

**MAY 25, 2016 CITY COUNCIL ADDENDUM  
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated May 25, 2016. 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



Date



Jeanne Chipperfield  
Chief Financial Officer



Date



RECEIVED

2016 MAY 20 PM 4: 27

CITY SECRETARY  
DALLAS, TEXAS

ADDENDUM  
CITY COUNCIL MEETING  
WEDNESDAY, MAY 25, 2016  
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 - 37

**CONSENT ADDENDUM**

Items 1 - 6

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:15 a.m.

Items 38 - 58  
Addendum Items 7 - 8

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 59 - 74

# SUPPLEMENTAL NOTICE

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

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

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

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

**ADDENDUM  
CITY COUNCIL MEETING  
MAY 25, 2016  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A. M.**

ADDITIONS:

Closed Session

Personnel (Sec. 551.074 T.O.M.A.)

- Discussion on the status of the hiring and selection of a candidate for the position of city attorney.

CONSENT ADDENDUM

**Business Development & Procurement Services**

1. Authorize **(1)** a five-year service contract, with a one-year renewal option, for parking services: Citations Management; Parking Management Services; Parking Meter Maintenance; Parking Meter Collections, Reconciliation, and Counting Services; Parking Lot Maintenance; Mobile Applications - Payments and Mobile Applications - Mapping - SP Plus Corporation in the amount of \$6,609,012, Xerox State and Local Solutions, Inc. in the amount of \$5,479,200, Ace Parking III, LLC in the amount of \$4,287,027 and ParkMe, Inc. in the amount of \$560,700, most advantageous proposers of eighteen; and **(2)** an increase in appropriations in the amount of \$812,607, from \$451,882,305 to \$452,694,912 in the Dallas Police Department budget - Total not to exceed \$16,935,939 - Financing: Current Funds (subject to annual appropriations)
2. Authorize a five-year service contract, with three one-year renewal options, for desktop support services - ARC Government Solutions, Inc. f/k/a Austin Ribbon & Computer Supplies, Inc., most advantageous proposer of nine - Not to exceed \$13,728,368 - Financing: Current Funds (subject to annual appropriations)

**Public Works Department**

3. Authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. for the engineering design of complete street improvements for Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south - Not to exceed \$279,653 from \$38,573 to \$318,226 - Financing: 2012 Bond Funds (\$262,754) and Water Utilities Capital Construction Funds (\$16,899)

**ADDENDUM  
CITY COUNCIL MEETING  
MAY 25, 2016**

ADDITIONS: (Continued)

CONSENT ADDENDUM (Continued)

**Sustainable Development and Construction**

4. Authorize a ten-year lease agreement, with two five-year renewal options with Farmers Assisting Returning Military, a Texas 501(c)(3) non-profit corporation, for approximately 89,445 square feet of land located at 606 and 700 South Good Latimer Expressway to be used as an urban farm for the period June 1, 2016 through May 31, 2026 - Revenue: \$272,172

**Trinity Watershed Management**

5. Authorize **(1)** the First Amendment to the existing 40-year lease agreement between the City and The Company of Trinity Forest Golfers, Inc., a nonprofit corporation, to permit the location and expansion of the 1,500 square feet teaching academy to a larger shared-space with the Southern Methodist University (SMU) facility and modify SMU-related terms to facilitate such shared facilities; and **(2)** the City Manager to enter into a Revised and Restated Easement and Use Agreement involving SMU conforming with the First Amendment - Financing: No cost consideration to the City
6. Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Johnny Uribe or, if deceased, his unknown heirs, et al., Cause No. CC-15-04307-E, pending in Dallas County Court at Law No. 5, to acquire a subsurface easement under approximately 4,945 square feet of land, located on Apple Street near its intersection with Bryan Street for the Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$22,500 (\$20,000 being the amount of the award, plus closing costs and title expenses not to exceed \$2,500); an increase of \$1,704 from the amount Council originally authorized for this acquisition - Financing: 2006 Bond Funds

ITEMS FOR INDIVIDUAL CONSIDERATION

**City Secretary's Office**

7. A resolution designating absences by Councilmember Philip T. Kingston as being for "Official City Business" - Financing: No cost consideration to the City

**ADDENDUM  
CITY COUNCIL MEETING  
MAY 25, 2016**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION (Continued)

ITEMS FOR FURTHER CONSIDERATION

**Business Development & Procurement Services**

8. Authorize a three-year service contract for graphic design services - El Creative, Inc., most advantageous proposer of ten - Not to exceed \$550,105 - Financing: Current Funds (\$535,880), Stormwater Drainage Management Current Funds (\$9,740) and Aviation Current Funds (\$4,485) (subject to annual appropriations)

CORRECTIONS:

**Housing/Community Services**

11. Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Cooper ~~Homes~~ Contractors, Inc. for the construction of affordable houses; **(2)** the sale of 17 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Cooper ~~Homes~~ Contractors, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 17 properties that may have been filed by the City - Financing: No cost consideration to the City

**Public Works Department**

**Second Avenue Bridge over White Rock Creek**

**Note:** Item Nos. 19 and 20 must be considered collectively.

19. \* Authorize a waiver agreement with the Texas Department of Transportation for the local match fund participation requirement on the northbound Second Avenue Bridge over White Rock Creek as an approved project for the Federal Off-System Bridge Program - Financing: ~~No cost consideration to the City~~ This action has no cost consideration to the City (See Fiscal Information for future potential cost)
20. \* Authorize a Local Project Advanced Funding Agreement with the Texas Department of Transportation for the replacement or rehabilitation of the northbound Second Avenue Bridge over White Rock Creek as an approved project for the Federal Off-System Bridge Program - Financing: ~~No cost consideration to the City~~ This action has no cost consideration to the City (See Fiscal Information for future potential cost)





**ADDENDUM DATE May 25, 2016**

ITEM	IND								
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE	DESCRIPTION
1			All	C	PBD, POL	\$16,935,938.44	61.85%	21.85%	Authorize (1) a five-year service contract, with a one-year renewal option, for parking services: Citations Management; Parking Management Services; Parking Meter Maintenance; Parking Meter Collections, Reconciliation, and Counting Services; Parking Lot Maintenance; Mobile Applications - Payments and Mobile Applications - Mapping - SP Plus Corporation in the amount of \$6,609,012, Xerox State and Local Solutions, Inc. in the amount of \$5,479,200, Ace Parking III, LLC in the amount of \$4,287,027 and ParkMe, Inc. in the amount of \$560,700, most advantageous proposers of eighteen; and (2) an increase in appropriations in the amount of \$812,607, from \$451,882,305 to \$452,694,912 in the Dallas Police Department budget - Total not to exceed \$16,935,939 - Financing: Current Funds (subject to annual appropriations)
2			N/A	C	PBD, CIS	\$13,728,368.00	0.00%	100.00%	Authorize a five-year service contract, with three one-year renewal options, for desktop support services - ARC Government Solutions, Inc. f/k/a Austin Ribbon & Computer Supplies, Inc., most advantageous proposer of nine - Not to exceed \$13,728,368 - Financing: Current Funds (subject to annual appropriations)
3			9	C	PBW, WTR	\$279,652.63	98.19%	28.55%	Authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. for the engineering design of complete street improvements for Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south - Not to exceed \$279,653 from \$38,573 to \$318,226 - Financing: 2012 Bond Funds (\$262,754) and Water Utilities Capital Construction Funds (\$16,899)
4			2	C	DEV	REV \$272,172	NA	NA	Authorize a ten-year lease agreement, with two five-year renewal options with Farmers Assisting Returning Military, a Texas 501(c)(3) non-profit corporation, for approximately 89,445 square feet of land located at 606 and 700 South Good Latimer Expressway to be used as an urban farm for the period June 1, 2016 through May 31, 2026 - Revenue: \$272,172
5			5	C	TWM	NC	NA	NA	Authorize (1) the First Amendment to the existing 40-year lease agreement between the City and The Company of Trinity Forest Golfers, Inc., a nonprofit corporation, to permit the location and expansion of the 1,500 square feet teaching academy to a larger shared-space with the Southern Methodist University (SMU) facility and modify SMU-related terms to facilitate such shared facilities; and (2) the City Manager to enter into a Revised and Restated Easement and Use Agreement involving SMU conforming with the First Amendment - Financing: No cost consideration to the City
6			14	C	TWM, ATT	\$22,500.00	NA	NA	Authorize the (1) deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Johnny Uribe or, if deceased, his unknown heirs, et al., Cause No. CC-15-04307-E, pending in Dallas County Court at Law No. 5, to acquire a subsurface easement under approximately 4,945 square feet of land, located on Apple Street near its intersection with Bryan Street for the Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project; and (2) settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$22,500 (\$20,000 being the amount of the award, plus closing costs and title expenses not to exceed \$2,500); an increase of \$1,704 from the amount Council originally authorized for this acquisition - Financing: 2006 Bond Funds
7			N/A	I	SEC	NC	NA	NA	A resolution designating absences by Councilmember Philip T. Kingston as being for "Official City Business" - Financing: No cost consideration to the City
8			All	I	PBD, OPI, AVI, CCS, CDS, FIR, PKR, POL, STS, TWM	\$550,105.00	90.00%	100.00%	Authorize a three-year service contract for graphic design services - El Creative, Inc., most advantageous proposer of ten - Not to exceed \$550,105 - Financing: Current Funds (\$535,880), Stormwater Drainage Management Current Funds (\$9,740) and Aviation Current Funds (\$4,485) (subject to annual appropriations)

**TOTAL \$31,516,564.07**



**ADDENDUM ITEM # 1**

**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** May 25, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Business Development & Procurement Services  
Police

**CMO:** Jeanne Chipperfield, 670-7804  
Eric Campbell, 670-3255

**MAPSCO:** N/A

---

**SUBJECT**

Authorize **(1)** a five-year service contract, with a one-year renewal option, for parking services: Citations Management; Parking Management Services; Parking Meter Maintenance; Parking Meter Collections, Reconciliation, and Counting Services; Parking Lot Maintenance; Mobile Applications - Payments and Mobile Applications - Mapping - SP Plus Corporation in the amount of \$6,609,012, Xerox State and Local Solutions, Inc. in the amount of \$5,479,200, Ace Parking III, LLC in the amount of \$4,287,027 and ParkMe, Inc. in the amount of \$560,700, most advantageous proposers of eighteen; and **(2)** an increase in appropriations in the amount of \$812,607, from \$451,882,305 to \$452,694,912 in the Dallas Police Department budget - Total not to exceed \$16,935,939 - Financing: Current Funds (subject to annual appropriations)

**BACKGROUND**

This item is on the addendum to allow for adequate time to transition parking services providers without interruption to revenue collections, system maintenance and customer service.

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

These service contracts will provide for the management and operation of the City's metered parking assets and provide for ticket processing and collection services.

The City's parking services is responsible for the management of over \$8,000,000 in payments; the operation of over 4,000 metered parking spaces; processing of parking citations; and other parking related services. In preparation for the expiration of the existing turnkey parking services contract with Xerox State and Local Solutions, Inc. in August 2016, staff hired a consultant in December 2014 to develop specifications for the release of the City's Parking Services Request for Competitive Sealed Proposal (RFCSP).

## **BACKGROUND (Continued)**

A component based Parking Services RFCSP was released in August 2015. The RFCSP allowed vendors to submit proposals for all (8) components or any single component.

The awarded citations management vendor will process citations and send notices of violation and collect payments up to ninety days after the violation. They will also be responsible for maintaining a citations database and providing support to parking enforcement and adjudication.

The awarded parking management services vendor will provide integration support, manage a payment center at the Oak Cliff Municipal Center, provide reconciliation and monitoring of all aspects of parking services and provide best practices and performance consultation.

The awarded parking meter maintenance vendor will provide preventative and routine maintenance on all of the City's single and multi-space meters.

The awarded parking meter collections, reconciliation, and counting services vendor will collect all monies from single and multi-space meters including coin, cash and credit card payments. The vendor will also be responsible for the counting and reconciling of all revenue including the deposit and payment to the City.

The awarded parking lot maintenance vendor will be responsible for the preventative and routine maintenance including striping, litter control and landscaping.

The awarded mobile applications-payments vendor will provide a service to allow the payment of parking meters by mobile phone via application, interactive voice response (IVR) or website. Vendor will be responsible for the reconciliation and payment of revenue to the City.

The awarded mobile applications-mapping vendor will provide a service that displays the location, rates and effective hours of parking meters and lots via a mobile phone application or website. Services will also include a link to the mobile applications payment service and the City's car-share service.

The above represents the award of seven out of eight components of the City's parking system. The eighth component, delinquent collections, will be recommended on future Council agenda.

General performance standards and specific service level agreements (SLA's) for the (8) components were included in the parking services contracts. These will provide a formal and comprehensive method to monitor the Parking Services contracts. Each SLA will define the expected level of service, the service level measurement, the reporting requirements and the resolution of performance issues.

**BACKGROUND (Continued)**

With the approval of these contracts, an increase in appropriations is needed so that payment for services can be expensed to the vendor(s) for the remainder of the fiscal year. In the past, vendor payments were retained by the contractor by deducting these amounts directly from gross revenues forwarded to City. The City would receive net revenue without a customary invoice for subsequent payment by City. Now the City will receive gross revenues and the vendor will invoice and request payment from the City on a monthly basis for services rendered. The City will recognize additional revenue (gross vs. net) and also record expenses for the services rendered under these contracts. The parking program will transition from the receipt of net revenue to the receipt of gross revenue generated from parking program related activities. The City anticipates approximately \$10 million in gross revenue on an annual basis. Historically the parking program received approximately \$7 million in net revenue on an annual basis.

A turnkey option was available for components (1-5), as listed below, where vendors could offer lower pricing due to economies of scale.

Parking Service Components

1. Citations Management
2. Parking Management Services
3. Parking Meter Maintenance
4. Parking Meter Collections, Reconciliation, and Counting Services
5. Parking Lot Maintenance
6. Delinquent Collections
7. Mobile Applications - Payments
8. Mobile Applications - Mapping

An eight member committee from the following departments reviewed and evaluated the proposals:

- Police (1)
- Office of Financial Services (1)
- Office of Economic Development (1)
- Communication and Information Services (1)
- Planning and Urban Design (1)
- Street Services (1)
- Business Development and Procurement Services (2)\*

\*Business Development and Procurement Services only evaluated the Business Inclusion and Development Plan and cost.

## **BACKGROUND (Continued)**

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

- Approach to services 30 Points
- Cost 30 Points
- Value added services 20 Points
- Business Inclusion and Development Plan 15 Points
- Qualifications and experience 5 Points

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 946 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council - Southwest, to ensure maximum vendor outreach.

The recommended vendors meet the wage floor rate of \$10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

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

On April 27, 2005, City Council authorized a sixty-month professional services contract, with one sixty-month renewal option, for meter operation and parking management information system by Resolution No. 05-1331.

On April 26, 2006, City Council authorized Supplemental Agreement No. 1 to the professional services contract with ACS State and Local Solutions, Inc., for the provision of license recognition equipment and maintenance, staff and equipment for an auto pound payment station, and reimbursement to the City for two Boot Officers by Resolution No. 06-1220.

On May 12, 2010, City Council authorized the renewal option to the contract with ACS State and Local Solutions, Inc. for a five-year period for services related to meter operations and a parking management information system for the period June 1, 2010 through May 31, 2015, by Resolution No. 10-1257.

On September 26, 2012, City Council authorized to amend the contract with ACS State and Local Solutions, Inc., to provide for pay-by-phone or wireless application services for all metered parking spaces in the City by Resolution No. 12-2426.

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

On March 25, 2015, City Council authorized Supplemental Agreement No. 7, to exercise the option of a one-year renewal to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) for services related to meter operations and a parking management information system for the period May 2, 2015 through May 1, 2016, by Resolution No. 15-0549.

On April 27, 2016, City Council authorized Supplemental Agreement No. 8 to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) to extend the contract term from May 2, 2016 through August 2, 2016 for services related to meter operations and a parking management information system by Resolution No. 16-0689.

Information about this item will be briefed by memorandum to the Public Safety Committee on May 23, 2016.

**FISCAL INFORMATION**

\$16,935,938.44 - Current Funds (subject to annual appropriations)

**M/WBE INFORMATION**

199 - Vendors contacted  
199 - No response  
    0 - Response (Bid)  
    0 - Response (No Bid)  
    0 - Successful

946 M/WBE and Non-M/WBE vendors were contacted

The recommended awardees have fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

## **ETHNIC COMPOSITION**

### **SP Plus Corporation**

White Male	4,316	White Female	1,787
Black Male	5,839	Black Female	3,275
Hispanic Male	4,090	Hispanic Female	1,414
Other Male	1,481	Other Female	556

### **Xerox State and Local Solutions, Inc.**

White Male	940	White Female	901
Black Male	279	Black Female	759
Hispanic Male	269	Hispanic Female	684
Other Male	237	Other Female	204

### **Ace Parking III, LLC**

White Male	23	White Female	8
Black Male	57	Black Female	40
Hispanic Male	21	Hispanic Female	4
Other Male	3	Other Female	1

### **ParkMe, Inc.**

White Male	10	White Female	2
Black Male	0	Black Female	0
Hispanic Male	1	Hispanic Female	1
Other Male	3	Other Female	0

## **PROPOSAL INFORMATION**

The following proposals were received for solicitation number BKZ1521A and opened on October 30, 2015. This service contract is being awarded to the most advantageous proposers by group. Information related to this solicitation is available upon request.

