

# Memorandum

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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

DATE 5 December 2014

TO Transportation and Trinity River Project Committee Members: Lee Kleinman (Vice Chair), Mayor Pro Tem Tennell Atkins, Deputy Mayor Pro Tem Monica Alonzo, Sandy Greyson, and Sheffie Kadane

SUBJECT Transportation and Trinity River Project Committee Meeting Agenda - **REVISED**

**Monday, 8 December 2014, at 1:00 p.m. until 2:30 p.m.**  
Dallas City Hall – 6ES, 1500 Marilla Street, Dallas, TX 75201

The agenda for the meeting is as follows:

1. Approval of the 10 November 2014 Minutes and Approval of the 17 November 2014 Minutes [Estimated 3 Minutes] Vonciel Jones Hill, Chair
2. Future Parking Development At Dallas Love Field [Estimated 45 Minutes] Mark Duebner, Director  
Aviation Department
3. D-Link Route Modification Briefing Memo [Estimated 10 Minutes] Keith Manoy, Assist. Director  
Planning and Neighborhood  
Vitality Department
4. Upcoming Agenda items [Estimated 10 Minutes]
  - Authorize an increase in the contract with Sedalco/Metalman Design/Build Corporation, A Joint Venture, for additional scope of work to include: parking and new entry gate for Big Spring, modification to the fire lane and other miscellaneous items at the Texas Horse Park located at 811 Pemberton Hill Road - Not to exceed \$90,251, from \$11,551,787 to \$11,642,038 - Financing: 1998 Bond Funds
5. Adjourn

Should you have any questions, please do not hesitate to contact me.

Vonciel Jones Hill, Chair  
Transportation and Trinity River Project Committee

***"A quorum of the Dallas City Council may attend this Council Committee meeting."***

# Transportation and Trinity River Project Committee Meeting Agenda

5 December 2014

Page 2

|    |   |   |
|----|---|---|
| c: | Honorable Mayor and Members of the City Council | Eric D. Campbell, Assistant City Manager                    |
|    | A.C. Gonzalez, City Manager                     | Jill A. Jordan, P.E., Assistant City Manager                |
|    | Warren M.S. Ernst, City Attorney                | Mark McDaniel, Assistant City Manager                       |
|    | Craig D. Kinton, City Auditor                   | Joey Zapata, Assistant City Manager                         |
|    | Rosa A. Rios, City Secretary                    | Jeanne Chipperfield, Chief Financial Officer                |
|    | Daniel F. Solis, Administrative Judge           | Sana Syed, Public Information Officer                       |
|    | Ryan S. Evans, First Assistant City Manager     | Elsa Cantu, Assistant to the City Manager – Mayor & Council |

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

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation is an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act

# **DART/Transportation and Trinity River Project Council Committee Joint Meeting**

## Meeting Minutes

**Meeting Date:** 10 November 2014    **Convened:** 1:32 p.m.    **Adjourned:** 2:37 p.m.

|   |  |                                |
|---|--|--------------------------------|
| <b>Councilmembers:</b>  | <b>Presenter(s):</b>   |                                |
| Vonciel Jones Hill, Chair   | Jill A. Jordan, Assistant City Manager                             |                                |
| Mayor Pro Tem Tennell Atkins  | Gary Thomas, President/Executive Director, DART                    |                                |
| Deputy Mayor Pro Tem Monica Alonzo                                  | Keith Manoy, Asst. Dir. Planning and Neighborhood Vitality ["PNV"] |                                |
| Sandy Greyson   | <b>Other Councilmembers Present:</b>                               |                                |
| Sheffie Kadane  | Philip T. Kingston   |                                |
| <b>Councilmembers Absent:</b>                                       | Adam Medrano   |                                |
| Lee M. Kleinman   |  |                                |
| <b>City Staff Present:</b>  | <b>DART Board Members Present:</b>                                 |                                |
| Elizabeth Fernandez, Director, Trinity Watershed Management ["TWM"] | Robert Strauss, Chair  | Faye Moses Wilkins, Vice Chair |
| Rick Galceran, Director, Public Works                               | Pamela Dunlop Gates  | Rick Stopfer                   |
| Theresa O'Donnell, Director, PNV                                    | Jim Adams  | Dr. Jerry L. Christian         |
| Brett Wilkinson, Assistant Director, Intergovernmental Services     | William Velasco  | Richard Carrizales             |
| Jennifer Cottingham, Assistant Director, TWM                        | Paul N. Wageman  | Gary A. Slagel                 |
| Robert Simms, City Attorney   |  |                                |

### AGENDA:

1. **Approval of the 20 October Meeting Minutes**

**Presenter(s):** Vonciel Jones Hill, Chair

**Action Taken/Committee Recommendation(s):** Motion was made to approve the 20 October 2014 Transportation and Trinity River Project Council Committee meeting minutes.

Motion made by: Atkins  
 Item passed unanimously: X  
 Item failed unanimously: \_\_\_\_\_

Motion seconded by: Kadane  
 Item passed on a divided vote:  
 Item failed on a divided vote: \_\_\_\_\_

2. **DART's Program and Inter-Related Projects**

**Presenter(s):** Gary Thomas, President/Executive Director, Dallas Area Rapid Transit ["DART"] and Keith Manoy, Assistant Director, PNV

Information Only

3. **Upcoming Agenda Items**

**Action Taken/Committee Recommendation(s):** Motion was made to move these items forward to full City Council for consideration with a recommendation for approval.

Motion made by: Alonzo  
 Item passed unanimously: X  
 Item failed unanimously:

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

Adjourn (2:37 p.m.)

# Special Transportation and Trinity River Project Council Committee Meeting

## Meeting Minutes

**Meeting Date:** 17 November 2014    **Convened:** 5:01 p.m.    **Adjourned:** 7:10 p.m.

|                                    |  |
|------------------------------------|--|
| <b>Councilmembers:</b>             | <b>Presenter(s):</b>   |
| Vonciel Jones Hill, Chair          | Charles M. Cato, First Assist. Chief, DPD  |
| Lee Kleinman, Vice Chair           |  |
| Mayor Pro Tem Tennell Atkins       |  |
| Deputy Mayor Pro Tem Monica Alonzo |  |
| Sandy Greyson                      |  |
| Sheffie Kadane                     |  |
|                                    |  |
| <b>Councilmembers Absent:</b>      | <b>Other Councilmembers Present:</b>   |
| None                               | Mayor Mike Rawlings, Jennifer Gates, Philip Kingston, Dwain Caraway, Adam Medrano, Carolyn Davis, Scott Griggs |
|                                    |  |
| <b>Staff Present:</b>              | <b>Staff Present:</b>  |
| Joey Zapata, ACM                   | Eileen Youens  |
| Kris Sweckard                      | Sheldon Klain  |
| Jimmy Martin                       | Robert Sims  |
| Thomas Varghese                    | Mark Duebner   |
| Warren Ernst                       | Ileana Fernandez   |
| Keith Manoy                        | Melissa Miles  |

