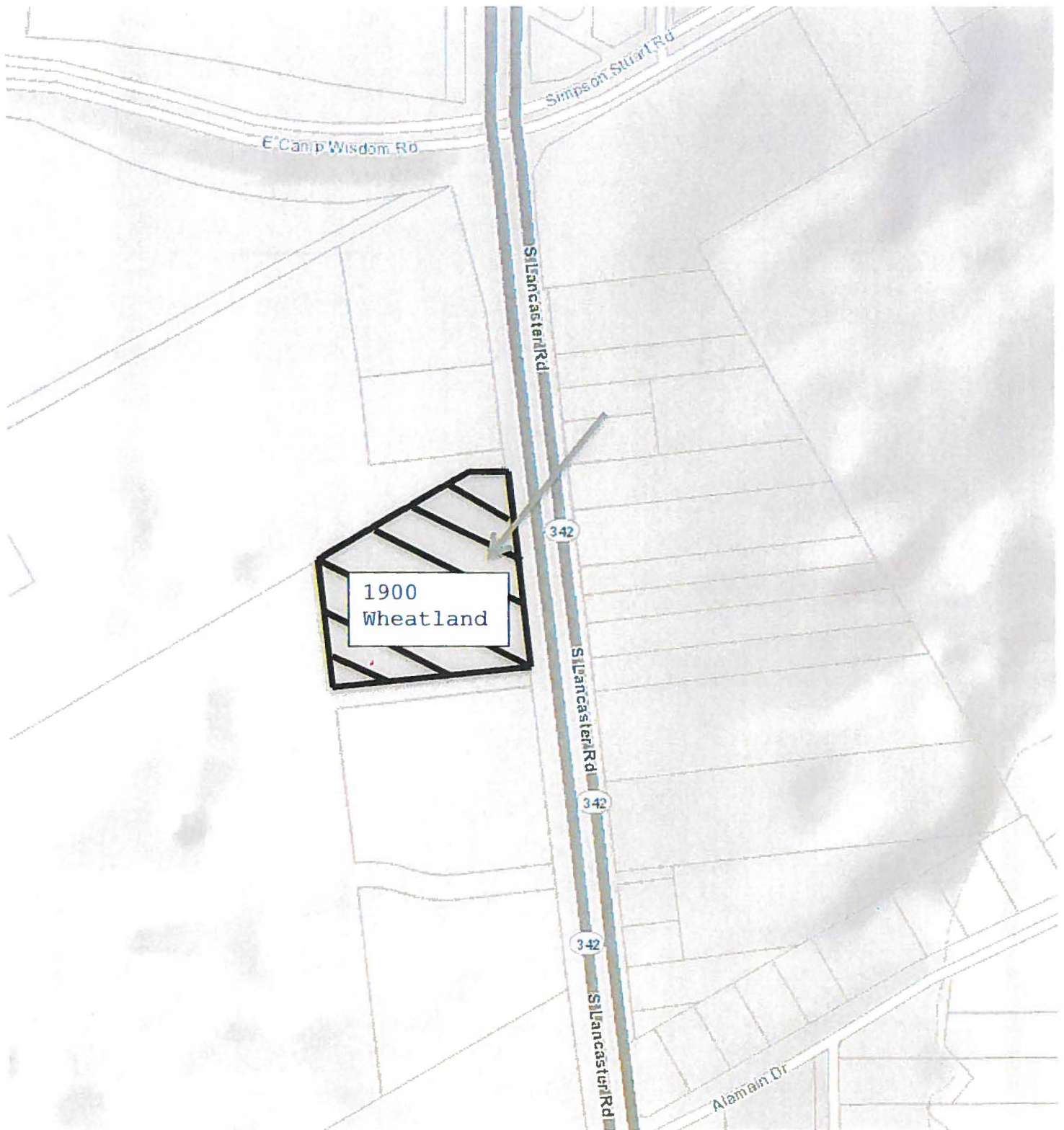
Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a construction services contract with Schneider Electric Buildings Americas, Inc., approved as to form by the City Attorney, for the removal and replacement of the Federal Pacific switchgear and the existing Uninterruptable Power Supply system at Dallas City Hall located on 1500 Marilla Street, in an amount not to exceed \$2,771,536.00.

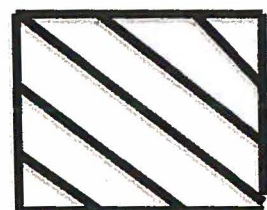
SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from City Facilities (H) Fund (2017 Bond Funds), Funds 1V60, Department EBS, Unit VH05, Activity EB01, Object 4310, Program No. EB17VH05, Encumbrance/Contract No. CX PBW-2018-00007887, Vendor 261927, in an amount not to exceed \$2,771,536.00.

SECTION 3. 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.



BLOCK: 6886

SUBJECT PROPERTY: 1900 Wheatland Rd



October 24, 2018

WHEREAS, the City of Dallas ("City") is the owner of a tract of land containing approximately 3.73 acres of land, being in Block 6886, Dallas, Dallas County, Texas, (the "Land"), and is located near the intersection of South Lancaster and East Camp Wisdom Roads; and

WHEREAS, City recognizes: (i) the lack of primary health care services in the 75241 zip code area of South Dallas; (ii) the need to address mental health crisis calls and the recurrence of the highest volume of mental health crisis calls through the South Central Police Station; and (iii) the lack of preventative outreach programs and ongoing behavioral and mental health treatment south of I-30 HWY; and

WHEREAS, (i), (ii) and (iii) listed above hereinafter referred to as the "South Dallas Health Care Deficit"; and

WHEREAS, City seeks to establish as a public purpose the promotion and development of community medical facilities to address the South Dallas Health Care Deficit and promote better medical and behavioral health and welfare for its municipal residents and enable the provision of primary health care and outreach services, including behavioral and mental health treatment, health education, and targeted outreach programs ("City's public purpose"); and

WHEREAS, EdCor Health Initiatives ("EdCor"), is a validly existing non-profit organization exempt from federal taxation under Section 501(c)(3), Internal Revenue Code 1986, as amended, and has requested City ground lease the Land to EdCor for development, use, and operation of a community medical and behavioral health clinic (the "Improvements") to serve the City's public purpose as further described below; and

WHEREAS, the Land and Improvements shall constitute the Premises; and

WHEREAS, for and in consideration of a lease agreement ("Lease") between the parties that (i) requires the non-profit organization to construct the Improvements, use, and operate the Premises in a manner that promotes the City's public purpose, and (ii) provides that if the Section 501(c)(3) non-profit organization at any time fails to use the Premises in that manner, the City may terminate the Lease, after notice and opportunity to cure; and other salient terms as provided hereinbelow, the City is willing to lease the Land to EdCor; and

WHEREAS, the City further desires to lease the Land to EdCor at a discounted rent, in consideration for EdCor's sublease to the City, at no cost to the City, of up to 2,000 square feet of leaseable space within the Premises for City's exclusive use to operate a related services or public safety office within the Premises (the "City space"); and

WHEREAS, EdCor is willing to lease the Land, to serve the City's public purpose, and (i) construct the Improvements; (ii) endeavor to establish the Premises as a resource for clinical education for students from, but not limited to University of North Texas Dallas ("UNT"), Paul Quinn College and Dallas County Community College District ("DCCCD"); (iii) endeavor to create pathways for community engagement with health

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and mental wellness; and (iv) endeavor to pursue Initiatives aimed to reduce referrals to juvenile justice, jail and local emergency rooms for non-violent mental health crisis, in addition to behavioral health services and related facilities, programs and services by EdCor.

Now, Therefore,

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

SECTION 1. That the City hereby identifies (i) the lack of primary health care services in the 75241 zip code area of South Dallas; (ii) the need to address mental health crisis calls and the recurrence of the highest volume of mental health crisis calls through the South Central Police Station; and (iii) the lack of preventative outreach programs and ongoing behavioral and mental health treatment south of I-30 HWY, collectively (i), (ii) and (iii) as listed hereinafter referred to as the "South Dallas Health Care Deficit".

SECTION 2. That the City hereby establishes as a public purpose the promotion and development of community medical facilities to address the South Dallas Health Care Deficit and promote better medical and behavioral health and welfare for its municipal residents and enable the provision of primary health care and outreach services, including behavioral and mental health treatment, health education, and targeted outreach programs (hereinafter the "City's public purpose").

SECTION 3. That the City Manager, upon approval as to form by the City Attorney and attested by the City Secretary, is hereby authorized to execute a ground lease agreement (the "Lease") between EdCor, a Texas non-profit corporation, or its successor and assigns, as lessee hereinafter referred to as "EdCor" or "Lessee", and the City of Dallas, as lessor, hereinafter referred to as "City", for approximately 3.733 acres of land located at 1900 Wheatland Road, Dallas, Dallas County, Texas (the "Land") to be used for the construction and operation of a community medical and behavioral health clinic campus (the "Improvements") to serve the City's public purpose, collectively the Land and Improvements being the "Premises".

SECTION 4. That the special terms and conditions of the Lease include the following:

- a) The Lease is for a term of thirty-nine (39) years, beginning November 1, 2018 and ending October 31, 2057, with two (2), ten (10) year extension options at the election and approval of the City Council; and
- b) Fixed monthly rental payments during the term shall be \$1,733.33 which shall escalate every ten (10) years by the aggregate of the Consumer Price Index for the prior ten years, not to exceed fifteen percent (15%). Notwithstanding the above rental payments, during the term of the lease monthly rental payments shall be discounted by (i) EdCor's total consideration cost to provide the City with up to 2,000 square feet of leasable space ("City space") within the Premises amortized over the lease term, (ii) plus the monthly cost to EdCor to provide the City space rent free and at no maintenance and operation cost

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to the City during the lease term; provided however City shall be responsible to provide for its own telephone communications, and security within the City space. The parties agree to reconcile EdCor's rental obligation on monthly basis in arrears. Regardless of consideration, City will not incur any costs for subleasing the City space, except as set forth herein. By the way of illustration, EdCor shall deliver the statement of monthly operational cost incurred in the City space for any given month (i.e. January) and such monthly cost shall thereafter be discounted from EdCor's rental obligation due in the month that follows (i.e. February). In the event City terminates its sublease in the City space, EdCor, its successors and assigns reasonably approved by the City, shall thereafter be responsible for rental payments due under the Lease, provided however such rental payments shall abate during any period that the City space remains untenanted by lessee; and

- c) EdCor or its successor and assigns reasonably approved by the City, shall use the Premises in a manner that serves the City's public purpose, including specifically, EdCor shall (i) construct, maintain and operate the Improvements to provide mental health and primary care services in Southern Dallas; (ii) endeavor to establish the Premises as a resource for clinical education for students from, but not limited to, UNT Dallas, Paul Quinn College and DCCCD; (iii) endeavor to create pathways for community engagement with health and mental wellness; and (iv) endeavor to pursue initiatives aimed to reduce referrals to juvenile justice, jail and local emergency rooms for non-violent mental health crisis, in addition to behavioral health services and related facilities, programs and services on the Premises; and
- d) EdCor shall, at its sole cost and expense and without any City funding of any kind, commence construction of one or more mixed use buildings that will total approximately 40,000 square footage (the "Improvements"), and shall open operations on the Premises as evidenced by issuance of a certificate of occupancy sufficient for endeavoring to provide healthcare and other related services to serve the City's public purpose, within thirty-six (36) months of City Council approval, subject to force majeure and other unavoidable delays; and
- e) EdCor shall operate for the public purpose within the Premises; more specifically, EdCor shall maintain operations on the Premises, and/or cause third-party sublessees to operate a use within the Premises, to achieve the City's public purpose. Any closure or temporary cessation of operations, to avoid a termination of the lease, shall be (i) coordinated and subject to a schedule approved by the City and (ii) ensure that any actions by EdCor and/or its successor and assigns reasonably approved by the City does not materially alter, amend, or discontinue said public purpose use without the prior written consent of the City which should not be unreasonably withheld; and
- f) The Land will be leased in its then current "AS IS" condition without warranty, express or implied, and EdCor shall be responsible for undertaking all necessary inspections, investigations, renovations, and improvements, including without

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limitation any environmental issues; more specifically, EdCor shall prior to lease commencement be granted a 90-day inspection period (the "Inspection Period") to conduct such diligence investigation with respect to the Land as it shall desire including Phase I and Phase II environmental studies, pursuant to a reasonable right of entry acceptable to the City. EdCor shall pay all costs for such investigations and other inspections conducted during the Inspection Period; and

- g) At all times during the lease term, EdCor will maintain its status as a non-profit organization exempt from federal taxation under Section 501(c)(3), Internal Revenue Code 1986, as amended; and
- h) EdCor shall have no right to assign, encumber or convey the lease or sublease the Premises contrary to the public purpose without the prior written consent of City which should not be unreasonably withheld; and
- i) EdCor and City acknowledge that it is the intent of EdCor to utilize new market tax credits ("NMTC") for funding of the construction of improvements. To the extent EdCor secures NMTC, the City agrees that it shall upon EdCor's written request and presentation of NMTC financing execute a Non-Disturbance and Attornment agreement in form approved by the City Attorney, in favor of the NMTC and effective for the duration of the new market tax credit compliance period to allow NMTC lender, to assume EdCor's position in the event of a default that would otherwise cause the City's termination rights to be operational; and
- j) EdCor shall pay all taxes on the Premises during the lease term; and
- k) EdCor agrees that City shall have the right of first lease to any available space within the Premises if the City determines that it has need for leasable space greater than 2,000 square feet. City shall notify EdCor with its request for additional space if available on terms negotiated by the parties; and
- l) EdCor shall at all times during the term of the lease, maintain in full force and effect adequate insurance, including without limitation worker's compensation, liability and builder's risk insurance, on the Premises, in such form and amounts as, City shall reasonably require, subject to City's risk management department review and approval. In the event of fire and other casualty loss, EdCor shall promptly repair, restore, and rebuild the Premises to at least its pre-loss condition provided the availability of adequate insurance proceeds, subject to a reasonable period to complete negotiation of a loss claim with its insurer and complete all required repairs to restore the Premises. Failure to repair, restore, or rebuild the Premises to a condition deemed suitable by the City to maintain the public purpose shall constitute a lease default and may cause a termination of the Lease; and
- m) The Lease shall be subject to a use restriction ("Use Restriction") limiting the use of the Premises to the construction, maintenance, and operation of the Improvements as set forth in accordance with the terms described in subparagraphs (c) and (e) above; and

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- n) During the term of the Lease, the Lease shall be subject to the City's right of termination and a right of reentry in favor of the City enforcing the Use Restriction; and
- o) The Lease will be subject to any and all covenants, conditions, reservation, restrictions, exceptions, easements, rights-of-way, mineral interest, mineral leases, or other instruments of record in the official real property records for the county where the Premises are located effective as to the Premises, or any part thereof, and any and all visible and apparent easements and encroachments, whether of record or not impacting the Premises; and
- p) The Lease will be subject to a reservation by the City of floodway, flood control, drainage or levee easements as reasonably deemed necessary, appropriate or convenient by the City; and
- q) The Lease will be subject to such other terms, conditions waivers and disclaimers as the City deems necessary, convenient or appropriate.

SECTION 5. Without limiting any of the foregoing, the Lease shall be subject to the following rights in favor of the City:

- a) City shall have a right to elect to operate a related services or public safety office within the Premises, in the space allocated for the City's use by agreement of the parties. Provided City notifies EdCor of City's election to operate an office, Edcor shall coordinate and work with the City's Department of Public Safety in its design and construction planning to include up to 2000 square feet of leasable space for City's exclusive operations (previously defined as "City space"). EdCor, or its assignee, shall be City's Sublandlord and shall build the City's space, as planned, coordinated and agreed to by the parties, at EdCor's sole cost and expense. EdCor, or its assignee, shall comply with applicable federal, state, and local laws, ordinances and regulations, including but not limited to applicable building codes, Dallas City Code and the American with Disabilities Act. EdCor shall be solely responsible for obtaining and maintaining necessary permits, licenses, consents, etc. for construction and operations at the Premises.
- b) Additional sublease terms shall include the following:
 - (i) The City space leasehold improvements shall be performed in a good and workmanlike and in compliance with applicable Building and Fire Codes, including but not limited to the American with Disabilities Act, and shall be to the reasonable satisfaction of the City's Chief of Police, or her/his designee. Notwithstanding anything herein to the contrary, City reserves the right to terminate its sublease of City space by notice to Sublandlord, and City shall not be liable to Sublandlord for any costs associated with the leasehold improvements. City shall provide three (3) months advance notice to Sublandlord of City's election to terminate the sublease. In such

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event, Sublandlord shall thereafter be responsible for ground rent due under the ground lease between Sublandlord and City, provided however such ground rent shall abate during any period that City space remains untenanted by Sublandlord.

- (ii) Sublandlord shall pay all charges and initial connection charges for electric, water, sewer, and gas to City space.
- (iii) Sublandlord shall pay all charges for sanitation and janitorial services to City space, including providing adequate trash facilities.
- (iv) Sublandlord shall be responsible for improvements, repairs and maintenance to City space, at no cost to City.
- (v) Sublandlord shall be responsible for the installation, maintenance and expense of any outdoor signage for the benefit of City space.
- (vi) Sublandlord shall provide City with as-built plans and a Certificate of Occupancy for City space.
- (vii) Sublandlord shall be responsible to pay all taxes on City space.
- (viii) Sublandlord shall provide City with reserved parking spaces, number to mutually agreed to upon completion of Improvements.
- (ix) Sublandlord agrees at its cost to repair and maintain all equipment and systems, including, but not limited to, all electrical, mechanical and plumbing systems, including heating and air conditioning equipment, (elevator), front and rear doors, light fixtures and bulb replacements, plumbing and floor drains, exhaust fans, windows, interior walls, ceiling and floors in, constituting a part of and/or servicing City space and further agrees that it shall be in good working order and condition upon delivery of City space to City.
- (x) Sublandlord, at its cost and expense, shall maintain in good repair the roof, foundation, exterior walls, exterior lighting, termites and pest extermination, parking areas and all public and common areas of and/or serving City space during the Lease Term.
- (xi) Sublandlord also at its cost and expense shall maintain in good repair the roof, foundation, exterior walls, exterior lighting, termites and pest extermination, parking areas and all public and common areas of and/or serving the Premises during the Lease Term.
- (xii) Sublandlord shall, at Sublandlord's expense, repaint and/or touch-up paint interior walls as needed through-out City space, on or before (3 years from City's opening of City space), during the 3rd year of this lease.

October 24, 2018

- (xiii) City agrees to give Sublandlord notice of defects and any need for repairs to the City space and to provide Sublandlord with a reasonable opportunity to make such repairs.
- (xiv) City shall take good care of City space and permit no waste; and City shall not make leasehold improvements to City space without the prior written consent of Sublandlord, which consent shall not be unreasonably withheld. All leasehold improvements to be made by City, shall be made in good and workmanlike manner. City shall be responsible to repair all damages to the City space caused by its gross negligence.

Such other terms and conditions as the parties agree are necessary, convenient or appropriate

SECTION 6. That the Chief Financial Officer is hereby authorized to receive and deposit funds from the lease in General Fund, Fund 0001, Department DEV, Unit 1181, Revenue Code 8410.

SECTION 7. That this resolution is designated for City purposes as Contract No. DEV-2018-00007643.

SECTION 8. 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.

APPROVED AS TO FORM:

Christopher J. Caso, Interim City Attorney

By:


Assistant City Attorney



Agenda Information Sheet

File #: 18-812

Item #: 26.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: October 24, 2018
COUNCIL DISTRICT(S): Outside City Limits
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A resolution declaring approximately 5,155 square feet of City-owned undevelopable land unwanted and unneeded, located in Dallas County near the intersection of Sandy Lake Road and President George Bush Turnpike; and authorizing its sale to NHC-TX103, LLC, the abutting owner - Revenue: \$6,444.00

BACKGROUND

This item will declare approximately 5,155 square feet of City-owned undevelopable land unwanted and unneeded, located in Dallas County near the intersection of Sandy Lake Road and President George Bush Turnpike; and authorizing its sale to NHC-TX103, LLC, the abutting owner, to allow for the use of the existing encroachment. The land cannot be used independently under the current zoning or under applicable subdivision or other development control ordinances and should be sold only to the abutting owner.

This property will be conveyed with a reservation of all oil, gas and other minerals in and under the property.

The purchase price is based on an independent appraisal. This property will return to the tax rolls upon conveyance.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be presented to the Mobility Solutions, Infrastructure & Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Revenue: \$6,444.00

OWNER

NHC-TX103, LLC

David Napp, Director

MAP

Attached



SURPLUS PROPERTY:



**1999 Sandy Lake Rd – Elm Fork Water Treatment Plant West Addition
Approx. 5,155 square feet**



October 24, 2018

WHEREAS, the City of Dallas is the owner of a tract of land containing approximately 5,155 square feet of land, located in the Preston Witt Survey, Abstract No. 1566, the City of Carrollton, Dallas County, Texas, (the "Property"); and being more fully described in Exhibit "A" attached herein and incorporated by reference, which is no longer needed for municipal use; and

WHEREAS, the tract is a narrow strip of land, that because of its shape, lack of access to public roads, and small area, cannot be used independently under its current zoning or under applicable subdivision or other development control ordinances, and may be sold without public bid to the abutting owner; and

WHEREAS, NHC-TX103, LLC, the abutting property owner, proposes to purchase said property at fair market value.

