

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 28, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 34 X

SUBJECT

Medical District Drive from IH 35E to Southwestern Medical Avenue

- * Authorize a professional services contract with Urban Engineers Group, Inc. for design of additional drainage improvements for Medical District Drive from IH 35E to Southwestern Medical Avenue Project - Not to exceed \$92,784 - Financing: 2006 Bond Funds
- * Authorize a maintenance agreement with the Southwestern Medical District for maintenance of the District's signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge façade, and landscape within the Southwestern Medical District - Financing: No cost consideration to the City

BACKGROUND

Medical District Drive from IH 35E to Southwestern Medical Avenue is a partnership project between the City, Dallas County and the Texas Department of Transportation (TxDOT) to reconstruct and widen the existing four-lane roadway to a six-lane divided roadway with buffered bike lanes, landscaping, and to replace the existing Trinity Railway Express (TRE) bridge. Dallas County is the lead agency for the project and is responsible for administering the design, right-of-way acquisition, utility relocation and construction. Design of this project is complete; however, it did not address potential flooding issues due to the undersized drainage pipes located directly downstream and connecting to the projects planned drainage improvements. It is necessary to extend and upsize the downstream existing drainage system in order to mitigate potential flooding issues downstream adjacent to the surrounding Children's Health properties. Dallas County indicated they will not be able to add this additional drainage design into their current design contract because the contract has expired, and they have requested the City administer the additional needed design in order to expedite the project.

BACKGROUND (Continued)

This council action will allow the City to hire Urban Engineers Group, Inc., which is Dallas County’s drainage design consultant, for needed additional downstream drainage improvements for the Medical District Drive from IH 35E to the Southern Medical Avenue Project. The additional drainage improvements are planned to be constructed as part of the Medical District Drive from IH-35E to the Southwestern Medical Avenue Project. This action will also authorize an agreement with the Southwestern Medical District for them to maintain the District’s signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge facade and landscape within the designated Southwestern Medical District.

The total current project cost is estimated at \$24,863,943. The funding breakdown per agency is as follows: City of Dallas (Public Works) - \$1,156,576; Dallas Water Utilities - \$308,530; Dallas County - \$4,562,170; TxDOT - \$1,060,177 and Federal - \$17,776,490.

ESTIMATED SCHEDULE OF PROJECT

Began Preliminary Design	September 2011
Complete Final Detailed Design	November 2016
Began Right-of-Way Acquisition	September 2014
Complete Right-of-Way Acquisition	September 2016
Began Utility Relocations	September 2014
Complete Utility Relocations	September 2016
Begin Construction	February 2017
Complete Construction	February 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an amendment to the Thoroughfare Plan on October 9, 2002, by Resolution No. 02-2971 to change Medical District Drive (formerly Motor Street) from IH 35E (Stemmons Freeway) to Southwestern Medical Avenue from a four-lane undivided (M-4-U) to six-lane divided (M-6-D(A)) roadway.

Authorized Dallas County 2003 Major Capital Improvement Program Call for Projects on August 27, 2003, by Resolution No. 03-2345.

Authorized SAFETEA-LU Call for Projects on October 26, 2005, by Resolution No. 05-3032.

Authorized Master Agreement with Dallas County for future transportation major capital improvement projects on April 13, 2011, by Resolution No. 11-0927.

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

Authorized Project Supplemental Agreement to the Master Interlocal Agreement with Dallas County for the preliminary design of paving and drainage improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue on August 24 2011, by Resolution No. 11-2193.

Authorized Local Project Advance Funding Agreement with the Texas Department of Transportation for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue on August 24 2011, by Resolution No. 11-2194.

Authorized an Ordinance No. 29392 amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by adding a new Division 51A-7.2300; creating the Southwestern Medical District Sign District on June 25, 2014, by Resolution No. 14-1070.

Authorized termination of the existing Local Project Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue on August 13, 2014, by Resolution No. 14-1241.

Authorized the First Amendment to the Project Supplemental Agreement with Dallas County for the design, right-of-way acquisition, construction of paving, drainage, water main and wastewater main improvements on Medical District Drive from IH 35E to Southwestern Medical Avenue and payment to Dallas County for the City's share of design, right-of-way acquisition, and construction costs for the Medical District Drive from IH 35E to Southwestern Medical Avenue on August 13, 2014, by Resolution No. 14-1242.

Authorized an agreement with Dallas Area Rapid Transit (DART) for construction, maintenance and use of the Trinity Railway Express (TRE) underpass structure on Medical District Drive within the railroad right-of-way on August 13, 2014, by Resolution No. 14-1243.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

2006 Bond Funds - \$92,784

Environmental (STS, Dallas County, TxDOT)	\$ 697,599
Design (STS, Dallas County, TxDOT)	\$ 2,790,400
Design of box culverts behind CH (STS)	\$ 92,784
Right-of-Way (STS, Dallas County, TxDOT)	\$ 1,520,113
Utilities (STS, Dallas County, TxDOT)	\$ 500,000
Construction (STS, Dallas County, TxDOT)	\$ 17,863,169
Indirect State Costs (TxDOT)	\$ 1,060,177
Design (DWU)	\$ 26,320
Construction (DWU)	\$ 282,210
Estimated Total Project Cost	\$ 24,832,772

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Urban Engineers Group, Inc.

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

OWNER

Urban Engineers Group, Inc.

Faisal Syed, P.E., PTOE

MAP

Attached

September 28, 2016

WHEREAS, on October 9, 2002, Resolution No. 02-2971 authorized an amendment to the Thoroughfare Plan to change Medical District Drive (formerly Motor Street) from IH 35E (Stemmons Freeway) to Southwestern Medical Avenue from a four-lane undivided (M-4-U) roadway to a six-lane divided (M-6—D(A)) roadway; and,

WHEREAS, on August 27, 2003, Resolution No. 03-2345 authorized Dallas County's 2003 Major Capital Improvement Program Call for Projects; and,

WHEREAS, on October 26, 2005, Resolution No. 05-3032 authorized the submission, acceptance, and implementation of City of Dallas candidate projects for the Regional Transportation Council (RTC) Partnership Program 3 Call for Projects issued by the North Central Texas Council of Governments (NCTCOG) to program Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) funding; and,

WHEREAS, Medical District Drive from IH 35E (Stemmons Freeway) to Harry Hines Boulevard was submitted and subsequently selected for SAFETEA-LU funding; and,

WHEREAS, additional congressional earmark funds were secured by Congresswoman Eddie Bernice Johnson in 2005 to cover estimated project funding shortfalls; and,

WHEREAS, the Texas Department of Transportation (TxDOT) is responsible for engineering review and construction oversight to ensure federal guidelines are followed; and,

WHEREAS, on April 13, 2011, Resolution No. 11-0927 authorized a Master Agreement with Dallas County for the future transportation major capital improvement projects; and,