### AGENDA:

1. **Introductory Remarks**

**Presenter(s):** Vonciel Jones Hill, Chair

Information Only

**Action Taken/Committee Recommendation(s):** N/A

Motion made by:  
Item passed unanimously:  
Item failed unanimously: \_\_\_\_\_

Motion seconded by:  
Item passed on a divided vote:  
Item failed on a divided vote: \_\_\_\_\_

2. **Proposed Transportation-For-hire Regulations**

**Presenter(s):** Charles M. Cato, First Assistant Chief, DPD

Information Only

**Action Taken/Committee Recommendation(s):**

Motion made by:  
Item passed unanimously:  
Item failed unanimously: \_\_\_\_\_

Motion seconded by:  
Item passed on a divided vote:  
Item failed on a divided vote: \_\_\_\_\_

3. **Closing Remarks**

**Presenter(s):** Vonciel Jones Hill, Chair

Adjourn (7:10 p.m.)

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Vonciel Jones Hill, Chair  
Transportation and Trinity River Project Council Committee

# Memorandum



DATE December 05, 2014

TO The Honorable Members of the Transportation and Trinity River Project Committee:  
Vonciel Jones Hill (Chair), Lee Kleinman (Vice Chair), Deputy Mayor Pro Tem Monica Alonzo,  
Mayor Pro Tem Tennell Atkins, Sandy Greyson, and Sheffie Kadane

SUBJECT **Future Parking Development at Dallas Love Field**

On Monday, December 08, 2014 a briefing will be presented on the Future Parking Development at Dallas Love Field. The briefing materials are attached for your review.

Please feel free to contact me if you need additional information.



Ryan S. Evans  
First Assistant City Manager

c: A.C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Eric D. Campbell, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Mark McDaniel, Assistant City Manager  
Joey Zapata, Assistant City Manager  
Jeanne Chipperfield, Chief Financial Officer  
Sana Syed, Public Information Officer  
Mark Duebner, Director, Aviation  
Elsa Cantu, Assistant to the City Manager – Mayor & Council



# FUTURE PARKING DEVELOPMENT AT DALLAS LOVE FIELD

TRANSPORTATION AND TRINITY RIVER  
PROJECT COMMITTEE

**8 December 2014**



# OVERVIEW

- **Background**
- **Airport Activity**
- **Parking Requirements**
- **Future Parking Garage Concept**
- **Project Delivery Options**
- **Recommendation**
- **Legal Documents**
- **Next Steps**
- **Proposed Schedule**



# LOVE FIELD MODERNIZATION PROGRAM ["LFMP"] BACKGROUND

## **Original LFMP and Program Development Agreement (PDA) excluded additional Parking**

- Passenger forecasts developed in 2008 projected 6 million enplanements would occur in 2017/2018
- Existing 7,000 public parking spaces was projected to be adequate until 2017/2018
- Included employee parking requirements of 1,000 spaces
  - Employees relocated to Love Hub in October 2014
  - 1,100 spaces in Love Hub garage and surface lot

# AIRPORT ACTIVITY POST-WRIGHT AMENDMENT

**Daily commercial flights immediately increased on 13 October 2014 from 112 to 148**

**Total Daily Flights planned in 2015: 190**

**Passenger enplanements are increasing quickly**

- 2013: 4 Million
- 2014: 5 Million (projected)
  - September: 346,339
  - October: 424,890
  - November: 500,000 (estimated)
- 2015: 6 Million+ (projected)
  - 500,000 monthly

# EXISTING PUBLIC PARKING FACILITIES



# PARKING REQUIREMENTS

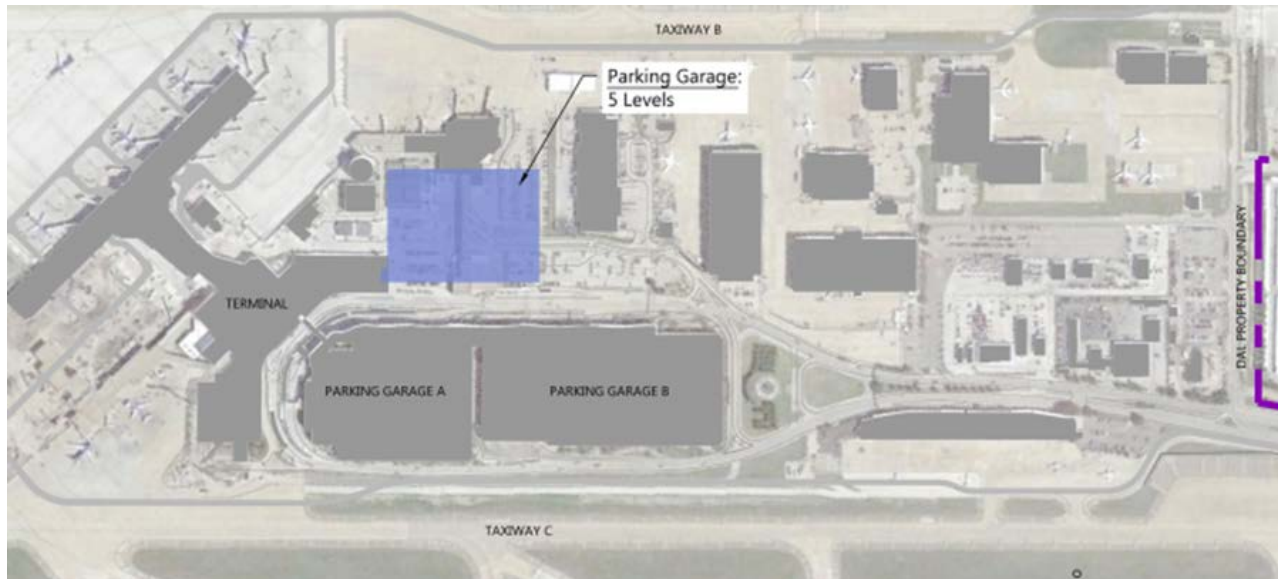
## **Peak travel times have resulted in parking shortage**

- 2014 Holiday travel resulting in all garages, valet and adjacent parking lots at capacity

## **Based on current projections, Love Field will have additional parking requirements:**

- 2015: approximately 1,000 spaces
- 2017: approximately 2,400 spaces
- 2020: approximately 3,500 – 4,000 spaces