\*Denotes successful proposers

### **Proposers**

### **Address**

### **Amount**

*SP Plus Corporation	1700 Pacific Ave. Suite 1840 Dallas, TX 75201	Multiple Groups
----------------------	---	-----------------



## **PROPOSAL INFORMATION (Continued)**

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Amount</u></b>
*Xerox State and Local Solutions, Inc.	1860 Willow Oaks Corporate Dr. Fairfax, VA 22031	Multiple Groups
*Ace Parking III, LLC	645 Ash St. San Diego, CA 92101	Multiple Groups
*ParkMe, Inc.	1411 5th St. Suite 402 Santa Monica, CA 90401	Multiple Groups
Nleader, LLC	3606 E. Jeffaline Ln. Dallas, TX 75233	Multiple Groups
Complus Data Innovations, Inc.	560 White Plains Rd. Tarrytown, NY 10591	Multiple Groups
Data Ticket, Inc.	4600 Campus Dr. Suite 200 Newport Beach, CA 92660	Multiple Groups
Delaware US, LLC	2525 Ponce De Leon Blvd. Suite 300 Coral Gables, FL 33134	Multiple Groups
Professional Account Management, LLC	633 W. Wisconsin Ave. Suite 1600 Milwaukee, WI 53203	Multiple Groups
EYSA USA, LLC	7480 Bird Rd. Suite 540 Miami, FL 33155	Multiple Groups
Inet, Inc.	P.O. Box 60309 San Diego, CA 92106	Multiple Groups
LAZ Parking Texas, LLC	325 N. St. Paul St. Suite 1390 Dallas, TX 75201	Multiple Groups

**PROPOSAL INFORMATION (Continued)**

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Amount</u></b>
Linebarger Goggan Blair & Sampson, LLP	2777 N. Stemmons Frwy. Suite 1000 Dallas, TX 75207	Multiple Groups
Mobile Now, LLC	2275 Research Blvd. Suite 500 Rockville, MD 20850	Multiple Groups
Pango USA, LLC	79 Madison Ave. Suite 507 New York, NY 10017	Multiple Groups
Parkmobile, LLC	1100 Spring St., NW Suite 200 Atlanta, GA 30309	Multiple Groups
PaybyPhone Technologies, Inc.	403-1168 Hamilton St. Vancouver, BC V6B 2S2	Multiple Groups
T2 Systems, Inc.	8900 Keystone Crossing Suite 700 Indianapolis, IN 46240	Multiple Groups

**OWNERS**

**SP Plus Corporation**

Marc Baumann, President  
Robert Sacks, Secretary

**Xerox State and Local Solutions, Inc.**

David A. Amoriell, President  
Michael M. Davis, Vice President

**Ace Parking III, LLC**

Steve Burton, President  
Keith Jones, Secretary

**OWNERS (Continued)**

**ParkMe, Inc.**

Sam Friedman, President

Alexander Israel, Vice President

## BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

**PROJECT:** Authorize **(1)** a five-year service contract, with a one-year renewal option, for parking services: Citations Management; Parking Management Services; Parking Meter Maintenance; Parking Meter Collections, Reconciliation, and Counting Services; Parking Lot Maintenance; Mobile Applications - Payments and Mobile Applications - Mapping - SP Plus Corporation in the amount of \$6,609,012, Xerox State and Local Solutions, Inc. in the amount of \$5,479,200, Ace Parking III, LLC in the amount of \$4,287,027 and ParkMe, Inc. in the amount of \$560,700, most advantageous proposers of eighteen; and **(2)** an increase in appropriations in the amount of \$812,607, from \$451,882,305 to \$452,694,912 in the Dallas Police Department budget - Total not to exceed \$16,935,939 - Financing: Current Funds (subject to annual appropriations)

SP Plus Corporation and Ace Parking III, LLC are local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use the following sub-contractors. Xerox State and Local Solutions, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors. ParkMe, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

**PROJECT CATEGORY:** Other Services

---

### LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$10,474,093.72	61.85%
Total non-local contracts	\$6,461,844.72	38.15%
<b>TOTAL CONTRACT</b>	<b>\$16,935,938.44</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION

#### Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Caldwell Industries	BMMB72006N0516	\$821,756.75	7.85%
Wai-Wize	BMDM23528Y0317	\$375,000.00	3.58%
Pinnacle Technical Resources	HFMD09522N0417	\$776,000.00	7.41%
<b>Total Minority - Local</b>		<b>\$1,972,756.75</b>	<b>18.83%</b>

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

<b><u>Non-local</u></b>	<b><u>Certification</u></b>	<b><u>Amount</u></b>	<b><u>Percent</u></b>
Global Parking	BMDM00341N0516	\$1,572,944.72	24.34%
Comet Inc	BMDM24085N0617	\$155,000.00	2.40%
<b>Total Minority - Non-local</b>		<b>\$1,727,944.72</b>	<b>26.74%</b>

**TOTAL M/WBE CONTRACT PARTICIPATION**

	<b><u>Local</u></b>	<b><u>Percent</u></b>	<b><u>Local &amp; Non-Local</u></b>	<b><u>Percent</u></b>
African American	\$1,196,756.75	11.43%	\$2,924,701.47	17.27%
Hispanic American	\$776,000.00	7.41%	\$776,000.00	4.58%
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	<b>\$1,972,756.75</b>	<b>18.83%</b>	<b>\$3,700,701.47</b>	<b>21.85%</b>

May 25, 2016

**WHEREAS**, on April 27, 2005, City Council authorized a sixty-month professional services contract, with one sixty-month renewal option, for the meter operation and parking management information system by Resolution No. 05-1331; and,

**WHEREAS**, on April 26, 2006, City Council authorized Supplemental Agreement No.1 to the professional services contract with ACS State and Local Solutions, Inc., for the provision of license recognition equipment and maintenance, staff and equipment for an auto pound payment station, and reimbursement to the City for two Boot Officers by Resolution No. 06-1220; and,

**WHEREAS**, on April 12, 2007, Administrative Action No. 07-1107 authorized Supplemental Agreement No. 2 to the contract with ACS State and Local Solutions, Inc., to provide for the ability to adjust the revenue guarantee scale and alter the minimum guarantee; and,

**WHEREAS**, on May 12, 2010, City Council authorized the renewal option to the contract with ACS State and Local Solutions, Inc. for a five-year period for services related to meter operations and a parking management information system for the period June 1, 2010 through May 31, 2015, by Resolution No. 10-1257; and,

**WHEREAS**, on September 26, 2012, City Council authorized to amend the contract with ACS State and Local Solutions, Inc., to provide for pay-by-phone or wireless application services for all metered parking spaces in the City by Resolution No. 12-2426; and,

**WHEREAS**, on November 20, 2012, Administrative Action No. 12-2862 authorized Supplemental Agreement No. 5, to the contract with Xerox State and Local Solutions, Inc., to provide for the purchase of 10 multi-space meters and related items; and,

**WHEREAS**, on June 10, 2014, Administrative Action No. 14-6037 authorized Supplemental Agreement No. 6, with Xerox State and Local Solutions, Inc., to provide for meter operations and parking system management of the Dallas Parking Technology Pilot; and,

**WHEREAS**, on March 25, 2015, City Council authorized Supplemental Agreement No. 7 to exercise the option of a one-year renewal to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) for services related to meter operations and a parking management information system for the period May 2, 2015 through May 1, 2016, by Resolution No. 15-0549; and,

May 25, 2016

**WHEREAS**, on April 27, 2016, City Council authorized Supplemental Agreement No. 8 to the contract with Xerox State and Local Solutions, Inc. (formerly ACS State and Local Solutions, Inc.) to extend the contract term from May 2, 2016 through August 2, 2016 for services related to meter operations and a parking management information system by Resolution No. 16-0689; and,

**WHEREAS**, the City of Dallas has requested competitive sealed proposals for parking services related to Parking Meter and Citation Operations and Parking Management Information Services, RFSCP No. BKZ1521A consisting of certain parking services and systems, training and services, to support the operations of the Dallas Police Department of the City; and,

**WHEREAS**, it was determined that each vendor was the responsible offeror submitting the best and final offer pursuant to the specific parking service request;

**NOW, THEREFORE,**

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

**Section 1.** That the City Manager is authorized to execute a service contract with SP Plus Corporation (VS0000053138) in the amount of \$6,609,011.44, Xerox State and Local Solutions, Inc. (VS0000005027) in the amount of \$5,479,200.00, Ace Parking III, LLC (VS0000023785) in the amount of \$4,287,027.00 and ParkMe, Inc. (VS0000083310) in the amount of \$560,700.00 for parking services for a term of five years, with a one-year renewal option, in a total amount not to exceed \$16,935,938.44, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to SP Plus Corporation, Xerox State and Local Solutions, Inc., Ace Parking III, LLC and ParkMe, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by SP Plus Corporation, Xerox State and Local Solutions, Inc., Ace Parking III, LLC and ParkMe, Inc., under the contract.

**Section 2.** That the City Manager is hereby authorized to increase the Police Department appropriations in an amount not to exceed \$812,607.00 from \$451,882,305.00 to \$452,694,912.00 in Fund 0001, Dept. DPD, 2109, Object 3072.

May 25, 2016

**Section 3.** That the Chief Financial Officer is authorized to disburse funds in an amount not to exceed \$16,935,938.44 (subject to annual appropriations) from Service Contract numbers XEROXPARKING, SPPLUSPARKING, ACEPARKING and PARKMEPARKING.

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>AMOUNT</u>	<u>FY</u>
0001	DPD	2109	3072	\$812,607.00	2016
0001	DPD	2109	3072	\$16,123,331.44	(subject to annual appropriations)

**Section 4.** That the Chief Financial Officer is hereby authorized to deposit revenues into Fund 0001, Dept DPD, Unit 2109, Revenue Source 6369, 8007, 8041, 8042, 8043, 8410, 8530.

**Section 5.** 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.



<b>KEY FOCUS AREA:</b>	E-Gov
<b>AGENDA DATE:</b>	May 25, 2016
<b>COUNCIL DISTRICT(S):</b>	N/A
<b>DEPARTMENT:</b>	Business Development & Procurement Services Communication and Information Services
<b>CMO:</b>	Jeanne Chipperfield, 670-7804 Mark McDaniel, 670-3256
<b>MAPSCO:</b>	N/A

---

**SUBJECT**

Authorize a five-year service contract, with three one-year renewal options, for desktop support services - ARC Government Solutions, Inc. f/k/a Austin Ribbon & Computer Supplies, Inc., most advantageous proposal of nine - Not to exceed \$13,728,368 - Financing: Current Funds (subject to annual appropriations)

**BACKGROUND**

This item was placed on the addendum to allow for continued services without interruption.

This service contract will provide desktop support services throughout the City. Since 2006 the City has outsourced its technology help desk services. This service contract is a renewal for the continuation of outsourcing the City's help desk services. Services within the contract gives the City the ability to leverage support when needed to address the ever changing technology needs of City departments in their goal to fulfill their business operations. Primary services covered include:

- Provide 24x7x365 help desk (call center) support for end users
- A single point of contact for reporting problems or requesting services
- Managing trouble calls and service requests from initiation through resolution
- Support end users over the phone and onsite
- Provide onsite deskside technicians to respond to priority items
- Installing, moving, changing and repairing computer equipment and software
- Provide first level response and triage for software applications

Along with the above core services, this service contract will include the enhancements of existing support levels, which includes: unlimited call volumes, expanded support for Apple and Android devices, and stronger service level requirements with penalties.

**BACKGROUND (Continued)**

This service contract also provides a mechanism to acquire optional services. These optional services will provide Communication and Information Services the flexibility to more readily address changes in the scope or level of technology support for occasions such as special events or large scale technology projects.

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

- Cost 35%
- Functional match to City requirements 20%
- Experience and Capabilities 15%
- Approach 15%
- Business Inclusion and Development Plan 15%

\*Business Development and Procurement Services only evaluated the Business Inclusion and Development Plan and cost.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services used its procurement system to send out 594 email bid notifications to vendors registered under respective commodities. To further increase competition, Business Development and Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority.

The recommended vendor meets the wage floor rate of \$10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

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

On October 10, 2011, City Council authorized a five-year service contract for Help Desk support services by Resolution No. 11-2714.

Information about this item was provided to the Budget, Finance and Audit Committee on May 16, 2016.

**FISCAL INFORMATION**

\$13,728,368.00 - Current Funds (subject to annual appropriations)

## **M/WBE INFORMATION**

96 - Vendors contacted  
95 - No response  
1 - Response (Bid)  
0 - Response (No Bid)  
1 - Successful

594 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

## **ETHNIC COMPOSITION**

ARC Government Solutions, Inc. f/k/a Austin Ribbon & Computer Supplies, Inc.

White Male	25	White Female	13
Black Male	9	Black Female	0
Hispanic Male	17	Hispanic Female	0
Other Male	15	Other Female	9

## **PROPOSAL INFORMATION**

The following proposals were received from solicitation number BHZ1520 and were opened on December 18, 2015. This service contract is being awarded in its entirety to the most advantageous proposer.

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>	<b><u>Amount</u></b>
*ARC Government Solutions, Inc. f/k/a Austin Ribbon & Computer Supplies Inc.	9211 Waterford Centre Blvd. Suite 202 Austin, TX 78758	83.80%	\$13,728,368.00
EJES, Inc.	12655 N. Central Expwy. Suite 500 Dallas, TX 75243	71.63%	\$18,041,838.00
Compucom Systems, Inc.	7171 Forest Ln. Dallas, TX 75230	66.51%	\$21,732,944.00

**PROPOSAL INFORMATION (Continued)**

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>	<b><u>Amount</u></b>
Atos IT Solutions and Services, Inc.	2500 Westchester Ave. Suite 300 Purchase, NY 10577	64.27%	\$16,192,894.74
Lenovo (United States), Inc.	1009 Think Pl. Morrisville, NC 27560	63.83%	\$21,807,201.90
Lonestar Group Consulting Services, LLC	2030 Main St. Suite 700 Dallas, TX 75201	56.24%	\$19,503,800.00
Insight Public Sector, Inc.	6820 S. Harl Ave. Tempe, AZ 85283	54.07%	\$20,469,265.00
WynnDalco Enterprises, LLC	400 N. Michigan Ave. Suite 500 Chicago, IL 60611	53.76%	\$17,309,090.00
Tony's Computer Updates	210 Trees Dr. Cedar Hill, TX 75104	Non-Responsive**	

\*\*Tony's Computer Updates was deemed non-responsive due to not meeting specifications.

**OWNER**

**ARC Government Solutions, Inc. f/k/a Austin Ribbon & Computer Supplies, Inc.**

Laura Grant, President

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

**PROJECT:** Authorize a five-year service contract, with three one-year renewal options, for desktop support services - ARC Government Solutions, Inc. f/k/a Austin Ribbon & Computer Supplies, Inc., most advantageous prosper of nine - Not to exceed \$13,728,368 - Financing: Current Funds (subject to annual appropriations)

ARC Government Solutions, Inc. f/k/a Austin Ribbon & Computer Supplies, Inc. is a non-local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

**PROJECT CATEGORY:** Other Services

### **LOCAL/NON-LOCAL CONTRACT SUMMARY**

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$13,728,368.00	100.00%
<b>TOTAL CONTRACT</b>	<b>\$13,728,368.00</b>	<b>100.00%</b>

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

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

None

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

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
ARC Government Solutions, Inc. f/k/a Austin Ribbon & Computer Supplies, Inc.	WFWB61978N0516	\$13,728,368.00	100.00%
<b>Total Minority - Non-local</b>		<b>\$13,728,368.00</b>	<b>100.00%</b>

### **TOTAL M/WBE CONTRACT PARTICIPATION**

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; 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	\$0.00	0.00%	\$13,728,368.00	100.00%
<b>Total</b>	<b>\$0.00</b>	<b>0.00%</b>	<b>\$13,728,368.00</b>	<b>100.00%</b>



May 25, 2016

**WHEREAS**, on October 10, 2011, City Council authorized a five-year service contract for Help Desk support services by Resolution No. 11-2714; and,

**WHEREAS**, on January 15, 2013, Administrative Action No. 13-5116 authorized Supplemental Agreement No. 4 to acquire dedicated desktop helpdesk and deskside support at Dallas Love Field Airport; and,

**WHEREAS**, on February 26, 2013, Administrative Action No. 13-5267 authorized Supplemental Agreement No. 5 to amend the help desk services contract to retain Service Level Agreement and rates for help desk services; and,

**WHEREAS**, on July 11, 2013, Administrative Action No. 13-5897 authorized Supplemental Agreement No. 6 to add a dedicated resource for server support at Dallas Love Field Airport; and,

**WHEREAS**, on January 2, 2014, Administrative Action No. 14-5658 authorized Supplemental Agreement No. 7 to amend the help desk services contract to retain Service Level Agreement and rates for help desk services and ticket response time; and,

**WHEREAS**, on May 16, 2014, Administrative Action No. 14-5926 authorized Supplemental Agreement No. 8 to provide dedicated PC Image, iPad/iPhone/MAC as well as to support Dallas Water Utilities (DWU) operations IT Project support for twelve (12) months; and,

**WHEREAS**, on October 29, 2014, Administrative Action No. 14-6922 authorized Supplemental Agreement No. 9 to correct the Project Change Request Start Date and the Project Change Request End Date for the dedicated PC image resource from December 1, 2013 through September 3, 2014 to October 1, 2013 through September 30, 2016; and,

**WHEREAS**, on December 3, 2014, Administrative Action No. 14-7158 authorized Supplemental Agreement No. 10 for dedicated CompuCom resource assigned to Courts and Detention Services; and,

**WHEREAS**, on January 21, 2015, Administrative Action No. 15-5251 authorized Supplemental Agreement No. 11 to amend the help desk services contract to retain Service Level Agreement and rates for help desk services; and,

**WHEREAS**, on March 30, 2015, Administrative Action No. 15-5695 authorized Supplemental Agreement No. 12 to amend the help desk services contract to provide DWU with three (3) dedicated onsite technical resources; and,

May 25, 2016

**WHEREAS**, on January 13, 2016, Administrative Action No. 16-5221 authorized Supplemental Agreement No. 13 to amend the help desk services contract to retain Service Level Agreement and rates for help desk services;

**NOW, THEREFORE,**

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

**Section 1.** That the City Manager is authorized to execute a service contract with ARC Government Solutions, Inc. f/k/a Austin Ribbon & Computer Supplies, Inc. (263234) for desktop support services for a term of five years, with three one-year renewal options, in an amount not to exceed \$13,728,368.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to ARC Government Solutions, Inc. f/k/a Austin Ribbon & Computer Supplies, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by ARC Government Solutions, Inc. f/k/a Austin Ribbon & Computer Supplies, Inc. under the contract.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$13,728,368.00 (subject to annual appropriations) from Service Contract number BHZ1520.