Now, Therefore,

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

SECTION 1. That upon receipt of **SIX THOUSAND FOUR HUNDRED FORTY FOUR AND NO/100 DOLLARS (\$6,444.00)** from NHC-TX103, LLC, the City Manager or designee is authorized to execute a Deed Without Warranty, to be attested by the City Secretary upon approval as to form by the City Attorney for approximately 5,155 square feet of land located in the Preston Witt Survey, Abstract No. 1566, the City of Carrollton, Dallas County, Texas and located near the intersection of Sandy Lake Road and President George Bush Turnpike. The Deed Without Warranty is subject to the conditions contained in Section 2.

SECTION 2. That the Deed Without Warranty shall provide that the conveyance to NHC-TX103, LLC ("**GRANTEE**") is subject to the following:

- (a) reservation by the City of Dallas of all oil, gas and other minerals in and under the property with a waiver of surface access rights relating to said minerals; and
- (b) any visible and apparent easements and any encroachments whether of record or not; and
- (c) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases or other instruments of record and applicable to the property or any part thereof; and
- (d) to the maximum extent allowed by law, (i) **GRANTEE** is taking the Property "AS IS, WHERE IS, WITH ALL FAULTS"; (ii) **GRANTOR** disclaims responsibility as to the accuracy or completeness of any information relating

October 24, 2018

to the Property; (iii) **GRANTEE** assumes all responsibility to examine all applicable building codes and zoning ordinances to determine if the Property can be used for the purposes desired and to check for outstanding or pending code enforcement actions including but not limited to repair or demolition orders; and (iv) **GRANTOR** expressly disclaims and **GRANTEE** expressly waives, any warranty or representation, express or implied, including without limitation any warranty of condition, habitability, merchantability or fitness for a particular purpose of the Property; and

- (e) **GRANTOR** makes no representations of any nature regarding the Property and specifically disclaims any warranty, guaranty or representation, oral or written, express or implied, past, present, or future, concerning: (i) the nature and condition of the Property, including without limitation, the water, soil and geology, and the suitability thereof and the Property for any and all activities and uses which **GRANTEE** may elect to conduct thereon, and the existence of any environmental substances, hazards or conditions or presence of any endangered or protected species thereon or compliance with all applicable laws, rules or regulations; (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; (iii) the compliance of the Property or its operation with any law, ordinance or regulation of any federal, state, or local governmental authority; and (iv) whether or not the Property can be developed or utilized for any purpose or purposes hereof, "environmental substances" means the following: (a) any "hazardous substance" under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C.A. Section 9601 et. seq., as amended, (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, Tex. Water Code, Section 26.261, et. seq., as amended, (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubrication oils, (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C.A. Section 651 et. seq., as amended, (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901 et. seq., as amended, (f) asbestos, (g) polychlorinated biphenyls, (h) underground storage tanks, whether empty, filled, or partially filled with any substance, (i) any substance, the presence of which is prohibited by federal, state or local laws and regulations; and (j) any other substance which by federal, state or local laws and regulations requires special handling or notification of governmental authorities in its collection, storage, treatment or disposal. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder; and

October 24, 2018

- (f) such other terms and requirements of the sale and/or disclaimers as the City deems necessary, convenient or appropriate.

SECTION 3. That the sale proceeds shall be deposited into the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011, and any remaining proceeds shall be transferred to the Water Utilities Current Fund, Fund 0100, Department DWU, Unit 7005, Revenue Code 8416.

SECTION 4. That if a title policy is desired by **GRANTEE**, same shall be at the expense of said **GRANTEE**.

SECTION 5. That the sale shall be subject to standby fees, taxes and assessments, if any, by any taxing authority for the year of closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes and assessments being assumed by grantee.

SECTION 6. That the procedures required by Section 2-24 of the Dallas City Code that are not required by state law concerning the sale of unneeded real property are waived with respect to this tract of land.

SECTION 7. That this resolution is also designated for City purposes as Contract No. DEV-2018-00007689.

SECTION 8. 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.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, Interim City Attorney

BY:


Assistant City Attorney

Exhibit A

ESTABLISHED 1880

BROOKES BAKER SURVEYORS

ALAN W. HICKEY, RPLS
GAREY W. GILLEY, RPLS, LSLS
CONSULTANT

A PROFESSIONAL CORPORATION
TITLE AND TOPOGRAPHIC SURVEYING
930 Hickey Court
Granbury, Texas 76049
817-279-0232
Fax 817-279-9694

TBPLS FIRM NO. 10092800

BROOKES BAKER (1902-1955)
JOHN F. BAKER (1924-1985)
S.J. BAKER (1927-1999)
FRED M. MORRIS (1936-1999)
DON W. HICKEY (1966-2012)

Page 1 of 2

Field Notes for City of Dallas Surplus Property Between Lot 1, Block 1 ELM FORK WATER TREATMENT PLANT WEST ADDITION and NHC-TX 103, LLC Tract, Preston Witt Survey, Abstract No. 1566:

A part of the Preston Witt Survey, Abstract No. 1566 and a part of the David H. Nix Survey, Abstract No. 1092, situated in the City of Carrollton in Dallas County, Texas and embracing the land lying between Lot 1, Block 1 ELM FORK WATER TREATMENT PLANT WEST ADDITION recorded as Instrument No. 201500043403 in the Official Public Records Dallas County, Texas, and the 18-3536/10000 acres Tract (18-35/100 acres tract) described in Warranty Deed to NHC-TX103, LLC recorded in instrument No. 20070251945 of the said Official Public Records.

Beginning at a Railroad Rail found for the southwest corner of the said 18-35/ 100 acres tract and the westerly northwest corner of said Lot 1 Block 1 ELM FORK WATER TREATMENT PLANT WEST ADDITION in an easterly line of the President George Bush Toll road.

Thence north 89 degrees- 18 minutes- 05 seconds east, along the south line of said 18-35/100 acres tract, 825- 00/100 feet to a 5/8-inch iron rod capped "BROOKES BAKER SURVEYORS" set for the southeast corner of said 18- 35/100 acres tract.

Thence north 00 degrees- 31 minutes- 55 seconds west, along the east line of said 18-35/100 acres tract, 976- 22/100 feet to a 5/8-inch iron rod capped "BROOKES BAKER SURVEYORS" for the northeast corner of said 18- 35/100 acres tract.

Thence south 89 degrees- 04 minutes- 17 seconds east 3- 45/100 feet to the northerly west line of said Lot 1 Block 1 ELM FORK WATER TREATMENT PLANT WEST ADDITION, from whence an 1/2 inch iron rod in concrete found for the northwest corner of said Lot 1 bears north 00 degrees 34 minutes 36 seconds west 30-60/100 feet.

Thence south 00 degrees- 34 minutes- 36 seconds east, along the said northerly west line of Lot 1 Block 1 ELM FORK WATER TREATMENT PLANT WEST ADDITION, 979- 60/100 feet to a re-entrant corner of said Lot 1.

Thence south 89 degrees- 32 minutes- 14 seconds west, along a westerly north line of said Lot 1 Block 1 ELM FORK WATER TREATMENT PLANT WEST ADDITION, 829- 21/100 feet to the place of beginning and containing 5155 square feet or 0- 11/100 of an acre.

Prepared from Survey January 2017

BROOKES BAKER SURVEYORS

Garey W. Gilley
Garey W. Gilley



(For SPRG use only)

Reviewed by: *A. Rodriguez*

Date: *7/13/18*

SPRG No. 4536



GAP IN TITLE
5153 SQUARE FEET OR
0-118/1000 OF AN
ACRE

ALL 5/8" CAPPED IRONS SET ARE STAMPED
"BROOKES BAKER SURVEYORS"

Exhibit A

D.R.D.C.T. DEED RECORDS DALLAS
COUNTY TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS
COUNTY TEXAS
VOL. VOLUME
PG. PAGE

City of Dallas Surplus Property situated
between Lot 1 Block 1 ELM FORK WATER
TREATMENT PLANT ADDITION, and NHC-TX
103, LLC Tract

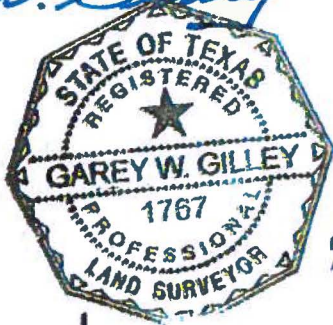
situated in the DAVID H. NIX SURVEY,
Abstract No. 1092, and the PRESTON WITT
SURVEY, Abstract No. 1566 in the City of
Carrollton, Dallas County, Texas.

We marked the corners as shown hereon.

The basis for bearings is the Texas
Coordinate System of 1983 North Central
Zone 4202 NAD 83 (2011). The lengths
shown hereon are horizontal ground lengths.
Surveyed on the ground in January, 2017.

BROOKES BAKER SURVEYORS

Gary W. Gilley



PRESIDENT GEORGE BUSH TOLL ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

PLACE OF BEGINNING
ACCOMPANYING DESCRIPTION

RAILROAD RAIL FOUND
FOR THE SOUTHWEST
CORNER OF
18-3536/10000 ACRES
TRACT AND THE
NORTHWEST CORNER OF
102 ACRES TRACT AND
FOR THE MOST
WESTERLY NORTHWEST
CORNER OF LOT 1
BLOCK 1 ELM FORK
WATER TREATMENT
PLANT WEST ADDITION

LOT 1
BLOCK 1
ELM FORK WATER
TREATMENT
PLANT WEST ADDITION
INSTRUMENT NO. 201500043403
O.P.R.D.C.T.
102 ACRES TRACT
TO
CITY OF DALLAS
VOLUME 73129, PAGE 1084
O.P.R.D.C.T.

PRESTON WITT SURVEY ABSTRACT NO. 1566

NOTE: EASEMENTS IF ANY
ARE NOT SHOWN.

5155 SQUARE
FEET OR
0-118/1000
OF AN ACRE

18.3536 ACRES TRACT
TO
NHC-TX103, LLC,
INSTRUMENT NO. 20070251945
O.P.R.D.C.T.

825.00'
N89°18'05"E
829.21'
S89°32'14"W

VARIABLE WIDTH
DRAINAGE EASEMENT
TO
CITY OF CARROLLTON
VOL. 98039, PG. 1556
O.P.R.D.C.T.

(FOR SPRG USE ONLY)
REVIEWED BY: A. Rodriguez
DATE: 7/13/18
SPRG NO. 4536

SANDY LAKE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

1/2" IRON FOUND IN CONCRETE NW
CORNER OF LOT 1 BLOCK 1 ELM
FORK WATER TREATMENT PLANT
WEST ADDITION

LOT 1
BLOCK 1
ELM FORK
WATER
TREATMENT
PLANT WEST
ADDITION
INSTRUMENT NO.
201500043403
O.P.R.D.C.T.

53.19 ACRES
TRACT
TO
CITY OF DALLAS
VOLUME 3401,
PAGE 495
D.R.D.C.T.

VARIABLE
WIDTH
DRAINAGE
EASEMENT
TO
CITY OF
CARROLLTON
VOL. 98039,
PG. 1556
D.R.D.C.T.

DAVID H.
NIX
SURVEY
ABSTRACT
NO. 1092

LOT 1
BLOCK 1
ELM FORK
WATER
TREATMENT
PLANT WEST
ADDITION
INSTRUMENT NO.
201500043403
O.P.R.D.C.T.

53.19 ACRES
TRACT
TO
CITY OF DALLAS
VOLUME 3401,
PAGE 495
D.R.D.C.T.

5/8" CAPPED
IRON SET

BROOKES BAKER SURVEYORS
930 HICKEY COURT
GRANBURY, TEXAS 76049
(817) 279-0232
FAX (817) 279-9694

alanh@brookesbakersurveyors.com
TBPLS FIRM No. 10092200



Agenda Information Sheet

File #: 18-835

Item #: 27.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: October 24, 2018
COUNCIL DISTRICT(S): 6, 7, 14
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A resolution **(1)** declaring twelve properties unwanted and unneeded and authorizing their sale by public auction (list attached to the Agenda Information Sheet); **(2)** authorizing a Purchase and Sale Agreement to be prepared for each auctioned surplus property receiving the highest qualified bid that is sold absolute; and **(3)** waving the minimum reserve amount - Estimated Revenue: \$946,060.00

BACKGROUND

This item declares twelve properties unwanted and unneeded and authorizing their advertisement for sale by public auction. These properties have been routed to City departments and outside agencies to determine whether any had a need for the properties.

Texas Local Government Code Section 253.008 authorizes municipalities to sell real properties owned by the municipality at an advertised public auction. Section 272.001 states fair market value may be determined by the highest bid price obtained by a municipality at an advertised auction.

All properties will be advertised for sale by public auction with a reservation of all oil, gas and other minerals in and under the properties and a restriction prohibiting the placement of industrialized housing.

Upon receipt of the highest qualified bid sold absolute, a Purchase and Sale Agreement, approved as to form by the City Attorney, will be prepared for the highest bidder. Staff will ensure the highest bidders are qualified to bid and be awarded the properties. All properties will be sold by Deed Without Warranty, approved as to form by the City Attorney.

These properties will return to the tax rolls upon conveyance

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

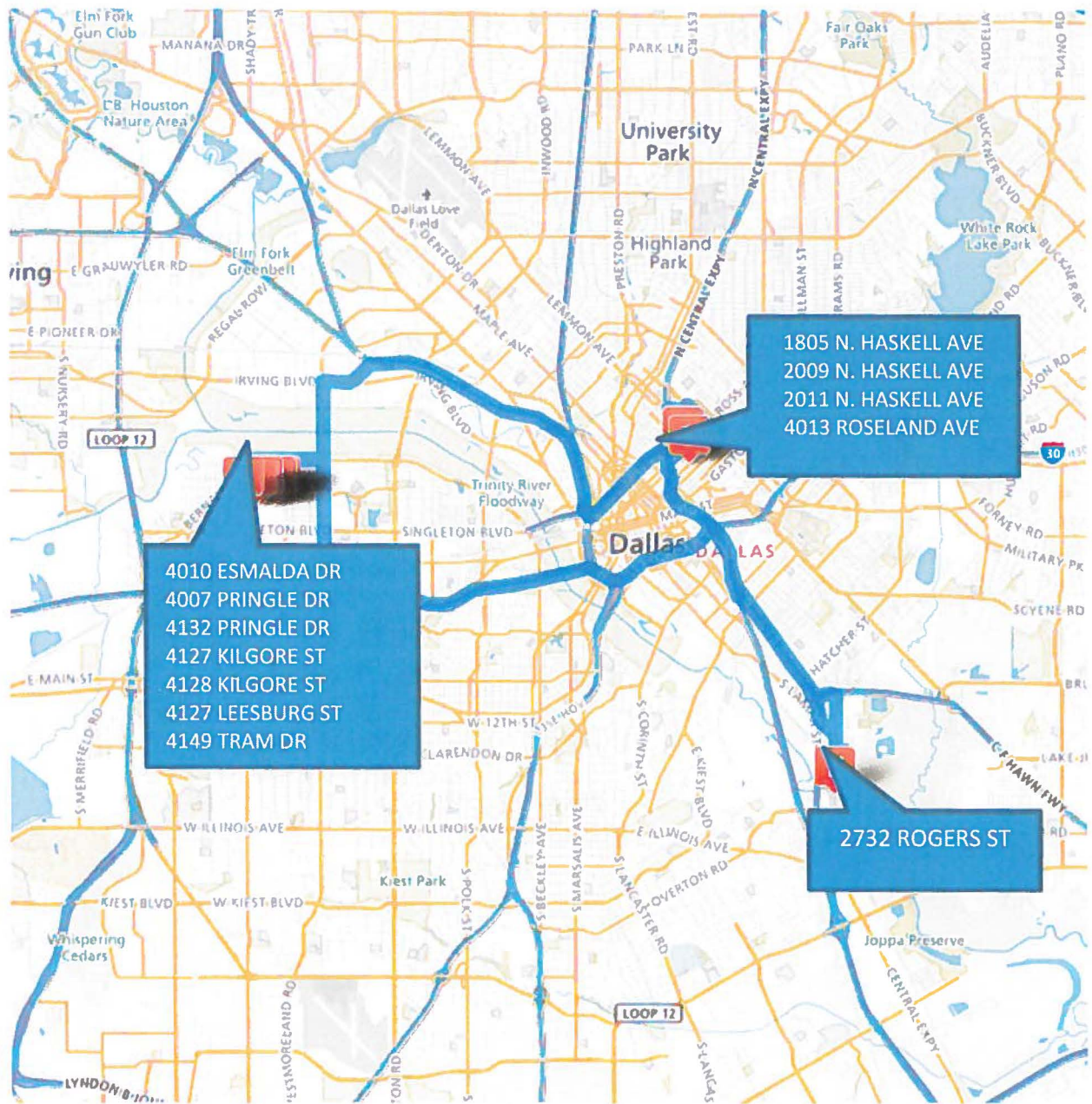
Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Estimated Revenue: \$946,060.00

MAP

Attached



SUBJECT PROPERTIES

October 24, 2018

WHEREAS, the City of Dallas ("City") is the owner of twelve (12) tracts of land located in the City of Dallas, Dallas County, Texas as described on Exhibit "A", attached herein and incorporated by reference, and which are no longer needed for municipal use; and

WHEREAS, said City properties are currently developable and may be disposed of by public auction in accordance with the provisions of Section 2-24.1 of the Dallas City Code, which requires a minimum reserve amount be established, and Sections 253.008 and 272.001 of the Texas Local Government Code, as amended; and

WHEREAS, pursuant to Section 2-24.1(e) of the Dallas City Code, the procedures required by Section 2-24.1 of the Dallas City Code that are not required by state law may be waived; and

WHEREAS, the minimum reserve amount provided for in Section 2-24.1(b) of the Dallas City Code is not required for the sale of property by public auction to proceed pursuant to Section 253.008 and Section 272.001 of the Texas Local Government Code which instead provide that the City may sell its property by public auction where the highest bid received reflects the fair market value of the property; and

WHEREAS, pursuant to Section 2-24.1(e) of the Dallas City Code, in accordance with certain procedures, the City recommends the minimum reserve amount requirement of Section 2-24.1(b) of the Dallas City Code be waived and the sale of said City properties be authorized to instead proceed by public auction without a minimum reserve amount, pursuant to Section 2-24.1 of the Dallas City Code and to Section 253.008 and Section 272.001 of the Texas Local Government Code, where the highest bid received reflects the fair market value of the property.

Now, Therefore,

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

SECTION 1. That the City-owned properties listed on Exhibit "A", attached herein and incorporated by reference are declared unwanted and unneeded by the City Council, that the minimum reserve amount requirement of Section 2-24.1 (b) of the Dallas City Code is hereby waived for the sale of these properties, and the properties are to be advertised for sale and sold by public auction pursuant to law Section 2-24.1 of the Dallas City Code and Sections 253.008 and Section 272.001 of the Texas Local Government Code, without a minimum reserve and where the highest bid received reflects the fair market value of the properties.

SECTION 2. That the Director of Sustainable Development and Construction is authorized to advertise these properties listed on Exhibit "A" for sale by public auction and upon conclusion of the advertising period, conduct the public auction as authorized herein.

October 24, 2018

SECTION 3. That the advertisement of the properties shall state:

- (a) that the sale shall be by Deed Without Warranty in a form approved by the City Attorney;
- (b) that the sale shall be subject to the terms, covenants, conditions, reservations, restrictions and exceptions of this authorizing resolution, including without limitation the following:
 - (i) a restriction prohibiting the placement of industrialized housing on the property;
 - (ii) reservation by the City of Dallas of all oil, gas and other minerals in and under the property with a waiver of surface access rights relating to said minerals;
 - (iii) any and all visible and apparent easements and encroachments, whether of record or not;
 - (iv) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record and applicable to the property or any part thereof; and
 - (v) standby fees, taxes and assessments, if any, by any taxing authority for the year of closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes, and assessments being assumed by **GRANTEE**.
- (c) that, to the maximum extent allowed by law, the sale shall be strictly on an "AS IS, WHERE IS, WITH ALL FAULTS" basis;
- (d) that as a material part of the consideration for the sale, the grantee and the City shall acknowledge and agree and provided in any relevant instrument that, to the maximum extent allowed by law, (a) **GRANTEE** is taking the property "AS IS, WHERE IS, WITH ALL FAULTS", (b) the City disclaims responsibility as to the accuracy or completeness of any information relating to the property, (c) **GRANTEE** assumes all responsibility to examine all applicable building codes and zoning ordinances to determine if the property can be used for the purposes desired and to check for outstanding or pending code enforcement actions including but not limited to repair or demolition orders, and (d) the City expressly disclaims and grantee expressly waives, any warranty or representation, express or implied, including without limitation any warranty of condition, habitability, merchantability or fitness for a particular purpose of the property. Without limiting

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the foregoing, the City makes no representations of any nature regarding the property and specifically disclaims any warranty, guaranty or representation, oral or written, express or implied, past, present, or future, concerning: (i) the nature and condition of the property, including without limitation, the water, soil and geology, and the suitability thereof and the property for any and all activities and uses which grantee may elect to conduct thereon, and the existence of any environmental substances, hazards or conditions or presence of any endangered or protected species thereon or compliance with all applicable laws, rules or regulations; (ii) the nature and extent of any right-of-way, lease, possession, lien, encumbrance, license, reservation, condition or otherwise; (iii) the compliance of the property or its operation with any law, ordinance or regulation of any federal, state, or local governmental authority; and (iv) whether or not the property can be developed or utilized for any purpose. For purposes hereof, "environmental substances" means the following: (a) any "hazardous substance" under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C.A. Section 9601 et. seq., as amended, (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, Tex. Water Code, Section 26.261, et. seq., as amended, (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubrication oils, (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C.A. Section 651 et. seq., as amended, (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901 et. seq., as amended, (f) asbestos, (g) polychlorinated biphenyls, (h) underground storage tanks, whether empty, filled, or partially filled with any substance, (i) any substance, the presence of which is prohibited by federal, state or local laws and regulations, and (j) any other substance which by federal, state or local laws and regulations requires special handling or notification of governmental authorities in its collection, storage, treatment or disposal. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated; and

- (e) such other terms and requirements of the sale and/or disclaimers as the City deems necessary, convenient or appropriate.

