

**SEPTEMBER 10, 2014 CITY COUNCIL ADDENDUM
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated September 10, 2014. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.



A.C. Gonzalez
City Manager

9-5-14

Date



Edward Scott
City Controller

9/5/14

Date

RECEIVED

2014 SEP -5 PM 4:05

CITY SECRETARY
DALLAS, TEXAS

**ADDENDUM
CITY COUNCIL MEETING
WEDNESDAY, SEPTEMBER 10, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TX 75201
9:00 A.M.**

REVISED ORDER OF BUSINESS

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m. **INVOCATION AND PLEDGE OF ALLEGIANCE**

OPEN MICROPHONE

CLOSED SESSION

MINUTES

Item 1

CONSENT AGENDA

Items 2 - 34

CONSENT ADDENDUM

Items 1 - 11

ITEMS FOR INDIVIDUAL CONSIDERATION

No earlier
than 9:15 a.m.

Items 35 - 36
Addendum Item 12

PUBLIC HEARINGS AND RELATED ACTIONS

1:00 p.m.

Items 37 - 80

**ADDENDUM
CITY COUNCIL MEETING
SEPTEMBER 10, 2014
CITY OF DALLAS
1500 MARILLA
COUNCIL CHAMBERS, CITY HALL
DALLAS, TEXAS 75201
9:00 A. M.**

ADDITIONS:

CONSENT ADDENDUM

City Controller's Office

1. Authorize the additional professional services of Deloitte Transactions and Business Analytics LLP, an affiliate of Deloitte LLP, regarding the fair value amounts recorded in the Dallas Police and Fire Pension System's Comprehensive Annual Financial Report for the fiscal year ending December 31, 2013 - Not to exceed \$150,000, from \$155,500, to \$305,500 - Financing: Current Funds

Library

2. Authorize **(1)** the acceptance of three grants through the Texas State Library and Archives Commission: Library Cooperation Grant (Grant No. 479-15005, CFDA No. 45.310) in the amount of \$74,638, Special Projects Grant (Grant No. 478-15006, CFDA No. 45.310) in the amount of \$70,091 and the Texas Reads Grant (Grant No. 451-15004) in the amount of \$3,000 for the period September 1, 2014 to August 31, 2015; and **(2)** execution of the grant agreements - Total not to exceed \$147,729 - Financing: Texas State Library and Archives Commission Grant Funds

Public Works Department

3. Authorize a contract with VA Construction, Inc. lowest responsible bidder of five, for the construction of traffic control and safety treatments for the Trail-Road Crossings Project of the Statewide Transportation Enhancement Program - Not to exceed \$663,640 - Financing: Texas Department of Transportation Grant Funds (\$530,912); Dallas County (\$61,055) and 2006 Bond Funds (\$71,673)

**ADDENDUM
CITY COUNCIL MEETING
SEPTEMBER 10, 2014**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Public Works Department (Continued)

2012 Bond Program
Street Resurfacing and Street Improvements

Note: Item Nos. 4 and 5
must be considered collectively.

4. * Authorize **(1)** an agreed reduction in payment to Roy Jorgensen Associates, Inc. for the 2013 Street Resurfacing and Street Improvements contract in the amount of \$775,000; and **(2)** a decrease in the contract with Roy Jorgensen Associates, Inc. for the deletion of pavement surface improvements from the 2013 Street Resurfacing and Street Improvements contract in the amount of \$2,604,621 (list attached) - Total not to exceed (\$3,379,621), from \$11,887,289 to \$8,507,668 - Financing: 2012 Bond Funds

5. * Authorize an increase in the contract with NPL Construction Company, Inc. for the addition of pavement surface improvements to the 2014 Street Resurfacing and Street Improvements contract (list attached) - Not to exceed \$3,651,621, from \$14,648,832 to \$18,300,453 - Financing: 2012 Bond Funds (\$3,379,621) and General Obligation Commercial Paper Funds (\$272,000)

Sustainable Development and Construction

6. An ordinance granting amendments to Planned Development District No. 316, the Jefferson Area Special Purpose District on property zoned Planned Development District No. 316 and an NS Neighborhood Service District, generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street South (the Tyler Street Connection) - Z112-251 - Financing: No cost consideration to the City

7. An ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and a resolution accepting the deed restrictions volunteered by the applicant - Z123-274 - Financing: No cost consideration to the City

**ADDENDUM
CITY COUNCIL MEETING
SEPTEMBER 10, 2014**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

Sustainable Development and Construction (Continued)

8. An ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and a resolution accepting the deed restrictions volunteered by the applicant - Z123-275 - Financing: No cost consideration to the City
9. An ordinance granting an amendment to and an expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193 on the south corner of McKinney Avenue and Hester Avenue - Z134-147 - Financing: No cost consideration to the City

Trinity Watershed Management

10. Authorize an increase in the contract with L. D. Kemp Excavating, Inc., for additional soil remediation improvements associated with the Upper Chain of Wetlands Remediation - Cells B & C and project close-out - Not to exceed \$679,797, from \$5,148,425 to \$5,828,222 - Financing: U.S. Army Corps of Engineers Project Cooperation Funds (\$529,877) and Water Utilities Capital Improvement Funds (\$149,920)
11. Authorize Supplemental Agreement No. 1 to the contract with the Mazidji Group for additional environmental assistance during the construction phase for the Upper Chain of Wetlands Project - Not to exceed \$155,350, from \$728,480 to \$883,830 - Financing: U.S. Corps of Engineers Project Cooperation Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

ITEMS FOR FUTHER CONSIDERATION

Water Utilities

12. Authorize a contract for the installation of water and wastewater mains at ~~15~~ 16 locations and the removal of inoperable wastewater flow control gates and valves at four locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of three - Not to exceed \$10,184,725 - Financing: Water Utilities Capital Improvement Funds

Pavement Surface Improvement Projects being deleted from the 2013 Street Resurfacing and Street Improvements contract and added to the 2014 Street Resurfacing and Street Improvements

Addendum Item #'s 4, 5

<u>Project</u>	<u>Limits</u>	<u>Council District</u>
Avondale Avenue	Throckmorton Street to Oak Lawn Avenue	14
Canty Street (W)	Beckley Avenue to Madison Avenue	1
Cole Street	Harvard Avenue to Lee Street	14
Marsalis Avenue (S)	Elmore Avenue to Corning Avenue	4
Mockingbird Lane (E)	Rockaway Drive to Hillgreen Drive	9
Mockingbird Lane (W)	Maple Avenue to Cedar Springs Road	2
Patton Avenue	Davis Street to 6th Street	1
Saner Avenue (E)	Michigan Avenue to S. Marsalis Avenue	4
*Houston Street Viaduct	Young Street to Greenbriar Lane	1, 2

*This project was not included in the 2013 Street Resurfacing and Street Improvements contract but is being added to the 2014 Street Resurfacing and Street Improvements contract in order to expedite the bridge deck repair for the City's Houston Street Viaduct rehab project.

Installation of Water and Wastewater Mains
Addendum Item # 12

District 1

Edgefield Avenue from Clarendon Drive to Lebanon Avenue

District 2

Fitzhugh Avenue from East Grand to Ware Street

Garland Road Diversion Structure from White Rock Creek Levee south of Garland Road

*Junius Street from Carroll Avenue to Fitzhugh Avenue

District 4

Cedar Crest Gate Structure at Moore Park and Westbank Levee

District 6

East Bank Junction Structure north of Northwest Highway and west of Harry Hines Boulevard

Manana Drive from Webb Chapel Road to Witham Street

District 7

Agnes Street from Bourquin Street northeast

Bourquin Street from Agnes Street northwest

Easement north of State Highway 352 (Scyene Road) from east of Hatcher Street east

Easement north of State Highway 352 (Scyene Road) from east of Hatcher Street east

Electra Street from Carpenter Avenue to Rutledge Street

District 8

Easement along State Highway 310 (Central Expressway) from McCommas Bluff Road to Interstate Highway 20

District 9

White Rock Gate Structure east of White Rock Road

District 11

Peterson Lane from Noel Road to Montfort Drive

Installation of Water and Wastewater Mains
Addendum Item # 12 (Continued)

District 12

Fernshaw Drive from Davenport Road to Duffield Drive

District 13

Alley between Silverton Drive and Townsend Drive from Brockbank Drive east
Gramercy Place from Dallas North Tollway to Jamestown Road

District 14, 2

Alley between Gaston Avenue and Swiss Avenue from Parkmont Street to Beacon
Street

*Fitzhugh Avenue from Junius Street northwest

*(Junius Street from Carroll Avenue to Fitzhugh Avenue - Also see Segment map 3)

*Project limits in more than one Council Districts (Districts 2 and 14)

ADDENDUM DATE September 10, 2014

ITEM	IND		DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
#	OK	DEF							
1			N/A	C	CON, OFS	\$150,000.00	NA	NA	Authorize the additional professional services of Deloitte Transactions and Business Analytics LLP, an affiliate of Deloitte LLP, regarding the fair value amounts recorded in the Dallas Police and Fire Pension System's Comprehensive Annual Financial Report for the fiscal year ending December 31, 2013
2			All	C	LIB	GT	NA	NA	Authorize the acceptance of three grants through the Texas State Library and Archives Commission: Library Cooperation Grant (Grant No. 479-15005, CFDA No. 45.310), Special Projects Grant (Grant No. 478-15006, CFDA No. 45.310) and the Texas Reads Grant (Grant No. 451-15004) for the period September 1, 2014 to August 31, 2015; and execution of the grant agreements
3			2, 9, 11, 12, 14	C	PBW, STS	\$71,673.04	35.00%	35.00%	Authorize a contract with VA Construction, Inc. lowest responsible bidder of five, for the construction of traffic control and safety treatments for the Trail-Road Crossings Project of the Statewide Transportation Enhancement Program
4			1, 2, 4, 9, 14	C	PBW	(\$3,379,621.33)	118.87%	41.46%	2012 Bond Program Street Resurfacing and Street Improvements: Authorize an agreed reduction in payment to Roy Jorgensen Associates, Inc. for the 2013 Street Resurfacing and Street Improvements contract; and a decrease in the contract with Roy Jorgensen Associates, Inc. for the deletion of pavement surface improvements from the 2013 Street Resurfacing and Street Improvements contract
5			1, 2, 4, 9, 14	C	PBW	\$3,651,621.33	97.44%	23.22%	2012 Bond Program Street Resurfacing and Street Improvements: Authorize an increase in the contract with NPL Construction Company, Inc. for the addition of pavement surface improvements to the 2014 Street Resurfacing and Street Improvements contract
6			1	C	DEV	NC	NA	NA	An ordinance granting amendments to Planned Development District No. 316, the Jefferson Area Special Purpose District on property zoned Planned Development District No. 316 and an NS Neighborhood Service District, generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street South (the Tyler Street Connection)
7			6	C	DEV	NC	NA	NA	An ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and a resolution accepting the deed restrictions volunteered by the applicant
8			6	C	DEV	NC	NA	NA	An ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and a resolution accepting the deed restrictions volunteered by the applicant
9			14	C	DEV	NC	NA	NA	An ordinance granting an amendment to and an expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193 on the south corner of McKinney Avenue and Hester Avenue
10			4	C	TWM, WTR, PBW	\$679,796.54	19.09%	23.26%	Authorize an increase in the contract with L. D. Kemp Excavating, Inc., for additional soil remediation improvements associated with the Upper Chain of Wetlands Remediation - Cells B & C and project close-out
11			4	C	TWM, PBW	\$155,350.00	25.95%	10.19%	Authorize Supplemental Agreement No. 1 to the contract with the Mazidji Group for additional environmental assistance during the construction phase for the Upper Chain of Wetlands Project

ADDENDUM DATE September 10, 2014

ITEM		IND		DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
#	OK	DEF								
12			1, 2, 4, 6, 7, 8, 9, 11, 12, 13, 14	I	WTR	\$10,184,725.00	26.51%	25.21%	Authorize a contract for the installation of water and wastewater mains at 45 16 locations and the removal of inoperable wastewater flow control gates and valves at four locations	

TOTAL \$14,893,165.91

KEY FOCUS AREA: Efficient, Effective and Economical Government

AGENDA DATE: September 10, 2014

COUNCIL DISTRICT(S): N/A

DEPARTMENT: City Controller
Office of Financial Services

CMO: Jeanne Chipperfield, 670-7804

MAPSCO: N/A

SUBJECT

Authorize the additional professional services of Deloitte Transactions and Business Analytics LLP, an affiliate of Deloitte LLP, regarding the fair value amounts recorded in the Dallas Police and Fire Pension System’s Comprehensive Annual Financial Report for the fiscal year ending December 31, 2013 - Not to exceed \$150,000, from \$155,500, to \$305,500 - Financing: Current Funds

BACKGROUND

The Dallas Police and Fire Pension System (Pension System) reports certain real estate investments that must be independently appraised using an acceptable valuation method. This phase of the professional services contract will provide an estimated range of fair values for certain real estate investments held by the Pension System. The additional work is necessary for Deloitte Transactions and Business Analytics LLP to conclude their review of these assets.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Council authorized the additional professional services of Deloitte Transactions and Business Analytics LLP, on August 6, 2014 by Resolution No. 14-1186.

FISCAL INFORMATION

\$150,000 – Current Funds

M/WBE INFORMATION

All work related to the contract will be performed by Deloitte Transactions and Business Analytics LLP.

ETHNIC COMPOSITION

Deloitte Transactions and Business Analytics LLP (Dallas, TX offices)

Hispanic female	1,042	Hispanic male	1,111
Black female	1,526	Black male	1,161
Other female	4,458	Other male	7,652
White female	11,835	White male	16,242

OWNERS

Deloitte Transactions and Business Analytics LLP

Barry Salvberg, Chief Executive Officer of Deloitte LLP (United States)

September 10, 2014

WHEREAS, on April 15, 2014, pursuant to Administrative Action No. 14-5761, the City authorized payment for professional services provided by Deloitte Transactions and Business Analytics LLP, in the amount of \$50,000.00, for valuation services necessary in order to complete the City's Comprehensive Annual Financial Report; and,

WHEREAS, on August 6, 2014, the City Council authorized the additional professional services of Deloitte Transactions and Business Analytics LLP, in the amount of \$105,500.00 by Resolution No. 14-1186, increasing the contract amount from \$50,000.00 to \$155,500.00; and,

WHEREAS, additional professional services of Deloitte Transactions and Business Analytics LLP, are necessary to conclude their review; **Now, Therefore**,

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

Section 1. That the City Manager is hereby authorized to obtain the additional professional services of Deloitte Transactions and Business Analytics LLP, regarding the fair value amounts recorded in the Dallas Police and Fire Pension System's Comprehensive Annual Financial Report for the fiscal year ending December 31, 2013, in an amount not to exceed \$150,000.00, increasing the authorized amount from \$155,500.00 to \$305,500.00.

Section 2. That the City Controller is authorized to disburse, in periodic payments to Deloitte Transactions and Business Analytics LLP, an affiliate of Deloitte LLP, an amount not to exceed \$150,000.00 from Fund 0001, Dept. BMS, Unit 1991, Obj. 3070, Encumbrance No. VSBMS119014, Vendor No. VS0000049378.

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.

KEY FOCUS AREA: Culture, Arts, Recreation, & Education

AGENDA DATE: September 10, 2014

COUNCIL DISTRICT(S): All

DEPARTMENT: Library

CMO: Joey Zapata, 670-1204

MAPSCO: N/A

SUBJECT

Authorize **(1)** the acceptance of three grants through the Texas State Library and Archives Commission: Library Cooperation Grant (Grant No. 479-15005, CFDA No. 45.310) in the amount of \$74,638, Special Projects Grant (Grant No. 478-15006, CFDA No. 45.310) in the amount of \$70,091 and the Texas Reads Grant (Grant No. 451-15004) in the amount of \$3,000 for the period September 1, 2014 to August 31, 2015; and **(2)** execution of the grant agreements – Total not to exceed \$147,729 – Financing: Texas State Library and Archives Commission Grant Funds

BACKGROUND

The Texas State Library and Archives Commission (TSLAC) awards competitive grants to libraries and regional library systems across the state to support literacy and educational initiatives. The Dallas Public Library received three of these grants from TSLAC.

The Library Cooperation Grant (Grant No. 479-15005, CFDA No. 45.310), in the amount of \$74,638, to provide staffing for a GED Testing Center at the J. Erik Jonsson Central Library. The GED Testing Center was established with a gift from Atmos Energy, through the Friends of the Dallas Public Library, and will provide GED test-taking and workforce development resources to approximately 3,100 adults a year. This grant will support the salary of a full-time Coordinator II and part-time Library Associate who will oversee operations of the Testing Center.

The Special Projects Grant (Grant No. 478-15006, CFDA No. 45.310), in the amount of \$70,091, to expand its Homeless Engagement Initiative in order to provide additional services to 1,500 homeless customers. The project is a collaborative effort between the Dallas Public Library, the Friends of the Dallas Public Library and CitySquare's AmeriCorps program. Funds for this project will support a full-time Coordinator II to implement specialized services and community partnerships. The position will also work to transform the first floor exhibit area into the "Community Exchange" where the people of all walks of life can exchange ideas.

BACKGROUND (Continued)

The Texas Reads Grant (Grant No. 451-15004), in the amount of \$3,000, to increase adult participation in a citywide Summer Reading Club. A partnership between the Dallas Public Library and The Dallas Morning News' Points - Summer Book Club will expand upon the Mayor's Summer Reading initiative that targets youth.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$147,729 – Texas State Library and Archives Commission Grant Funds

September 10, 2014

WHEREAS, the Texas State Library has awarded the City of Dallas, Dallas Public Library, funds to enhance adult literacy and community engagement efforts, including the Library Cooperation Grant to establish and administer a GED Testing Center, Special Projects Grant to expand the Library's Homeless Engagement Initiative and the Texas Reads Grant to increase adult participation in the citywide Summer Reading Club; and

WHEREAS, it is recommended that the City Manager is hereby authorized to accept the grant funds for the Library Cooperation Grant in an amount not to exceed \$74,638; Special Projects Grant in an amount not to exceed \$70,091; and the Texas Reads Grant in an amount not to exceed \$3,000.

NOW, THEREFORE,

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

Section 1. That the City Manager is hereby authorized to accept three grants through the Texas State Library and Archives Commission: Library Cooperation Grant (Grant No. 479-15005, CFDA No. 45.310) in the amount of \$74,638, Special Projects Grant (Grant No. 478-15006, CFDA No. 45.310) in the amount of \$70,091 and the Texas Reads Grant (Grant No. 451-15004) in the amount of \$3,000 for the period September 1, 2014 to August 31, 2015; and execute the grant agreements.

Section 2. That the City Controller is hereby authorized to deposit grant funds into Fund F416, Department LIB, Unit 1592, Revenue Source 6506 in an amount not to exceed \$74,638; and Fund F417, Department LIB, Unit 1593, Revenue Source 6506 in an amount not to exceed \$70,091; and Fund S275, Department LIB, Unit 1594, Revenue Source 6516 in an amount not to exceed \$3,000.

Section 3. That the City Manager is hereby authorized to establish appropriations in accordance with the grant agreements in Library Cooperation Fund F416, Department LIB, Unit 1592, object code various in an amount not to exceed \$74,638; and Special Projects Fund F417, Department LIB, Unit 1593, object code various in an amount not to exceed \$70,091; and Texas Reads Fund S275, Department LIB, Unit 1594, object code various in an amount not to exceed \$3,000.

Section 4. That the City Controller is hereby authorized to disburse funds from Fund F416, Department LIB, Unit 1592, object code various, Fund F417, Department LIB, Unit 1593, object code various, and Fund S275, Department LIB, Unit 1594, object code various in accordance with the grant agreements for the Library Cooperation Grant, Special Projects Grant, and Texas Reads Grant.

September 10, 2014

Section 5. That the City Manager is hereby authorized to reimburse to the granting agency any expenditure identified as ineligible. The City Manager shall notify the appropriate City Council Committee of expenditures identified as ineligible not later than 30 days after the reimbursement.

Section 6. That the City Manager shall keep the appropriate City Council Committee informed of all final granting agency monitoring reports not later than 30 days after the receipt of the report.

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

**FY 2015 Texas State Library Archives Commission Grant Funds
Grant Funds Distribution**

Grant: Library Cooperation Grant
(Grant No. 479-15005, CFDA No. 45.310)

Object Code	Description	Amount
1101	Salaries	\$56,926.00
1301	Pensions	\$7,871.00
1304	Health Insurance	\$7,841.00
3030	Print & Photographic Services	\$1,000.00
3099	Miscellaneous Special Services	\$1,000.00
Total:		\$74,638.00

Grant: Special Projects Grant
(Grant No. 478-15006, CFDA No. 45.310)

Object Code	Description	Amount
1101	Salaries	\$40,281.00
1301	Pensions	\$5,583.00
1304	Health Insurance	\$5,227.00
2110	Office Supplies	\$1,000.00
2280	Other Supplies	\$500.00
3099	Miscellaneous Special Services	\$17,500.00
Total:		\$70,091.00

Grant: Texas Reads Grant
(Grant No. 451-15004)

Object Code	Description	Amount
2860	Reference Books	\$1,000.00
3099	Miscellaneous Special Services	\$2,000.00
Total:		\$3,000.00

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 10, 2014

COUNCIL DISTRICT(S): 2, 9, 11, 12, 14

DEPARTMENT: Public Works Department
Street Services

CMO: Jill A. Jordan, P.E., 670-5299
Forest E. Turner, 670-3390

MAPSCO: Various

SUBJECT

Authorize a contract with VA Construction, Inc. lowest responsible bidder of five, for the construction of traffic control and safety treatments for the Trail-Road Crossings Project of the Statewide Transportation Enhancement Program – Not to exceed \$663,640 – Financing: Texas Department of Transportation Grant Funds (\$530,912); Dallas County (\$61,055) and 2006 Bond Funds (\$71,673)

BACKGROUND

A professional services contract with Freese and Nichols, Inc. was authorized on December 11, 2013, by Resolution No. 13-2152 for the engineering design of the Trail-Road Crossings Project. This action will authorize a contract with VA Construction, Inc. for the installation of traffic control and safety treatments and construction of accessible ramps to current standards along the following five existing trails: Cottonwood Trail, Katy Trail, Preston Ridge Trail, Santa Fe Trail and White Rock Lake Loop Trail.

This project represents the initial implementation of a new standard to improve the safety and user-friendliness of the City's network of trails and street system in the locations where trails currently intersect with the street. The primary benefit of the project will be to reduce user conflicts and confusion at the specified locations throughout the surface transportation system.

The scope of the improvements includes such items as signage, pavement markings and upgraded accessible ramps at various signalized and un-signalized trail-road crossings, intersections, as well as at mid-block locations.

ESTIMATED SCHEDULE OF PROJECT

Began Design	December 2013
Completed Design	April 2014
Begin Construction	September 2014
Complete Construction	September 2015

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

Authorized **(1)** an Interlocal Agreement with the Texas Department of Transportation to provide cost reimbursement for the Traffic Control and Safety Treatments for Trail-Road Crossings Project of the Statewide Transportation Enhancement Program Project; **(2)** established appropriations in an amount not to exceed \$808,834; and **(3)** payment to the Texas Department of Transportation in the amount of \$7,705 for the City's share of design review, engineering and contingency costs on August 8, 2012, by Resolution No. 12-1970.

Authorized **(1)** a Project Specific Agreement with Dallas Count for the Traffic Control and Safety Treatments for Trail-Road Crossings Project of the Statewide Transportation Enhancement Program; **(2)** the receipt and deposit of funds from Dallas county into the Texas Department of Transportation Grant Fund in an amount not to exceed \$70,677; and **(3)** increasing appropriations in an amount not to exceed \$70,677 on August 8 2012, by Resolution No. 12-1971.

Authorized a professional services contract with Freese and Nichols, Inc. for engineering services on December 11, 2013, by Resolution No. 13-2152.

FISCAL INFORMATION

Texas Department of Transportation Grant Funds - \$530,911.40
Intergovernmental Revenue Dallas County - \$61,054.81
2006 Bond Program Funds - \$71,673.04

<u>Council District</u>	<u>Amount</u>
2	\$106,182.28
9	\$192,455.38
11	\$ 73,000.32
12	\$265,455.70
14	<u>\$ 26,545.57</u>
Total	\$663,639.25

FISCAL INFORMATION (Continued)

Design	\$ 105,375.00
Construction (this action)	\$ 663,639.25
Total	\$ 769,014.25

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

VA Construction, Inc.

Hispanic Female	0	Hispanic Male	18
African-American Female	0	African-American Male	1
Other Female	0	Other Male	2
White Female	1	White Male	0

BIDDER INFORMATION

The following bids with quotes were received and opened on June 26, 2014:

*Denotes successful bidder(s)

<u>BIDDERS</u>	<u>BID AMOUNT</u>
*VA Construction, Inc. 3604 Marlborough Dr. Plano, Texas 75075	\$ 663,639.25
Texas Standard Construction, Ltd.	\$ 940,601.00
Ed Bell Construction Co.	\$1,068,481.00
Axis Contracting, Inc.	\$1,198,044.48
Camino Construction Co.	\$1,435,757.65
Engineer's Estimate	\$ 786,679.26

OWNER

VA Construction, Inc.

Akbar Ali, President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with VA Construction, Inc. lowest responsible bidder of five, for the construction of traffic control and safety treatments for the Trail-Road Crossings Project of the Statewide Transportation Enhancement Program – Not to exceed \$663,640 – Financing: Texas Department of Transportation Grant Funds (\$530,912); Dallas County (\$61,055) and 2006 Bond Funds (\$71,673)

VA Construction is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$232,273.73	35.00%
Total non-local contracts	\$431,365.52	65.00%
TOTAL CONTRACT	\$663,639.25	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
American Striping Co.	WFDB61426Y0415	\$232,273.73	100.00%
Total Minority - Local		\$232,273.73	100.00%

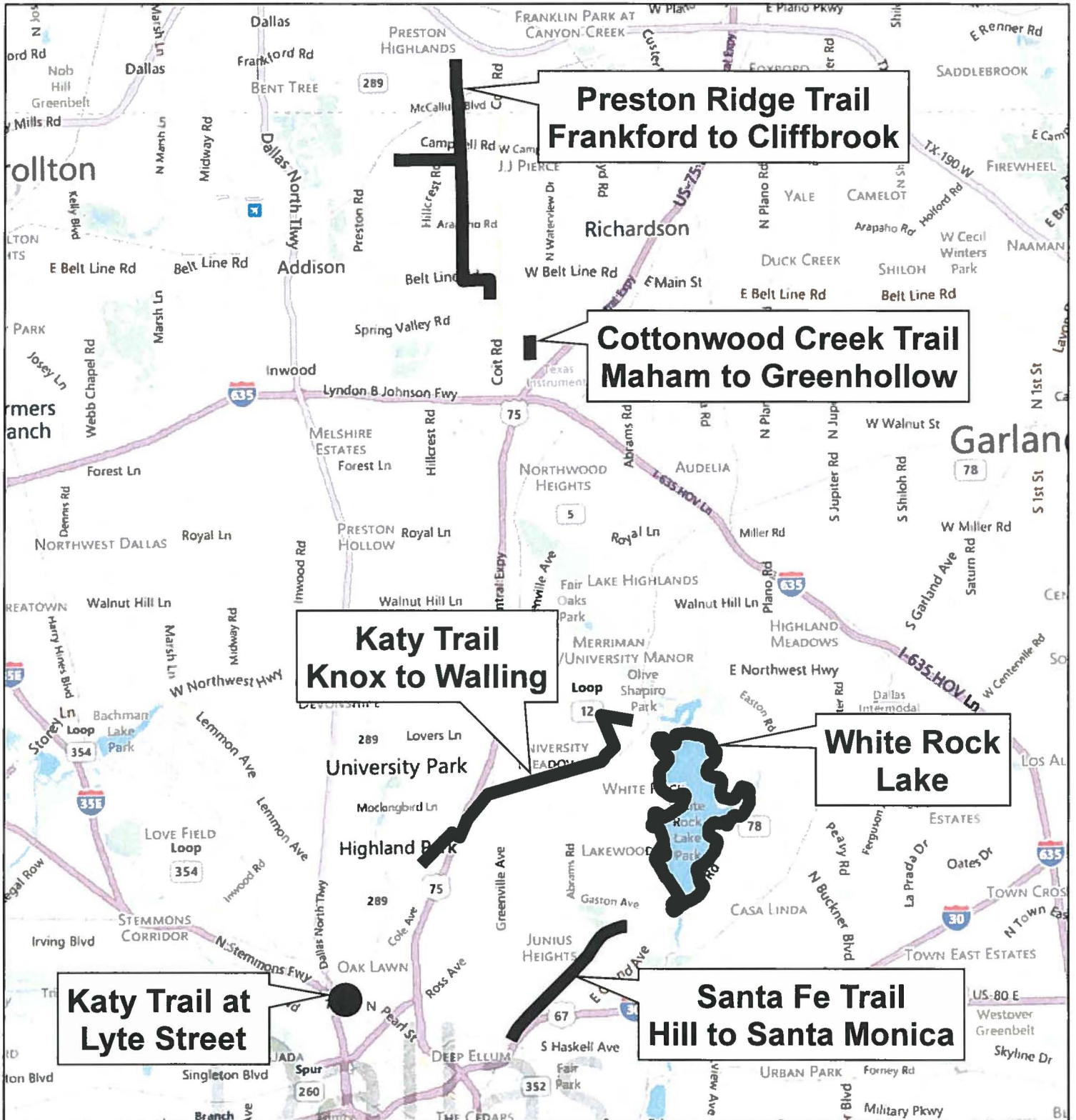
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$232,273.73	100.00%	\$232,273.73	35.00%
Total	\$232,273.73	100.00%	\$232,273.73	35.00%

Trail-Road Crossing Project



MAPSCO: Various

September 10, 2014

WHEREAS, the City of Dallas (City) recognizes World-wide progress in the evolution of transportation infrastructure towards a more sustainable future, as well as emerging trends among cities and towns in the United States and in the State of Texas which emphasizes the provision of substantial alternative transportation choices that are well-integrated within the overall surface transportation system; and

WHEREAS, over 100 miles of off-street multi-use pathways or bike/pedestrian “trails” have been developed by the City with the help of Federal and State funds intended to mitigate automobile congestion and its negative impacts on air quality by providing bicycle and pedestrian links to places of employment and to transit; and

WHEREAS, a safe, predictable, and efficient travel environment is the primary goal of transportation infrastructure development, and increased accidents, near-miss incidents, conflicts, and delays between bicyclists, pedestrians, and motorists have been observed at the operational at-grade trail-road crossings throughout the City; and

WHEREAS, the Texas Transportation Commission and the Texas Department of Transportation (TxDOT) saw the intended merits of the Traffic Control and Safety Treatments for the Trail-Road Crossings Project of the Statewide Transportation Enhancement Program, and therefore, awarded the City full funding for this project submission; and

WHEREAS, on August 8, 2012, Resolution No. 12-1970 authorized a Local Project Advance Funding Agreement with the Texas Department of Transportation for the Traffic Control and Safety Treatments for the Trail-Road Crossings Project of the of the Statewide Transportation Enhancement in the amount of \$7,705 for the City’s share of design review, engineering and contingency costs; and

WHEREAS, on August 8, 2012, Resolution No. 12-1971 authorized a Project Specific Agreement with Dallas County for the Traffic Control and Safety Treatments for the Trail-Road Crossings Project of the Statewide Transportation Enhancement Program Project; and

WHEREAS, on December 11, 2013, Resolution No. 13-2152 authorized a professional services contract with Freese and Nichols, Inc. for the engineering design of the Traffic Control and Safety Treatments for Trail-Road Crossings Project of the Statewide Transportation Enhancement Program; and

September 10, 2014

WHEREAS, bids were received on June 26, 2014, for the construction of the Traffic Control and Safety Treatments for the Trail-Road Crossings Project, as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
VA Construction, Inc	\$663,639.25
Texas Standard Construction, Ltd.	\$940,601.00
Ed Bell Construction Co.	\$1,068,481.00
Axis Contracting, Inc.	\$1,198,044.48
Camino Construction Co.	\$1,435,757.65

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a contract with VA Construction, Inc. for the construction of the Traffic Control and Safety Treatments for the Trail-Road Crossings Project of the Statewide Transportation Enhancement Program in an amount not to exceed \$663,639.25, this being the lowest responsive bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract:

Texas Department of Transportation Trail-Road Crossings Project Fund Fund F8FD, Dept. STS, Unit 88FD, Act. THRG, Obj. 4510, Program TPF8FD12, CT STS14VAK01, Vendor No. 256370 in an amount not to exceed	\$591,966.21
Street and Transportation Improvement Fund Fund 6T22, Dept. PBW, Unit P730, Act. THRG, Obj. 4510, Program PB06P730, CT STS14VAK01 Vendor No. 256370, in an amount not to exceed	<u>\$ 71,673.04</u>
Total in an amount not to exceed	\$663,639.25

Section 3. Texas Department of Transportation (TxDOT) will provide cost reimbursement in an amount not to exceed \$530,911.40 to be deposited into Fund F8FD, Dept. STS, Unit 88FD, Revenue Source 6506. Dallas County will provide cost reimbursement in an amount not to exceed \$61,054.81 to be deposited into Fund F8FD, Dept. STS, Unit 88FD, Revenue Source 6511. The City Controller is hereby authorized to deposit all reimbursement funds as they are received in the total amount not to exceed \$591,966.21.

September 10, 2014

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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 10, 2014
COUNCIL DISTRICT(S): 1, 2, 4, 9, 14
DEPARTMENT: Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 34K N P 35R T U V 37E 45P S W 54C D V 55S W

SUBJECT

2012 Bond Program Street Resurfacing and Street Improvements

- * Authorize **(1)** an agreed reduction in payment to Roy Jorgensen Associates, Inc. for the 2013 Street Resurfacing and Street Improvements contract in the amount of \$775,000; and **(2)** a decrease in the contract with Roy Jorgensen Associates, Inc. for the deletion of pavement surface improvements from the 2013 Street Resurfacing and Street Improvements contract in the amount of \$2,604,621 (list attached) - Total not to exceed (\$3,379,621), from \$11,887,289 to \$8,507,668 - Financing: 2012 Bond Funds
- * Authorize an increase in the contract with NPL Construction Company, Inc. for the addition of pavement surface improvements to the 2014 Street Resurfacing and Street Improvements contract (list attached) - Not to exceed \$3,651,621, from \$14,648,832 to \$18,300,453 - Financing: 2012 Bond Funds (\$3,379,621) and General Obligation Commercial Paper Funds (\$272,000)

BACKGROUND

To date, the City's 2013 Street Resurfacing and Street Improvement contractor, Roy Jorgensen Associates, Inc. (RJA), has completed approximately 70 percent of the pavement surface improvements scoped in their contract. RJA contacted City staff and proposed the termination of their 2013 Street Resurfacing and Street Improvement contract without the completion of the remaining pavement surface improvements. The terms negotiated with RJA entail the City deleting the remaining pavement surface improvement projects (list attached) from the 2013 resurfacing contract. The City recently awarded the 2014 Street Resurfacing and Street Improvement construction contract to NPL Construction Company, Inc. (NPL). The projects being deleted from the 2013 resurfacing contract will be added to NPL's 2014 resurfacing contract.

BACKGROUND (Continued)

Since the competitively bid unit prices for the 2014 contract are substantially higher than the 2013 contract, City staff estimates \$775,000 in additional construction costs will be incurred by the City by moving the unfinished 2013 surface improvement projects into the 2014 Street Resurfacing and Street Improvement contract. As part of the termination agreement, RJA has agreed to pay the City \$775,000 to offset these additional costs. The \$775,000 will be paid to the City by withholding this amount from RJA's 2013 contract and final invoice payments.

The Houston Street Viaduct is also being added to the 2014 Street Resurfacing and Street Improvements contract in order to expedite the bridge deck repair work for the City's planned Houston Street Viaduct rehab project. This work is being expedited in order to take advantage of the Viaduct currently being closed to vehicular traffic for the ongoing Oak Cliff Streetcar project construction and testing. The bridge deck rehab work is anticipated to be completed in Spring 2015 at which time the Houston Street Viaduct will be re-opened to vehicular traffic.

This action will authorize a payment reduction to RJA and a decrease to the contract with RJA for the deletion of pavement surface improvements from the 2013 Street Resurfacing and Street Improvements contract.

This action will also authorize an increase to the contract with NPL for the addition of pavement surface improvements to the 2014 Street Resurfacing and Street Improvements contract.

ESTIMATED SCHEDULE OF PROJECT

2013 Street Resurfacing and Street Improvements

Began Construction	May 2013
Complete Construction	September 2014

2014 Street Resurfacing and Street Improvements

Began Construction	May 2014
Complete Construction	April 2015

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a construction contract with Roy Jorgensen Associates, Inc. for pavement surface improvements on April 10, 2013, by Resolution No. 13-0622.

Authorized a construction contract with NPL Construction Company, Inc. for pavement surface improvements on April 23, 2014, by Resolution No. 14-0666.

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

Authorized a professional services contract with Kleinfelder Central, Inc. for construction material testing on April 23, 2014, by Resolution No. 14-0667.

FISCAL INFORMATION

2012 Bond Funds - (\$3,379,621.33)

2012 Bond Funds - \$3,379,621.33

2012 Bond Program (General Obligation Commercial Paper) - \$272,000

<u>Council District</u>	<u>Amount</u>
1	\$ 486,972.62
2	\$ 810,167.64
4	\$ 894,067.57
9	\$ 674,167.64
14	<u>\$ 786,245.86</u>
Total	\$3,651,621.33

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Roy Jorgensen Associates, Inc.

African-American Female	6	African-American Male	39
Hispanic Female	2	Hispanic Male	195
White Female	37	White Male	147
Other Female	1	Other Male	5

NPL Construction Company, Inc.

African-American Female	0	African-American Male	14
Hispanic Female	1	Hispanic Male	100
White Female	1	White Male	40
Other Female	0	Other Male	1

OWNER

Roy Jorgensen Associates, Inc.

John Jorgensen, President

OWNER (Continued)

NPL Construction, Inc.

James P. Kane, President

MAPS

See attached.

Pavement Surface Improvement Projects being deleted from the 2013 Street Resurfacing and Street Improvements contract and added to the 2014 Street Resurfacing and Street Improvements

<u>Project</u>	<u>Limits</u>	<u>Council District</u>
Avondale Avenue	Throckmorton Street to Oak Lawn Avenue	14
Canty Street (W)	Beckley Avenue to Madison Avenue	1
Cole Street	Harvard Avenue to Lee Street	14
Marsalis Avenue (S)	Elmore Avenue to Corning Avenue	4
Mockingbird Lane (E)	Rockaway Drive to Hillgreen Drive	9
Mockingbird Lane (W)	Maple Avenue to Cedar Springs Road	2
Patton Avenue	Davis Street to 6th Street	1
Saner Avenue (E)	Michigan Avenue to S. Marsalis Avenue	4
*Houston Street Viaduct	Young Street to Greenbriar Lane	1, 2

*This project was not included in the 2013 Street Resurfacing and Street Improvements contract but is being added to the 2014 Street Resurfacing and Street Improvements contract in order to expedite the bridge deck repair for the City's Houston Street Viaduct rehab project.

