

**AGENDA ITEM # 15**

**KEY FOCUS AREA:** Culture, Arts and Recreation and Educational Enhancements

**AGENDA DATE:** May 25, 2016

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Park & Recreation

**CMO:** Willis Winters, 670-4071

**MAPSCO:** 33-B C

---

**SUBJECT**

Authorize a contract with Phoenix I Restoration and Construction, Ltd., best value proposer of five, for renovations at Bachman Recreation Center located at 2750 Bachman Drive - Not to exceed \$576,240 - Financing: 2006 Bond Funds

**BACKGROUND**

On March 18, 2016, five proposals were received for renovations at Bachman Recreation Center. Phoenix I Restoration and Construction, Ltd. was selected as the best value proposer for the Base Price and Alternate Nos. 1, 2 , 3, 4 and 5, in the amount of \$576,240. The scope of work includes: roof replacement; re-grading in front of building; cleaning and painting steel at existing pool shed; exterior masonry façade repairs; building perimeter joint sealant; replacing storefront and two exterior doors at gymnasium; painting porte-cochère and replacing light fixtures.

Proposals based on RFCSP are evaluated on pre-set criteria which include cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criterion with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criterion.

**BACKGROUND** (Continued)

The following is a list of the rating criteria and values for each criterion:

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Award	45%
2. Qualifications/Experience/References for Prime Firm	20%
3. Subcontractor Experience	10%
4. Business Inclusion and Development Plan	15%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	<u>5%</u>
	100%

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	June 2013
Completed Design	February 2016
Begin Construction	July 2016
Complete Construction	November 2016

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

The Park and Recreation Board authorized the advertisement for a Request for Competitive Sealed Proposals on February 4, 2016.

The Park and Recreation Board authorized award of the contract on May 5, 2016.

Information about this item will be provided to the Quality of Life & Environment Committee on May 23, 2016.

**FISCAL INFORMATION**

2006 Bond Funds - \$576,240

**M/WBE INFORMATION**

See attached.

## **ETHNIC COMPOSITION**

### **Phoenix I Restoration and Construction, Ltd.**

White Male	24	White Female	5
Hispanic Male	37	Hispanic Female	0
Black Male	0	Black Female	0
Other Male	0	Other Female	0

## **PROPOSAL INFORMATION**

The following five proposals were received and opened on March 18, 2016:

\*Denotes successful proposer

<b><u>Proposer's</u></b>	<b><u>Base Price</u></b>	<b><u>Alternate Nos. 1, 2, 3, 4 &amp; 5**</u></b>	<b><u>Total Price</u></b>	<b><u>Scores</u></b>
*Phoenix I Restoration and Construction, Ltd. 14032 Distribution Way Farmers Branch, Texas 75234	\$530,000	\$73,000	\$603,000	4442.00
DENCO Construction Specialists	\$455,000	\$22,760	\$477,760	4084.00
MART, Inc.	\$673,000	\$46,500	\$719,500	3806.75
Furstenberg Construction Co.	\$1,039,064	\$58,138	\$1,097,202	2560.25
Vincent's Roofing, Inc.	\$595,182	\$89,400	\$684,582	2499.50

\*\*Alternate No. 1 - provides for cleaning and painting of exiting corroded steel at pool equipment shed.

\*\*Alternate No. 2 - provides for exterior masonry facade repairs.

\*\*Alternate No. 3 - provides for building perimeter joint.

\*\*Alternate No. 4 - provides for replacement of storefront and exterior doors at gym.

\*\*Alternate No. 5 - provides for porte cochere paint and lighting replacement.

Note: After value engineering, the best and final offer from Phoenix I Restoration and Construction, Ltd. for Base Price and Alternate Nos. 1, 2, 3, 4 and 5 was for \$576,240.