WHEREAS, on August 24, 2011, Resolution No. 11-2193 authorized a Project Supplemental Agreement to the Master Interlocal Agreement with Dallas County for the preliminary design of paving and drainage improvements on Medical District Drive from IH 35E to Harry Hines Boulevard in the amount of \$720,000.00; and,

WHEREAS, on August 24, 2011, Resolution No. 11-2194 authorized a Local Project Advance Funding Agreement with TxDOT for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Harry Hines Boulevard, in the amount of \$235,484.00; and,

WHEREAS, Dallas County is the lead agency for the project and is responsible for administering the design, right-of-way acquisition, utility relocations, and construction; and,

September 28, 2016

WHEREAS, on June 25, 2014, Resolution No. 14-1070 authorized an Ordinance No. 29392 amending Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended," of the Dallas City Code by adding a new Division 51A-7.2300; creating the Southwestern Medical District Sign District; and,

WHEREAS, on August 13, 2014, Resolution No. 14-1241 authorized termination of the existing Local Project Advance Funding Agreement with the Texas Department of Transportation (TxDOT) for the design, right-of-way acquisition, and construction of paving and drainage improvements on Medical District Drive from IH 35E to Harry Hines Boulevard; and,

WHEREAS, on August 13, 2014, Resolution No. 14-1242 authorized the First Amendment to the Project Supplemental Agreement with Dallas County for the design, right-of-way acquisition, construction of paving, drainage, water main and wastewater main improvements on Medical District Drive from IH 35E to Harry Hines Boulevard and payment to Dallas County for the City's share of design, right-of-way acquisition and construction costs for Medical District Drive from IH 35E to Harry Hines Boulevard, in the amount of \$1,292,322.00; and,

WHEREAS, on August 13, 2014, Resolution No. 14-1243 authorized an agreement with Dallas Area Rapid Transit (DART) for construction, maintenance and use of the Trinity Railway Express (TRE) underpass structure on Medical District Drive within the railroad right-of-way; and,

WHEREAS, The Southwestern Medical District agreed to maintain district signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge facade/landscape that will be installed by Medical District Drive from IH 35E to Harry Hines Boulevard within the designated Southwestern Medical District; and,

WHEREAS, it is now necessary to authorize an agreement with the Southwestern Medical District for the maintenance of district signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge facade and landscape within the designated Southwestern Medical District.

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 an agreement with the Southwestern Medical District for the maintenance of district signs as defined in Division 51A-7.2300 of the Dallas City Code, bridge facade and landscape within the designated Southwestern Medical District, after it has been approved as to form by the City Attorney.

September 28, 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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Urban Engineers Group, Inc. for design of additional drainage improvements for Medical District Drive from IH 35E to Southwestern Medical Avenue Project - Not to exceed \$92,784 - Financing: 2006 Bond Funds

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

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$92,784.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$92,784.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Urban Engineers Group, Inc.	HFDB47619Y0817	\$57,150.00	61.59%
The Rios Group	HFDB27179Y0717	\$7,900.00	8.51%
Total Minority - Local		\$65,050.00	70.11%

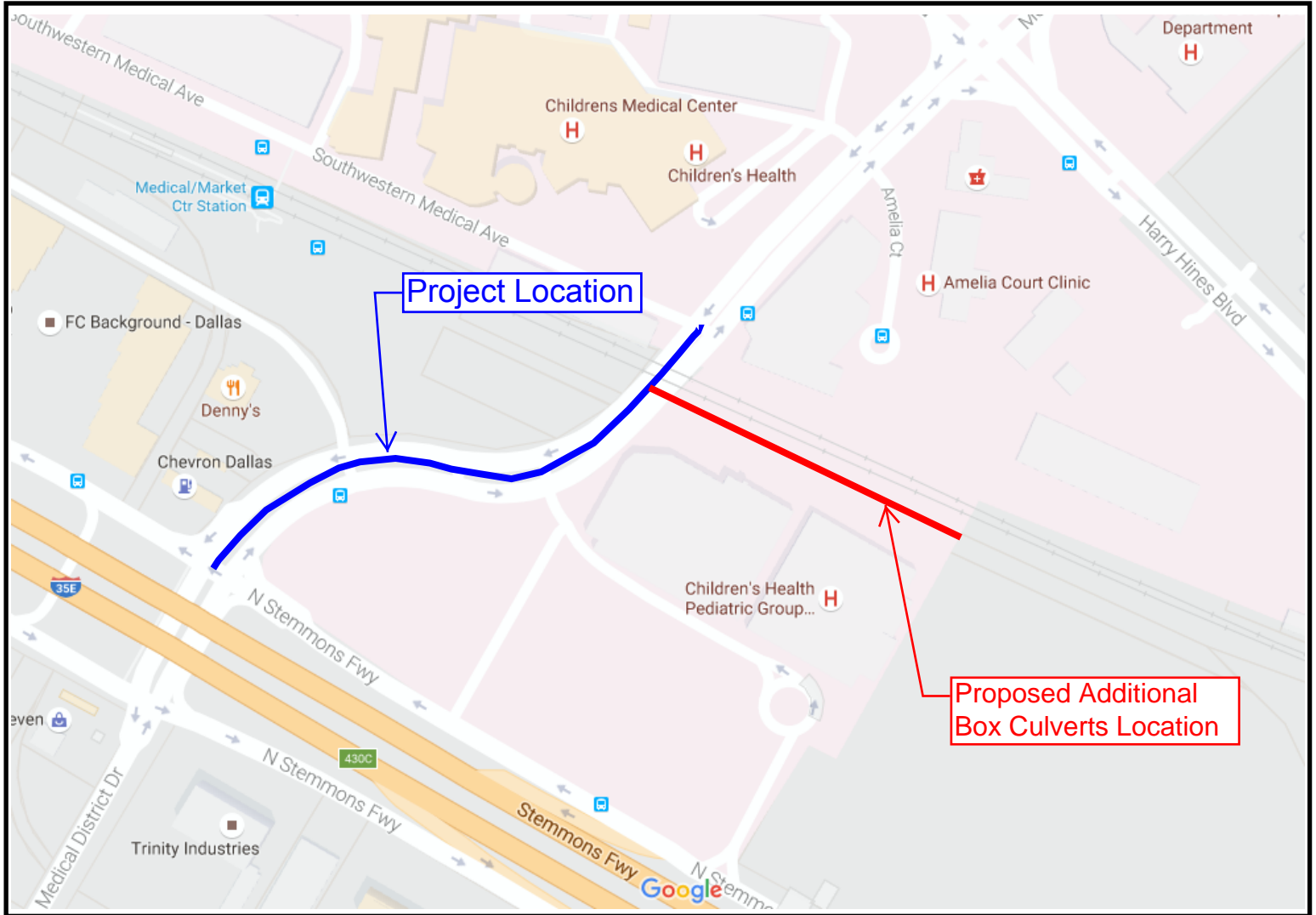
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$65,050.00	70.11%	\$65,050.00	70.11%
Total	\$65,050.00	70.11%	\$65,050.00	70.11%

Medical District Drive (IH-35E to Southwestern Medical Avenue)



Mapsco 34X

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Public Works Department
Code Compliance

CMO: Jill A. Jordan, P.E., 670-5299
Joey Zapata, 670-3009

MAPSCO: 43T

SUBJECT

Authorize a construction contract with DENCO CS Corporation, only bidder, for landscape and irrigation improvements to the Dallas Animal Services facility located at 1818 North Westmoreland Road - Not to exceed \$248,914 - Financing: Current Funds (subject to appropriations)

BACKGROUND

This action will authorize a construction contract with DENCO CS Corporation for landscape and irrigation improvements to the Dallas Animal Services (DAS) located at 1818 North Westmoreland Road.