BUSINESS INCLUSION & DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** an agreed reduction in payment to Roy Jorgensen Associates, Inc. for the 2013 Street Resurfacing and Street Improvements contract in the amount of \$775,000; and **(2)** a decrease in the contract with Roy Jorgensen Associates, Inc. for the deletion of pavement surface improvements from the 2013 Street Resurfacing and Street Improvements contract in the amount of \$2,604,621 (list attached) - Total not to exceed (\$3,379,621), from \$11,887,289 to \$8,507,668 - Financing: 2012 Bond Funds

Roy Jorgensen Associates, Inc. **is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.**

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>This Action Amount</u>	<u>Revised Amount</u>	<u>Percent</u>
Local contracts	(\$1,012,400.80)	\$10,113,124.20	118.87%
Non-local contracts	(\$2,367,220.53)	(\$1,605,456.53)	(18.87%)
TOTAL CONTRACT	(\$3,379,621.33)	\$8,507,667.67	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>Original Amount</u>	<u>Percent</u>	<u>This Amount</u>	<u>Action Percent</u>
African American	\$1,562,053.65	18.36%	\$0.00	0.00%
Hispanic American	\$1,476,426.88	17.35%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$488,565.45	5.74%	\$0.00	0.00%
Total	\$3,527,045.98	41.46%	\$0.00	0.00%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with NPL Construction Company, Inc. for the addition of pavement surface improvements to the 2014 Street Resurfacing and Street Improvements contract (list attached) - Not to exceed \$3,651,621, from \$14,648,832 to \$18,300,453 - Financing: 2012 Bond Funds (\$3,379,621) and General Obligation Commercial Paper Funds (\$272,000)

NPL Construction Company, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$3,558,005.82	97.44%
Total non-local contracts	\$93,615.51	2.56%
TOTAL CONTRACT	\$3,651,621.33	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Onyx Paving & Utility LLC	BMDL5313N0315	\$563,044.91	15.82%
Rodriguez Concrete Construction	HMMB58412N0814	\$191,286.57	5.38%
Total Minority - Local		\$754,331.48	21.20%

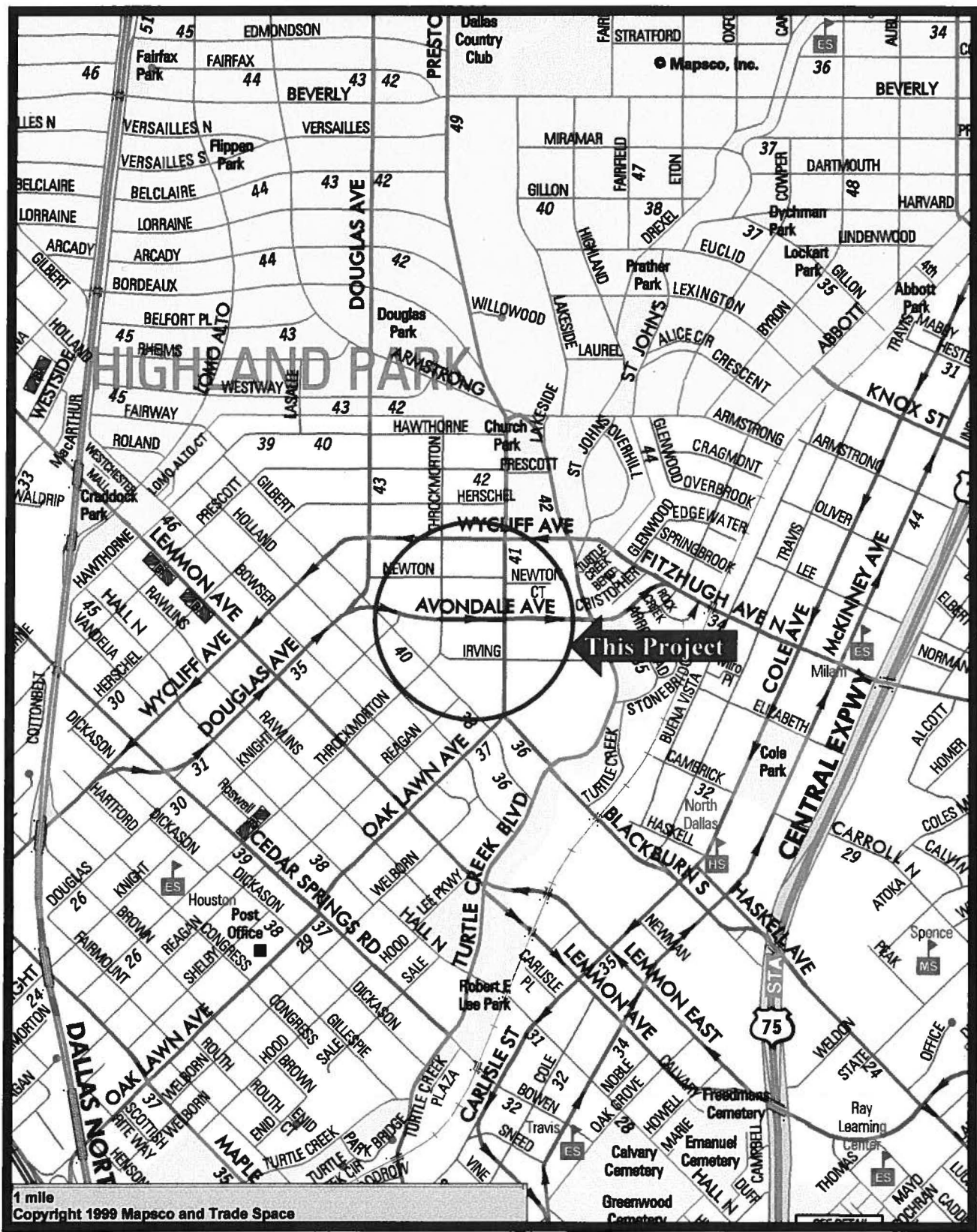
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Roadmaster Striping	HMDB60153Y0215	\$56,439.68	60.29%
CowTown Redi Mix	WFDB57742Y0614	\$37,175.83	39.71%
Total Minority - Non-local		\$93,615.51	100.00%

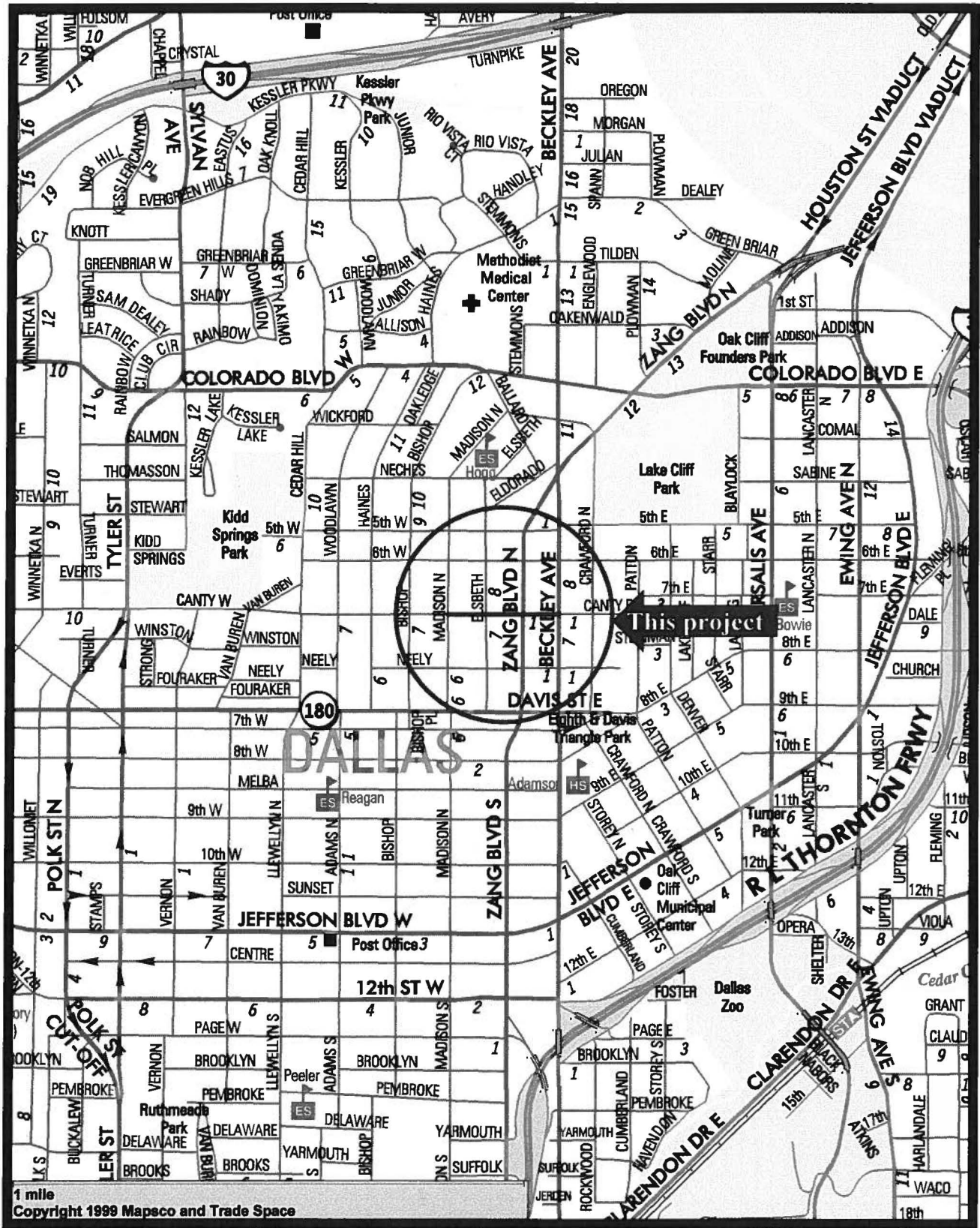
TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$563,044.91	15.82%	\$563,044.91	15.42%
Hispanic American	\$191,286.57	5.38%	\$247,726.25	6.78%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$37,175.83	1.02%
Total	<u>\$754,331.48</u>	<u>21.20%</u>	<u>\$847,946.99</u>	<u>23.22%</u>

Avondale Avenue

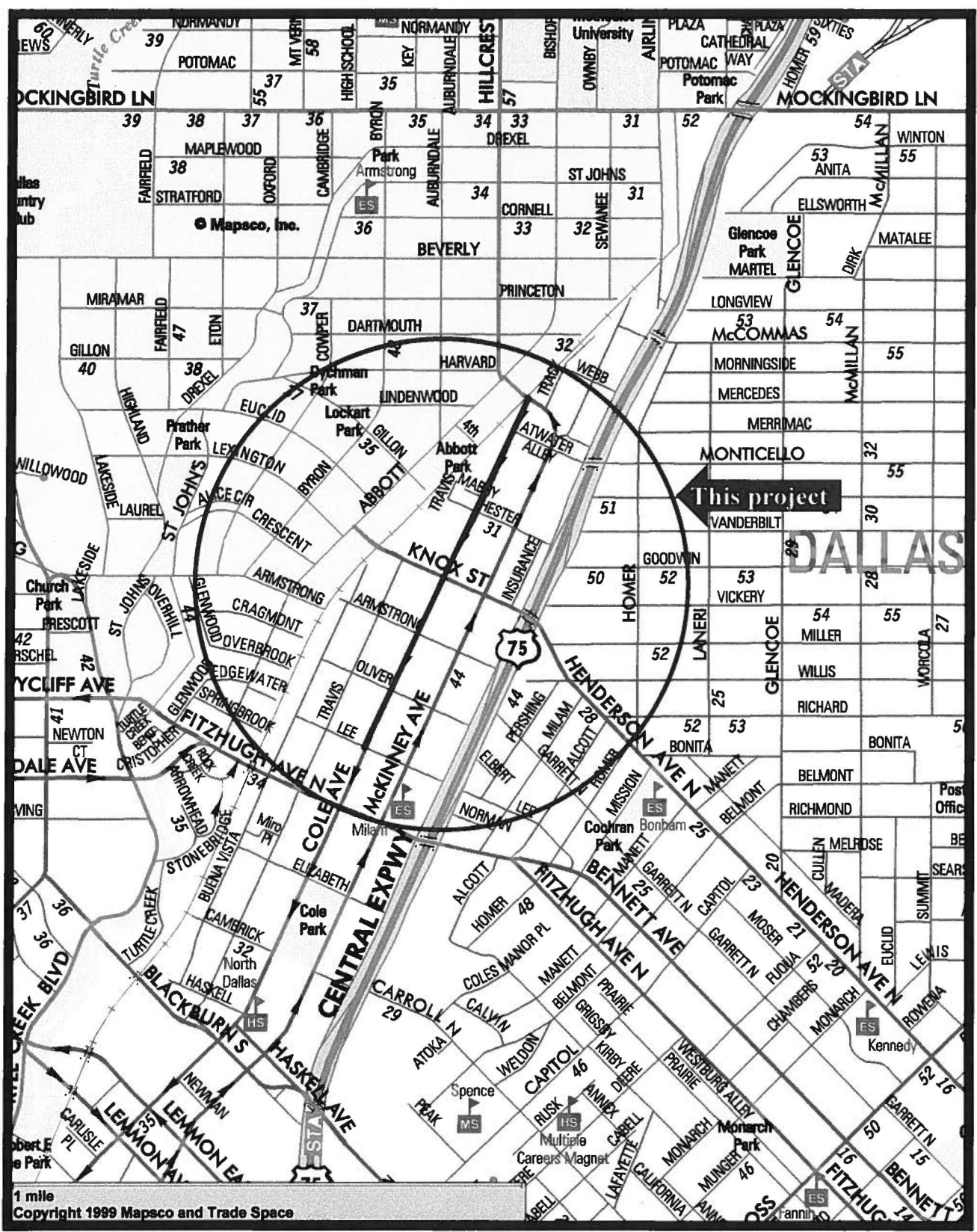


Canty Street (W)



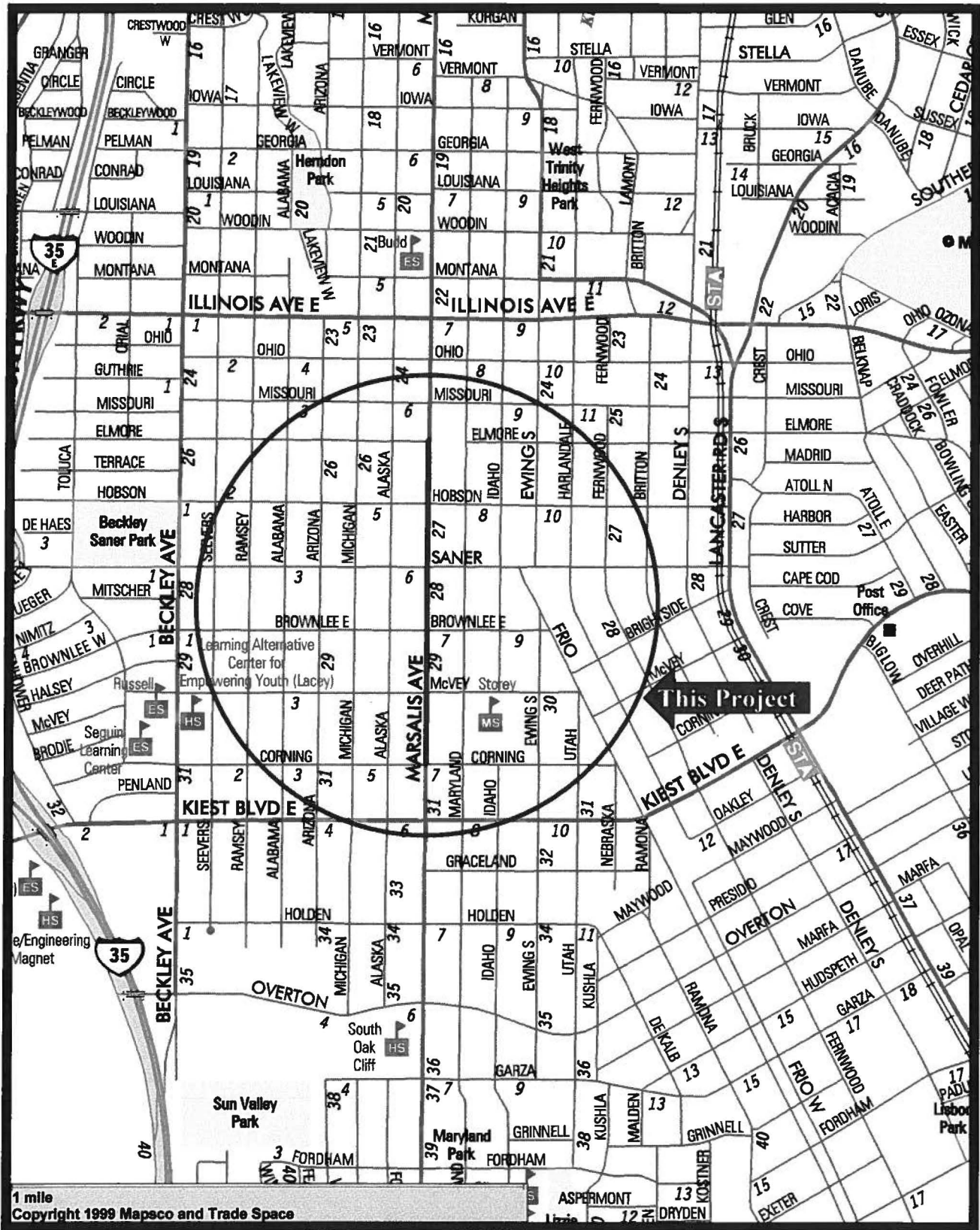
Mapsco 54C, 54D

Cole Avenue



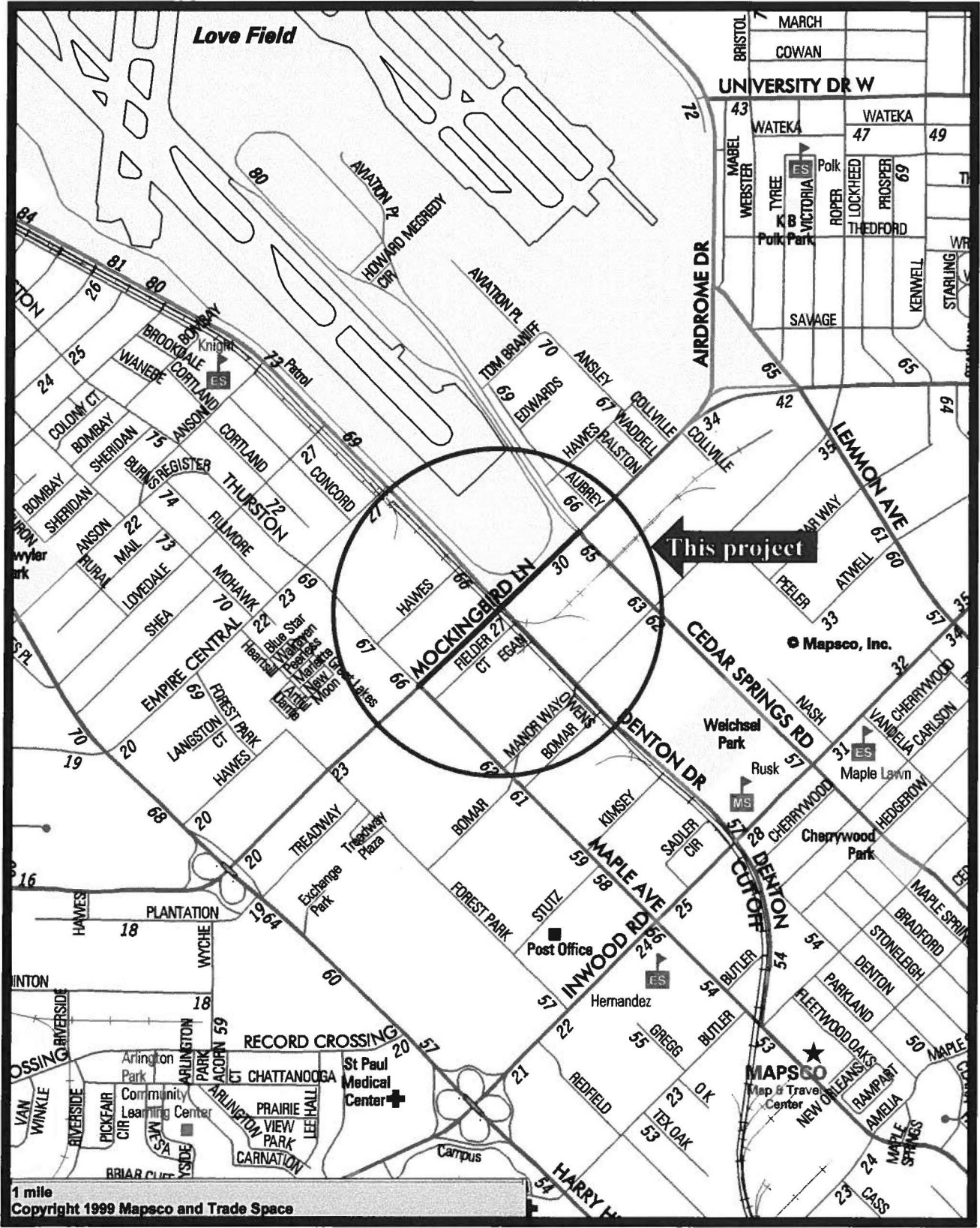
Mapsco 35R, 35U, 35V

Marsalis Avenue



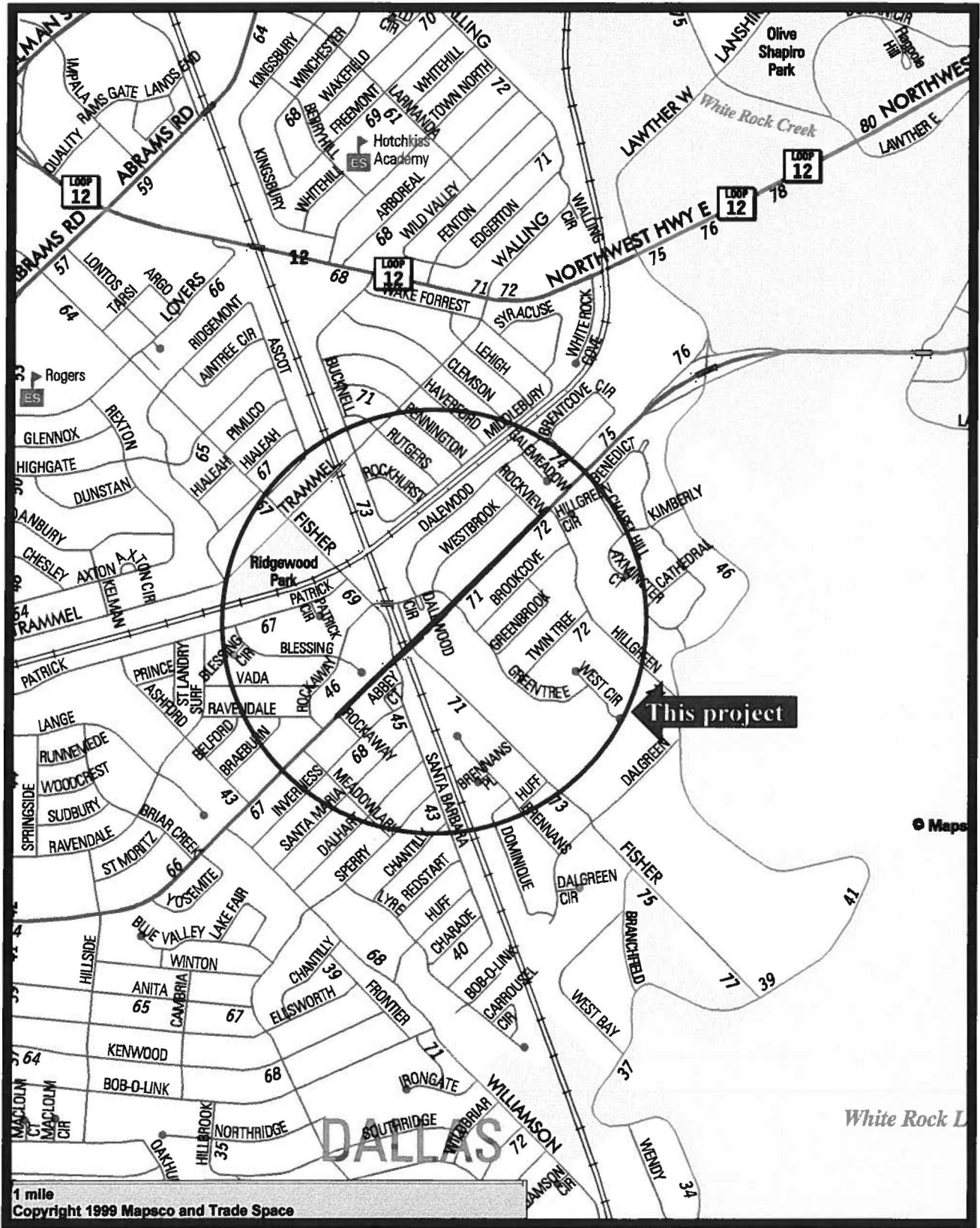
Mapsco 55S, 55W

Mockingbird Lane

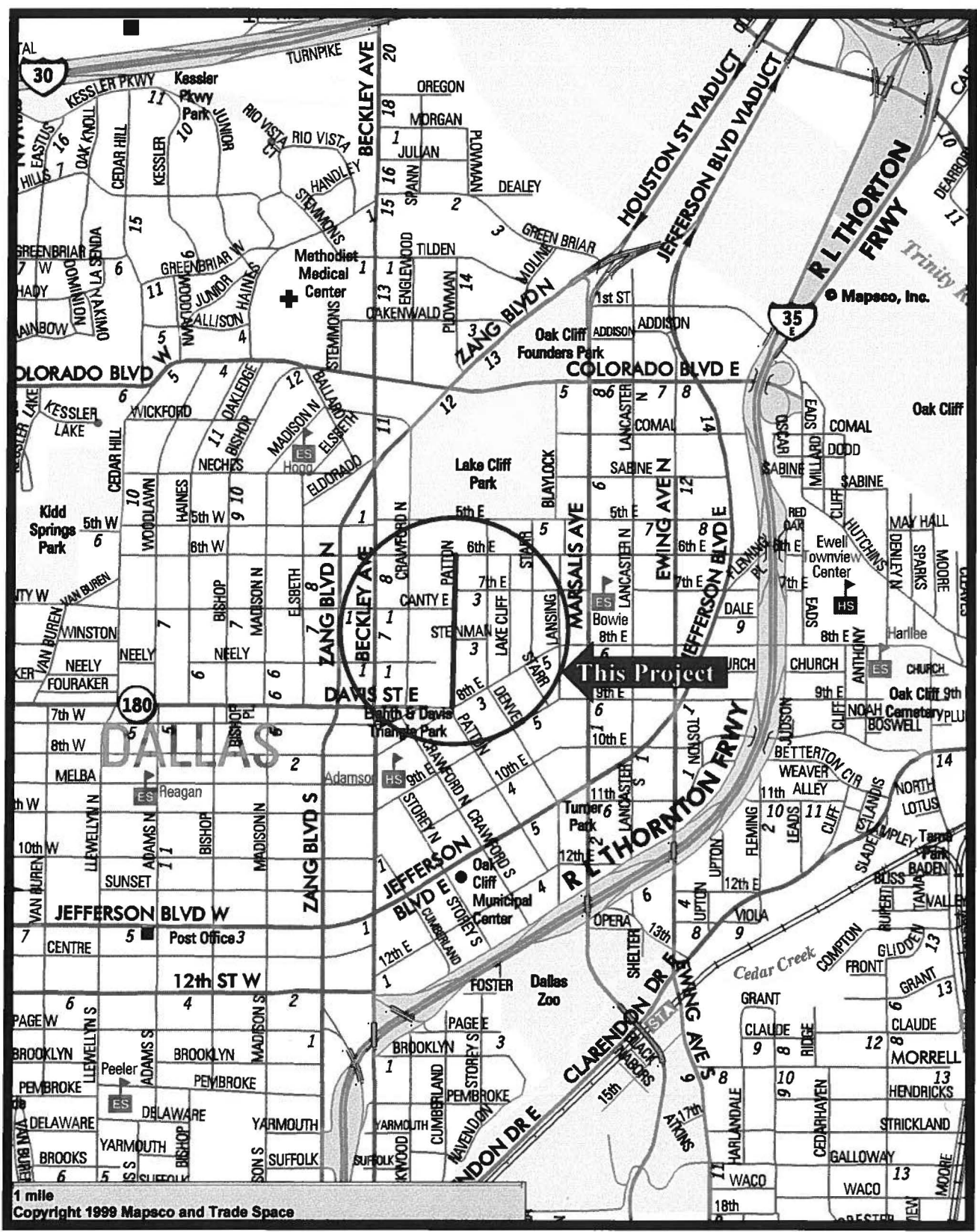


Mapsco 34K, 34N, 34P

Mockingbird Lane

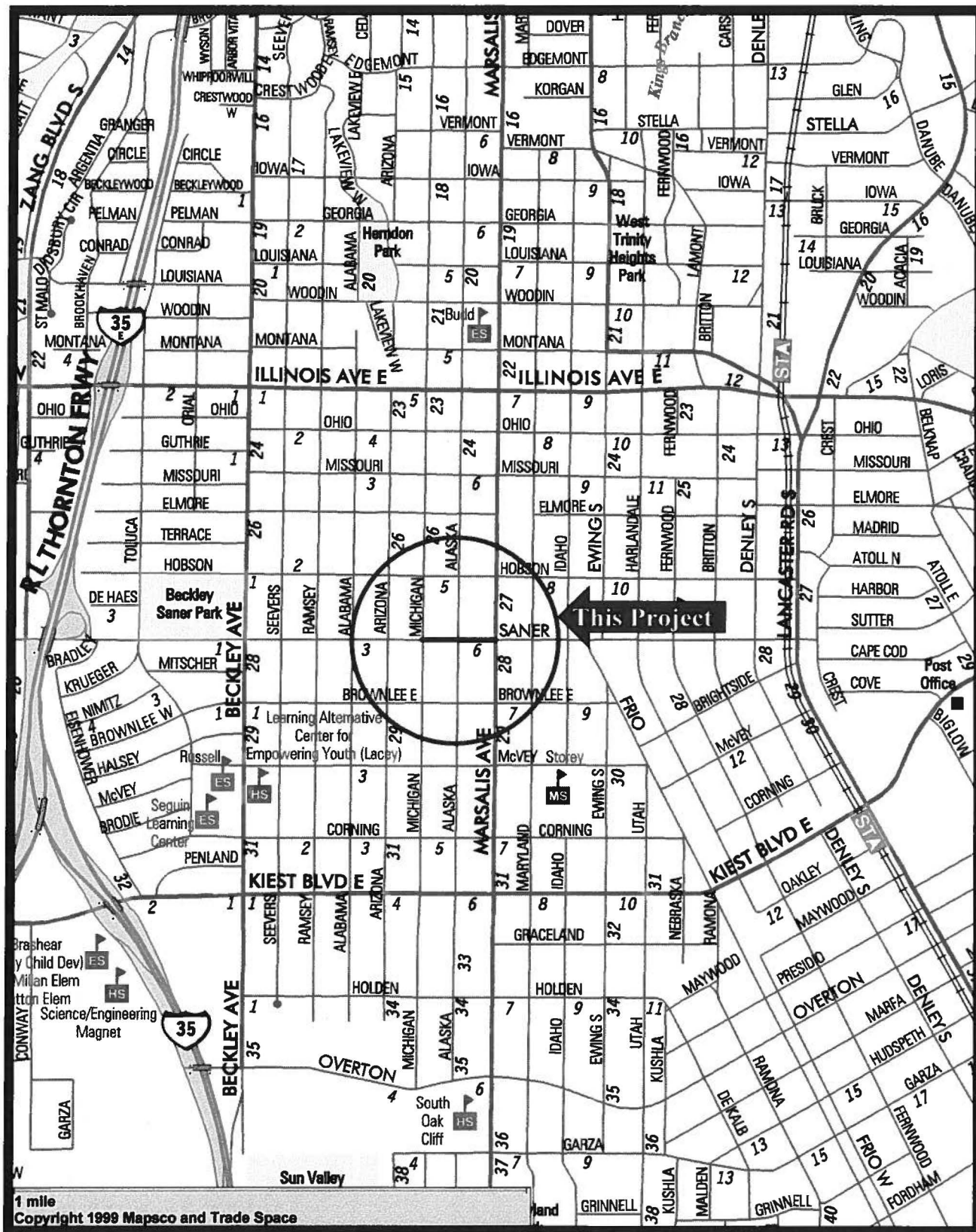


Patton Avenue



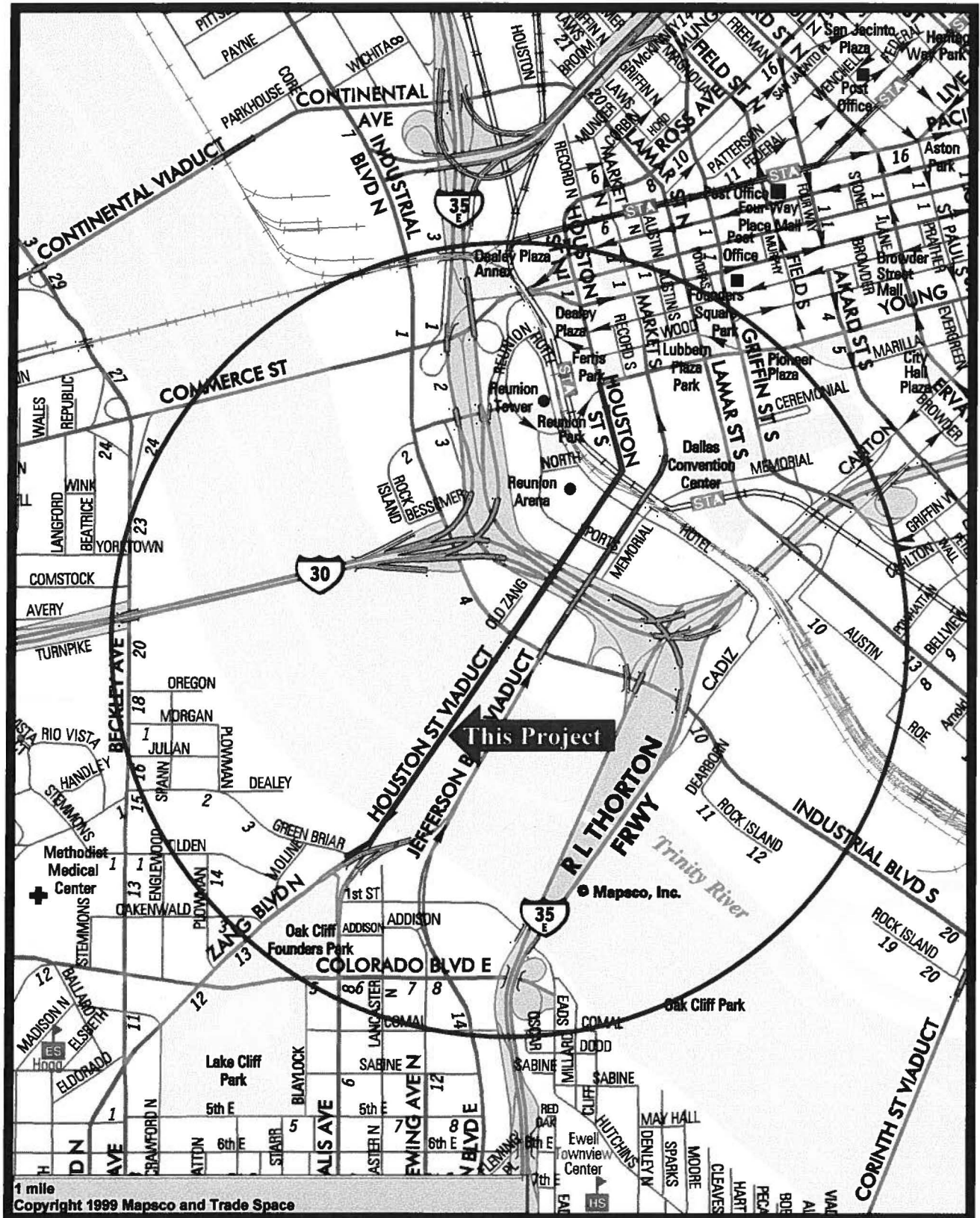
1 mile
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Saner Avenue (E)



Mapsco 54V, 55S

Houston Street Viaduct



Mapsco 45P, S, W

September 10, 2014

WHEREAS, on February 14, 2013, bids were received for the construction of pavement surface improvements for Street Resurfacing and Street Improvements for 2013; and,

WHEREAS, on April 10, 2013, Resolution 13-0622 authorized a construction contract with Roy Jorgensen Associates, Inc. for pavement surface improvements for Street Resurfacing and Street Improvements for 2013 in the amount of \$11,887,289.00; and,

WHEREAS, Roy Jorgensen Associates, Inc. has completed approximately 70 percent of the pavement surface improvements scope in their contract; and,

WHEREAS, Roy Jorgensen Associates, Inc. has proposed an early termination of their contract; and,

WHEREAS, it is in the best interest of the City and Roy Jorgensen Associates, Inc. to delete the remaining pavement surface improvement projects in their contract; and,

WHEREAS, as part of the negotiated terms of the termination agreement, Roy Jorgensen Associates, Inc. has agreed to forego payment in the amount of \$775,000 for work completed in order to offset additional future costs incurred by the City to complete the remaining pavement surface improvements; and,

WHEREAS, it is now necessary to authorize Change Order No. 1 to the contract with Roy Jorgensen Associates, Inc. for an agreed reduction in payment in the amount of \$775,000 for the deletion of the remaining pavement surface improvements for Street Resurfacing and Street Improvements for 2013 in an amount not to exceed (\$3,379,621.33), decreasing the contract from \$11,887,289.00 to \$8,507,667.67.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Change Order No. 1 to the contract with Roy Jorgensen Associates, Inc., for an agreed reduction in payment in the amount of \$775,000 for the deletion of pavement surface improvements for Street Resurfacing and Street Improvements for 2013 in an amount not to exceed (\$3,379,621.33), decreasing the contract from \$11,887,289.00 to \$8,507,667.67, after it has been approved as to form by the City Attorney.

September 10, 2014

Section 2. That the City Manager or designee is authorized to release encumbrances from:

Street and Transportation Improvements Fund
Fund 1U22, Department PBW, Unit S325, Act. SRSF
Object 4510, Program #PB12S325, CT PBW06T405G1
Vendor VC0000010524, in an amount not exceed (\$ 90,832.52)

Street and Transportation Improvements Fund
Fund 1U22, Department PBW, Unit S475, Act. SRSF
Object 4510, Program #PB12S475, CT PBW06T405G1
Vendor VC0000010524, in an amount not exceed (\$ 169,298.78)

Street and Transportation Improvements Fund
Fund 1U22, Department PBW, Unit S332, Act. SRSF
Object 4510, Program #PB12S332, CT PBW06T405G1
Vendor VC0000010524, in an amount not exceed (\$ 591,877.35)

Street and Transportation Improvements Fund
Fund 1U22, Department PBW, Unit S364, Act. SRSF
Object 4510, Program #PB12S364, CT PBW06T405G1
Vendor VC0000010524, in an amount not exceed (\$ 756,894.41)

Street and Transportation Improvements Fund
Fund 1U22, Department PBW, Unit S369, Act. SRSF
Object 4510, Program #PB12S369, CT PBW06T405G1
Vendor VC0000010524, in an amount not exceed (\$ 674,167.63)

Street and Transportation Improvements Fund
Fund 1U22, Department PBW, Unit S370, Act. SRSF
Object 4510, Program #PB12S370, CT PBW06T405G1
Vendor VC0000010524, in an amount not exceed (\$ 806,121.41)

Street and Transportation Improvements Fund
Fund 1U22, Department PBW, Unit S538, Act. SRSF
Object 4510, Program #PB12S538, CT PBW06T405G1
Vendor VC0000010524, in an amount not exceed (\$ 169,510.79)

Street and Transportation Improvements Fund
Fund 1U22, Department PBW, Unit S382, Act. SRSF
Object 4510, Program #PB12S382, CT PBW06T405G1
Vendor VC0000010524, in an amount not exceed (\$ 120,918.44)

Total net decrease in the amount of (\$3,379,621.33)

September 10, 2014

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.