SECTION 4. That, upon the conclusion of the public auction that has been advertised and conducted pursuant to Section 2-24.1 and state law, as applicable, the highest qualified bid received at such auction for each listed surplus property shall be deemed the sales price and shall be conclusive of the fair market value of such property and shall be accepted by the City.

SECTION 5. That the City Manager or designee is authorized to execute a Purchase and Sales Agreement, approved as to form by the City Attorney, to be entered into with

October 24, 2018

respect to each such surplus property between the City and the highest qualified bidder for such property at such advertised public auction.

SECTION 6. That, upon receipt of the consideration from the highest bidder, the City Manager or designee is authorized to execute a Deed Without Warranty to be attested by the City Secretary, and other miscellaneous closing documents upon approval as to form by the City Attorney.

SECTION 7. That the sale proceeds shall be deposited into the General Fund, Fund 0001, Department DEV, Balance Sheet 0519, and Department of Sustainable Development and Construction, Real Estate Division shall be reimbursed for the cost of obtaining legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8118.

SECTION 8. That if a title policy is desired by **GRANTEE**, same shall be at the expense of the **GRANTEE**.

SECTION 9. That the sale shall be subject to standby fees, taxes and assessments, if any, by any taxing authority for the year of the closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes and assessments being assumed by **GRANTEE**.

SECTION 10. 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.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO, Interim City Attorney

BY



Assistant City Attorney

EXHIBIT A

<u>CITY-OWNED PROPERTY</u>		<u>MAPSCO</u>	<u>COUNCIL DISTRICT</u>	<u>SQ. FT OR ACREAGE</u>	<u>BLOCK</u>	<u>ZONING</u>	<u>DCAD ASSESSED VALUE</u>
UNIMPROVED LAND							
1	4010 ESMALDA DR	43E	6	0.114	7150	R-5(A)	\$12,000.00
2	1805 N HASKELL AVE	45D	14	157	0602	CR	\$274,000.00
3	2009 N HASKELL AVE	45D	14	0.143	0608	CR	\$156,250.00
4	2011 N HASKELL AVE	45D	14	0.143	0608	CR	\$156,250.00
5	4127 KILGORE ST	43E	6	0.114	7155	R-5(A)	\$12,000.00
6	4128 KILGORE ST	43E	6	0.114	7155	R-5(A)	\$12,000.00
7	4127 LEESBURG ST	43E	6	0.114	7155	NO(A)	\$12,000.00
8	4007 PRINGLE DR	43E	6	0.114	7150	R-5(A)	\$12,000.00
9	4132 PRINGLE DR	43E	6	0.114	7150	R-5(A)	\$12,000.00
10	2732 ROGERS ST	56M	7	0.102	7075	PD-595	\$1,560.00
11	4013 ROSELAND AVE	45D	14	157	0602	CR	\$274,000.00
12	4149 TRAM DR	43E	6	0.114	7155	R-5(A)	\$12,000.00
							\$946,060.00



Agenda Information Sheet

File #: 18-475

Item #: 28.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: October 24, 2018
COUNCIL DISTRICT(S): 14
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance granting a revocable license to Commissary at 1217 Main, LLC for the use of approximately 80 square feet of land to occupy, maintain and utilize a sidewalk café on a portion of Main Street right-of-way located near the intersection of Main and Field Streets - Revenue: \$200.00 annually, plus the \$20.00 ordinance publication fee

BACKGROUND

This item grants a revocable license to Commissary at 1217 Main, LLC, for the use of approximately 80 square feet of land to occupy, maintain and utilize a sidewalk café on a portion of Main Street right-of-way located near the intersection of Main and Field Streets. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the City as an additional insured.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Revenue: \$200.00 annually, plus the \$20.00 ordinance publication fee

OWNER

Commissary at 1217 Main, LLC

Timothy C. Headington, Manager

MAP

Attached



LICENSE AREA

ORDINANCE NO. _____

An ordinance granting a revocable license to Commissary at 1217 Main, LLC, to occupy, maintain and utilize a portion of Main right-of-way located near the intersection of Main and Field Streets adjacent to City Block 69 within the limits hereinafter more fully described, for the purpose of maintaining and utilizing a sidewalk cafe; providing for the terms and conditions of this license; providing for the annual compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

ooo0ooo

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

SECTION 1. That a revocable license, hereinafter referred to as “license”, subject to the restrictions and conditions of this ordinance, is hereby granted to Commissary at 1217 Main, LLC a Texas limited liability company its successors and assigns, hereinafter referred to as “**GRANTEE**”, to occupy, maintain and utilize for the purpose set out hereinbelow the tract of land described in Exhibit A, hereinafter referred to as “licensed area” which is attached hereto and made a part hereof.

SECTION 2. That this license is granted for a term of five (5) years, unless sooner terminated according to other terms and provisions herein contained.

SECTION 3. That **GRANTEE** shall pay to the City of Dallas the sum of **TWO HUNDRED AND NO/DOLLARS (\$200.00)** annually for the license herein granted, said sum to become due and payable on the 2nd day of January each year, in advance, during the term hereof; provided, however, that the first payment due hereunder in the sum of **TWO HUNDRED AND NO/DOLLARS (\$200.00)** shall be paid prior to the final passage of this ordinance and shall cover the consideration for 2018. Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. Should **GRANTEE** fail to pay the above stated annual fee within sixty (60) days of the due date, the Director of the Department of Sustainable Development may terminate this license. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in General Fund, Fund 0001, Department DEV, Unit 1181, Revenue Code 8200. In the event **GRANTEE’s** check

for the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of \$25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10 percent a year from the day after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

SECTION 4. That the licensed area shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Sustainable Development and Construction of the City of Dallas: occupy, maintain, and utilize a sidewalk café.

SECTION 5. That this license is subject to the provisions set forth in Exhibit B, attached hereto and made a part hereof.

SECTION 6. That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right to terminate and cancel this license, at will, by Resolution passed by said Governing Body. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said Resolution shall be final and shall not be subject to review by the Courts. **GRANTEE** shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of Sustainable Development and Construction, any improvements and encroachments from the licensed area at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in Exhibit B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 7. That the license is subject to the following conditions, terms and reservations:

- (a) **GRANTEE** acknowledge, per the Complete Streets Manual adopted by City Council, the minimum sidewalk clear zone is six (6) feet, (a preferred eight (8) to fifteen (15) feet) for unobstructed sidewalk.

(b) **GRANTEE** shall obtain a Right-Of-Way Permit in addition to any other permits they may need and providing the clearance per the Americans with Disabilities Act (ADA) and Texas Department of Licensing and Regulation (TDLR).

SECTION 8. That upon the effectiveness of this ordinance, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

SECTION 9. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 10. That this license may not be assigned without prior written approval from the Director of Department of Sustainable Development and Construction, or designee. Such assignment shall recite that it is subject to the terms, restrictions and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed area and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the fee pursuant to Section 3 of this ordinance, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee, shall deliver to **GRANTEE** the certified copy

of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this ordinance is designated for City purposes as Contract No. DEV-2018-00006401.

SECTION 13. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

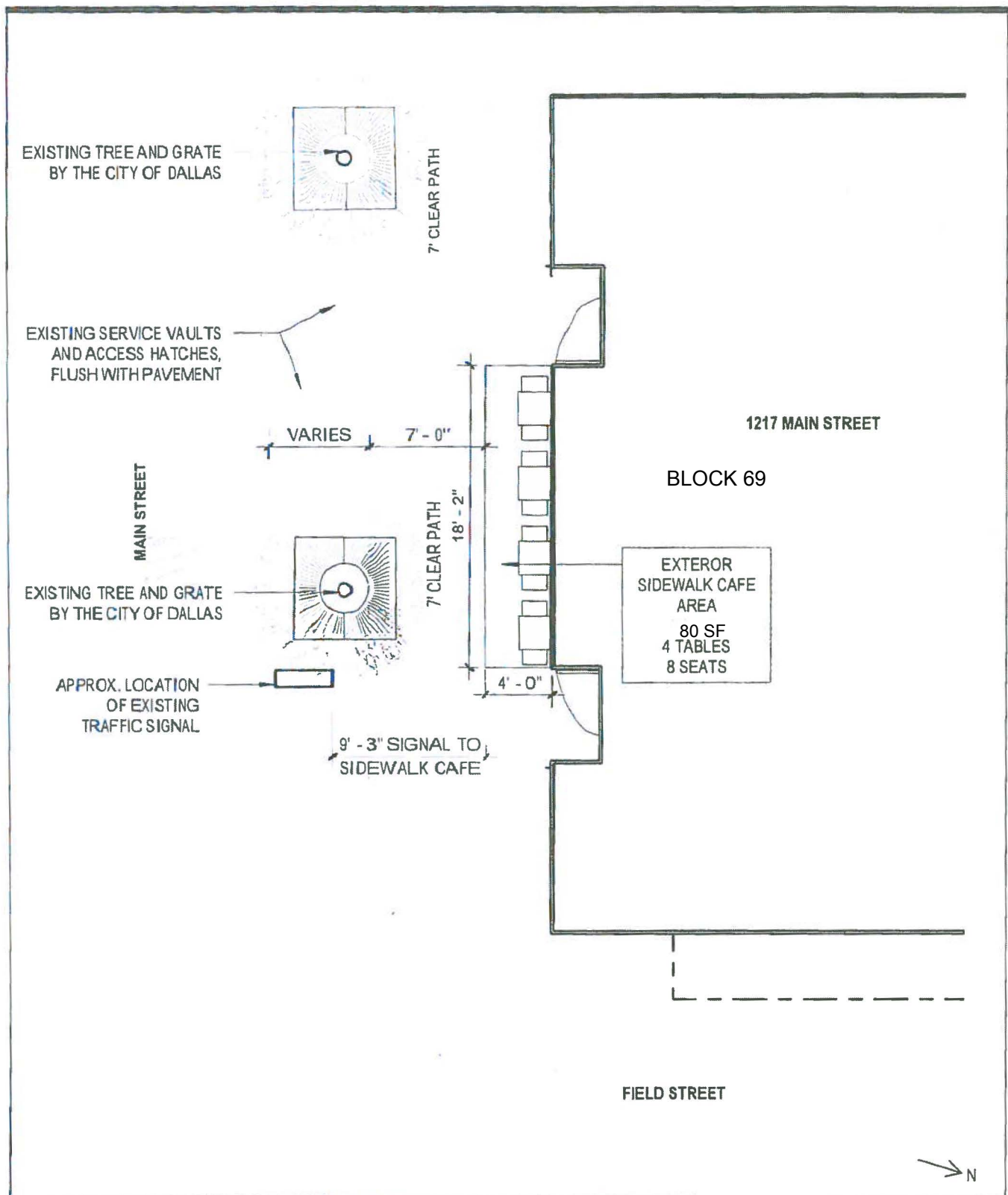
DAVID COSSUM, Director
Department of Sustainable Development and
Construction

BY: 
Assistant City Attorney

BY: 
Sod Assistant Director

Passed _____.

EXHIBIT A



DESCRIPTION:
SIDEWALK CAFE FOR 1217 MAIN STREET

1217 MAIN STREET SIDEWALK CAFE SITE PLAN
SCALE : 1/8" = 1'-0"

DATE 05.22.18

A0.0
SKETCH NUMBER
1217 Main St, Dallas, Texas 75202

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

That this license is granted subject to the following additional conditions, terms and reservations:

- (a) That at such time as this license is terminated or canceled for any reason whatsoever, **GRANTEE**, upon orders issued by the City acting through the Director of Sustainable Development and Construction, or designee, shall remove all installations, improvements and appurtenances owned by it situated in, under or attached to the licensed area, and shall restore the premises to its former condition in accordance with the requirements of the Director of Sustainable Development and Construction at the sole cost of **GRANTEE**. In the event, upon termination of this license, **GRANTEE** shall fail to remove its installations, improvements and appurtenances and to restore the licensed area in compliance with orders issued by City, or such work is not done to the satisfaction of the Director of Sustainable Development and Construction, then in either event the City shall have the right to do all work necessary to restore said area to its former condition or cause such work to be done, and to assess the cost of all such work against **GRANTEE**; in neither event shall the City of Dallas be liable to **GRANTEE** on account thereof.
- (b) It is further understood that if and when the City of Dallas, in the exercise of its discretion, shall determine that the grade of any street, sidewalk or parkway should be modified or changed, or that any other work should be done in connection with any public improvement which will affect the licensed area, and/or any of **GRANTEE's** installations and improvements thereon, any modifications or changes to **GRANTEE's** facilities in the licensed area or in construction or reconstruction of any public improvement attributable to **GRANTEE's** use of the licensed area and/or its installations and improvements thereon, shall be made at the sole expense of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.
- (c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Commercial General Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The insured provisions of this policy must name the City of Dallas as an additional insured protecting the City of Dallas against any and all claims for damages to persons or property as a result of or arising out of the use, operation and maintenance by **GRANTEE** of the licensed area and **GRANTEE's** installations, improvements, landscaping and equipment in connection therewith and located therein. The Commercial General Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limits of not less than \$500,000 per occurrence and \$500,000 annual aggregate. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). If this insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

twelve (12) months following termination of this license and removal of the installations, improvements and appurtenances and restoration of the licensed area pursuant to paragraph (a) above. Coverage, including any renewals, shall contain the same retroactive date as the original policy applicable to this license. The City of Dallas reserves the right to review the insurance requirements set forth herein during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.

1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.
 2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.
- (d) **GRANTEE** is prohibited from using the licensed area in any manner which violates Federal, State or local laws, regulations, rules and orders, regardless of when they become or became effective, including without limitation, those related to health, safety, noise, environmental protection, waste disposal and water and air quality, and shall provide satisfactory evidence of compliance upon the request of the City of Dallas. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the licensed area due to **GRANTEE's** use and occupancy thereof, **GRANTEE**, at its expense, shall be obligated to clean up the licensed area to the satisfaction of the City of Dallas and any governmental body having jurisdiction thereover. The City of Dallas may, at its option, clean the licensed area. If the City of Dallas elects to do so, **GRANTEE** shall promptly pay to the City of Dallas the reasonable cost of such cleanup upon receipt of bills therefore. **GRANTEE** agrees that the indemnity provisions contained in paragraph (g) herein shall be fully applicable to the requirements of this paragraph, in event of **GRANTEE's** breach of this paragraph, or as a result of any such discharge, leakage, spillage, emission or pollution arising out of the **GRANTEE's** use of the licensed area.
- (e) This license is subject to all State laws, the provisions of the Charter of the City of Dallas as it now exists, or may hereafter be adopted or amended, and the ordinances of the City of Dallas now in effect or those which may hereafter be passed or adopted. The City of Dallas shall have the right to increase or decrease the compensation to be charged for the use contemplated by this grant in

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.

- (f) The Governing Body of the City of Dallas reserves the right, at any time without notice, to terminate and cancel this license, by resolution, upon a finding by the Governing Body that this license is inconsistent with the public use of the property or whenever the purpose or use of the license is likely to become a nuisance and all rights granted hereunder shall thereupon be considered fully terminated and canceled and the City of Dallas shall not be held liable by reason thereof. The decision of the Governing Body of the City in this matter shall be final and binding upon all parties insofar as the City's determination as to whether the **GRANTEE's** use of this license constitutes a nuisance or is inconsistent with the public use of the property.
- (g) As a condition hereof, **GRANTEE** agrees and is bound to defend, indemnify and hold the City of Dallas, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for bodily injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the use, occupancy and maintenance of the licensed area or **GRANTEE's** installations and improvements within the licensed area, from any act or omission of any representative, agent, customer and/or employee of **GRANTEE**, or by **GRANTEE's** breach of any of the terms or provisions of this license, or by any negligent or strictly liable act or omission of **GRANTEE**, its officers, agents, employees or contractors in the use, occupancy and maintenance of **GRANTEE's** installations and improvements within the licensed area; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the City of Dallas, its officers, agents, employees or separate contractors, and in the event of joint and concurring negligence or fault of both the **GRANTEE** and the City of Dallas, responsibility and liability, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to the City of Dallas under Texas law and without waiving any defenses of the parties under Texas law. This obligation to indemnify and defend shall also include any claim for damage that any utility or communication company, whether publicly or privately owned, may sustain or receive by reason of **GRANTEE's** use of the licensed area or **GRANTEE's** improvements and equipment located thereon. In addition to the foregoing, **GRANTEE** covenants and agrees never to make a claim of any kind or character whatsoever against the City of Dallas for damage of any kind that it may suffer by reason of the installation, construction, reconstruction, operation or maintenance of any public improvement, utility or communication facility on the licensed area, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water or wastewater mains or storm sewer facilities, regardless of whether such damage is due to

**EXHIBIT B
COMMERCIAL ENTITY
ADDITIONAL LICENSE PROVISIONS**

flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.

- (h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective system and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.



Agenda Information Sheet

File #: 18-918

Item #: 29.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: October 24, 2018
COUNCIL DISTRICT(S): 13
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a portion of a floodway easement to William Keith Martin and Alyssa Griggs Martin, the abutting owners, containing approximately 1,813 square feet of land, located near the intersection of Inwood Road and Lakehill Court - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of a floodway easement to William Keith Martin and Alyssa Griggs Martin, the abutting owners. The area will be included with the property of the abutting owners for the construction of a residential swimming pool. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Revenue - \$5,400.00, plus the \$20.00 ordinance publication fee

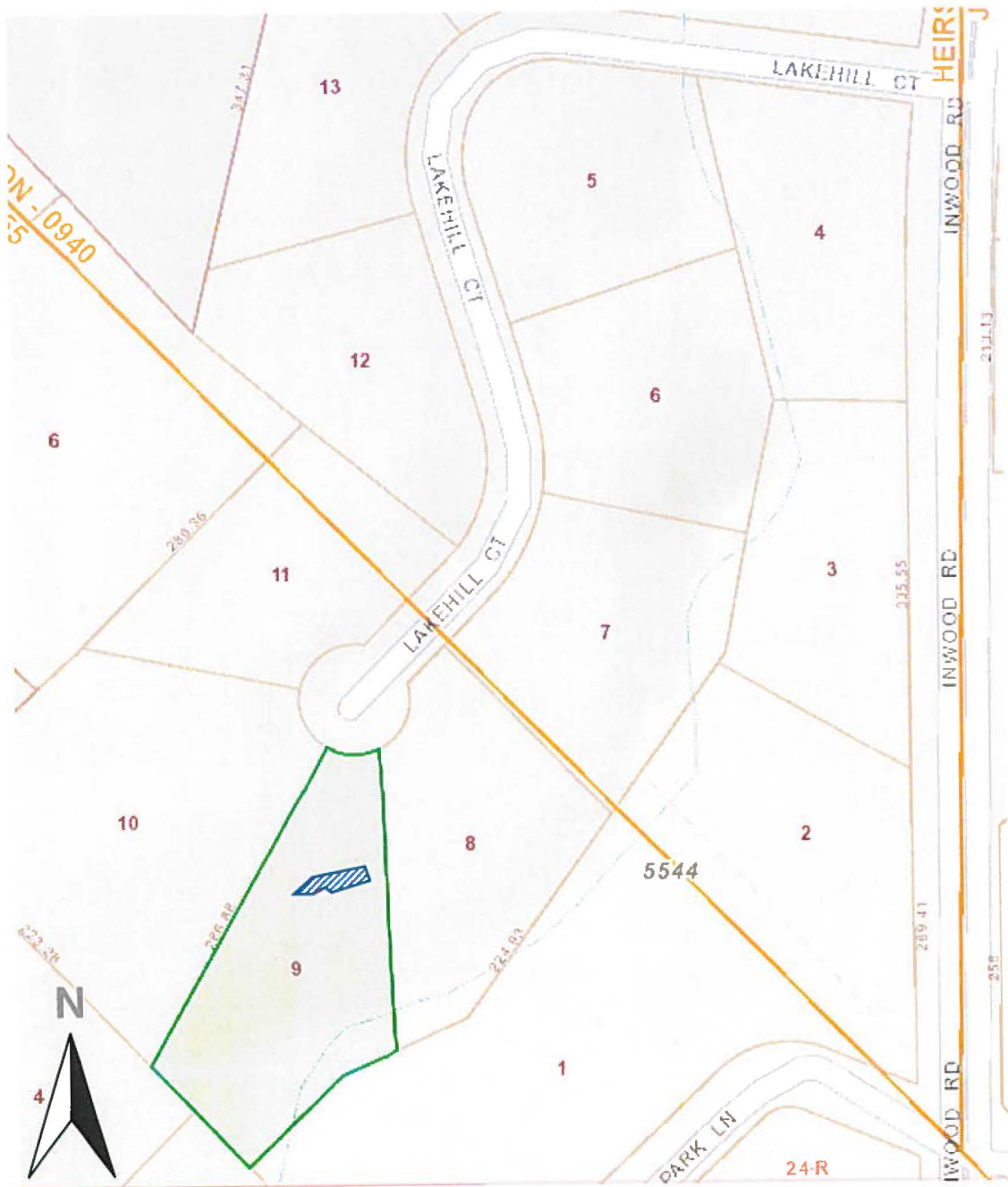
OWNERS

William Keith Martin

Alyssa Griggs Martin

MAP

Attached



Abandonment area:



ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a portion of a floodway easement, located in City Block 1/5544 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to William Keith Martin and Alyssa Griggs Martin; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein, providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

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WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of William Keith Martin and Alyssa Griggs Martin, a married couple; hereinafter referred to collectively as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said portion of easement is no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tract of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00)** paid by **GRANTEE**, and the further consideration described in Section 8, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tract or parcel of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, their heirs and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, their heirs and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, their heirs and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, their heirs and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, their heirs and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 10. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00007088.

SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and
Construction

BY: _____

Assistant City Attorney

BY: _____

Assistant Director

Passed _____.

FLOODWAY EASEMENT ABANDONMENT

PART OF LOT 9, BLOCK 1/5544, INWOOD PARK ESTATES
JAMES L. FARQUHAR SURVEY, ABSTRACT NO. 455
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Exhibit A

Being a 1,813 square foot or 0.0416 acres, tract of land situated in the James L. Farquhar Survey, Abstract No. 455, City of Dallas, Dallas County, Texas, and being part of Lot 9, Block 1/5544 of Inwood Park Estates, an Addition to the City of Dallas, according to the Map thereof recorded in Volume 801, Page 1758, Deed Records, Dallas County, Texas, and being part of a Floodway Easement created by said Inwood Park Estates, and being the same tract of land conveyed to William Keith Martin and Alyssa Griggs Martin, by Warranty Deed With Vendor's Lien recorded in Instrument Number 201500114097, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8 inch iron rod with cap stamped "5587" for the common Northerly corner of Lot 9 and Lot 10, Block 1/5544, and lying on 50 foot radius of Lakehill Court Cul-de-sac (called 50 foot right-of-way), created by said Inwood Park Estates;

Thence South 29 degrees 03 minutes 44 seconds West (BASIS OF BEARINGS), departing said right-of-way line of Lakehill Court, along the Westerly line of said Lot 9, Block 1/5544, common with the Easterly line of said Lot 10, Block 1/5544, a distance of 324.01 feet to a found 1/2 inch iron rod for the South common corner of said Lot 9 and Lot 10, Block 1/5544, lying on the Northeasterly line of Lot 4, Block 1/5545 of Revised Ridgewood Addition, an addition to the City of Dallas, according to the Plat thereof recorded in Volume 90190, Page 1692, Deed Records, Dallas County, Texas;

Thence South 44 degrees 09 minutes 35 seconds East, along the Southwesterly line of said Lot 9, Block 1/5544, common with the Northeasterly line of said Lot 4, Block 5545 of Revised Ridgewood Addition, a distance of 32.75 feet to a set 5/8 inch iron rod with a blue cap stamped "floodway easement" for corner;

Thence departing the Northeasterly line of said Lot 4, Block 1/5545 of Ridgewood Addition, and traversing through said Lot 9, Block A/5544, the following bearings and distances:

North 38 degrees 11 minutes 00 seconds East, a distance of 71.57 feet to a set 5/8 inch iron rod with a blue cap stamped "floodway easement" for corner;

North 47 degrees 00 minutes 00 seconds East, a distance of 39.41 feet to a set 5/8 inch iron rod with a blue cap stamped "floodway easement" for corner and the POINT OF BEGINNING;

North 47 degrees 00 minutes 00 seconds East, a distance of 40.59 feet to a point for corner;

North 84 degrees 10 minutes 00 seconds East, a distance of 60.69 feet to a point for corner;

South 44 degrees 53 minutes 59 seconds East, a distance of 10.81 feet to a set 5/8 inch iron rod with a blue cap stamped "floodway easement" for corner;

South 58 degrees 20 minutes 21 seconds West, a distance of 26.20 feet to a set 5/8 inch iron rod with a blue cap stamped "floodway easement" for corner;

South 72 degrees 27 minutes 31 seconds West, a distance of 33.91 feet to a set 5/8 inch iron rod with a blue cap stamped "floodway easement" for corner;

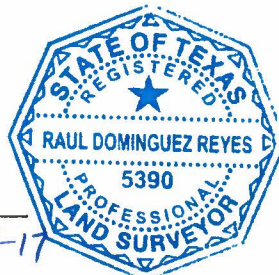
South 80 degrees 50 minutes 16 seconds West, a distance of 5.84 feet to a set 5/8 inch iron rod with a blue cap stamped "floodway easement" for corner;

North 62 degrees 26 minutes 50 seconds West, a distance of 4.82 feet to a set 5/8 inch iron rod with a blue cap stamped "floodway easement" for corner;

South 67 degrees 07 minutes 35 seconds West, a distance of 12.91 feet to a set 5/8 inch iron rod with a blue cap "stamped floodway easement" for corner;

North 85 degrees 58 minutes 28 seconds West, a distance of 21.19 feet to the POINT OF BEGINNING and containing 1,813 square feet or 0.042 acre of land.

Raul D. Reyes
Raul D. Reyes, R.P.L.S.# 5390



Reviewed by: A. Rodriguez
Date: 12/12/17
SPRG: 4366



TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

BEARINGS ARE BASED ON THE
NORTHWESTERLY LINE OF LOT 9,
BLOCK 1/5544 OF INWOOD PARK
ESTATES RECORDED IN VOLUME 801,
PAGE 1758, DEED RECORDS, DALLAS
COUNTY, TEXAS (S 29°03'44" W)

JOB# 1702726-1
DATE: 09/21/2017
Page 1 of 2
Drawn by: JAM

FLOODWAY EASEMENT ABANDONMENT

PART OF LOT 9, BLOCK 1/5544, INWOOD PARK ESTATES

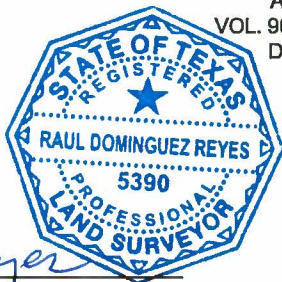
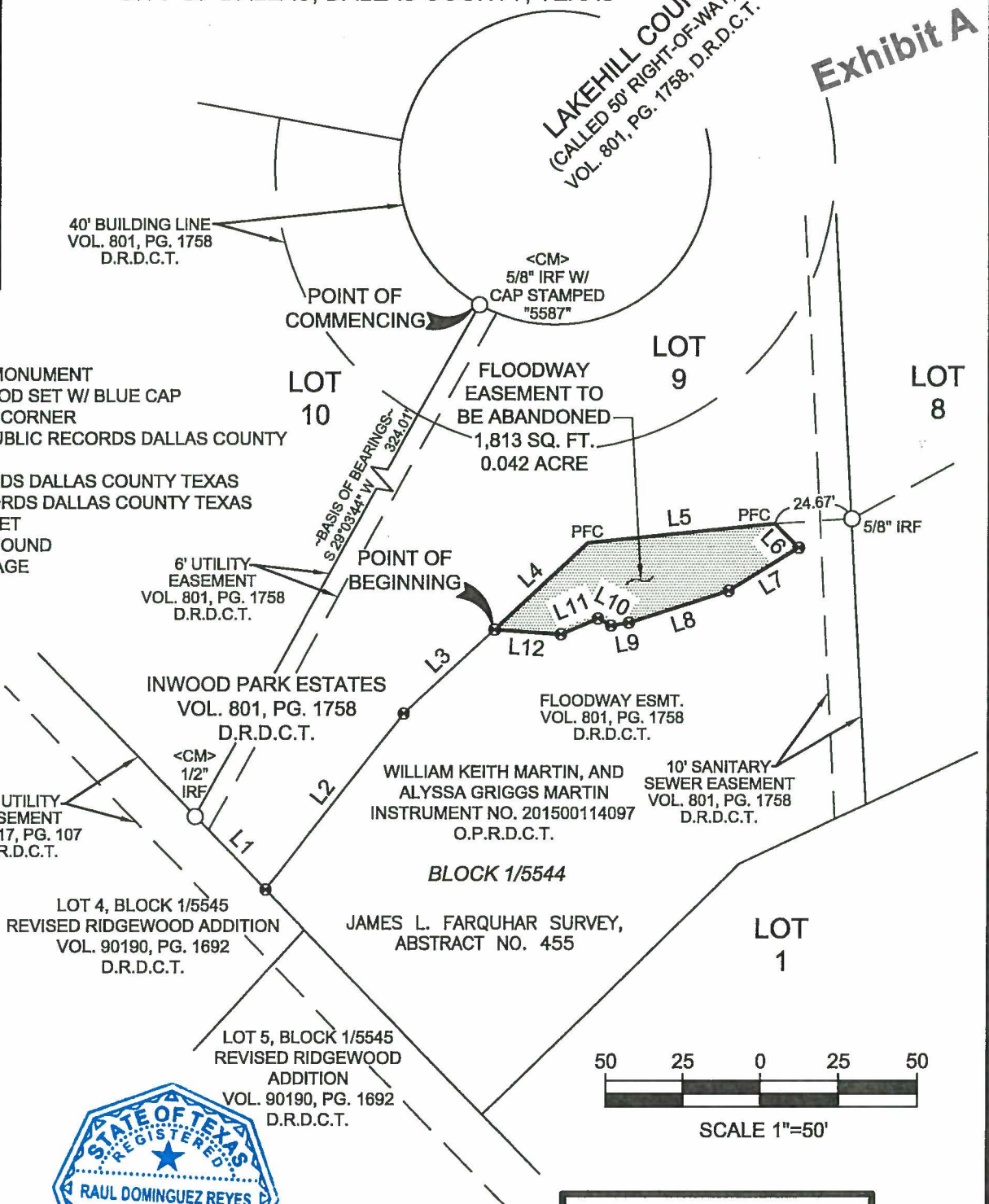
JAMES L. FARQUHAR SURVEY, ABSTRACT NO. 455

CITY OF DALLAS, DALLAS COUNTY, TEXAS

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	32.75'	S44°09'35"E
L2	71.57'	N38°11'00"E
L3	39.41'	N47°00'00"E
L4	40.59'	N47°00'00"E
L5	80.69'	N84°10'00"E
L6	10.81'	S44°53'59"E
L7	26.20'	S58°20'21"W
L8	33.91'	S72°27'31"W
L9	5.84'	S80°50'16"W
L10	4.82'	N62°26'50"W
L11	12.91'	S67°07'35"W
L12	21.19'	N85°58'28"W

LEGEND

<CM> CONTROL MONUMENT
 5/8" IRON ROD SET W/ BLUE CAP
 PFC POINT FOR CORNER
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
 M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS
 D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
 SQ. FT. SQUARE FEET
 IRF IRON ROD FOUND
 VOL. PG. VOLUME, PAGE



Raul D. Reyes
 Raul D. Reyes, R.P.L.S.# 5390
 12-05-17

Reviewed by: A. Rodriguez
 Date: 12/12/17
 SPRG: 4366



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 COUNTY, TEXAS (S 29°03'44" W)

JOB# 1702726-1
 DATE: 09/21/2017
 Scale= 1" = 50'
 Page 2 of 2
 Drawn by: JAM



Agenda Information Sheet

File #: 18-698

Item #: 30.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: October 24, 2018
COUNCIL DISTRICT(S): 8
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a portion of Blanco Drive to C5LC at Bonnie View, LLC, the abutting owner, containing approximately 54,106 square feet of land, located near the intersection of Bonnie View and Wintergreen Roads; and authorizing the quitclaim; and providing for the dedication of approximately 401,828 square feet of land needed for street right-of-way - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of Blanco Drive to C5LC at Bonnie View, LLC, the abutting owner. The area will be included with the property of the abutting owner for a warehouse development. The owner will dedicate approximately 401,828 square feet of land needed for street right-of-way. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code.

Notices were sent to five property owners located within 300 feet of the proposed abandonment area. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

OWNER

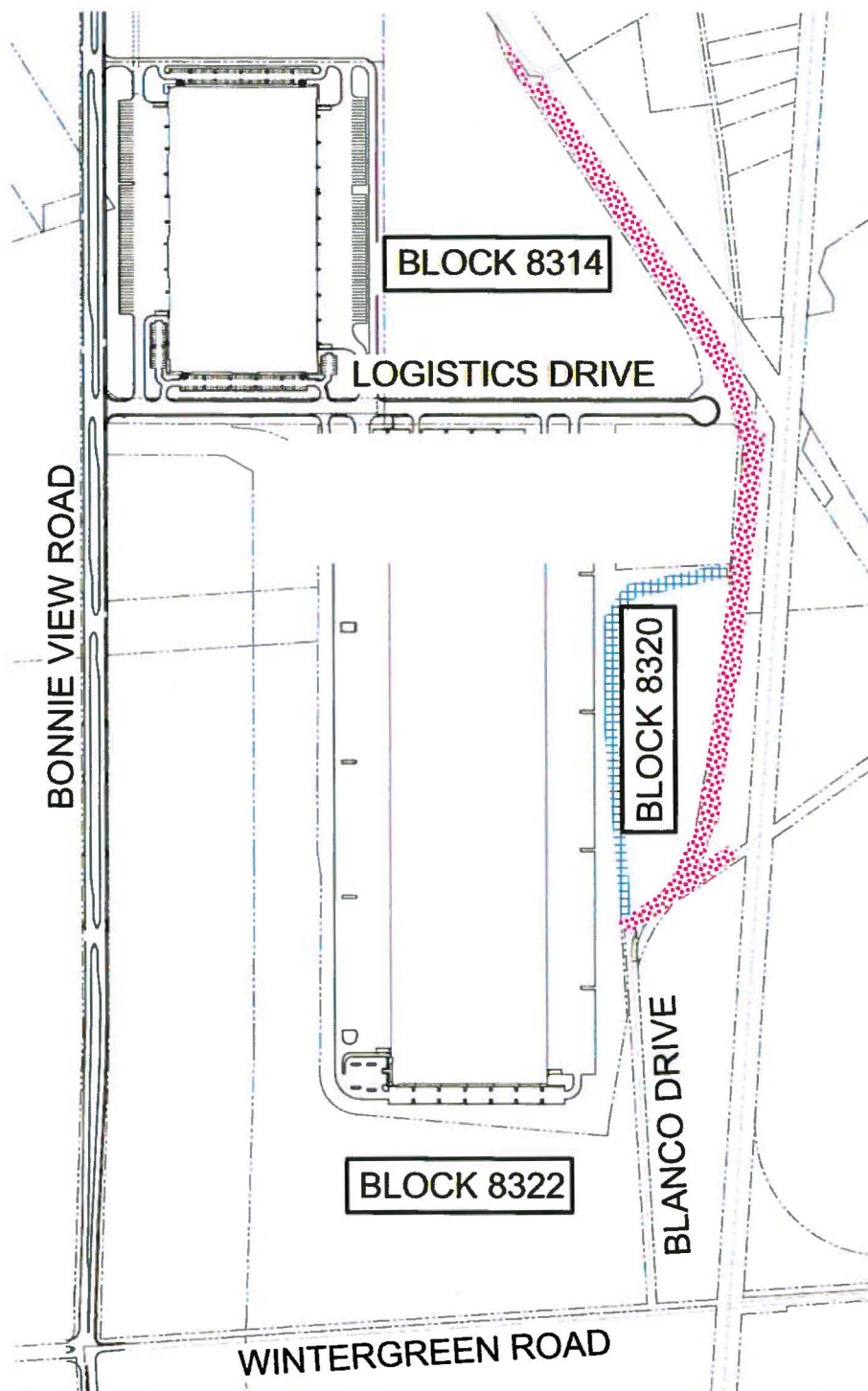
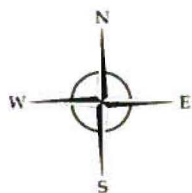
C5LC at Bonnie View, LLC

Bonnie View Manager, LLC

Linda D. Booker, Manager

MAP

Attached



BLANCO DRIVE STREET ABANDONMENT

RIGHT-OF-WAY DEDICATION

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of Blanco Drive located adjacent to City Blocks 8314, 8320 and 8322 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to C5LC at Bonnie View, LLC; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of C5LC at Bonnie View, LLC, a Delaware limited liability company, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said portion of street is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms, conditions and reverter hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the reverter and the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10 and 11, the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. Provided however, that if **GRANTEE**, its successors and assigns, fails to file a final replat of the adjoining properties as required in Section 10 of this ordinance by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

“(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator’s action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005”;

or (ii) the date that is the sixth anniversary of the passage of this ordinance; THEN this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a waiver of the operation or enforcement of this ordinance. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE**.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A.

GRANTEE, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall not remove the existing Blanco Drive roadway before the new alignment of Blanco Drive has been completed approximately 350 to 550 feet east of the abandonment area as shown dedicated by Plat S178-089.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall record a final replat of adjoining properties within one year of the effective date of this ordinance showing the fee simple dedication of not less than 401,828 square feet of needed right-of-way in city blocks 8313, 8314, 8320 and 8322. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area and the dedicated property are located, after its approval by the City Plan Commission of the City of Dallas. This abandonment shall not be effective unless and until this dedication is completed and failure to record a final replat in accordance with the term of this section shall render this ordinance null and void and of no further effect. Further, the final replat shall be recorded

in the official real property records of the county in which the abandoned area is located before a certified copy of this ordinance shall be delivered to **GRANTEE**.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this ordinance, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 12. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, and the filing of the final replat set forth in Section 10 the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, subject to a reverter interest, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 13. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00005847.

SECTION 14. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

DAVID COSSUM, Director
Department of Sustainable Development and
Construction

BY: B. N. S. T.
Assistant City Attorney

BY: Laura Williams
Assistant Director

Passed _____.