**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:** May 25, 2016

**COUNCIL DISTRICT(S):** 9

**DEPARTMENT:** Public Works Department  
Water Utilities

**CMO:** Jill A. Jordan, P.E., 670-5299  
Mark McDaniel, 670-3256

**MAPSCO:** 38 M

---

**SUBJECT**

Authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. for the engineering design of complete street improvements for Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south - Not to exceed \$279,653 from \$38,573 to \$318,226 - Financing: 2012 Bond Funds (\$262,754) and Water Utilities Capital Construction Funds (\$16,899)

**BACKGROUND**

This item is on the addendum because the project is being expedited to meet the design deadline and facilitate coordination with adjacent private development. On February 10, 2016, Administrative Action No. 16-5470 authorized a professional services contract with Freese and Nichols, Inc. for Phase 1 Feasibility and Traffic Study of the Greater Casa View Area which entailed studying the feasibility of reducing the number of lanes on Gus Thomasson Road immediately east and west of Ferguson Road from the existing six lanes to four lanes. This action will authorize Supplemental Agreement No. 1 for the design of street paving, storm drainage, traffic signal, landscaping, streetscape and water and wastewater main improvements along Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south.

This action will also cancel the 2012 Resurfacing Project on Gus Thomasson Road from Materhorn Drive to Maylee Boulevard and reprogram the funds for the design of complete street improvements along Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Design	June 2016
Complete Design	September 2016
Begin Construction	January 2017
Complete Construction	June 2018

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

Information about this item will be provided to the Transportation and Trinity River Project Committee on May 23, 2016.

**FISCAL INFORMATION**

2012 Bond Funds - \$262,754.29  
Water Utilities Capital Construction Funds - \$16,898.34

Design	\$ 38,573.14
Supplemental Agreement No. 1 (this action)	\$ 279,652.63
Construction	
Paving & Drainage - PBW	\$2,510,633.89 (est.)
Water & Wastewater - DWU	<u>\$ 212,900.00 (est.)</u>
Total Project Cost	\$3,041,759.66 (est.)

**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION**

Freese and Nichols, Inc.

Hispanic Female	2	Hispanic Male	7
African-American Female	1	African-American Male	2
Other Female	0	Other Male	4
White Female	19	White Male	62

**OWNER**

**Freese and Nichols, Inc.**

John Dewar, P.E., Vice President/Principal

**MAP**

Attached.

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

**PROJECT:** Authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. for the engineering design of complete street improvements for Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south - Not to exceed \$279,653 from \$38,573 to \$318,226 - Financing: 2012 Bond Funds (\$262,754) and Water Utilities Capital Construction Funds (\$16,899)

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

**PROJECT CATEGORY:** Architecture & Engineering

### **LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY**

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$274,602.63	98.19%
Non-local contracts	\$5,050.00	1.81%
<b>TOTAL CONTRACT</b>	<b>\$279,652.63</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>
HVJ Associates	BMMB61733N0516	\$11,910.00	4.34%
Urban Engineers	HFDB10630Y0716	\$31,934.00	11.63%
Gorrondona and Associates, Inc.	HMMB62084Y0616	\$31,000.00	11.29%
<b>Total Minority - Local</b>		<b>\$74,844.00</b>	<b>27.26%</b>

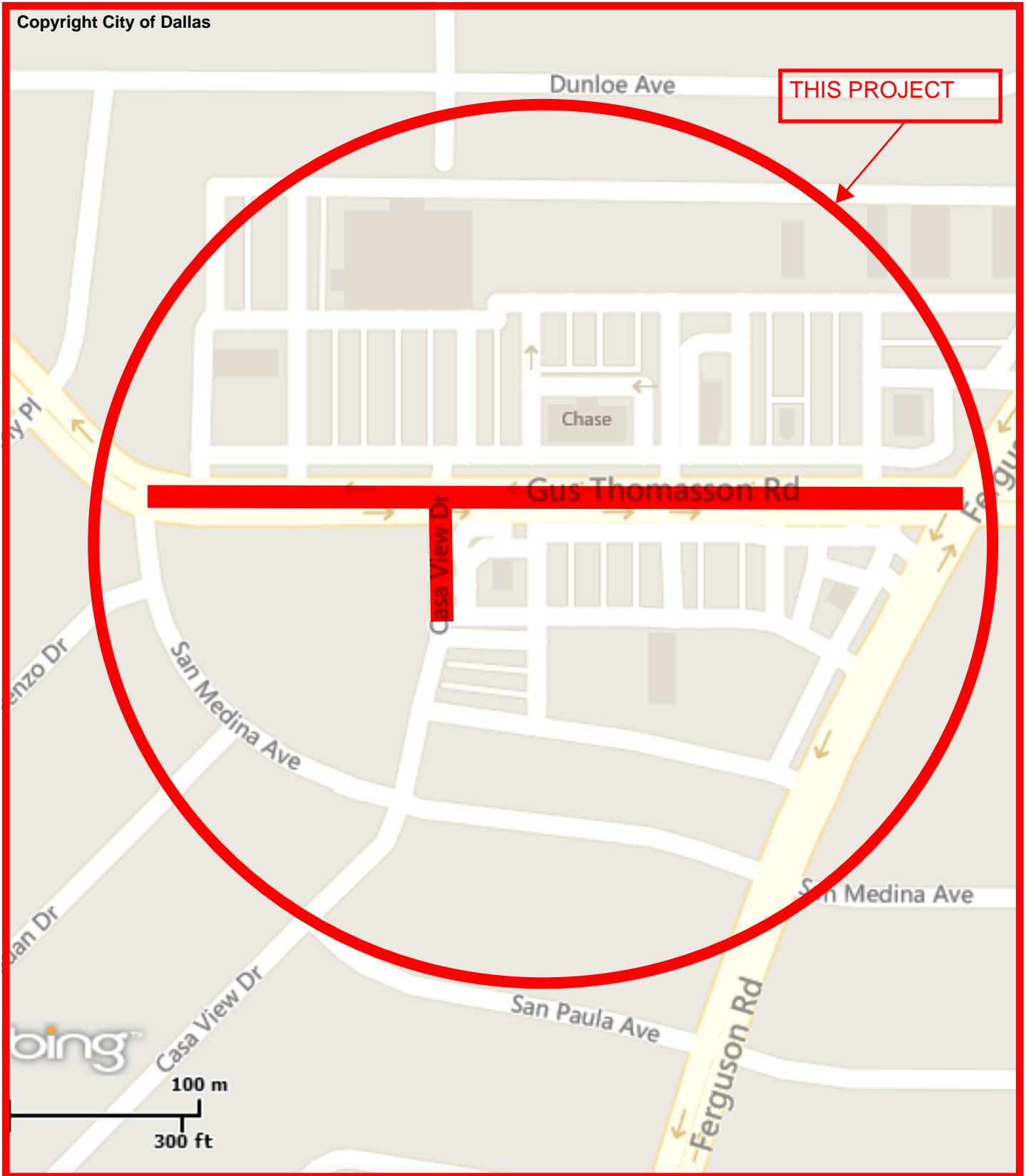
#### **Non-Local Contractors / Sub-Contractors**

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Lamb Star Engineering	NMDB19259Y1116	\$4,050.00	80.20%
K+K Associates	WFWB64402N0518	\$1,000.00	19.80%
<b>Total Minority - Non-local</b>		<b>\$5,050.00</b>	<b>100.00%</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	\$11,910.00	4.26%	\$11,910.00	3.74%
Hispanic American	\$62,934.00	22.50%	\$72,734.00	22.86%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$4,050.00	1.45%	\$4,050.00	1.27%
WBE	\$1,000.00	0.36%	\$2,149.00	0.68%
Total	<u>\$79,894.00</u>	<u>28.57%</u>	<u>\$90,843.00</u>	<u>28.55%</u>

**Gus Thomasson Rd. from San Medina Ave. to Ferguson Rd.  
Casa View Dr. from Gus Thomasson Rd. to 330' South**



**MAPSCO 38 M**

May 25, 2016

**WHEREAS**, on February 10, 2016, Administrative Action No. 16-5470 authorized a professional services contract with Freese and Nichols, Inc. for engineering design services for the Phase I Feasibility and Traffic Study of the Greater Casa View Area for Gus Thomasson Road and the intersection of Gus Thomasson/Ferguson Road in the amount of \$38,573.14; and,

**WHEREAS**, the City desires to reprogram the street resurfacing project for Gus Thomasson Road from Materhorn Drive to Maylee Boulevard in the amount of \$364,100.00 funded in the 2012 Bond Program; and,

**WHEREAS**, the City desires to use this project funding for the design of complete street improvements for Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south; and,

**WHEREAS**, it is now necessary to authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. for the engineering design of complete street improvements for Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south in the amount of \$279,652.63, increasing the contract from \$38,573.14 to \$318,225.77.

**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 to the professional services contract with Freese and Nichols, Inc. for the engineering design of complete street improvements for Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south in the amount of \$279,652.63, increasing the contract from \$38,573.14 to \$318,225.77, after it has been approved as to form by the City Attorney.

**Section 2.** That the City Manager is hereby authorized to reprogram the 2012 Bond Program Street Resurfacing project for Gus Thomasson Road from Materhorn Drive to Maylee Boulevard in the amount of \$364,100 to Gus Thomasson Road from San Medina Avenue to Ferguson Road and Casa View Drive from Gus Thomasson Road to 330 feet south.

**Section 3.** That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street and Transportation Improvements Fund	
Fund 2U22, Department PBW, Unit W053 Act. SSUD	
Obj. 4111, Program #PB12W053, CT PBW12W053B1	
Vendor #347200, in an amount not to exceed	\$262,754.29

May 25, 2016

Water Construction Fund Fund 0102, Department DWU, Unit CW42 Obj. 4111, Program #716369, CT DWU716369EN Vendor #347200, in an amount not to exceed	\$13,518.67
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Obj. 4111, Program #716370, CT DWU716370EN Vendor #347200, in an amount not to exceed	<u>\$ 3,379.67</u>
Total amount not to exceed	\$279,652.63

**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:** May 25, 2016  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Sustainable Development and Construction  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** 45R

---

**SUBJECT**

Authorize a ten-year lease agreement, with two five-year renewal options with Farmers Assisting Returning Military, a Texas 501(c)(3) non-profit corporation, for approximately 89,445 square feet of land located at 606 and 700 South Good Latimer Expressway to be used as an urban farm for the period June 1, 2016 through May 31, 2026 - Revenue: \$272,172

**BACKGROUND**

This item is on the addendum because additional review time was required. This item authorizes a ten-year lease agreement, with two five-year renewal options with Farmers Assisting Returning Military (FARM) for approximately 89,445 square feet of City-owned environmentally impacted land located at 606 and 700 South Good Latimer Expressway.

The lease will provide for an urban farm that will allow for a diverse selection of produce and herbs to be grown through diverse methods such as container farming, small plot intensive farming, aquaponics, hydroponics and vertical growing while being mindful of materials and input. The urban farm will also act as a fully working farm park and accessible urban green space, providing educational farm tours, growing classes, nutritional awareness, composting, rainwater harvesting, orchards and gardens and employment to our returning military.

Portions of the property are environmentally impacted which will be protected by the existing concrete as a protective barrier. The FARM will utilize sustainable containers and/or containment areas for growing methods suitable for an environmentally impacted urban lot.

**BACKGROUND (Continued)**

The City does not currently have any urban farm businesses operating on any environmentally impacted City owned lot within the City; nor does the City direct an operation that is set up to source and serve its residents and businesses with local grown produce and herbs and function as accessible green space and an urban farming educational center within the Farmer's Market District.

The Lease will begin on June 1, 2016 through May 31, 2026.

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

Information about this item was provided to the Economic Development Committee on May 16, 2016.

**FISCAL INFORMATION**

Revenue: \$272,172

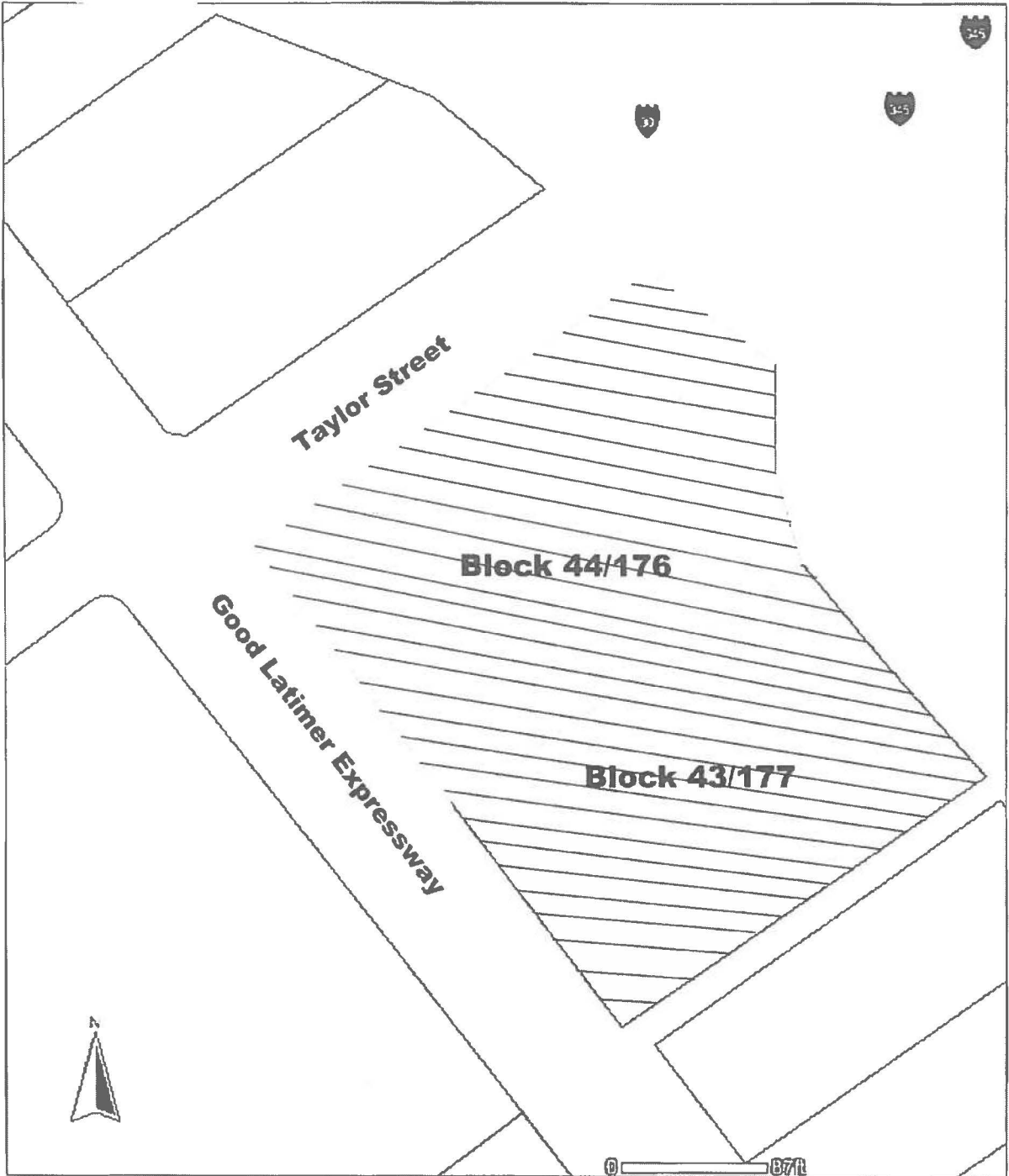
**OWNER**

**Farmers Assisting Returning Military**

James N. Jeffers, President

**MAP**

Attached



**Lease Premises**   
**606 and 700 S. Good Latimer Expressway**



May 25, 2016

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

**SECTION 1.** That the City Manager, upon approval as to form by the City Attorney, is hereby authorized to execute a lease agreement (the "Lease") between Farmers Assisting Returning Military, a Texas non-profit corporation, or its successor and assigns, as lessee hereinafter referred to as "Lessee", and the City of Dallas, as lessor, hereinafter referred to as "City", for approximately 2.06 acres of environmentally impacted land located at 606 and 700 S. Good Latimer Expressway, Dallas, Dallas County, Texas ("Premises") to be used as an urban farm.

**SECTION 2.** That some of the special terms and conditions of the lease are:

a) The lease is for a term of ten (10) years beginning June 1, 2016 and ending May 31, 2026 with two (2), five (5) year renewal options upon mutual agreement of the parties.

b) Monthly rental payments during the term shall be as follows:

June 1, 2016 through May 31, 2018	\$1,500.00 per month
June 1, 2018 through May 31, 2019	\$2,213.00 per month
June 1, 2019 through May 31, 2020	\$2,280.00 per month
June 1, 2020 through May 31, 2021	\$2,348.00 per month
June 1, 2021 through May 31, 2022	\$2,418.00 per month
June 1, 2022 through May 31, 2023	\$2,491.00 per month
June 1, 2023 through May 31, 2024	\$2,566.00 per month
June 1, 2024 through May 31, 2025	\$2,643.00 per month
June 1, 2025 through May 31, 2026	\$2,722.00 per month

During the renewal option periods, monthly rental payments will be adjusted every year to the greater of fair market value or that amount equal to a 3% escalation over the prior year's monthly rental payment rate.

c) The Premises are to be used by Lessee to operate an urban farm business which will include charitable and educational components to serve the Dallas community, including making produce donations to the North Texas Food Bank and other local non-profits and providing educational tours for DISD, and as further specified in the lease agreement.

d) Lessee shall receive and accept the Premises in its "AS-IS, WHERE IS, WITH ALL FAULTS" condition and basis.