September 10, 2014

WHEREAS, on February 13, 2014, bids were received for the construction of pavement surface improvements for Street Resurfacing and Street Improvements for 2014; and,

WHEREAS, on April 23, 2014, Resolution No. 14-0666 authorized a construction contract with NPL Construction Company, Inc. for pavement surface improvements for Street Resurfacing and Street Improvements for 2014; and,

WHEREAS, it is now necessary to authorize Change Order No. 1 to the contract with NPL Construction Company, Inc. for additional pavement surface improvements for Street Resurfacing and Street Improvements for 2014 in an amount not to exceed \$3,651,621.33, increasing the contract from \$14,648,831.50 to \$18,300,452.83.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Change Order No. 1 to the contract with NPL Construction Company, Inc. for additional pavement surface improvements for Street Resurfacing and Street Improvements for 2014 in an amount not to exceed \$3,651,621.33, increasing the contract from \$14,648,831.50 to \$18,300,452.83 after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S325, Act. SRSF Object 4510, Program #PB12S325, CT PBW12S342G1 Vendor 335435, in an amount not to exceed	\$ 90,832.52
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Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S475, Act. SRSF Object 4510, Program #PB12S475, CT PBW12S342G1 Vendor 335435, in an amount not to exceed	\$ 177,221.02
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Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S332, Act. SRSF Object 4510, Program #PB12S332, CT PBW12S342G1 Vendor 335435, in an amount not to exceed	\$ 695,413.34
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Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S364, Act. SRSF Object 4510, Program #PB12S364, CT PBW12S342G1 Vendor 335435, in an amount not to exceed	\$ 756,894.41
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September 10, 2014

Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S369, Act. SRSF Object 4510, Program #PB12S369, CT PBW12S342G1 Vendor 335435, in an amount not to exceed	\$ 674,167.63
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S370, Act. SRSF Object 4510, Program #PB12S370, CT PBW12S342G1 Vendor 335435, in an amount not to exceed	\$ 674,167.64
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S538, Act. SRSF Object 4510, Program #PB12S538, CT PBW12S342G1 Vendor 335435, in an amount not to exceed	\$ 173,751.60
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S382, Act. SRSF Object 4510, Program #PB12S382, CT PBW12S342G1 Vendor 335435, in an amount not to exceed	\$ 137,173.17
Street and Transportation Improvements Fund Fund 2U22, Department PBW, Unit S389, Act. BRAM Object 4510, Program #PB12S389, CT PBW12S342G1 Vendor 335435, in an amount not to exceed	<u>\$ 272,000.00</u>
Total in an amount not to exceed	\$ 3,651,621.33

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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 10, 2014
COUNCIL DISTRICT(S): 1
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 54 F; G; H

SUBJECT

An ordinance granting amendments to Planned Development District No. 316, the Jefferson Area Special Purpose District on property zoned Planned Development District No. 316 and an NS Neighborhood Service District, generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street South (the Tyler Street Connection) - Z112-251 - Financing: No cost consideration to the City

BACKGROUND

The City Council, on August 27, 2014, approved amendments to Planned Development District No. 316, the Jefferson Area Special Purpose District on property zoned PDD No. 316 and an NS Neighborhood Service District, generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S. (the Tyler Street Connection) and instructed that the ordinance be brought back on a later date.

City Council approved the following changes to the conditions that the City Plan Commission recommended:

- 1) In Subareas 1 and 2:
 - a. a commercial amusement (inside) is allowed by right if located above the seventh story;
 - b. side and rear yards adjacent to or directly across an alley from a residential district must be a minimum of 15 feet; and

BACKGROUND (Continued)

- 2) Creating Subarea 8 in an area along Jefferson Boulevard, west of Polk Street subject to Subarea 1 conditions except the maximum height is 36 feet.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

On June 19, 2014, the City Plan Commission recommended approval of amendments to Planned Development District No. 316, the Jefferson Area Special Purpose District on property zoned PDD No. 316 and an NS Neighborhood Service District, generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S. (the Tyler Street Connection).

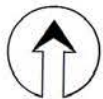
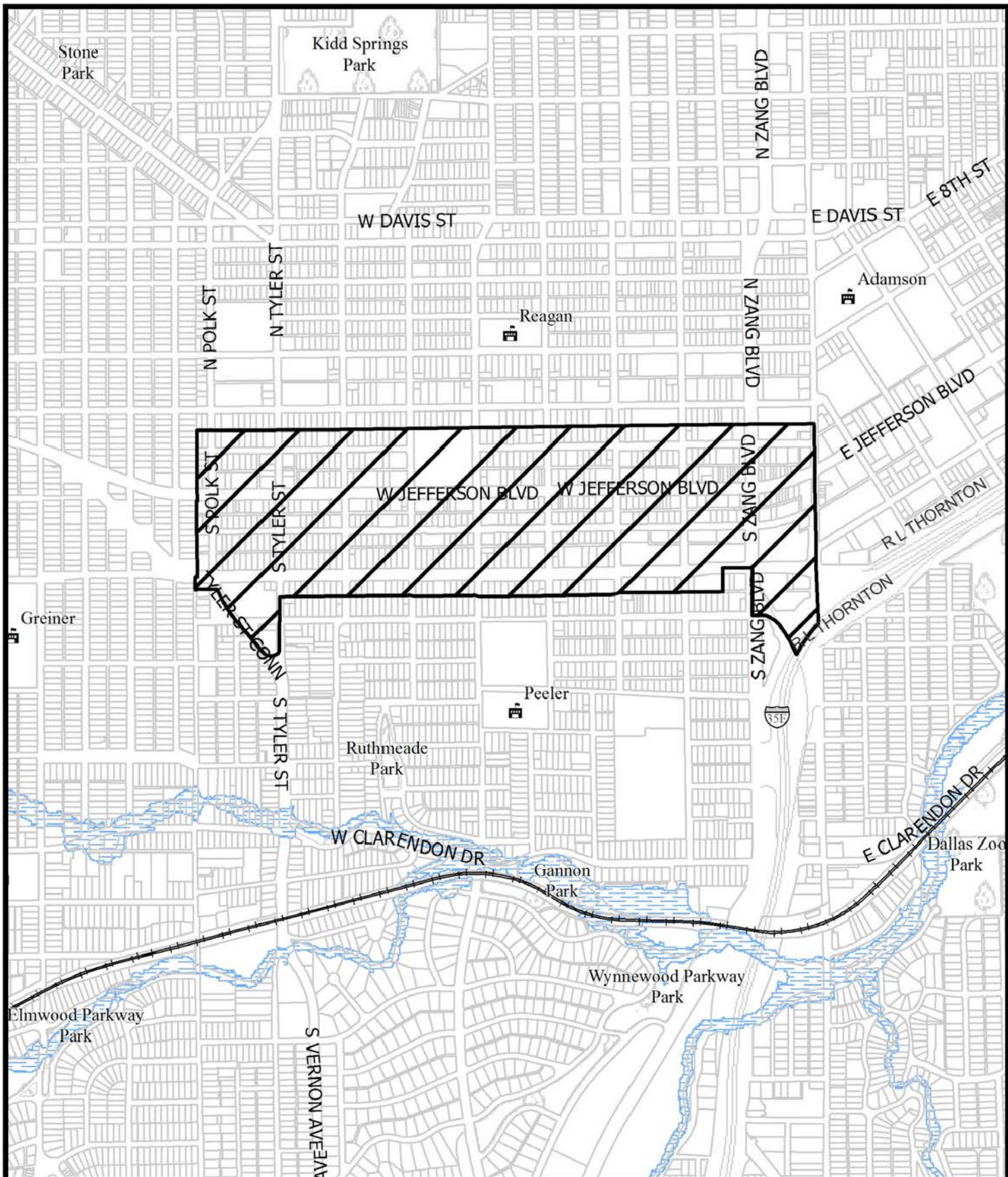
The City Council, on August 27, 2014, approved amendments to Planned Development District No. 316, the Jefferson Area Special Purpose District on property zoned PDD No. 316 and an NS Neighborhood Service District, generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S. (the Tyler Street Connection) and instructed that the ordinance be brought back on a later date.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.



1:13,200

VICINITY MAP

Case no: Z112-251

Date: 5/20/2014

FILE NUMBER: Z112-251(DM)

DATE FILED: May 23, 2012

LOCATION: Generally bounded by an alley between Tenth Street and Sunset Avenue and Jefferson Boulevard on the north, Beckley Avenue on the east, an alley between Page Avenue and Twelfth Street on the south, an alley between Polk Street and Willomet Avenue on the west and the southwest corner between South Tyler Street (northbound) and Polk Street S (the Tyler Street Connection).

COUNCIL DISTRICT: 1

MAPSCO: 54F, G, H

SIZE OF REQUEST: ±176 acres

CENSUS TRACTS: 46, 47, 50, 51

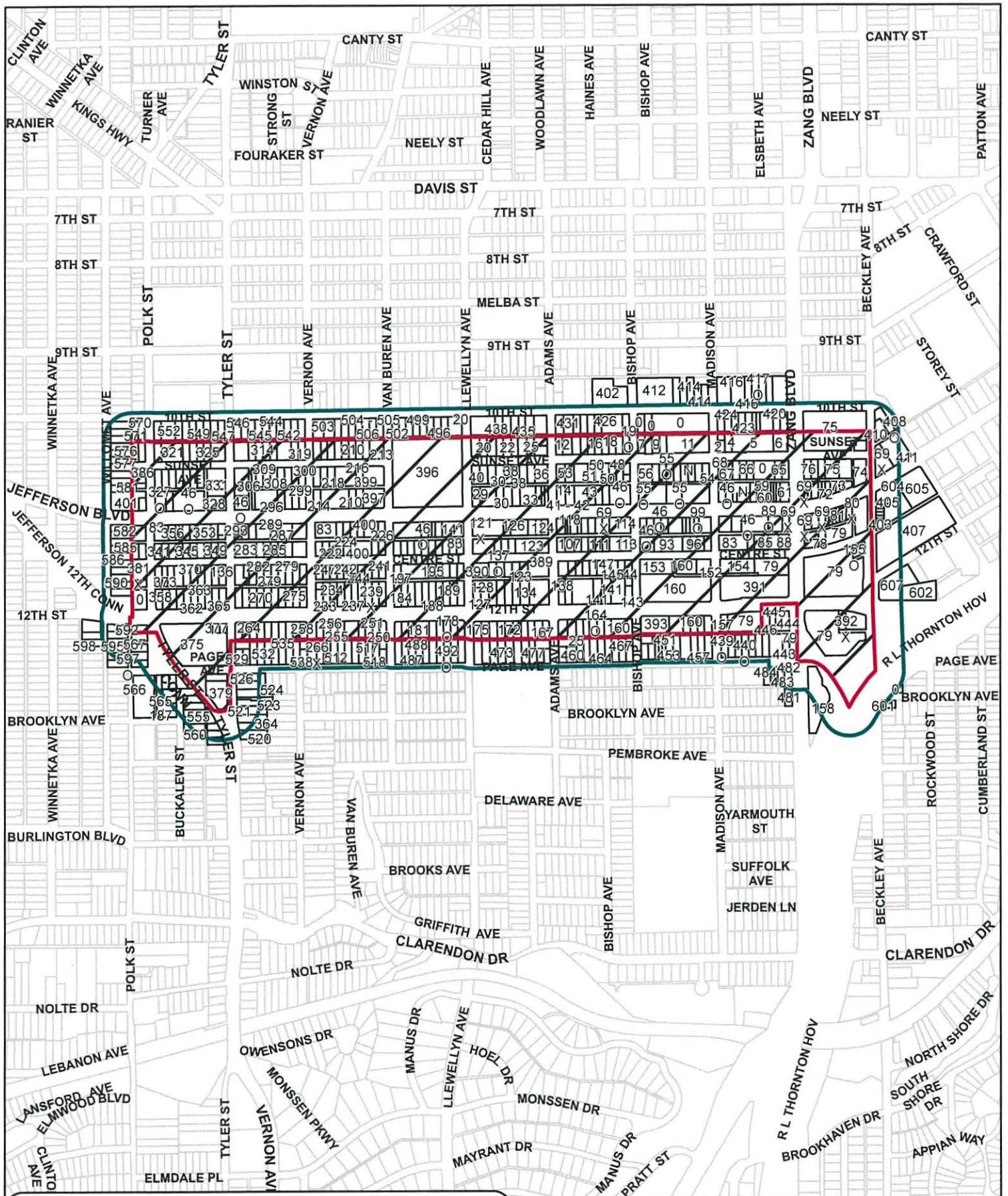
REQUEST: A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 316, the Jefferson Area Special Purpose District and an NS Neighborhood Service District with consideration being given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations.

SUMMARY: The purpose of this authorized hearing is to provide for the development of appropriate densities of retail, office, commercial and residential uses in combination on single or contiguous building sites; to protect and maintain the characteristics of the existing urban form; and to promote pedestrian activity while providing guidelines to ensure compatible new development and renovation.

CPC RECOMMENDATION: Approval of amendments to Planned Development District No. 316.

STAFF RECOMMENDATION: Approval of amendments to Planned Development District No. 316.

DESIGNATED ZONING CASE



607	Property Owners Notified (773 parcels)
55	Replies in Favor (88 parcels)
19	Replies in Opposition (40 parcels)
200'	Area of Notification
8/27/2014	Date 8/13/2014 Under Advisement

Z112-251
CC



1:10,800

08/26/2014

Reply List of Property Owners

Z112-251

607 Property Owners Notified

55 Property Owners in Favor

19 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	115 BECKLEY AVE	HALLMARK HOLDINGS LLC
	2	237 SUNSET AVE	DERASAUGH MARGARET &
	3	112 MADISON AVE	SALA JASON BRANDON
	4	233 SUNSET AVE	DERASAUGH MARGARET SUE
	5	219 SUNSET AVE	PJ PPTIES LLC
	6	205 SUNSET AVE	L G PAWN SHOP INC
	7	110 BISHOP AVE	CAMPOS JUAN MANUAL &
	8	333 SUNSET AVE	SANTOS GERONIMO
	9	329 SUNSET AVE	SANTOS GERONIMO ET AL
	10	325 SUNSET AVE	SUNSET I PPTIES LLC
	11	315 SUNSET AVE	SUNSET I PPTIES LLC
	12	437 SUNSET AVE	HERNANDEZ EDELMIRO CERVAN
O	13	433 SUNSET AVE	EQUITY TRUST CO FBO
	14	429 SUNSET AVE	NEC WEST JEFFERSON &
O	15	419 SUNSET AVE	SALVAGGIO CHARLES F
	16	415 SUNSET AVE	TORRES ANDRES
	17	411 SUNSET AVE	MARQUEZ JAVIER
	18	409 SUNSET AVE	LOPEZ ALBERTANO & TERESA ALMAZAN
O	19	405 SUNSET AVE	JDAL PROPERTIES INC
	20	539 SUNSET AVE	CORPORATION OF EPISCOPAL
	21	527 SUNSET AVE	ORTIZ ALEJANDRA C
	22	525 SUNSET AVE	DELGADO IRMA &
O	23	519 SUNSET AVE	STERLING DENTAL REAL
O	24	517 SUNSET AVE	STERLING DENTAL REAL EST
	25	501 SUNSET AVE	CRUZ ENGUEL
	26	115 ADAMS AVE	CRUZ ENGUEL & MARIA

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	541 JEFFERSON BLVD	PORKY REALTY INVESTMENTS LP
	28	214 LLEWELLYN AVE	GARCIA RAMON & MARIA E
	29	531 JEFFERSON BLVD	RODRIGUEZ RAUL
	30	525 JEFFERSON BLVD	SPEARS HELEN FAMILY TRUST
	31	523 JEFFERSON BLVD	MOXIE INVESTMENTS LTD
	32	515 JEFFERSON BLVD	CUELLAR JESUS M
	33	507 JEFFERSON BLVD	LAMDIS PARTNERSHIP
O	34	503 JEFFERSON BLVD	MARASLIOGLU SAHIN &
	35	503 JEFFERSON BLVD	BAUTISTA MAYOLO
	36	211 ADAMS AVE	GARCIA RAMON MARQUEZ
	37	510 SUNSET AVE	LAMDIS PARTNERSHIP
	38	518 SUNSET AVE	LEVINES
	39	534 SUNSET AVE	GARCIA RAMON
	40	538 SUNSET AVE	DIAZ VICTOR & MARIA L
	41	433 JEFFERSON BLVD	NEC WEST JEFFERSON &
	42	437 JEFFERSON BLVD	WELLBORNE S INC
	43	421 JEFFERSON BLVD	OAK CLIFF JEFFERSON LTD
	44	419 JEFFERSON BLVD	CORDOVA FRED ETAL
	45	413 JEFFERSON BLVD	CORDOVA FRED P
O	46	401 JEFFERSON BLVD	BALLAS VICTOR
	47	211 BISHOP AVE	HUERTA SARA R
	48	404 SUNSET AVE	PEREZ HERMELO
	49	410 SUNSET AVE	RODRIGUEZ JOSE L &
	50	414 SUNSET AVE	CORDOVA FRED ETAL
	51	422 SUNSET AVE	CORDOVA FRED P & MARIA
	52	432 SUNSET AVE	RANGEL JOSE M &
	53	436 SUNSET AVE	VALERO JESSE & DIANE
	54	201 MADISON AVE	EFFECTIVE TIME MGMT INC
O	55	304 SUNSET AVE	JEFFERSON MONUMENT LLC
	56	334 SUNSET AVE	TEMPLO MONTE CAVLARIO
	57	221 JEFFERSON BLVD	FTL ASSOCIATES LTD

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	219 JEFFERSON BLVD	GUAQUETA DAVID
	59	217 JEFFERSON BLVD	MACSWINEY IRIS
	60	215 JEFFERSON BLVD	OROZCO MAYRA
	61	201 JEFFERSON BLVD	MSC I LTD
	62	211 JEFFERSON BLVD	JUNG HYUN JIN
	63	207 JEFFERSON BLVD	BIXEL DAVID W &
	64	200 SUNSET AVE	NGUYEN TRI THI
	65	206 SUNSET AVE	RIVCO ENTERPRISE LLC
	66	220 SUNSET AVE	DIXON LIVING TRUST
	67	232 SUNSET AVE	LEE SOO CHEN & EUN CHA
	68	238 SUNSET AVE	LEE SOO CHON & EUN CHA
X	69	103 JEFFERSON BLVD	MEYER ABE PARTNERSHIP
	70	127 JEFFERSON BLVD	MARTINEZ FERNANDO &
	71	125 JEFFERSON BLVD	MARTINEZ FERNANDO &
	72	123 JEFFERSON BLVD	HUDSON & CLARK
	73	119 JEFFERSON BLVD	KONSTANTOPOULOS HRISTOS &
	74	211 BECKLEY AVE	VST ENTERPRISES INC
	75	110 SUNSET AVE	CLIFF TEMPLE BAPTIST
	76	200 ZANG BLVD	POLACK WILLIAM C
O	77	330 ZANG BLVD	KA REAL ESTATE LLC
	78	125 CENTRE ST	LOCKMAN PAUL A
	79	121 CENTRE ST	OAK CLIFF TOWER LIMITED
X	80	106 JEFFERSON BLVD	ABE MEYER PARTNERSHIP
	81	118 JEFFERSON BLVD	MAGHAG LTD
	82	122 JEFFERSON BLVD	P & K PROPERTIES LTD
	83	235 CENTRE ST	OLIVAREZ MARCIANO
O	84	221 CENTRE ST	221 CENTRE LP
	85	217 CENTRE ST	BLACK POLICE ASSOCIATION OF GREATER DALLAS
	86	211 CENTRE ST	BLACK POLICE ASSOCIATION OF GREATER DALLAS
	87	209 CENTRE ST	LACARRA ANTONIO
	88	311 ZANG BLVD	KIM DO HYUN

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	89	206 JEFFERSON BLVD	RUBINETT NORMAN H &
	90	242 JEFFERSON BLVD	OAK CLIFF OFC SPLY & PR
X	91	246 JEFFERSON BLVD	RAY MAURY L
	92	329 CENTRE ST	SHACKELFORD CHARLES D
	93	321 CENTRE ST	COUCH D K &
	94	319 MADISON AVE	CENTRO DE ADORACION
	95	315 MADISON AVE	JUSTICE RENTAL COMPANY
	96	309 CENTRE ST	BELMAR MANAGEMENT LTD
	97	301 MADISON AVE	BELMAR MANAGMENT LTD
X	98	300 JEFFERSON BLVD	MM JEFFERSON MADISON HOLDINGS LLC
O	99	306 JEFFERSON BLVD	BALLAS VICTOR E &
	100	312 JEFFERSON BLVD	BONNER ELSIE R &
	101	314 JEFFERSON BLVD	JUSTICE RENTAL COMPANY
	102	322 JEFFERSON BLVD	CENTRO DE ADORACION
	103	316 JEFFERSON BLVD	CENTRO DE ADORACION
	104	332 JEFFERSON BLVD	KIM KI YOUNG &
O	105	338 JEFFERSON BLVD	BALLAS VICTOR E
	106	439 CENTRE ST	436 W JEFFERSON LLC
	107	433 CENTRE ST	436 W JEFFERSON LLC
	108	431 CENTRE ST	BAPTIST MISSIONARY ASSN
	109	423 CENTRE ST	LOPEZ SERGIO M &
	110	421 CENTRE ST	GARCIA ELOISA &
	111	417 CENTRE ST	VASQUEZ J AMADOR
	112	407 CENTRE ST	D MC LEASING INC
	113	401 CENTRE ST	400 JEFFERSON LTD PS
	114	400 JEFFERSON BLVD	400 JEFFERSON LTD PS
	115	416 JEFFERSON BLVD	ZAMORA INSTITUTE INC
	116	420 JEFFERSON BLVD	MARTINEZ FERNANDO &
	117	426 JEFFERSON BLVD	BAPTIST MISSIONARY ASSN
	118	434 JEFFERSON BLVD	MORRISON FAMILY LTD PS
	119	432 JEFFERSON BLVD	LONGLEAF LIVING TRUST

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	529 CENTRE ST	GILLILAND PPTIES II LTD
X	121	523 CENTRE ST	JSM DEVELOPMENT CO LP
	122	504 JEFFERSON BLVD	RANOS RENE
	123	515 CENTRE ST	UNLIMITED POSTAL HOLDINGS
	124	500 JEFFERSON BLVD	PATEL VIKAS
	125	510 JEFFERSON BLVD	JEFFERSON BUILDING LLC
	126	512 JEFFERSON BLVD	LAKERIDGE COMMERCIAL
	127	541 12TH ST	STEWART DAVE V
	128	412 LLEWELLYN AVE	GALLARDO ARTURO S
	129	537 12TH ST	VIGIL ANTONIO A
	130	533 12TH ST	TORRES MIRTALA S & EFRAIN
O	131	529 12TH ST	JAMISON JAMES G
	132	523 12TH ST	CORONA JAIME & ASUNCION A
O	133	513 12TH ST	BALLAS VICTOR & VA CAPITAL LLC
	134	511 12TH ST	PERALTA TERESA G
	135	516 CENTRE ST	UNLIMITED POSTAL HOLDEING
	136	520 CENTRE ST	JC LEASING LLP
O	137	524 CENTRE ST	FRANCISCO S MEDINA REAL
	138	412 ADAMS AVE	LOPEZ ROGER II
	139	435 12TH ST	LOPEZ ROGER III
O	140	423 12TH ST	OCCM INC
	141	417 12TH ST	SANCHEZ & SANCHEZ INC
	142	403 12TH ST	BIXEL D W JR ETAL
	143	425 BISHOP AVE	BIXEL DAVID W JR
	144	400 CENTRE ST	BIXEL DAVID W & MADELINE
	145	410 CENTRE ST	WATKINS ALLEN E TR &
	146	412 CENTRE ST	D MC LEASING INC
	147	416 CENTRE ST	SANCHEZ & SANCHEZ INC
	148	420 CENTRE ST	SANCHEZ & SANCHEZ INC
O	149	424 CENTRE ST	PEREZ ENRIQUE
	150	436 CENTRE ST	BELMAR MANAGEMENT LTD

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	151	440 CENTRE ST	WELSON HOLDINGS INC
	152	300 CENTRE ST	POMMERENING CHRISTOPHER L
	153	334 CENTRE ST	ALLIANCE/ AFT EDUCATION
	154	220 CENTRE ST	SWISS AVENUE STATE BANK
O	155	407 BECKLEY AVE	LUNA VANOD B TRUST PART M
	156	112 12TH ST	SVP OAK CLIFF LP
	157	238 12TH ST	DIMOCK BRIAN
	158	300 12TH ST	VIEW OF THE ZOO LTD
	159	304 12TH ST	SCHULZ JEWEL LYNN
	160	310 12TH ST	TEXANS CAN
O	161	312 12TH ST	Taxpayer at
O	162	412 12TH ST	LOPEZ ROGER II
	163	418 12TH ST	GARCIA PRIMITIVIO
O	164	422 12TH ST	ASH LIZ PROPERTIES INC
O	165	434 12TH ST	VILLARREAL JAIME
	166	512 ADAMS AVE	SANCHEZ ALFREDO & MARIA
	167	511 ADAMS AVE	BARRIENTOS MARIA CRUZ
	168	500 12TH ST	RODRIGUEZ HOMERO
	169	508 12TH ST	GARCIA DANIEL
	170	514 12TH ST	COUCH PATRICIA
	171	518 12TH ST	GARCIA TOMAS & ZENaida
	172	520 12TH ST	GUTIERREZ OSCAR & SOFIA
	173	524 12TH ST	GUTIERREZ M ANTONIO
O	174	534 12TH ST	HILLIARD DELORIES
	175	536 12TH ST	RENTERIA CLAUDIA
	176	509 LLEWELLYN AVE	PRESIDIO ALTO LLC SERIES 509L
	177	606 12TH ST	PRESIDIO ALTO LLC SERIES 606T
O	178	610 12TH ST	EGUIA RICHARD & DIANA
	179	612 12TH ST	BETANCOURT FERMIN &
	180	618 12TH ST	EGUIA MARIA ELIDA
	181	622 12TH ST	GUZMAN AURORA F

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	182	630 12TH ST	GUZMAN AURORA
	183	632 12TH ST	VIGIL RALPH DAVID
	184	637 12TH ST	YANEZ VIRGINIA & NICEFORO
	185	633 12TH ST	MONTEMAYER ANSELMO ETAL
	186	629 12TH ST	MONTEMAYOR ANSELMO
	187	621 12TH ST	COUCH KEDRIC & PATRICIA
	188	617 12TH ST	VIGIL JIMMY
	189	611 12TH ST	VIGIL ANTONIO
	190	605 12TH ST	TREVINO FERNANDO &
	191	601 12TH ST	TREVINO FERNANDO &
	192	606 CENTRE ST	CFLP INVESTMENTS LLC
	193	608 CENTRE ST	DENOVA ERIKA
	194	614 CENTRE ST	CASTILLO AJEJANDRO
	195	616 CENTRE ST	MENDEZ NICOLAS &
	196	628 CENTRE ST	WESTURN NORMA NORMA
	197	636 CENTRE ST	TREJO MANUEL J
O	198	637 CENTRE ST	BALLAS VISCTOR &
X	199	633 CENTRE ST	MATYASTIK PAUL J
X	200	631 CENTRE ST	WILLOCK KARL J
O	201	621 CENTRE ST	WILKS ALLAN D
	202	617 CENTRE ST	GARCIAIBANCOVICH MARIA &
	203	615 CENTRE ST	MARTINES MILAGRO D
	204	618 JEFFERSON BLVD	GARCIAIBANCOVICH MARIA E
	205	737 SUNSET AVE	PADILLA PAUL & LUZ R
O	206	735 SUNSET AVE	SALANA PROPERTIES LTD
	207	729 SUNSET AVE	HAWLEY AVENDER LLOYD
	208	725 SUNSET AVE	HERNANDEZ RODRIGO
	209	721 SUNSET AVE	GOVEA NOBERTO N
	210	717 SUNSET AVE	MARTINEZ ANTONIO G
O	211	713 SUNSET AVE	CHAPMAN ADAIR
O	212	711 SUNSET AVE	CHAPMAN ADAIR P ET AL

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	213	707 SUNSET AVE	ROBERTOS LAVANDERIA LLC
	214	737 JEFFERSON BLVD	HERNANDEZ JUAN J
	215	729 JEFFERSON BLVD	BRADY REVOCABLE TRUST
	216	712 SUNSET AVE	ALVAREZ MARGARITA
	217	718 SUNSET AVE	BRADY RONALD D
	218	730 SUNSET AVE	DOWNSTREAM PARTNERS L P
	219	736 SUNSET AVE	LEAL FRANCISCO J &
	220	739 CENTRE ST	SOLANO SILVESTRE
	221	735 CENTRE ST	GARCIA JOSE BERNARDO &
	222	729 CENTRE ST	ACORN INVESTMENTS LLC
	223	725 CENTRE ST	SANCHEZ OCTAVIO H &
	224	721 CENTRE ST	ORTIZ JESUS & VERONICA
	225	705 CENTRE ST	III M ACQUISITION LLC
	226	701 CENTRE ST	PORKY REALTY INVESTMENTS LP
	227	702 JEFFERSON BLVD	AQUAYDEN HOLDINGS INC
	228	714 JEFFERSON BLVD	NIETO ADRIANA G
	229	720 JEFFERSON BLVD	TX MARTIAL ARTS SPLY CO
	230	726 JEFFERSON BLVD	INTERNATIONAL AIKIDO ASSN
	231	739 12TH ST	PALOS HECTOR
	232	412 VERNON AVE	FERNANDEZ RUDOLF R
	233	735 12TH ST	LEIJA JOSE & MARIA L
	234	727 12TH ST	MALDONADO MARTHA OLIVA &
	235	725 12TH ST	MORALES FEDERICO P ET AL
	236	721 12TH ST	SIERRA ISMAEL &
	237	719 12TH ST	VAZQUEZ PEDRO
	238	713 12TH ST	TORRES FRANCISCO
X	239	711 12TH ST	MONTIEL ALEJANDRO H
	240	705 12TH ST	MALDONADO PEDRO &
	241	700 CENTRE ST	YANEZ NICEFORO & VIRGINIA
	242	704 CENTRE ST	NVY LLC
	243	708 CENTRE ST	HERRERA J G & CLARA

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	244	712 CENTRE ST	RAZO JUAN P
	245	718 CENTRE ST	REYES MARIA LUISA
	246	728 CENTRE ST	SANCHEZ JOSE A
	247	732 CENTRE ST	DURAN MIGUEL A
	248	736 CENTRE ST	DURAN MIGUEL
	249	511 VAN BUREN AVE	MEDINA JERONIMO
	250	706 12TH ST	SALEM JOHN G
	251	710 12TH ST	PINA MAURO
	252	714 12TH ST	CASTRO OLGA &
	253	718 12TH ST	GARCIA ELOINA
	254	724 12TH ST	JIMINEZ ABEL E
	255	730 12TH ST	OAK CLIFF PROPERTIES INC
	256	734 12TH ST	SALAZAR BENITO & GENOVEVA
	257	514 VERNON AVE	MATA JULIO &
	258	509 VERNON AVE	VIGIL JIMMY JESSE
	259	810 12TH ST	HERNANDEZ ROBERTO JR &
	260	814 12TH ST	MARTINEZ JULIA VICTORIA
O	261	818 12TH ST	SCHULTZ MEREDITH
	262	824 12TH ST	MARQUEZ FROILAN
	263	824 12TH ST	MARQUEZ ROBERTO
	264	832 12TH ST	ZAPATA ALVARO & LUZ MARIA
O	265	838 12TH ST	ROSALES LEONOR &
X	266	739 PAGE AVE	EWERS LIMITED PARTNERSHIP
	267	837 12TH ST	ZEPEDA EVELIA
	268	835 12TH ST	ARELLANO JULIO &
O	269	829 12TH ST	MATA ABDON &
	270	825 12TH ST	JIMENEZ RIGOBERTO &
	271	821 12TH ST	ELWELL STEVEN J &
	272	817 12TH ST	MEZA JUAN J
	273	815 12TH ST	CARDOZO J ALBERTO &
	274	811 12TH ST	GONZALES LILIA

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	275	807 12TH ST	LOCASCIO JACK
	276	801 12TH ST	PALOS AVILA MIGUEL ANGEL
	277	800 CENTRE ST	FERNANDEZ HECTOR
	278	804 CENTRE ST	MENDOZA OSCAR
	279	808 CENTRE ST	RAMIREZ TERESA
O	280	812 CENTRE ST	MORENO JACQUELINE ALICIA &
	281	816 CENTRE ST	PEREZ MYRIAM J &
	282	826 CENTRE ST	ZAPEDA EVELIA
	283	837 CENTRE ST	WORLD WIDE REVIVAL
X	284	827 CENTRE ST	RODRIGUEZ MARIO A &
	285	817 CENTRE ST	MUNOZ MARK
	286	815 CENTRE ST	LIMA JUANA A LOPEZ
	287	809 CENTRE ST	SRO INV LTD
	288	800 JEFFERSON BLVD	SRO INV LTD
	289	818 JEFFERSON BLVD	RUDUAL INC
	290	820 JEFFERSON BLVD	REICHERT DONALD E
	291	828 JEFFERSON BLVD	MENDEZ GUADALUPE ETAL
	292	832 JEFFERSON BLVD	MENDEZ GUADALUPE ET AL
	293	838 JEFFERSON BLVD	RODRIQUEZ CARMEN I
	294	310 TYLER ST	RODRIGUQUEZ CARMEN I
	295	829 JEFFERSON BLVD	DAY ELIJAH & BOBBIE J
	296	817 JEFFERSON BLVD	CAMELIA FAMILY LTD PS
	297	813 JEFFERSON BLVD	KAHN ALAN L
	298	813 JEFFERSON BLVD	DREYFUS BETTY K
	299	809 JEFFERSON BLVD	ROJAS DANIEL & ANITA
	300	800 SUNSET AVE	GARCIA ROSALIO &
O	301	212 TYLER ST	TRIBECCA STUDIOS LLC
	302	804 SUNSET AVE	JG HESTER LLC
	303	808 SUNSET AVE	CARDENAS FLORENCIA
O	304	200 TYLER ST	200 TYLER SQUARE LLC
	305	208 TYLER ST	EVANS ENGRAVING &

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	306	210 TYLER ST	EVANS DAN M
	307	812 SUNSET AVE	AGUILAR DIANA E P
	308	816 SUNSET AVE	CROUCH ALAN L
	309	820 SUNSET AVE	CAGLE JAMES
	310	824 SUNSET AVE	GARCIA DAVID
	311	116 TYLER ST	HUDSON A M &
	312	116 TYLER ST	HUDSON A M &
	313	829 SUNSET AVE	SOLORZANO DANIEL
	314	825 SUNSET AVE	SOLORZANO DANIEL
	315	821 SUNSET AVE	PORTUGAL JUAN & MARICELA
	316	817 SUNSET AVE	GARCIA JUAN P & JUANITA
	317	815 SUNSET AVE	VALERO JESSE III &
	318	805 SUNSET AVE	GONZALEZ JUAN & GLORIA
	319	801 SUNSET AVE	STEFFEN JOSEPH
	320	939 SUNSET AVE	MOLINA VALERIANO &
	321	925 SUNSET AVE	DRENNAN MARGIE LEE
	322	921 SUNSET AVE	TIPTON INVESTMENTS LP
	323	917 SUNSET AVE	CHESHLER CHRIS L
	324	913 SUNSET AVE	BARRETO JESUS & AMALIA
	325	909 SUNSET AVE	ALPHA 8 INVESTMENT PROPERTIES INC
	326	115 TYLER ST	MCCALL JOHN P JR
O	327	939 JEFFERSON BLVD	BALLAS VICTOR
	328	901 JEFFERSON BLVD	PALOMINO SK PPTIES LLC
	329	931 JEFFERSON BLVD	DAVID G DRUMM
X	330	213 TYLER ST	TECO THEATRICAL
	331	209 TYLER ST	Y & T DEV LLC
	332	201 TYLER ST	DALLAS CHALLENGE INC
	333	918 SUNSET AVE	PUCKETT JONATHAN
	334	922 SUNSET AVE	BENNETT STEVEN D & BETTINA
	335	926 SUNSET AVE	GOIJAT HANNIBAL
	336	928 SUNSET AVE	GARCIA GENROSO & YOLANDA

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	337	932 SUNSET AVE	GARCIA GENEROSO & YOLANDA
	338	932 SUNSET AVE	GARCIA GENEROSO & YOLANDA
	339	210 POLK ST	DOMINGUEZ ALEX V
	340	934 SUNSET AVE	DOMINGUEZ NOEMI V
	341	937 CENTRE ST	TRUJILLO LOUIS
	342	933 CENTRE ST	E O J BUSINESS TRUST ORG
	343	929 CENTRE ST	CERROS OCTAVIO &
	344	927 CENTRE ST	RHODES MICHELLE
	345	923 CENTRE ST	OLMOS SANDRA &
	346	919 CENTRE ST	CASARIN MINERVA
	347	915 CENTRE ST	ACEVEDO JAMES & CYNTHIA V
	348	911 CENTRE ST	SMITH JUNIOUS E TR
	349	905 CENTRE ST	ARELLANO JULIO
	350	901 CENTRE ST	RAMIREZ ROBERT & OFELIA
	351	900 JEFFERSON BLVD	PEREZ MARIA ELIZABETH
	352	906 JEFFERSON BLVD	MOSITOS INC
	353	912 JEFFERSON BLVD	SMITH JUNIOUS E TR
	354	926 JEFFERSON BLVD	OLEVAREZ MARCIANO &
	355	924 JEFFERSON BLVD	OLIVAREZ MARCIANO
	356	928 JEFFERSON BLVD	OLIVAREZ MARCIANO & ROSA
	357	935 12TH ST	MCCABE JAMES P
	358	937 12TH ST	LEWIS R H JR
	359	931 12TH ST	LUIS JOSE
	360	927 12TH ST	BILLINGS FLOYD G
	361	923 12TH ST	JUREK BILLY
	362	919 12TH ST	BARRETO DAVID & MARBELLA
	363	913 12TH ST	LOPEZ JUAN & SEBARITA
	364	702 TYLER ST	HERNANDEZ MARTIN
	365	907 12TH ST	VAZQUEZ ZONIA
	366	901 12TH ST	MCLEMORE STEVE A
	367	908 CENTRE ST	GARCIA MARTHA

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	368	912 CENTRE ST	ALVARADO ESPERANZA V
	369	916 CENTRE ST	ROMERO FRED
	370	920 CENTRE ST	MONSIVAIS ARTURO &
	371	926 CENTRE ST	AGULAR MARINA
X	372	928 CENTRE ST	ESTEFES SAMUEL
	373	930 CENTRE ST	RODRIGUEZ JESUS
X	374	938 CENTRE ST	TRUJILLO LOUIS
	375	912 12TH ST	SAFEWAY
X	376	900 12TH ST	MOLINA ALFONSO & SOLEDAD
	377	906 12TH ST	GUTIERREZ MARCO A
	378	603 TYLER ST	KP STAR INVESTMENTS INC
	379	607 TYLER ST	K P STAR INVESTMENTS INC
O	380	507 POLK ST	RODRIGUEZ JUAN MANUEL
X	381	401 POLK ST	TRUJILLO HENRY MALACARA &
	382	1005 CENTRE ST	HERNANDEZ ALEJANDRO ETAL
X	383	1001 CENTRE ST	TRUJILLO HENRY M ETAL
X	384	1000 JEFFERSON BLVD	TRUJILLO HENRY MALACARA &
	385	1003 JEFFERSON BLVD	SOLIS GLORIA C
	386	207 POLK ST	WILDER THAD
	387	1007 SUNSET AVE	TRUJILLO JOSEPH HENRY
	388	1001 SUNSET AVE	TRUJILLO INEZ T
	389	505 12TH ST	METROPOLITAN SAVINGS
	390	530 CENTRE ST	LOPEZ FELIPA R
	391	201 12TH ST	SWISS AVE STATE BANK
X	392	515 BECKLEY AVE	EARTH FUEL LLC
	393	328 12TH ST	PETERS DONALD A & LINDA N TRUSTEES
	394	426 12TH ST	CORKY PROPERTIES LTD &
O	395	430 12TH ST	CORKY PROPERTIES LTD &
	396	611 JEFFERSON BLVD	L&R FIESTA INVESTMENTS
	397	705 JEFFERSON BLVD	FRANCHISE REALTY
	398	713 JEFFERSON BLVD	MCDONALDS CORPORATION