## **OWNER**

### **Phoenix I Restoration and Construction, Ltd.**

Dale Sellers, President

## **MAP**

Attached

## AGENDA ITEM # 7

**KEY FOCUS AREA:** Clean, Healthy Environment

**AGENDA DATE:** May 25, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Code Compliance

**CMO:** Joey Zapata, 670-3009

**MAPSCO:** N/A

---

### **SUBJECT**

An ordinance amending Chapter 43A, "Swimming Pools," of the Dallas City Code by **(1)** amending definitions, enforcement authority, and safety standards for public and semi-public pools and spas; **(2)** adding Section 43A-3.1, incorporating Texas Health and Safety Code Regulations for multiunit pool enclosures; **(3)** adding Article IV on spa safety standards; and **(4)** making conforming changes; and providing a penalty not to exceed \$2,000 - Financing: No cost consideration to the City

### **BACKGROUND**

Chapter 43A, "Swimming Pools", of the Dallas City Code establishes rules to regulate and inspect commercial pools, health club pools, hotel/motel and institutional pools. The current and proposed amendments do not impact pool design and construction requirements in Chapter 43A "Swimming Pools". The proposed ordinance would amend Sections 43A-1, 43A-2, 43A-3, 43A-6, 43A-9, 43A-11, 43A-15, 43A-16, 43A-19, 43A-20, and 43A-21 of Chapter 43A, "Swimming Pools", of the Dallas City Code.

The Quality of Life & Environment Committee was briefed by memorandum regarding the amendments on April 25, 2016 and May 9, 2016.

### **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

Information about this item was provided to the Quality of Life & Environment Committee on April 25, 2016 and May 9, 2016

### **FISCAL INFORMATION**

No cost consideration to the City.

**KEY FOCUS AREA:** Clean, Healthy Environment  
**AGENDA DATE:** May 25, 2016  
**COUNCIL DISTRICT(S):** 3, 6, 8, 13  
**DEPARTMENT:** Sanitation Services  
**CMO:** Joey Zapata, 670-3009  
**MAPSCO:** 26R, 33F, 63E, 67K

---

**SUBJECT**

Authorize Supplemental Agreement No. 3 to the contract with Biggs & Mathews Environmental, Inc. to exercise the second of three, twelve-month renewal options to the professional engineering contract for hydrogeology and groundwater monitoring at McCommas Bluff landfill, Northeast Transfer Station, Northwest Transfer Station and Southwest Transfer Station - Not to exceed \$153,539, from \$995,430 to \$1,148,969 - Financing: Sanitation Current Funds (subject to annual appropriations)

**BACKGROUND**

On June 26, 2013, City Council authorized a twenty-four month professional engineering contract, with three twelve-month renewal options, with Biggs & Mathews Environmental, Inc. for hydrogeology and groundwater monitoring at McCommas Bluff Landfill, Northeast Transfer Station, Northwest Transfer Station and Southwest Transfer Station. This action will exercise the second of three twelve-month renewal options.

The operation of the City's solid waste disposal facilities, which includes the McCommas Bluff Landfill, Northeast Transfer Station, Northwest Transfer Station and Southwest Transfer Station, is governed by state-issued operational permits. Each permit requires environmental protections for air, water and waste, as regulated by the Texas Commission on Environmental Quality (TCEQ).

## **BACKGROUND (continued)**

The regulatory requirements include:

- Periodic groundwater monitoring
- Environmental compliance (Tier II Annual Report, Air Emission Inventory Annual Report, Green House Gas Annual Report, Groundwater Test and Monitoring Quarterly Results, and updating the Spill Prevention Countermeasures and Control Plan and Storm Water Pollution Prevention Plan)
- Reporting and implementing response actions related to ground water protection
- Leachate monitoring/disposal and related services
- Site operation plan revisions and permit modifications
- Installation and maintenance of monitoring instruments

A portion of the monitoring services require specialized equipment and technical expertise that is best performed by a professional engineering services contractor who has trained environmental sampling staff, equipment, an analytical chemistry laboratory and statistical analysis software for interpreting monitoring results that are needed to complete the regulatory requirements.

## **ESTIMATED SCHEDULE OF PROJECT**

Begin Contract Extension Option	July 2016
Complete Contract Extension Option	June 2017

## **PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)**

On June 26, 2013, City Council authorized a twenty-four month professional engineering contract to Biggs & Mathews Environmental, Inc., with three twelve-month renewal options for hydrogeology and groundwater monitoring at McCommas Bluff Landfill, Northeast Transfer Station, Northwest Transfer Station, and Southwest Transfer Station and waste cell design and construction oversight at McCommas Bluff Landfill, by Resolution No. 13-1082.