In an effort to address City Council's and public concerns, installation of drought-tolerant vegetation and other landscape elements will provide an inviting surrounding to the facility and represent the City's and DAS's commitment to a clean and healthy environment.

The project includes a 24 foot by 24 foot steel sun shade canopy structure, trees, shrubs, perennials, seeding, permeable paving, concrete paving, a concrete block wall, benches and irrigation. At completion, there will be a welcoming atmosphere to the 71,000 customers visiting the facility annually.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction February 2017
Complete Construction May 2017

FISCAL INFORMATION

\$248,914.00 - Current Funds (subject to appropriations)

M/WBE INFORMATION

20 - Vendors Contacted
20 - No responses
1 - Response (bid)
0 - No responses (no bid)
3 - M/WBE vendors contacted

See Attached.

ETHNIC COMPOSITION

DENCO CS Corporation

Hispanic Female	2	Hispanic Male	24
African American Female	0	African American Male	1
Other Female	0	Other Male	1
White Female	2	White Male	18

BID INFORMATION

Four (4) vendors attended the pre-bid meeting on August 18, 2016. A single bid was received and opened on September 2, 2016.

*Denotes successful bidder

<u>Bidder</u>	<u>Base Bid</u>	<u>Alternate No. 2</u>	<u>Total</u>
DENCO CS Corporation	\$238,306	\$10,608	\$248,914

Alternate No. 2 – Install Prairie Mix Hydro-mulch

OWNER

DENCO CS Corporation

Mark L. Boland, President

MAP

See Attached.

September 28, 2016

WHEREAS, in an effort to address City Council's and public concerns, installation of drought-tolerant vegetation and other landscape elements will provide an inviting surrounding to the Dallas Animal Services (DAS) facility; and,

WHEREAS, Supplemental Agreement No. 2 with SGDesign, Inc. was authorized for landscape and irrigation design; and,

WHEREAS, one bid was received and opened on September 2, 2016 for the landscape and irrigation improvements at the DAS located at 1818 North Westmoreland Road; and,

WHEREAS, it is now desirable to authorize a construction contract with DENCO CS Corporation, sole responsible bidder, in the amount of \$248,914.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a contract with DENCO CS Corporation, sole responsible bidder, for the landscape and irrigation improvements at the Dallas Animal Services facility in an amount not to exceed \$248,914.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in accordance with the terms and provisions of the contract from:

FY15/16 Current Funds
Fund: 0001, Department CCS, Unit 3476, Activity MMCF
Object 4599, Program No. PBCUR016, CT No. PBWCUR016L01
Vendor #VS0000062071, in an amount not to exceed \$248,914
(subject to appropriations)

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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a construction contract with DENCO CS Corporation, only bidder, for landscape and irrigation improvements to the Dallas Animal Services facility located at 1818 North Westmoreland Road - Not to exceed \$248,914 - Financing: Current Funds (subject to appropriations)

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$186,685.50	75.00%
Total non-local contracts	\$62,228.50	25.00%
TOTAL CONTRACT	\$248,914.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

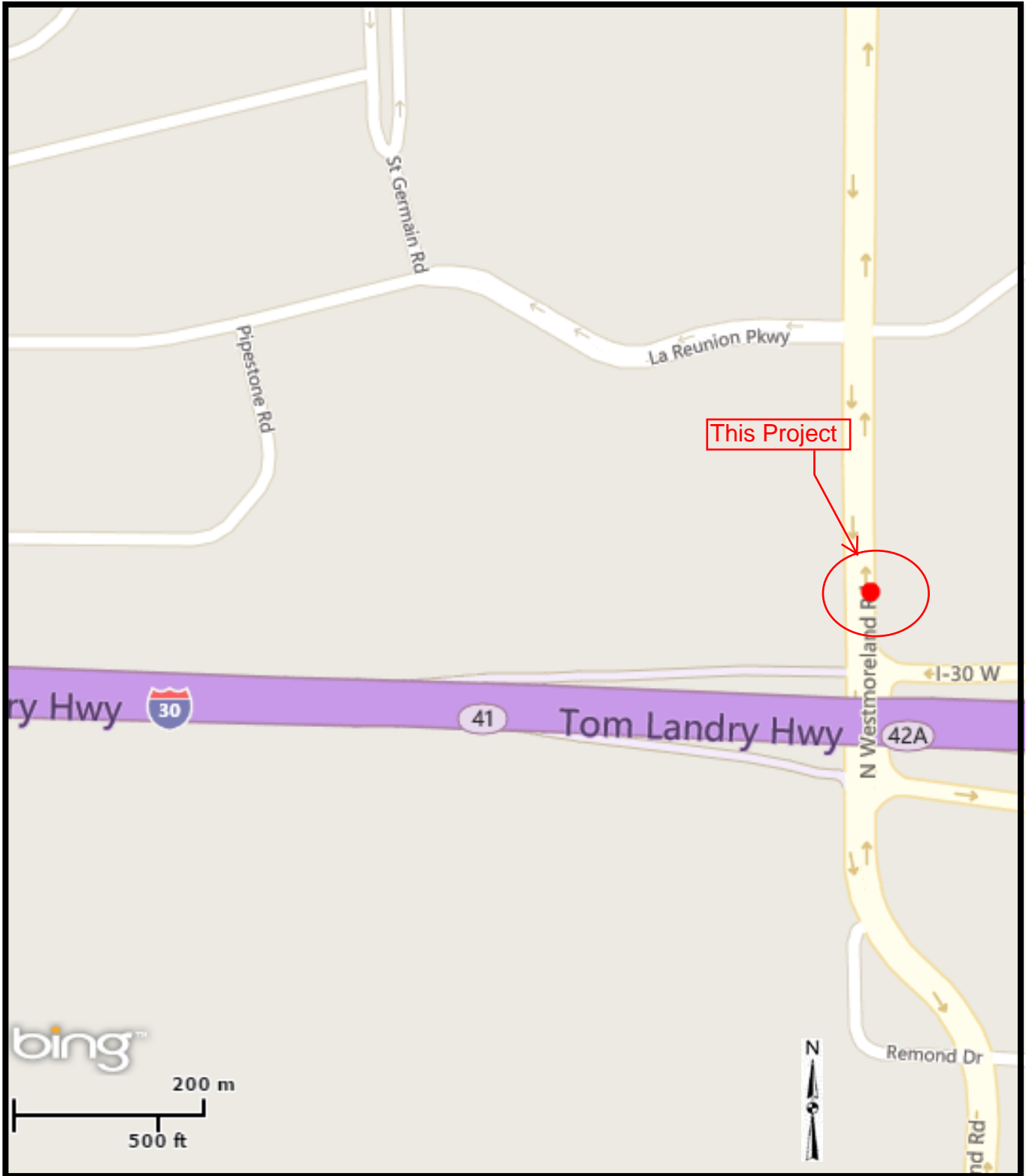
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
G. J. Seeding	WFWB85202N0417	\$62,228.50	100.00%
Total Minority - Non-local		\$62,228.50	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$62,228.50	25.00%
Total	\$0.00	0.00%	\$62,228.50	25.00%