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	399	704 SUNSET AVE	FRANCHISE REALTY
	400	715 CENTRE ST	III M PARTNERS LTD
	401	1005 JEFFERSON BLVD	WINNETKA PLACE LTD
	402	407 10TH ST	CHILD CARE GROUP THE
	403	318 BECKLEY AVE	TRAN QUACH LLC
	404	310 BECKLEY AVE	MAYA JUSTINO
	405	304 BECKLEY AVE	DIALLO BEATRICE LOVETT
	406	306 BECKLEY AVE	MCSWAIN JAMES BRYANT &
	407	400 BECKLEY AVE	County of Dallas
O	408	109 CUMBERLAND ST	SALESMANSHIP CLUB YOUTH &
	409	102 10TH ST	GHAFFAR F ABDAL &
	410	108 BECKLEY AVE	COOK BILL
	411	113 JEFFERSON BLVD	COURTNEY E A EXTRX
	412	323 10TH ST	MAN PARTNERS II LLC
	413	317 10TH ST	BISHOP ARTS VILLAGE LLC
	414	311 10TH ST	HOMeward BOUND INC
	415	233 10TH ST	HOMeward BOUND INC
	416	227 10TH ST	CMWOC PROPERTIES I LLC
O	417	219 10TH ST	JOMK LLC
	418	209 10TH ST	DALLAS CO MENTAL HEALTH &
O	419	202 10TH ST	DUTTON ALLAN M D
	420	206 10TH ST	MERCADO FRANCISCA M
O	421	210 10TH ST	FIVE NINE SEVEN LP
	422	220 10TH ST	PERALTA CHIROPRACTIC INC
	423	224 10TH ST	HIGGINBOTHAM LONNIE
	424	232 10TH ST	PEREZ ARMINDA
	425	400 10TH ST	DEVERS GARY
	426	408 10TH ST	JOSEPH GEORGE K & ROSAMMA
	427	416 10TH ST	CALDERON JUAN C
	428	418 10TH ST	CALDERON JUAN CARLOS
	429	426 10TH ST	JEFFUS WAYNE

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	430	424 10TH ST	JOHNSON BRIAN & MICHELLE
	431	430 10TH ST	JEFFUS WAYNE K
O	432	438 10TH ST	TRIPLE L PLACE LLC
	433	502 10TH ST	LILY ENTERPRISES INC
	434	510 10TH ST	MALOLITO INVESTMENTS LLC
	435	514 10TH ST	DELAPAZ ALFREDO JR
	436	518 10TH ST	A & E HOUSING LLC
	437	522 10TH ST	HUNTER RHONDA F
	438	526 10TH ST	WILBURN CHRISTOPHER T TR
O	439	237 PAGE AVE	PROMISE HOUSE INC
O	440	233 PAGE AVE	PROMISE HOUSE INC
	441	217 PAGE AVE	QUIKTRIP CORPORATION
	442	215 PAGE AVE	QUIKTRIP CORPORATION
	443	201 PAGE AVE	OAK CLIFF TOWER LTD
	444	511 ZANG BLVD	QUIKTRIP CORPORATION
	445	208 12TH ST	QUIKTRIP CORPORATION
	446	214 12TH ST	HARDY REALTY INC
	447	339 PAGE AVE	WASHINGTON MARIA G &
	448	512 BISHOP AVE	GAYTAN JOSE
	449	335 PAGE AVE	ESPINOZA AGAPITO &
	450	329 PAGE AVE	OCAMPO MIRYAM &
	451	327 PAGE AVE	SIMPSON ROBERT L JR &
	452	331 PAGE AVE	OCAMPO MIRYAM &
	453	325 PAGE AVE	SARMIENTO VICTOR &
	454	321 PAGE AVE	TAYLOR JOHNNY
	455	315 PAGE AVE	JC LEASING LP
	456	309 PAGE AVE	ONEALL LARRY D & NATALIE
	457	307 PAGE AVE	DAVILA PAULINO
	458	301 PAGE AVE	VIEW OF THE ZOO LIMITED
	459	437 PAGE AVE	GARCIA RAMON & LUDIVINA
	460	433 PAGE AVE	ZAPATA BENIGNO

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	461	429 PAGE AVE	TORRES ALBERTO M
	462	425 PAGE AVE	VELA ADRIAN & YESSICA M
	463	421 PAGE AVE	CARDENAS ROSE EST OF
	464	417 PAGE AVE	RODSONS PROPERTY MGMT INC
	465	415 PAGE AVE	ORELLANA ROSA
	466	409 PAGE AVE	RANGEL GUADALUPE J &
	467	405 PAGE AVE	ZAPATA BENIGNO
	468	517 BISHOP AVE	AGUILAR FRANCISCO JAVIER&
	469	401 PAGE AVE	GRANADOS ANA P &
	470	541 PAGE AVE	COUCH PATRICIA &
	471	537 PAGE AVE	FETTIG JAMIE
	472	533 PAGE AVE	GOMEZ MOISES &
	473	527 PAGE AVE	RENDON ISMAEL &
	474	523 PAGE AVE	DAVILA LEOBARDO
	475	519 PAGE AVE	GARCIA DIEGO &
	476	517 PAGE AVE	QUINTERO JOSE A &
	477	511 PAGE AVE	QUINTERO JOSE A
	478	515 ADAMS AVE	TORRES JACINTO & FELIPA
	479	507 PAGE AVE	LOPEZ ERNEST T
	480	501 PAGE AVE	MALDONADO JOSE L & SYLVIA
	481	201 BROOKLYN AVE	NAVARRO NANCY A
	482	200 PAGE AVE	FOREIGN CAR PARTS
	483	204 PAGE AVE	FOREIGN CAR PARTS
	484	208 PAGE AVE	MOORE RICHARD L INC
	485	639 PAGE AVE	SANTIAGO EPIFANIO
	486	635 PAGE AVE	LOREDO JUAN MANUEL
	487	631 PAGE AVE	BARAJAS SAMUEL
	488	625 PAGE AVE	QUINTERO PABLO ESTEVAN &
	489	623 PAGE AVE	LAZO ISIDRO &
	490	617 PAGE AVE	ESPINAL JESUS
	491	615 PAGE AVE	CASASOLA FREDI A & OLDA

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
O	492	609 PAGE AVE	GONZALES CONNIE B
	493	605 PAGE AVE	GARAY MARIA
	494	603 PAGE AVE	SMITH R E
O	495	608 10TH ST	BETJO MANAGEMENT LLC
	496	614 10TH ST	OLASCUAGA JOSE & IRMA
	497	618 10TH ST	CRUZ HERMAN & OLGA
	498	620 10TH ST	MAZZMANIA LP
	499	626 10TH ST	EVANS CARL SR
X	500	630 10TH ST	RODRIGUEZ RAFAEL G &
	501	634 10TH ST	BELMAR MGMT LTD
	502	638 10TH ST	MORIEL BENITO & EDITH
	503	700 10TH ST	BRYANT DAVID B
	504	704 10TH ST	ARANDA MIGUEL A ET AL
	505	704 10TH ST	ARANDA MIGUEL A &
	506	708 10TH ST	REYES MIGUEL A &
	507	710 10TH ST	CASTILLO MARCO A &
	508	714 10TH ST	DAVILA ENRIQUE & BRISLA
	509	720 10TH ST	VICTOR PROPERTIES LLC
	510	724 10TH ST	BUTLER DEBRA A
	511	726 10TH ST	ARAIZA REYES & ANTONIA D
	512	731 PAGE AVE	SANCHEZ MARCIAL M ET AL
	513	727 PAGE AVE	MARTINEZ JUAN
	514	723 PAGE AVE	BAC HOME LOANS SERVICING LP
	515	717 PAGE AVE	VILLARREAL MARTHA L
	516	713 PAGE AVE	SOLIS ELENO &
	517	709 PAGE AVE	MUNGUIA JESUS &
	518	705 PAGE AVE	BLANCO CLIMACO & ANA ELVIA
	519	701 PAGE AVE	BLANCO CLIMACO & ANA E.
	520	706 TYLER ST	HERNANDEZ JAIME
	521	618 TYLER ST	HERNANDEZ SANTIAGO
	522	624 TYLER ST	NORTHCUTT LINDY GENE

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	523	616 TYLER ST	ROCKETT JAMES S
	524	612 TYLER ST	ROCKETT JAMES S &
	525	820 PAGE AVE	FIGUEROA DORA G
	526	600 TYLER ST	HERNANDEZ RAFAEL E
	527	606 TYLER ST	GARCIA MIGUEL C ETAL
	528	516 TYLER ST	DIAZ LINO & BEATRIZ
	529	837 PAGE AVE	CASTILLO MAGDALENA &
	530	833 PAGE AVE	DOMINGUEZ JUAN M
	531	831 PAGE AVE	COUCH KEDRIC
	532	827 PAGE AVE	TALAMANTES PEDRO
	533	823 PAGE AVE	CRUZ EVELIA
	534	819 PAGE AVE	MONTELONGO GERARDO
	535	815 PAGE AVE	VILLEGAS RAUL ETAL
	536	811 PAGE AVE	DODSON CINDY LOU
	537	807 PAGE AVE	SALINAS JOSE LUIS &
	538	517 VERNON AVE	ADAME FELIPE
	539	801 PAGE AVE	ADAME MIGUEL
O	540	101 VERNON AVE	BRYANT DAVID
	541	804 10TH ST	806 W 10TH ST LAND TRUST
	542	810 10TH ST	HERNANDEZ JESSE &
	543	812 10TH ST	SALAS JUAN H & FELIPA
	544	816 10TH ST	CREEDE CAPITAL, LP
	545	824 10TH ST	GRACE TEMPLE BAPTIST
	546	838 10TH ST	GRACE TEMPLE BAPT
	547	900 10TH ST	TYLER STREET UNITED METH
	548	906 10TH ST	TYLER ST METHODIST
	549	912 10TH ST	TYLER ST UNITED METH CH
	550	918 10TH ST	TYLER ST METH CHURCH
	551	922 10TH ST	LIGHT BEATRIX DINA
	552	928 10TH ST	TYLER ST METH CHURCH
	553	621 TYLER ST	BENITEZ MARIA DEL CARMEN

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	554	626 BUCKALEW ST	MARTINEZ GILBERTO &
	555	622 BUCKALEW ST	GARZA SOPHIA
	556	618 BUCKALEW ST	GARZA ALFREDO
	557	614 BUCKALEW ST	GARZA OSCAR DIEGO CARDENAS
	558	707 TYLER ST	SANCHEZ ASCENCION B &
	559	711 TYLER ST	ROMERO JUAN L & ROSA M
	560	706 BUCKALEW ST	JAIME JUAN E &
	561	702 BUCKALEW ST	ARMIGO CELESTINO &
	562	930 PAGE AVE	FOUNTAIN VILLA INC
	563	934 PAGE AVE	SOSA JORGE & GUADALUPE
	564	611 BUCKALEW ST	TAMEZ JOSE L &
	565	613 BUCKALEW ST	RIOS PEDRO
	566	942 PAGE AVE	SALA TATIANA M
	567	519 POLK ST	COUCH PATRICIA ET AL
	568	521 POLK ST	SALA DONALD A
O	569	523 POLK ST	RODRIGUEZ SANTIAGO
	570	1000 10TH ST	TYLER ST METHODIST CHURCH
	571	1004 10TH ST	TYLER ST METHODIST CHURCH
	572	102 WILLOMET AVE	LESSARD PIERRE A
	573	106 WILLOMET AVE	THOMPSON JOYCE
	574	110 WILLOMET AVE	CARRANZA CHRISTOPHER
	575	114 WILLOMET AVE	GUTIERREZ NORMA V
	576	118 WILLOMET AVE	TRUJILLO ALMA ROSA TRUST
	577	120 WILLOMET AVE	WILDER STEVEN M
	578	202 WILLOMET AVE	CARR JUDITH A &
O	579	204 WILLOMET AVE	STOLTZ BRIAN &
	580	206 WILLOMET AVE	VASQUEZ JUAN M JR &
	581	214 WILLOMET AVE	RUIZ ELISEO III
	582	302 WILLOMET AVE	MITCHELL JIM
	583	306 WILLOMET AVE	SPEARS THOMAS K &
	584	310 WILLOMET AVE	WHITE CHRISTINA

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	585	314 WILLOMET AVE	KENNEDY KAMBRIA K &
	586	318 WILLOMET AVE	BRIN MICHAEL J
	587	400 WILLOMET AVE	ALKIRWI JESSICA L
	588	406 WILLOMET AVE	RODRIGUEZ LYDIA &
	589	410 WILLOMET AVE	ESQUIVEL CHARLES
	590	414 WILLOMET AVE	BOUCHER CAMERON P
	591	418 WILLOMET AVE	DCMIR PROPERTIES LLC
	592	506 WILLOMET AVE	LOREDO FIDENCIA
	593	510 WILLOMET AVE	OCHOA ADAM
	594	514 WILLOMET AVE	GONZALEZ MIKE A & MARIA C
	595	518 WILLOMET AVE	COUCH TAWANA
O	596	522 WILLOMET AVE	BOYKIN TERRANCE
O	597	526 WILLOMET AVE	TRIPLE M LEASING LTD
	598	515 WILLOMET AVE	STADLER NICHOLAS
O	599	509 WILLOMET AVE	BECK JANICE R
	600	507 WILLOMET AVE	MANCILLAS DANIEL &
	601	702 BECKLEY AVE	OMNIBUS ENTERPRISES INC
	602	875 R L THORNTON FWY	STEVENS MARILOU M &
	603	111 BROOKLYN AVE	LINE DEE
	604	108 JEFFERSON BLVD	FIREBRAND PROPERTIES LP
	605	118 JEFFERSON BLVD	GREGG GUION III
	606	218 10TH ST	OCD PPTIES LLC
	607	510 BECKLEY AVE	BUTLER JP INV CO LP

CITY COUNCIL HEARING DATE

August 13, 2014



REPLY FORM

CASE NO:

Z112-251 (DM) ✓

This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Only the original of this reply form or a written reply that complies with Dallas Development Code Section 51A-4.701 may be used. Faxes or photocopies of this reply form will not be accepted.

80 0000256135000000
ABE MEYER PARTNERSHIP
PO BOX 25147
DALLAS, TEXAS 752251147

For information contact Donna Moorman at
(214)670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.

STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address: 129 W. JEFFERSON 132 W. JEFFERSON
133 W. JEFFERSON 135 W. JEFFERSON

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: JEFFERSON BLVD. IS UNIQUE. TOO MANY
CHANGES ALL AT ONCE WILL MAKE IT JUST
ANOTHER COOKIE CUTTER STRIP CENTER

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

RECEIVED BY

AUG 05 REC'D

Norman Abe Meyer GEN. PARTNER

Signature (and Title if applicable)

Signature (and Title if applicable)
Current Planning

AUG 4, 2014 11:35 AM

Date and Time (both must be provided)

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

August 13, 2014



REPLY FORM

CASE NO:

Z112-251 (DM)

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98 0000025622000000
MM JEFFERSON MADISON HOLDINGS LLC
11141 ROSSER RD
DALLAS, TEXAS 75229-3917

For information contact Donna Moorman at
(214)670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

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- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner **

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STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address: 300-302 W. Jefferson Blvd.

RECEIVED BY

AUG 12 REC'D

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: Small businesses could not survive during the long process of street construction and closing and severely reduced parking spaces. Customers will go elsewhere for convenience. On completion of the project, you will have eliminated two lanes of traffic plus eliminated close to 50% of storefront parking. Similar kinds of traffic changes have put many small businesses on Greenville Ave. out of business permanently.

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Signature (and Title if applicable)

Managing Member

Signature (and Title if applicable)

Member

August 11, 2014 10:15 AM

Date and Time (both must be provided)

August 11, 2014 10:00 AM

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

August 13, 2014



CITY OF DALLAS

REPLY FORM

CASE NO:

Z112-251 (DM) ✓

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165 00000256699000000
VILLARREAL JAIME
434 W 12TH ST
DALLAS, TEXAS 75208-6506

For information contact Donna Moorman at
(214)670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner **

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Street Address: _____

STEP 3 Indicate your support or opposition to the proposed zoning change request:


Support

Opposed

Comments: Want to see zoning upgraded
to more commercial/office

RECEIVED BY
AUG 11 REC'D

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.


Signature (and Title if applicable)

Owner
Signature (and Title if applicable)

08/06/2014 - 2:00 pm
Date and Time (both must be provided)

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

August 13, 2014



REPLY FORM

CASE NO:

Z112-251 (DM)

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174 10000256765000000
HILLIARD DELORIES
534 W 12TH ST
DALLAS, TEXAS 752086318

For information contact Donna Moorman at
(214)670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner**

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Street Address: _____

RECEIVED BY

STEP 3 Indicate your support or opposition to the proposed zoning change request:

Support

Opposed

AUG 12 REC'D
Current Planning

Comments:

Emphasis on preservation of "character of neighborhood" including mature trees, housing and "foot traffic". Issues were presented at the 6/19/14 public hearing.

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Delories Hilliard
Signature (and Title if applicable)

Signature (and Title if applicable)

08/11/14 11:30 Am
Date and Time (both must be provided)

Date and Time (both must be provided)

August 13, 2014



REPLY FORM

Z112-251 (DM)

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579 10000260926000000
STOLTZ BRIAN &
HAGAN ANNE B
204 S WILLOMET AVE
DALLAS, TEXAS 752085003

For information contact Donna Moorman at
(214)670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner (checked)
Authorized by a power of attorney
Representing a majority of property owners

Business/Organization

- President/Vice President
General Partner
Attorney in fact

Condominium

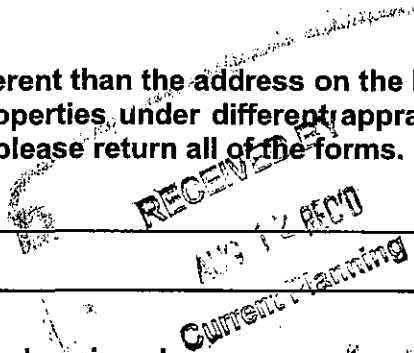
- Governing body*
Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.

STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address:



STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support (checked)
Opposed

Comments: Support, but we believe the west edge of the district on Polk St should have two-story height limits or restricted to residential-compatible uses, due to its proximity to a residential area (directly to the west)

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Signature (and Title if applicable)

8/12/14 9:50 AM

Date and Time (both must be provided)

Signature (and Title if applicable)

Date and Time (both must be provided)

CITY COUNCIL HEARING DATE

August 13, 2014



REPLY FORM

CASE NO:

Z112-251 (DM) ✓

This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Only the original of this reply form or a written reply that complies with Dallas Development Code Section 51A-4.701 may be used. Faxes or photocopies of this reply form will not be accepted.

596 00000261820000000
BOYKIN TERRANCE
522 S WILLOMET AVE
DALLAS, TEXAS 75208-6038

For information contact Donna Moorman at
(214)670-4130 or
donna.moorman@dallascityhall.com
Si desea información en español, favor de
llamar a Olga Torres Holyoak al teléfono (214)
670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

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STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address: _____

RECEIVED BY

AUG 17 REC'D

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support *I would like detailed info.* Opposed

Comments: I do not support alcohol retailers unless it is a restaurant. I do not support parking lots, tall buildings, new big box chain retailers or 7-11 stores on the south west corner of 12th + Polk behind our house.

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Council hearing date.

Terrance Boykin

Signature (and Title if applicable)

8/11/2014 3:30 pm

Date and Time (both must be provided)

Signature (and Title if applicable)

Date and Time (both must be provided)

June 19, 2014



REPLY FORM

Z112-251(DM)

This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.

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280 10000258808000000
MORENO JACQUELINE ALICIA &
812 CENTRE ST
DALLAS, TEXAS 752086231

For information contact Donna Moorman at
(214) 670-4130 or
donna.moorman@dallascityhall.com

Si desea información en español, favor de
llamar a Olga Torres-Holyoak al teléfono
(214) 670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
 Authorized by a power of attorney
 Representing a majority of property owners

Business/Organization

- President/Vice President
 General Partner
 Attorney in fact

Condominium

- Governing body*
 Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.

STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address(es): 812 Centre St Dallas TX 75208

RECEIVED BY

JUN 16 REC'D

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
 Opposed

Comments: I am willing to sell property to the city of Dallas if necessary for rezoning. I completely support every aspect of this project.

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.

Signature (and Title if applicable)
[Handwritten Signature]

Date and Time (both must be provided)
06/10/14 11:47 AM

Signature (and Title if applicable)
[Handwritten Signature]

Date and Time (both must be provided)
06/10/14 11:47 AM

June 19, 2014

REPLY
FORM

CASE NO:

Z112-251(DM)

This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.

Only the original of this reply form or a written reply that complies with Dallas Development Code Section 51A-4.701 may be used. Faxes or photocopies of this reply form will not be accepted.

376 10000259648000000
MOLINA ALFONSO & SOLEDAD
902 W 12TH ST
DALLAS, TEXAS 752086005

For information contact Donna Moorman at
(214) 670-4130 or
donna.moorman@dallascityhall.com

Si desea información en español, favor de
llamar a Olga Torres-Holyoak al teléfono
(214) 670-4525.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

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- Property owner
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Business/Organization

- President/Vice President
 General Partner
 Attorney in fact

Condominium

- Governing body*
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STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address(es): 902 W. 12th St., Dallas, TX 75208

STEP 3 Indicate your support or opposition to the proposed zoning change request:

Support

Opposed

RECEIVED BY

JUN 10 REC'D

Comments: I could not make it to this public hearing due to the time that has been scheduled. I must work during these hours. This City Plan is very inconvenient since I owned this house after paying for it for almost 30 yrs. I would have to start over with new house payments after all these years.

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.

Alfonso Molina

Signature (and Title if applicable)

06/07/2014 11:50 am

Date and Time (both must be provided)

Soledad Molina (deceased)

Signature (and Title if applicable)

Date and Time (both must be provided)

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 10, 2014
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 52 B; F

SUBJECT

An ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and a resolution accepting the deed restrictions volunteered by the applicant - Z123-274 - Financing: No cost consideration to the City

BACKGROUND

The City Council, on August 27, 2014, approved an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and instructed that the ordinance be brought back on a later date.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

On July 24, 2014, the City Plan Commission recommended approval of an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard.

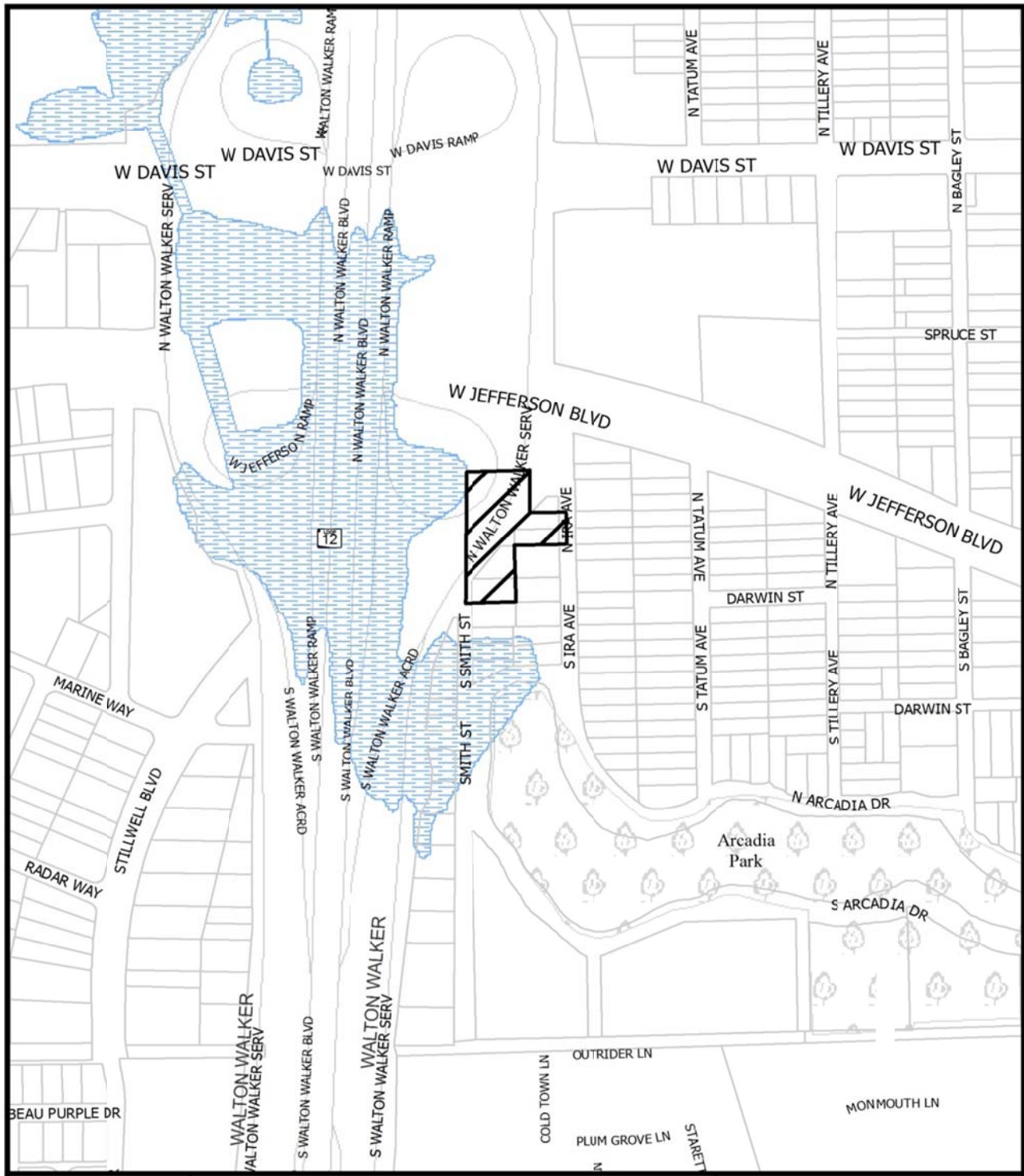
On August 27, 2014, the City Council, approved an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the east line of North Walton Walker Freeway, south of West Jefferson Boulevard and instructed that the ordinance be brought back on a later date.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.



1:4,800

VICINITY MAP

Case no: Z123-274

Date: 11/12/2013

FILE NUMBER: Z123-274 (WE) **DATE FILED:** April 29, 2013

LOCATION: East line of North Walton Walker Freeway, south of West
Jefferson Boulevard

COUNCIL DISTRICT: 6 **MAPSCO:** 52- B & F

SIZE OF REQUEST: Approx. 0.76 acres **CENSUS TRACT:** 107.04

APPLICANT/ OWNER: David & Hector Varela

REPRESENTATIVE: Santos Martinez, MasterPlan

REQUEST: An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District.

SUMMARY: The purpose of this request is to allow for the development of retail type uses on the site.

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant

STAFF RECOMMENDATION: Denial

DESIGNATED ZONING CASE



<u>21</u>	Property Owners Notified (25 parcels)
<u>0</u>	Replies in Favor (0 parcels)
<u>0</u>	Replies in Opposition (0 parcels)
<u>200'</u>	Area of Notification
<u>8/27/2014</u>	Date

Z123-274
CC



1:2,400

Reply List of Property Owners

Z123-274

21 Property Owners Notified

0 Property Owners in Favor

0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	119	IRA AVE	VARELA DAVID
2	206	IRA AVE	VARELA DAVID
3	108	SMITH ST	VARELA HECTOR & SANDRA
4	110	IRA AVE	COUCH TAWANA
5	106	IRA AVE	CENTRO DE ADORACION
6	106	IRA AVE	MENDEZ PATRICIA
7	110	IRA AVE	ALEMAN LINDA
8	118	IRA AVE	JONES LEROY A
9	111	IRA AVE	FOSTER CLEOPLE &
10	103	IRA AVE	LERMA DIONISIO ARROYO
11	104	SMITH ST	ESPARZA RAUL TORRES &
12	101	IRA AVE	ALVAREZ JOSE DE JESUS &
13	106	SMITH ST	MORALES MARIA GUILLERMINA
14	107	IRA AVE	COOK JOHN H
15	115	IRA AVE	VILLANEDA MARIA GUADALUPE
16	110	SMITH ST	ANDRADE HILARIO LEIVA &
17	114	SMITH ST	GONZALEZ MARIA LUISA
18	103	SMITH ST	TARRANT JOAN SMITH
19	103	SMITH ST	WEBSTER LOLA B
20	107	SMITH ST	STARNES ALTON L
21	202	IRA AVE	GONZALES BERNARDINO O

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 10, 2014
COUNCIL DISTRICT(S): 6
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 52 B; F

SUBJECT

An ordinance granting an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and a resolution accepting the deed restrictions volunteered by the applicant - Z123-275 - Financing: No cost consideration to the City

BACKGROUND

The City Council, on August 27, 2014, approved an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and instructed that the ordinance be brought back on a later date.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

On July 24, 2014, the City Plan Commission recommended approval of an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue.

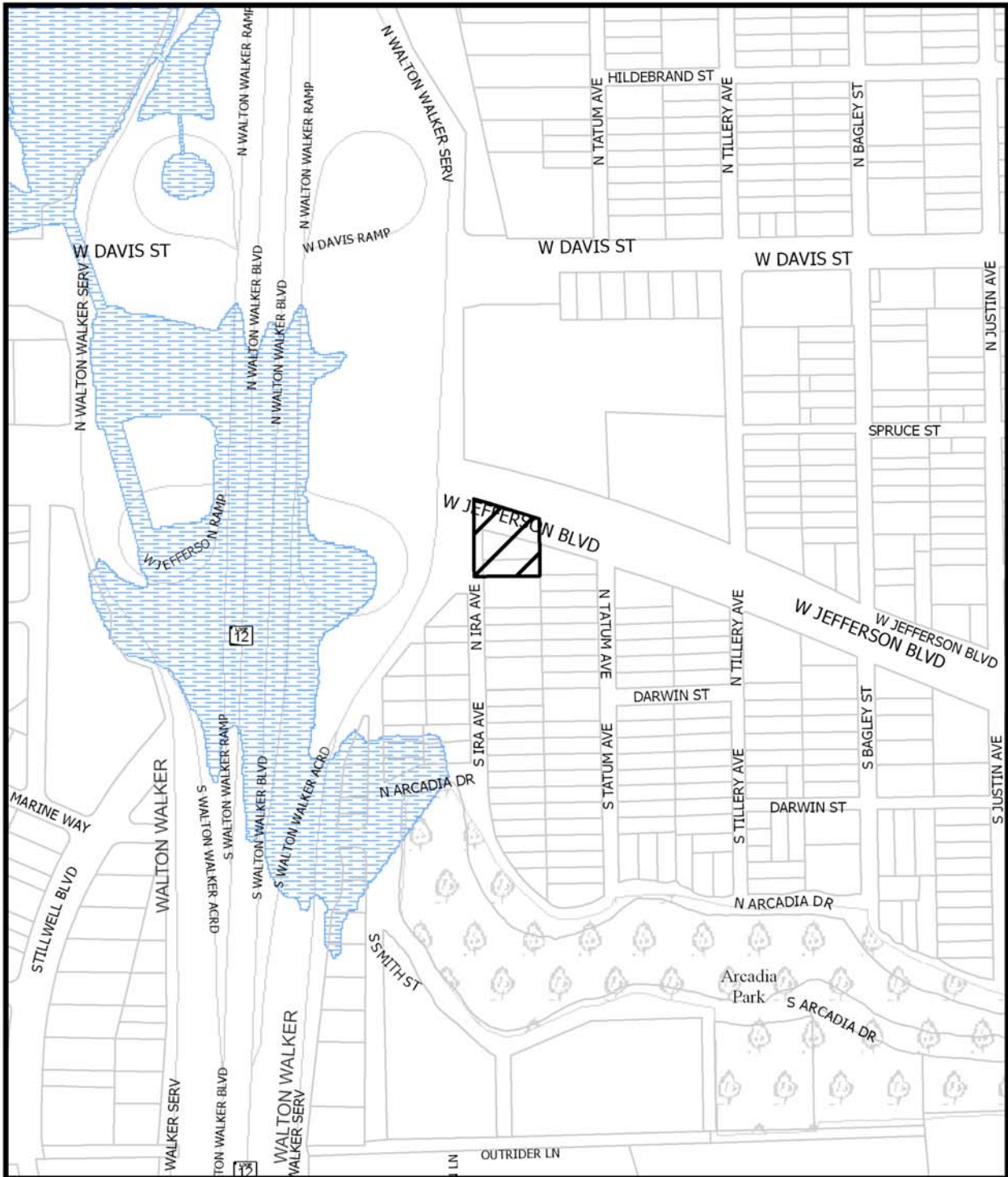
On August 27, 2014, the City Council, approved an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay on the south side of West Jefferson Boulevard, east side of North Ira Avenue and instructed that the ordinance be brought back on a later date.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.



1:4,800

VICINITY MAP

Case no: Z123-275

Date: 6/19/2013

FILE NUMBER: Z123-275 (MW) **DATE FILED:** April 29, 2013

LOCATION: South side of West Jefferson Boulevard, east side of North Ira Avenue

COUNCIL DISTRICT: 6 **MAPSCO:** 52-B, F

SIZE OF REQUEST: ± 0.472 acre **CENSUS TRACT:** 107.04

APPLICANT/OWNER: David and Hector Varela

REPRESENTATIVE: Santos Martinez, Masterplan

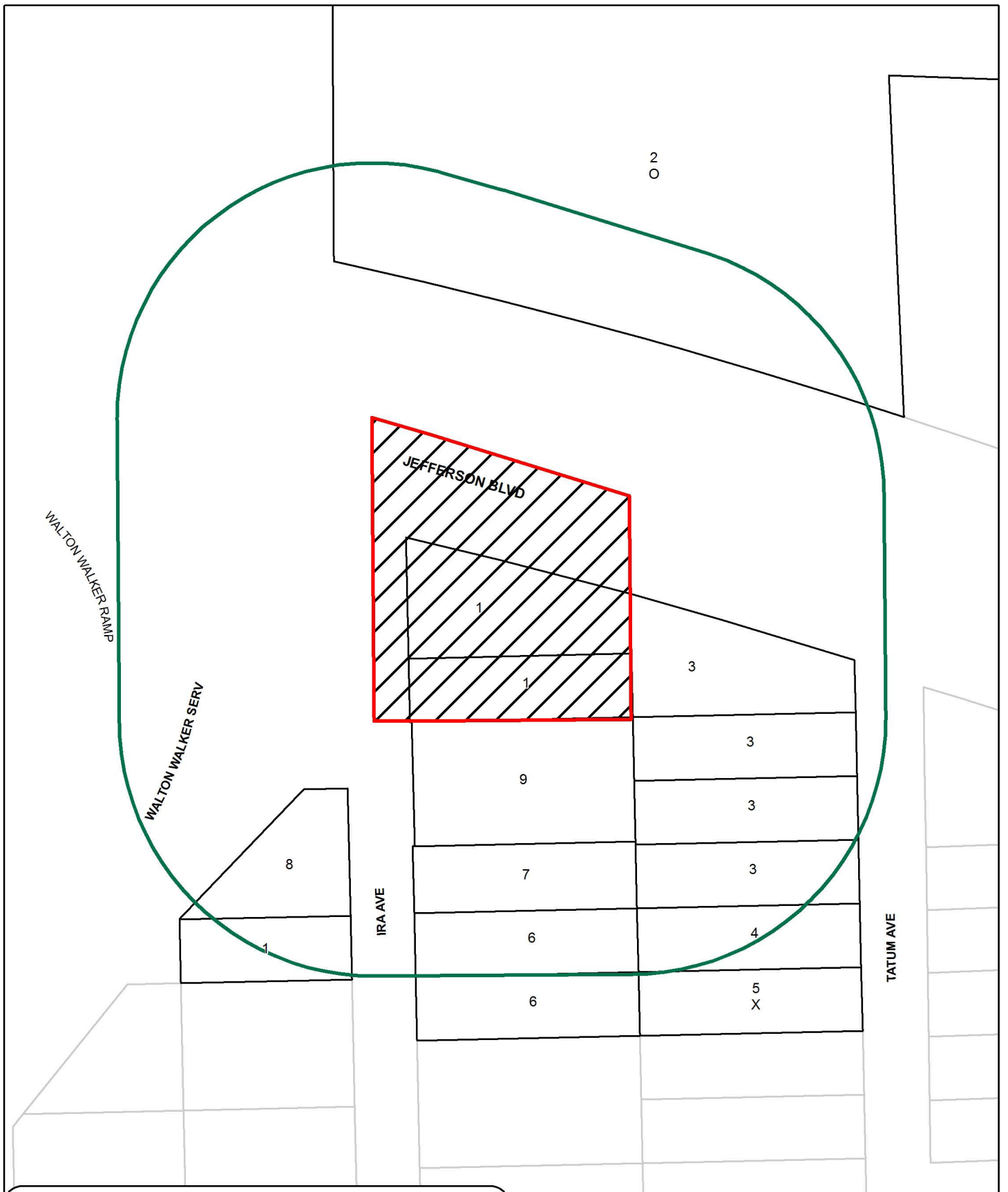
REQUEST: An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay

SUMMARY: The applicant intends to utilize the site for vehicle display, sales and service and has volunteered deed restrictions to prohibit certain uses that are objectionable to the neighborhood. The D Liquor Control Overlay will be retained.

CPC RECOMMENDATION: Approval with deed restrictions volunteered by the applicant.

STAFF RECOMMENDATION: Denial.