# FUTURE PARKING GARAGE CONCEPT



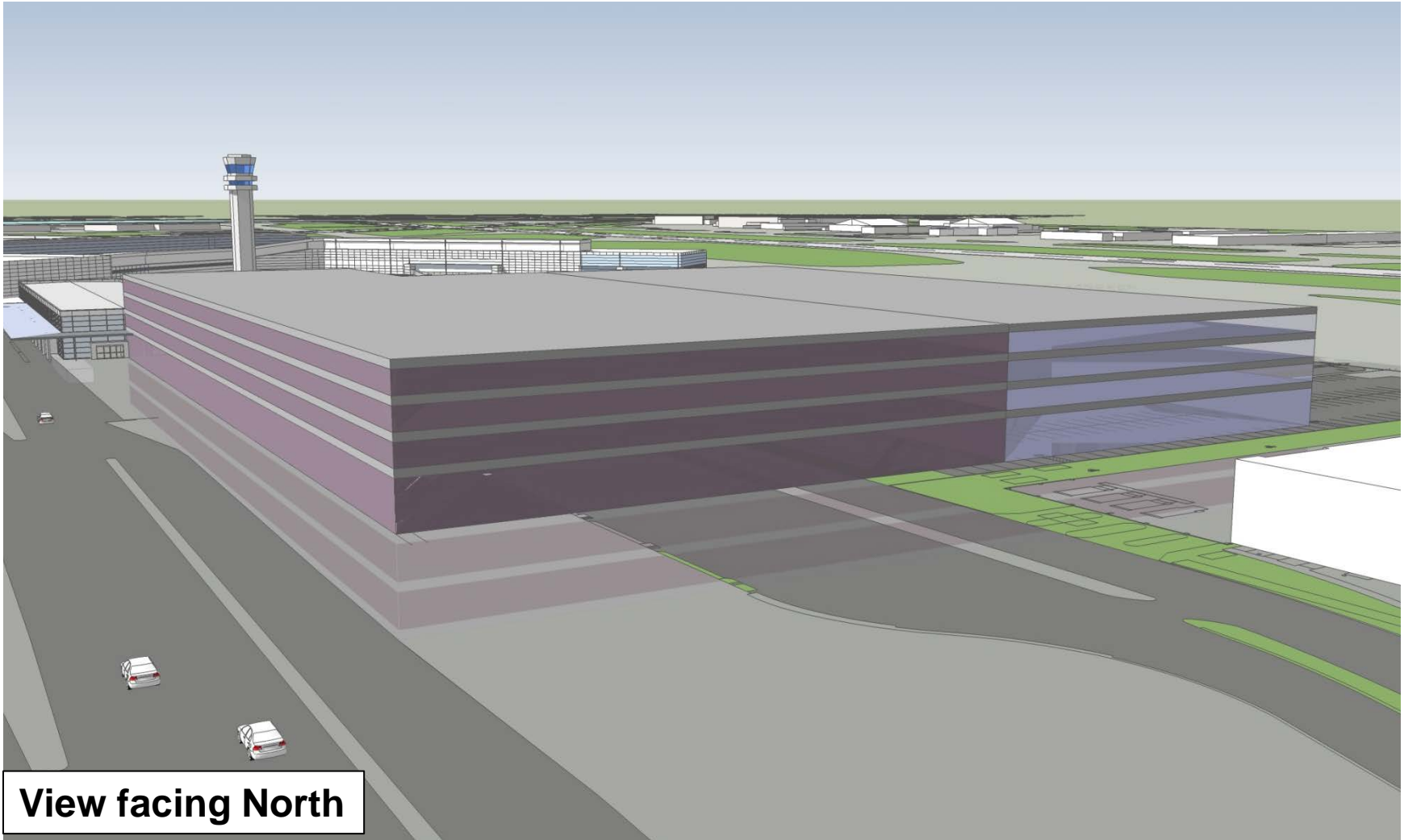
**Garage to be located adjacent to Ticket Hall**