Animal Adoption Center



Animal Adoption Center

1818 N Westmoreland

43T

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Public Works Department
Aviation

CMO: Jill A. Jordan, P.E., 670-5299
Ryan S. Evans, 671-9837

MAPSCO: 33D H; 34 A E F

SUBJECT

Authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of two, for construction of the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project at Dallas Love Field - Not to exceed \$3,167,484 - Financing: Aviation Capital Construction Funds

BACKGROUND

This action will authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of two for the construction of the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project at Dallas Love Field.

On March 25, 2015, Resolution No. 15-0491 authorized professional services with Garver, LLC. The construction administration and management services, as required by the city's engineering and by Federal Aviation Administration's Advisory Circular 5370-12B Quality Management for Federally Funded Airport Construction Projects, is being considered by Council as a concurrent item.

Runway 18-36 is currently closed for takeoffs and landings and its primary purpose is to serve as a crossing taxiway for access to the terminal building and other facilities on the airfield. Even though the Runway is closed for takeoffs and landings, the pavement still accommodates the same heavy commercial traffic as other taxiways at Dallas Love Field. The end of the Wright Amendment in October 2014 has increased the frequency of heavy access to the new terminal building. These pavement improvements will increase the pavement strength to accommodate current loading by aircraft.

BACKGROUND (Continued)

This project will reconstruct two high traffic intersections on Taxiway Echo (currently Runway 18-36). Construction activities for these intersections will include full depth pavement removal, construction of an 18 inch new concrete intersection, airfield markings and lighting and some drainage improvement identified by the Federal Aviation Administration certification inspector.

Four projects will be under construction at Love Field in the same time frame. Project scopes and schedules have been reviewed to phase all projects with minimal impact to active runways and airfield operations. Any reference to Taxiway Echo indicates that phase of the 18-36 conversion project that has been completed.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction October 2016
Complete Construction January 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract on March 25, 2015 for the design and preparation of design and construction documents for the Pavement Rehabilitation and Reconstruction Projects, including the Taxiway Echo Rehabilitation Project at Dallas Love Field by Resolution No. 15-0491.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

Aviation Capital Construction Funds - \$3,167,483.29

Design and construction documents	\$ 471,330.00
Construction (this action)	\$ 3,167,483.29
Construction Administration/Inspection	\$ 561,820.00
Material Testing	\$ <u>160,000.00</u> (est)
Total	\$4,360,633.29 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Munilla Construction Management, LLC

Hispanic Female	11	Hispanic Male	101
African-American Female	1	African-American Male	6
Other Female	1	Other Male	7
White Female	5	White Male	53

BID INFORMATION

The bids were received and opened on July 1, 2016.

*Denotes successful bidder

<u>BIDDERS</u>	<u>BID AMOUNT</u>
*Munilla Construction Management, LLC 1431 Greenway Drive, Suite 950 Irving, TX 75038	\$3,167,483.29
Webber, LLC	\$5,043,000.00

OWNER

Munilla Construction Management, LLC

Jorge Munilla, President
Juan Munilla, Vice President
Raul Munilla, Vice President
Pedro Munilla, Vice President

MAP

Attached.

September 28, 2016

WHEREAS, intersections on Taxiway Echo (currently Runway 18-36) are in poor condition and in need of repair; and,

WHEREAS, in 2014, the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project was identified as a high priority project in the Love Field Pavement Evaluation; and,

WHEREAS, Dallas Love Field has developed a Five-Year Airside Capital Improvement Program; and,

WHEREAS, the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project is in the Dallas Love Field Capital Improvement Program, recently submitted to the Federal Aviation Administration; and,

WHEREAS, the Program's 2015 fiscal year Airfield Pavement Rehabilitation and Reconstruction Project, which includes the reconstruction of a portion of Taxiway Bravo and two high-traffic intersections of Taxiway Echo (Runway 18-36), requires engineering design services for the design and construction documents for the project; and,

WHEREAS, on March 25 ,2015, Resolution No. 15-0491 authorized a contract with Garver, LLC to provide design and preparation of construction documents for the rehabilitation of Taxiway Echo at Dallas Love Field in the amount of \$1,323,890.00; and,

WHEREAS, bids were publicly advertised, received and opened on July 1, 2016 for the Taxiway Echo Rehabilitation Project at Dallas Love Field as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
Munilla Construction Management, LLC	\$3,167,483.29
Webber, LLC	\$5,043,000.00

WHEREAS, it is now desirable to authorize a construction contract with Munilla Construction Management, LLC, the lowest responsive bidder of two, for the construction of the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project at Dallas Love Field, in an amount not to exceed \$3,167,483.29.