On June 10, 2015, City Council authorized Supplemental Agreement No. 2 to Biggs & Mathews Environmental, Inc., to exercise the first of three, twelve-month renewal options for hydrogeology and groundwater monitoring at McCommas Bluff Landfill, Northeast Transfer Station, Northwest Transfer Station, and Southwest Transfer Station and waste cell design and construction oversight at McCommas Bluff Landfill, by Resolution No. 15-1059.

Information about this item will be provided to the Quality of Life & Environment Committee on May 23, 2016.

**FISCAL INFORMATION**

\$153,539.00 – Sanitation Current Funds (subject to annual appropriations)

<b><u>Council District</u></b>	<b><u>Amount</u></b>
3	\$ 1,000
6	\$ 1,000
8	\$150,539
13	<u>\$ 1,000</u>
Total	\$153,539

**ETHNIC COMPOSITION**

Biggs & Mathews Environmental, Inc.

White Male	15	White Female	7
Black Male	1	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	1	Other Female	0

**OWNER**

**Biggs & Mathews Environmental, Inc.**

Kerry D. Maroney, President  
Michael Snyder, Vice President  
Kenneth J. Welch, Secretary/Treasurer

**KEY FOCUS AREA:** Clean, Healthy Environment  
**AGENDA DATE:** May 25, 2016  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Office Of Environmental Quality  
**CMO:** Jill A. Jordan, P.E., 670-5299  
**MAPSCO:** 46 K

---

**SUBJECT**

A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by Extra Space Properties Two LLC located near the intersection of South Haskell Avenue and Interstate Highway 30 and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Extra Space Properties Two LLC by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City

Recommendation of Staff: Approval

**BACKGROUND**

Based on information provided by the Applicant, the designated property is underlain by a perched shallow groundwater bearing unit encountered at approximately 20 feet below ground surface (bgs) and extending to approximately 60 feet bgs above the competent Austin Chalk Formation. The Austin Chalk is composed primarily of light gray limestone chalk and marl and is considered an aquitard that impedes potential vertical migration of chemicals. The estimated thickness of the Austin Chalk in the area is approximately 300 to 500 feet. The Eagle Ford Formation underlies the Austin Chalk and consists of shale, limestone, clay and marl and is estimated to be approximately 300 to 500 feet thick in the area, and is also considered an aquitard. The direction of groundwater flow beneath the designated property is to the southwest. A portion of the groundwater has been affected by tetrachloroethylene (PCE) at concentrations above groundwater ingestion standards. The potential onsite source of PCE is the metal working operations of the former Southern States Steel Company, which operated from the 1920s to the early 1950s, and was located on the southwestern half of the designated property. The potential offsite source is the historical industrial use of the southwest adjacent property as a former lumber and steel storage yard and former drum storage facility.

## **BACKGROUND (Continued)**

A portion of the designated property was entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) in April 2015 and is designated as VCP Facility ID No. 2739.

The applicant has requested that the City support its application for a Municipal Setting Designation (MSD). A public meeting will be held on May 16, 2016 to receive comments and concerns. Notices of the meeting were sent to 697 property owners within 2,500 feet of the property and 80 private well owners within 5 miles of the property. There are no other municipalities within one-half mile of the property.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of South Haskell Avenue and Interstate Highway 30 including adjacent street rights-of-way; and supporting the issuance of a MSD by TCEQ.

The applicant's current plan is to obtain closure through the Voluntary Cleanup Program supported by a MSD. Currently, the designated property operates as a retail self-storage facility, Extra Space Storage. The anticipated future use of the designated property is expected to remain the same.

## **PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

This item has no prior action.

## **FISCAL INFORMATION**

No cost consideration to the City

## **OWNER**

**Extra Space Properties Two LLC**

Gwyn McNeal, Manager

## **MAP**

Attached