**Footprint: approximately 4,000 spaces**

**Hotel / Future Development Option**

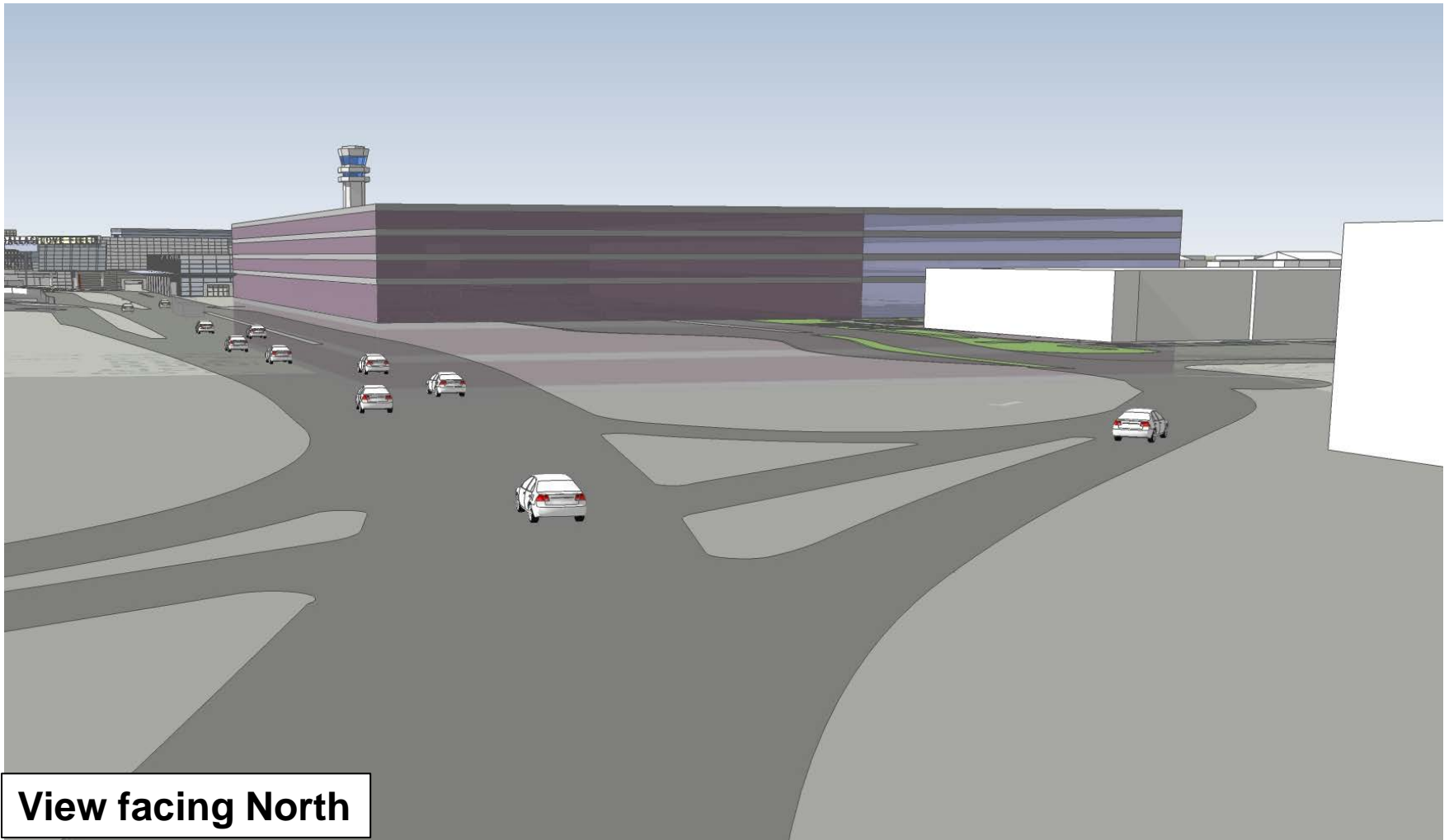


# FUTURE PARKING GARAGE CONCEPT



**View facing North**

# FUTURE PARKING GARAGE CONCEPT



**View facing North**

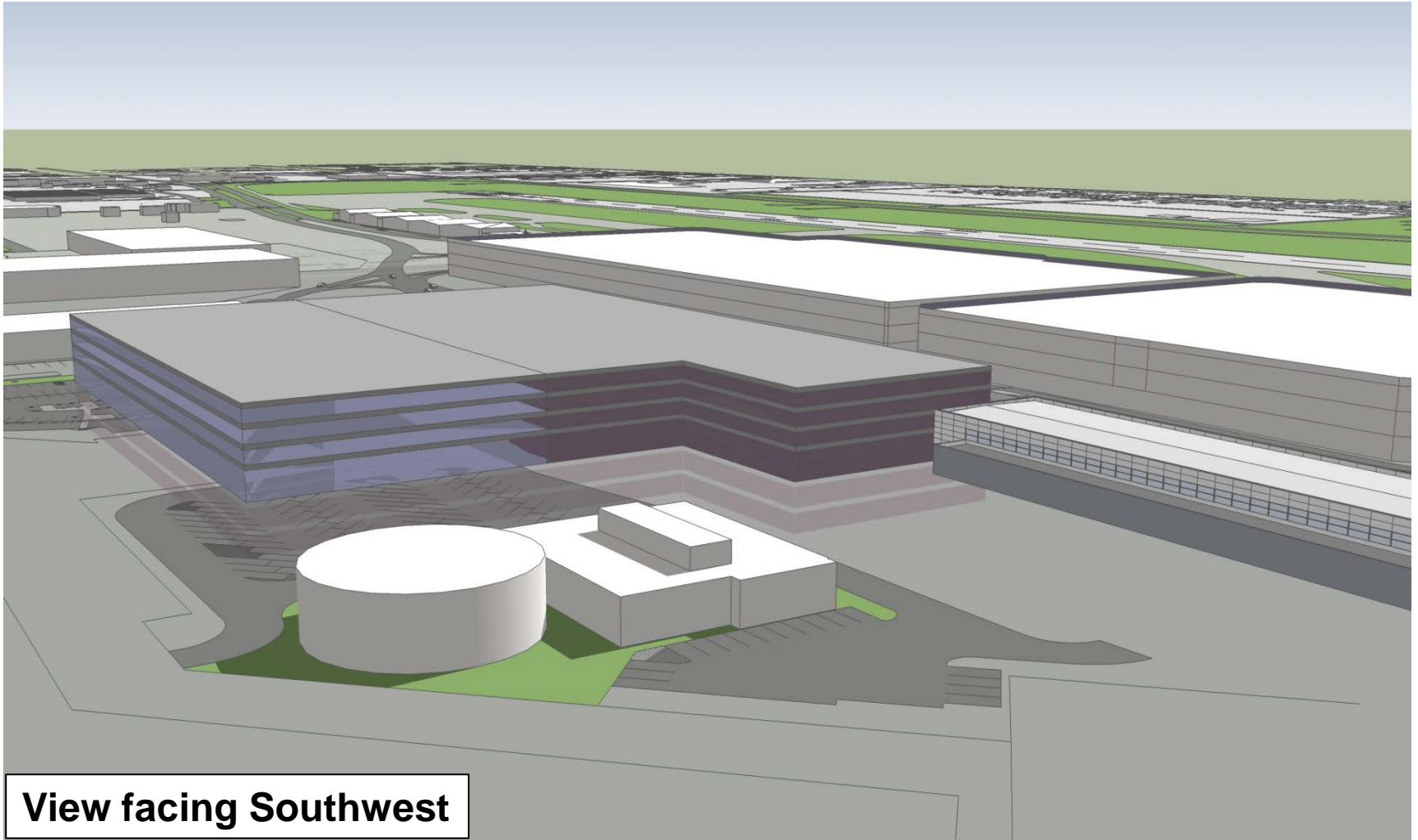
# FUTURE PARKING GARAGE CONCEPT



**View facing Southeast**



# FUTURE PARKING GARAGE CONCEPT



**View facing Southwest**

# PARKING GARAGE PROJECT DELIVERY – OPTION 1

## Traditional “Hard Bid”

- Design Procurement/Contracting: 6 Months
- Design: 12 Months
- Construction Procurement/Contracting: 6 Months
- Construction: 24 Months
- Total time: 4+ years

|                          | Year 1   |          |          |          | Year 2   |          |          |          | Year 3   |          |          |          | Year 4   |          |          |          |
|--------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
|                          | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. |
| Design Procurement       | █        | █        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |
| Design                   |          |          | █        | █        | █        | █        |          |          |          |          |          |          |          |          |          |          |
| Construction Procurement |          |          |          |          |          |          | █        | █        |          |          |          |          |          |          |          |          |
| Construction             |          |          |          |          |          |          |          |          | █        | █        | █        | █        | █        | █        | █        | █        |

# PARKING GARAGE PROJECT DELIVERY – OPTION 2

## “LFMP-2” Existing Design and General Contractors

- Design Procurement/Contracting: 1 Month
- Design: 10 - 12 Months
- Construction Procurement/Contracting: 1 Month (3 Different Times)
- Construction: 20 - 24 Months

|                          | Year 1   |          |          |          | Year 2   |          |          |          | Year 3   |          |          |          | Year 4   |          |          |          |
|--------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
|                          | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. | 1st Qtr. | 2nd Qtr. | 3rd Qtr. | 4th Qtr. |
| Design Procurement       | █        |          |          |          |          |          |          |          |          |          |          |          |          |          |          |          |
| Design                   | █        | █        | █        | █        |          |          |          |          |          |          |          |          |          |          |          |          |
| Construction Procurement |          | █        |          |          | █        |          |          |          |          |          |          |          |          |          |          |          |
| Construction             |          |          | █        | █        | █        | █        | █        | █        | █        | █        | █        |          |          |          |          |          |