May 25, 2016**SECTION 2.** (Continued)

- e) Lessee shall begin preparing the Premises for urban farm use within one month after the Rental Commencement date and have all improvements completed within one year after the Rental Commencement Date. Lessee shall make and pay for all improvements to the Premises as specified in the lease agreement. All plans and specifications related to the improvements shall be subject to review and approval by the City's Office of Environmental Quality (OEQ) and, if appropriate, the Texas Commission on Environmental Quality (TCEQ). Lessee shall be responsible to secure a Certificate of Occupancy.
- f) Lessee shall use only urban farming methods that are sustainable, compatible, and suitable for environmentally impacted soils, including but not limited to container farming (above and in-ground) and root containment methods to prevent root migration into environmental Control Areas (specified in the lease), raised bed SPIN (Small Plot Intensive) farming, above ground aquaponics, hydroponics and vertical growing while always being mindful of materials and input.
- g) City reserves and has the absolute right to terminate the lease upon ninety (90) days written notice, for and at City's convenience. City may also terminate the lease for Lessee's non-compliance with the terms of the lease or Lessee's non-compliance with any federal, state or local code or regulation applicable to the Premises.
- h) The Lessee shall pay all taxes on the Premises during the lease term.
- i) Lessee shall obtain and maintain in full force and effect insurance, including without limitation worker's compensation, liability and builders risk insurance, on the Premises in such form and amounts as City shall require.
- j) Lessee shall pay all charges and initial connection charges for electric, water, sewer, and gas to the Premises.
- k) Lessee shall be responsible for the installation, maintenance and expense of its own telephone, communication and security services to the Premises.
- l) Lessee shall pay all charges for sanitation and janitorial services to the Premises.

May 25, 2016**SECTION 2.** (Continued)

- m) Lessee shall be responsible for all improvements, repairs and maintenance to the Premises, at no cost to City. City shall have a right of inspection to ensure compliance with Lessee's maintenance responsibilities set out in this lease.
- n) Lessee shall be responsible for the installation, maintenance and expense of any outdoor signage.
- o) Lessee shall be responsible for the requirements issued by OEQ and ensuring that its operations and improvements do not result in noncompliance with any local, state, or federal law, including but not limited to TCEQ rules and regulations.
- p) Lessee shall maintain 501(c) (3) status.
- q) Lessee shall provide monthly written reports detailing the urban farm activity and amount of revenue collected during the preceding month. The City shall have access and audit rights for the purpose of inspection and enforcement of the terms, conditions and restrictions of the lease.
- r) Lessee shall not permit or allow any portion of the Premises to be used or occupied in any manner that is (1) contrary to any federal, state or local statute, rule, order, ordinance, requirement, or regulation applicable thereto, or (2) in any manner which would (i) violate any certificates of occupancy or permit affecting same, (ii) would threaten the structural integrity, utility, regulatory compliance, or value of then existing improvements, including but not limited to any structures, liners, fill, or any other materials used or constructed to obtain regulatory closure from the Texas Commission on Environmental Quality ("TCEQ") or another local, state, or federal environmental agency, (iii) cause the usefulness of the Premises to diminish, (iv) prevent the direct use of the Premises by all members of the public, as appropriate (v) constitute a public or private nuisance or waste, or (vi) would be immoral or obscene or create a threat to the health, safety, and welfare of the general public, or (3) for the sale or distribution of pornographic materials
- s) Lessee shall exercise reasonable efforts to comply with City's Good Faith Effort Plan.

May 25, 2016

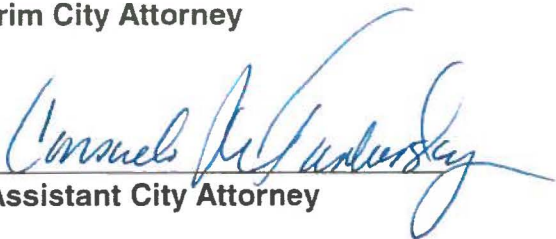
**SECTION 2.** (Continued)

- t) City shall have access to the Premises for the purpose of obtaining regulatory closure from the TCEQ through the Voluntary Cleanup Program (VCP) or otherwise. Lessee shall cooperate with and assist the City (and OEQ) in all respects, including allowing access and providing permission as necessary at no cost to the City in order to facilitate the regulatory closure.
  
- u) Lessee shall not assign, encumber, or convey the lease or sublet the Premises or any part thereof without the prior written consent of City.

**SECTION 3.** That the Chief Financial Officer is hereby authorized to receive and deposit funds from Lease Agreement in Fund 0001, Dept. DEV, Unit 1181, Revenue Source 8410.

**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.

**APPROVED AS TO FORM:  
CHRISTOPHER D. BOWERS,  
Interim City Attorney**

BY   
**Assistant City Attorney**



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** May 25, 2016  
**COUNCIL DISTRICT(S):** 5  
**DEPARTMENT:** Trinity Watershed Management  
**CMO:** Mark McDaniel, 670-3256  
**MAPSCO:** 57T X Z 67B C D

---

**SUBJECT**

Authorize **(1)** the First Amendment to the existing 40-year lease agreement between the City and The Company of Trinity Forest Golfers, Inc., a nonprofit corporation, to permit the location and expansion of the 1,500 square feet teaching academy to a larger shared-space with the Southern Methodist University (SMU) facility and modify SMU-related terms to facilitate such shared facilities; and **(2)** the City Manager to enter into a Revised and Restated Easement and Use Agreement involving SMU conforming with the First Amendment - Financing: No cost consideration to the City

**BACKGROUND**

This item is being placed on the addendum in order to expedite approval of the revised plans for construction of the Trinity River Golf Course.

On December 5, 2012, Council was briefed on the Grow South: Proposed Economic Development Sports Project for Southern Dallas – Trinity Forest Golf Course. Included in this briefing was information related to the development of a lease for approximately 400 acres of City-owned real property in the vicinity of the Great Trinity Forest Way (Loop 12) and Elam Road, adjacent to the Trinity Audubon Center and Texas Horse Park for the creation of a championship golf course.

On May 15, 2013, Council authorized a lease agreement with the nonprofit corporation, The Company of Trinity Forest Golfers, Inc. (CTFG).

CTFG is responsible for the development, management and operation of a championship golf course; execution of user agreements with The First Tee, the Professional Golfers Association (PGA)/the Salesmanship Club of Dallas, and SMU.

## **BACKGROUND (Continued)**

As part of this lease agreement, the City pursued certain infrastructure improvements. The City provided remediation of closed landfills associated with the Simpkins Tract of land, the improvement of certain infrastructure to Elam Road, improved lighting and access along Great Trinity Forest Way, improved irrigation serving the Trinity Audubon Center and other associated public infrastructure improvements not to exceed \$12 million.

This item will authorize a modification to the lease agreement between the City and CTFG to reflect certain changes in the Approved Concept Plan and other terms in the lease that are related to the construction of a teaching academy by CTFG and possible future construction of facilities by SMU. Specifically, CTFG and SMU have developed plans that provide for a single shared-use teaching academy that is larger than is currently required of CTFG under the lease, and that will accelerate the construction by SMU of its facilities.

## **ESTIMATED SCHEDULE OF PROJECT**

Entered Lease Agreement	May 2013
Began Construction	October 2013
Complete Construction	October 2016

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

On December 5, 2012, City Council was briefed on the lease project.

On December 11, 2012, the Economic Development Committee was briefed on the lease project.

On December 12, 2012, City Council authorized a "Letter of Intent" by Resolution No. 12-3066.

On May 1, 2013, City Council was briefed on the proposed lease.

On May 15, 2013, City Council authorized the lease by Resolution No. 13-0776.

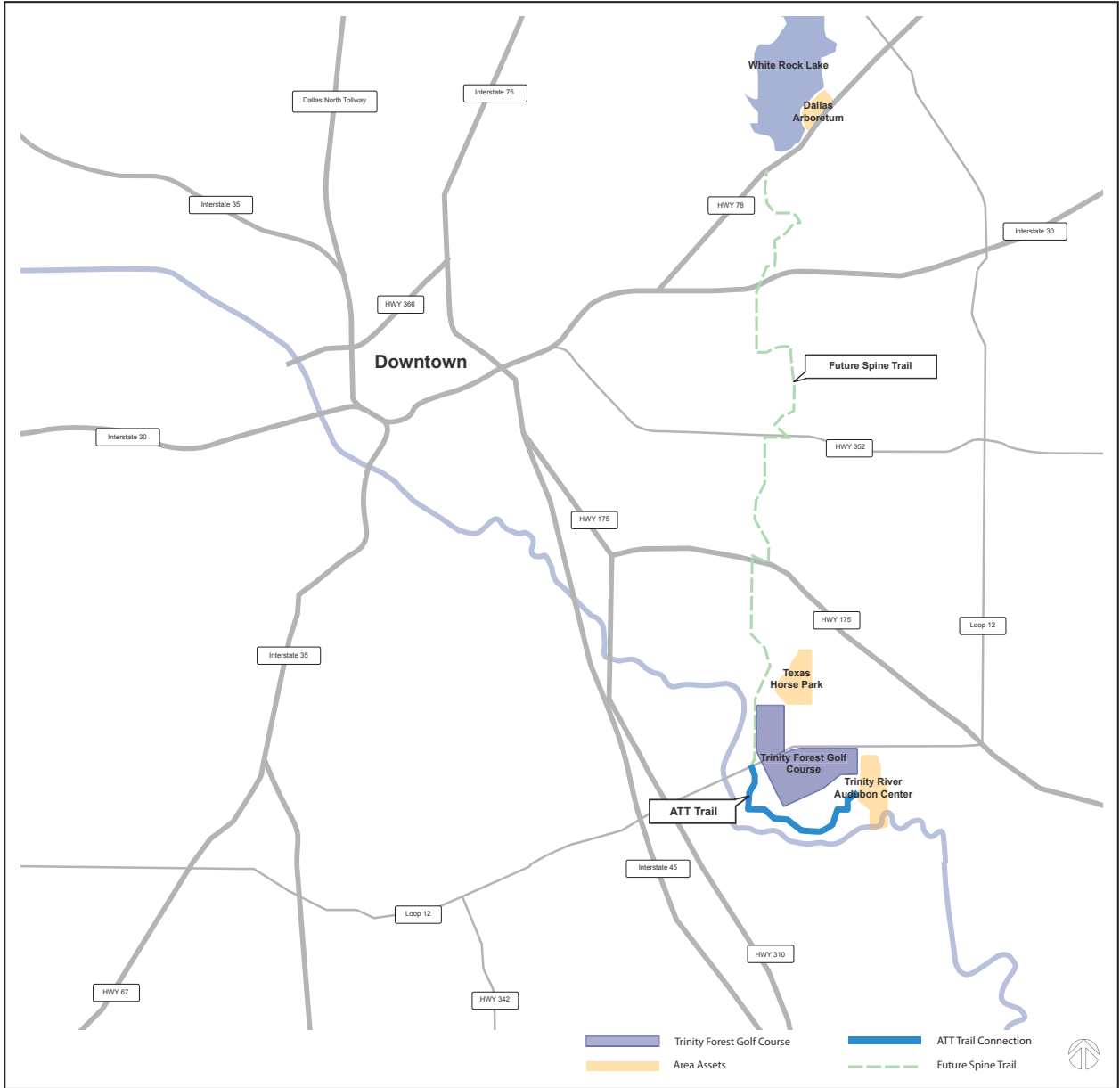
Information about the golf course project will be presented to the Transportation and Trinity River Project Committee on May 23, 2016.

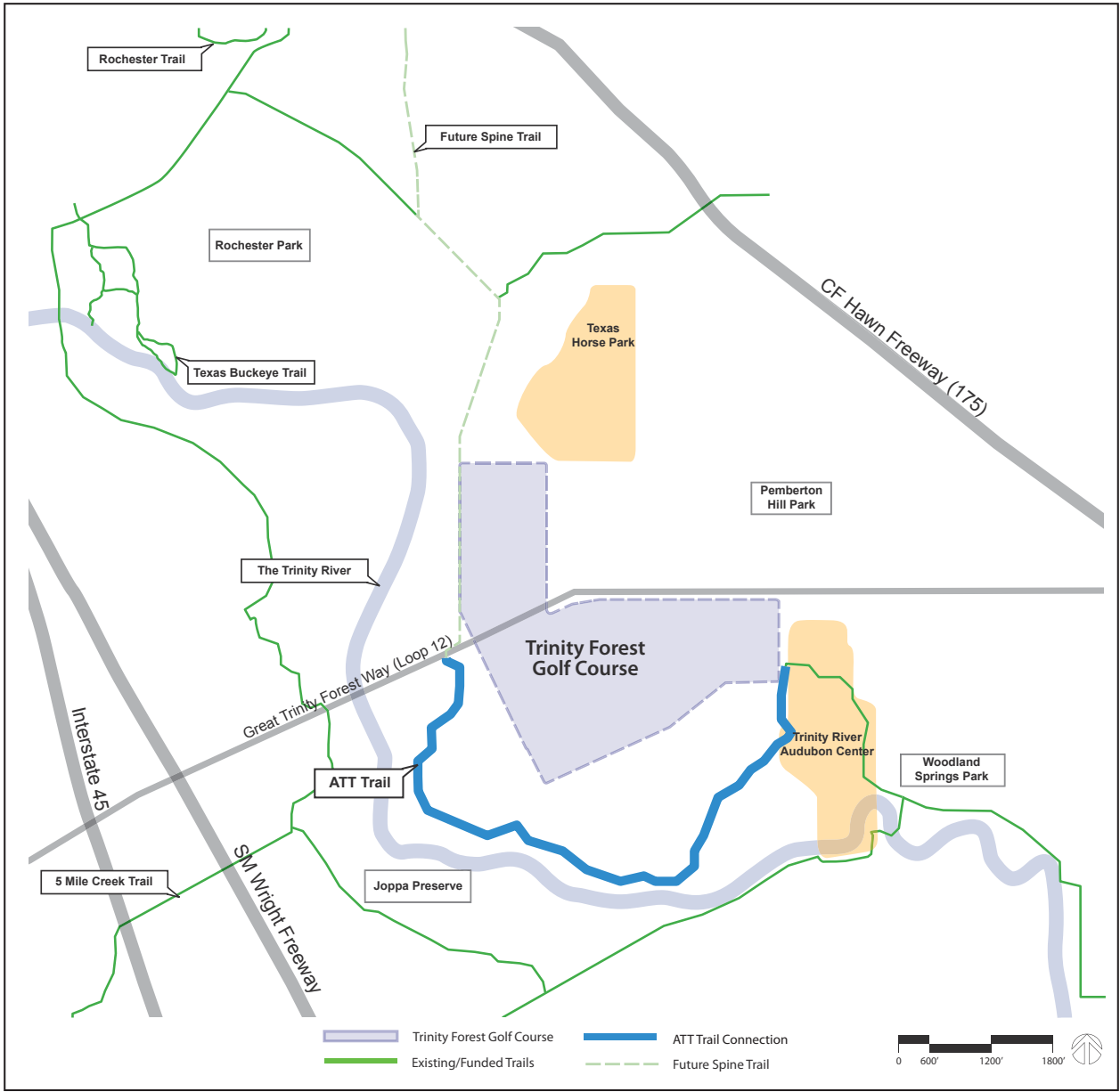
## **FISCAL INFORMATION**

No cost consideration to the City.

**MAPS**

Attached





Rochester Trail

Future Spine Trail

Rochester Park

Texas Buckeye Trail

Texas Horse Park

CF Hawn Freeway (175)

Pemberton Hill Park

The Trinity River

Great Trinity Forest Way (Loop 12)

Trinity Forest Golf Course

ATT Trail

Trinity River Audubon Center

Woodland Springs Park

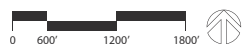
5 Mile Creek Trail

Joppa Preserve

Interstate 45

SM Wright Freeway

- Trinity Forest Golf Course
- ATT Trail Connection
- Existing/Funded Trails
- Future Spine Trail





May 25, 2016

**WHEREAS**, the City of Dallas is the owner of approximately 400 acres of real property located in the City of Dallas, Texas in the vicinity of the Great Trinity Forest Way (f/k/a "Loop 12") and Elam Road and adjacent to the Trinity River Audubon Center and the Texas Horse Park; and

**WHEREAS**, the City of Dallas has enrolled portions of the property in the Texas Commission on Environmental Quality's (TCEQ) Voluntary Cleanup Program (VCP No. 2210) to conduct certain remediation of and to obtain regulatory closure for certain existing environmental conditions; and

**WHEREAS**, the City of Dallas and The Company of Trinity Forest Golfers, Inc. ("CTFG") wish to develop a championship golf course on the property; and

**WHEREAS**, on December 12, 2012, City Council approved a Letter of Intent by Resolution No. 12-3066 and directed the City Manager to advance and to finalize negotiations with The CTFG for the lease of said city-owned property for development, management, and operation of such a facility; and

**WHEREAS**, on May 15, 2013, by Resolution No. 13-0776, City Council authorized a 40-year lease agreement between the City and The Company of Trinity Forest Golfers, Inc. (CTFG), a nonprofit corporation, for the development, management and operation of a championship golf course; and

**WHEREAS**, on May 15, 2013, the City and CTFG entered into the lease; and

**WHEREAS**, CTFG has requested that the City agree to a modification of the lease to reflect the current conceptual plans for a combined CTFG and Southern Methodist University (SMU) teaching facility.

**Now, Therefore,**

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

**Section 1.** That the City Manager is authorized to execute the First Amendment to the 40-year lease agreement between the City of Dallas and The Company of Trinity Forest Golfers, Inc., a nonprofit corporation, to permit the location and expansion of the 1,500 square feet teaching academy to a larger shared-space with the SMU facility and modify SMU-related terms to facilitate such shared facilities, after approved as to form by the City Attorney.

**Section 2.** That the City Manager is authorized to execute an Amended and Restated Easement and Use Agreement with SMU conforming with the First Amendment.

May 25, 2016

**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:** May 25, 2016

**COUNCIL DISTRICT(S):** 14

**DEPARTMENT:** Trinity Watershed Management  
City Attorney's Office

**CMO:** Mark McDaniel, 670-3256  
Christopher D. Bowers, 670-3491

**MAPSCO:** 45 D

---

**SUBJECT**

Authorize the **(1)** deposit of the amount awarded by the Special Commissioners in the condemnation proceeding styled City of Dallas v. Johnny Uribe or, if deceased, his unknown heirs, et al., Cause No. CC-15-04307-E, pending in Dallas County Court at Law No. 5, to acquire a subsurface easement under approximately 4,945 square feet of land, located on Apple Street near its intersection with Bryan Street for the Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project; and **(2)** settlement of the condemnation proceeding for an amount not to exceed the award - Not to exceed \$22,500 (\$20,000 being the amount of the award, plus closing costs and title expenses not to exceed \$2,500); an increase of \$1,704 from the amount Council originally authorized for this acquisition - Financing: 2006 Bond Funds

**BACKGROUND**

This item is being placed on the addendum requesting Council approval prior to the deadline to file objections to the Award of the Special Commissioners.