Exhibit A

LEGAL DESCRIPTION

1.2421 ACRES

BEING a 54,106 SQ. FT. (1.2421 acre) tract of land situated in the Henry H. Hickman Survey, Abstract No. 565 and William H. Newton Survey, Abstract No. 1074, City of Dallas, Dallas County, Texas and being adjacent to City of Dallas Block 8322 and being part of City of Dallas Blocks 8314 & 8320 and being part of Blanco Drive (County Road No. 412 - by use and occupation, no record found), name change referenced in Order No. 27553, March 11th, 1957, Commissioner's Court of Dallas County, Texas, and being part of those tracts of land described as Tract I (69.531 acres) & Tract VI (11.206 acres) in Special Warranty Deed to C5LC AT BONNIE VIEW, LLC recorded in Instrument No. 201800018303 of the Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a PK nail found at the intersection of the east line of said Blanco Drive with the north line of Witt Road (County Road No. 202 - by use and occupation, no record found) for the south corner of said Tract VI;

THENCE South 89°30'06" West, a distance of 31.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in the west line of said Blanco Road and being in the east line of said Tract I;

THENCE with said west line of Blanco Road and said east line of Tract I, North 0°29'54" West, a distance of 1136.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for an east corner of said Tract I and in the west line of said Tract VI;

THENCE departing said west line of Blanco Road and said east line of Tract I, with said west line of Tract VI, North 89°07'50" East, a distance of 15.52 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 66°37'02", a radius of 141.17 feet, a chord bearing and distance of North 38°59'26" East, 155.05 feet;

THENCE departing said west line of Tract VI, in a northeasterly direction, with said curve to the right, passing the north line of said Tract VI at a distance of 44.45 feet, passing said north line of Tract VI at a distance of 84.53 feet, passing said north line of Tract VI at a distance of 148.98 feet and continuing in all a total arc distance of 164.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

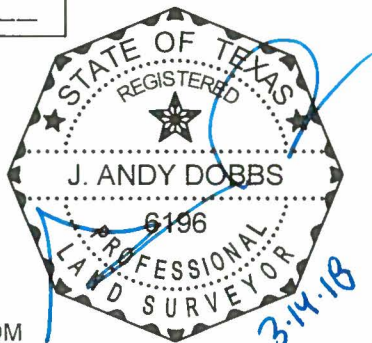
THENCE over and across said Tract I, the following courses and distances:

North 77°07'03" East, a distance of 97.88 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 80°17'12" East, a distance of 116.97 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 80°22'22" East, a distance of 120.51 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
North 80°47'17" East, a distance of 111.14 feet to a 5/8" iron rod with plastic cap stamped "KHA" found in the west line of a called 1.318 acre tract of land described as Parcel 47, Tract I-D in Special Warranty Deed to BNSF Railway Company, recorded in Instrument No. 20080144570 of said Official Public Records and being the north corner of said Tract VI and being the easternmost corner of said Tract I;

(For SPRG use only)

Reviewed By: G.S.
Date: 3-19-18
SPRG NO: 4474

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



CONTINUED ON SHEET 2

RIGHT-OF-WAY ABANDONMENT

BLANCO DRIVE

ADJACENT TO CITY OF DALLAS BLOCK 8322
PART OF CITY OF DALLAS BLOCKS 8314 & 8320
BEING IN 69.531 ACRES & 11.206 ACRES
WILLIAM H. NEWTON SURVEY, ABSTRACT NO. 1074
HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC	JAD	FEB. 2018	064513400	1 OF 4

EXHIBIT A

THENCE with said west line of Parcel 47, Tract I-D and the east line of said Tract VI, South 6°37'04" West, a distance of 33.26 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing said west line of Parcel 47, Tract I-D and said east line of said Tract VI, over and across said Tract VI, the following courses and distances:

South 80°47'21" West, a distance of 101.66 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 80°22'22" West, a distance of 120.67 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 80°17'12" West, a distance of 116.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 77°07'03" West, a distance of 94.83 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 53°51'08", a radius of 132.91 feet, a chord bearing and distance of South 42°02'19" West, 120.37 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 124.92 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;

South 28°02'09" West, a distance of 21.94 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in said east line of Blanco Drive and said west line of Tract VI;

THENCE with said east line of Blanco Drive and said west line of Tract VI, South 0°29'37" East, a distance of 1117.71 feet to the **POINT OF BEGINNING** and containing 1.2421 acres or 54,106 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

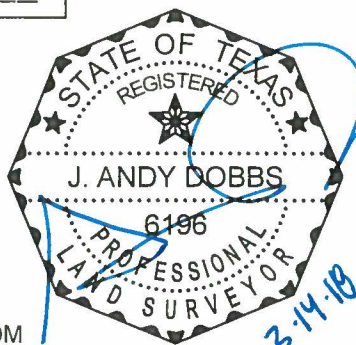
(For SPRG use only)

Reviewed By: G.S.

Date: 3-19-18

SPRG NO: 4474

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RIGHT-OF-WAY ABANDONMENT

BLANCO DRIVE

ADJACENT TO CITY OF DALLAS BLOCK 8322
PART OF CITY OF DALLAS BLOCKS 8314 & 8320

BEING IN 69.531 ACRES & 11.206 ACRES

WILLIAM H. NEWTON SURVEY, ABSTRACT NO. 1074
HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Kimley»Horn

13455 Noel Road, Two Galleria Office
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FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3620

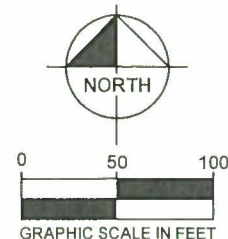
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MTC	JAD	FEB. 2018	064513400	2 OF 4

Exhibit A

MATCHLINE (SEE SHEET 4)

BLANCO DRIVE
CR NO. 412
BY USE AND OCCUPATION
NO RECORD FOUND

1.2421 ACRES
54,106 SQ. FT.



CITY BLOCK NO. 8322

TRACT I
CALLED 69.531 ACRES
C5LC AT BONNIE VIEW, LLC
(INST. NO. 201800018303)
O.P.R.D.C.T.

CITY BLOCK NO. 8320

TRACT VI
CALLED 11.206 ACRES
C5LC AT BONNIE VIEW, LLC
(INST. NO. 201800018303)
O.P.R.D.C.T.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°07'50"E	15.52'
L2	N80°47'17"E	111.14'
L3	S06°37'04"W	33.26'
L4	S80°22'22"W	120.67'
L5	S80°17'12"W	116.07'
L6	S77°07'03"W	94.83'
L7	S28°02'09"W	21.94'

HENRY H. HICKMAN SURVEY
ABSTRACT NO. 565

N0°29'54"W 1,136.71'

S0°29'37"E 1,117.71'

S89°30'06"W 31.14'

P.O.B.

WITT ROAD
CR NO. 202
BY USE AND OCCUPATION
NO RECORD FOUND

PKF
C.M.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	66°37'02"	141.17'	164.14'	N38°59'26"E	155.05'
C2	53°51'08"	132.91'	124.92'	S42°02'19"W	120.37'

(For SPRG use only)

Reviewed By: G.S.
Date: 3-19-18
SPRG NO: 4474

LEGEND

P.O.B. = POINT OF BEGINNING
MNF = MAG NAIL FOUND
PKF = PK NAIL FOUND
C.M. = CONTROLLING MONUMENT
CR NO. = COUNTY ROAD NUMBER
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
INST. NO. = INSTRUMENT NUMBER
VOL. , PG. = VOLUME , PAGE
SQ. FT. = SQUARE FEET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

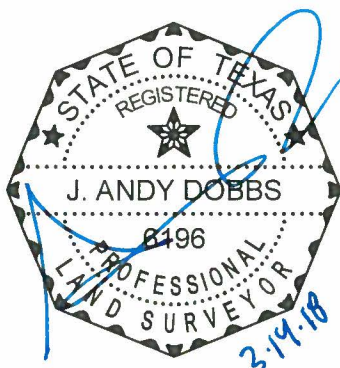
All corners are a 5/8" iron rod w/ "KHA" cap unless noted otherwise.

RIGHT-OF-WAY ABANDONMENT

BLANCO DRIVE

ADJACENT TO CITY OF DALLAS BLOCK 8322
PART OF CITY OF DALLAS BLOCKS 8314 & 8320
BEING IN 69.531 ACRES & 11.206 ACRES
WILLIAM H. NEWTON SURVEY, ABSTRACT NO. 1074
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CITY OF DALLAS, DALLAS COUNTY, TEXAS

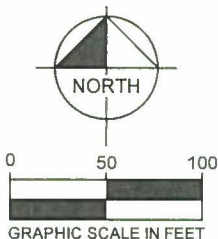
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Fax No. (972) 239-3820

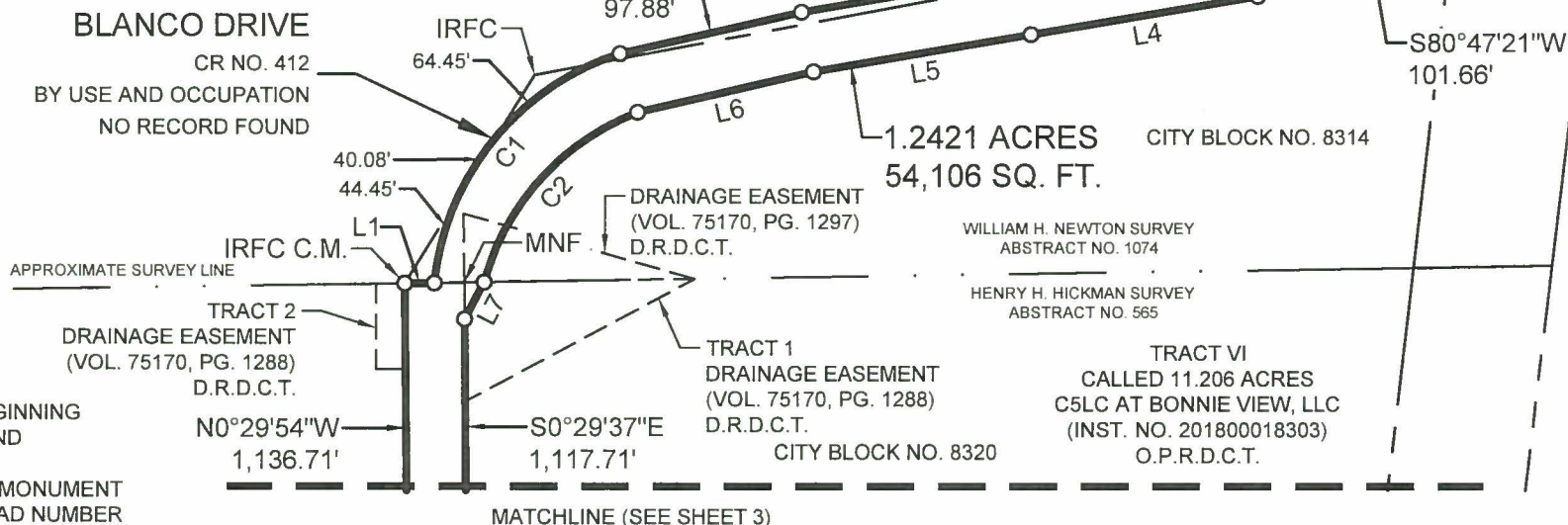
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MTC	JAD	FEB 2018	064513400	3 OF 4



CITY BLOCK NO. 8314
TRACT I
CALLED 69.531 ACRES
C5LC AT BONNIE VIEW, LLC
(INST. NO. 201800018303)
O.P.R.D.C.T.

PART OF PARCEL 47-A
CALLED 58.30 ACRES
DLH LOGISTICS LLC
(INST. NO. 201700256958)
O.P.R.D.C.T.

PARCEL 47
TRACT I-D
CALLED 1.318 ACRES
BNSF RAILWAY COMPANY
(INST. NO. 20080144570)
O.P.R.D.C.T.



LEGEND

P.O.B. = POINT OF BEGINNING
MNF = MAG NAIL FOUND
PKF = PK NAIL FOUND
C.M. = CONTROLLING MONUMENT
CR NO. = COUNTY ROAD NUMBER
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRFC = 5/8" IRON ROD W/ "KHA" CAP FOUND
INST. NO. = INSTRUMENT NUMBER
VOL. , PG. = VOLUME , PAGE
SQ. FT. = SQUARE FEET
D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTES

See sheet 3 for line and curve tables.

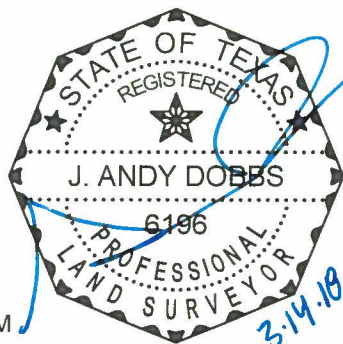
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983(2011).

All corners are a 5/8" iron rod w/ "KHA" cap unless noted otherwise.

RIGHT-OF-WAY ABANDONMENT

BLANCO DRIVE
ADJACENT TO CITY OF DALLAS BLOCK 8322
PART OF CITY OF DALLAS BLOCKS 8314 & 8320
BEING IN 69.531 ACRES & 11.206 ACRES
WILLIAM H. NEWTON SURVEY, ABSTRACT NO. 1074
HENRY H. HICKMAN SURVEY, ABSTRACT NO. 565
CITY OF DALLAS, DALLAS COUNTY, TEXAS

J. ANDY DOBBS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6196
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER
SUITE 700
DALLAS, TEXAS 75240
PH. (972) 770-1300
ANDY.DOBBS@KIMLEY-HORN.COM



(For SPRG use only)
Reviewed By: G.S.
Date: 3-19-18
SPRG NO: 4474

Kimley»Horn

13455 Noel Road, Two Galleria Office
Tower, Suite 700, Dallas, Texas 75240
FIRM # 10115500
Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MTG	JAD	FEB. 2018	064513400	4 OF 4

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.



Agenda Information Sheet

File #: 18-978

Item #: 31.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a Design Development Contract with Uptown Dallas, Inc. for a binding minimum financial contribution of \$1,000,000.00 for the preparation, review, and donation of privately funded engineering and design plans to the City for the McKinney Avenue/Cole Avenue Two-Way Conversion 2017 Bond Program Project - Financing: This action has no cost consideration to the City (see Fiscal Information)

BACKGROUND

The McKinney Avenue/Cole Avenue Two-Way Conversion is a Complete Street Project that will change the operation of McKinney Avenue and Cole Avenue to improve safety, encourage walkability, and calm traffic. McKinney Avenue currently operates as a one-way northbound three-lane roadway with parking, and Cole Avenue (Allen Street, Carlisle Street) currently operates as a one-way southbound three-lane roadway with parking.

In 2016, Uptown Dallas, Inc. requested and City Council authorized amendments to the Thoroughfare Plan to change the operation of McKinney Avenue and Cole Avenue from one-way roadways to two-way roadways. The roads were designated as one-way couplets in June 1978 to provide a north-south route that could move traffic quickly to and from downtown Dallas. While the one-way couplet design is efficient at moving automobiles quickly through the City, it prioritizes through traffic instead of safety and neighborhood livability.

The McKinney Avenue/Cole Avenue Two-Way Conversion Project will change the operation of McKinney Avenue to two travel lanes northbound and one travel lane southbound, and Cole Avenue will change to two travel lanes southbound and one travel lane northbound. The M-Line Trolley will be moved to the west side of Cole Avenue between Blackburn Street and Lemmon Avenue to facilitate the two-way operational change.

The project is being funded through: (1) a donation of privately funded engineering and design from Uptown Dallas, Inc. (UDI) to the City (a minimum private commitment amount of \$1,000,000.00); (2) \$8,000,000.00 from the 2017 Bond for future construction; and (3) \$11,800,000.00 in Congestion Mitigation and Air Quality (CMAQ) and Surface Transportation Block Grant (STBG) Funds authorized by the Regional Transportation Council on October 12, 2017. The CMAQ and STBG funding will require future grant acceptance by the City and is subject to a minimum binding financial commitment of \$1,000,000.00 by UDI.

This action will authorize:

A Design Development Contract with Uptown Dallas, Inc. for the preparation, review, and donation of privately funded engineering and design plans to the City for the McKinney Avenue/Cole Avenue Two-Way Conversion.

The Design Development Contract will fulfill the Regional Transportation Council (RTC) requirement of a minimum binding financial commitment from UDI for the project. The project can then be submitted to the Transportation Improvement Program, which is the first step for review and funding approval by the Texas Department of Transportation and the Federal Highway Administration.

On November 13, 2017, the Mobility Solutions, Infrastructure & Sustainability Committee was briefed on the need for a Memorandum of Understanding (MOU) establishing the City and RTC funding commitments for the McKinney Avenue/Cole Avenue Two-Way Conversion. Staff was directed to initiate development of the required MOU.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	January 2019
Complete Design	August 2020
Begin Construction	January 2021
Complete Construction	January 2023

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 14, 2016, City Council authorized Thoroughfare Plan Amendments to change the operation of McKinney Avenue and Cole Avenue from one-way roadways to two-way roadways by Resolution No. 16-1975.

On November 13, 2017, the Mobility Solutions, Infrastructure & Sustainability Committee was briefed.

On March 28, 2018, City Council authorized a Memorandum of Understanding with the Regional Transportation Council (RTC) to establish City and RTC funding commitments for the McKinney Avenue/Cole Avenue Two-Way Conversion, by Resolution No. 18-0440.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

This item has no cost consideration to the City. The Fiscal Information details the City's future cost to be paid from General Obligation Bond Funds and details both grant funding authorized by the RTC and private/other funds that will be used for the project.

<u>Project Limits and Description</u>	<u>2017 Dallas Bond</u>	<u>Grant Funding</u>	<u>Private/Other</u>	<u>Total Cost</u>
McKinney Avenue /Cole Avenue Two-Way Conversion	\$8,000,000.00	\$11,800,000.00 CMAQ and STBG Funds	\$1,000,000.00 Uptown Dallas, Inc.	\$20,800,000.00

Uptown Dallas, Inc. is providing a minimum financial contribution of \$1,000,000.00 for the preparation, review, and donation of privately funded engineering and design plans to the City for the McKinney Avenue/Cole Avenue Two-Way Conversion.

Grant acceptance for federal CMAQ and STBG funds will be in a future agenda item for project construction, which will include a cost consideration to the City.

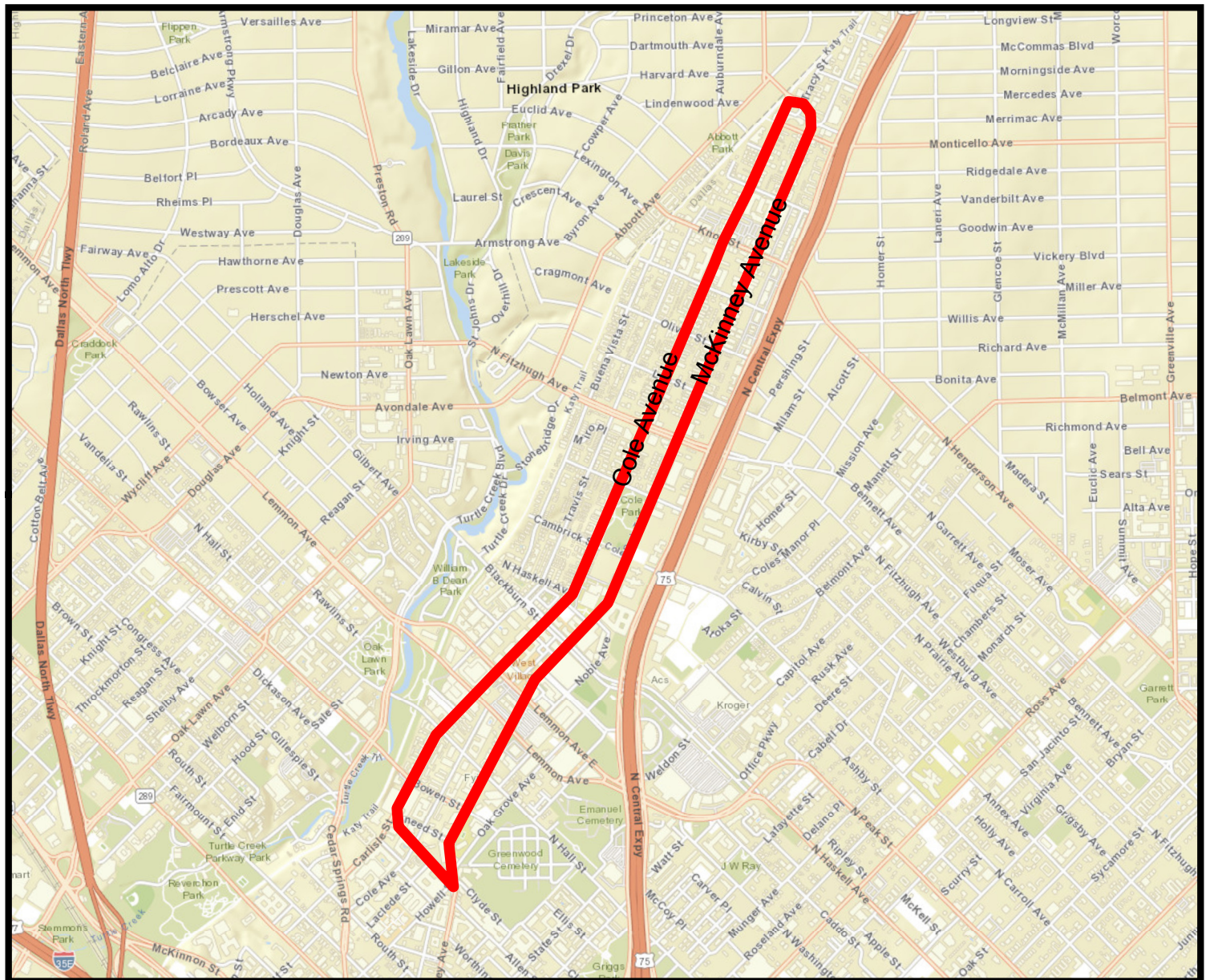
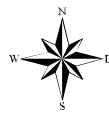
MAP

Attached

McKinney Avenue and Cole Avenue Two-Way Conversion

Council District: 14

MAPSCO: 35-R,U,V,X,Y; 45-B,C



October 24, 2018

WHEREAS, on January 27, 2016, City Council adopted the Complete Streets Manual, affirming that all road projects should be designed to comfortably accommodate all modes and all users, by Resolution No. 18-0440; and,

WHEREAS, the McKinney Avenue/Cole Avenue Two-Way Conversion aligns with the Complete Streets Vision of the City by improving safety and encouraging walkability in Uptown Dallas (the "Project"); and

WHEREAS, on December 14, 2016, City Council approved amendments to the Thoroughfare Plan to change the operation of McKinney Avenue and Cole Avenue from one-way to two-way, by Resolution No. 16-1975; and

WHEREAS, on October 12, 2017, the North Central Texas Council of Governments, through its Regional Transportation Council (the "RTC") approved the programming of Congestion Mitigation and Air Quality and Surface Transportation Block Grant funds for the construction of the Project in amount of \$11,800,000.00 (collectively, the "RTC Funds"); and

WHEREAS, on March 28, 2018, City Council authorized a Memorandum of Understanding (the "MOU") with the North Central Texas Council of Governments Regional Transportation Council regarding obligations and conditions relating to the distribution of the RTC Funds for the Project; by Resolution No. 18-0440; and

WHEREAS, Uptown Dallas, Inc. ("UDI") has agreed to provide the private funding amount required for the Project pursuant to the terms of the MOU for the Project including all necessary engineering and design services associated with the Project at its sole cost and expense and donate any and all Project design documents and plans in order to facilitate the construction of the Project.