# RECOMMENDATION:

## “LFMP-2”

### **Most efficient delivery method**

- Council-approved contracting mechanism is in place: LFMP
- LFMP was completed on-time and under budget
- Utilize existing LFMP contracts for Design/General Contractor
- Allows Design and Pre-construction to begin immediately
- Efficient use of existing Teams with knowledge and expertise to “hit the ground running”
- Economical: cost avoidance for mobilization and reduced schedule durations
- Can advance schedule 12-16 months by consolidating procurement

### **Construction will be bid upon completion of Design**

- Approximately 80% of total cost of project
- MWDBE opportunities

### **Ensures Parking will be available to meet future demand**

# “LFMP-2” LEGAL DOCUMENTS

## **Requires modifications / amendments to key documents**

- Program Development Agreement
- Use and Lease Agreement
- General Use Building Lease Modification

## **Coordinated by City of Dallas and Southwest Airlines Attorneys**

- “Mutually Negotiated Agreement”

## **Council authorization also needed to add Department of Aviation capital funds to Project**

# FUTURE PARKING GARAGE – NEXT STEPS

## **Immediately begin conceptual design**

- January 2015
- Program Definition Document: Determine parking requirements
- Identify phasing and additional parking availability
- Identify cost and schedule
- Enabling projects: Field surveys, utility relocations

## **Monitor monthly passenger enplanements and vehicular parking data**

- October 2014 – March 2015

## **Recommendation to Council**

- Spring 2015
- Garage size, cost and features

# PROPOSED SCHEDULE

## **City Council Approval to amend LFMP documents, leases, and authorize transfer of Aviation Capital Funds to Project**

- January 2015

## **Program Definition Document**

- January - March 2015

## **Concept Validation and City Briefings**

- March – April 2015

## **Schematic Design / Final Design**

- April - December 2015

## **City Council approval for Bond Sale**

- Spring/Summer 2015

## **Construction**

- Enabling projects begin: Summer 2015
- Completion: Summer/Fall 2017

# Memorandum



CITY OF DALLAS

DATE 5 December 2014

TO The Honorable Members of the Transportation and Trinity River Project Committee: Vonciel Jones Hill (Chair), Lee Kleinman (Vice Chair), Deputy Mayor Pro Tem Monica Alonzo, Mayor Pro Tem Tennell Atkins, Sandy Greyson, and Sheffie Kadane

SUBJECT D-Link Route Modification

The recent conversion of Houston Street from a one-way operation to a two-way operation has provided DART an opportunity to improve the D-Link (722) service. DART's proposed change would allow the D-Link to be relocated on Houston Street between Wood and Elm. This change would simplify the route and allow two-way service to Union Station and Dealey Plaza. Operationally, this change will improve schedule performance.

There are four existing stops that will be affected by this change and there will be minimal ridership impact.

Attached is a list of the affected stops and ridership numbers through October 2014. Please feel free to contact me if you need additional information.

*f* 

Theresa O'Donnell  
Chief Planning Officer

## Attachments

c: Honorable Mayor and Members of the City Council  
A.C. Gonzalez, City Manager  
Warren M.S. Ernst, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
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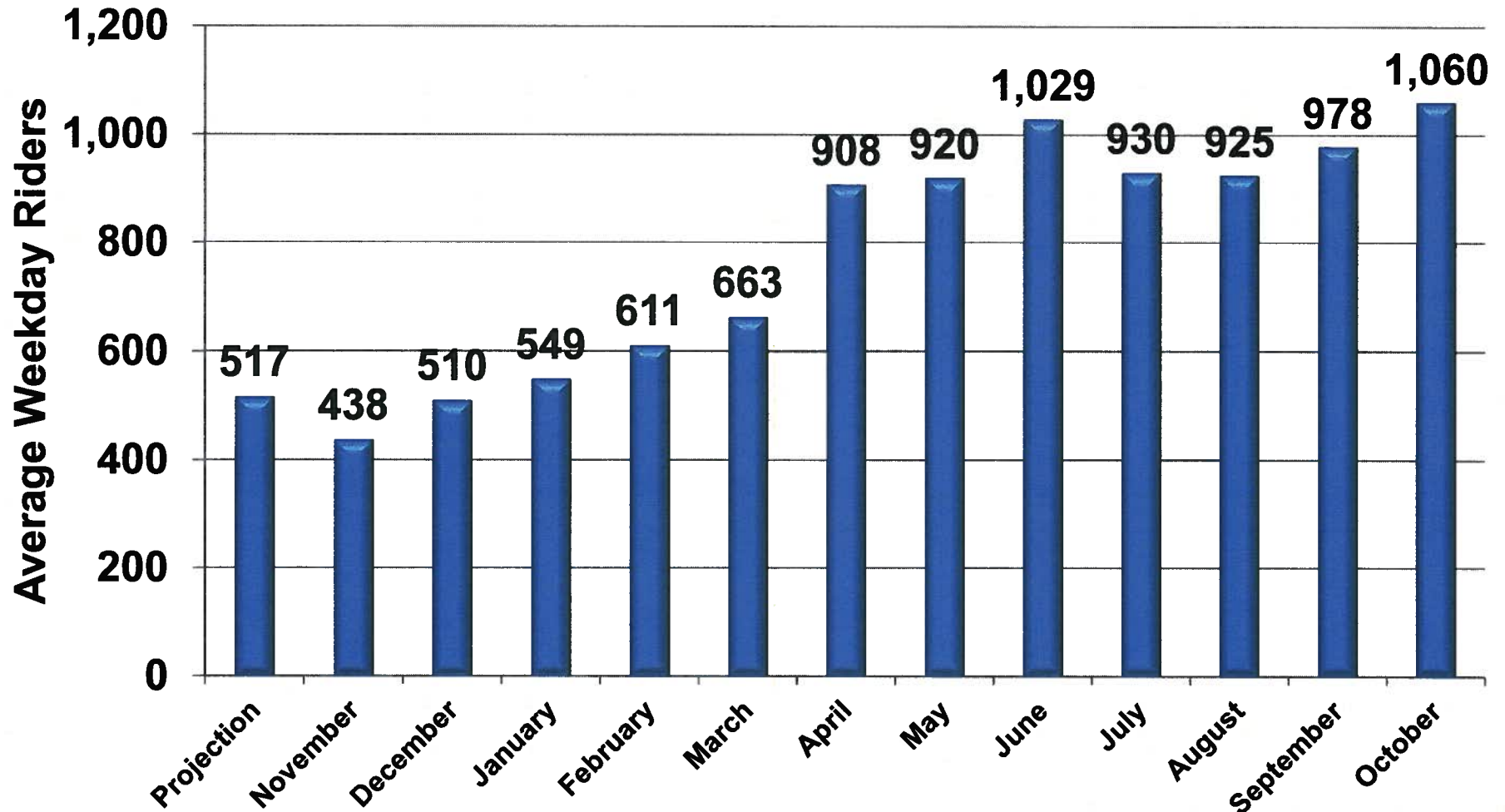
# Route 722 Relocation