On April 22, 2015, the City Council authorized the acquisition of this property, by Resolution No. 15-0765. The property owner was offered \$18,296, which was based on a written appraisal from an independent certified appraiser. The property owner did not accept the offer and the City filed an eminent domain proceeding to acquire the property. After a hearing before the Special Commissioners on May 9, 2016, the property owner was awarded \$20,000. This item authorizes deposit of the amount awarded by the Special Commissioners for the property, which is \$1,704 more than the City Council originally authorized for this acquisition, plus closing costs and title expenses not to exceed \$2,500.

**BACKGROUND** (Continued)

The City has no control over the Special Commissioners appointed by the judge or any award that is subsequently rendered by the Special Commissioners. The City, in order to acquire possession of the property and proceed with its improvements, must deposit the amount awarded by the Special Commissioners in the registry of the Court.

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

Authorized acquisition on April 22, 2015, by Resolution No. 15-0765.

Information about this item will be provided to the Transportation and Trinity River Project Committee on May 23, 2016.

Council will be briefed by memorandum regarding this item.

**FISCAL INFORMATION**

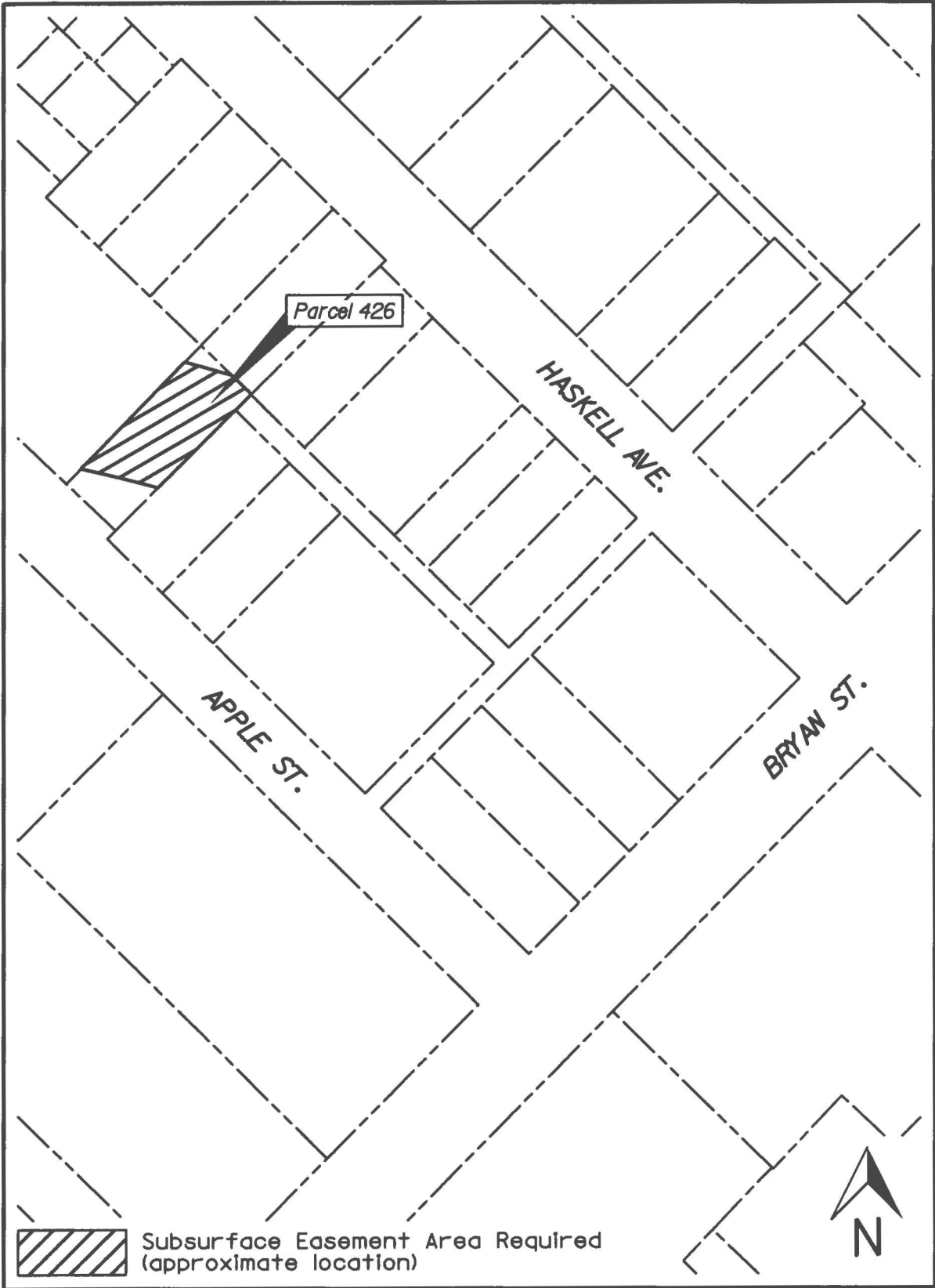
2006 Bond Funds - \$22,500 (\$20,000 being the amount of the award, plus closing costs and title expenses not to exceed \$2,500)

**OWNER**

Johnny Uribe  
Belia Uribe

**MAP**

Attached



Parcel 426

HASKELL AVE.

APPLE ST.

BRYAN ST.



Subsurface Easement Area Required (approximate location)





May 25, 2016

**A RESOLUTION AUTHORIZING THE DEPOSIT OF A SPECIAL COMMISSIONERS AWARD AND SETTLEMENT OF THE CONDEMNATION PROCEEDING AND IF OBJECTIONS ARE FILED, SETTLEMENT OF THE CONDEMNATION LAWSUIT FOR AN AMOUNT NOT TO EXCEED THE AWARD.**

**IN THIS RESOLUTION THE FOLLOWING DEFINITIONS SHALL APPLY:**

AUTHORIZED AMOUNT: Not to exceed: \$22,500.00

AWARD: \$20,000.00

CLOSING COSTS AND TITLE EXPENSES: Not to exceed \$2,500.00

CONDEMNATION PROCEEDING: Cause No. CC-15-04307-E, in Dallas County Court at Law No. 5, and styled City of Dallas v. Johnny Uribe or, if deceased, his unknown heirs, et al., filed pursuant to City Council Resolution No. 15-0765.

DESIGNATED FUNDS: AWARD payable out of the 2006 Bond Funds, Fund No. 3T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4210, Encumbrance No. CT-PBW06T525G29, CLOSING COSTS AND TITLE EXPENSES payable out of the 2006 Bond Funds, Fund No. 3T23, Department TWM, Unit T525, Activity SDRS, Program No. PB06T525, Object 4230, Encumbrance No. CT-PBW06T525G30.

OFFICIAL OFFER: \$18,296.00

PROJECT: Mill Creek/Peaks Branch/State-Thomas Drainage Relief Tunnel Project

PROPERTY: Subsurface easement located under approximately 4,945 square feet of land in Dallas County, as described in the CONDEMNATION PROCEEDING.

**WHEREAS**, the OFFICIAL OFFER having been made and refused, the City Attorney filed the CONDEMNATION PROCEEDING for the acquisition of the PROPERTY for the PROJECT; and,

**WHEREAS**, the Special Commissioners appointed by the Court in the CONDEMNATION PROCEEDING made the AWARD, which the City Council wishes to deposit with the County Clerk of Dallas County, Texas, so that the City may take possession of the PROPERTY; and,

May 25, 2016

**WHEREAS**, the City Council desires to authorize the City Attorney to settle the CONDEMNATION PROCEEDING and, if objections are filed, the lawsuit arising from the CONDEMNATION PROCEEDING for an amount not to exceed the AWARD;

**Now, Therefore,**

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

**SECTION 1.** That the Chief Financial Officer is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in the amount of the AWARD payable to the County Clerk of Dallas County, Texas, to be deposited by the City Attorney with the County Clerk and in the amount of the CLOSING COSTS AND TITLE EXPENSES payable to the title company closing the transaction described herein. The AWARD, CLOSING COSTS AND TITLE EXPENSES together shall not exceed the AUTHORIZED AMOUNT.

**SECTION 2.** That the City Attorney is authorized to settle the CONDEMNATION PROCEEDING, and if objections are filed, the lawsuit arising from the CONDEMNATION PROCEEDING, for an amount not to exceed the AWARD.

**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.

**APPROVED AS TO FORM**

**Christopher D. Bowers,  
Interim City Attorney**

By: \_\_\_\_\_



**Assistant City Attorney**

**KEY FOCUS AREA:** E-Gov  
**AGENDA DATE:** May 25, 2016  
**COUNCIL DISTRICT(S):** N/A  
**DEPARTMENT:** City Secretary  
**CMO:** Rosa A. Rios, 670-3738  
**MAPSCO:** N/A

---

**SUBJECT**

A resolution designating absences by Councilmember Philip T. Kingston as being for "Official City Business" - Financing: No cost consideration to the City

**BACKGROUND**

This item is on the addendum to allow council members additional time to request approval of their outstanding absences (if applicable) as "Official City Business."

Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation...for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business."

Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization of or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation.

**BACKGROUND** (Continued)

Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter.

The proposed resolution authorizes and directs the city secretary to amend the minutes of city council meetings, without further city council action or approval, to reflect when the absences by designated council members have been deemed by the city council to be for "official city business."

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

This item has no prior action.

**FISCAL INFORMATION**

No cost consideration to the City.



May 25, 2016

**WHEREAS**, Chapter III, Section 4(e) of the Dallas City Charter provides in part, "If any city council member, including the mayor, misses more than 10 percent of the total number of regular meetings held by the city council during any compensation year, then the city council member's compensation... for that year will be reduced proportionately by the percentage of meetings missed.... Meetings missed by a city council member while he or she is on the official business of the city council and at the direction of the city council will not be counted towards the percentage of missed meetings for which compensation reduction is required... but will be counted as though the member had attended the meetings that are missed while so engaged in city business"; and

**WHEREAS**, Section 4.11(b) of the City Council Rules of Procedure provides that an absence by a council member for (1) attending a meeting or conference of a professional organization or association of municipalities or municipal officers, (2) testifying at a legislative hearing at the request of the mayor, the city council, the chair of the council's legislative affairs committee or the city manager, or (3) attending a meeting of a board, commission, or committee to which the council member has been appointed by the mayor or the city council, will automatically be deemed to be for "official city business at the direction of the city council" and will not be counted against a city council member for purposes of determining the council member's annual compensation; and

**WHEREAS**, Section 4.11(c) of the City Council Rules of Procedure provides that, in addition to those absences automatically considered to be on "official city business at the direction of the city council" under Section 4.11(b) referenced above, the city council may by resolution designate whenever a council member's absence is for official city business and not counted as a missed meeting for purposes of determining the council member's annual compensation under Chapter III, Section 4 of the Dallas City Charter; and

**WHEREAS**, Councilmember Philip T. Kingston participated in event(s) and/or meeting(s), as described in **Exhibit A** attached, which required him to miss all or part of one or more city council meeting(s) or committee meeting(s) on the date(s) noted;

**Now, Therefore,**

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

May 25, 2016

**SECTION 1.** That, in accordance with Chapter III, Section 4(e) of the Dallas City Charter and Section 4.11(c) of the City Council Rules of Procedure, the event(s) and/or meeting(s) described in **Exhibit A**, attached, are hereby deemed to be for "official city business," and any absences from city council meeting(s) and/or city council committee meeting(s), on the date(s) noted in **Exhibit A**, by Councilmember Philip T. Kingston because of his participation in any event(s) and/or meeting(s) will not be counted against him in determining his annual compensation under Chapter III, Section 4 of the Dallas City Charter.

**SECTION 2.** That, in accordance with Section 4.11(a) of the City Council Rules of Procedure, the City Secretary shall maintain a record of the absence on official city business so that such absence(s) will not count against Councilmember Philip T. Kingston in determining his annual compensation under Chapter III, Section 4 of the Dallas City Charter.

**SECTION 3.** That the City Secretary is authorized and directed to amend the minutes of each city council meeting held on the date(s) specified in Exhibit A, if applicable, to reflect that the absences by Councilmember Philip T. Kingston as described in Exhibit A, were for "official city business," and no further city council action or approval of those minutes is required.

**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.

EXHIBIT A  
CITY COUNCIL MEMBER(S)  
REQUEST ABSENCE AS OFFICIAL CITY BUSINESS

<b>COUNCILMEMBER</b>	<b>MEETING DATE</b>	<b><u>MEETING</u> EXEMPTION</b>	<b>PURPOSE/LOCATION</b>	<b>ABSENCE TYPE</b>
<b>Philip T. Kingston</b>	5/9/2016	Quality of Life and Environment Committee	Attended a tour of the Federal Reserve Bank Dallas, Texas	Absent
<b>Philip T. Kingston</b>	5/9/2016	Public Safety Committee	Attended a tour of the Federal Reserve Bank Dallas, Texas	Absent



**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** May 25, 2016

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Business Development & Procurement Services  
Office of Public Information  
Aviation  
Code Compliance  
Court & Detention Services  
Fire  
Park & Recreation  
Police  
Street Services  
Trinity Watershed Management

**CMO:** Jeanne Chipperfield, 670-7804  
A. C. Gonzalez, 670-3297  
Ryan S. Evans, 671-9837  
Joey Zapata, 670-3009  
Eric Campbell, 670-3255  
Willis Winters, 670-4071  
Jill A. Jordan, P.E., 670-5299  
Mark McDaniel, 670-3256

**MAPSCO:** N/A

---

**SUBJECT**

Authorize a three-year service contract for graphic design services - El Creative, Inc., most advantageous proposer of ten - Not to exceed \$550,105 - Financing: Current Funds (\$535,880), Stormwater Drainage Management Current Funds (\$9,740) and Aviation Current Funds (\$4,485) (subject to annual appropriations)

**BACKGROUND**

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

This service contract will allow the City to purchase graphic design services on an as needed basis to promote City programs and services. Various creative services will be integrated to promote and publicize citywide department programs and activities. Use of printed materials includes:

**BACKGROUND (Continued)**

- Development of annual reports
- General information brochures
- Flyers
- Event rack cards
- Printed ads

In addition, the City will be able to purchase onsite event photography for development of future promotional material. Media buys and development of public service announcements for radio and television ads will be used for selected City events, programs and services. Translation service will be used for all marketing and publicity activities.

A seven member committee from the following departments reviewed and evaluated the proposals:

- Business Development and Procurement Services (2)\*
- Park and Recreation (2)
- Public Information Office (1)
- Trinity Watershed Management (1)
- Code Compliance (1)

\*Business Development and Procurement Services only evaluated the Business Inclusion and Development Plan and cost.

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

- Cost 30%
- Capability 30%
- Experience and qualifications 25%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,715 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

**BACKGROUND (Continued)**

The recommended vendor meets the wage floor rate of \$10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

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

On October 8, 2014, City Council authorized a three-year service contract for graphic design services by Resolution No. 14-1665.

Information about this item was provided to the Budget, Finance and Audit Committee on April 18, 2016.

On April 27, 2016, this item was deferred by Councilmember Arnold.

On May 11, 2016, this item was deferred by City Manager, A. C. Gonzalez.

**FISCAL INFORMATION**

\$535,880.00 - Current Funds (subject to annual appropriations)

\$ 9,740.00 - Stormwater Drainage Management Current Funds (subject to annual appropriations)

\$ 4,485.00 - Aviation Current Funds (subject to annual appropriations)

**M/WBE INFORMATION**

329 - Vendors contacted

328 - No response

1 - Response (Bid)

0 - Response (No bid)

1 - Successful

1,715 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

**ETHNIC COMPOSITION**

El Creative, Inc.

White Male	1	White Female	0
Black Male	1	Black Female	1
Hispanic Male	2	Hispanic Female	0
Other Male	1	Other Female	1

## **PROPOSAL INFORMATION**

The following proposals were received from solicitation number BUZ1605 and opened on November 20, 2015. This service contract is being awarded in its entirety to the most advantageous proposer.

\*Denotes successful proposer

<b><u>Proposers</u></b>	<b><u>Address</u></b>	<b><u>Score</u></b>	<b><u>Amount</u></b>
*El Creative, Inc.	3816 San Jacinto St. Dallas, TX 75204	91%	\$550,105.00
Simmons Design Associates, Inc.	12160 N Abrams Rd. Suite 315 Dallas, TX 75243	82%	\$682,700.00
Alpha Business Images LLC	2030 Main St. Suite 410 Dallas, TX 75201	81%	\$649,030.00
Janus Signs dba FastSigns	9742 Skillman St. Dallas, TX 75243	79%	\$579,860.00
MDVC Creative, Inc.	121 Payne St. Dallas, TX 75207	75%	\$565,535.00
Zielinski Design Associates, Inc.	6301 Gaston Ave. Dallas, TX 75214	70%	\$743,245.00
C. Lambert Design Studio, Inc.	1821 E. Levee St. Dallas, TX 75207	63%	\$662,450.00
Design Catalysts, LLC	7918 Greengate Dr. Dallas, TX 75249	62%	\$677,420.00
Sort thru Solutions	11005 Indian Trail Suite 104 Dallas, TX 75229	62%	\$835,970.00
CBJ Designs	3200 W. Pleasant Run Rd. Suite 230 Lancaster, TX 75146		Non-Responsive**

\*\*CBJ Designs was deemed non-responsive due to not meeting specifications.



**OWNER**

**El Creative, Inc.**

V. Michael Gonzalez, President

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

**PROJECT:** Authorize a three-year service contract for graphic design services - El Creative, Inc., most advantageous proposer of ten - Not to exceed \$550,105 - Financing: Current Funds (\$535,880), Stormwater Drainage Management Current Funds (\$9,740) and Aviation Current Funds (\$4,485) (subject to annual appropriations)

El Creative, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and propose to use the following sub-contractors.