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 a Design Development Contract, approved as to form by the City Attorney, with Uptown Dallas, Inc. for the preparation, review, and donation of privately funded engineering and design plans for the McKinney Avenue and Cole Avenue Two-Way Conversion 2017 Bond Program Project.

SECTION 2. That this contract is designated as Contract No. TRN-2018-00008092.

SECTION 3. 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.



Agenda Information Sheet

File #: 18-960

Item #: 40.

STRATEGIC PRIORITY: Government Performance and Financial Management

AGENDA DATE: October 24, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Office of Procurement Services

EXECUTIVE: Elizabeth Reich

SUBJECT

Authorize a five-year service price agreement, with three two-year renewal options, for passenger and employee ground transportation management services at Love Field for the Department of Aviation - Parking Concepts, Inc. in the amount of \$14,399,796.00 and Parking Systems of America, Inc. in the amount of \$3,344,616.00, most advantageous proposers of seven - Total not to exceed \$17,744,412.00 - Financing: Aviation Fund

BACKGROUND

This action does not encumber funds; the purpose of a service price agreement is to establish firm pricing for services, for a specific term, which are ordered on an as needed basis.

This service contract will provide ground transportation management services at Love Field for garages A, B, and C, Love Connection offsite employee parking, valet parking, and starter services. On airport and off airport parking locations provide a variety of parking services to the traveling public, Love Field tenants and employees. Starter services provide for the management and orderly flow of various types of transportation for hire vehicles, shuttles, and courtesy vehicles accessing the airport roadways and terminals. Ground transportation management is a necessary component enabling access to Love Field.

Love Field currently has over 8,500 parking spaces and accounts for over \$33,000,000 in annual gross revenue over the past three years. An additional 5,000 parking spaces will be added with garage C opening in November 2018, providing additional parking service options and revenue opportunities at Love Field.

Parking Concepts, Inc. (PCI) will manage garages A, B, and C with 12,000 combined public parking spaces averaging 6,000 daily parking transactions. The vendor will provide customer service, general maintenance, cleaning of the garages, and revenue collection. The vendor will also operate revenue collection software, license plate recognition, license plate inventory, and parking guidance systems. Additionally, PCI will provide valet parking services with 1,000 valet parking spaces with an

average of 400 daily transactions, providing customer service, general maintenance, cleaning of the valet spaces, and revenue collection as directed by the City 24/7.

Parking Systems of America, Inc. will manage Love Connection with 1,500 offsite employee, tenant, and vendor parking spaces, providing customer service, general maintenance, and revenue collection as directed by the City 24/7. Additionally, Parking Systems of America, Inc. will conduct starter services as part of their contract, providing eighty daily hours of customer service labor supporting the orderly flow and loading of ground transportation vehicles servicing the public.

A six member committee from the following departments reviewed and evaluated the qualifications:

- Department of Aviation (1)
- Police Department (1)
- Department of Convention and Event Services (1)
- Department of Equipment and Building Services (1)
- Office of Business Diversity (1)*
- Office of Procurement Services (1)*

*The Office of Procurement Services only evaluated cost and the Office of Business Diversity only evaluated the Airport Concession Disadvantaged Business Enterprise Program Plan.

The committee selected the successful respondents on the basis of demonstrated competence and qualifications under the following criteria:

- Cost 50 points
- Capability and expertise 25 points
- Approach and methodology 10 points
- Airport Concession Disadvantaged Business Enterprise Program Plan 15 points

As part of the solicitation process and in an effort to increase competition, the Office of Procurement Services used its procurement system to send out 1,374 email bid notifications to vendors registered under respective commodities. To further increase competition, the Office of Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, the Office of Business Diversity sent notifications to 25 chambers of commerce and advocacy groups to ensure maximum vendor outreach.

On November 10, 2015, City Council authorized the wage floor rate of \$10.94, by Resolution No. 15-2141; the selected vendors meet this requirement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on October 22, 2018.

FISCAL INFORMATION

Aviation Fund - \$17,744,412.00

FY 2018-19 \$3,346,656.00

FY 2019-20 \$3,446,856.00

FY 2020-21 \$3,546,624.00

FY 2021-22 \$3,649,308.00

FY 2022-23 \$3,754,968.00

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 \$
\$17,744,412.00	Other Services	23.80%	33.46%	\$5,936,615.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

Method of Evaluation for Award Type:

Request for Competitive Sealed Proposal	<ul style="list-style-type: none"> • Utilized for high technology procurements, insurance procurements, and other goods and services • Recommended offeror whose proposal is most advantageous to the City, considering the relative importance of price, and other evaluation factors stated in the specifications • Always involves a team evaluation • Allows for negotiation on contract terms, including price
-----------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The Office of Procurement Services received the following proposals from solicitation number BKZ1810. We opened them on July 13, 2018. We recommend the City Council award this service price agreement to the most advantageous proposers by group. Information regarding this solicitation is available upon request.

*Denotes successful proposers

Proposers**Address****Amount**

*Parking Concepts, Inc.	12 Mauchly Building 1 Irvine, CA 92618	Multiple Groups
-------------------------	-------------------------------------------	-----------------

*Parking Systems of America, Inc.	4011 Commerce St. Dallas, TX 75226	Multiple Groups
Ace/CMA Parking Venture	645 Ash St. San Diego, CA 92101	Multiple Groups
FreedomPark, LP	7501 Esters Blvd. Suite 130 Irving, TX 75063	Multiple Groups
LAZ Parking Texas, LLC	325 N. Saint Paul St. Suite 1390 Dallas, TX 75201	Multiple Groups
Curtis & Cartwright Transport Service, LLC	1140 W. Bardin Rd. Suite 130 Arlington, TX 76017	Multiple Groups
Robbins Parking Texas LP dba Platinum Parking	719 Olive St. Dallas, TX 75201	Multiple Groups

OWNERS**Parking Concepts, Inc.**

Gill Barnett, President
David Mueller, Vice President

Parking Systems of America, Inc.

Fred Baker, President
Erik Ward, Vice President

October 24, 2018

WHEREAS, on May 12, 2004, City Council authorized a five-year parking services concession contract with Parking Company of America-Dallas, Inc. to provide vehicle parking services at Dallas Love Field by Resolution No. 04-1582; and

WHEREAS, on October 1, 2004, the contract was assigned from Parking Company of America-Dallas, Inc. to APA Parking Associates, L.P.; and

WHEREAS, on June 10, 2009, City Council authorized an amendment to the parking services contract with APA Parking Associates, L.P., to provide parking services at Dallas Love Field extending the term of the contract from September 1, 2009 through August 31, 2014 by Resolution No. 09-1492; and

WHEREAS, on May 23, 2012, City Council authorized an amendment to the parking services contract with APA Parking Services, L.P., to provide parking services at Dallas Love Field, amending the contract to include valet services and extending the term of the contract from September 1, 2014 through August 31, 2017 by Resolution No. 12-1368; and

WHEREAS, on May 14, 2014, City Council authorized a three-year service contract with Parking Systems of America, L.P. to provide ground transportation starter services at Dallas Love Field by Resolution No. 14-0735; and

WHEREAS, on February 28, 2018, City Council authorized the rejection of the proposals received for passenger ground transportation management services at Love Field and the re-advertisement for a new solicitation by Resolution No. 18-0403.

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 a service price agreement with Parking Concepts, Inc. (VS0000046449) in the amount of \$14,399,796.00 and Parking Systems of America, Inc. (VS0000023416) in the amount of \$3,344,616.00, approved as to form by the City Attorney, for passenger and employee ground transportation management services at Love Field for the Department of Aviation for a term of five years, with three two-year renewal options, in a total amount not to exceed \$17,744,412.00. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Parking Concepts, Inc. and Parking Systems of America, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Parking Concepts, Inc. and Parking Systems of America, Inc. under the contract.

October 24, 2018

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$17,744,412.00 to Parking Concepts, Inc. and Parking Systems of America, Inc. from Service Contract No. AVI-2018-00007728.

SECTION 3. 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.







Proposed Park Hillcrest Road and Arapaho Road



Bachman Lake Park 3500 West Northwest Highway

SCHEDULE B
Federal- Internet Crimes Against Children Continuation Grant
Fund F509, Unit 2063

	Agency	2016 Allocation	2017-18 Supplement Allocation	2018-19 Supplement Allocation	Fund	Dept.	Unit	Obj	Master Agreement Number	Commodity	Vendor No.
1	Dallas County District Attorney's Office	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	014003
2	Potter County District Attorney's Office	\$ 3,000.00			F509	DPD	2063	3099	MASC ICAC2017	95217	VC0000001926
3	Tarrant County District Attorney's Office	\$ 7,500.00	\$ 5,000.00	\$ 8,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	331260
4	Collin County Sheriff's Office	\$ 18,000.00	\$ 15,000.00	\$ 8,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	VS0000014264
5	Taylor County Sheriff's Office	\$ 3,000.00			F509	DPD	2063	3099	MASC ICAC2017	95217	VS0000014301
6	Wichita County Sheriff's Office	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	VC0000008139
7	Abilene Police Department	\$ 5,500.00	\$ 5,000.00	\$ 10,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	VC16266
8	Amarillo Police Department	\$ 9,000.00	\$ 7,000.00	\$ 10,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	520020
9	Arlington Police Department	\$ 13,000.00	\$ 13,000.00	\$ 13,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	520488
10	Fort Worth Police Department	\$ 10,000.00	\$ 12,000.00	\$ 14,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	VC16273
11	Garland Police Department	\$ 13,000.00	\$ 12,000.00	\$ 10,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	268175
12	Longview Police Department	\$ 15,000.00	\$ 13,000.00	\$ 13,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	516362
13	Lubbock Police Department	\$ 23,000.00	\$ 20,000.00	\$ 20,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	VC0000009161
14	Dallas Children's Advocacy Center	\$ 37,000.00	\$ 37,000.00	\$ 40,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	263854
15	Carrollton Police Department	\$ -	\$ 3,000.00		F509	DPD	2063	3099	MASC ICAC2017	95217	238775
16	Mesquite Police Department	\$ -	\$ 4,500.00		F509	DPD	2063	3099	MASC ICAC2017	95217	930026
17	Denton County Sheriffs Office	\$ -	\$ 4,500.00	\$ 8,000.00	F509	DPD	2063	3099	MASC ICAC2017	95217	CSCTS0195
18	Grand Prairie Police Department	\$ -	\$ 4,000.00		F509	DPD	2063	3099	MASC ICAC2017	95217	255147
	Grand Total	\$ 167,000.00	\$ 163,000.00	\$ 167,000.00							

*This schedule is not limited to the agencies listed

Memorandum

RECEIVED

2018 SEP 17 AM 11:01



City of Dallas

DATE September 10, 2018

TO The Honorable Michael S. Rawlings
CITY SECRETARY
DALLAS, TEXAS

FROM Kevin Felder

SUBJECT Request for Placement of Agenda Item – Council Member(s)

ITEM/ISSUE PROPOSED FOR COUNCIL CONSIDERATION:

Pursuant to Section 6.2 of the City Council Rules of Procedure, please post the following item on the first **VOTING** agenda scheduled at least 30 calendar days after receipt of this request:

A resolution requesting the Board of Adjustment to authorize compliance proceedings for Jim's Car Wash located at 2702 Martin Luther King, Jr. Boulevard, Dallas, Texas – Financing: No cost consideration to the City

BRIEF BACKGROUND:

Jim's Car Wash is located at 2702 Martin Luther King Jr. Boulevard, Dallas Texas. Jim's Car Wash operates under a certificate of occupancy for a car wash. The property at 2702 Martin Luther King, Jr. Boulevard is zoned as a CC Community Commercial Subdistrict within Planned Development District No. 595 (the South Dallas/Fair Park Special Purpose District). A car wash is not an allowed use in the CC Community Commercial Subdistrict. Jim's Car Wash is operating as a nonconforming use. Section 51A-4.704(a)(1) allows City Council to request that the Board of Adjustment establish a compliance date for a nonconforming use.


Submitted for consideration by:

Kevin Felder, District 7
Printed Name, District #

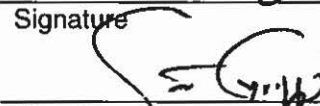

Signature

Supporting Council Member Signatures (4 Signatures Only):

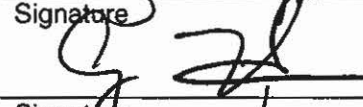
Mark Clayton Dist 9
Printed Name, District #


Signature

Scott Griggs, D1
Printed Name, District #


Signature

Casey Thomas D3
Printed Name, District #


Signature

Omar Narvaez D6
Printed Name, District #


Signature

Attachment: Draft Resolution or Ordinance

c: Honorable Council Members
T.C. Broadnax, City Manager
Christopher J. Caso, Interim City Attorney
Craig D. Kinton, City Auditor
Biliera Johnson, City Secretary
Scott Goldstein, Chief of Policy and Communications, Office of the Mayor

COUNCIL CHAMBER

 [DATE]

WHEREAS, Jim's Car Wash is located at 2702 Martin Luther King Jr. Boulevard, Dallas Texas; and

WHEREAS, Jim's Car Wash operates under a certificate of occupancy for a car wash; and

WHEREAS, the property at 2702 Martin Luther King Jr. Boulevard is zoned as a CC Community Commercial Subdistrict within Planned Development District No. 595 (the South Dallas/Fair Park Special Purpose District); and

WHEREAS, a car wash is not a permitted use in a CC Community Commercial Subdistrict; and

WHEREAS, Jim's Car Wash is a nonconforming use as defined in the Dallas Development Code; and

WHEREAS, the Dallas Development Code authorizes the City Council to request that the Board of Adjustment consider establishing a compliance date for a nonconforming use;
Now, Therefore,

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

SECTION 1. That the Board of Adjustment is requested to authorize compliance proceedings for Jim's Car Wash located at 2702 Martin Luther King Jr. Boulevard, Dallas Texas.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the Charter of the City of Dallas, and it is accordingly so resolved.

Each councilmember signing the five-person request to place an item on the agenda must review and confirm that they have read and agree with the draft resolution by dating, initialing, and placing their district number below.

<u>9/17/18</u>	<u>9/17/18</u>	<u>9/17/18</u>	<u>9/17/18</u>	<u>9/17/18</u>
DATE	DATE	DATE	DATE	DATE
<u>KF</u>	<u>MC</u>	<u>SS</u>	<u>CT</u>	<u>ON</u>
CM INITIAL	CM INITIAL	CM INITIAL	CM INITIAL	CM INITIAL
<u>7</u>	<u>9</u>	<u>1</u>	<u>3</u>	<u>6</u>
DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.	DIST. NO.

FILE NUMBER: Z178-293(CT)

DATE FILED: June 27, 2018

LOCATION: Northwest corner of West Red Bird Lane and Blue Bird Avenue

COUNCIL DISTRICT: 3

MAPSCO: 63 N

SIZE OF REQUEST: ±2.23 acres

CENSUS TRACT: 109.03

APPLICANT: Vaquero Bluebird Partners LP

OWNER: Don Valk

REPRESENTATIVE: Griffin Bryant and Kelly Agnor

REQUEST: An application for a CR Community Retail District on property zoned an IR Industrial Research District.

SUMMARY: The applicant's request for a CR Community Retail District will allow for the operation of a 9,000-square-foot general merchandise or food store on the subject site.

CPC RECOMMENDATION: Approval

STAFF RECOMMENDATION: Approval

BACKGROUND INFORMATION:

- The request site is currently comprised of three separately platted, undeveloped lots totaling 2.23 acres.
- The applicant's request for a CR Community Retail District will allow for the site to be developed with an approximately 9,000-square-foot building for a general merchandise and food store use.
- The general merchandise and food store use greater than 3,500 square feet is not allowed in the current IR Industrial Research District. The use would be limited to less than 3,500 square feet.

Zoning History: There have been no zoning changes requested in the area in the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
W. Red Bird Lane	Minor Arterial	100 ft.

Traffic:

The Engineering Division of the Sustainable Development and Construction Department has reviewed the request and determined that the proposed development will not have a negative impact on the surrounding street system.

Land Use:

	Zoning	Land Use
Site	IR	Undeveloped
North	IR	Undeveloped/ Office Showroom Warehouse
South	R-10(A)	Single Family
East	IR	Undeveloped
West	IR	Undeveloped

Comprehensive Plan:

The *forwardDallas! Comprehensive Plan* was adopted by the City Council in June 2006. The *forwardDallas! Comprehensive Plan* outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

Land Use Element

Goal 1.1 Align land use strategies with economic development priorities

Policy 1.1.5 Strengthen existing neighborhoods and promote neighborhoods' unique characteristics.

Implementation measure 1.1.5.3 Encourage neighborhood-serving office, retail, or other non-residential uses to be located in residential community areas, primarily on significant roadways or at key intersections.

Economic Element

Goal 2.1 Promote balanced growth

Policy 2.1.1 Ensure that zoning is flexible enough to respond to changing economic conditions.

STAFF ANALYSIS:

Land Use Compatibility:

The ±2.23-acre site currently consists of three undeveloped lots and is immediately adjacent to office showroom warehouse uses to the north, largely undeveloped land to the east and west, and residential uses to the south.

The request site is currently zoned an IR Industrial Research District. The current request is to change the zoning to a CR Community Retail District to allow for the future development of a general merchandise or food store. Surrounding properties, including the office showroom/warehouse, mini storage, day care, and residential uses, will benefit from the convenience of allowing the general merchandise and food store use which would provide useful goods to the area.

The proposed CR Community Retail District is described as being able to accommodate community-serving retail, personal services and office uses principally servicing, and at a scale and intensity compatible with, residential communities. The proposed general merchandise or food store use would service the residential community to the south of the site.

Development Standards:

DISTRICT	SETBACKS		Density FAR	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Proposed							
CR Community Retail	15'	20' adjacent to residential OTHER: No Min.	0.75 FAR overall 0.5 office	54' 4 stories	60%	Proximity Slope Visual Intrusion	Retail & personal service, office
Existing							
IR Industrial Research	15'	30' adjacent to residential OTHER: No Min.	2.0 FAR overall 0.75 office/ retail 0.5 retail	200' 15 stories	80%	Proximity Slope Visual Intrusion	Industrial, wholesale distribution & storage, supporting office & retail

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code, as amended.

Parking:

At the time of development, off-street parking requirements must be provided in accordance with the Dallas Development Code, as amended. The General Merchandise or food store greater than 3,500 square feet requires a one parking space per 200 square feet of floor area for uses less than 10,000 square feet. The proposed 9,000 square foot building would require forty-five parking spaces.

CPC ACTION:
September 6, 2018

Motion: It was moved to recommend **approval** of a CR Community Retail District on property zoned an IR Industrial Research District, on the northwest corner of West Red Bird Lane and Blue Bird Avenue.