DESIGNATED ZONING CASE



<u>9</u>	Property Owners Notified (15 parcels)
<u>1</u>	Replies in Favor (1 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>200'</u>	Area of Notification
<u>8/27/2014</u>	Date

Z123-275
CC



1:1,200

Reply List of Property Owners

Z123-275

9 Property Owners Notified

1 Property Owners in Favor

1 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	206 IRA AVE	VARELA DAVID
O	2	5601 JEFFERSON BLVD	MARSHALL FREDERICK S
	3	5500 JEFFERSON BLVD	GONZALES GUSTAVO
	4	115 TATUM AVE	WALKER MANITA
X	5	111 TATUM AVE	MUNOZ CHRIS
	6	110 IRA AVE	ALEMAN LINDA
	7	118 IRA AVE	JONES LEROY A
	8	119 IRA AVE	VARELA DAVID
	9	202 IRA AVE	GONZALES BERNARDINO O

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 10, 2014
COUNCIL DISTRICT(S): 14
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 35 R

SUBJECT

An ordinance granting an amendment to and an expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193 on the south corner of McKinney Avenue and Hester Avenue - Z134-147 - Financing: No cost consideration to the City

BACKGROUND

The City Council, on August 27, 2014, approved an amendment to and an expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193 on the south corner of McKinney Avenue and Hester Avenue and instructed that the ordinance be brought back on a later date.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

On July 10, 2014, the City Plan Commission recommended approval of an amendment to and an expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193 on the south corner of McKinney Avenue.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS) (Continued)

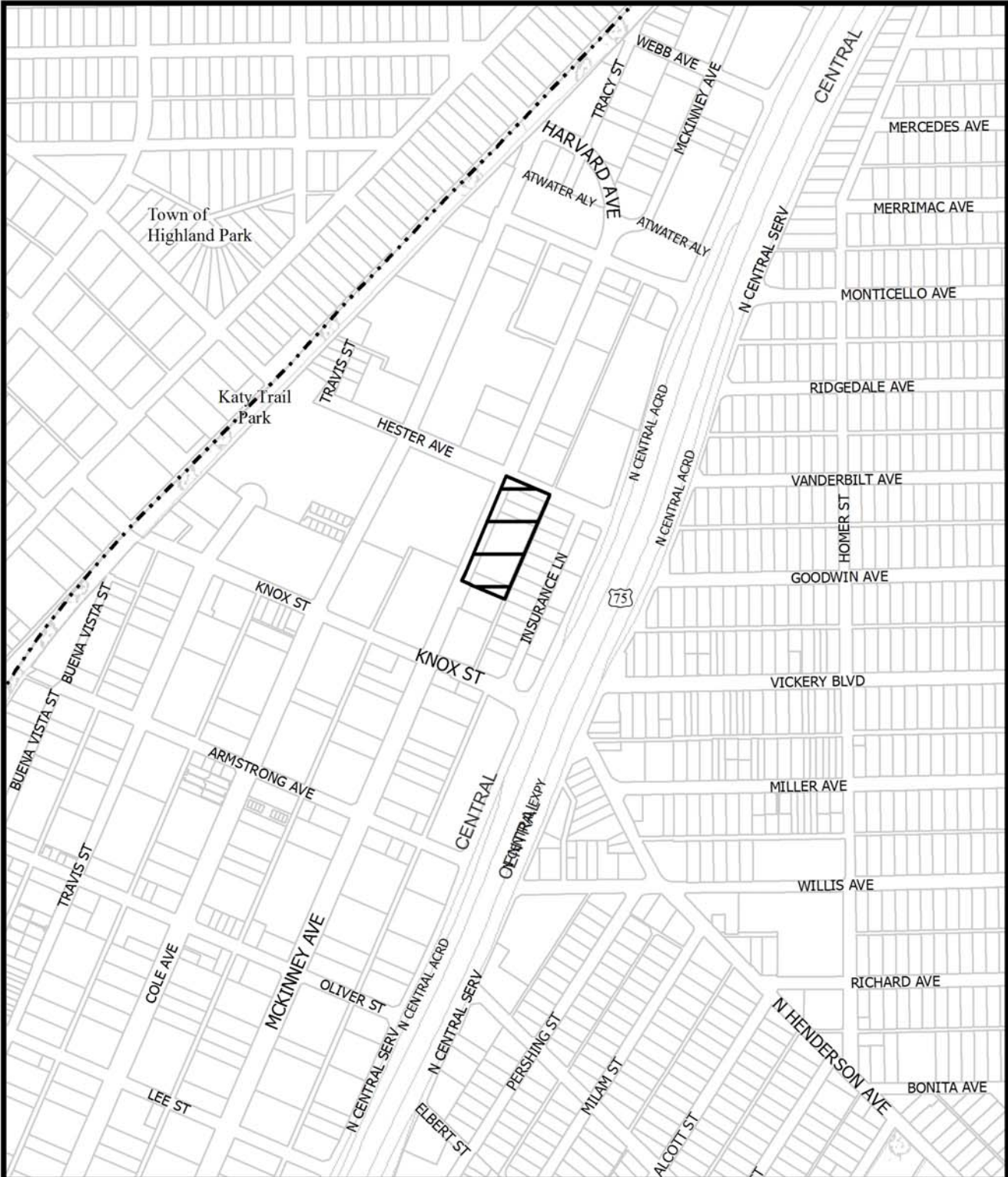
The City Council, on August 27, 2014, approved an amendment to and an expansion an of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193 on the south corner of McKinney Avenue and Hester Avenue and instructed that the ordinance be brought back on a later date.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.



1:6,000

VICINITY MAP

Case no: Z134-147

Date: 2/27/2014

FILE NUMBER: Z134-147(RB)

DATE FILED: December 20, 2013

LOCATION: McKinney Avenue and Hester Avenue, South Corner

COUNCIL DISTRICT: 14

MAPSCO: 35-R

SIZE OF REQUEST: Approx. 1.3 Acres

CENSUS TRACT: 7.02

APPLICANTS/OWNERS: See attached

REPRESENTATIVE: Tommy Mann

REQUEST: An application for an amendment to and expansion of Planned Development Subdistrict No. 71 for MF-2 Multiple Family Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 71 and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193.

SUMMARY: The purpose of the request is to provide for a mixed use development with an increase in development rights for the residential portion of the request.

STAFF RECOMMENDATION: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions.

CPC RECOMMENDATION: Approval, subject to a revised development plan, landscape plan, roof plan, and conditions.

OFFICERS AND DIRECTORS

Applicants/

Prospective Buyers:

TCDFW DEVELOPMENT, INC.

Director: Scott A. Dyche

Director: Michael Duffy

TCDFW ACQUISITIONS, LLC

Managing Member: TCDFW Development, Inc.

-Director: J. Christopher Kirk

-Director: Michael Duffy

Owners:

COURTYARDS AT KNOX PARK, LTD.

General Partner: RBT, Inc.

-President: Tim L. Cantrell

-Vice President: Bridgette Semmler

BPKK, LTD.

General Partner: BPKK Management, LLC

-Manager: Peggy M. O'Boyle

JAMES D. & SUZANNE S. GABERINO, LTD.

General Partner: Gaberino Management Company, Inc.

-President: James D. Gaberino

-Director: James D. Gaberino

-Vice President: Suzanne S. Gaberino

SFA 73, LTD.

General Partner: SFA 73 Management, LLC

-Manager: Cynthia Anne Nelson



<u>140</u>	Property Owners Notified (51 parcels)
<u>6</u>	Replies in Favor (6 parcels)
<u>1</u>	Replies in Opposition (1 parcels)
<u>500'</u>	Area of Notification
<u>8/27/2014</u>	Date

Z134-147
CC



1:2,400

08/26/2014

Reply List of Property Owners

Z134-147

140 Property Owners Notified

6 Property Owners in Favor

1 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	4626 MCKINNEY AVE	GILLON CARUTH I LTD
	2	4630 MCKINNEY AVE	CASA MONTERREY PS II ETAL
	3	4654 MCKINNEY AVE	COURTYARDS AT KNOX PARK
	4	4650 MCKINNEY AVE	ALDER WILLIAM JAC
	5	4650 MCKINNEY AVE	GABERINO JAMES D &
	6	4650 MCKINNEY AVE	TERSELICH METKA
	7	4650 MCKINNEY AVE	WILLIAMS JAMES H
	8	4650 MCKINNEY AVE	SHEPHERD REGINALD
	9	4650 MCKINNEY AVE	ALDER JAC
	10	3015 KNOX ST	NABHOLTZ KMCK PARTNERS LP
	11	3025 KNOX ST	NABHOLTZ KMCK PARTNERS LP
	12	4531 MCKINNEY AVE	GILLILAND PPTIES II LTD
	13	3107 KNOX ST	BUZZINI LP
	14	3113 KNOX ST	SOUTHERLAND CATHERINE S
	15	3119 KNOX ST	HILL HENRY L JR
	16	4600 MCKINNEY AVE	KNOX STREET VILLAGE
	17	4616 MCKINNEY AVE	MCKINNEY KNOX JOINT
	18	4655 INSURANCE LN	ELIZABETH ANNE PPTIES LLC
	19	4649 INSURANCE LN	ROBERT E LUNA FAMILY
	20	4647 INSURANCE LN	4645 NORTH CENTRAL LLC
	21	4639 INSURANCE LN	SUMMERS STEPHEN J ET AL
O	22	4633 INSURANCE LN	BEAIRD DAN INC
O	23	4631 INSURANCE LN	BEAIRD DAN L
	24	4625 INSURANCE LN	MIHALOPOULOS FRANK
O	25	4619 INSURANCE LN	ARMSTRONG BUILDING LLC
O	26	4617 INSURANCE LN	TRIANGLE CHAPTER AMORC

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	27	4611 INSURANCE LN	TRIANGLE LODGE AMORC
	28	4617 CENTRAL EXPY	730 WEST SPRING VALLEY
	29	4627 INSURANCE LN	KNOX CENTRAL CORP
O	30	4655 CENTRAL EXPY	ZANDER JAMES P
	31	4703 CENTRAL EXPY	KNOX APARTMENTS OWNER LLC
X	32	4714 MCKINNEY AVE	KNIGHT WILLIAM R
	33	4719 COLE AVE	TRAVIS COLE APARTMENTS 2012 LP
	34	3001 KNOX ST	J EVANS FAMILY PARTNERSHIP KNOX LTD
	35	3101 KNOX ST	GILLILAND PROPERTIES LTD
	36	3230 KNOX ST	KNOX STREET VILLAGE I INC
	37	4647 COLE AVE	CIM/4649 COLE AVENUE LP
	38	4625 COLE AVE	MODY PRASHANT
	39	4625 COLE AVE	BLOOM KARYN
	40	4625 COLE AVE	4625 COLE TOWNHOMES OWNER
	41	4650 COLE AVE	AMLI RESIDENTIAL PPTIES
	42	3104 KNOX ST	KNOX STREET VILLAGE INC
O	43	3010 KNOX ST	VALLEY OAK INVESTMENTS LP
	44	4611 CENTRAL EXPY	ORR VENTURE LTD
	45	4701 MCKINNEY AVE	MONTICELLO DEVELOPMENT
	46	4722 MCKINNEY AVE	JAZZ IRREVOCABLE TRUST THE JAZZ
	47	4728 MCKINNEY AVE	TIMMERMAN MICHAEL A & SUSAN H
	48	4728 MCKINNEY AVE	NUNEZ RAUL &
	49	4728 MCKINNEY AVE	WEISFELD RONALD A
	50	4728 MCKINNEY AVE	KNOBLER DONALD R
	51	4802 MCKINNEY AVE	KNIGHT WILLIAM RAY
	52	4728 MCKINNEY AVE	GALLAGHER KATHLEEN C
	53	4728 MCKINNEY AVE	WEISERT TARI
	54	4728 MCKINNEY AVE	GIANNASI TAYLOR
	55	4728 MCKINNEY AVE	STANTON LIVING TRUST
	56	4722 MCKINNEY AVE	BUCK JAMES L
	57	4728 MCKINNEY AVE	SCHIMMING VERNON H &

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	58	4728 MCKINNEY AVE	ROCHESTER SARAH
	59	4728 MCKINNEY AVE	VILLANUEVA JORGE A
	60	4722 MCKINNEY AVE	CASSADA ROBERT HOWARD JR & CHARLOTTE MCIVO
	61	4728 MCKINNEY AVE	ESCAMILLA CONSUELO V
	62	4728 MCKINNEY AVE	ESCAMILLA CONSUELO V
	63	4728 MCKINNEY AVE	CRUZ MANUEL
	64	4728 MCKINNEY AVE	CUELLAS JOSHUA J
	65	4728 MCKINNEY AVE	CRONK JOHN A
	66	4728 MCKINNEY AVE	PISPIDIKIS RENA
	67	4728 MCKINNEY AVE	MALINA JAMES
	68	4728 MCKINNEY AVE	SCHUTZ ERIK R
	69	4728 MCKINNEY AVE	FANNIE MAE
	70	4728 MCKINNEY AVE	SYNODIS DONNA L &
	71	4728 MCKINNEY AVE	KILGORE CHRISTOPHER H
	72	4722 MCKINNEY AVE	ROZIER PETER B
	73	4722 MCKINNEY AVE	MCDONALD BILLY LANE
	74	4722 MCKINNEY AVE	KNIGHT WILLIAM R
	75	4722 MCKINNEY AVE	KNIGHT WILLIAM
	76	4722 MCKINNEY AVE	GAUKLER JOSEPH E & LYNNE
	77	4717 MCKINNEY AVE	MCCUTCHEN MARK D
	78	4717 MCKINNEY AVE	BERRON CLAUDIA
	79	4717 MCKINNEY AVE	SCHAFFER CHRISTOPHER & TRACI R
	80	4717 MCKINNEY AVE	POLSON JULIE E
	81	4717 MCKINNEY AVE	ROHLEDER MARCIE M
	82	4717 MCKINNEY AVE	ODONNELL GARY & JULIE
	83	4717 MCKINNEY AVE	TRIMMELL JOHN D & SUSAN J
	84	4719 MCKINNEY AVE	MURRY SCOTT M
	85	4719 MCKINNEY AVE	HABIBI KAMIL
	86	4719 MCKINNEY AVE	MATTHEWS AMANDA L
	87	4719 MCKINNEY AVE	BUSH DARLA S
	88	4719 MCKINNEY AVE	TRAN HONG

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	89	4719 MCKINNEY AVE	AYATS MAS OTILIA
	90	4719 MCKINNEY AVE	BAUMANN RACHEL K
	91	4803 CENTRAL EXPY	HOPKINS DIANA P
	92	4805 CENTRAL EXPY	VANSTRAATEN MARINUS P
	93	4807 CENTRAL EXPY	PHILLIPS DAVID G &
	94	4809 CENTRAL EXPY	CHUNG YU LIN
	95	4811 CENTRAL EXPY	CLINE MARY M
	96	4815 CENTRAL EXPY	BARTELL ANGELLE
	97	4817 CENTRAL EXPY	BERRY LISA E &
	98	4819 CENTRAL EXPY	FRANKLIN CHARLESZETTA
	99	4821 CENTRAL EXPY	PHILLIPS ANN
	100	4823 CENTRAL EXPY	VAN STRAATEN M P
	101	4825 CENTRAL EXPY	GARCIA PATRICIA E
	102	4827 CENTRAL EXPY	VAN STRAATEN MARINUS P
	103	4829 CENTRAL EXPY	MORRIS TAMECA
	104	4831 CENTRAL EXPY	KING CHRISTEN C ET AL
	105	4833 CENTRAL EXPY	CERVANTES JULIO CESAR
	106	4837 CENTRAL EXPY	COSBY DIANA &
	107	4839 CENTRAL EXPY	LINE WINSTON B
	108	4839 CENTRAL EXPY	LEE MICHAEL EDWARD
	109	4839 CENTRAL EXPY	CODDINGTON CAROLYN P
	110	4839 CENTRAL EXPY	GARCIA WAYNE
	111	4841 CENTRAL EXPY	PECK ROBBIN M
	112	4841 CENTRAL EXPY	SUMLIN RICHARD K
	113	4841 CENTRAL EXPY	ROSE GREGORY D
	114	4841 CENTRAL EXPY	COSBY DIANA C
	115	4843 CENTRAL EXPY	JJ REAL ESTATE LLC
	116	4843 CENTRAL EXPY	MARCOULIDES JAMES E
	117	4843 CENTRAL EXPY	KNOBLER DONALD G
	118	4843 CENTRAL EXPY	MORALES ADRIANA
	119	4845 CENTRAL EXPY	THRESHER BRENDA ANN

08/26/2014

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	120	4845 CENTRAL EXPY	LEWIS DON V
	121	4847 CENTRAL EXPY	CLORE CHRISTINE W &
	122	4847 CENTRAL EXPY	KRAUSE MARTHA H
	123	4847 CENTRAL EXPY	SMITH REBECCA KAY
	124	4847 CENTRAL EXPY	LOPEZ BENJAMIN
	125	4849 CENTRAL EXPY	COSBY COLE THOMAS &
	126	4849 CENTRAL EXPY	COSBY DIANA
	127	4849 CENTRAL EXPY	SPARKS KRISTEN A
	128	4708 MCKINNEY AVE	COWAN GERALDINE
	129	4708 MCKINNEY AVE	APPLE JAROLD LEE
	130	4708 MCKINNEY AVE	GRAY JUSTIN L
	131	4708 MCKINNEY AVE	J & O BLAKE FAMILY LLC
	132	4708 MCKINNEY AVE	CHAKRABORTY INDRANEEL
	133	4708 MCKINNEY AVE	VEVERA MARK C
	134	4708 MCKINNEY AVE	KOCSI WILLIAM & KATHLEEN
	135	4708 MCKINNEY AVE	LANDON LANA K
	136	4704 MCKINNEY AVE	TORRES ALFREDA
	137	4704 MCKINNEY AVE	SUTLIFF ELIZABETH
	138	4704 MCKINNEY AVE	MUELLER JASON E &
	139	4708 MCKINNEY AVE	OWENS GARY ALLEN
	140	4704 MCKINNEY AVE	LOERA SANDRA V

May 22, 2014



REPLY FORM

Z134-147(RB)

This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.

Only the original of this reply form or a written reply that complies with Dallas Development Code Section 51A-4.701 may be used. Faxes or photocopies of this reply form will not be accepted.

22 0000166822000000
BEAIRD DAN INC
5121 MCKINNEY AVE
DALLAS, TEXAS 752053321

For information contact Richard Brown at
(214) 670-7001 or
richard.brown@dallascityhall.com

Si desea información en español, favor de
llamar a Olga Torres-Holyoak al teléfono
(214) 670-4131.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.

STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address(es): 4633 Insurance Lane
Dallas Texas

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
- Opposed

Comments: Will be great improvement to area

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.

[Signature]
Signature (and Title if applicable) 5-10-14 10:30
Don Beard - Pres. Don Beard Inc

Date and Time (both must be provided)

[Signature]
Signature (and Title if applicable)
Current Planning

Date and Time (both must be provided)

RECEIVED BY
MAY 16 2014
Current Planning

May 22, 2014



REPLY FORM

Z134-147(RB)

This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.

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23 10000166825000000
BEAIRD DAN L
5121 MCKINNEY AVE
DALLAS, TEXAS 752053321

For information contact Richard Brown at
(214) 670-7001 or
richard.brown@dallascityhall.com

Si desea información en español, favor de
llamar a Olga Torres-Holyoak al teléfono
(214) 670-4131.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
 Authorized by a power of attorney
 Representing a majority of property owners

Business/Organization

- President/Vice President
 General Partner
 Attorney in fact

Condominium

- Governing body*
 Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

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STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address(es): 4631 Insurance Lane
Dallas Tex

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support
 Opposed

Comments: Will greatly improve neighborhood

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.

Signature (and Title if applicable) Dan Z Beard
Pres - Don Beard Inc. 5-14-14 10:45

Date and Time (both must be provided)

Signature (and Title if applicable)
Date and Time (both must be provided)

Date and Time (both must be provided)

RECEIVED BY
MAY 16 REC'D
Current Planning

CITY PLAN COMMISSION HEARING DATE
May 22, 2014



**REPLY
FORM**

CASE NO.
Z134-147(RB)

This notice has been sent to you because your property (or properties) is in or near the area of a proposed zoning change. As a property owner, you can support or oppose this request. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.

Only the original of this reply form or a written reply that complies with Dallas Development Code Section 51A-4.701 may be used. Faxes or photocopies of this reply form will not be accepted.

26 10000166837000000
TRIANGLE CHAPTER AMORC
PO BOX 600177
DALLAS, TEXAS 753600177

For information contact Richard Brown at
(214) 670-7001 or
richard.brown@dallascityhall.com

Si desea información en español, favor de
llamar a Olga Torres-Holyoak al teléfono
(214) 670-4131.

STEP 1 I am authorized to sign this form because I am... (Check only one box.)

Individual

- Property owner
- Authorized by a power of attorney
- Representing a majority of property owners

Business/Organization

- President/Vice President
- General Partner
- Attorney in fact

Condominium

- Governing body*
- Individual owner **

* I am authorized to sign by the governing body of the condominium in accordance with its bylaws.

** A condominium unit owner must enclose a copy of the legal document that gives the individual owner the right to act separately from the governing body.

STEP 2 List the street address(es) of your property if different than the address on the label above. (Do not list a P.O. Box.) If you own multiple properties under different appraisal district account names, you may receive multiple forms; please return all of the forms.

Street Address(es): _____

RECEIVED BY
MAY 16 REC'D
Current Planning

STEP 3 Indicate your support or opposition to the proposed zoning change request:

- Support**
- Opposed**

Comments: *It is of my opinion that this will
bring more tax revenue to the city.*

STEP 4 Sign below. For this form to be valid, the date and time you signed must be provided. Fold the form as indicated on the reverse side and return it by mail or hand delivery. To be counted, this form must be received before noon on the business day before the City Plan Commission hearing date.

Erin Berg... Chairman of the Board.
Signature (and Title if applicable)

5/14/2014 - 5pm
Date and Time (both must be provided)

Date and Time (both must be provided)

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 10, 2014

COUNCIL DISTRICT(S): 4

DEPARTMENT: Trinity Watershed Management
Water Utilities
Public Works Department

CMO: Jill A. Jordan, P.E., 670-5299
Forest E. Turner, 670-3390

MAPSCO: 55D and 56A

SUBJECT

Authorize an increase in the contract with L. D. Kemp Excavating, Inc., for additional soil remediation improvements associated with the Upper Chain of Wetlands Remediation - Cells B & C and project close-out - Not to exceed \$679,797, from \$5,148,425 to \$5,828,222 - Financing: U.S. Army Corps of Engineers Project Cooperation Funds (\$529,877) and Water Utilities Capital Improvement Funds (\$149,920)

BACKGROUND

A construction contract for soil remediation and offsite disposal was approved on November 12, 2013.

The Upper Chain of Wetlands (UCOW) Cells A, B, and C will be constructed by the U.S. Army Corps of Engineers (Corps) on a site located within the Dallas Floodway on the west side of the Trinity River between the Cedar Crest Boulevard Bridge and the Central Wastewater Treatment Plant. Previous subsurface investigations revealed elevated lead soil concentrations above the regulatory limits set by the state regulatory agency, Texas Commission on Environmental Quality. The City is required to excavate and remove the elevated soil concentrations from the project area prior to the Corps constructing these wetlands in fall 2014. An environmental consultant is needed to collect soil samples, testing and analysis during the construction phase.

Additional contaminated soils were identified beyond the planned limit. Removal of additional quantities is required to complete the remediation project.

This action will authorize Change Order No. 2 for additional soils needing excavation and offsite disposal. This project must be completed in order for the Corps to begin the construction of the UCOW project.

BACKGROUND (Continued)

At the completion of the City's work, the City will be turning this site over to the Corps for their construction of the UCOW.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	January 2014
Complete Construction	September 2014

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Modern Geosciences, LLC to provide assistance with the preparation of the soil remediation and municipal setting designation for the Upper Chain of Wetlands Project, on August 14, 2013, by Resolution No. 13-1383.

Rejected all bids received on September 5, 2013, for the Upper Chain of Wetlands Remediation – Cells B & C and authorized the re-advertisement for new bids on September 25, 2013, by Resolution No. 13-1734.

Authorized a professional services contract with Mazidji Group to provide environmental assistance during the construction phase for the Upper Chain of Wetlands Project, on November 12, 2013, by Resolution No. 13-2003.

Authorized a construction contract with L. D. Kemp Excavating, Inc. on November 12, 2013, by Resolution No. 13-2004.

FISCAL INFORMATION

U.S. Army Corps of Engineers Project Cooperation Funds - \$529,876.49
Water Utilities Capital Improvement Funds - \$149,920.05

Construction - Cutoff Wall	\$5,148,425.00
Change Order No. 2 (this action)	<u>\$ 679,796.54</u>
Total Project Cost	\$5,828,221.54

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

L. D. Kemp Excavating, Inc.

Hispanic Female	0	Hispanic Male	9
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	0	White Male	5

OWNER

L. D. Kemp Excavating, Inc.

Mike Brackney, Vice President

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with L. D. Kemp Excavating, Inc., for additional soil remediation improvements associated with the Upper Chain of Wetlands Remediation - Cells B & C and project close-out - Not to exceed \$679,797, from \$5,148,425 to \$5,828,222 - Financing: U.S. Army Corps of Engineers Project Cooperation Funds (\$529,877) and Water Utilities Capital Improvement Funds (\$149,920)

L. D. Kemp Excavating, Inc., is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$129,796.54	19.09%
Non-local contracts	\$550,000.00	80.91%
TOTAL THIS ACTION	\$679,796.54	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

None

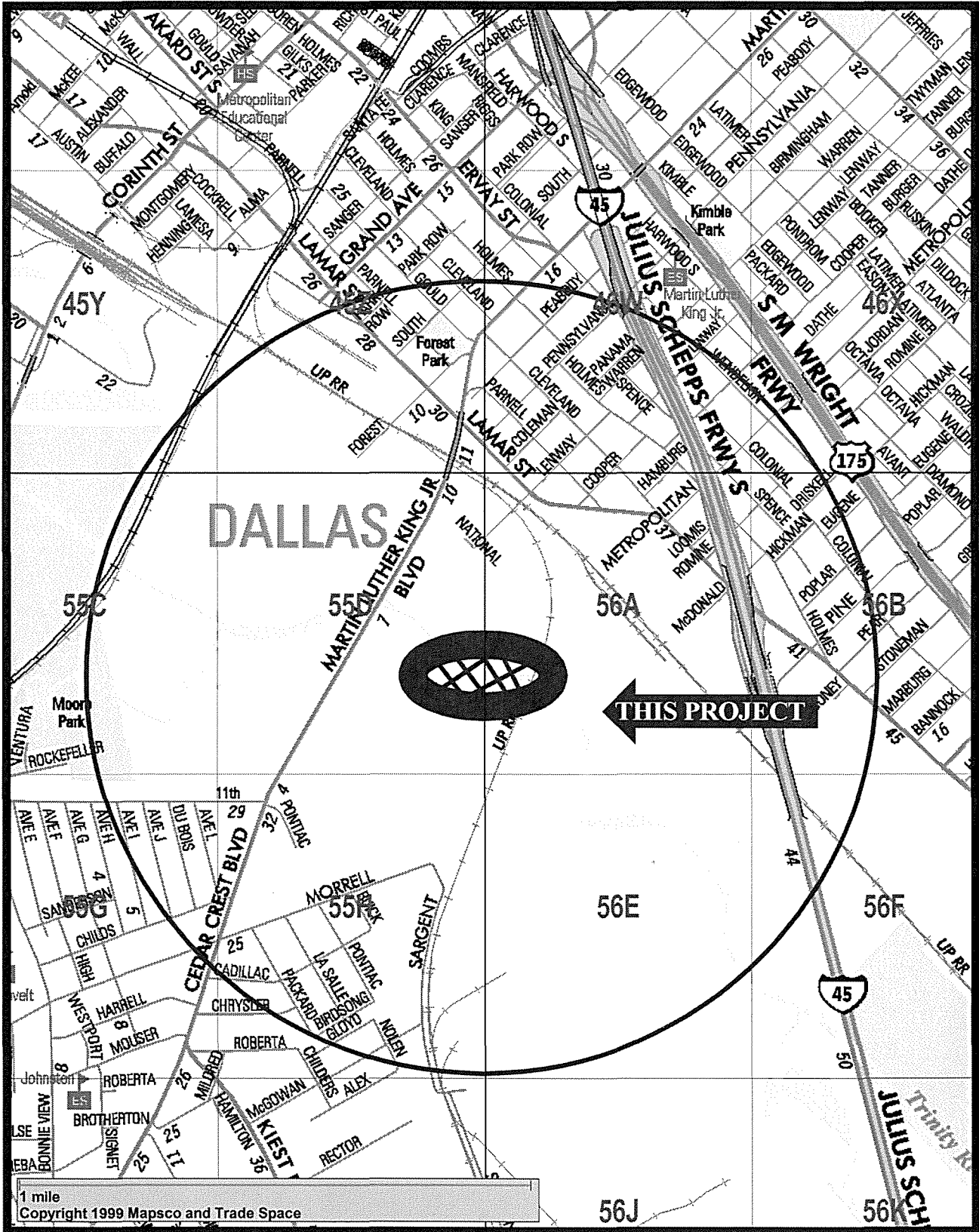
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$1,355,687.00	23.26%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$1,355,687.00	23.26%

UCOW REMEDIATION



MAPSCO 55D, 56A

September 10, 2014

WHEREAS, the U.S. Army Corps of Engineers (Corps) completed the Environmental Impact Statement (EIS) for the Dallas Floodway Extension in 1999; and,

WHEREAS, the Corps and City of Dallas (City) entered into a construction agreement for cost sharing following the EIS; and,

WHEREAS, the City is responsible for providing non-contaminated lands to construct the Upper Chain of Wetlands Project; and,

WHEREAS, a plan is required for removal of contaminated soils and complete a municipal site designation in the project area of the Upper Chain of Wetlands; and,

WHEREAS, on August 14, 2013, Resolution No. 13-1383 authorized a professional services contract with Modern Geosciences, LLC for assistance with the preparation of the soil remediation and municipal setting designation for the Upper Chain of Wetlands Project, in an amount not to exceed \$73,950.00; and,

WHEREAS, two bids were received on September 5, 2013, for the Upper Chain of Wetlands Remediation – Cells B & C, as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
USA Environment, LP	\$ 8,178,004.20
Terra Contracting Services, LLC	\$19,174,689.40

WHEREAS, the lowest bid received, USA Environment, is significantly higher than the engineer’s estimate; and,

WHEREAS, on September 25, 2013, Resolution No. 13-1734 authorized the rejection of all bids received and re-advertise for new bids; and,

WHEREAS, bids were received on October 24, 2013, for the construction of soil remediation improvements for Upper Chain of Wetlands Remediation, as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
L. D. Kemp Excavating, Inc.	\$ 5,148,425.00
Terra Contracting Services, LLC	\$ 5,207,691.93
USA Environmental, LP	\$ 5,301,060.00
WRS Compass	\$ 5,570,816.43
Clean Harbors	\$ 5,774,555.45
MCM	\$ 6,398,539.00
Ark Contracting Services, LLC	\$ 7,522,260.00
Lone Wolf Resources	\$10,242,605.40

September 10, 2014

WHEREAS, on November 12, 2013, Resolution No. 13-2004 authorized a construction contract with L. D. Kemp Excavating, Inc. for soil remediation improvements associated with the Upper Chain of Wetlands Remediation, Cells B and C in the amount of \$5,148,425; and,

WHEREAS, on June 19, 2014, Administrative Action No. 14-0969, authorized Change Order No. 1 with L. D. Kemp Excavating, Inc. for soil remediation improvements associated with the Upper Chain of Wetlands Remediation - Cells B & C with no increase to the current contract of \$5,148,425; and,

WHEREAS, it is now necessary to authorize Change Order No. 2 to the construction contract with L. D. Kemp Excavating, Inc. for soil remediation improvements associated with the Upper Chain of Wetlands Remediation- Cells B & C and project close-out in the amount of \$679,796.54, from \$5,148,425.00 to \$5,828,221.54.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Change Order No. 2 to the construction contract with L. D. Kemp Excavating, Inc. for soil remediation improvements associated with Upper Chain of Wetlands Remediation - Cells B & C and project close-out in the amount of \$679,796.54, from \$5,148,425.00 to \$5,828,221.54, after it has been approved as to form by the City Attorney.

Section 2. That the City Manager is hereby authorized to execute the contract after it has been approved as to form by the City Attorney.

Section 3. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

U.S. Army Corps of Engineers Project Cooperation Funds Fund TP14, Dept. PBW, Unit N962, Act. TRPP Obj. 4599, Program PB98N962, CT PBW98N962B4 Vendor #500349, in an amount not to exceed	\$529,876.49
Wastewater Capital Improvement Funds Fund 2116, Dept. DWU, Unit PS42, Act. RELP Obj. 4560, Program 714012, CT DWU714012CP Vendor #500349, in an amount not to exceed	<u>\$149,920.05</u>
Total not to exceed	\$679,796.54

September 10, 2014

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.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 10, 2014

COUNCIL DISTRICT(S): 4

DEPARTMENT: Trinity Watershed Management
Public Works Department

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: 55D and 56A

SUBJECT

Authorize Supplemental Agreement No. 1 to the contract with the Mazidji Group for additional environmental assistance during the construction phase for the Upper Chain of Wetlands Project - Not to exceed \$155,350, from \$728,480 to \$883,830 - Financing: U.S. Corps of Engineers Project Cooperation Funds

BACKGROUND

A professional services contract with Mazidji Group was approved by Council on November 12, 2013. Mazidji Group provides environmental assistance including soil sampling, testing, and analysis during the construction phase of the soil remediation improvements.

The Upper Chain of Wetlands (UCOW) Cells A, B, and C will be constructed by the U.S. Army Corps of Engineers (Corps) on a site located within the Dallas Floodway on the west side of the Trinity River between the Cedar Crest Boulevard Bridge and the Central Wastewater Treatment Plant. Previous subsurface investigations revealed elevated lead soil concentrations above the regulatory limits set by the state regulatory agency, Texas Commission on Environmental Quality. The City is required to excavate and remove the elevated soil concentrations from the project area prior to the Corps constructing these wetlands in fall 2014.

Additional contaminated soils were identified beyond the planned limit. It is necessary to perform additional environmental sampling and testing before the soil is disposed of at the approved landfill.

This action will authorize Supplemental Agreement No. 1 to the professional services contract with Mazidji Group to provide environmental assistance including soil sampling, testing, and analysis during the construction phase of the soil remediation improvements.

BACKGROUND (Continued)

At the completion of the City's work, the City will be turning this site over to the Corps for their construction of the UCOW.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	January 2014
Complete Construction	September 2014

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Rejected all bids received on September 5, 2013, for the Upper Chain of Wetlands Remediation – Cells B & C and authorized the re-advertisement for new bids on September 25, 2013, by Resolution No. 13-1734.

Authorized a professional services contract with Modern Geosciences, LLC to provide assistance with the preparation of the soil remediation and municipal setting designation for the Upper Chain of Wetlands Project on August 14, 2013, by Resolution No. 13-1383.

Authorized a professional services contract with Mazidji Group to provide environmental assistance during the construction phase for the Upper Chain of Wetlands Project, on November 12, 2013, by Resolution No. 13-2003.

Authorized a construction contract with L. D. Kemp Excavating, Inc. on November 12, 2013 by Resolution No. 13-2004.

FISCAL INFORMATION

U.S. Corps of Engineers Project Cooperation Funds - \$155,350.00

Original Contract Award	\$728,480.00
Supplemental Agreement No. 1 (This action)	<u>\$155,350.00</u>

Total Project	\$886,830.00
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M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Mazidji Group

Hispanic Female	0	Hispanic Male	1
African-American Female	1	African-American Male	0
Other Female	0	Other Male	0
White Female	2	White Male	4

OWNER

Mazidji Group

Costa Mazidji, PhD, P.E., Principal

MAP

Attached.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 1 to the contract with the Mazidji Group for additional environmental assistance during the construction phase for the Upper Chain of Wetlands Project - Not to exceed \$155,350, from \$728,480 to \$883,830 - Financing: U.S. Corps of Engineers Project Cooperation Funds

Mazidji Group is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$40,316.00	25.95%
Non-local contracts	\$115,034.00	74.05%
TOTAL THIS ACTION	\$155,350.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
B & A Laboratories, Inc. dba XENCO Laboratories	HMMB59377Y1114	\$13,630.00	33.81%
Total Minority - Local		\$13,630.00	33.81%

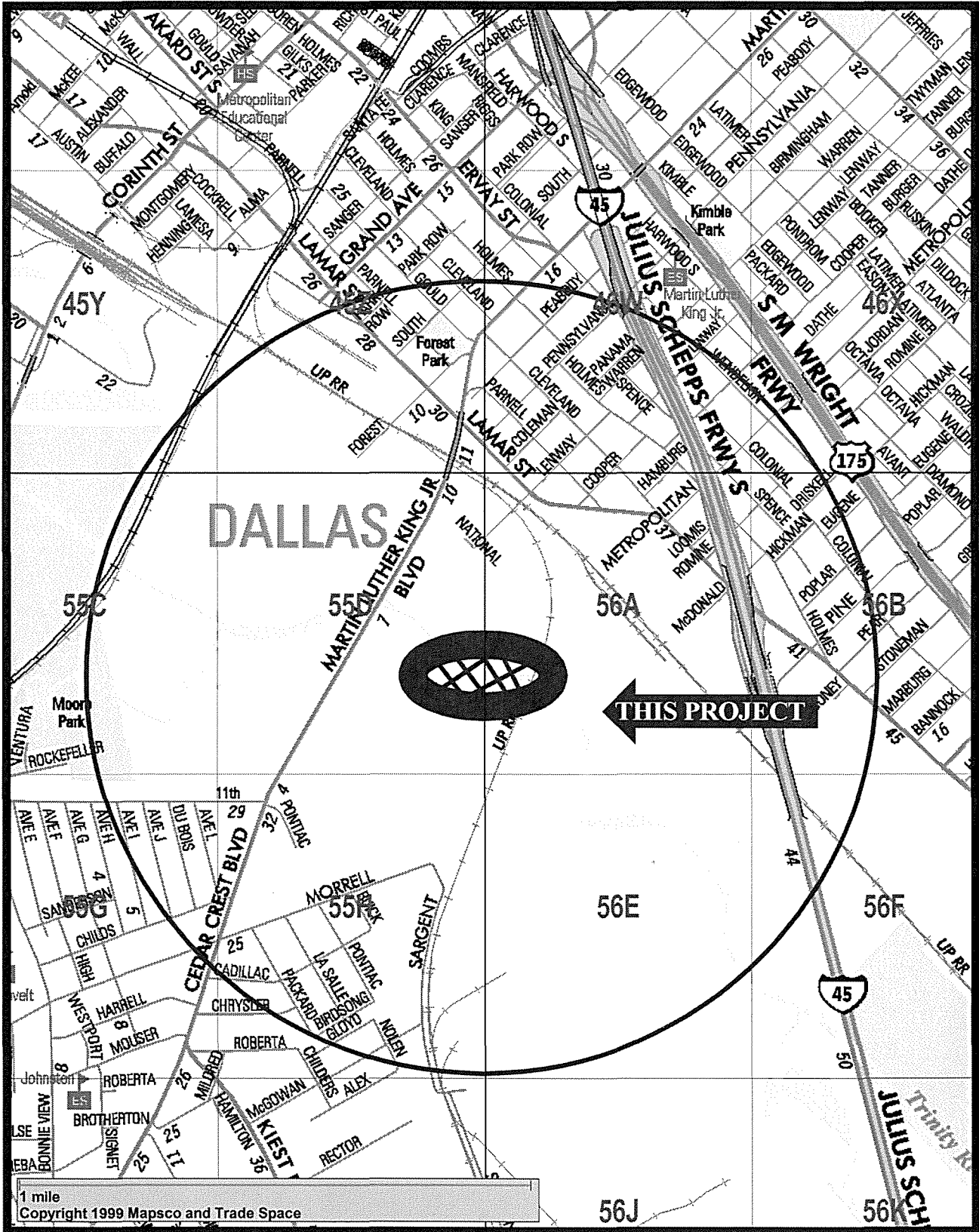
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$13,630.00	8.77%	\$64,546.00	7.30%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$25,476.00	2.88%
Total	\$13,630.00	8.77%	\$90,022.00	10.19%

UCOW REMEDIATION



MAPSCO 55D, 56A

September 10, 2014

WHEREAS, the U.S. Army Corps of Engineers (Corps) completed the Environmental Impact Statement (EIS) for the Dallas Floodway Extension in 1999; and,

WHEREAS, the Corps and City of Dallas (City) entered into a construction agreement for cost sharing following the EIS; and,

WHEREAS, the City is responsible for providing non-contaminated lands to construct the Upper Chain of Wetlands Project; and,

WHEREAS, a plan is required for removal of contaminated soils and complete a municipal site designation in the project area of the Upper Chain of Wetlands; and,

WHEREAS, on August 14, 2013, Resolution No. 13-1383 authorized a professional services contract with Modern Geosciences, LLC for assistance with the preparation of the soil remediation and municipal setting designation for the Upper Chain of Wetlands Project, in an amount not to exceed \$73,950.00; and,

WHEREAS, on November 12, 2013, Resolution No. 13-2003 authorized a professional services contract with Mazidji Group for environmental assistance during the construction phase for the Upper Chain of Wetlands, in an amount to not exceed \$728,480.00; and,

WHEREAS, on November 12, 2013, Resolution No. 13-2004 authorized a construction contract with L. D. Kemp Excavating, Inc. for soil remediation improvements associated with the Upper Chain of Wetlands Remediation, Cells B and C in the amount of \$5,148,425; and,

WHEREAS, on June 19, 2014, Administrative Action No. 14-0969, authorized Change Order No.1 with L. D. Kemp Excavating, Inc. for soil remediation improvements associated with Upper Chain of Wetlands Remediation - Cells B & C with no increase to the current contract of \$5,148,425; and,

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 1 to the professional services contract with Mazidji Group for additional environmental assistance during the construction phase for the Upper Chain of Wetlands, in an amount not to exceed \$155,350, from \$728,480.00 to \$883,830.00.