**PROJECT CATEGORY:** Other Services

### **LOCAL/NON-LOCAL CONTRACT SUMMARY**

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$495,094.50	90.00%
Total non-local contracts	\$55,010.50	10.00%
<b>TOTAL CONTRACT</b>	<b>\$550,105.00</b>	<b>100.00%</b>

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

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

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
1820 Productions	BMDB31972Y0816	\$82,515.75	16.67%
El Creative, Inc.	HMMB77148N0417	\$412,578.75	83.33%
<b>Total Minority - Local</b>		<b>\$495,094.50</b>	<b>100.00%</b>

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

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
TruMultiCultural, LLC.	HMDB64963Y0416	\$55,010.50	100.00%
<b>Total Minority - Non-local</b>		<b>\$55,010.50</b>	<b>100.00%</b>

### **TOTAL M/WBE CONTRACT PARTICIPATION**

	<u>Local</u>	<u>Percent</u>	<u>Local &amp; Non-Local</u>	<u>Percent</u>
African American	\$82,515.75	16.67%	\$82,515.75	15.00%
Hispanic American	\$412,578.75	83.33%	\$467,589.25	85.00%
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%
<b>Total</b>	<b>\$495,094.50</b>	<b>100.00%</b>	<b>\$550,105.00</b>	<b>100.00%</b>

May 25, 2016

**WHEREAS**, on October 8, 2014, City Council authorized a three-year service contract for graphic design services by Resolution No. 14-1665;

**NOW, THEREFORE,**

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

**Section 1.** That the City Manager is authorized to execute a service contract with El Creative, Inc. (VS0000001394) for graphic design services for a term of three years in an amount not to exceed \$550,105.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to El Creative, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by El Creative, Inc. under the contract.

**Section 2.** That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$550,105.00 (subject to annual appropriations) from Service Contract number BUZ1605.

**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:** May 25, 2016  
**COUNCIL DISTRICT(S):** 4, 8  
**DEPARTMENT:** Housing/Community Services  
**CMO:** Alan Sims, Chief of Neighborhood Plus, 670-1611  
**MAPSCO:** 55S Z 56S 65B D F G M 66E J K

---

**SUBJECT**

Authorize **(1)** approval of the development plan submitted to the Dallas Housing Acquisition and Development Corporation by Cooper ~~Homes~~ Contractors, Inc. for the construction of affordable houses; **(2)** the sale of 17 vacant lots (list attached) from Dallas Housing Acquisition and Development Corporation to Cooper ~~Homes~~ Contractors, Inc.; and **(3)** execution of a release of lien for any non-tax liens on the 17 properties that may have been filed by the City - Financing: No cost consideration to the City

**BACKGROUND**

On June 18, 2003, Governor Perry signed the Urban Land Bank Demonstration Program Act. The Act allows the governing body of a municipality to adopt an Urban Land Bank Demonstration Program in which the officer charged with selling real property ordered sold pursuant to foreclosure of a tax lien may sell certain eligible real property by private sale to a land bank for the purpose of affordable housing developments. The City Council then established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C on January 28, 2004.

Cooper ~~Homes~~ Contractors, Inc. has submitted a proposal and development plan to DHADC for 17 lots shown on the attached list. The DHADC board of directors has approved the development plan and sale of the 17 lots, subject to City Council approval. This item will authorize City Council approval of the development plan submitted by Cooper ~~Homes~~ Contractors, Inc. to DHADC, the sale of those lots from DHADC to Cooper ~~Homes~~ Contractors, Inc. and the release of lien for any non-tax liens that may have been filed by the City. The vacant lots were purchased by DHADC from a Sheriff's sale pursuant to foreclosure of tax liens and any non-tax liens.

## **BACKGROUND (continued)**

DHADC's Deed without Warranty to Cooper HomesContractors, Inc. will contain a reverter that returns the property to DHADC if a construction permit is not applied for by Cooper HomesContractors, Inc. and construction financing is not closed within three years of conveyance.

Cooper HomesContractors, Inc. will build affordable houses on the lots. The approximate square footage and sales prices of the houses will be from 1,200 to 1,500 square feet and from \$120,000 to \$150,000. The lots will be deed restricted for sale to low income families.

DHADC will receive \$95,000.00 for the sales price of the vacant lots to Cooper HomesContractors, Inc., as calculated from the 2015-16 Land Bank Plan approved by City Council.

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

On January 28, 2004, City Council established DHADC as its land bank for the purpose of acquiring, holding and transferring unimproved real property for the purpose of promoting the development of affordable housing as allowed under Chapter 379C of the Texas Local Government Code by Resolution No. 04-0458.

On September 21, 2015, the Housing Committee was briefed regarding the Urban Land Bank Demonstration Program which outlined the process and status of the program.

On April 21, 2016, the DHADC board of directors approved the development plan and sale of 17 lots from DHADC to Cooper HomesContractors, Inc.

Information about this item will be provided to the Housing Committee on May 16, 2016.

## **FISCAL INFORMATION**

No cost consideration to the City

## **DEVELOPER**

**Cooper HomesContractors, Inc.**

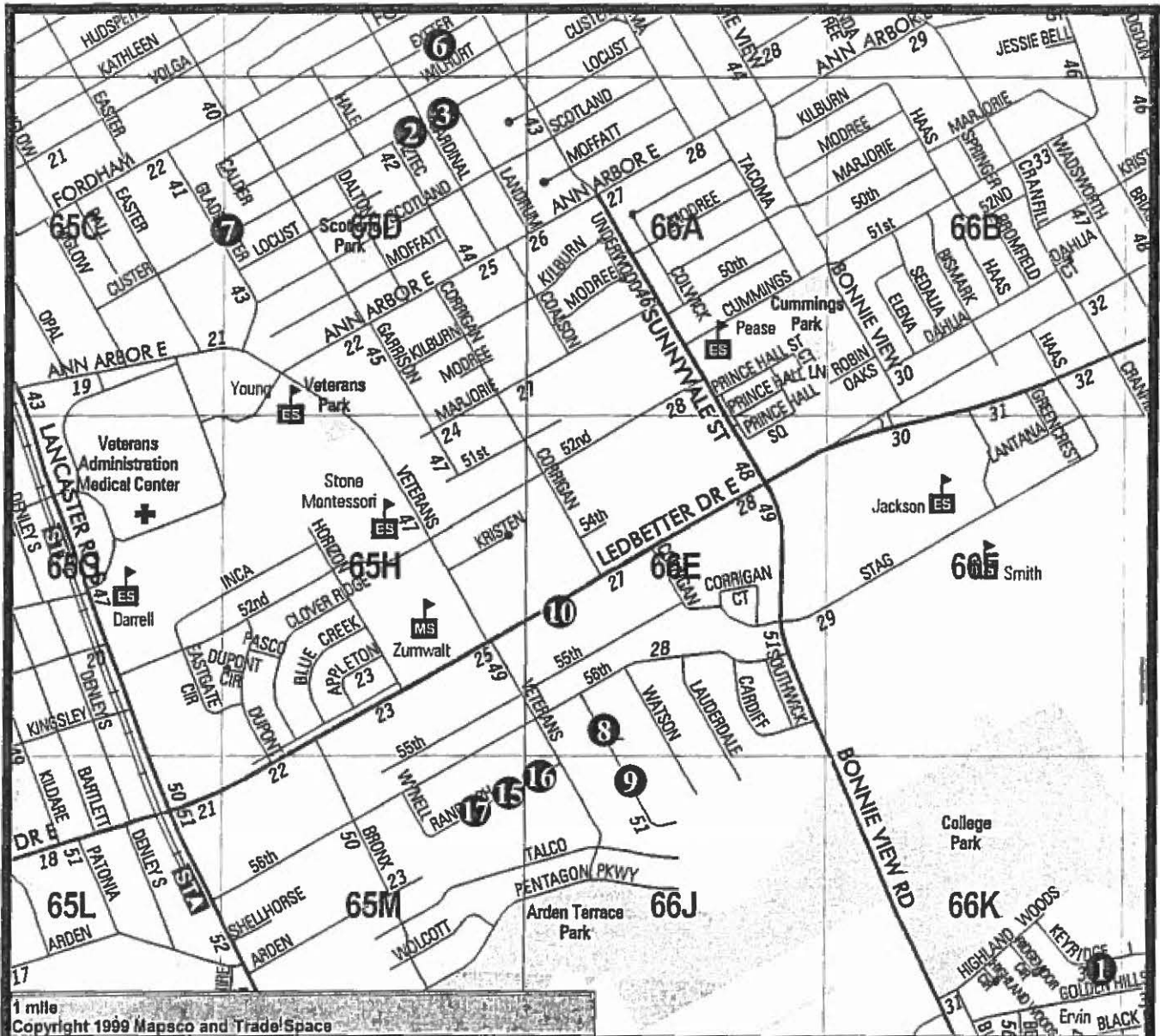
Simmie Cooper, President

## **MAPS**

Attached

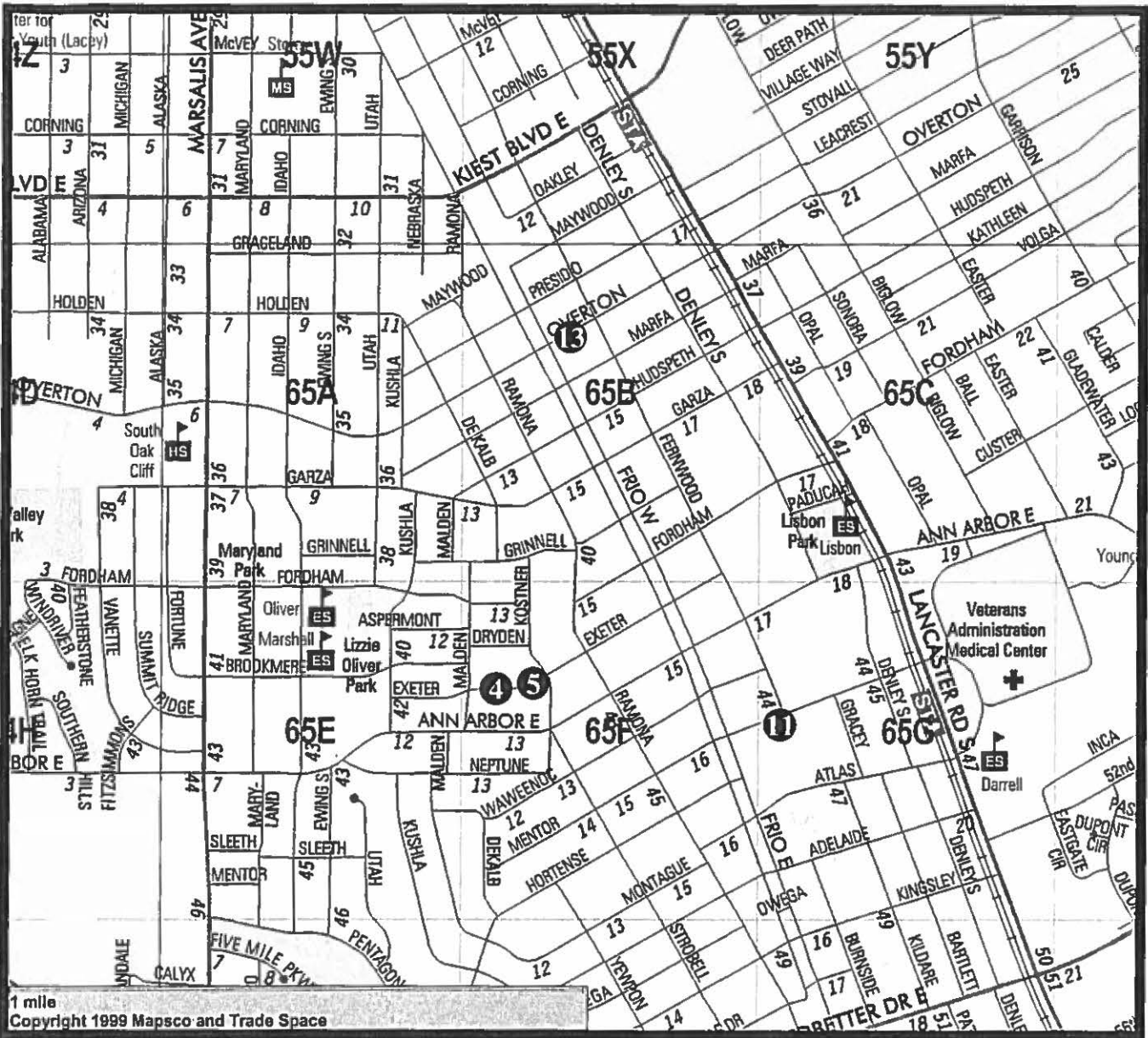
**Land Bank (DHADC) Sale of Lots to  
Cooper Homes Contractors, Inc.**

<b><u>Property Address</u></b>	<b><u>Mapsco</u></b>	<b><u>Council District</u></b>	<b><u>Amount of Non-Tax Liens</u></b>
1. 3515 Keyridge	66K	8	\$11,788.15
2. 2543 Custer	65D	4	\$16,193.24
3. 2656 Custer	65D	4	\$ 2,521.28
4. 1318 Exeter	65F	4	\$20,826.93
5. 1349 Exeter	65F	4	\$15,438.19
6. 2631 Exeter	55Z	4	\$ 2,424.82
7. 4170 Gladewater	65D	4	\$ 6,809.11
8. 5035 Ivy	66E	8	\$ 5,954.36
9. 5103 Ivy	66J	8	\$11,174.98
10. 2605 E. Ledbetter	66E	4	\$ 1,334.72
11. 1734 Mentor	65G	4	\$19,538.74
12. 1143 E. Missouri	55S	4	\$ 6,953.19
13. 1623 E. Overton	65B	4	\$16,778.11
14. 2835 E. Overton	56S	4	\$30,154.63
15. 2519 Randolph	65M	8	\$ 7,471.23
16. 2551 Randolph	66J	8	\$ 8,108.48
17. 2453 Randolph	65M	8	\$13,478.78



<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
1. 3515 Keyridge	66K	8
2. 2543 Custer	65D	4
3. 2656 Custer	65D	4
6. 2631 Exeter	55Z	4
7. 4170 Gladewater	65D	4
8. 5035 Ivy	66E	8
9. 5103 Ivy	66J	8
10. 2605 E. Ledbetter	66E	4
15. 2519 Randolph	65M	8
16. 2551 Randolph	66J	8
17. 2453 Randolph	65M	8





<u>Property Address</u>	<u>Mapsco</u>	<u>Council District</u>
4. 1318 Exeter	65F	4
5. 1349 Exeter	65F	4
11. 1734 Mentor	65G	4
13. 1623 E. Overton	65B	4



May 25, 2016

**WHEREAS**, on January 28, 2004, City Council established the Dallas Housing Acquisition and Development Corporation (DHADC) as its land bank for the purpose of acquiring, holding and transferring unimproved real property under Subtitle A, Title 12, Local Government Code, Chapter 379C, by Resolution No. 04-0458; and

**WHEREAS**, Cooper-HomesContractors, Inc. submitted a proposal and development plan to DHADC for 17 lots shown on Exhibit "A" and the DHADC Board has approved the development plan and sale, subject to City Council approval; and

**WHEREAS**, the City Council desires to approve the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Cooper HomesContractors, Inc. and authorize the sale of the said 17 lots from DHADC to Cooper HomesContractors, Inc. to build affordable houses;

**NOW, THEREFORE,**

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

**Section 1.** That the development plan shown on Exhibit "B" indicating the approximate square footage and sales price ranges of the proposed houses submitted by Cooper-HomesContractors, Inc. and the sale of 17 lots shown on Exhibit "A" from DHADC to Cooper HomesContractors, Inc. is approved.

**Section 2.** That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a Deed without Warranty and releases of lien for any non-tax liens that may have been filed by the City on the lots shown on Exhibit "A".

**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.

**EXHIBIT "A"**

<b>LAND BANK PROPERTY</b>					
<b>PARCEL NUMBER</b>	<b>STREET ADDRESS LEGAL DESCRIPTION</b>	<b>QUALIFIED PURCHASER</b>	<b>NUMBER OF HOMEOWNER UNITS</b>	<b>SALE AMOUNT</b>	
1	<b>3515 Keyridge</b> Lot 9, Highland Woods Subdivision No. 2 Addition Block 1/6865	Cooper Homes Contractors, Inc.	1	\$5,000.00	
2	<b>2543 Custer</b> Lot 22, Lisbon Heights Addition Block 5/5852	Cooper Homes Contractors, Inc.	1	\$5,000.00	
3	<b>2656 Custer</b> Lot 5, Southgate Annex No. 2 Addition Block 12/6081	Cooper Homes Contractors, Inc.	1	\$5,000.00	
4	<b>1318 Exeter</b> Lots 11 & 12, Belmeade Addition Block M/4870	Cooper Homes Contractors, Inc.	2	\$10,000.00	
5	<b>1349 Exeter</b> Lot 20-A of a Resubdivision of Part of Lot 19 and Lots 20 & 21, Belmeade Addition Block L/4869	Cooper Homes Contractors, Inc.	1	\$5,000.00	
6	<b>2631 Exeter</b> Lot 17, Lisbon Heights Addition Block 2/5852	Cooper Homes Contractors, Inc.	1	\$5,000.00	
7	<b>4170 Gladewater</b> Lot 6C, Oak Cliff Gardens Addition Block 4/5848	Cooper Homes Contractors, Inc.	1	\$5,000.00	
8	<b>5035 Ivy</b> North 53 Feet of Lot 5, Goldmine No. 3 Addition Block E/6855	Cooper Homes Contractors, Inc.	1	\$5,000.00	
9	<b>5103 Ivy</b> North 53 Feet of Lot 6, Goldmine No. 3 Addition Block E/6855	Cooper Homes Contractors, Inc.	1	\$5,000.00	
10	<b>1734 Mentor</b> Lot 11, Bellevue Addition Block 19/4315	Cooper Homes Contractors, Inc.	1	\$5,000.00	
<b>TOTAL</b>				<b>\$55,000.00</b>	

EXHIBIT "A"

LAND BANK PROPERTY					
PARCEL NUMBER	STREET ADDRESS LEGAL DESCRIPTION	QUALIFIED PURCHASER	NUMBER OF HOMEOWNER UNITS	SALE AMOUNT	
11	<b>1143 E. Missouri</b> Lot 5, Broadmoor Addition Block 27/4226	Cooper Homes Contractors, Inc.	1	\$5,000.00	
12	<b>1623 E. Overton</b> Lot 19, Liberty Heights Addition Block 19/4074	Cooper Homes Contractors, Inc.	1	\$5,000.00	
13	<b>2835 E. Overton</b> Lot 27, Honey Crest Heights Revision Addition Block HI/6086	Cooper Homes Contractors, Inc.	1	\$5,000.00	
14	<b>2519 Randolph</b> West 50 Feet of Lot 19, Goldmine #2 Addition Block B/6854	Cooper Homes Contractors, Inc.	1	\$5,000.00	
15	<b>2551 Randolph</b> West 50 Feet of Lot 15, Goldmine 2nd Addition Block B/6854	Cooper Homes Contractors, Inc.	1	\$5,000.00	
16	<b>2453 Randolph</b> East 50 Feet of Lot 22, Goldmine No. 2 Addition Block B/6854	Cooper Homes Contractors, Inc.	1	\$5,000.00	
17	<b>2605 E. Ledbetter</b> Part of Lots 47, 48 & 49 Block 44/5845	Cooper Homes Contractors, Inc.	2	\$10,000.00	
<b>TOTAL</b>				<b>\$40,000.00</b>	
<b>GRAND TOTAL</b>				<b>\$95,000.00</b>	

**EXHIBIT B**

**SECTION II: DEVELOPMENT PLAN**

**A. DESCRIPTION OF THE LAND REQUESTED FOR DEVELOPMENT**

(1) Number of lots requested in this proposal. 17

(2) Provide the property address and legal description of the land requested (attach extra sheets if necessary) (the "Property").