Maker: Shidid
Second: Schultz
Result: Carried: 12 to 0

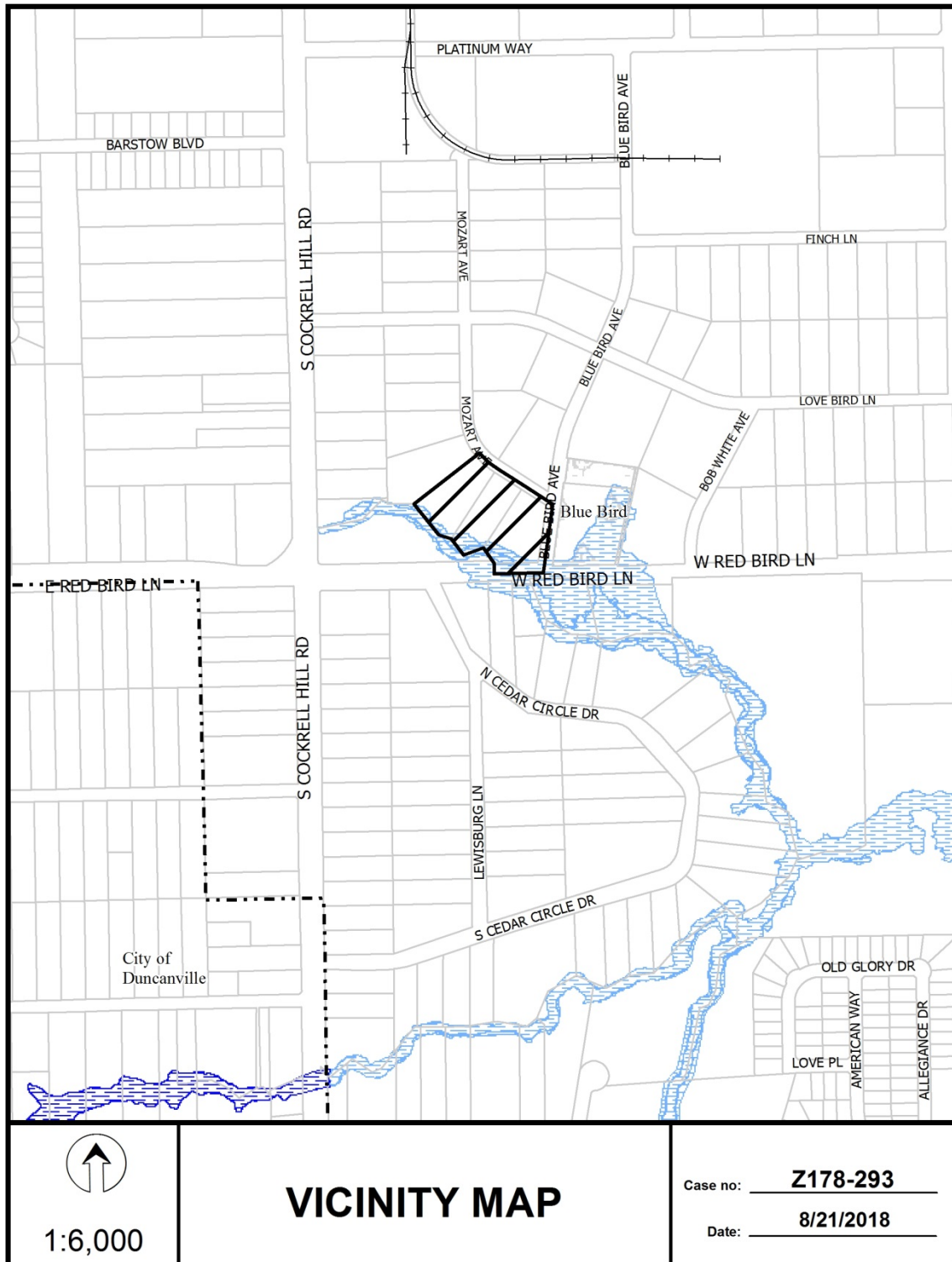
For: 12 - West, Rieves, Houston, Davis*, Shidid,
Carpenter, Mack, Lewis, Schultz, Peadon,
Ridley, Tarpley

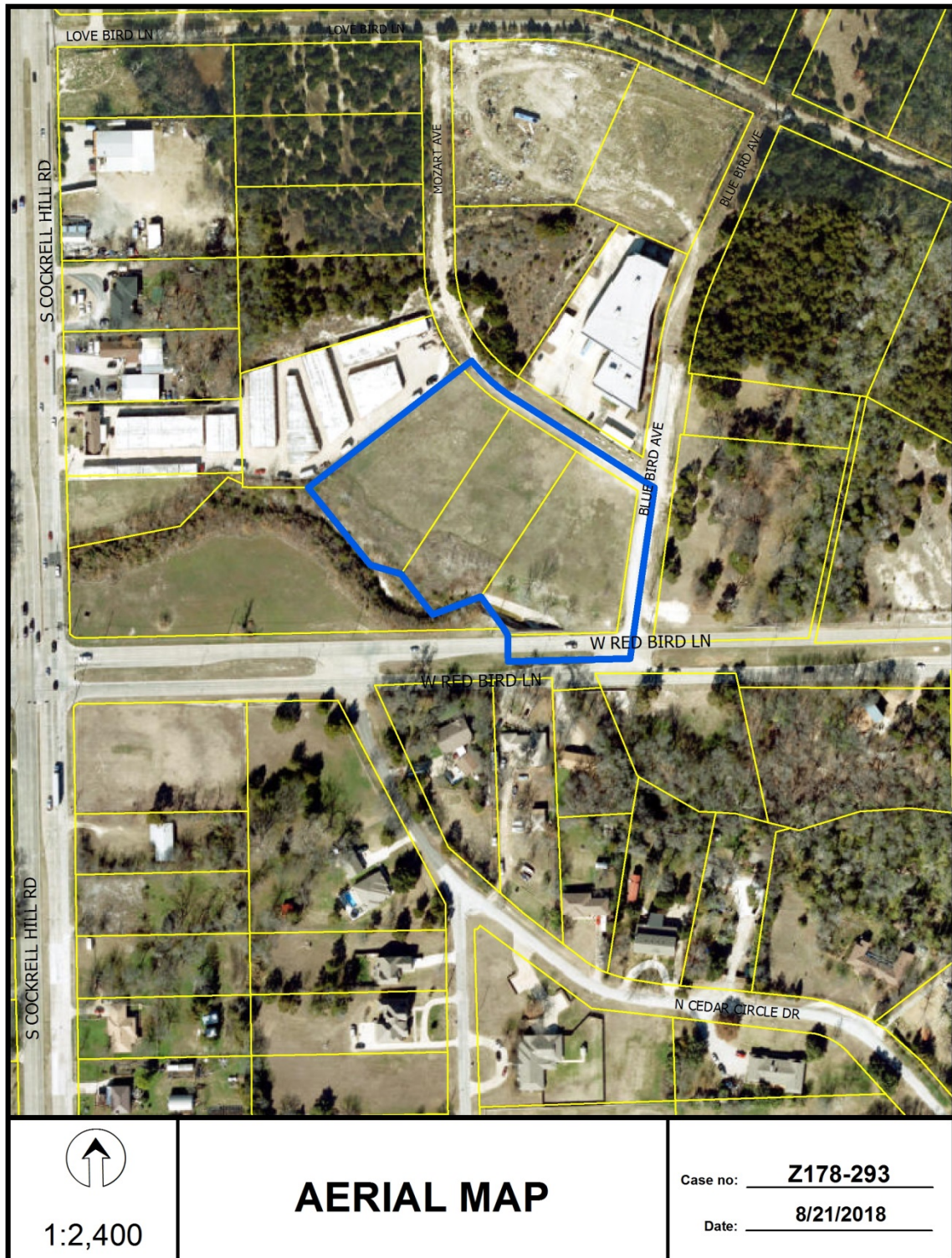
Against: 0
Absent: 3 - Jung, Housewright, Murphy
Vacancy: 0

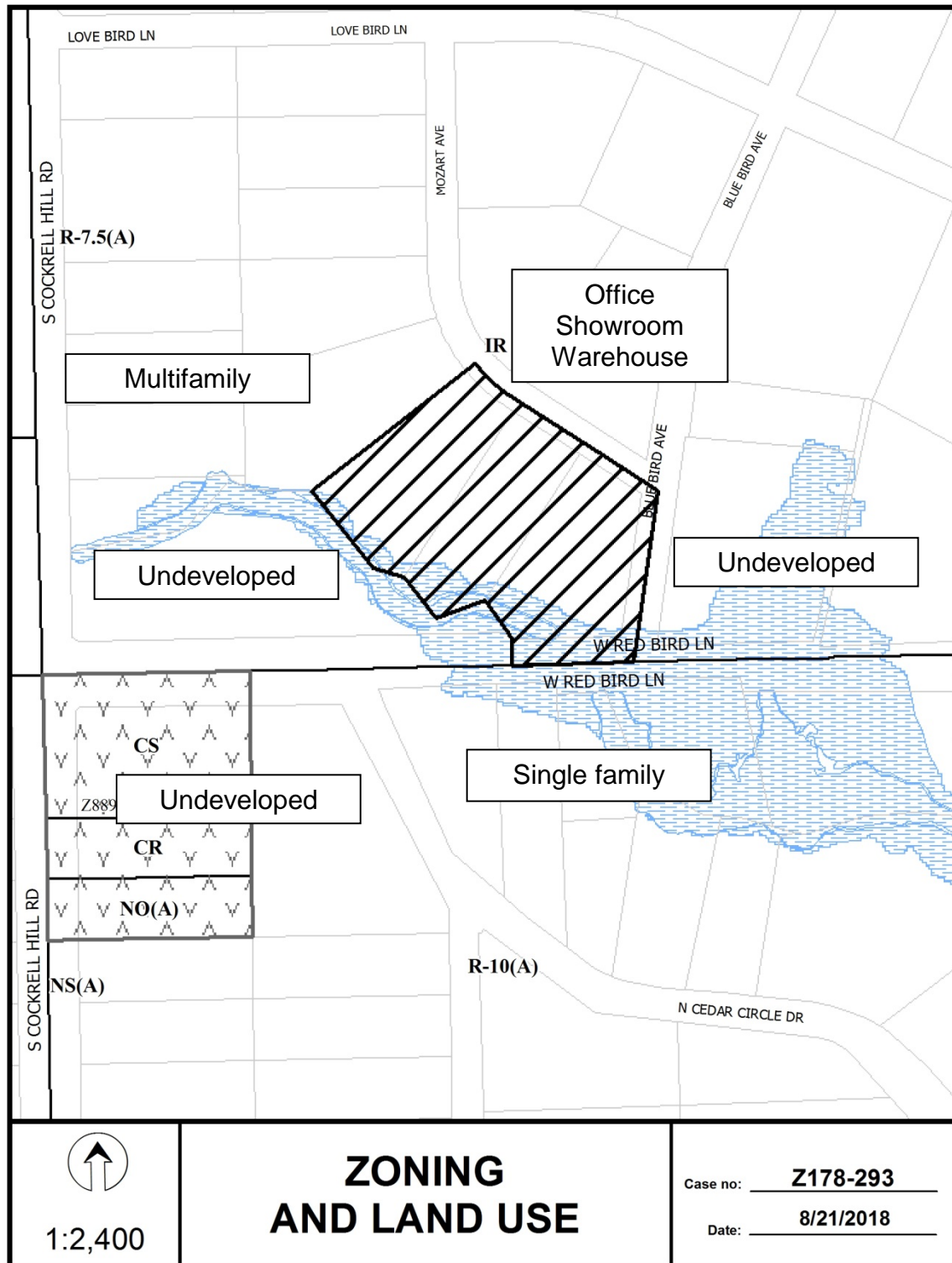
*out of the room, shown voting in favor

Notices: Area: 300 Mailed: 17
Replies: For: 2 Against: 0

Speakers: None







CPC RESPONSES



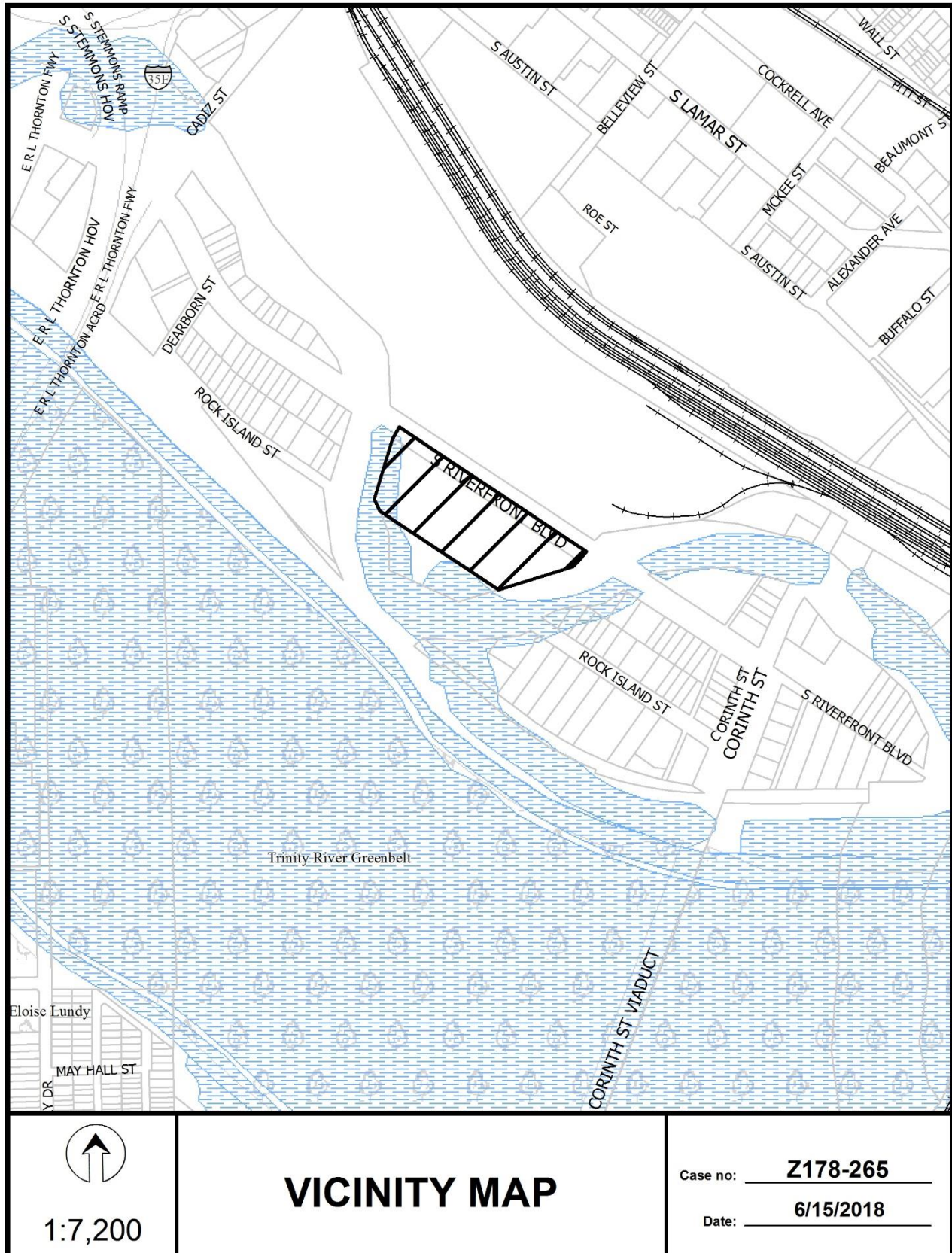
09/05/2018

Reply List of Property Owners***Z178-293******17 Property Owners Notified******2 Property Owners in Favor******0 Property Owners Opposed***

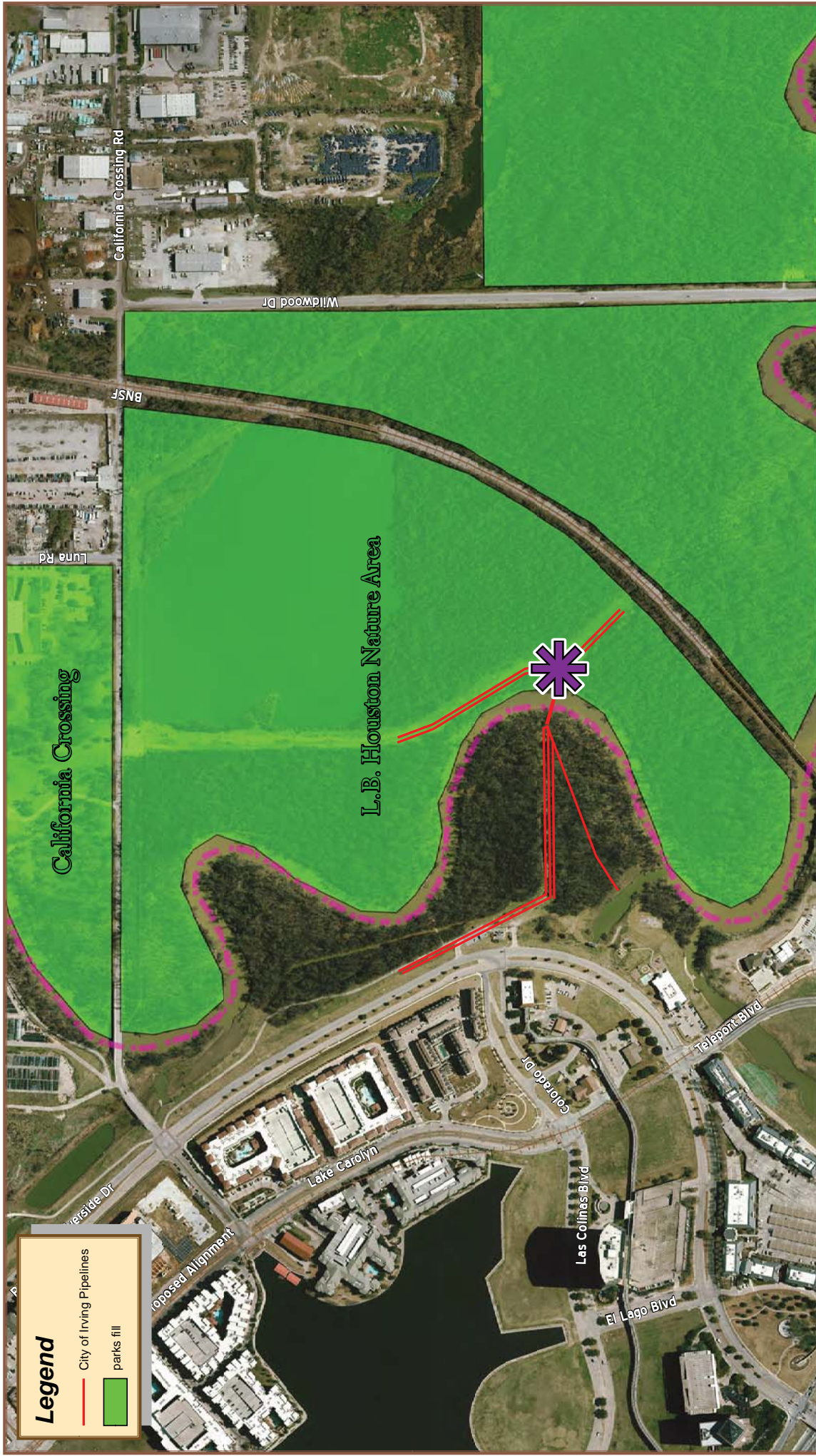
<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	5618 S COCKRELL HILL RD	VALK DON
	2	4201 W RED BIRD LN	GARCIA DARIO
	3	5606 S COCKRELL HILL RD	HAYNES GARY L & LAKEISHA
	4	5610 S COCKRELL HILL RD	MALAGON RAFAEL
	5	5517 MOZART AVE	CRAWFORD JEWELL JR
O	6	5506 MOZART AVE	WEDA MOZART LLC
O	7	5613 BLUE BIRD AVE	DEWA REALTY LLC
	8	5500 BLUE BIRD AVE	ROMICK MORRIS TRUST
	9	4107 W RED BIRD LN	BRUCK LORI &
	10	4140 W RED BIRD LN	MONTERROSO LEONEL &
	11	4120 W RED BIRD LN	NAVA ALFONSO L JR &
	12	5806 S COCKRELL HILL RD	DEMISSEW SAMUEL &
	13	5901 LEWISBURG LN	HOOD JANICE & ERIC
	14	4159 N CEDAR CIRCLE DR	RODRIGUEZ JUAN
	15	4217 N CEDAR CIRCLE DR	DAVILA LORENA
	16	4212 W RED BIRD LN	GIBSON WILLIAM T
	17	4224 W RED BIRD LN	LUCERO HORACIO







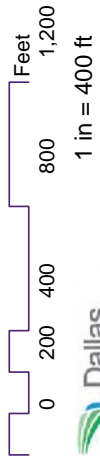




Legend

City of Irving Pipelines

parks fill



L.B. Houston Nature Area
(10401 Wildwood Drive)
City of Irving Wastewater Easement

Mapsc0
22 W
District
6

Exhibit A

page 1 of 8

FIELD NOTES DESCRIBING A 1,058 SQUARE FOOT (0.0243 ACRE) PERMANENT WASTEWATER FACILITY EASEMENT TO BE ACQUIRED IN CITY BLOCK A/8370 FROM CITY OF DALLAS

BEING a 1,058 square foot (0.0243 Acre) tract of land located in Block A/8370 in the Joshua M. Cants Survey, Abstract No. 934, City of Irving, Dallas County, Texas, said 1,058 square foot (0.0243 Acre) tract of land being a portion of that same tract conveyed to **CITY OF DALLAS**, by Warranty Deed as recorded in Volume 221, Page 1797, Official Public Records, Dallas County, Texas, said 1,058 square foot (0.0243 Acre) tract of land being a **Permanent Wastewater Facility Easement** and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" set (hereinafter referred to as an iron rod set) on the north easement line of an existing 50 feet wide easement for Sewer Mains to the City of Irving, by deed as recorded in Volume 510, Page 46, Deed Records, Dallas County, Texas, from said beginning point the southwest property corner of a called 28.408 acre tract of land, identified at "Tract 1" and being conveyed to the City of Irving by deed as recorded in Volume 91238, Page 857, Deed Records, Dallas County, Texas bears South 86°26'32" West, 1,232.54 feet said beginning point having a NAD83 Texas North Central Zone (4202) coordinate of N: 6,999,940.65 and E: 2,453,072.91;

THENCE departing said easement line, over and across the said City of Dallas tract, the following courses and distance:

- (1) North 00°00'00" East, 1.93 feet to an iron rod set, from which an "X" cut found at the north lot corner of Lot 3X, Block C, of AMLI at Las Colinas Urban Center, being an Addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201200218426, Plat Records, Dallas County, Texas, bears North 61°38'56" West, 1,788.49 feet;
- (2) North 84°10'41" East, at 58.80 feet passing the west easement line of an existing 50 feet wide easement to Trinity River Authority of Texas (TRA), Dated 12-23-1958, by deed as recorded in Volume 5030, Page 389, Deed Records, Dallas County, Texas continuing in all a total distance of 63.81 feet to an iron rod set;
- (3) **THENCE** South 09°37'44" East, 31.16 feet to an iron rod set on said north City of Irving easement line;
- (4) **THENCE** North 72°00'00" West, along the said City of Irving easement line, at 5.64 feet passing the said west easement line of the existing TRA easement, continuing in all a total distance of 72.23 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.0243 acres (1,058 square feet)** of land more or less.