September 28, 2016

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 construction contract with Munilla Construction Management, LLC, for the construction of the Taxiway Echo (Runway18-36) Rehabilitation Project at Dallas Love Field, in an amount not to exceed \$3,167,483.29 being the lowest responsive bid received, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$3,167,483.29, in accordance to the terms and conditions of the contract from:

Aviation Capital Construction Funds
Fund 0131, Dept. AVI, Unit P941, Act. AAIP, Obj. 4599
Program: AVIP941, CT AVIP941MCMFY16, Comm. 91200
Vendor #VC14772, in an amount not to exceed \$3,167,483.29

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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of two, for construction of the Taxiway Echo (Runway 18-36) Intersection Rehabilitation Project at Dallas Love Field - Not to exceed \$3,167,484 - Financing: Aviation Capital Construction Funds

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$2,808,658.07	88.67%
Total non-local contracts	\$358,825.22	11.33%
TOTAL CONTRACT	\$3,167,483.29	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Munilla Construction Management, LLC	HMMB64856N0417	\$1,994,346.96	71.01%
FOS Brokerage Services	HMDB80822N0517	\$55,740.00	1.98%
Airport Lighting Systems, Inc.	WFDB47820Y0417	\$19,000.00	0.68%
Total Minority - Local		\$2,069,086.96	73.67%

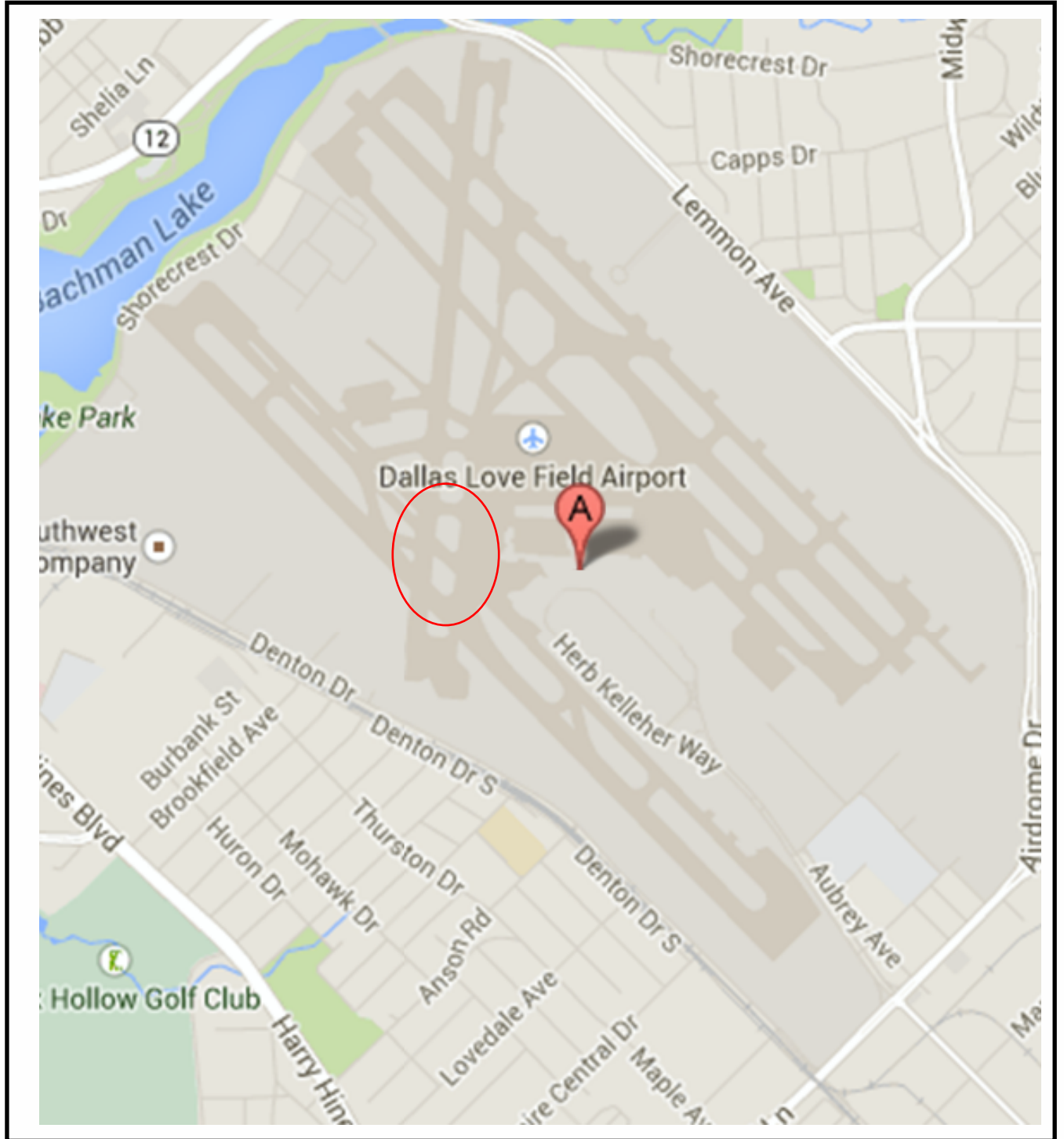
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Q Roberts Trucking Inc.	BMDB30729Y0617	\$55,740.00	15.53%
Total Minority - Non-local		\$55,740.00	15.53%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$55,740.00	1.76%
Hispanic American	\$2,050,086.96	72.99%	\$2,050,086.96	64.72%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$19,000.00	0.68%	\$19,000.00	0.60%
Total	<u>\$2,069,086.96</u>	<u>73.67%</u>	<u>\$2,124,826.96</u>	<u>67.08%</u>

Love Field Taxiway Echo (RW 18/36) Rehabilitation Project



Mapsc0 33D, H; 34 A, E, F

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Public Works Department
Aviation

CMO: Jill A. Jordan, P.E., 670-5299
Ryan S. Evans, 671-9837

MAPSCO: 33D H; 34A E F

SUBJECT

Authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of three, for construction of the Taxiway Bravo Rehabilitation Project at Dallas Love Field - Not to exceed \$11,463,205 - Financing: Aviation Capital Construction Funds (\$962,523) and Aviation Passenger Facility Charge Funds (\$10,500,682)

BACKGROUND

This action will authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of three for the construction of the Taxiway Bravo from B2 to B4 Rehabilitation Project at Dallas Love Field.

On March 25, 2015, Resolution No. 15-0491 authorized a professional services contract with Garver, LLC for design services of the Taxiway Bravo and Taxiway Echo Rehabilitation Projects. The construction administration and management services, as required by the city’s engineering and by Federal Aviation Administration’s Advisory Circular 5370-12B Quality Management for Federally Funded Airport Construction Projects, is being considered by Council as a concurrent item.

This project includes the reconstruction of a portion of Taxiway B and a short extension of Taxiway Mike to optimize operational efficiencies during phasing and shorten the construction duration.

The City will apply for Passenger Facility Charge (PFC) funding at a future date to reimburse the cost associated with this project to the City which will be administered by the Federal Aviation Administration. Receipt of the funds and corresponding transfer is contingent upon the review and approval of the application by the Federal Aviation Administration.

BACKGROUND (Continued)

Based on the recommendations in the Love Field Pavement Evaluation prepared by Kimley-Horn and Associates in 2015, the pavements with the lowest pavement condition were ranked and incorporated into the Annual Capital Improvement Program.

Taxiway B is currently considered a primary parallel taxiway for Runway 13L-31R that accommodates the majority of heavy commercial traffic at Dallas Love Field Airport (DAL) for Runway 13L-31R takeoffs and landings. The existing pavement for Taxiway B has an inadequate pavement thickness for the current heavy aircraft traffic loadings. With the end of the Wright Amendment, Dallas Love Field has experienced an increase in the frequency of commercial services operations that has increased the need to rehabilitate Taxiway B next to the terminal building. This project will reconstruct Bravo from B2 to B4 and include Taxiway Connectors B3 and B4.

