

# Memorandum



CITY OF DALLAS

DATE October 27, 2017

TO Honorable Members of the Mobility Solutions, Infrastructure and Sustainability Committee: Lee M. Kleinman (Chair), Rickey D. Callahan (Vice-Chair), Sandy Greyson, Adam Medrano, Casey Thomas, II and Tennell Atkins

SUBJECT **November 8, 2017 Council Agenda Items for Mobility Solutions, Infrastructure and Sustainability**

Because the Mobility Solutions, Infrastructure and Sustainability Committee will not meet again prior to the November 8, 2017 Council meeting, we want to provide additional background information on three upcoming Council Agenda items for your review.

### **Loop 12 Paving Improvements (Districts 7 and 8)**

Item 49 seeks Council approval to award the Loop 12 paving improvements construction contract in the amount of \$572,882 to Gibson & Associates, Inc., the lowest responsive bidder. This project is part of the City's obligation for infrastructure improvements, and consists of various paving improvements along Loop 12 to enhance pedestrian, transit, and vehicular safety in and near the entrance to the Trinity Forest Golf Course.

The City of Dallas entered into a lease agreement with The Company of Trinity Forest Golfers (CTFG) on May 15, 2013. The agreement outlined various obligations for the City and the CTFG to implement, including landfill closure, golf course construction and public infrastructure improvements. Specifically, the City's obligations under Exhibit C of the lease include closure of the landfill under Texas Commission on Environmental Quality regulations and implementation of various public infrastructure elements, with a total amount not to exceed \$12 million. Both parties have made substantial progress towards completion.

To date, including this project, the City of Dallas has encumbered/expended a total of \$10,720,664 toward obligations under the lease agreement. Attached is a summary of the City's commitments for the Trinity Forest Golf Course.

### **Walnut Hill Pump Station (District 6)**

Items 54 and 55 seek ratification of the use of the design-build method and authorization of a design-build contract for improvements to the Walnut Hill Pump Station in an amount not to exceed \$575,192.

The Walnut Hill Pump Station facility, located at 3820 Walnut Hill Lane just east of Marsh Lane, is a critical component of the distribution system because of its vital role in boosting water pressures and increasing flow to the north Dallas service area. The facility is

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comprised of two pump stations with a combined capacity of 50 million gallons per day. The original facility was constructed in 1949 with a temporary facility constructed in 1999 to support additional water demands. Both pump stations have exceeded their service life and were identified for improvements in the 2007 Water Capital Infrastructure Assessment Report.

Item 54 seeks Council ratification for the use of the design-build delivery method for design and construction improvements to the Walnut Hill Pump Station pursuant to Texas Local Government Code Chapter 252.022(d). Given the complexity of the project, the multiple engineering disciplines and construction trades involved, and the significant neighborhood involvement required, Dallas Water Utilities (DWU) recommends the use of the design-build procurement method in lieu of the traditional design-bid-build. DWU believes the design-build method will provide 1) better value by allowing for a more condensed project schedule and 2) more efficient and effective delivery of the project.

Item 55 seeks Council approval of the design-build contract for improvements to the Walnut Hill Pump Station facility. This item is the first of two planned awards and consists of engineering services for the design of the improvements. A subsequent award will be presented to Council for construction services based on the Guaranteed Maximum Price as provided by the Design-Builder at the 60% design stage.

The overall project includes the construction of a new structure, pumps and yard piping, as well as the required electrical and instrumentation facilities to support the new pump station. The total estimated cost for this project is \$11,000,000.

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  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Billerae Johnson, City Secretary (Interim)  
Daniel F. Solis, Administrative Judge  
Kimberly Bizar Tolbert, Chief of Staff to the City Manager  
Jo M. (Jody) Puckett, Assistant City Manager (Interim)

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

**TRINITY FOREST GOLF COURSE**  
**City Commitment for this project - Not to exceed \$12 Million**  
as of October 25, 2017