September 10, 2014

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute Supplemental Agreement No. 1 with the Mazidji Group for additional environmental assistance during the construction phase for the Upper Chain of Wetlands Project in an amount not to exceed \$155,350.00, from \$728,480.00 to \$883,830.00.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

U.S. Army Corps of Engineers Project Cooperation Funds
Fund TP14, Dept. PBW, Unit N962, Act. TRPP
Obj. 4114, Program PB98N962, CT PBW98N962B3
Vendor # VS0000026919, in an amount not to exceed \$155,350.00

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.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 10, 2014

COUNCIL DISTRICT(S): 1, 2, 4, 6, 7, 8, 9, 11, 12, 13, 14

DEPARTMENT: Water Utilities

CMO: Forest E. Turner, 670-3390

MAPSCO: Various

SUBJECT

Authorize a contract for the installation of water and wastewater mains at ~~15~~ 16 locations and the removal of inoperable wastewater flow control gates and valves at four locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of three - Not to exceed \$10,184,725 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of the installation of approximately 29,554 feet of water and wastewater mains. This includes the installation of approximately 440 feet of 4-inch, 751 feet of 6-inch, 6,641 feet of 8-inch, 4,200 feet of 12-inch, and 6,206 feet of 16-inch water mains, and the installation of approximately 4,611 feet of 8-inch, 1,870 feet of 12-inch, 950 feet of 15-inch, 850 feet of 18-inch, 500 feet of 24-inch, 2,160 feet of 30-inch, and 375 feet of 36-inch wastewater mains.

Approximately 480 feet of water and wastewater mains will be rehabilitated or installed utilizing technologies that when compared to typical open-cut construction methods will require less excavation, thereby minimizing disturbance to the existing pavement as well as minimizing inconveniences to the public.

The existing water and wastewater mains were built between 1912 and 1976. These mains are contributing to an increase in maintenance costs as well as service interruptions. The installation of the proposed segments will improve the capacity of the water and wastewater systems and reduce maintenance costs.

This project also includes the removal of four gates and two valves at four locations within the City of Dallas wastewater collection system. These appurtenances are in poor condition, inoperative, and create a risk of sanitary sewer overflows should they fail in the closed position. Removal of these appurtenances is necessary to mitigate this concern while Dallas Water Utilities evaluates the long-term need to replace the gates and valves for optimal operation and maintenance of the wastewater collection system.

BACKGROUND (Continued)

Ark Contracting Services, LLC contractual activities in the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>
Projects Authorized	2	2	5
Change Orders	0	0	3
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	May 2008
Completed Design	January 2013
Begin Construction	September 2014
Complete Construction	September 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with GSWW, Inc. to provide engineering design services for the renewal of water and wastewater mains at 70 locations on May 14, 2008, by Resolution No. 08-1427.

Authorized a professional services contract with Criado & Associates, Inc. to provide engineering design services for the renewal of water and wastewater mains at 33 locations on January 26, 2011, by Resolution No. 11-0289.

This item was placed on the August 27, 2014 City Council Agenda, but due to a posting error, the item was deferred to the September 10, 2014 Agenda for corrections.

FISCAL INFORMATION

\$10,184,725.00 - Water Utilities Capital Improvement Funds

Design	\$ 2,526,589.20
Construction (this action)	<u>\$10,184,725.00</u>
Total Project Cost	\$12,711,314.20

FISCAL INFORMATION (Continued)

<u>Council District</u>	<u>Amount</u>
1	\$ 373,080.65
2	\$ 260,000.00
4	\$ 200,000.00
6	\$ 527,858.75
7	\$ 1,710,895.11
8	\$ 2,320,260.18
9	\$ 210,000.00
11	\$ 1,367,962.39
12	\$ 957,196.82
13	\$ 612,003.01
14	\$ <u>1,645,468.09</u>
Total	\$10,184,725.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Ark Contracting Services, LLC

Hispanic Female	0	Hispanic Male	116
Black Female	0	Black Male	0
Other Female	0	Other Male	0
White Female	5	White Male	9

BID INFORMATION

The following bids with quotes were opened on June 5, 2014:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*Ark Contracting Services, LLC 420 South Dick Price Road Kennedale, Texas 76060	\$10,184,725.00
John Burns Construction Company of Texas, Inc.	\$10,285,000.00
S.J. Louis Construction of Texas, Ltd.	\$13,485,596.70

OWNER

Ark Contracting Services, LLC

Steven C. Bowman, President

MAPS

Attached

Installation of Water and Wastewater Mains

District 1

Edgefield Avenue from Clarendon Drive to Lebanon Avenue

District 2

Fitzhugh Avenue from East Grand to Ware Street

Garland Road Diversion Structure from White Rock Creek Levee south of Garland Road

*Junius Street from Carroll Avenue to Fitzhugh Avenue

District 4

Cedar Crest Gate Structure at Moore Park and Westbank Levee

District 6

East Bank Junction Structure north of Northwest Highway and west of Harry Hines Boulevard

Manana Drive from Webb Chapel Road to Witham Street

District 7

Agnes Street from Bourquin Street northeast

Bourquin Street from Agnes Street northwest

Easement north of State Highway 352 (Scyene Road) from east of Hatcher Street east

Easement north of State Highway 352 (Scyene Road) from east of Hatcher Street east

Electra Street from Carpenter Avenue to Rutledge Street

District 8

Easement along State Highway 310 (Central Expressway) from McCommas Bluff Road to Interstate Highway 20

District 9

White Rock Gate Structure east of White Rock Road

District 11

Peterson Lane from Noel Road to Montfort Drive

Installation of Water and Wastewater Mains
Page 2

District 12

Fernshaw Drive from Davenport Road to Duffield Drive

District 13

Alley Between Silverton Drive and Townsend Drive from Brockbank Drive east
Gramercy Place from Dallas North Tollway to Jamestown Road

District 14, 2

Alley between Gaston Avenue and Swiss Avenue from Parkmont Street to Beacon Street

*Fitzhugh Avenue from Junius Street northwest

*(Junius Street from Carroll Avenue to Fitzhugh Avenue - Also see Segment map 3)

*Project limits in more than one Council Districts (Districts 2 and 14)

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for the installation of water and wastewater mains at ~~15~~ 16 locations and the removal of inoperable wastewater flow control gates and valves at four locations (list attached) - Ark Contracting Services, LLC, lowest responsible bidder of three - Not to exceed \$10,184,725 - Financing: Water Utilities Capital Improvement Funds

Ark Contracting Services, LLC is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$2,700,260.00	26.51%
Total non-local contracts	\$7,484,465.00	73.49%
TOTAL CONTRACT	\$10,184,725.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
J & A Trucking	HMMB58088N0714	\$48,000.00	1.78%
LKT & Associates, LLC	WFDB58958Y1014	\$1,850,000.00	68.51%
Magnum Manhole & Underground Company	WFDB61186Y0415	\$65,000.00	2.41%
Total Minority - Local		\$1,963,000.00	72.70%

Non-Local Contractors / Sub-Contractors

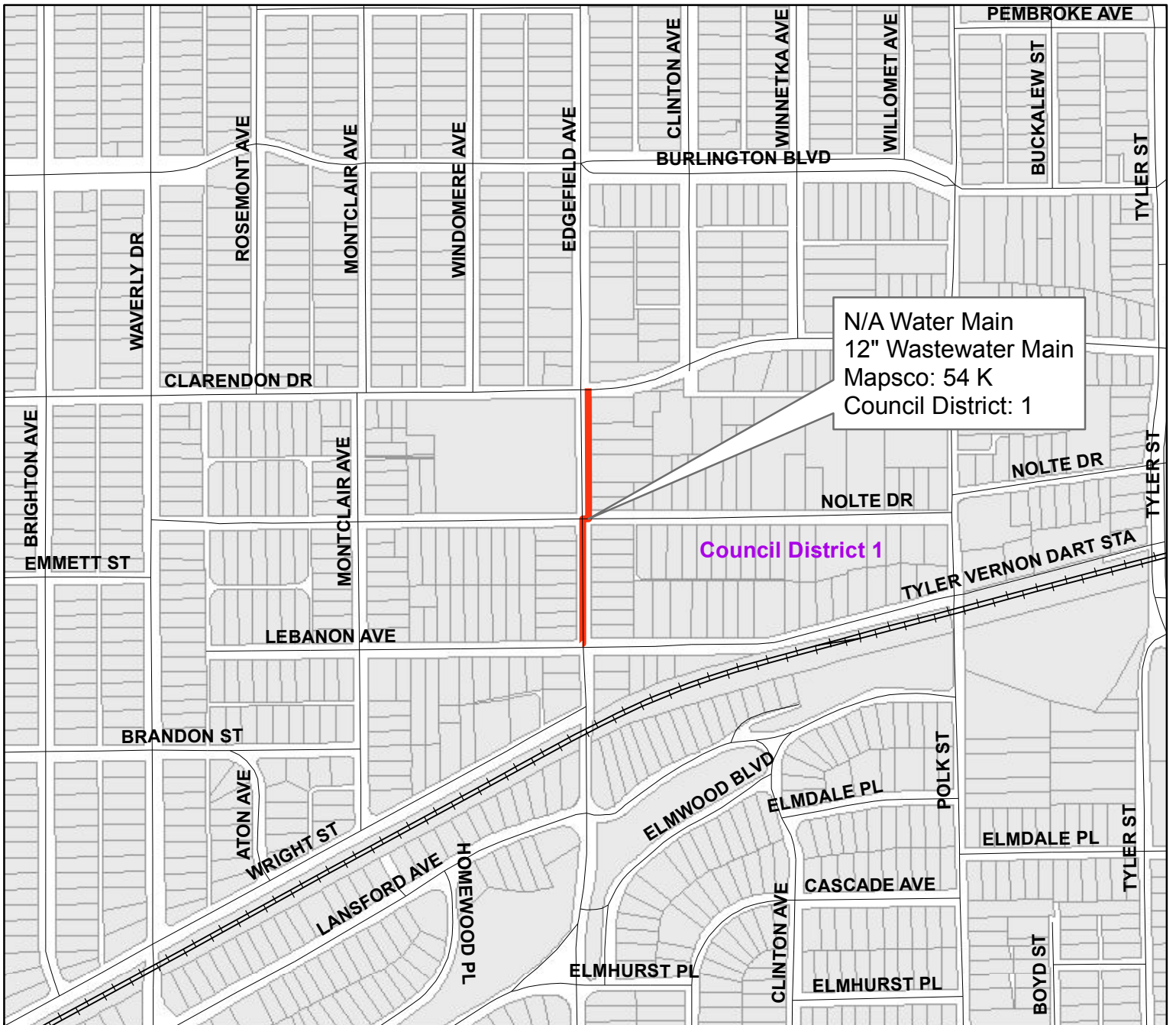
<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Cowtown Redi Mix, Inc.	WFDB62378Y0615	\$500,000.00	6.68%
Buyers Barricades, Inc.	WFDB61106Y0415	\$60,000.00	0.80%
A.N.A. Consultants, LLC	WFDB62067Y0615	\$45,000.00	0.60%
Total Minority - Non-local		\$605,000.00	8.08%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

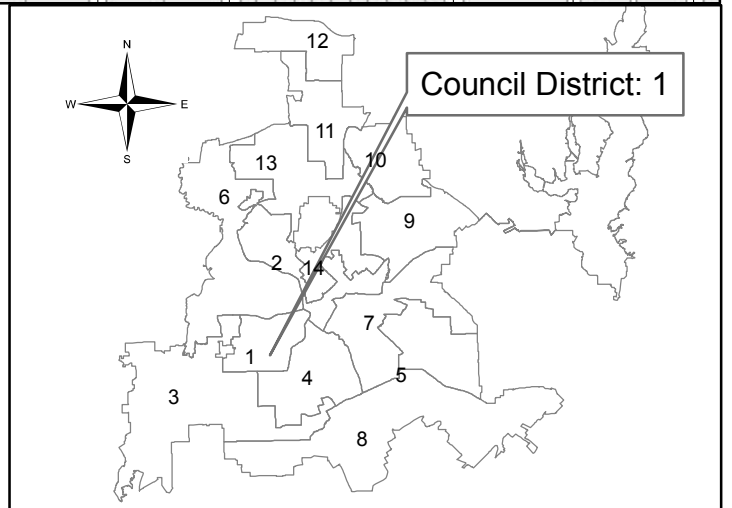
Page 2

TOTAL M/WBE CONTRACT PARTICIPATION

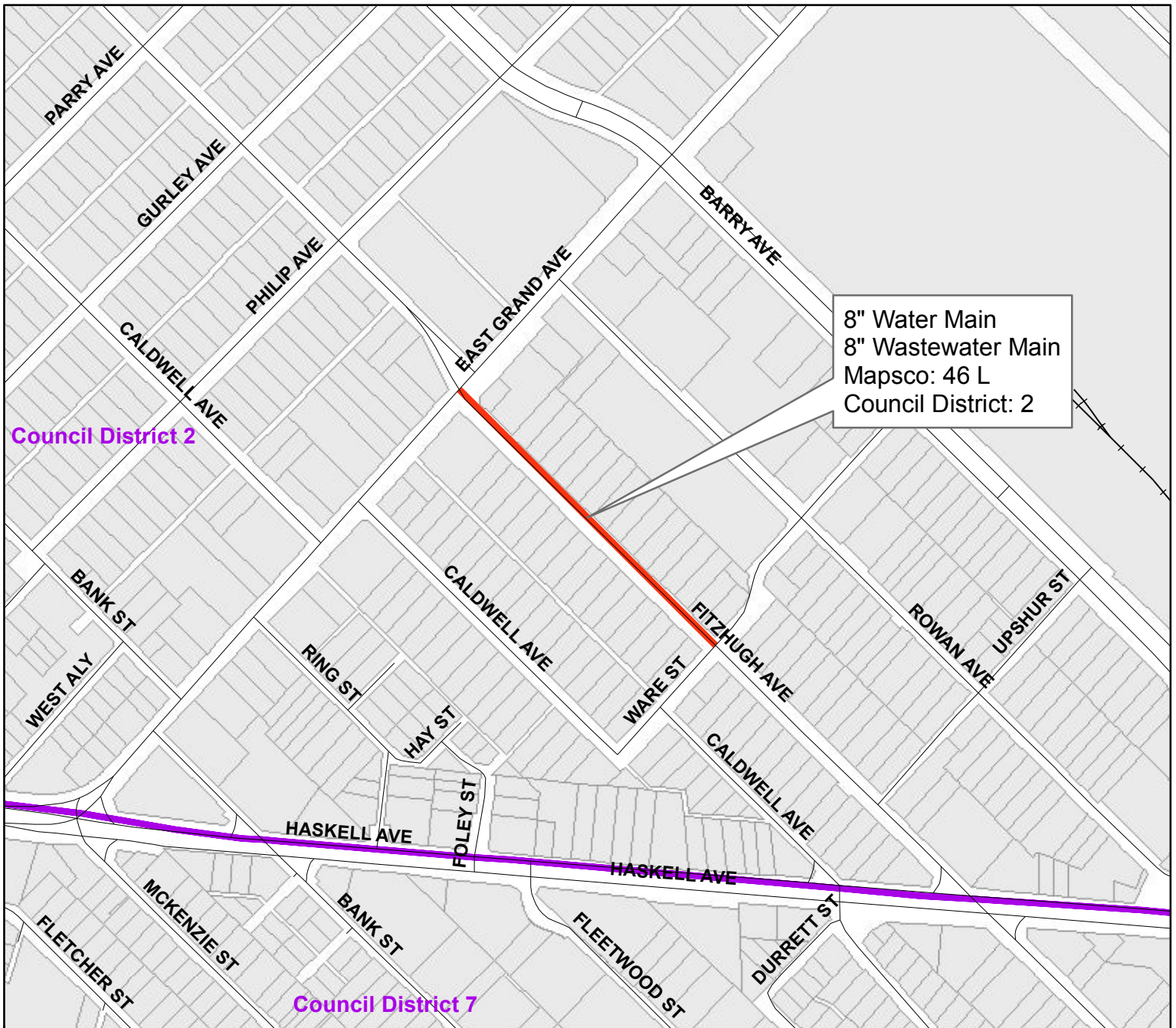
	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$48,000.00	1.78%	\$48,000.00	0.47%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$1,915,000.00	70.92%	\$2,520,000.00	24.74%
Total	<u>\$1,963,000.00</u>	<u>72.70%</u>	<u>\$2,568,000.00</u>	<u>25.21%</u>



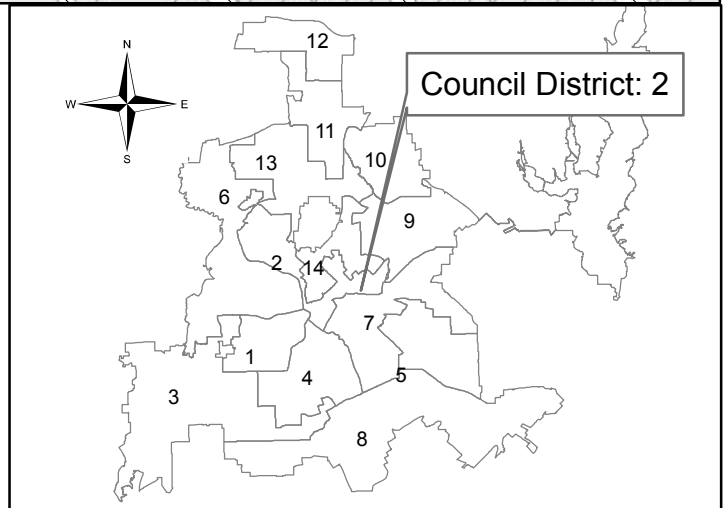
Edgefield Avenue
 from Clarendon Drive to Lebanon Avenue



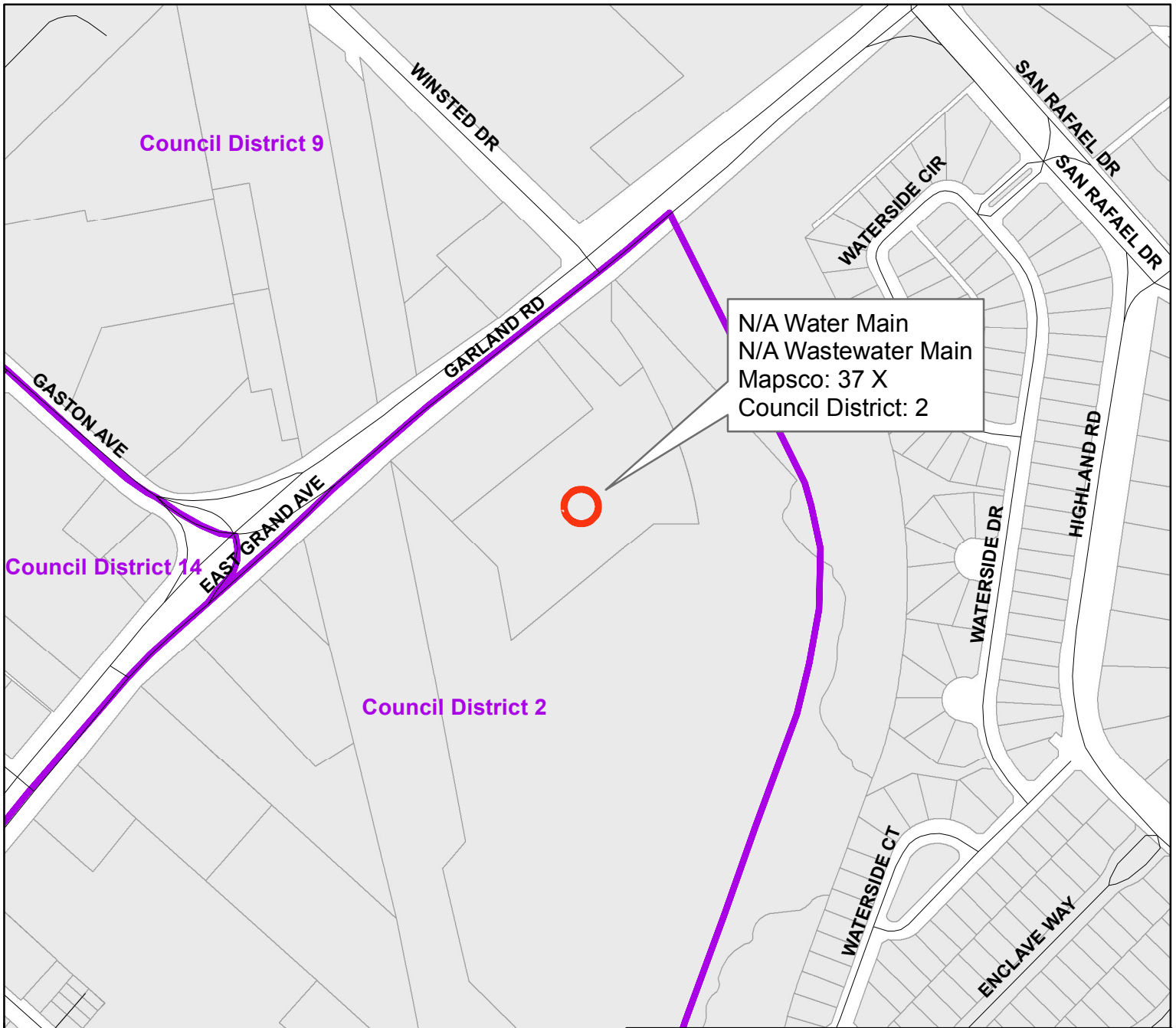
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



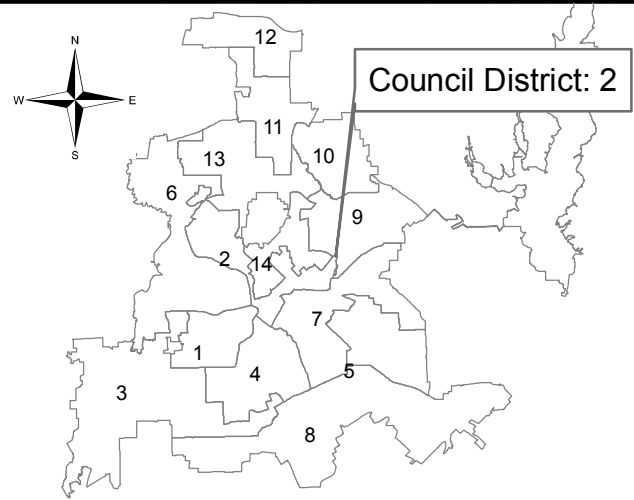
Fitzhugh Avenue
from East Grand Avenue to Ware Street



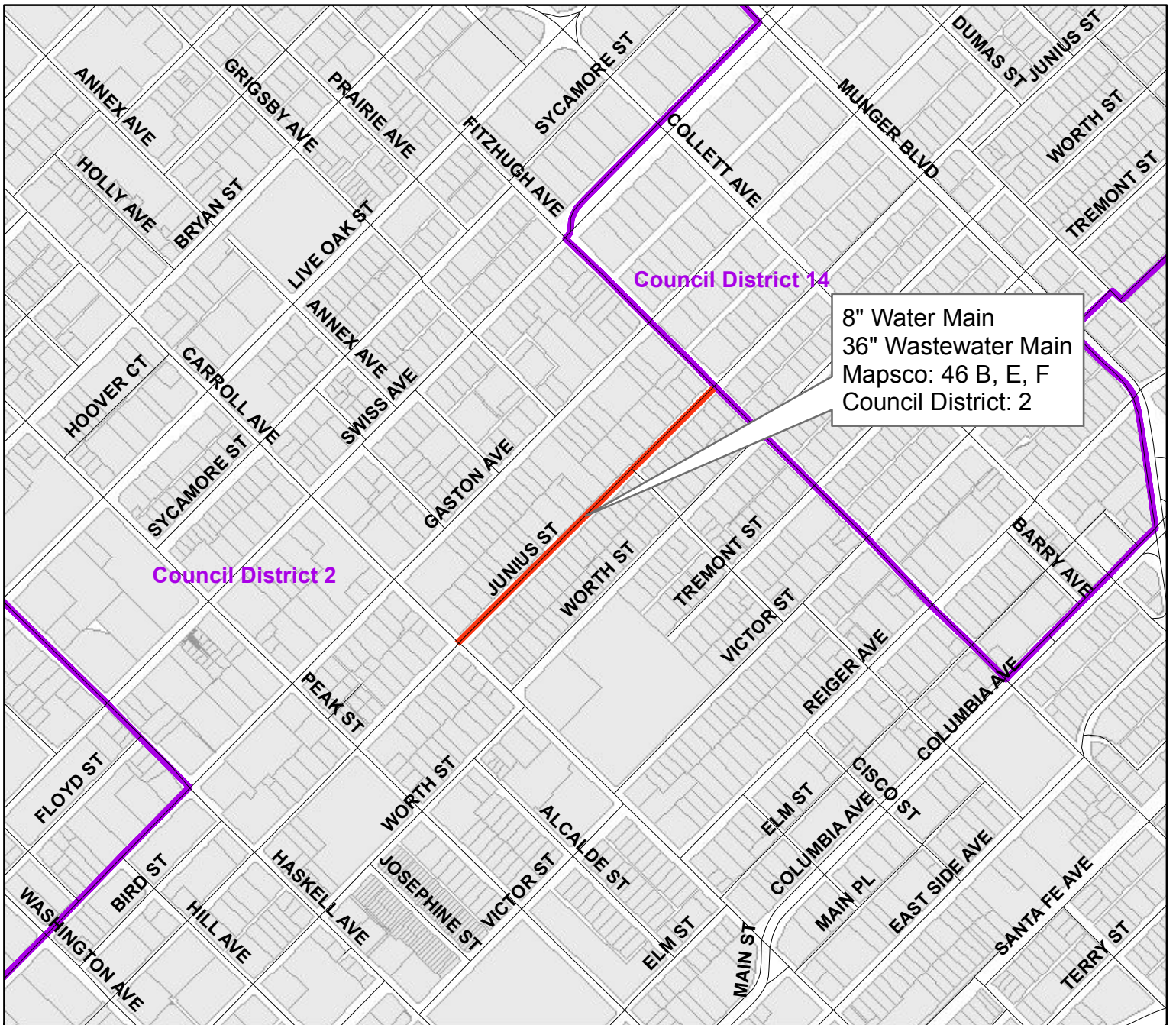
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



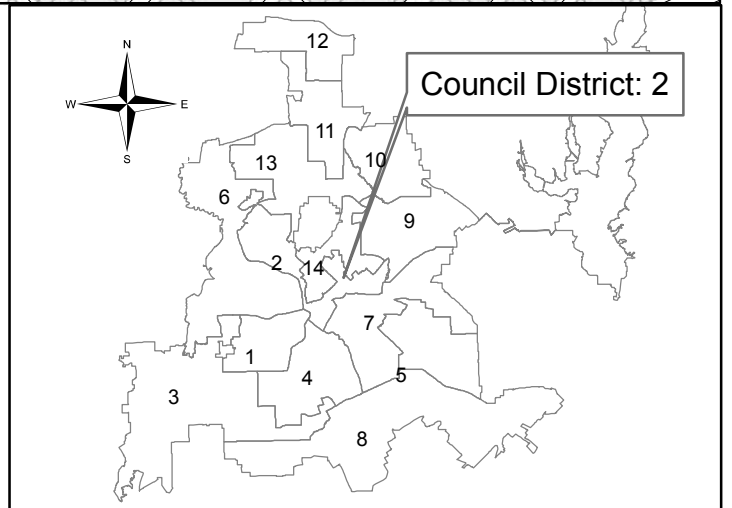
Garland Road Diversion Structure
 from White Rock Creek Levee south of
 Garland Road



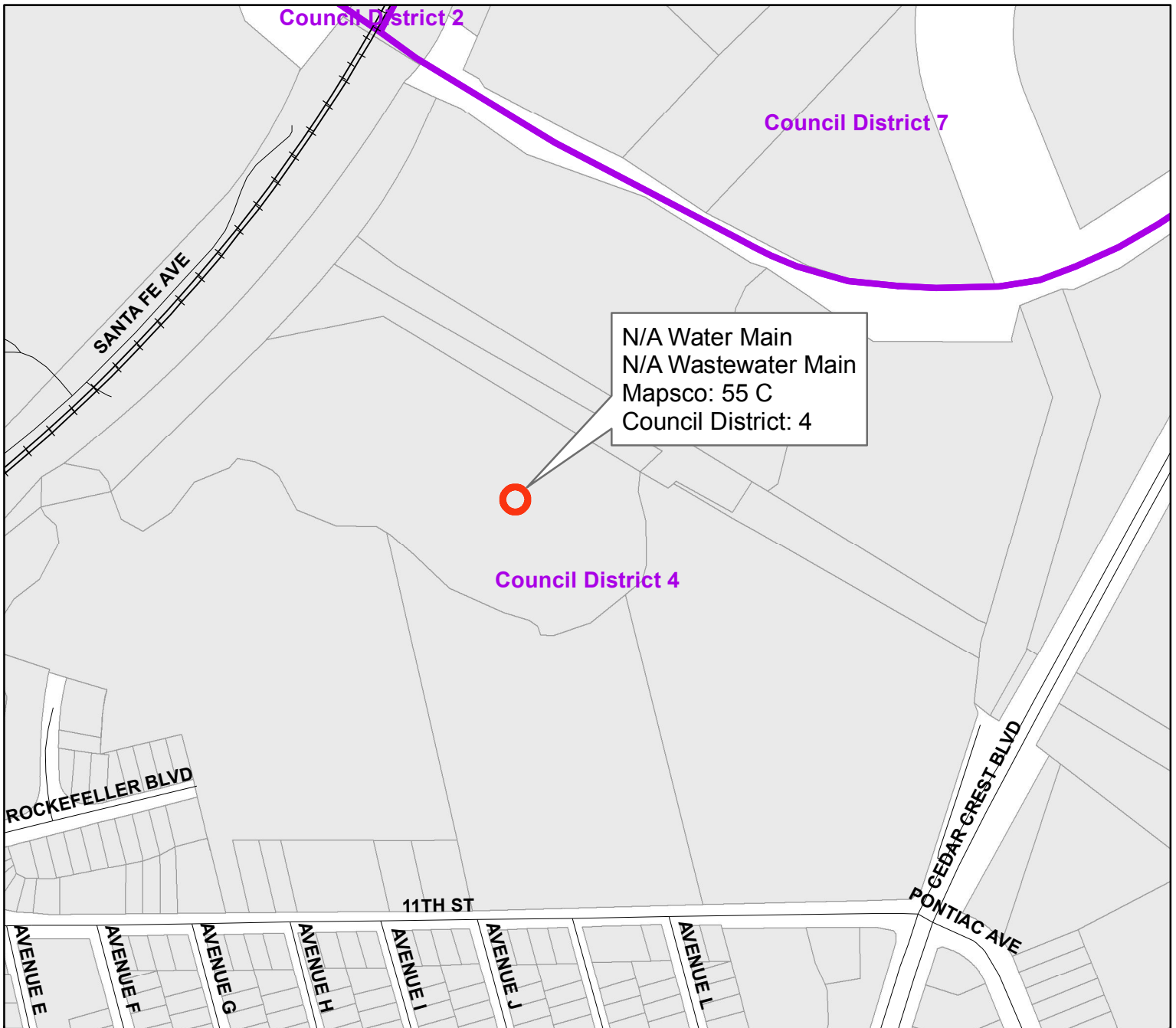
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



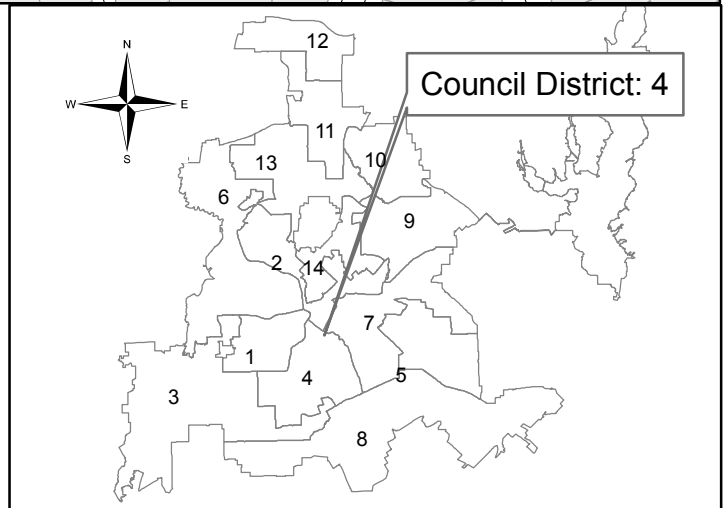
Junius Street
 from Carroll Avenue to Fitzhugh Avenue



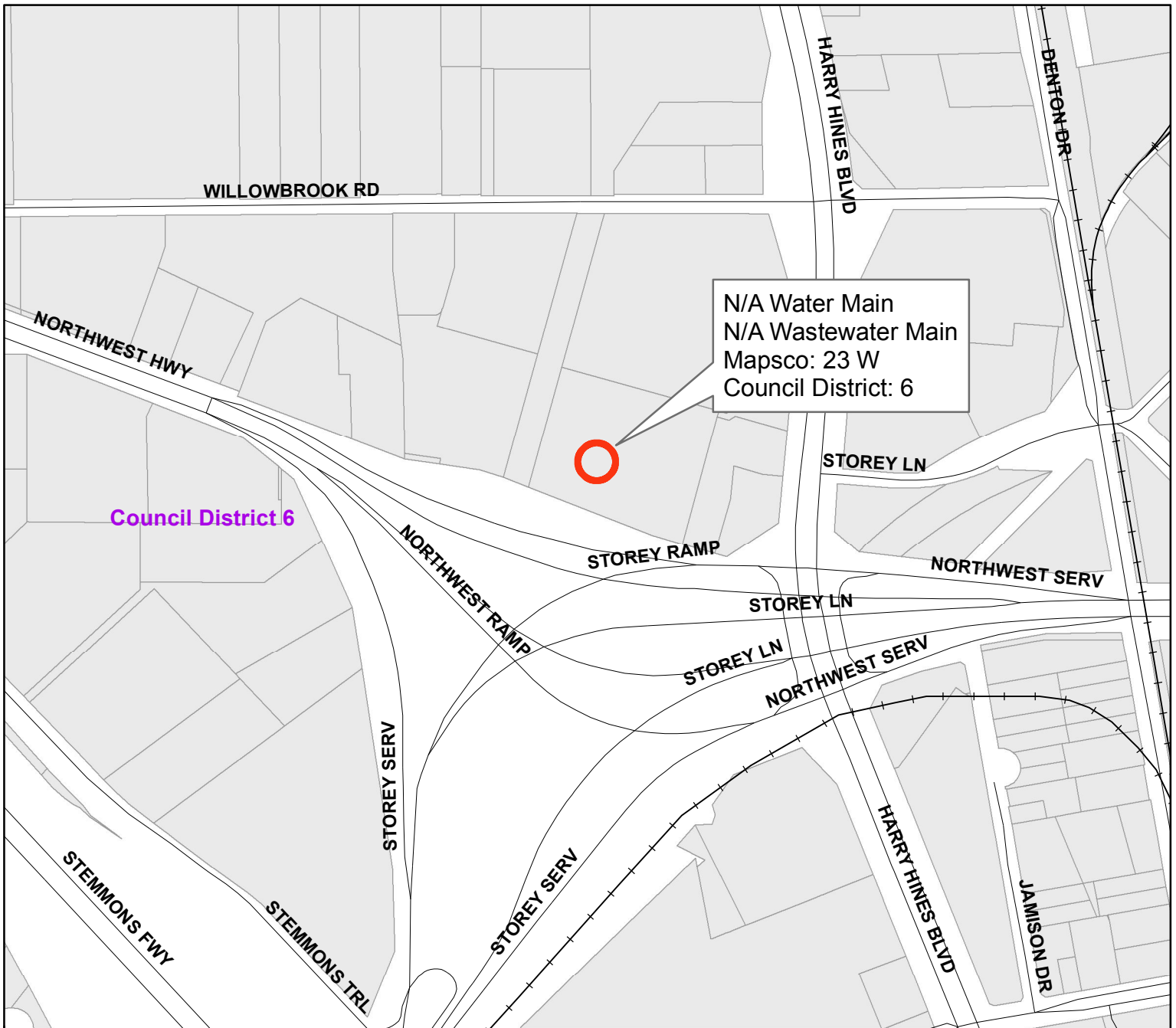
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



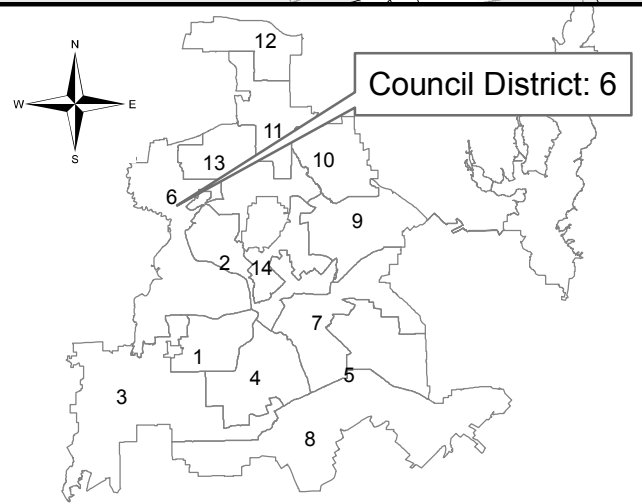
Cedar Crest Gate Structure
at Moore Park and Westbank Levee



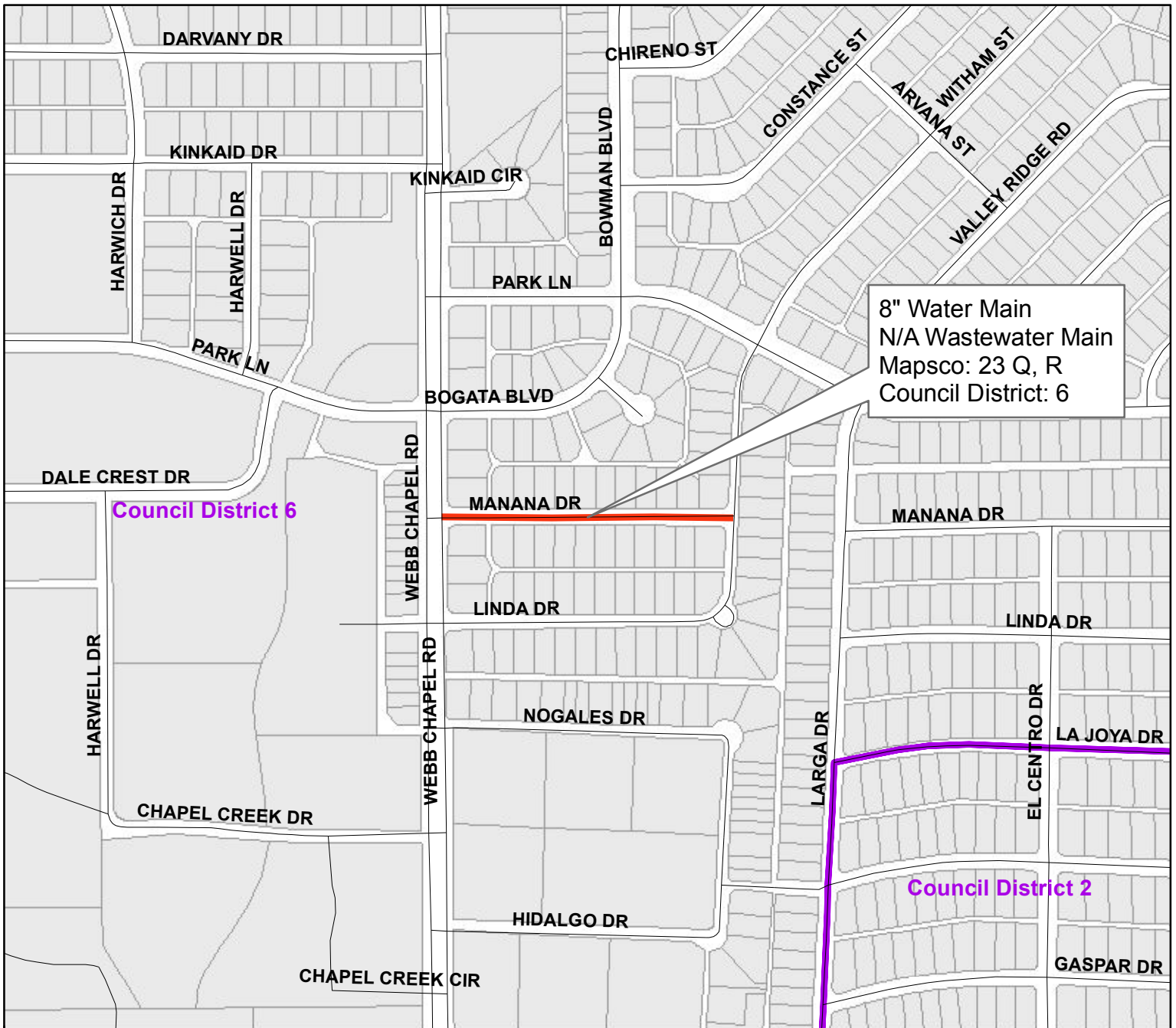
**Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations**