See attached

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B. DESCRIPTION OF PROPOSED HOUSES ENTITY WILL CONSTRUCT**

At least 25% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes not greater than 60% of AMFI. No more than 30% of the Land Bank properties sold during any given fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes between 81% and 115% of AMFI. (At least 70% of the Land Bank properties sold during any fiscal year to be developed shall be deed restricted for sale to households with gross annual incomes at 80% AMFI or less.)

**Single Family Home (to be sold to low income households at 60% or less of AMFI):**

Number of homes to be built 4  
Square Footage range of each home 1200 - 1500 sq ft.  
Number of Bedrooms/Baths in each home 3-4 / 1-2  
Number of Garages 0-2 Number of Carports      Detached      Attached X  
Type of Exterior Veneer siding &/ or Brick Which sides All sides  
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120,000 - \$150,000

**Single Family Home (to be sold to low income households at 80% or less of AMFI):**

Number of homes to be built 12  
Square Footage range of each home 1200 - 1500 sq ft.  
Number of Bedrooms/Baths in each home 3-4 / 1-2  
Number of Garages 0-2 Number of Carports      Detached      Attached X  
Type of Exterior Veneer siding &/ or Brick Which sides All sides  
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120,000 - \$150,000

**Single Family Home (to be sold to low income households between 81% and 115% of AMFI):**

Number of homes to be built 1  
Square Footage range of each home 1200 - 1500 sq ft.  
Number of Bedrooms/Baths in each home 3-4 / 1-2  
Number of Garages 0-2 Number of Carports      Detached      Attached X  
Type of Exterior Veneer siding &/ or Brick Which sides All sides  
Your Sales Price range without Subsidies to Qualified Low Income Buyer \$120,000 - \$150,000

Attach extra sheet(s) breaking out above information for each different model of home.

PROVIDE FLOOR PLANS AND ELEVATIONS.

### C. CONSTRUCTION TIMETABLE

State the number of days it will take you to complete construction and sale of improved Property from the date of obtaining the executed deed from DHADC. Attach a schedule, if you desire. The deed conveying property sold by DHADC will include a right of reverter so that if the Entity does not apply for a construction permit and close on any construction financing within a three year period following the date of conveyance of the property from the DHADC to the Entity, the property will revert to the DHADC for subsequent resale.

Start of Construction: 180 days after receiving the deed to the property

Completion of Construction: 100 days after start of construction

Sale of first affordable housing unit to low income household: 120 days after completion of construction

Sale of last affordable unit to low income households: TBD days after completion of first house

3515 KEYRIDGE	Dallas	Texas	Cooper Contractors
2543 CUSTER	Dallas	Texas	Cooper Contractors
2656 CUSTER	Dallas	Texas	Cooper Contractors
1318 EXETER	Dallas	Texas	Cooper Contractors
1349 EXETER	Dallas	Texas	Cooper Contractors
2631 EXETER	Dallas	Texas	Cooper Contractors
4170 GLADEWATER	Dallas	Texas	Cooper Contractors
5035 IVY	Dallas	Texas	Cooper Contractors
5103 IVY	Dallas	Texas	Cooper Contractors
2605 LEDBETTER, E.	Dallas	Texas	Cooper Contractors
1734 MENTOR	Dallas	Texas	Cooper Contractors
1143 MISSOURI, E.	Dallas	Texas	Cooper Contractors
1623 OVERTON, E.	Dallas	Texas	Cooper Contractors
2835 OVERTON, E.	Dallas	Texas	Cooper Contractors
2519 RANDOLPH	Dallas	Texas	Cooper Contractors
2551 RANDOLPH	Dallas	Texas	Cooper Contractors
2453 RANDOLPH	Dallas	Texas	Cooper Contractors



**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** May 25, 2016  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Public Works Department  
**CMO:** Jill A. Jordan, P.E., 670-5299  
**MAPSCO:** 47W

---

**SUBJECT**

**Second Avenue Bridge over White Rock Creek**

- \* Authorize a waiver agreement with the Texas Department of Transportation for the local match fund participation requirement on the northbound Second Avenue Bridge over White Rock Creek as an approved project for the Federal Off-System Bridge Program - Financing: No cost consideration to the City This action has no cost consideration to the City (See Fiscal Information for future potential cost)
- \* Authorize a Local Project Advanced Funding Agreement with the Texas Department of Transportation for the replacement or rehabilitation of the northbound Second Avenue Bridge over White Rock Creek as an approved project for the Federal Off-System Bridge Program - Financing: No cost consideration to the City This action has no cost consideration to the City (See Fiscal Information for future potential cost)

**BACKGROUND**

The Federal Off-system Bridge Program is administered by the Texas Department of Transportation (TxDOT) to replace or rehabilitate structurally deficient or functionally obsolete bridges located on public roads and streets off the designated state highway system. Under this program, TxDOT selects certain bridges or cross-drainage structures to be programmed for replacement or rehabilitation. The eligibility of those structures and the extent of proposed improvements depend on their condition as determined by the state's inspection reports. Under this program, the funding participation ratio of eligible costs are usually 80% federal, 10% state, and 10% local to be funded by the City of Dallas. In this particular case, however, the local share will be waived.

## **BACKGROUND (Continued)**

Texas Administrative Code, Title 43, Section 15.55(d) provides that the 10 percent City match fund participation requirement may be waived if the City requests such a waiver provided that the City agrees to perform, or cause to be performed, an equivalent dollar amount of structural improvement work on other deficient bridges or deficient mainlane cross-drainage structures within its jurisdiction. This type of structural improvement work is referred to as an “Equivalent-Match Project” (EMP).

The project on which local fund participation is to be waived is referred to as the “Participation-Waived Project” (PWP). The northbound Second Avenue Bridge (National Bridge Inventory Structure No. 18-057-09S23-40-003) over White Rock Creek will be the “Participation-Waived” Project to be repaired by TxDOT at a cost of \$1,036,965. The southbound Second Avenue Bridge (NBI Structure No. 18-057-09S23-40-008) over White Rock Creek will be the Equivalent-Match Project that the City of Dallas will perform the structural and safety improvements at a cost of \$210,720, and receive a waiver of the local match fund participation requirement on the “Participation-Waived” Project. The design of the EMP project was funded by the 2012 Bond Program and the design contract was awarded by Council on January 13, 2016. This action will authorize the waiver and advanced funding agreement with TxDOT, which is necessary for the replacement or rehabilitation of the “Participation-Waived” Project. The construction of this project, which will address safety concerns related to existing structural deficiencies and enhance the useful life, will be funded with future bond savings or as part of a future bond program.

## **ESTIMATED SCHEDULE OF PROJECT**

### **Participation-Waived Project (TxDOT)**

#### **Second Avenue Bridge (northbound) over White Rock Creek (NBI Structure No. 18-057-09S23-40-003)**

Begin Design	July 2016
Complete Design	May 2017
Begin Construction	October 2017
Complete Construction	December 2018

### **Equivalent-Match Project (City)**

#### **Second Avenue Bridge (southbound) over White Rock Creek (NBI Structure No. 18-057-09S23-40-008)**

Began Design	March 2016
Complete Design	July 2016
Begin Construction	January 2017
Complete Construction	October 2017

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

Authorized a professional services contract with TranSystem Corporation dba TranSystem Corporation Consultants for the Second Avenue Bridge over White Rock Creek (NBI Structure No. 18-057-09S23-40-008) on January 13, 2016, by Resolution No. 16-0089.

Information about this item will be provided to the Transportation and Trinity River Project Committee on May 23, 2016.

**FISCAL INFORMATION**

This action has No cost consideration to the City. The future construction of this project is currently estimated to cost \$192,948 pending the completion of final design, which is estimated to cost \$17,772, for a total combined estimated cost of \$210,720. The funding is expected to come from future bond savings or as part of a future bond program.

**Participation-Waived Project (TxDOT)**

Second Avenue Bridge over White Rock Creek (NBI Structure No. 18-057-09S23-40-003)

Design	\$ 150,000 (est.)
Construction	<u>\$ 886,965 (est.)</u>
Total project	\$ 1,036,965 (est.)

**Equivalent-Match Project (City)**

Second Avenue Bridge over White Rock Creek (NBI Structure No. 18-057-09S23-40-008)

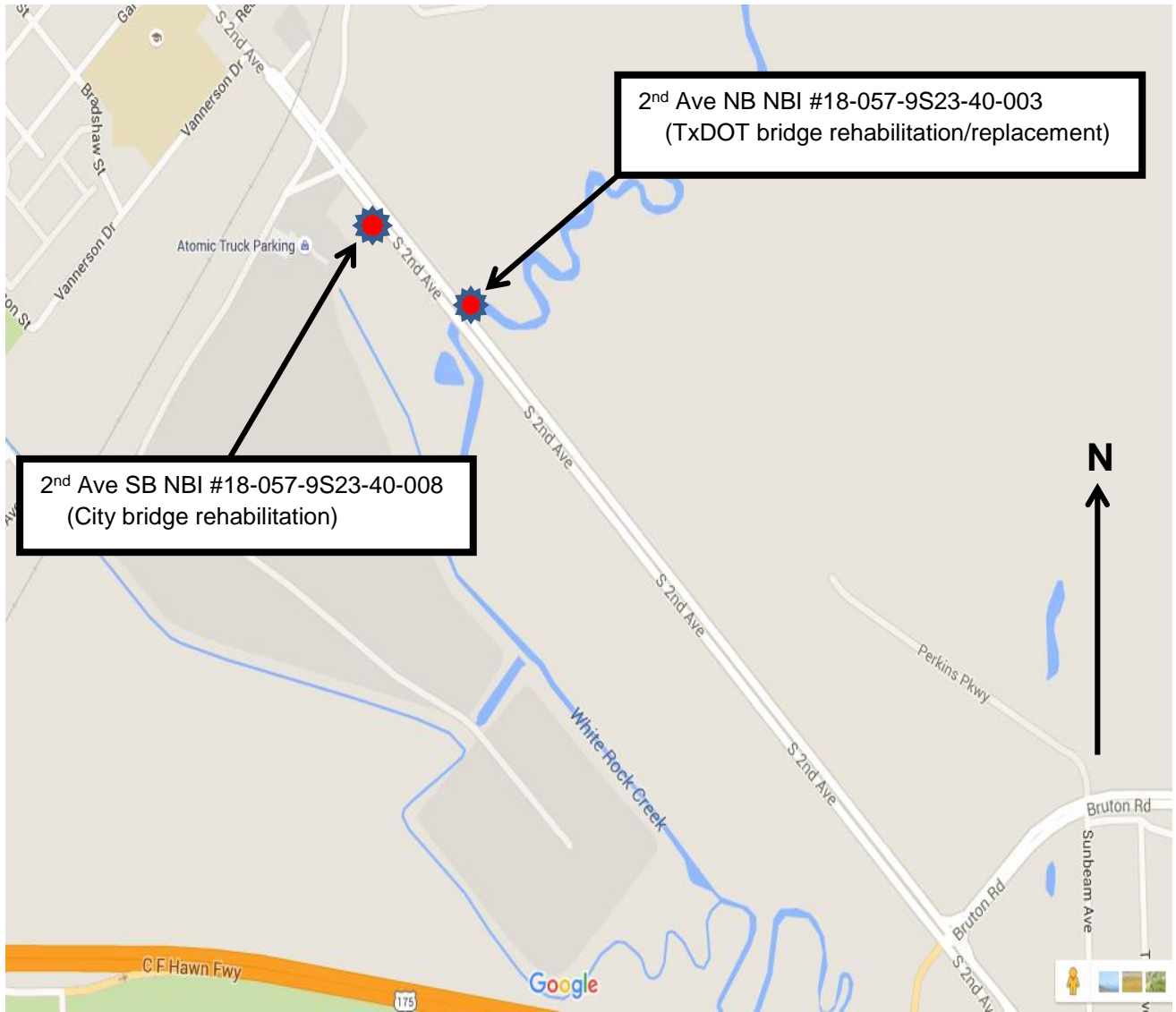
Design	\$ 17,772 (est.)
Construction	<u>\$ 192,948 (est.)</u>
Total project	\$ 210,720 (est.)

**MAP**

Attached.

**TxDOT and Dallas PWP-EMP Project  
for Second Avenue bridges over White Rock Creek**

**TxDOT PWP Project for bridge #18-057-9S23-40-003  
and Dallas EMP Project for bridge #18-057-9S23-40-008**



**Mapsc0 47W**

May 25, 2016

**WHEREAS**, the Federal Off-system Bridge Program is administered by Texas Department of Transportation (TxDOT) to replace or rehabilitate structurally-deficient and functionally obsolete bridges located on public roads and streets off the designated state highway system; and,

**WHEREAS**, the City of Dallas owns a bridge located at Second Avenue (northbound) on White Rock Creek, National Bridge Inventory (NBI) Structure Number 18-057-09S23-40-003; and,

**WHEREAS**, the City of Dallas owns a bridge located at Second Avenue (southbound) on White Rock Creek, NBI Structure Number 18-057-09S23-40-008; and,

**WHEREAS**, a project to remedy the bridges is included in the currently-approved program of projects as authorized by Texas Transportation Commission Minute Order 114417 dated November 19, 2015 for Control-Section-Job (CSJ) Numbers 0918-47-147; and,

**WHEREAS**, the usual fund participation ratio for projects on such programs is 80 percent federal, 10 percent state and 10 percent Local Government; and,

**WHEREAS**, Texas Administrative Code, Title 43, Section 15.55(d) (43TAC Section 15.55(d) provides that under specified conditions the 10 percent Local Government match fund participation requirement may be waived with agreement by the Local Government to perform, or cause to be performed, an equivalent dollar amount of structural improvement work on other deficient bridges or deficient mainlane cross-drainage structures within its jurisdiction, such a project of structural improvement work being referred to as an "Equivalent-Match Project"; and,

**WHEREAS**, the City of Dallas' estimated local match fund participation requirement on the approved federal off-system bridge project is \$192,948.00, such participation requirement the City proposes be waived and in return perform or cause to be performed "Equivalent-Match Project" of structural improvement work; and,

**WHEREAS**, the City of Dallas plans to perform structural and safety improvement work on an "Equivalent-Match Project", Second Avenue (southbound) on White Rock Creek, National Bridge Inventory (NBI) Structure Number 18-057-09S23-40-008, for an estimated eligible total cost of \$210,720 in return for a waiver of the local match fund participation requirement on the "Participation-Waived Project"; and,

**WHEREAS**, on January 13, 2016, Resolution No. 16-0089 authorized a professional services contract with TranSystems Corporation dba TranSystems Corporation Consultants to provide engineering design for the Second Avenue Bridge (southbound) on White Rock Creek (NBI#18-057-09S23-40-008), in the amount of \$186,047.00; and,

May 25, 2016

**WHEREAS**, the City of Dallas desires to enter into a waiver agreement with TxDOT to waive the local match fund participation requirement on the Participation-Waived Project for Second Avenue (northbound) on White Rock Creek, National Bridge Inventory (NBI) Structure Number 18-057-09S23-40-003.

**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 waiver agreement with Texas Department of Transportation to waive the local match fund participation requirement on the Participation-Waived Project, Second Avenue (northbound) on White Rock Creek, NBI Structure Number 18-057-09S23-40-003, after it has been approved as to form by the City Attorney.

**Section 2.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

May 25, 2016

**WHEREAS**, the Federal Off-system Bridge Program is administered by Texas Department of Transportation (TxDOT) to replace or rehabilitate structurally-deficient and functionally obsolete bridges located on public roads and streets off the designated state highway system; and,

**WHEREAS**, the City of Dallas owns a bridge located at Second Avenue (northbound) on White Rock Creek, National Bridge Inventory (NBI) Structure Number 18-057-09S23-40-003; and,

**WHEREAS**, the City of Dallas owns a bridge located at Second Avenue (southbound) on White Rock Creek, NBI Structure Number 18-057-09S23-40-008; and,

**WHEREAS**, a project to remedy the bridges is included in the currently approved program of projects as authorized by the Texas Transportation Commission Minute Order 114417 dated November 19, 2015 for Control-Section-Job (CSJ) Numbers 0918-47-147; and,

**WHEREAS**, a Local Project Advanced Funding Agreement with TxDOT is necessary for the design and construction of a Participation-Waived Project, Second Avenue (northbound) on White Rock Creek, NBI Structure Number 18-057-09S23-40-003; and,

**WHEREAS**, TxDOT is the lead agency for the development of the Participation-Waived Project; and,

**WHEREAS**, the City of Dallas desires to execute a Local Project Advanced Funding Agreement with TxDOT for the design and construction of the Participation-Waived Project, Second Avenue (northbound) on White Rock Creek, NBI Structure Number 18-057-09S23-40-003 as part of the Federal Off-system Bridge Program.