## October 2014 APC Data

|                             | Weekday Boardings | Saturday Boardings |
|-----------------------------|-------------------|--------------------|
| <b>Lamar &amp; Commerce</b> | <b>0</b>          | <b>0</b>           |
| <b>Elm @ Austin</b>         | <b>7</b>          | <b>3</b>           |
| <b>Elm @ Market</b>         | <b>4</b>          | <b>4</b>           |
| <b>Elm @ Record</b>         | <b>0</b>          | <b>0</b>           |

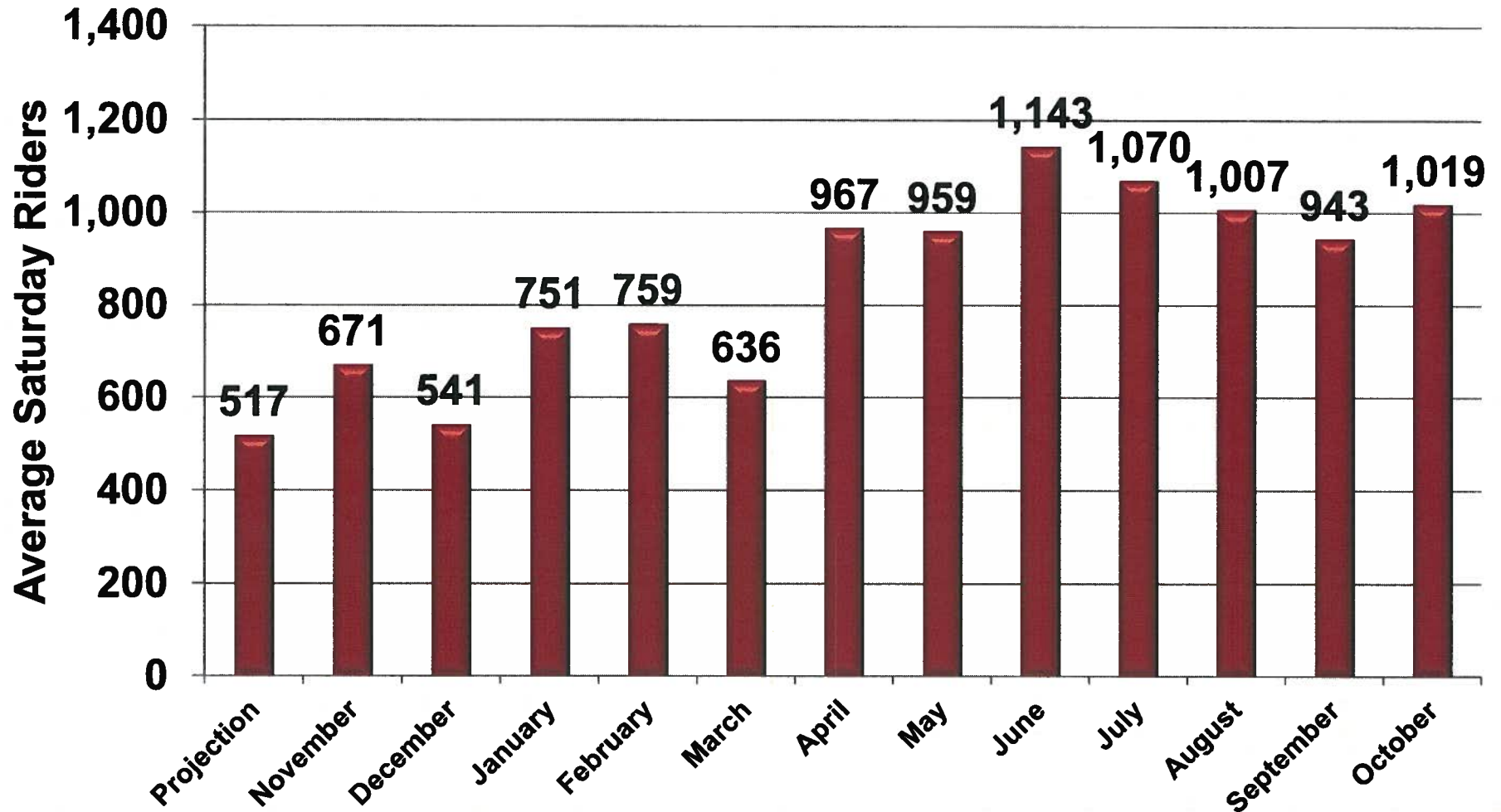
# 2014 Weekday D-Link Ridership Update

## *Automatic Passenger Count Data*



# 2014 Saturday D-Link Ridership Update

## *Automatic Passenger Count Data*



**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** December 10, 2014

**COUNCIL DISTRICT(S):** 7

**DEPARTMENT:** Trinity Watershed Management  
Public Works Department  
Park & Recreation

**CMO:** Jill A. Jordan, P.E., 670-5299  
Joey Zapata, 670-1204

**MAPSCO:** 57-U

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**SUBJECT**

Authorize an increase in the contract with Sedalco/Metalman Design/Build Corporation, A Joint Venture, for additional scope of work to include: parking and new entry gate for Big Spring, modification to the fire lane and other miscellaneous items at the Texas Horse Park located at 811 Pemberton Hill Road - Not to exceed \$90,251, from \$11,551,787 to \$11,642,038 - Financing: 1998 Bond Funds

**BACKGROUND**

The original contract was awarded to Sedalco/MetalMan Design/Build Corporation, A Joint Venture, by Resolution No. 13-0903 on May 22, 2013, for construction of the Texas Horse Park, in an amount not to exceed \$10,683,100.00.

Change Order No. 1, authorized by Administrative Action No. 13-1224 on August 23, 2013, for modification of the Equest Horse Barn and revisions of the design of the River Ranch Barn at the Texas Horse Park, at no additional cost, thereby the contract amount remains unchanged.

Change Order No. 2, authorized by Council Resolution No. 13-1772 on October 8, 2013, in an amount not to exceed \$581,700.00, increasing the contract from \$10,683,100.00 to \$11,264,800.00 for signage; fire suppression system, fire lines, fire alarm systems, and emergency lighting at the covered arenas; communications conduits; switchgear for kitchen equipment; and revised domestic water lines at the Texas Horse Park. Additionally, this action authorized receipt and deposit of funds in the amount of \$350,000.00 from Texas Horse Park Fund of the Dallas Foundation, and establishment of appropriations in the Texas Horse Park Fund of the Dallas Foundation Fund in the amount of \$350,000.00.

## **BACKGROUND (Continued)**

Change Order No. 3, authorized by Administrative Action No. 13-6874 on November 25, 2013, for additional days to the substantial completion date resulting from a delay obtaining the project permit for the Texas Horse Park, at no additional cost, thereby the contract amount remains unchanged.