East Bank Junction Structure
north of Northwest Highway and west
of Harry Hines Boulevard

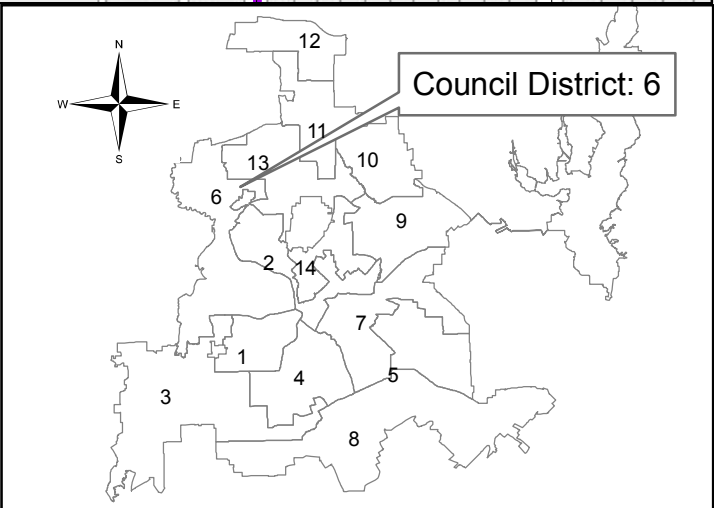


Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations

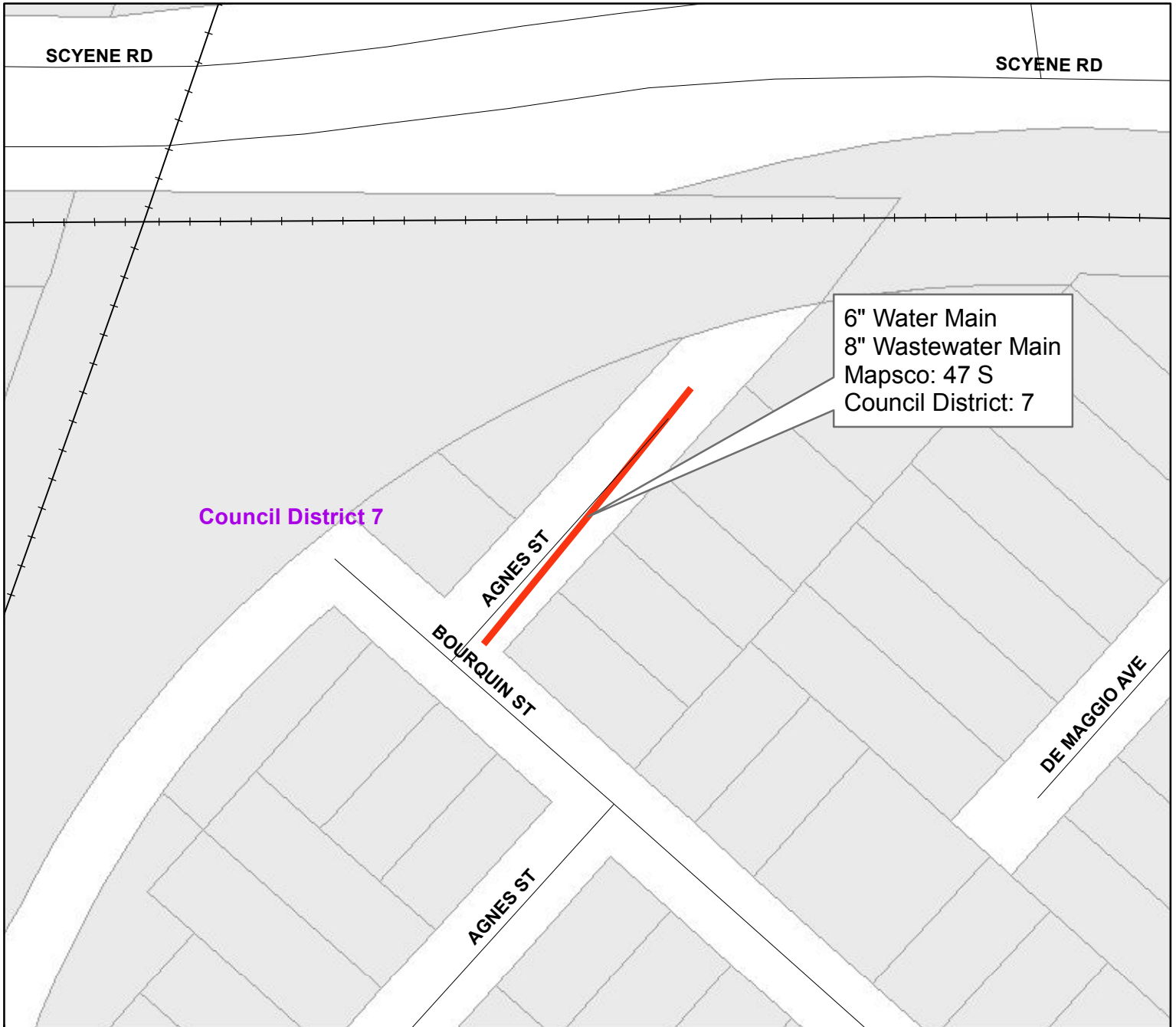


8" Water Main
 N/A Wastewater Main
 Mapsco: 23 Q, R
 Council District: 6

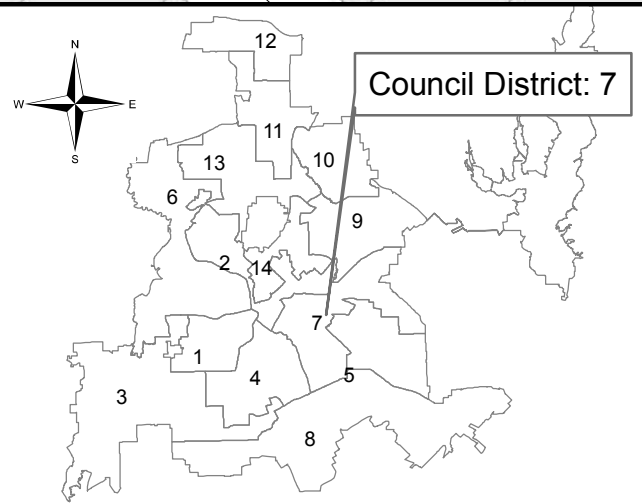
Manana Drive
 from Webb Chapel Road to Witham Street



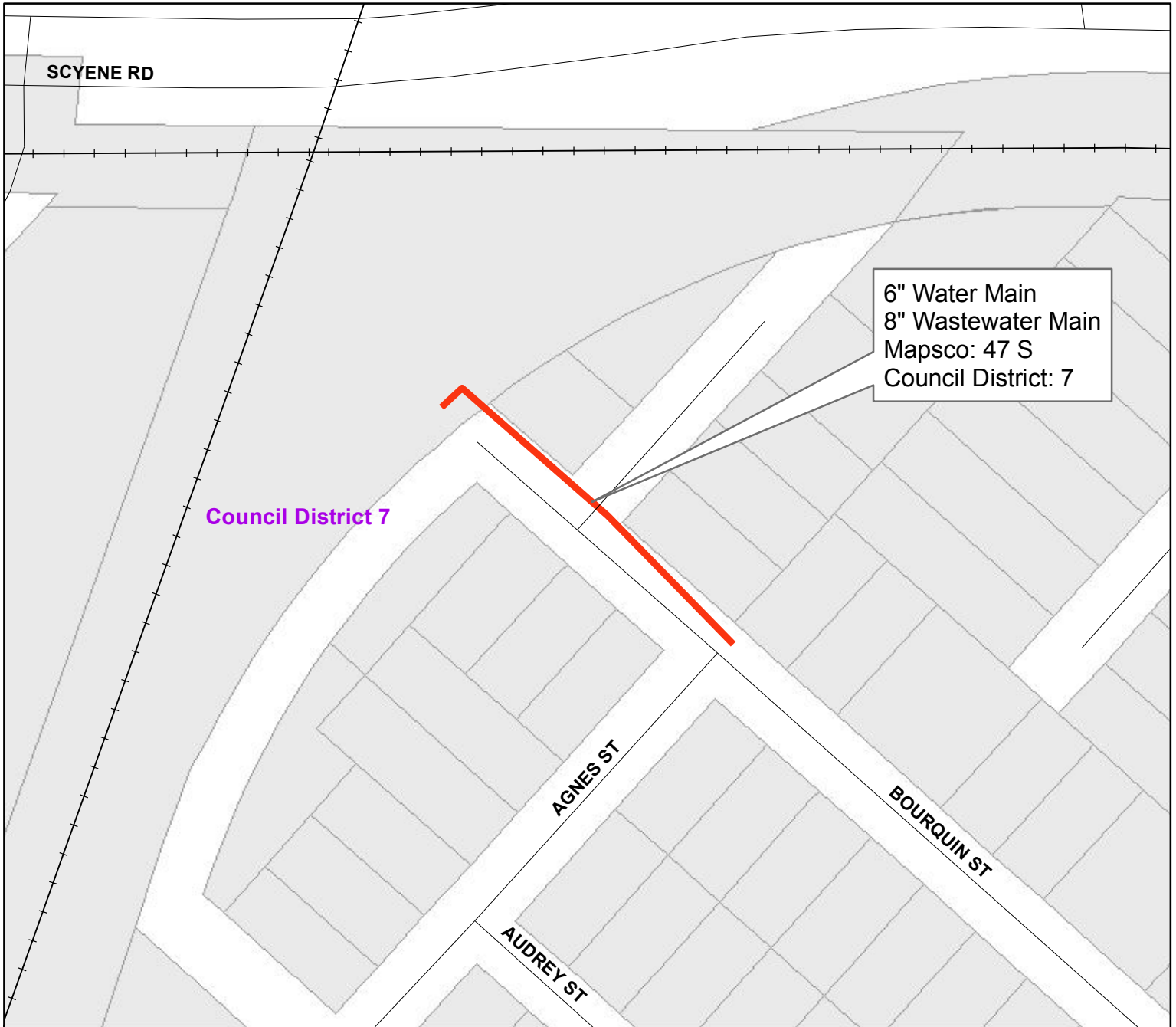
**Dallas Water Utilities
 Contract No. 14-089/090
 Water and Wastewater Main Installations
 at 20 Locations**



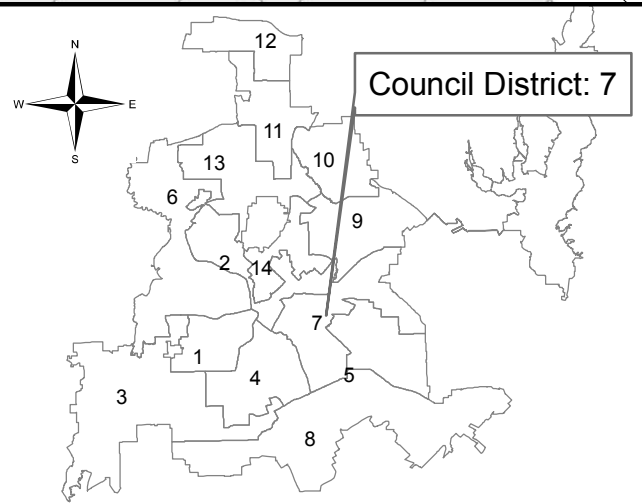
Agnes Street
from Bourquin Street northeast



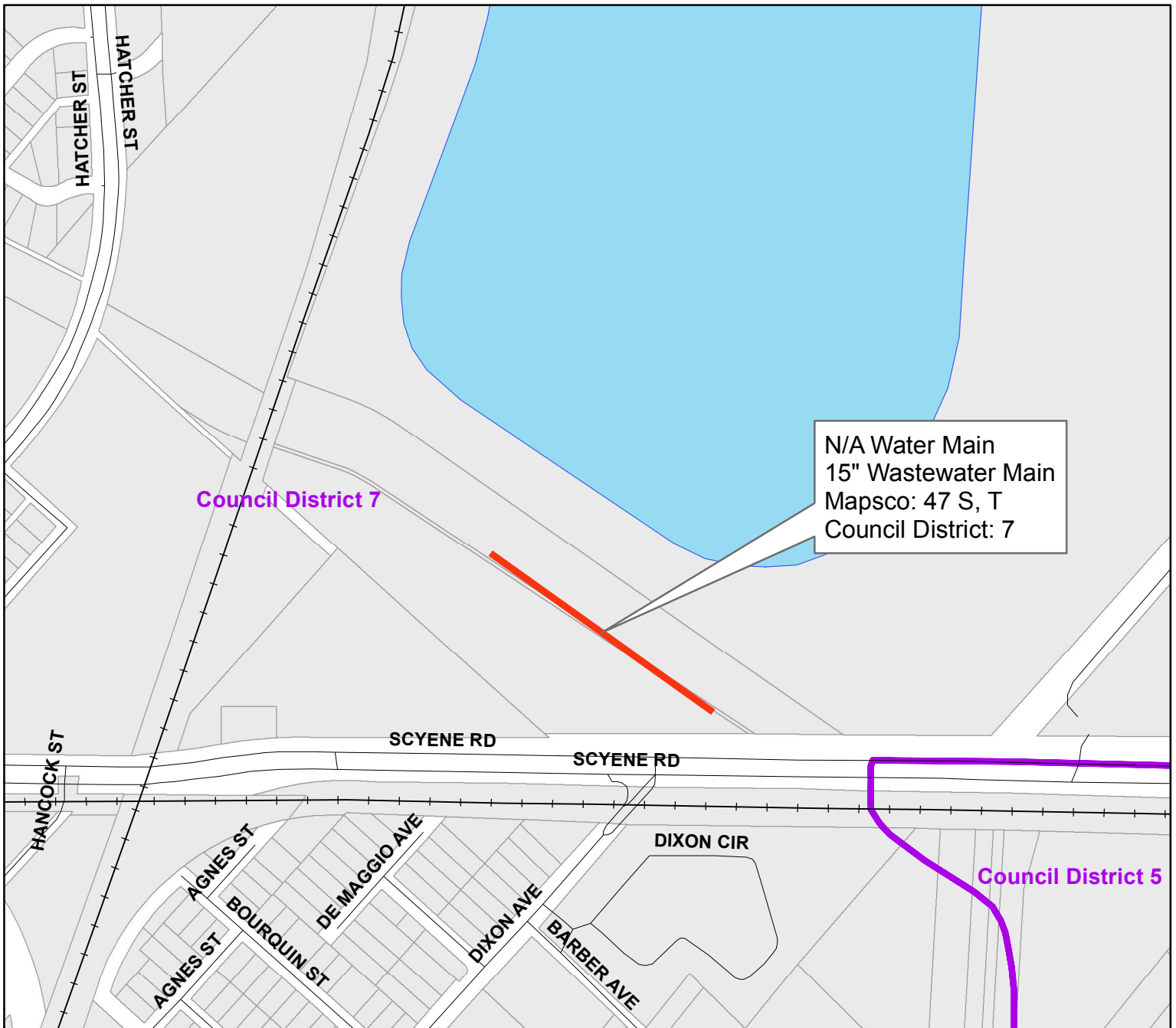
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



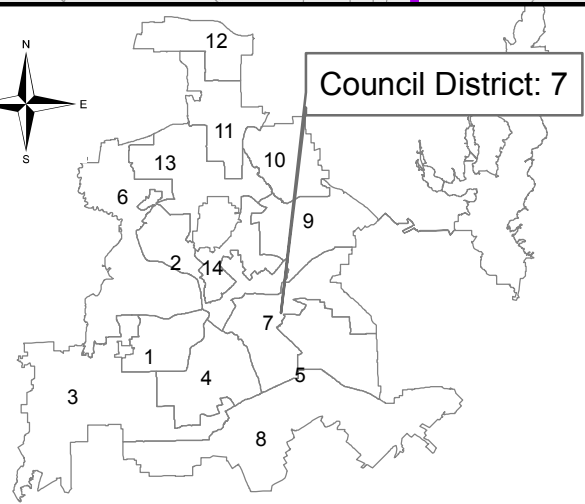
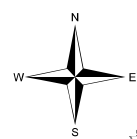
Bourquin Street
from Agnes Street northwest



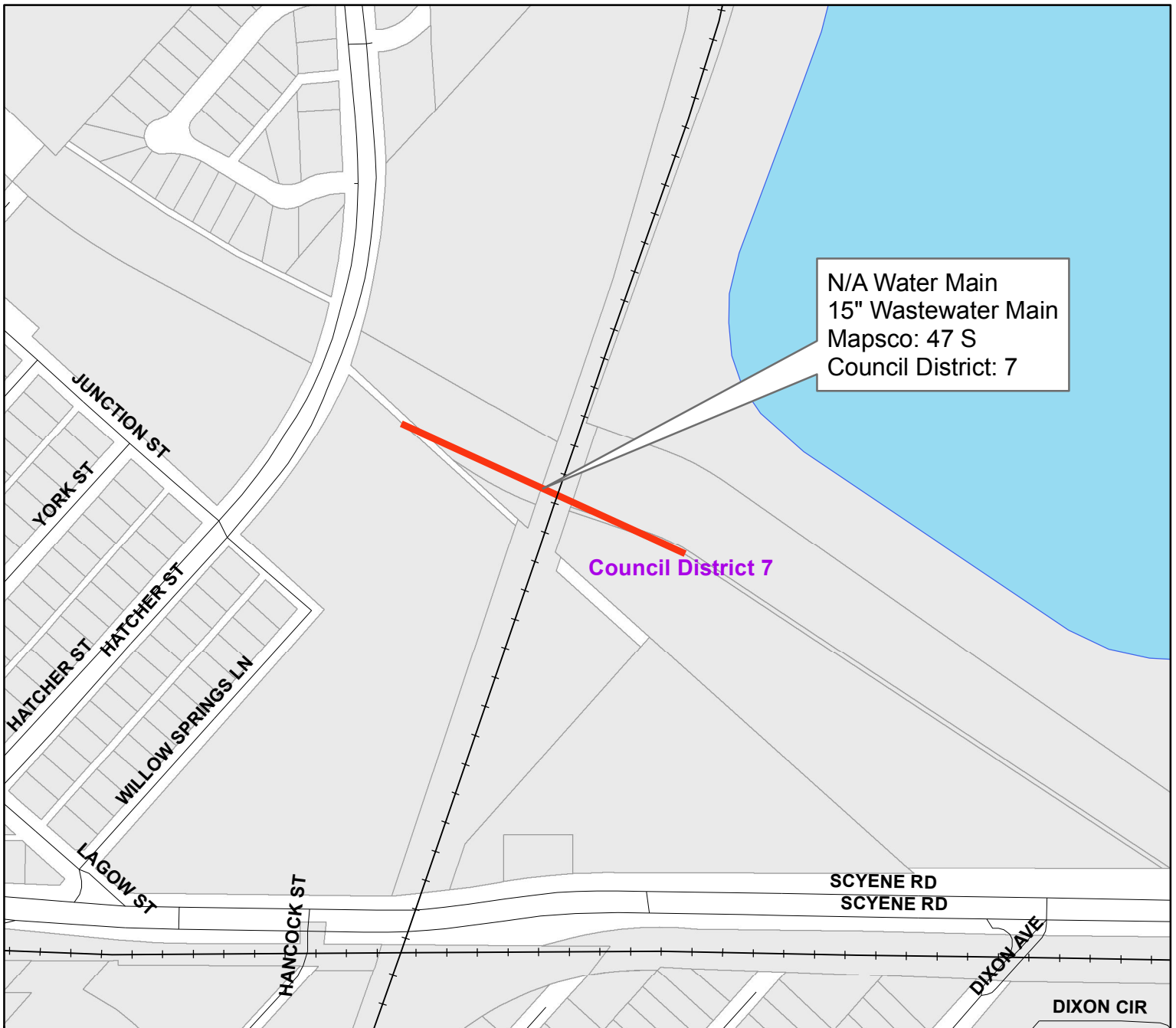
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



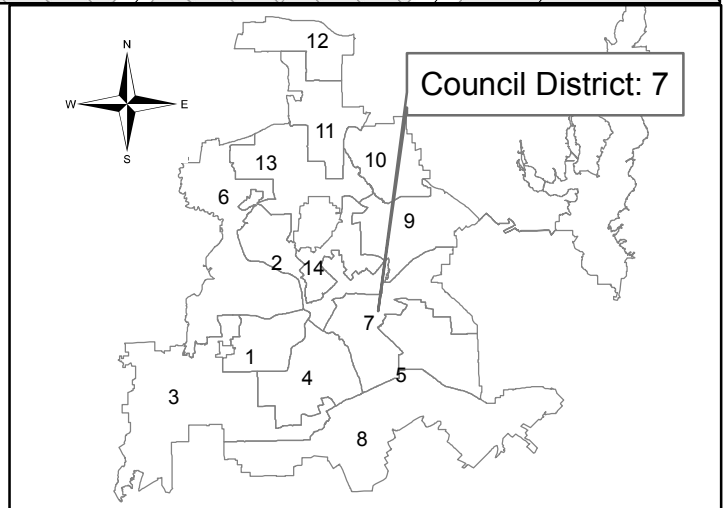
Easement north of State Highway 352
 (Scyene Road)
 from east of Hatcher Street east



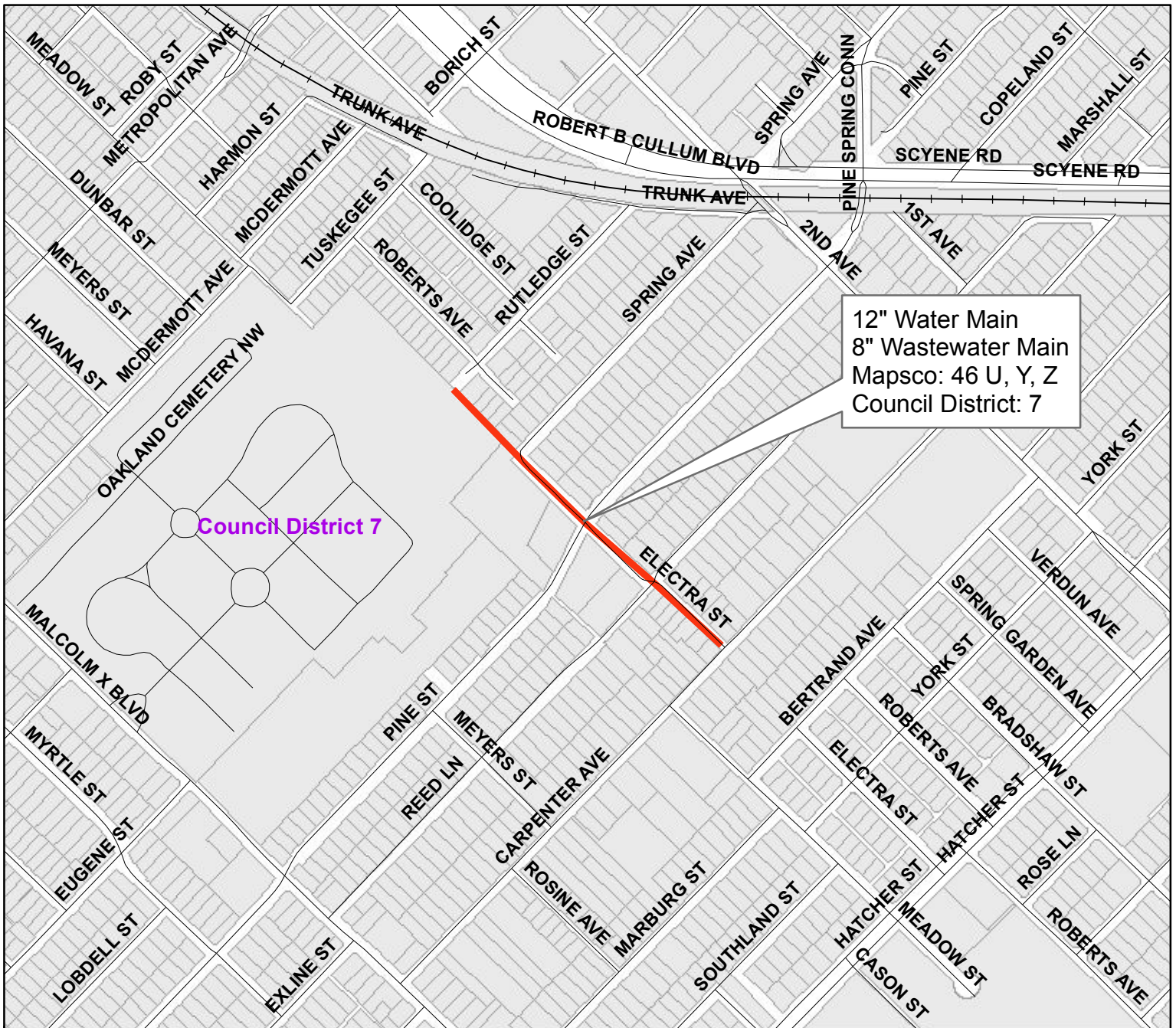
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



Easement north of State Highway 352
 (Scyene Road)
 from east of Hatcher Street east



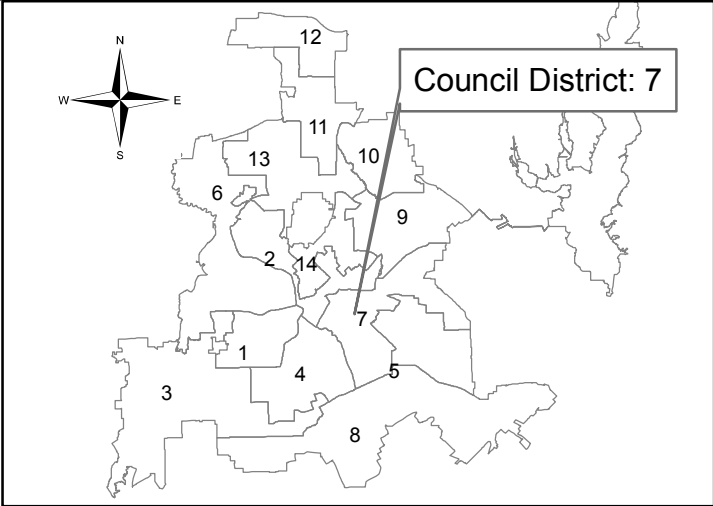
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



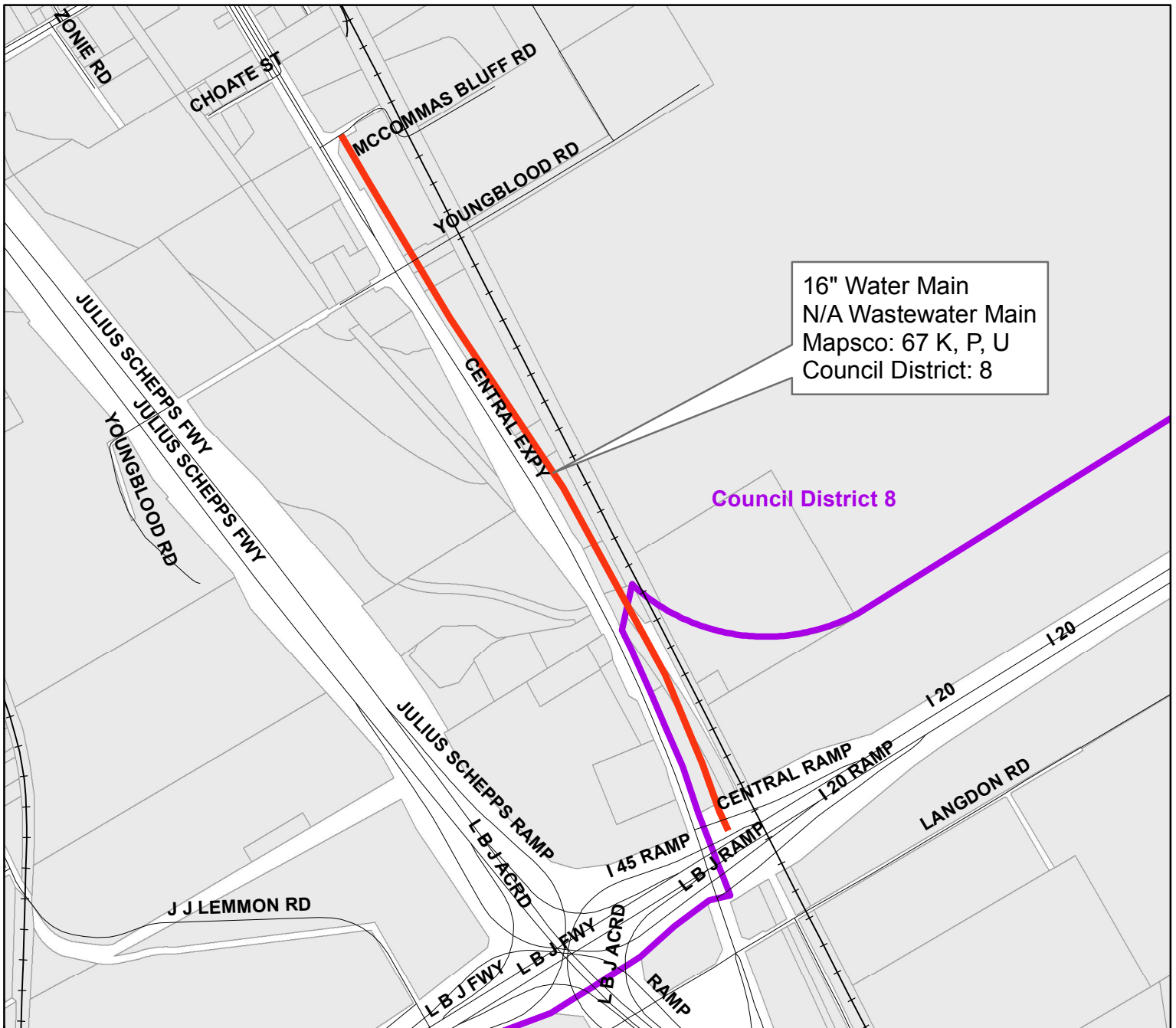
12" Water Main
 8" Wastewater Main
 Mapsco: 46 U, Y, Z
 Council District: 7

Council District 7

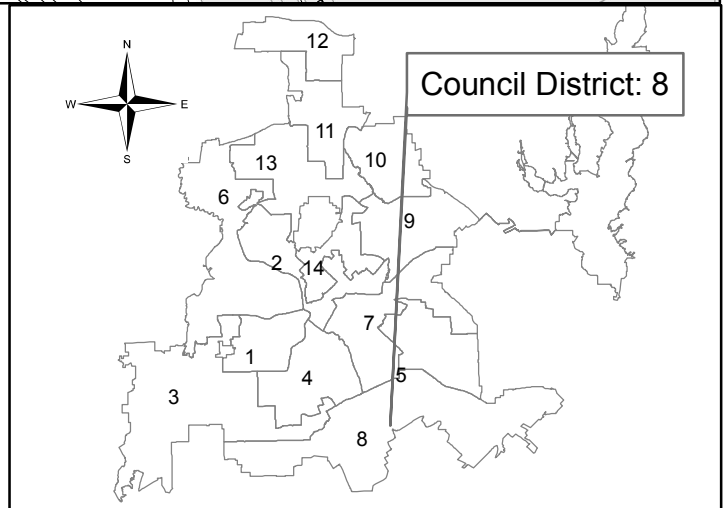
Electra Street
 from Carpenter Avenue to Rutledge Street



Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



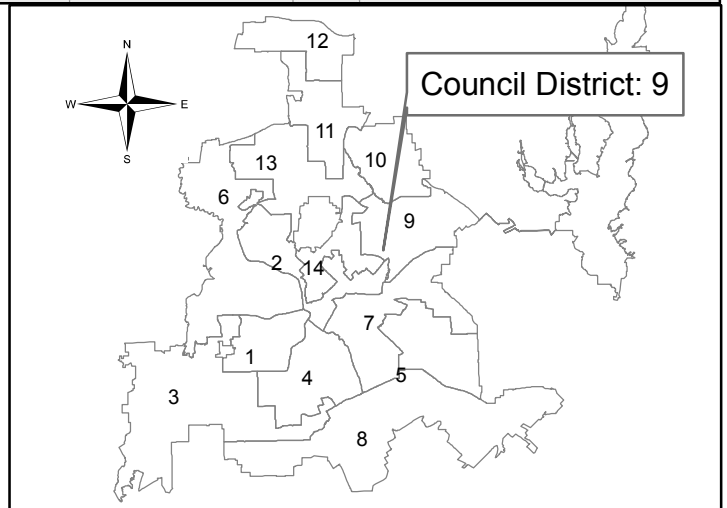
Easement along State Highway 310 (Central Expwy)
 from McCommas Bluff Road to Interstate
 Highway 20



Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



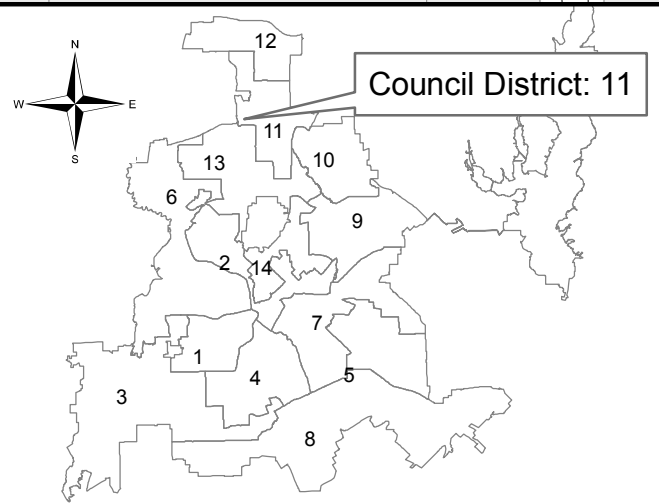
White Rock Gate Structure
east of White Rock Road



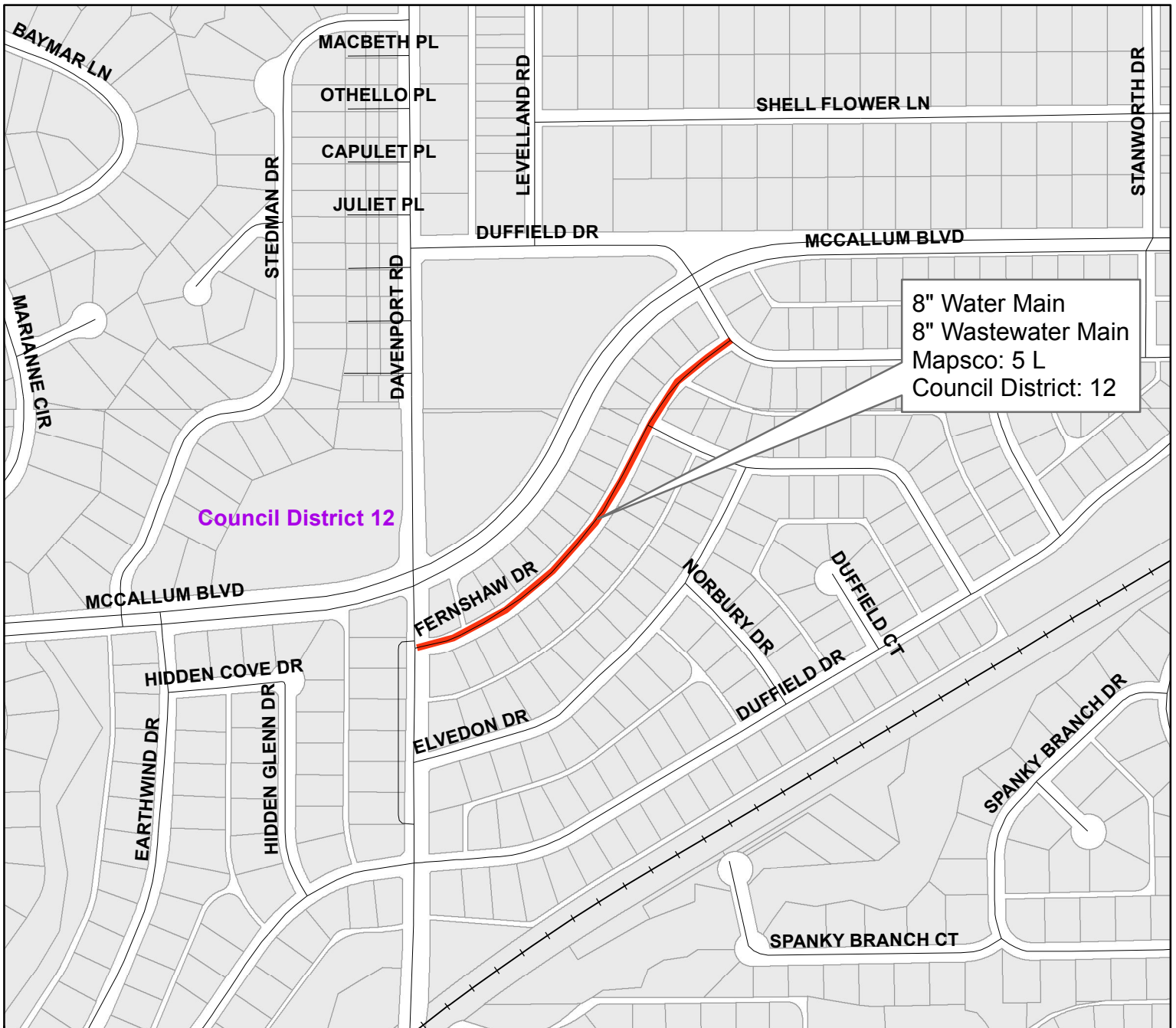
**Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations**



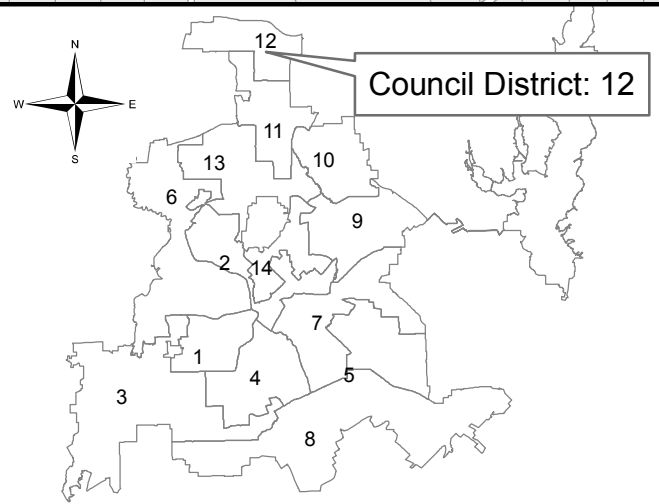
Peterson Lane
from Noel Road to Montfort Drive