Exhibit A

page 2 of 8

FIELD NOTES DESCRIBING A 1,058 SQUARE FOOT (0.0243 ACRE) PERMANENT WASTEWATER FACILITY EASEMENT TO BE ACQUIRED IN CITY BLOCK A/8370 FROM CITY OF DALLAS

The bearings shown hereon are based on a local coordinate system from NAD83 Texas North Central Zone (4202), derived from gps RTK observations using the North Central Texas VRS network (maintained by Western Data Systems). All areas and distances shown hereon are surface values.

SURVEYORS CERTIFICATE*

I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that same is true and correct.

Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooner and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Surveyed on the ground April-2017

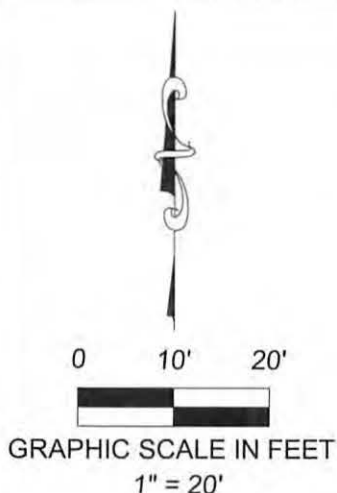


NOTE: THE BEARINGS SHOWN HEREON ARE BASED ON A LOCAL COORDINATE SYSTEM FROM NAD83 TEXAS NORTH CENTRAL ZONE (4202), DERIVED FROM GPS RTK OBSERVATIONS USING THE NORTH CENTRAL TEXAS VRS NETWORK (MAINTAINED BY WESTERN DATA SYSTEMS). ALL AREAS AND DISTANCES SHOWN HEREON ARE SURFACE VALUES.

SEE ATTACHED LEGAL DESCRIPTION ON PAGES 1 & 2 HEREIN

Exhibit A

page 3 of 8



LEGEND

VOL.	VOLUME
PG.	PAGE
D.C.C.I.	DALLAS COUNTY CLERKS INSTRUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
CIRS	5/8" IRON ROD WITH CAP STAMPED "SPOONER AND ASSOCIATES SET"

BLOCK A/8370

"TRACT 2" CITY OF DALLAS VOL. 221, PG. 1797 D.R.D.C.T.

"X"-CUT FOUND AT THE NORTH LOT CORNER OF LOT 3X, BLOCK C, OF AMLI AT LAS COLINAS URBAN CENTER, AN ADDITION TO THE CITY OF IRVING, INS. NO. 201200218426, P.R.D.C.T., BEARS N61°38'56"W ~ 1,788.49', N=7,000,791.89, E= 2,451,498.94

50'
ELM FORK PARALLEL SEGMENT 1-B
EXISTING EASEMENT TO TRINITY RIVER AUTHORITY OF TEXAS DATED 12-23-1958 VOL. 5030, PG. 389, D.R.D.C.T.

SOUTHWEST PROPERTY CORNER OF CITY OF IRVING PARK PROPERTY CALLED 28.408 ACRES "TRACT 1" VOL. 91238, PG. 857, D.R.D.C.T. BEARS S86°26'32"W ~ 1,232.54' N=6,999,864.16, E= 2,451,842.74

POINT OF BEGINNING

N: 6,999,940.65
E: 2,453,072.91
(NAD 83, T.N.C.Z. - 4202)

N00°00'00"E
1.93'

N 84°10'41" E 63.81'

PERMANENT WASTEWATER FACILITY EASEMENT
0.0243 ACRES (1,058 SQ. FT.)
N 72°00'00" W 72.23'

S09°37'44"E
31.16'

EX. 50' EASEMENT FOR SEWER MAINS TO CITY OF IRVING 2-23-1965 VOL. 510, PAGE 46, D.R.D.C.T.

JOSHUA M. CANTS SURVEY
ABSTRACT NO. 934

CITY OF DALLAS BEING IN "TRACT 2", PERMANENT SEWER FACILITY EASEMENT CITY OF IRVING, DALLAS COUNTY, TEXAS

REV: 04/23/2018

PROPERTY: CITY OF DALLAS, "TRACT 2", VOL. 221, PG. 1797, D.R.D.C.T.
16-019 IRVING URBAN CENTER LIFT STATION_SAN SEW ESMNT.dwg

S&A JOB NO.: 16-019
DATE: 02/23/2018

DRAWN BY: J.B.N.
CHECKED BY: E.S.S.

PAGE 3 OF 3

FILE NO.

FOLDER NO.



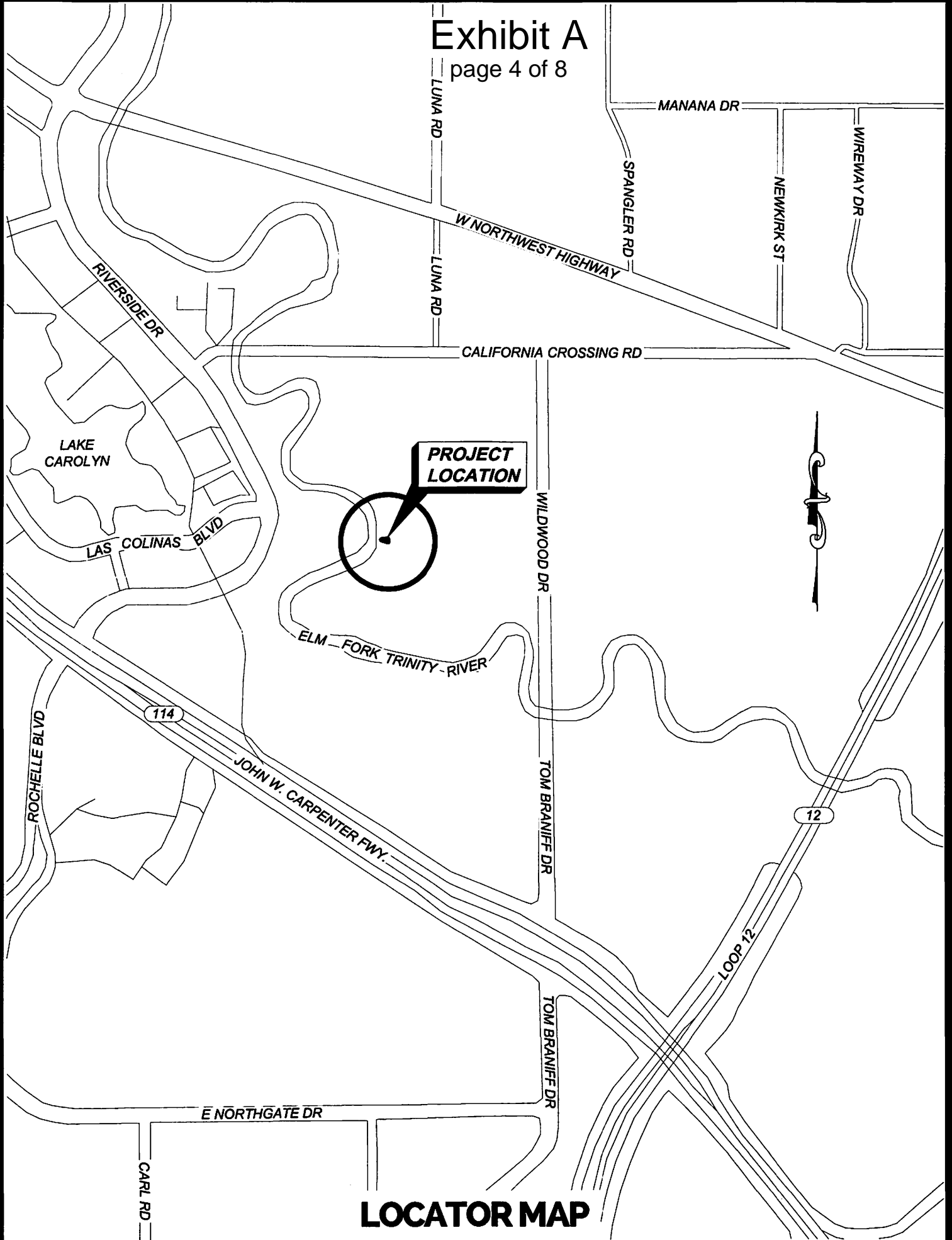
SPOONER & ASSOCIATES
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-8448 WWW.SPOONERSURVEYORS.COM
TBPLS FIRM NO. 10054900



Exhibit A

page 4 of 8



LOCATOR MAP

Exhibit A

page 5 of 8

FIELD NOTES DESCRIBING A 3,233 SQUARE FOOT (0.0742 ACRE) TEMPORARY CONSTRUCTION EASEMENT TO BE ACQUIRED IN CITY BLOCK A/8370 FROM CITY OF DALLAS

BEING a 3,233 square foot (0.0742 Acres) tract of land located in Block A/8370 in the Joshua M. Cants Survey, Abstract No. 934, City of Irving, Dallas County, Texas, said 3,233 square foot (0.0742 Acres) tract of land being a portion of that same tract conveyed to **CITY OF DALLAS**, by Warranty Deed as recorded in Volume 221, Page 1797, Official Public Records, Dallas County, Texas, said 3,233 square foot (0.0742 Acres) tract of land being a **Temporary Construction Easement** and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "SPOONER & ASSOCIATES" on the north line of a future permanent wastewater facility easement, to be acquired by separate instrument, from said beginning point, the southwest property corner of a called 28.408 acre tract of land specifically identified as Tract 1 and being conveyed to the City of Irving by deed as recorded in Volume 91238, Page 857, Deed Records, Dallas County, Texas bears South 86°21'10" West, 1,232.67 feet, said beginning point having a NAD83 Texas North Central Zone (4202) coordinate of N: 6,999,942.58 and E: 2,453,072.91;

THENCE departing said future easement line, over and across the said City of Dallas tract, the following courses and distance:

- (1) North 05°52'01" East, 44.33 feet, to a point from which an "X" cut found at the north lot corner of Lot 3X, Block C, of AMLI at Las Colinas Urban Center, being an Addition to the City of Irving, Dallas County, Texas, according to the plat thereof recorded in Instrument Number 201200218426, Plat Records, Dallas County, Texas, bears North 62°58'24" West, 1,772.01 feet;
- (2) North 42°06'27" East, 59.64 feet to the west easement line of an existing 50 feet wide easement to Trinity River Authority of Texas (TRA), Dated 12-23-1958, by deed as recorded in Volume 5030, Page 389, Deed Records, Dallas County, Texas;
- (3) **THENCE** South 09°37'44" East, along said TRA easement line, 83.56 feet to the said future north easement line;
- (4) **THENCE** South 84°10'41" West, along the said future easement line, 58.80 feet to the **POINT OF BEGINNING**.

The hereinabove described tract of land contains a computed area of **0.0742 acres (3,233 square feet)** of land more or less.

The bearings shown hereon are based on a local coordinate system from NAD83 Texas North Central Zone (4202), derived from gps RTK observations using the North Central Texas VRS network (maintained by Western Data Systems). All areas and distances shown hereon are surface values.

Exhibit A

page 6 of 8

**FIELD NOTES DESCRIBING A 3,233 SQUARE FOOT (0.0742 ACRE)
TEMPORARY CONSTRUCTION EASEMENT TO BE ACQUIRED IN CITY BLOCK A/8370
FROM CITY OF DALLAS**

SURVEYORS CERTIFICATE

I do hereby certify that the above legal description was prepared from public records and from an actual and accurate survey upon the ground and that same is true and correct.

Surveyors Name: Eric S. Spooner
Registered Professional Land Surveyor, Texas No. 5922
Spooner and Associates, Inc.
Texas Board of Professional Land Surveying No. 10054900
Surveyed on the ground April-2017



JOSHUA M. CANTS
SURVEY
ABSTRACT NO. 934

NOTE: THE BEARINGS SHOWN HEREON ARE BASED
ON A LOCAL COORDINATE SYSTEM FROM NAD83
TEXAS NORTH CENTRAL ZONE (4202), DERIVED FROM
GPS RTK OBSERVATIONS USING THE NORTH
CENTRAL TEXAS VRS NETWORK (MAINTAINED BY
WESTERN DATA SYSTEMS). ALL AREAS AND
DISTANCES SHOWN HEREON ARE SURFACE VALUES.

SEE ATTACHED LEGAL DESCRIPTION
ON PAGE 1 HEREIN

BLOCK A/8370

"TRACT 2"
CITY OF DALLAS
VOL. 221, PG. 1797
D.R.D.C.T.

"X"-CUT FOUND AT THE NORTH LOT CORNER OF
LOT 3X, BLOCK C, OF AMLI AT LAS COLINAS
URBAN CENTER, AN ADDITION TO THE CITY OF
IRVING, INS. NO. 201200218426, O.P.R.D.C.T.,
BEARS N62°58'24"W ~ 1,772.01'

LEGEND

VOL.	VOLUME
PG.	PAGE
D.C.C.I.	DALLAS COUNTY CLERKS INSTRUMENT
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DALLAS COUNTY, TEXAS
CIRS	5/8" IRON ROD WITH CAP STAMPED "SPOONER AND ASSOCIATES SET

**POINT OF
BEGINNING**

N: 6,999,942.58
E: 2,453,072.91
(NAD 83, T.N.C.Z. - 4202)

**TEMPORARY
CONSTRUCTION
EASEMENT**
0.0742 ACRES
(3,233 SQ. FT.)

50'
ELM FORK PARALLEL
SEGMENT 1-B
EXISTING EASEMENT TO
TRINITY RIVER AUTHORITY OF TEXAS
DATED 12-23-1958
VOL. 5030, PG. 389, D.R.D.C.T.



0 10' 20'

GRAPHIC SCALE IN FEET
1" = 20'

SOUTHWEST PROPERTY CORNER OF
CITY OF IRVING PARK PROPERTY
CALLED 28.408 ACRES "TRACT 1"
VOL. 91238, PG. 857, D.R.D.C.T.
BEARS S86°21'10"W ~ 1,232.67'

EX. 50' EASEMENT FOR SEWER MAINS
TO CITY OF IRVING 2-23-1965
VOL. 510, PAGE 46, D.R.D.C.T.

FUTURE PERMANENT
WASTEWATER FACILITY ESMNT.
BY SEPARATE INSTRUMENT

Exhibit A
page 7 of 8

CITY OF DALLAS BEING IN "TRACT 2",
TEMPORARY CONSTRUCTION EASEMENT
CITY OF IRVING, DALLAS COUNTY, TEXAS

REV: 04/23/2018

PROPERTY: CITY OF DALLAS, "TRACT 2", VOL. 221, PG. 1797, D.R.D.C.T.
16-019 IRVING URBAN CENTER LIFT STATION_TEMP CONST. ESMNT.dwg

S&A JOB NO.: 16-019
DATE: 02/23/2018

DRAWN BY: J.B.N.
CHECKED BY: E.S.S.

PAGE 3 OF 3

FILE NO.

FOLDER NO.



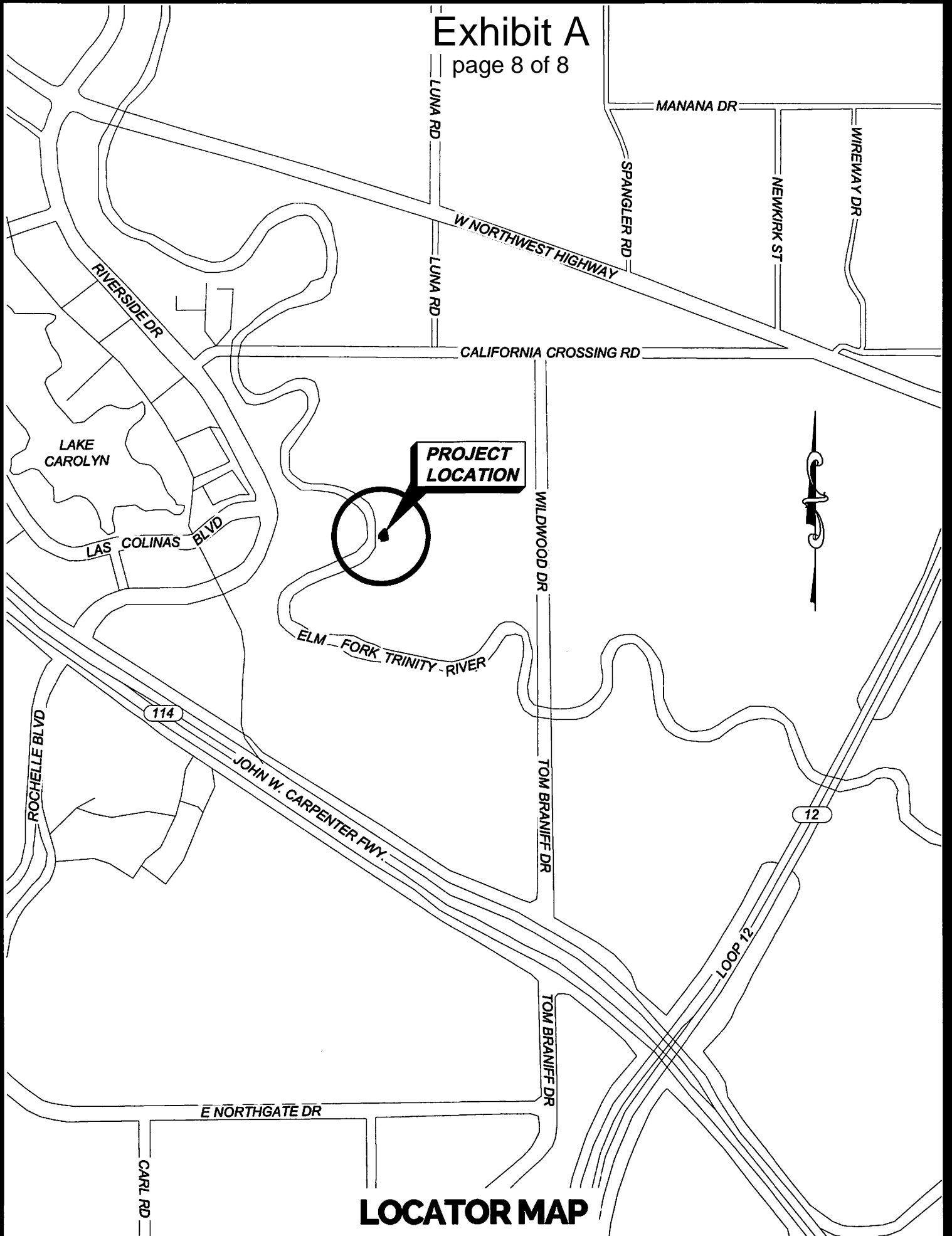
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TBPLS FIRM NO. 10054900



Exhibit A

page 8 of 8



LOCATOR MAP

SEC. 51A-7.304. DETACHED SIGNS.

(d) Regulations applicable to multi-tenant signs.

(1) Setback.

(A) Monument signs. The minimum setback for a multi-tenant monument sign is five feet.

(B) Non-monument signs. The minimum setback for a multi-tenant non-monument sign is 15 feet.

(2) Height. The height of a multi-tenant sign may not exceed a 1:1 setback-to-height slope or 35 feet, whichever is less.

(3) Effective area.

(A) Monument signs. The effective area of a multi-tenant monument sign may not exceed a 10:1 effective-area-to-height ratio or 200 square feet, whichever is less.

(B) Non-monument signs. The effective area of a multi-tenant non-monument sign may not exceed a 5:1 effective-area-to-height ratio or 200 square feet, whichever is less.

(4) Address required. A multi-tenant sign must contain the address of the premise.



CA 1804160021
Downtown Perimeter Subdistrict



August 3, 2018

Steve Long, Chief Planner
Current Planning Division
Sustainable Development & Construction Department

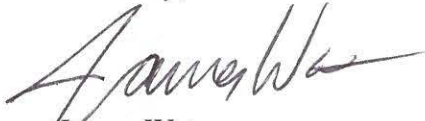
RE: Sign certificate of appropriateness
1804160021
2121 N. Pearl Street (southeast corner)

We would like to appeal the decision of the SSDAC to deny the small 43.56 square foot monument sign.

Please inform us of the date for the meeting so that we can have our customer, Trammel Crow and Chase Bank, attend to discuss the appeal.

Thank you.

Sincerely,



James Watson
President