Change Order No. 4, authorized by Administrative Action No. 13-6998 on December 20, 2013, for revisions to the electrical services from two transformers and installation of two meter base mounts for separate tenant power metering at the Texas Horse Park, in an amount not to exceed \$26,982, increasing the contract amount from \$11,264,800.00 to \$11,291,782.00.

Change Order No. 5, authorized by Administrative Action No. 14-5371 on February 13, 2013, for structural concrete foundation changes, increased sanitary sewer pipe size, adding electrical power disconnect and conduit for public art sculpture at the Texas Horse Park, in an amount not to exceed \$43,268.75, increasing the contract amount from \$11,291,782.00 to \$11,335,050.75.

Change Order No. 6, authorized by Administrative Action No. 14-0468 on April 29, 2014, for installation of primary feeder conduit, increased size of underground communication conduit, additional hose bibs, increase size of the River Ranch arena and revision of River Ranch Administration south elevation window size at the Texas Horse Park, in an amount not to exceed \$48,949.25, increasing the contract amount from \$11,335,050.75 to \$11,384,000.00.

Change Order No. 7, authorized by Administrative Action No. 14-1758 on June 13, 2014, for communications room and conduit revisions per AT&T; rip-rap; revise grading and other miscellaneous changes, in an amount not to exceed \$45,490.00, increasing the contract amount of \$11,384,000.00 to \$11,429,490.00.

Change Order No. 8, authorized by Administrative Action No. 14-1114 on July 11, 2014, for credit for decomposed granite at River Ranch Covered Arena and Equest Covered arena, credit for 1/4" gauge chain in lieu of swing gates, tree removal, revised site drainage grading, and other miscellaneous items at Texas Horse Park, in an amount not to exceed \$49,547.00, increasing the contract from \$11,429,490.00 to \$11,479,037.00.

Change Order No. 9, authorized by Administrative Action No. 14-1533 on September 18, 2014, for credit to install a yard hydrant, gas hot water heaters, gas service, demolition of existing well house and related concrete footings and slabs, modifications to unit heaters and light fixtures at the Texas Horse Park, in an amount not to exceed \$44,763.00, increasing the contract from \$11,479,037.00 to \$11,523,800.00.

**BACKGROUND (Continued)**

Change Order No. 10, authorized by Administrative Action No. 14-0967 on November 6, 2014, for installation drain sump, relocation of trash receptacles and hand dryers, installation of interlocking ramp, construction of a sprinkler-enclosure, modifications to millwork, removal of two private power poles and credit for manual lavatory faucets at the Texas Horse Park, in an amount not to exceed \$27,987.00, increasing the contract from \$11,523,800.00 to \$11,551,787.00.

This action would authorize Change Order No. 11 to the contract with Sedalco/MetalMan Design/Build Corporation, A Joint Venture, in an amount not to exceed \$90,251.00, increasing the contract from \$11,551,787.00 to \$11,642,038.00, for additional scope of work to include: parking and new entry gate for Big Spring, modification to the fire lane and other miscellaneous items at the Texas Horse Park.

**ESTIMATED SCHEDULE OF PROJECT**

|                       |               |
|-----------------------|---------------|
| Began Construction    | June 2013     |
| Complete Construction | November 2014 |

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

The Park and Recreation Board authorized the advertisement for a Request for Competitive Sealed Proposals on March 7, 2013.

The Park and Recreation Board authorized award of the contract on May 16, 2013.

The City Council authorized award of the contract on May 22, 2013, by Resolution No. 13-0903.

The City Council authorized Change Order No. 2 on October 8, 2013, by Resolution No. 13-1772.

**FISCAL INFORMATION**

1998 Bond Funds - \$90,251.00

|                                   |                    |
|-----------------------------------|--------------------|
| Construction Contract             | \$10,683,100.00    |
| Change Order No. 1                | \$0.00             |
| Change Order No. 2                | \$581,700.00       |
| Change Order No. 3                | \$0.00             |
| Change Order No. 4                | \$26,982.00        |
| Change Order No. 5                | \$43,268.75        |
| Change Order No. 6                | \$48,949.25        |
| Change Order No. 7                | \$45,490.00        |
| Change Order No. 8                | \$49,547.00        |
| Change Order No. 9                | \$44,763.00        |
| Change Order No. 10               | \$27,987.00        |
| Change Order No. 11 (this action) | <u>\$90,251.00</u> |
| Total                             | \$11,642,038.00    |

**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION**

**Sedalco/MetalMan Design/Build Corporation, A Joint Venture**

|               |    |                 |   |
|---------------|----|-----------------|---|
| White Male    | 27 | White Female    | 6 |
| Black Male    | 0  | Black Female    | 0 |
| Hispanic Male | 2  | Hispanic Female | 1 |
| Other Male    | 0  | Other Female    | 0 |

**OWNERS**

**Sedalco/MetalMan Design/Build Corporation, A Joint Venture**

**Sedalco, LP**

Tom Krader, President

**MetalMan Design/Build Corporation**

Tamara S. Crooks, President/Secretary/Treasurer

J. V. McLure, Vice President

Frank Argumaniz, Vice President

**MAP**

Attached





**Texas Horse Park  
(811 Pemberton Hill Rd)**

MapSCO  
57 U

District  
7

November 6, 2014



## **BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY**

**PROJECT:** Authorize an increase in the contract with Sedalco/Metalman Design/Build Corporation, A Joint Venture, for additional scope of work to include: parking and new entry gate for Big Spring, modification to the fire lane and other miscellaneous items at the Texas Horse Park located at 811 Pemberton Hill Road - Not to exceed \$90,251, from \$11,551,787 to \$11,642,038 - Financing: 1998 Bond Funds

Sedalco/Metalman Design/Build Corporation, A Joint Venture, 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 - THIS ACTION ONLY**

|                          | <u>Amount</u>      | <u>Percent</u> |
|--------------------------|--------------------|----------------|
| Local contracts          | \$66,662.00        | 73.86%         |
| Non-local contracts      | \$23,589.00        | 26.14%         |
| <b>TOTAL THIS ACTION</b> | <b>\$90,251.00</b> | <b>100.00%</b> |

### **LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION**

#### **Local Contractors / Sub-Contractors**

| <u>Local</u>                      | <u>Certification</u> | <u>Amount</u>      | <u>Percent</u> |
|-----------------------------------|----------------------|--------------------|----------------|
| Signature Contracting/SCS Fencing | WFDB60982Y0315       | \$34,600.00        | 51.90%         |
| <b>Total Minority - Local</b>     |                      | <b>\$34,600.00</b> | <b>51.90%</b>  |

#### **Non-Local Contractors / Sub-Contractors**

| <u>Non-local</u>                  | <u>Certification</u> | <u>Amount</u>      | <u>Percent</u> |
|-----------------------------------|----------------------|--------------------|----------------|
| Miller Sierra Contractors, Inc.   | HMMB5859N0914        | \$8,665.00         | 36.73%         |
| Metal/Man Design Build Corp.      | PFDB62020Y0515       | \$3,494.00         | 14.81%         |
| Madden Electric                   | WFWB61008N0315       | \$5,395.00         | 22.87%         |
| <b>Total Minority - Non-local</b> |                      | <b>\$17,554.00</b> | <b>74.42%</b>  |