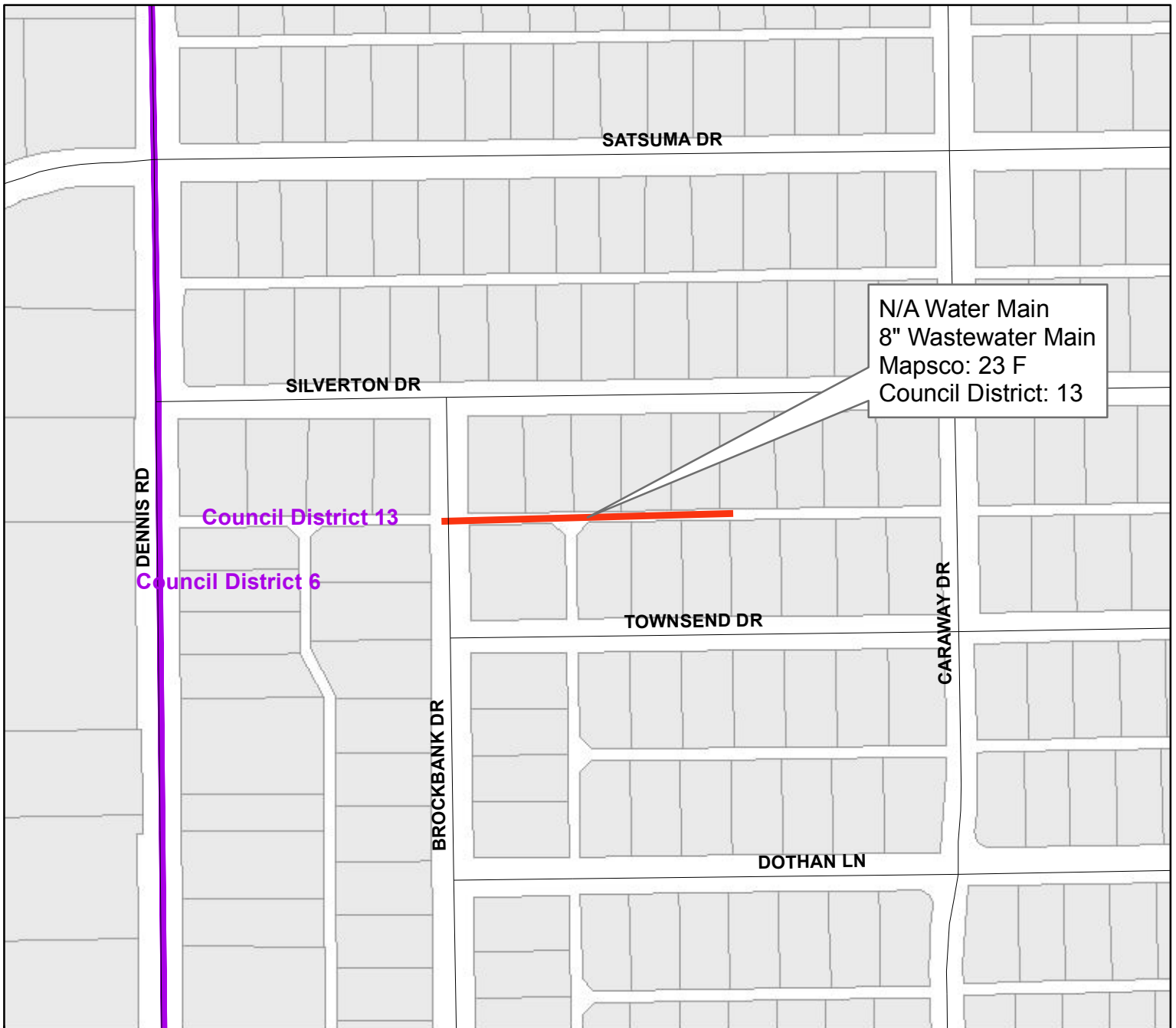
**Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations**



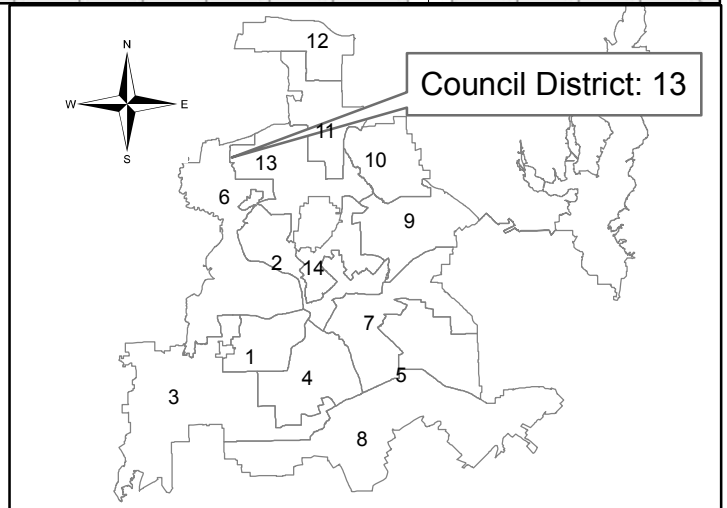
Fernshaw Drive
from Davenport Road to Duffield Drive



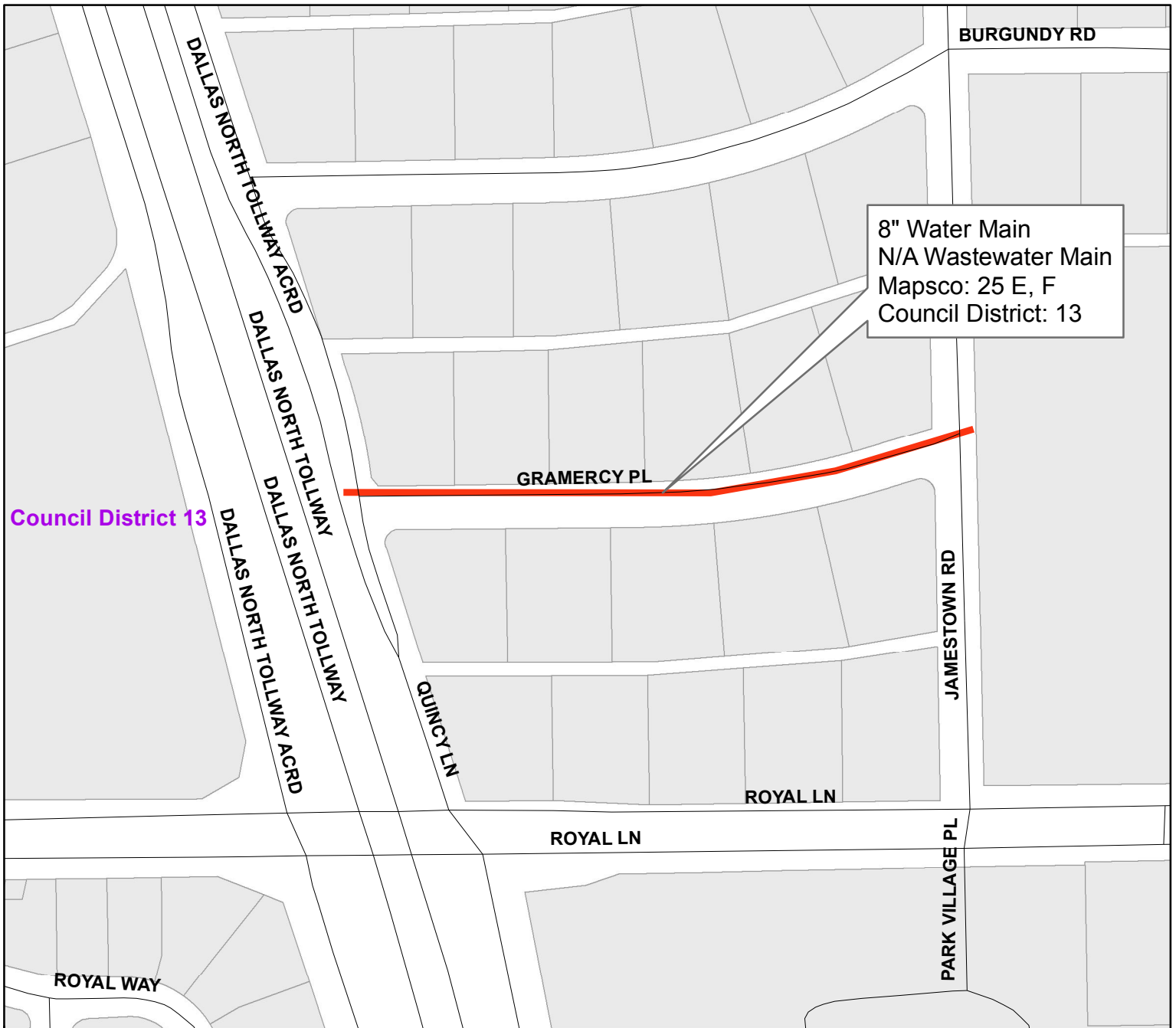
**Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations**



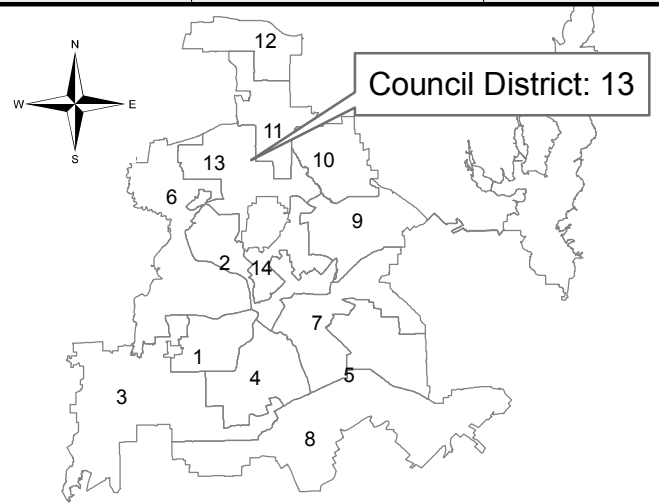
Alley between Silverton Drive and Townsend Drive
 from Brockbank Drive east



Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



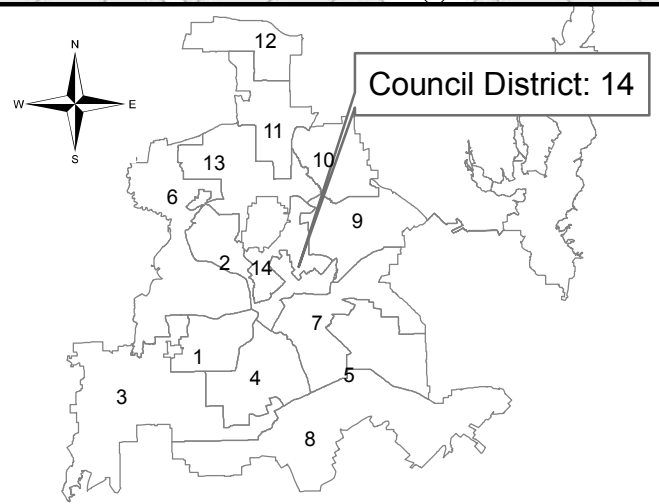
Gramercy Place
 from Dallas North Tollway to Jamestown Road



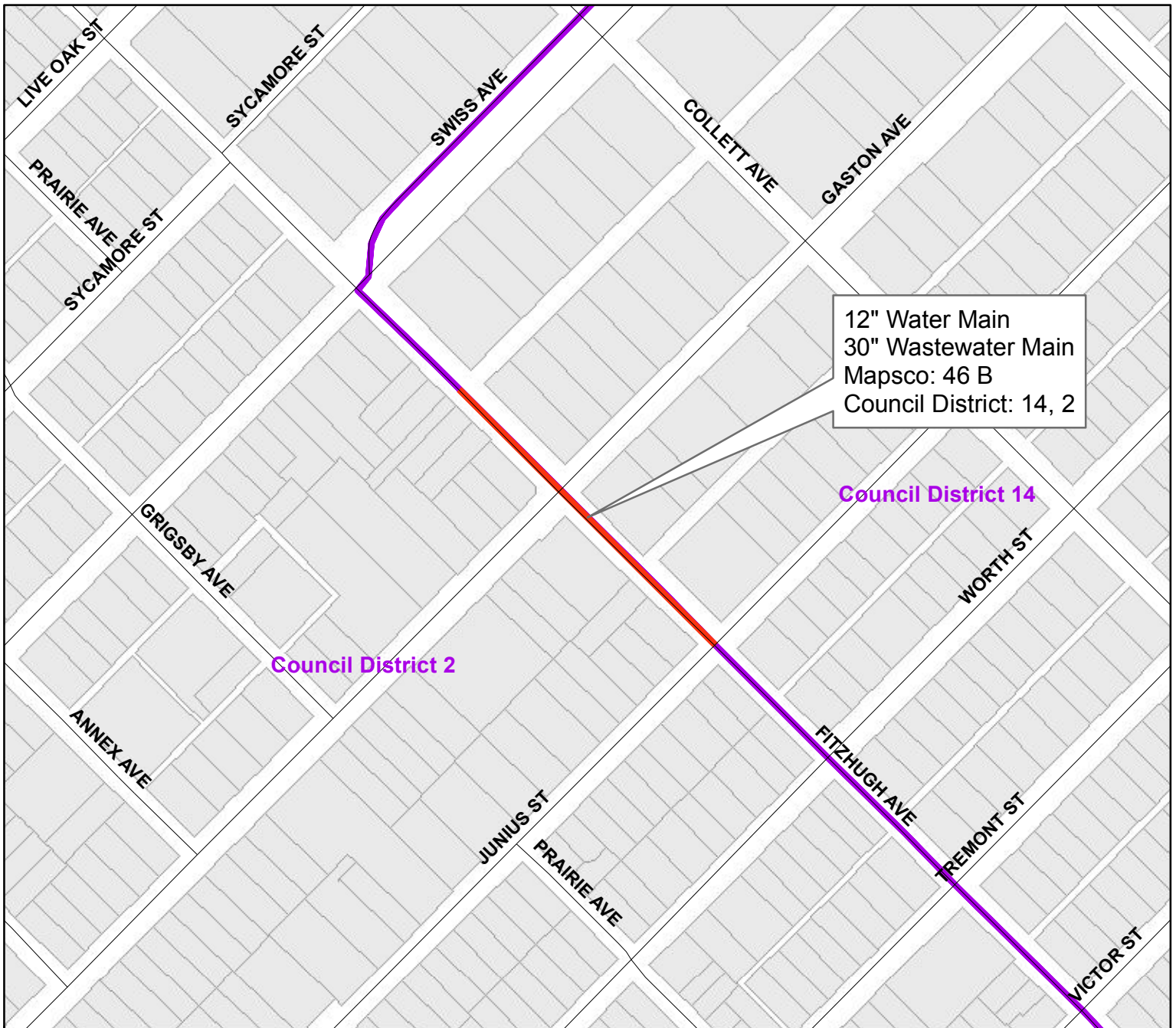
Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



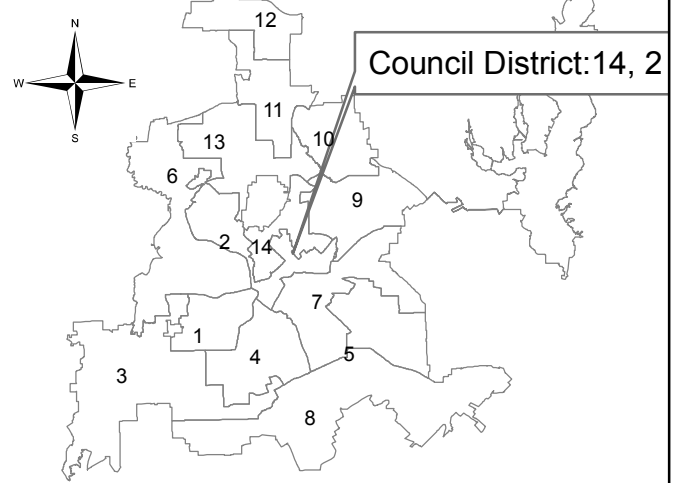
Alley between Gaston Avenue and Swiss Avenue
 from Parkmont Street to Beacon Street



Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations



Fitzhugh Avenue
from Junius Street northwest



Dallas Water Utilities
Contract No. 14-089/090
Water and Wastewater Main Installations
at 20 Locations

September 10, 2014

WHEREAS, bids were received on June 5, 2014 for the installation of water and wastewater mains at 45 16 locations and the removal of inoperable wastewater flow control gates and valves at four locations, Contract No. 14-089/090, listed as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
Ark Contracting Services, LLC	\$10,184,725.00
John Burns Construction Company of Texas, Inc.	\$10,285,000.00
S.J. Louis Construction Company of Texas, Ltd.	\$13,485,596.70

WHEREAS, the bid submitted by Ark Contracting Services, LLC, 420 South Dick Price Road, Kennedale, Texas 76060, in the amount of \$10,184,725.00, is the lowest and best of all bids received.

Now, Therefore,

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

Section 1. That the bid submitted by Ark Contracting Services, LLC in the amount of \$10,184,725.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 14-089/090, be accepted.

Section 2. That the City Manager is hereby authorized to execute a contract with Ark Contracting Services, LLC, for the installation of water and wastewater mains at 45 16 locations and the removal of inoperable wastewater flow control gates and valves at four locations, after having approval of the contract documents by the City Attorney.

Section 3. That the City Controller is hereby authorized to pay the amount of \$10,184,725.00 from the Water Capital Improvement Fund and Wastewater Capital Improvement Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
1170	DWU	PW40	4550	714089	CT-DWU714089CP	VS0000017816

Ark Contracting Services, LLC - (Contract No. 14-089) - \$4,829,970.50

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
2116	DWU	PS40	4560	714090	CT-DWU714090CP	VS0000017816

Ark Contracting Services, LLC - (Contract No. 14-090) - \$5,354,754.50

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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 10, 2014
COUNCIL DISTRICT(S): 14
DEPARTMENT: Sustainable Development and Construction
CMO: Ryan S. Evans, 671-9837
MAPSCO: 45K

SUBJECT

An ordinance abandoning aerial space above a portion of North Akard Street to Hunt Dallas Office, L.P., the abutting owner, containing approximately 316 square feet of land, located near the intersection of North Akard Street and Munger Avenue – Revenue: \$5,400, plus the \$20 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of aerial space above a portion of North Akard Street to Hunt Dallas Office, L.P., the abutting owner. The abandonment area will be included with the property of the abutting owner for a planned building extension which will partially overhang the right-of-way.

The abandonment fee is based on an independent appraisal.

Notices were sent to 5 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)

This item has no prior action.

FISCAL INFORMATION

Revenue: \$5,400, plus the \$20 ordinance publication fee

OWNER

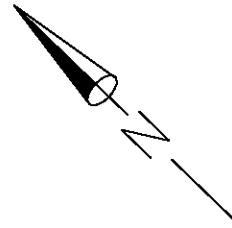
Hunt Dallas Office, L.P.

Hunt Dallas Office GP, L.L.C., General Partner

Thomas E. Meurer, Manager

MAP

Attached



MUNGER AVENUE

A/519

NORTH AKARD STREET

Abandonment Area 

ORDINANCE NO. _____

An ordinance providing for the abandonment of certain aerial rights over a portion of North Akard Street located adjacent to City Block A/519 in the City of Dallas and County of Dallas, Texas, subject to a reverter; providing for the quitclaim thereof to Hunt Dallas Office, L.P.; providing for the terms and conditions of the abandonment 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.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Hunt Dallas Office, L.P., a Delaware limited partnership, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter interest, the hereinafter described tract of space, and is of the opinion that, subject to the terms conditions and reverter herein provided, said aerial rights over a portion of North Akard Street, beginning at an elevation of 456.79 feet above mean sea level and extending to an elevation of 497.17 feet above mean sea level are not currently needed for public use, and same should be abandoned 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 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 aerial rights over a portion of North Akard Street, beginning at an elevation of 456.79 feet above mean sea level and extending to an elevation of 497.17 feet above mean sea level over the tract of land described in Exhibit A, which is attached hereto and made a part hereof, be and the same is abandoned, vacated and

closed insofar as the right, title and easement of the public are concerned; subject, however, to the reverter and 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 (\$5,400.00) DOLLARS** paid by **GRANTEE**, and the further consideration described in Sections 8 and 9, the City of Dallas does by these presents QUITCLAIM unto the said **GRANTEE**, subject to the conditions, reservations and exceptions hereinafter made and with the reverter interest herein stated, all its right, title and interest in and to the aerial rights over a portion of North Akard Street, beginning at an elevation of 456.79 feet above mean sea level and extending to an elevation of 497.17 feet above mean sea level over the tract of land hereinabove described in Exhibit A. Provided however, that if the building extension to be constructed, situated on and adjacent to the area to be abandoned (i) is not built within 18 months of the effective date of this ordinance or (ii) if constructed, the building extension is ever: (a) partially demolished, removed or damaged and is not promptly thereafter repaired or rebuilt within 180 days; (b) substantially or totally demolished, removed or damaged; or (c) abandoned in whole or in part by **GRANTEE**, its successors and assigns, 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, and conditions of this ordinance.

SECTION 4. That the City Controller is authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General 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 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund 0625, Department BMS, Unit 8888, Revenue Source 8416.

SECTION 5. That the abandonment provided for herein is 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**, 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 the City of Dallas whole and harmless against 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 property 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 Liability Act, 42

U.S.C. Section 9601 et seq., as amended, (b) any “hazardous substances”: 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 file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the Deed Records of Dallas County, Texas after its approval by the City Plan Commission of the City of Dallas.~~

SECTION 9.10. 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: (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 10. 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:
WARREN M. S. ERNST
City Attorney

DAVID COSSUM
Director of Department of Sustainable
Development and Construction

BY 
Assistant City Attorney

BY 
Assistant Director

Passed _____.

**AERIAL RIGHTS ABANDONMENT
PART OF
AKARD STREET
ADJACENT TO
LOT 1, BLOCK A/519 HUNT OIL
BETWEEN THE ELEVATIONS OF 456.79 FEET
AND 497.17 FEET ABOVE MEAN SEA LEVEL
OR BETWEEN 18.44 FEET AND 58.82 FEET
ABOVE THE TOP OF CURB
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

EXHIBIT A

Being a 316 square foot tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being a part of Akard Street (a 76' right-of-way at this point) described in a deed to the City of Dallas, recorded in Volume 18, Page 343, Commissioners Court Records, Dallas County, Texas and laying adjacent to Lot 1, Block A/519, Hunt Oil, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Instrument Number 20080101403, Official Public Records, Dallas County, Texas, as described in a deed to Hunt Dallas Office, L.P., recorded in Instrument Number 200600175237, Official Public Records, Dallas County, Texas and being between the elevations of 456.79 feet and 497.17 feet above mean sea level or between 18.44 feet and 58.82 feet above the top of curb and being more particularly described as follows:

COMMENCING at a chiseled "X" in concrete found for corner at the westerly corner of a 10' X 10' Street Right-of-Way Dedication recorded in Instrument Number 20080101403, Official Public Records, Dallas County, Texas;

THENCE South 36° 18' 38" East, along the projected northeasterly line of said Akard Street, passing at a distance of 10.00 feet the intersection of the northeasterly line of said Akard Street and the cut-off line between the northeasterly line of said Akard Street and the southeasterly line of Munger Avenue (variable width right-of-way), said point being a westerly corner of said Lot 1, and continuing for a total distance of 80.37 feet to a chiseled "X" in concrete set for the **POINT OF BEGINNING**;

THENCE South 36° 18' 38" East, continuing along the northeasterly line of said Akard Street, a distance of 61.71 feet to a chiseled "X" in concrete set for corner, from which a chiseled "X" in concrete found bears South 36° 18' 38" East, a distance of 63.26 feet for the most southerly corner of said Lot 1 and the most an exterior ell corner of Lot 2 of said addition;

THENCE North 45° 59' 18" West, over and across said Akard Street, a distance of 60.83 feet to a chiseled "X" in concrete set for corner;

(For SPRG use only)	
Reviewed By:	_____ <u>JL</u> _____
Date:	_____ <u>7-30-14</u> _____
SPRG NO.:	_____ <u>2936</u> _____

AERIAL RIGHTS ABANDONMENT
PART OF
AKARD STREET
ADJACENT TO
LOT 1, BLOCK A/519 HUNT OIL
BETWEEN THE ELEVATIONS OF 456.79 FEET
AND 497.17 FEET ABOVE MEAN SEA LEVEL
OR BETWEEN 18.44 FEET AND 58.82 FEET
ABOVE THE TOP OF CURB
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT A

THENCE North 44° 00' 42" East, a distance of 10.37 feet to the **POINT OF BEGINNING** and containing 316 square feet or 0.007 acres more or less.

BASIS OF BEARINGS: Bearings are based on a call of North 36° 18' 38" West, along the southwest line of Lot 1, Block A/519, Hunt Oil, an addition to the City of Dallas, according to the plat recorded in Instrument Number 20080101403, Official Public Records, Dallas County, Texas, as monumented on the ground.


Brian R. Wade R.P.L.S. No. 6098
05/20/2014



(For SPRG use only)	
Reviewed By:	<u>JL</u>
Date:	<u>7-30-14</u>
SPRG NO.:	<u>2936</u>

HUNT DALLAS OFFICE, L.P.
INSTRUMENT NUMBER 200600175237
O.P.R.D.C.T.

MUNGER AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

HUNT ROSS AKARD, L.L.C.
INSTRUMENT NUMBER
200600308726
O.P.R.D.C.T.

LOT 2, BLOCK A/519
HUNT OIL
INST. NO. 20080101403
TRACT 1
O.P.R.D.C.T.

LOT 1, BLOCK A/519
HUNT OIL
INST. NO. 20080101403
O.P.R.D.C.T.
HUNT DALLAS OFFICE, L.P.
INSTRUMENT NUMBER 200600175237
TRACT 1
O.P.R.D.C.T.

AERIAL RIGHTS ABANDONMENT
316 SQUARE FEET, 0.007 ACRES
BETWEEN THE ELEVATIONS OF 456.79 FEET
AND 497.17 FEET ABOVE MEAN SEA LEVEL
OR BETWEEN 18.44 FEET AND 58.82 FEET
ABOVE THE TOP OF THE CURB

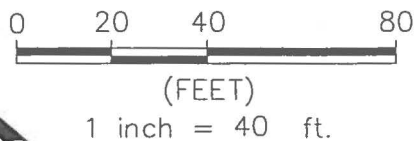


EXHIBIT A

10'X10' STREET
RIGHT-OF-WAY DEDICATION
INST. NO. 20080101403
O.P.R.D.C.T.

20' VOLUME 3955,
STORM SEWER EASEMENT
PAGE 624

20' DRAINAGE
EASEMENT
DOC. NO. 200600081470

AERIAL EASEMENT
TRACT 2
INST. NO. 200503561063
O.P.R.D.C.T.

AERIAL EASEMENT
TRACT 1
INST. NO. 200503561063
O.P.R.D.C.T.

POINT OF
COMMENCING
CMF
CONTROLLING
MONUMENT

AKARD STREET

(76' RIGHT-OF-WAY)
VOLUME 18, PAGE 343, C.C.R.D.C.T.

CMF
CONTROLLING
MONUMENT

LEGEND

- AERIAL ABANDONMENT LINE
- LOT LINE
- EASEMENT LINE
- CMS / CMF CHISELED "X" SET / FOUND
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- C.C.R.D.C.T. COMMISSIONERS COURT RECORDS, DALLAS COUNTY, TX
- INST. NO. INSTRUMENT NUMBER
- DOC. NO. DOCUMENT NUMBER



BASIS OF BEARINGS: BEARINGS ARE BASED ON A CALL OF NORTH 36° 18' 38" WEST, ALONG THE SOUTHWEST LINE OF LOT 1, BLOCK A/519, HUNT OIL, AN ADDITION TO THE CITY OF DALLAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER 20080101403, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AS MONUMENTED ON THE GROUND.

CONTROLLING MONUMENTS: AS SHOWN

RAYMOND L. GOODSON JR., INC.
5445 LA SIERRA, STE 300, LB 17
DALLAS, TX. 75231-4138
214-739-8100, rlg@rlginc.com
TEXAS PE REG #F-493, TBPLS REG #100341-00

(For SPRG use only)
Reviewed By: JL
Date: 7-30-14
SPRG NO.: 2936

BRIAN R. WADE R.P.L.S. No. 6098
05-20-2014

AERIAL RIGHTS ABANDONMENT

PART OF
AKARD STREET
ADJACENT TO

LOT 1, BLOCK A/519 HUNT OIL
BETWEEN THE ELEVATIONS OF 456.79 FEET
AND 497.17 FEET ABOVE MEAN SEA LEVEL
OR BETWEEN 18.44 FEET AND 58.82 FEET
ABOVE THE TOP OF CURB
JOHN GRIGSBY SURVEY, ABSTRACT No. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE	1" = 40'	DATE	04-18-2014	SHEET	3 OF 3
JOB NO.	14018	E-FILE	14018AA.dwg	DWG NO.	25,967X

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 10, 2014
COUNCIL DISTRICT(S): 4, 8
DEPARTMENT: Water Utilities
CMO: Forest E. Turner, 670-3390
MAPSCO: 56 J 66 H

SUBJECT

Authorize a contract for construction modifications to the Central Wastewater Treatment Plant White Rock Primary Clarifiers 1 - 6 and the wastewater collection system Five Mile Junction Structure - Archer Western Construction, LLC, lowest responsible bidder of four - Not to exceed \$18,316,000 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action will authorize the construction improvements to rehabilitate the existing White Rock Primary Clarifiers 1-6 at the Central Wastewater Treatment Plant. These clarifiers were constructed in the early 1960s and have experienced severe structural and mechanical deterioration due to the harsh environment at the plant. By repairing the structural components and updating the mechanical components with newer technology, the City will be able to defer the significant cost of building new clarifiers to maintain treatment capacity.

This action also includes authorization of construction improvements to the Five Mile Junction Structure located within the City's wastewater collection system. This structure was built in 1975 and is a key diversion structure for controlling wastewater flows between the Central Wastewater Treatment Plant and the Southside Wastewater Treatment Plant. Due to the harsh environment in which the structure operates, severe corrosion has lead to exposed rebar and aggregate throughout. These structural modifications will extend the service life of the facility and reduce the potential for structural collapse, which would result in sanitary sewer overflows.

BACKGROUND (Continued)

Archer Western Construction, LLC contractual activities in the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>
Projects Authorized	0	6	0
Change Orders	0	<u>0 10</u>	1
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	<u>40 0</u>	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	March 2012
Completed Design	May 2014
Begin Construction	November 2014
Complete Construction	November 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Jacobs Engineering Group Inc. to provide engineering services for the rehabilitation of the Central Wastewater Treatment Plant White Rock Primary Clarifiers 1 - 6 and the wastewater collection system Five Mile Junction Structure on January 25, 2012, by Resolution No. 12-0304.

FISCAL INFORMATION

\$18,316,000.00 - Water Utilities Capital Improvement Funds

Design	\$ 2,710,285.70
Construction (this action)	<u>\$18,316,000.00</u>
Total Project Cost	\$21,026,285.70

<u>Council District</u>	<u>Amount</u>
4	\$ 1,510,000.00
8	<u>\$16,806,000.00</u>
Total	\$18,316,000.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Archer Western Construction, LLC

Hispanic Female	9	Hispanic Male	183
Black Female	5	Black Male	28
Other Female	0	Other Male	18
White Female	16	White Male	194

BID INFORMATION

The following bids with quotes were opened on July 17, 2014:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*Archer Western Construction, LLC 1411 Greenway Drive Irving, Texas 75038	\$18,316,000.00
Pepper-Lawson Waterworks, LLC	\$19,981,000.00
Webber, LLC-Cadagua US LLC JV	\$20,570,000.00
Overland Contracting Inc.	\$24,415,715.00

OWNER

Archer Western Construction, LLC

Daniel P. Walsh, President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for construction modifications to the Central Wastewater Treatment Plant White Rock Primary Clarifiers 1 - 6 and the wastewater collection system Five Mile Junction Structure - Archer Western Construction, LLC, lowest responsible bidder of four - Not to exceed \$18,316,000 - Financing: Water Utilities Capital Improvement Funds

Archer Western Construction, LLC, is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$14,903,626.00	81.37%
Total non-local contracts	\$3,412,374.00	18.63%
TOTAL CONTRACT	\$18,316,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Clemons Trucking Company	BFDB59087Y1014	\$27,952.00	0.19%
Odessa Pumps & Equipment, Inc.	HFSMS013680615	\$74,838.33	0.50%
Soto's Steel Inc.	HMDFW101561214	\$86,411.00	0.58%
Father & Son's Masonry & Stucco, Inc.	HMMB60306N0215	\$82,900.00	0.56%
Garland Heating & Air Conditioning Co. Inc.	HMMB60045Y0215	\$15,490.00	0.10%
The James C. Paris Company, Inc.	NMDB60761Y0315	\$2,171,752.50	14.57%
The James C. Paris Company, Inc.	NMDB60761Y0315	\$1,343,300.00	9.01%
Total Minority - Local		\$3,802,643.83	25.51%

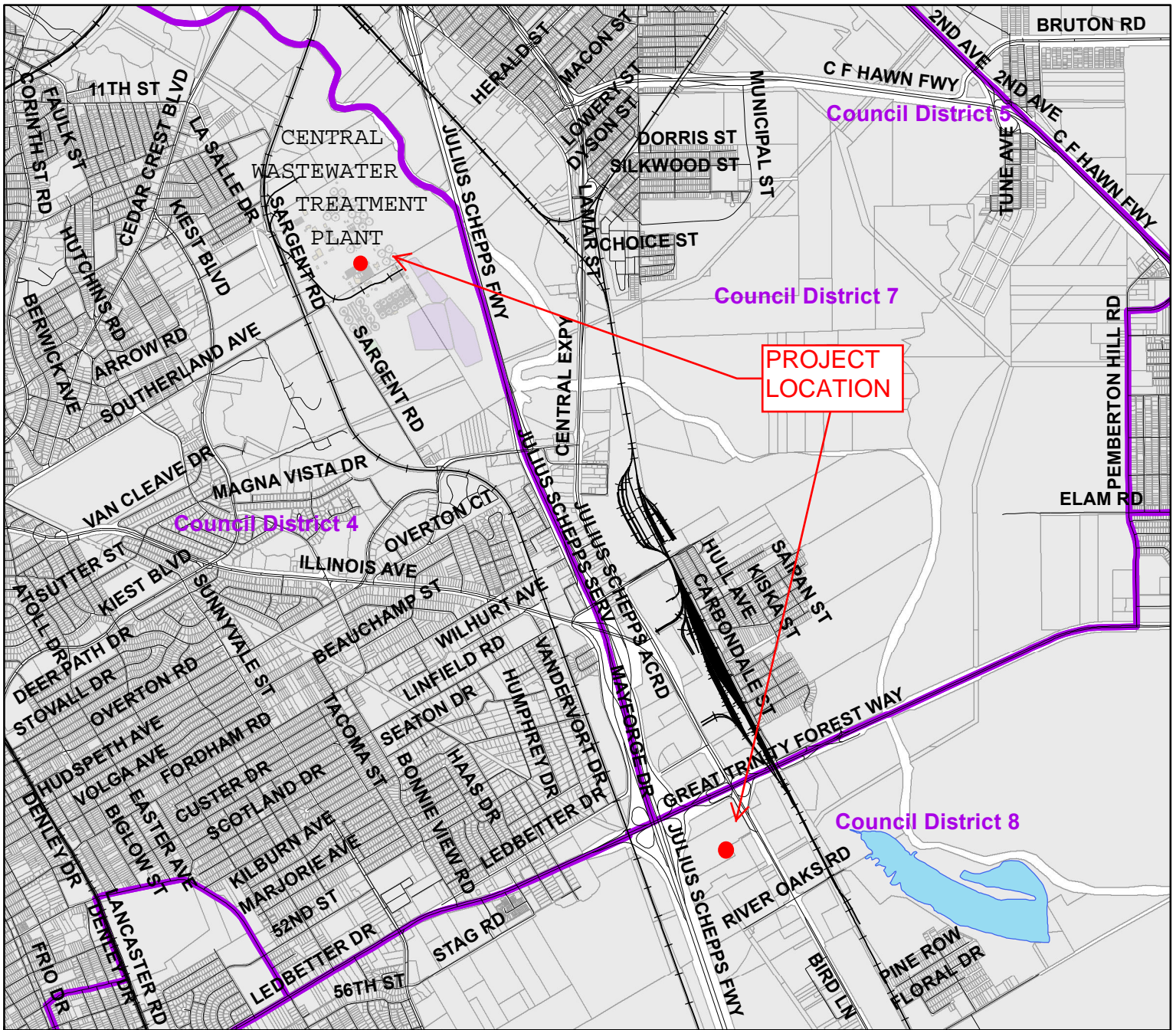
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
JML Distribution, LLC	WFDB59924Y0155	\$590,000.00	17.29%
J.D. & Bodine, Inc.	WFWB62141N0616	\$305,285.00	8.95%
Total Minority - Non-local		\$895,285.00	26.24%

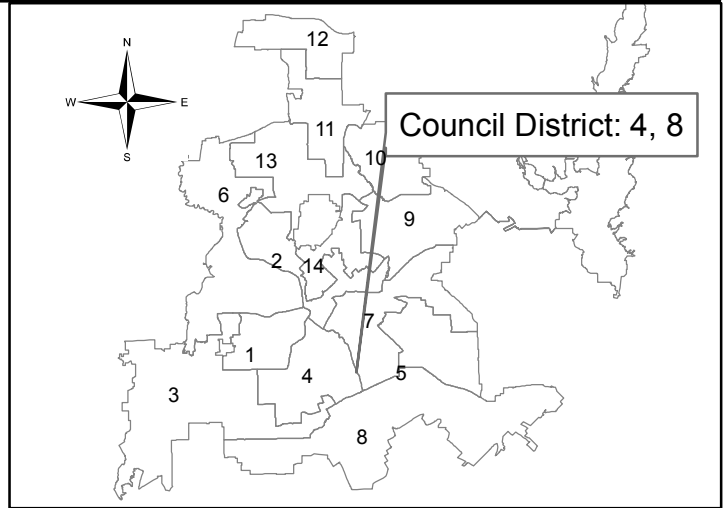
BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY
Page 2

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$27,952.00	0.19%	\$27,952.00	0.15%
Hispanic American	\$259,639.33	1.74%	\$259,639.33	1.42%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$3,515,052.50	23.59%	\$3,515,052.50	19.19%
WBE	\$0.00	0.00%	\$895,285.00	4.89%
	-----	-----	-----	-----
Total	\$3,802,643.83	25.51%	\$4,697,928.83	25.65%



Mapsc0: 56 J, 66 H



Dallas Water Utilities
Contract No. 13-202
Central Wastewater Treatment Plant White Rock Primary Clarifiers 1-6
and Five Mile Junction Structure Modifications

September 10, 2014

WHEREAS, bids were received on July 17, 2014 for construction modifications to the Central Wastewater Treatment Plant White Rock Primary Clarifiers 1 - 6 and the wastewater collection system Five Mile Junction Structure, Contract No. 13-202, listed as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
Archer Western Construction, LLC	\$18,316,000.00
Pepper-Lawson Waterworks, LLC	\$19,981,000.00
Webber, LLC-Cadagua US LLC JV	\$20,570,000.00
Overland Contracting Inc.	\$24,415,715.00

WHEREAS, the bid submitted by Archer Western Construction, LLC, 1411 Greenway Drive, Irving, Texas 75038, in the amount of \$18,316,000.00, is the lowest and best of all bids received.

Now, Therefore,

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

Section 1. That the bid submitted by Archer Western Construction, LLC, in the amount of \$18,316,000.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 13-202, be accepted.

Section 2. That the City Manager is hereby authorized to execute a contract with Archer Western Construction, LLC, for construction modifications to the Central Wastewater Treatment Plant White Rock Primary Clarifiers 1 - 6 and the wastewater collection system Five Mile Junction Structure, after having approval of the contract documents by the City Attorney.

Section 3. That the City Controller is hereby authorized to pay the amount of \$18,316,000.00 from the Wastewater Capital Improvement Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
2116	DWU	PS30	4330	713202	CT-DWU713202CP	VS0000064407

Archer Western Construction, LLC - (Contract No. 13-202) - \$18,316,000.00

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.