Taxiway connectors B3 and B4 are not consistent with current geometric standards for airfield pavements and are located within the “High Energy” middle third of the runway. These connectors will be combined as one taxiway connector and relocated closer to the Runway 31R end. These improvements will increase pilot situational awareness by eliminating multiple taxiway connectors in one location, and increase the pavement strength to accommodate current loadings by aircraft.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	October 2016
Complete Construction	January 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a profession services contract on March 25, 2015 for the design and preparation of construction documents for the pavement rehabilitation and reconstruction projects, including the Taxiway Bravo Rehabilitation Project at Dallas Love Field by Resolution No. 15-0491.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

Aviation Capital Construction Funds - \$962,522.40
Aviation Passenger Facility Charge Funds - \$10,500,682.00

Design and construction documents	\$ 852,560.00
Construction (this action)	\$ 11,463,204.40
Construction Administration/inspection	\$ 1,207,520.00
Material Testing	<u>\$ 580,000.00</u> (est.)
Total	\$14,103,284.40 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Munilla Construction Management, LLC

Hispanic Female	11	Hispanic Male	101
African-American Female	1	African-American Male	6
Other Female	1	Other Male	7
White Female	5	White Male	53

BID INFORMATION

Bids were received and opened on July 1, 2016.

*Denotes successful bidder

<u>BIDDERS</u>	<u>BID AMOUNT</u>
*Munilla Construction Management, LLC 1431 Greenway Drive, Suite 950 Irving, TX 75038	\$11,463,204.40
Austin Road & Bridge	\$12,536,370.82
Webber, LLC	\$13,912,000.00

OWNER

Munilla Construction Management, LLC

Jorge Munilla, President
Juan Munilla, Vice President
Raul Munilla, Vice President
Pedro Munilla, Vice President

MAP

Attached.

September 28, 2016

WHEREAS, on May 13, 2009, by Resolution No. 09-1224, the City Council authorized the City Manager to apply to the Federal Aviation Administration (FAA) for authorization to collect a Passenger Facility Charge (PFC) at the rate of \$4.50 per enplaned passenger, which application was approved by the FAA; and,

WHEREAS, on August 24, 2011, by Resolution No. 11-2160, the City Council authorized the City Manager to apply to the FAA for authorization to approve application 4, amendment to application 3 for the PFC eligible projects and continue to collect a PFC at the rate of \$4.50 per enplaned passenger, which applications were approved by the FAA; and,

WHEREAS, Taxiway Bravo at Dallas Love Field is in poor condition and in need of repair; and,

WHEREAS, in 2014, Taxiway Bravo was identified as a high priority project in the Love Field Pavement Evaluation; and,

WHEREAS, the Taxiway Bravo Rehabilitation Project is on the Dallas Love Field Capital Improvement Program, recently submitted to the FAA; and,

WHEREAS, Dallas Love Field has developed a Five-Year Airside Capital Improvement Program; and,

WHEREAS, the Program's 2015 fiscal year Airfield Pavement Rehabilitation and Reconstruction Project, which includes the rehabilitation of Taxiway B required engineering design services for the design and construction documents for the project; and,

WHEREAS, on March 25, 2015, Resolution No. 15-0491 authorized a contract with Garver, LLC to provide design and preparation of construction documents for the rehabilitation of Taxiway Bravo at Dallas Love Field in the amount of \$1,323,890.00; and,

WHEREAS, bids were publicly advertised, received and opened on July 1, 2016 for the Taxiway Bravo Rehabilitation Project at Dallas Love Field, as follows:

BIDDERS

BID AMOUNT

Munilla Construction Management, LLC	\$11,463,204.40
Austin Road & Bridge	\$12,536,370.82
Webber, LLC	\$13,912,000.00

September 28, 2016

WHEREAS, it is now desirable to authorize a construction contract with Munilla Construction Management, LLC, lowest responsive bidder of three, for construction of the Taxiway Bravo Rehabilitation Project at Dallas Love Field, in an amount not to exceed \$11,463,204.40.

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 construction contract with Munilla Construction Management, LLC, lowest responsive bidder of three, for Taxiway Bravo Rehabilitation Project at Dallas Love Field, in an amount not to exceed \$11,463,204.40, after it has been approved as to form by the City Attorney.

Section 2. That the City Manager is hereby authorized to establish appropriations in the Aviation Passenger Facility Charge Fund A477, Department AVI, Unit W003, Object Code: 4599 in an amount not to exceed \$10,500,682.00 for the Taxiway B from B1 to B4 and connectors B3 and B4 project.

Section 3. That the City will apply for Passenger Facility Charge (PFC) funding for the eligible Taxiway B from B1 to B4 and connectors B3 and B4 project construction cost in an amount not to exceed \$10,500,682.00. The City will use \$9,671,946.00 of funds available in the PFC Fund 0477 that was approved by the Federal Aviation Administration (FAA) through the PFC approval process reimbursed the City for the various completed Airport Improvement Project expenditures incurred through fiscal year 2006 in the Aviation Capital Construction Fund.

Section 4. The City Manager is hereby authorized to increase appropriations in the PFC Fund 0477, Dept. AVI, Unit 0781, Object Code 3099 by \$10,500,682.00 and transfer from the PFC Fund 0477, Dept. AVI, Unit 0781, Object Code 3099 an amount of \$9,671,946.00 to the Aviation Passenger Facility Charge Fund A477, Dept. AVI, Unit W003, Object Code 5011. Upon the approval of the PFC for this project by the FAA, the Chief Financial Officer is hereby authorized to transfer the remaining balance of \$828,736.00 from the PFC Fund 0477, Dept. AVI, Unit 0781, Object Code 3099 to the Aviation Passenger Facility Charge Fund A477, Dept. AVI, Unit W003, Object Code 5011.