ITEM	DESCRIPTION	ACTION	AMOUNT
1	Council authorized professional service contract with Stearns, Conrad and Schmidt Consulting Engineers, Inc to provide detailed environmental Investigation, assessment, and Texas Commission on Environmental Quality technical assistance during construction associated with the Subchapter T permit for the Simpkins Remediation project.	January 4, 2013	\$29,500
1a	TCEQ - DOs for APAR and RAP Reports concerning Simpkins and Elam Road Landfill Closure Plans, VCP	4/26/2013, 4/3/2013, 6/30, 2013	\$5,297
1b	Delivery Orders for Terracon for service related to landfill cap evaluation, landfill waste delineation, and gas collection alternatives for Simpkins Landfill	1/22/13, 4/19/13, 2013, 5/8/13	\$171,748
1c	AA #145737 to Trinity River Mitigation Bank for Wetlands mitigations for trails and other public improvements	March 10, 2014	\$19,250
2	Council authorized design services with Pacheco Koch Consulting Engineers for Elam Road improvements, pedestrian and bike trail along Elam Road, water and wastewater improvements, traffic light, intersection and driveway improvements along Great Trinity Forest Way (GTFW), and raw water irrigation system to serve both the Audubon Center and Trinity Forest Golf Course.	April 9, 2014	\$842,290
3	Council authorized construction services with L.D. Kemp Excavating, Inc. for the remediation of the Simpkins Landfill.	April 9, 2014	\$2,530,276
4	Council authorized engineering services with Terracon Consultants for additional efforts for engineering design and assessment, and regulatory submittals to address closed landfill improvements to be in compliance with the restoration of landfill caps per TCEQ regulation for the Simpkins Landfill.	April 9, 2014	\$273,720
5	Council authorized construction services with DCI Contracting for closed landfill improvements associated with the Simpkins Remediation	May 14, 2014	\$2,000,000
2a	Administrative Action, for SA#2 to increase Pacheco Koch Consulting Contract under CR13-0252 by \$20,334 for H&H/Valley Storage calcs for fill permit	May 15, 2014	\$20,334
6	Council authorized Supplemental Agreement No.1 to Stearns, Conrad and Schmidt Consulting engineers, Inc. for additional detailed environmental investigation, assessment, and Texas Commission on Environmental Quality technical assistance during construction associated with the Subchapter T permit for the Simpkins Remediation	June 25, 2014	\$46,500
7	Council authorized professional service contract with Alliance Geotechnical Group, Inc to provide construction materials testing to support construction of the Simpkins Remediation project.	July 22, 2014	\$40,081
8	Administrative Agreement No.1 to Versar Cultural Resources, for cultural resources survey and associated permitting for Simpkins Remediation project and future Elam Road	October 15, 2014	\$21,383
9	Administrative Change Order 14-1737 to the construction contract with L.D. Kemp for additional work associated with Simpkins Remediation project.	October 17, 2014	\$49,093
2b	Council authorized Supplemental Agreement with Pacheco Koch Consulting Engineers for additional design and environmental clearance services related to Elam Road improvements, traffic light, intersection and driveway improvements along Great Trinity Forest Way (GTFW), and raw water irrigation system to serve both the Audubon Center and Trinity Forest Golf Course.	October 28, 2015	\$288,900
11	Council authorized construction services contract with Rebcon, Inc. for Elam Road, utility improvements and shared use path	March 23, 2016	\$2,870,718
11a	Administrative Action for Materials testing services by Alliance Group, Inc to support Elam Road project	June 9, 2016	\$29,525
2c	Administrative Action to authorize Supplemental Agreement No. 2 to the contract with Pacheco-Koch for additional design work related to Loop 12 improvements	May 25, 2016	\$24,000
5a	Council authorized Change Order No. 1 to the contract with DCI Contracting for additional work associated with Simpkins Remediation project.	September 14, 2016	\$592,928
2d	Council authorized Supplemental Agreement No 3 with Pacheco-Koch for additional services associated with Elam Road and Simpkins Remediation	October 11, 2016	\$37,800
11b	Council authorized Change Order No. 1 to the contract with Rebcon, Inc. for additional work associated with Elam Road improvements.	October 26, 2016	\$211,401
12	Capital Project funding to MSS for Signage on Elam Road	January 20, 2017	\$1,813
13	Thomas Reprographics for Raw Water Line	March 22, 2017	\$631
14	DMN - to advertise Raw Water Line	March 13, 2017	\$287
15	Dallas County - Raw Water Line easement	March 22, 2017	\$3,279
16	Administrative Action No. 17-6226 for Pond Stabilization by HD Farms	April 25, 2017	\$44,500
17	Delivery Order to Roberts Trucking, Inc for for earth materials to support pond stabilization.	October 19, 2017	\$12,325
<b>Total Encumbrances/Expenditures:</b>			<b>\$10,132,782</b>
Pending 11/8/2017: Council to authorize award of Construction Services Contract to Gibson & Associates for Loop 12 paving improvements		November 8, 2017	\$572,882
Administrative Action # for Materials testing services to support Loop 12 Improvements construction (estimated)		November 8, 2017	\$15,000