**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 Local Project Advanced Funding Agreement with Texas Department of Transportation for the design and construction of the Participation-Waived Project, Second Avenue (northbound) on White Rock Creek, NBI Structure Number 18-057-09S23-40-003, as part of the Federal Off-system Bridge Program, after it has been approved as to form by the City Attorney.

May 25, 2016

**Section 2.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** May 25, 2016

**COUNCIL DISTRICT(S):** 2, 7, 14

**DEPARTMENT:** Trinity Watershed Management  
Water Utilities

**CMO:** Mark McDaniel, 670-3256

**MAPSCO:** 45D 45H 46E 46J 46K 46L 46M 47N

---

**SUBJECT**

Authorize a contract for construction of storm drainage improvements for the Mill Creek / Peaks Branch / State-Thomas Drainage Relief Tunnel Project - Southland Mole JV, lowest responsive and responsible bidder of five - Not to exceed \$209,894,515 - Financing: General Obligation Commercial Paper Funds (\$209,179,636), Water Utilities Capital Construction Funds (\$25,600) and Water Utilities Capital Improvement Funds (\$689,279)

**BACKGROUND**

The 2006 and 2012 Bond Programs provided funding for design and construction of storm drainage relief improvements for the Mill Creek / Peaks Branch / State-Thomas watersheds. This project is a deep underground storm drainage tunnel that will provide drainage and flooding relief to the lower areas of the Mill Creek watershed (around Baylor Hospital), Peaks Branch watershed (south of Buckner Park), and East Peaks Branch watershed (around Fair Park area). It will also provide drainage relief to the Woodall Rodgers area in the State-Thomas area.

The drainage relief tunnel project consists of approximately five miles of thirty-foot diameter storm drainage tunnel that is between seventy-five and one hundred fifty feet deep. The project includes an outfall structure on White Rock Creek and five intake shafts that will connect to existing storm drainage systems and collect overland floodwaters during heavy rain events. The project also includes street and surface drainage improvements at the intake and outfall sites.

In 2007, Council authorized a professional services contract to study and design drainage relief improvements to reduce flooding in the lower portions of the Mill Creek and Middle Peaks Branch watersheds. In 2009, Council authorized a change of alignment of both Mill Creek and Peaks Branch drainage relief systems that provided a deep underground tunnel that will drain both watersheds into Lower White Rock Creek. In 2012, Council authorized extending the tunnel to the State-Thomas area to reduce flooding in the State-Thomas and Uptown areas.

## **BACKGROUND (Continued)**

This action authorizes a contract with Southland Mole JV to construct storm drainage improvements for the Mill Creek / Peaks Branch / State-Thomas Drainage Relief Tunnel Project including five miles of 30-foot diameter tunnel, five intake shafts and connections, an outfall shaft, a dewatering station, associated street and surface storm drainage improvements, and water and wastewater improvements.

## **ESTIMATED SCHEDULE OF PROJECT**

Began Design	June 2007
Completed Design	September 2015
Begin Construction	May 2016
Complete Construction	May 2021

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

Authorized a professional services contract with Halff Associates, Inc., for engineering design on June 13, 2007, by Resolution No. 07-1833.

Briefed Council on alternate combined drainage tunnel alignment for both Mill Creek and Peaks Branch on August 6, 2008.

Authorized Supplemental Agreement No. 1 to the professional services contract with Halff Associates, Inc., for additional engineering design on March 25, 2009, by Resolution No. 09-0835.

Briefed Council on the State-Thomas tunnel extension to the Mill Creek and Peaks Branch drainage relief tunnel on January 4, 2012.

Authorized Supplemental Agreement No. 2 to the professional services contract with Halff Associates, Inc., for additional engineering design on January 11, 2012, by Resolution No. 12-0136.

Authorized Supplemental Agreement No. 4 to the professional services contract with Halff Associates, Inc., for additional engineering design on January 14, 2015, by Resolution No. 15-0123.

Authorized a professional services contract with Parsons Environment & Infrastructure Group, Inc. for preliminary construction management services during the design phase on January 14, 2015, by Resolution No. 15-0120.

Briefed Council on the project status and the evaluation of the construction bid tabulation on February 17, 2016.

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

Information about this item was provided to the Transportation and Trinity River Project Committee on April 11, 2016.

On April 13, 2016 and May 11, 2016, this item was deferred by Councilmember Kleinman.

**FISCAL INFORMATION**

2012 Bond Program (General Obligation Commercial Paper Funds) - \$209,179,636.00

Water Utilities Capital Construction Funds - \$25,600.00

Water Utilities Capital Improvement Funds - \$689,279.00

Construction	
Storm drainage improvements	\$209,179,636.00
Water improvements	\$ 124,234.00
Wastewater improvements	<u>\$ 590,645.00</u>
Total Construction	\$209,894,515.00
Design	\$22,119,988.00
Construction Management	\$18,565,000.00
Construction Materials Testing	<u>\$ 2,764,000.00</u>
Total Project Cost	\$253,343,503.00

<b><u>Council District</u></b>	<b><u>Amount</u></b>
2	\$ 56,671,520
7	\$ 94,452,530
14	<u>\$ 58,770,465</u>
Total	\$209,894,515

**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION**

**Southland Mole JV**

Hispanic Female	5	Hispanic Male	121
African-American Female	1	African-American Male	16
Other Female	6	Other Male	43
White Female	10	White Male	72

## **BID INFORMATION**

The following bids with quotes were received and opened on December 18, 2015:

\*Denotes successful bidder(s)

<b>BIDDERS</b>	<b>BID AMOUNT</b>
* Southland Mole JV 608 Henrietta Creek Road Roanoke, Texas 76262	\$209,894,515
Salini Impregilo / Healy / MCM JV	\$223,174,000
Archer Western / Obayashi JV	\$235,355,009
Mill Creek Tunnel Constructors, LLC.	\$262,946,375
Dragodos / Pulice JV	\$281,449,979
Odebrecht Construction, Inc.	Non-responsive**

\*\*Odebrecht Construction, Inc. bid was deemed non-responsive due to not meeting bid specifications.

Engineer's Estimate: \$257,644,000

## **OWNER**

### **Southland Mole JV**

Frank Renda, Managing Member

## **MAP**

Attached.

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

**PROJECT:** Authorize a contract for construction of storm drainage improvements for the Mill Creek / Peaks Branch / State-Thomas Drainage Relief Tunnel Project - Southland Mole JV, lowest responsive and responsible bidder of five - Not to exceed \$209,894,515 - Financing: General Obligation Commercial Paper Funds (\$209,179,636), Water Utilities Capital Construction Funds (\$25,600) and Water Utilities Capital Improvement Funds (\$689,279)

Southland Mole JV 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	\$41,830,000.00	19.93%
Total non-local contracts	\$168,064,515.00	80.07%
<b>TOTAL CONTRACT</b>	<b>\$209,894,515.00</b>	<b>100.00%</b>

### 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	BFDB48714Y1016	\$14,500,000.00	34.66%
Eagle Barricade LLC	BFMB6480N0417	\$40,000.00	0.10%
Pannell Industries, Inc.	BMDB16064Y1116	\$65,000.00	0.16%
Ibarra Consulting Engineers, Inc.	HFDB64809Y0146	\$2,550,000.00	6.10%
All Janitorial, Inc.	HDFW224960616	\$55,000.00	0.13%
Partnering for Success	HFMB61772Y0516	\$15,000.00	0.04%
Omega Contracting, Inc.	HMMB63334Y1016	\$12,000,000.00	28.69%
GLL Corporation DBE MG Trucking	HMDB64606Y016	\$500,000.00	1.20%
Romera Steel	HMMB63034N0916	\$300,000.00	0.72%
LKT & Associates, LLC	WFDB26473Y1016	\$10,500,000.00	25.10%
Champion Fuel Supply	WFDB79263Y0416	\$1,000,000.00	2.39%
Ram Tool Supply	WFWB61372N0416	\$150,000.00	0.36%
Bowden's Guaranteed Hydromulch	WFWB80971N0517	\$45,000.00	0.11%
Universal Fence Company, Inc.	WFDB92092Y0416	\$10,000.00	0.02%
<b>Total Minority - Local</b>		<b>\$41,730,000.00</b>	<b>99.76%</b>

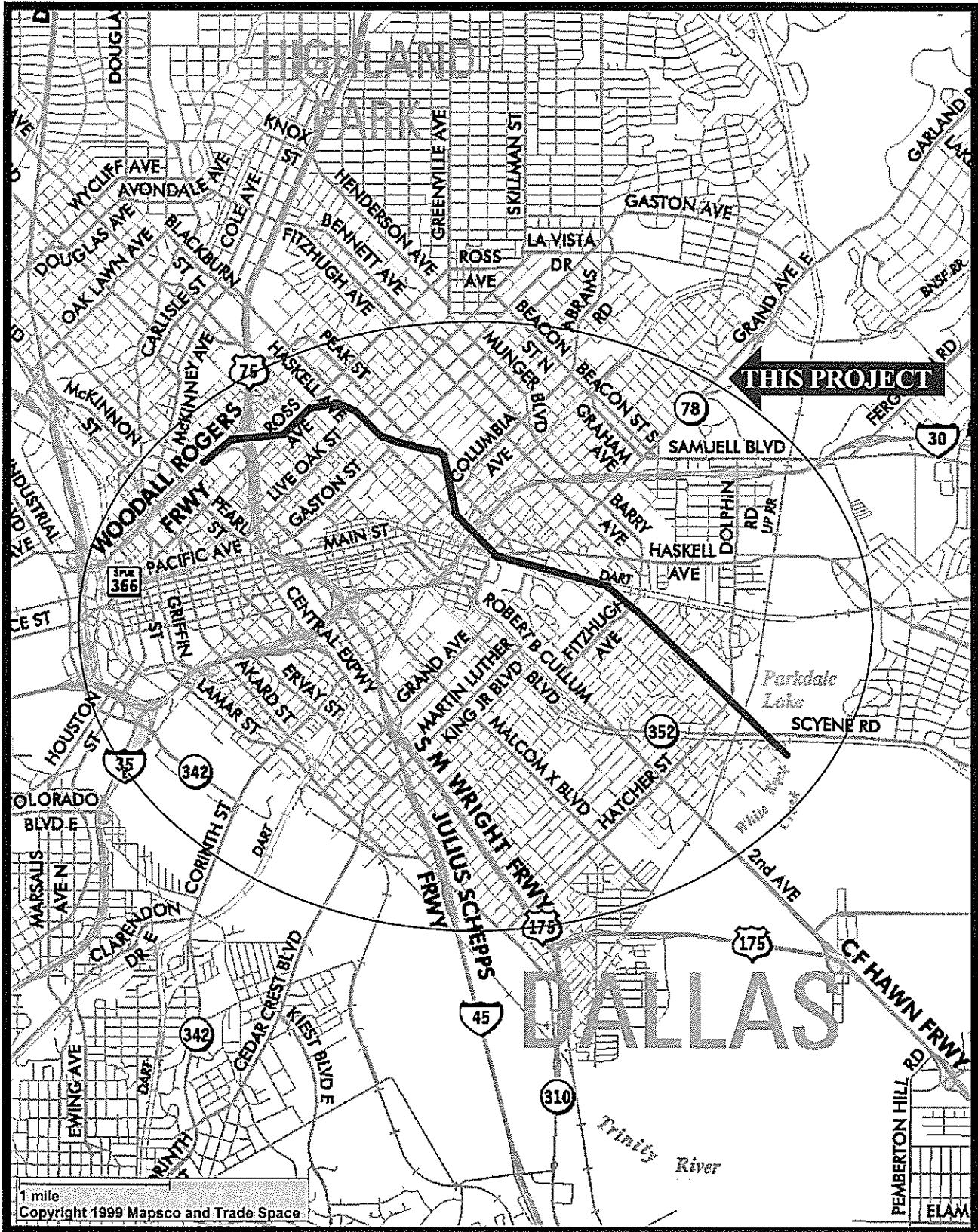
**Non-Local Contractors / Sub-Contractors**

<b><u>Non-local</u></b>	<b><u>Certification</u></b>	<b><u>Amount</u></b>	<b><u>Percent</u></b>
LeVis Consulting Group, LLC	BFMB17589Y1116	\$50,000.00	0.03%
Curtis & Cartwright Transport Services, LLC	BMMB08640N1017	\$1,000,000.00	0.60%
KDAT, LLC	BMDB45396Y0117	\$50,000.00	0.03%
Dtech Services	BMMB61579Y0917	\$25,000.00	0.01%
Luis Moreno Trucking	HMDB33385Y0117	\$500,000.00	0.30%
RECS, Inc.	WFWB63026N0816	\$24,000,000.00	14.28%
Suncoast Resources	WFWB63943N0117	\$1,000,000.00	0.60%
A.N.A. Consultants LLC	WFDB57431Y0516	\$100,000.00	0.06%
MMG Building & Construction	WFWB62284N0616	\$40,000.00	0.02%
<b>Total Minority - Non-local</b>		<b>\$26,765,000.00</b>	<b>15.93%</b>

**TOTAL M/WBE CONTRACT PARTICIPATION**

	<b><u>Local</u></b>	<b><u>Percent</u></b>	<b><u>Local &amp; Non-Local</u></b>	<b><u>Percent</u></b>
African American	\$14,605,000.00	34.92%	\$15,730,000.00	7.49%
Hispanic American	\$15,420,000.00	36.86%	\$15,920,000.00	7.58%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$11,705,000.00	27.98%	\$36,845,000.00	17.55%
<b>Total</b>	<b>\$41,730,000.00</b>	<b>99.76%</b>	<b>\$68,495,000.00</b>	<b>32.63%</b>

# Mill Creek Tunnel



# Mapsco 45, 46, 47

May 25, 2016

**WHEREAS**, on June 13, 2007, Resolution No. 07-1833 authorized professional services contracts with four engineering firms, including Halff Associates, Inc., to provide program management and engineering design of major flood management and storm drainage projects; and,

**WHEREAS**, on March 25, 2009, Resolution No. 09-0835 authorized Supplemental Agreement No. 1 to the professional services contract with Halff Associates, Inc. to provide additional design and analysis for drainage relief for Mill Creek Phase I, and Middle Peaks Branch, Phases I and II, for additional scope of work to develop and update master drainage plans for Mill Creek and Middle Peaks Branch, including design of the Mill Creek, Phase II system; and,

**WHEREAS**, on January 11, 2012, Resolution No. 12-0136 authorized Supplemental Agreement No. 2 to the professional services contract with Halff Associates, Inc. to provide additional scope of work for design and analysis for drainage relief for the State-Thomas area, and for additional survey and right-of-way services for required property acquisition; and,

**WHEREAS**, on July 25, 2014, Administrative Action No. 14-6555 authorized Supplemental Agreement No. 3 to the professional services contract with Halff Associates, Inc. to provide additional design and analysis of water and wastewater main replacements in Carroll Avenue from Junius Street to Victor Street; and,

**WHEREAS**, on January 14, 2015, Resolution No. 15-0123 authorized Supplemental Agreement No. 4 to the professional services contract with Halff Associates, Inc. to provide for additional scope of work for design of water and wastewater facilities and right-of-way acquisition support during design; and,

**WHEREAS**, on January 14, 2015, Resolution No. 15-0120 authorized a professional services contract with Parsons Environment & Infrastructure Group, Inc. for preliminary construction management services during the design phase; and,



May 25, 2016

**WHEREAS**, bids were received on December 18, 2015, for the construction of storm drainage improvements and water and wastewater improvements for the Mill Creek / Peaks Branch / State-Thomas Drainage Relief Tunnel Project:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
* Southland Mole JV 608 Henrietta Creek Road Roanoke, Texas 76262	\$209,894,515
Salini Impregilo / Healy / MCM JV	\$223,174,000
Archer Western / Obayashi JV	\$235,355,009
Mill Creek Tunnel Constructors, LLC.	\$262,946,375
Dragodos / Pulice JV	\$281,449,979
Odebrecht Construction, Inc.	Non-responsive**

\*\*Odebrecht Construction, Inc. bid was deemed non-responsive due to not meeting bid specifications.

**Now, Therefore,**

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

**Section 1.** That Southland Mole JV, Inc. is hereby awarded the contract for the construction of storm drainage improvements and water and wastewater improvements for the Mill Creek / Peaks Branch / State-Thomas Drainage Relief Tunnel Project in an amount not to exceed \$209,894,515, this being the lowest responsive and responsible bid received as indicated by the tabulation of bids.

**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 Chief Financial Officer is hereby authorized to distribute funds in accordance with the terms and conditions of the contract from:

Flood Protection and Storm Drainage Facilities Fund Fund 4U23, Dept. TWM, Unit S769, Act. SDRS Obj. 4540, Program #TW12S769, CT TWM12S769G1 Vendor #VS90299, in an amount not to exceed	\$209,179,636.00
--	------------------

Water Utilities Capital Improvement Fund Fund 2115, Department DWU, Unit PW42 Obj. 4550, Program #715387, CT TWM715387CP Vendor # VS90299, in an amount not to exceed	\$115,334.00
--	--------------

May 25, 2016

Water Utilities Construction Fund Fund 0102, Department DWU, Unit CW42 Obj. 3221, Program #715387X, CT TWM715387EN Vendor # VS90299, in an amount not to exceed	\$8,900.00
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42 Obj. 4560, Program #715388, CT TWM715388CP Vendor # VS90299, in an amount not to exceed	\$573,945.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Obj. 3222, Program #715388X, CT TWM715388EN Vendor # VS90299, in an amount not to exceed	<u>\$16,700.00</u>
Total in an amount not to exceed	\$209,894,515.00

**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.