September 28, 2016

Section 5. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$11,463,204.40 in accordance to the terms and conditions of the contract from:

Aviation Passenger Facility Charge Fund
Fund A477, Dept. AVI, Unit W003, Act. AAIP, Obj. 4599
Program: AVIW003, CTAVIW003MCMFY16, Comm. 91200
Vendor VC14772, in an amount not to exceed \$10,500,682.00

Aviation Capital Construction Funds
Fund 0131, Dept. AVI, Unit W003, Act. AAIP, Obj. 4599
Program: AVIW003, CTAVIW003MCMFY16, Comm. 91200
Vendor VC14772, in an amount not to exceed \$ 962,522.40

Total Project Costs \$11,463,204.40

Section 6. 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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a construction contract with Munilla Construction Management, LLC, lowest responsible bidder of three, for construction of the Taxiway Bravo Rehabilitation Project at Dallas Love Field - Not to exceed \$11,463,205 - Financing: Aviation Capital Construction Funds (\$962,523) and Aviation Passenger Facility Charge Funds (\$10,500,682)

Munilla Construction Management, LLC is a local, 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	\$9,511,065.05	82.97%
Total non-local contracts	\$1,952,139.35	17.03%
TOTAL CONTRACT	\$11,463,204.40	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Munilla Construction Management, LLC	HMMB64856N0417	\$6,151,907.38	64.68%
FOS Brokerage Services	HMDB80822N0517	\$353,685.50	3.72%
Airport Lighting Systems, Inc.	WFDB47820Y0417	\$290,000.00	3.05%
Total Minority - Local		\$6,795,592.88	71.45%

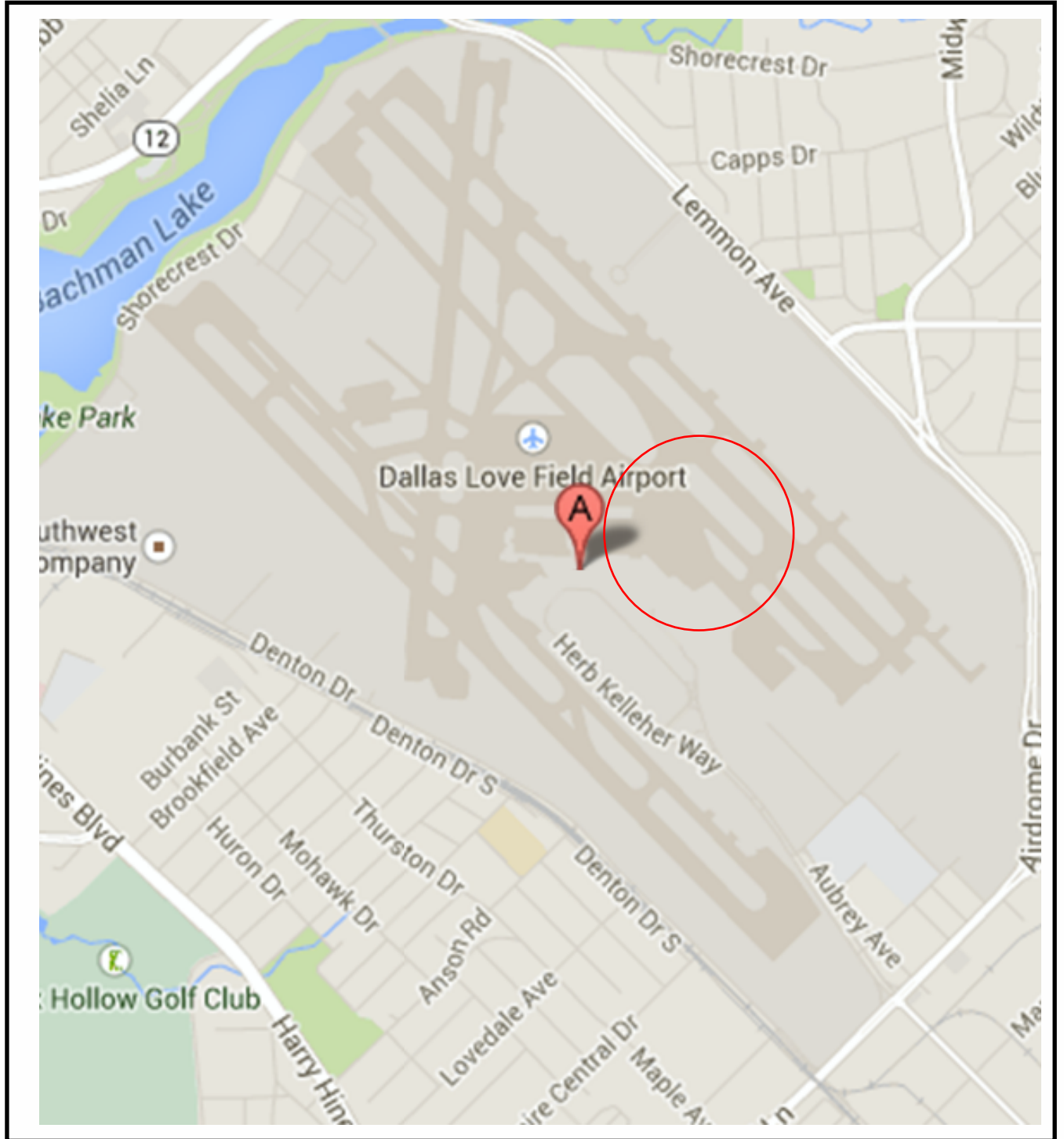
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Q Roberts Trucking, Inc.	BMDB30729Y0617	\$353,685.50	18.12%
Total Minority - Non-local		\$353,685.50	18.12%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$353,685.50	3.09%
Hispanic American	\$6,505,592.88	68.40%	\$6,505,592.88	56.75%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$290,000.00	3.05%	\$290,000.00	2.53%
Total	<u>\$6,795,592.88</u>	<u>71.45%</u>	<u>\$7,149,278.38</u>	<u>62.37%</u>

Love Field Taxiway Bravo from B2 to B4 Rehabilitation Project



Mapsc0 33D, H; 34 A, E, F

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 2

DEPARTMENT: Public Works Department
Aviation

CMO: Jill A. Jordan, P.E., 670-5299
Ryan S. Evans, 671-9837

MAPSCO: 33D H; 34A E F

SUBJECT

Authorize Supplemental Agreement No. 3 to the professional services contract with Garver, LLC to provide full-time, on-site construction administration and construction observation services for the Taxiway Echo Intersections Improvements and Taxiway Bravo Rehabilitation Projects at Dallas Love Field - Not to exceed \$1,769,340, from \$1,687,194 to \$3,456,534 - Financing: Aviation Capital Construction Funds

BACKGROUND

This action will authorize Supplemental Agreement No. 3 to the professional services contract with Garver, LLC to provide full-time, on-site construction administration and construction observation services for the Taxiway Echo (Runway 18-36) Intersections Improvements and Taxiway Bravo from B2 to B4 Rehabilitation Projects at Dallas Love Field in an amount not to exceed \$1,769,340.00, from \$1,687,194.00 to \$3,456,534.00.

On March 25, 2015, Resolution No. 15-0491 authorized a professional services contract with Garver, LLC, for design services of the Taxiway Bravo and Taxiway Echo Rehabilitation Projects. Now that the construction bids have been received and reviewed, it is now time to authorize the Construction Administration and Management Services as required by the City's Engineering and by the Federal Aviation Administration Advisory Circular 5370-12B, Quality Management for Federally Funded Airport Construction Projects. The Construction Administration and Management Services are being awarded with this action. Council is considering the construction contract associated with this item as a concurrent item.