**TOTAL M/WBE PARTICIPATION**

|                   | <b>This Action</b>   |                       | <b>Participation to Date</b> |                       |
|-------------------|----------------------|-----------------------|------------------------------|-----------------------|
|                   | <b><u>Amount</u></b> | <b><u>Percent</u></b> | <b><u>Amount</u></b>         | <b><u>Percent</u></b> |
| African American  | \$0.00               | 0.00%                 | \$607,833.00                 | 5.22%                 |
| Hispanic American | \$8,665.00           | 9.60%                 | \$1,825,726.00               | 15.68%                |
| Asian American    | \$3,494.00           | 3.87%                 | \$944,674.00                 | 8.11%                 |
| Native American   | \$0.00               | 0.00%                 | \$0.00                       | 0.00%                 |
| WBE               | \$39,995.00          | 44.32%                | \$1,755,816.00               | 15.08%                |
| Total             | \$52,154.00          | 57.79%                | \$5,134,049.00               | 44.10%                |

December 10, 2014

**WHEREAS**, on May 22, 2013, by Resolution No. 13-0903, Sedalco/MetalMan Design/Build Corporation, A Joint Venture was awarded a contract for construction of the Texas Horse Park located at 811 Pemberton Hill Road, in an amount not to exceed \$10,683,100.00;

**WHEREAS**, on August 23, 2013, Administrative Action No. 13-1224 authorized Change Order No. 1 for modification of the Equest Horse Barn and revisions of the design of the River Ranch Barn at the Texas Horse Park, at no additional cost, thereby the contract amount remains unchanged; and

**WHEREAS**, on October 8, 2013, Resolution No. 13-1772 authorized Change Order No. 2 for signage; fire suppression system, fire lines, fire alarm systems, and emergency lighting at the covered arenas; communications conduits; switchgear for kitchen equipment; and revised domestic water lines at the Texas Horse Park, in an amount not to exceed \$581,700.00, increasing the contract from \$10,683,100.00 to \$11,264,800.00. Additionally, this action authorized receipt and deposit of funds in the amount of \$350,000.00 from Texas Horse Park Fund of the Dallas Foundation, and establishment of appropriations in the Texas Horse Park Fund of the Dallas Foundation Fund in the amount of \$350,000.00.

**WHEREAS**, on November 25, 2013, Administrative Action No. 13-6874 authorized Change Order No. 3 for additional days to the substantial completion date resulting from a delay obtaining the project permit for the Texas Horse Park, at no additional cost, thereby the contract amount remains unchanged; and

**WHEREAS**, on December 20, 2013, Administrative Action No. 13-6998 authorized Change Order No. 4 for revisions to the electrical services from two transformers and installation of two meter base mounts for separate tenant power metering at the Texas Horse Park, in an amount not to exceed \$26,982, increasing the contract amount from \$11,264,800.00 to \$11,291,782.00; and

**WHEREAS**, on February 13, 2013, Administrative Action No. 14-5371 authorized Change Order No. 5 for structural concrete foundation changes, increased sanitary sewer pipe size, adding electrical power disconnect and conduit for public art sculpture at the Texas Horse Park, in an amount not to exceed \$43,268.75, increasing the contract amount from \$11,291,782.00 to \$11,335,050.75; and

**WHEREAS**, on April 29, 2014, Administrative Action No. 14-0468 authorized Change Order No. 6 for installation of primary feeder conduit, increased size of underground communication conduit, additional hose bibs, increase size of the River Ranch arena and revision of River Ranch Administration south elevation window size at the Texas Horse Park, in an amount not to exceed \$48,949.25, increasing the contract amount from \$11,335,050.75 to \$11,384,000.00; and

December 10, 2014

**WHEREAS**, on June 13, 2014, Administrative Action No. 14-1758 authorized Change Order No. 7 for communications room and conduit revisions per AT&T; rip-rap; revise grading and other miscellaneous changes, in an amount not to exceed \$45,490.00, increasing the contract amount of \$11,384,000.00 to \$11,429,490.00; and

**WHEREAS**, on July 11, 2014, Administrative Action No. 14-1114 authorized Change Order No. 8 for credit for decomposed granite at River Ranch Covered Arena and Equest Covered arena, credit for 1/4" gauge chain in lieu of swing gates, tree removal, revised site drainage grading, and other miscellaneous items at Texas Horse Park, in an amount not to exceed \$49,547.00, increasing the contract from \$11,429,490.00 to \$11,479,037.00; and

**WHEREAS**, on September 18, 2014, Administrative Action No. 14-1533 authorized Change Order No. 9 for credit to install a yard hydrant, gas hot water heaters, gas service, demolition of existing well house and related concrete footings and slabs, modifications to unit heaters and light fixtures at the Texas Horse Park, in an amount not to exceed \$44,763.00, increasing the contract from \$11,479,037.00 to \$11,523,800.00; and

**WHEREAS**, on November 6, 2014, Administrative Action No. 14-0967 authorized Change Order No. 10 for installation drain sump, relocation of trash receptacles and hand dryers, installation of interlocking ramp, construction of a sprinkler-enclosure, modifications to millwork, removal of two private power poles and credit for manual lavatory faucets at the Texas Horse Park, in an amount not to exceed \$27,987.00, increasing the contract from \$11,523,800.00 to \$11,551,787.00; and

**WHEREAS**, this action would authorize Change Order No. 11 to the contract with Sedalco/MetalMan Design/Build Corporation, A Joint Venture, in an amount not to exceed \$90,251.00, increasing the contract from \$11,551,787.00 to \$11,642,038.00, for additional scope of work to include: parking and a new entry gate for Big Spring, modification to the fire lane and other miscellaneous items at the Texas Horse Park.

**Now, Therefore,**

**BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Manager is hereby authorized to execute Change Order No. 11 to the contract with Sedalco/Metalman Design/Build Corporation, A Joint Venture for additional scope of work to include: parking and a new entry gate for Big Spring, modification to the fire lane and other miscellaneous items at the Texas Horse Park, in an amount not to exceed \$90,251.00, increasing the contract from \$11,551,787.00 to \$11,642,038.00.

December 10, 2014

**SECTION 2.** That the City Controller is hereby authorized to pay the amount of \$90,251.00 to Sedalco/Metalman Design/Build Corporation, A Joint Venture, as follows:

1998 Bond Funds

Fund 5P14, Department PBW, Unit N966, Object 4599

Activity TRPP, Program PK06T291, CT-PKR13019386

Vendor #VS0000037697, in an amount not to exceed

\$90,251.00

**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.