Two projects are being considered for construction administration and construction management in this Supplemental Agreement No. 3. Those projects included in the Department of Aviation's 5-year Airside Capital Improvement Program are as follows:

- Rehabilitate Taxiway Bravo from B2 to B4 and Connectors B2 and B4
- Rehabilitate Taxiway Echo (RW 18-36) Intersections with Taxiways P & C

BACKGROUND (Continued)

The Taxiway Bravo and Taxiway Echo (Runway 18/36) Rehabilitation Projects consists of airfield pavement reconstruction including demolition of existing pavement, marking, signage, drainage and electrical lighting improvements.

This contract will provide the construction administration and construction management services needed to manage construction for the pavement repairs.

ESTIMATED SCHEDULE OF PROJECT

Began Design	March 2015
Completed Design	May 2016
Begin Construction	October 2016
Complete Construction	June 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Garver, LLC for the design and preparation of construction documents for the Taxiway Echo (Runway 18-36) Intersections Improvements and Taxiway Bravo Rehabilitation Project on March 25, 2015, by Resolution No. 15-0491.

Authorized Supplemental Agreement No. 2 for the professional services contract with Garver, LLC to provide full time on-site construction administration and management services for the Airfield Pavement Repairs Project at Dallas Love Field on September 14, 2016, by Resolution No. 16-1512.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

Aviation Capital Construction Funds - \$1,769,340.00

Design (Bravo and Echo)	\$ 1,323,890.00
Supplemental Agreement No. 1	\$ 48,840.00
Supplemental Agreement No. 2	\$ 314,464.00
Supplemental Agreement No. 3 (this action)	\$ 1,769,340.00
Construction - Taxiway Bravo	\$11,463,204.40
Construction - Taxiway Echo	\$ 3,167,483.29
Material Testing Bravo and Echo	<u>\$ 740,000.00</u> (est.)
 Total Project Costs	 \$18,827,221.69 (est.)

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Garver, LLC

Hispanic Female	2	Hispanic Male	7
African-American Female	3	African-American Male	8
Other Female	6	Other Male	9
White Female	95	White Male	318

OWNER

Garver, LLC

Daniel H. Williams, President
Brock E. Hoskins, Senior Vice President
Herbert J. Parker, Senior Vice President

MAP

Attached.

September 28, 2016

WHEREAS, Dallas Love Field has developed a Five-Year Airside Capital Improvement Program; and,

WHEREAS, the Program's 2015 fiscal year Airfield Pavement Rehabilitation and Reconstruction Project, which includes the reconstruction of a portion of Taxiway B and two high-traffic intersections of Runway 18/36, requires engineering design services for the design and construction documents for the project; and,

WHEREAS, in March 25, 2015 Resolution No. 15-0491 authorized a professional services contract with Garver, LLC to provide design and preparation of construction documents for the Airfield pavement repairs in the amount of \$1,323,890.00; and,

WHEREAS, on October 23, 2015, Administrative Action No. 15-7086 authorized Supplemental Agreement No. 1 to the professional services contract with Garver, LLC to complete a field investigation and prepare construction documents for isolated full-depth concrete repairs on the airfield at Dallas Love Field in the amount of \$48,840.00, from \$1,323,890.00 to \$1,372,730.00; and,

WHEREAS, on September 14, 2016, Resolution No. 16-1512 authorized Supplemental Agreement No. 2 to the contract with Garver LLC for construction administration and management for the Airfield Pavement Repairs Project at Dallas Love Field in the amount of \$314,464.00, from \$1,372,730.00 to \$1,687,194.00; and,

WHEREAS, engineering plans and specifications were developed and publically advertised; and,

WHEREAS, two bids were received and opened on July 1, 2016 for the Taxiway Echo (Runway 18-36) Intersections Improvements Project at Dallas Love Field; and,

WHEREAS, two bids were received and opened on July 1, 2016 for the Taxiway Bravo Rehabilitation Project, from Taxiway B2 to B4 and Connector's B3 and B4, at Dallas Love Field; and,

WHEREAS, Munilla Construction Management, LLC was determined lowest responsive bidder for both the Taxiway Echo (Runway 18-36) Intersections Improvements and Taxiway Bravo from B2 to B4 Rehabilitation Projects; and,

September 28, 2016

WHEREAS, it is now necessary to authorize Supplemental Agreement No. 3 to the professional services contract with Garver, LLC to provide full-time, on-site construction administration and construction observation services for the Taxiway Echo (Runway 18-36) Intersection Improvements and the Taxiway Bravo From B2 to B4 and Connectors B3 and B4 Projects at Dallas Love Field, in the amount of \$1,769,340.00, from \$1,687,194.00 to \$3,456,534.00.

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. 3 to the professional services contract with Garver, LLC to provide full-time, on-site construction administration and construction observation services for the Taxiway Echo (Runway 18-36) Intersection Improvements and the Taxiway Bravo from B2 to B4 and Connectors B3 and B4 Projects at Dallas Love Field, in the amount of \$1,769,340.00, from \$1,687,194.00 to \$3,456,534.00, after it has been approved as to form by the City Attorney.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,769,340.00 to be paid to Garver, LLC in accordance with the terms and conditions of the contract from:

Taxiway Bravo from B2 to B4 and connectors B3 and B4

Aviation Capital Construction Funds
Fund 0131, Dept. AVI, Unit W003, Act. AAIP, Obj. 4599
Program: AVIW003, CT AVIW003GARVFY16, Comm. 91200
Vendor VS0000016343, in an amount not to exceed \$1,207,520.00

Taxiway Echo (Runway 18-36) Intersection Improvements

Aviation Capital Construction Funds
Fund 0131, Dept. AVI, Unit P941, Act. AAIP, Obj. 4599
Program: AVIP941, CT AVIP941GARVFY16, Comm. 91200
Vendor VS0000016343, in an amount not to exceed \$ 561,820.00

Total \$1,769,340.00

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize Supplemental Agreement No. 3 to the professional services contract with Garver, LLC to provide full-time, on-site construction administration and construction observation services for the Taxiway Echo Intersections Improvements and Taxiway Bravo Rehabilitation Projects at Dallas Love Field - Not to exceed \$1,769,340, from \$1,687,194 to \$3,456,534 - Financing: Aviation Capital Construction Funds

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

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$307,549.00	17.38%
Non-local contracts	\$1,461,791.00	82.62%
TOTAL THIS ACTION	\$1,769,340.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
EJES, Inc.	BMDB64782Y0716	\$26,949.00	8.76%
Arredondo, Zepeda & Brunz, LLC	HMDB34314Y0617	\$11,500.00	3.74%
Dallas Aerial Survey, Inc.	WFWB20674N0717	\$11,100.00	3.61%
Total Minority - Local		\$49,549.00	16.11%

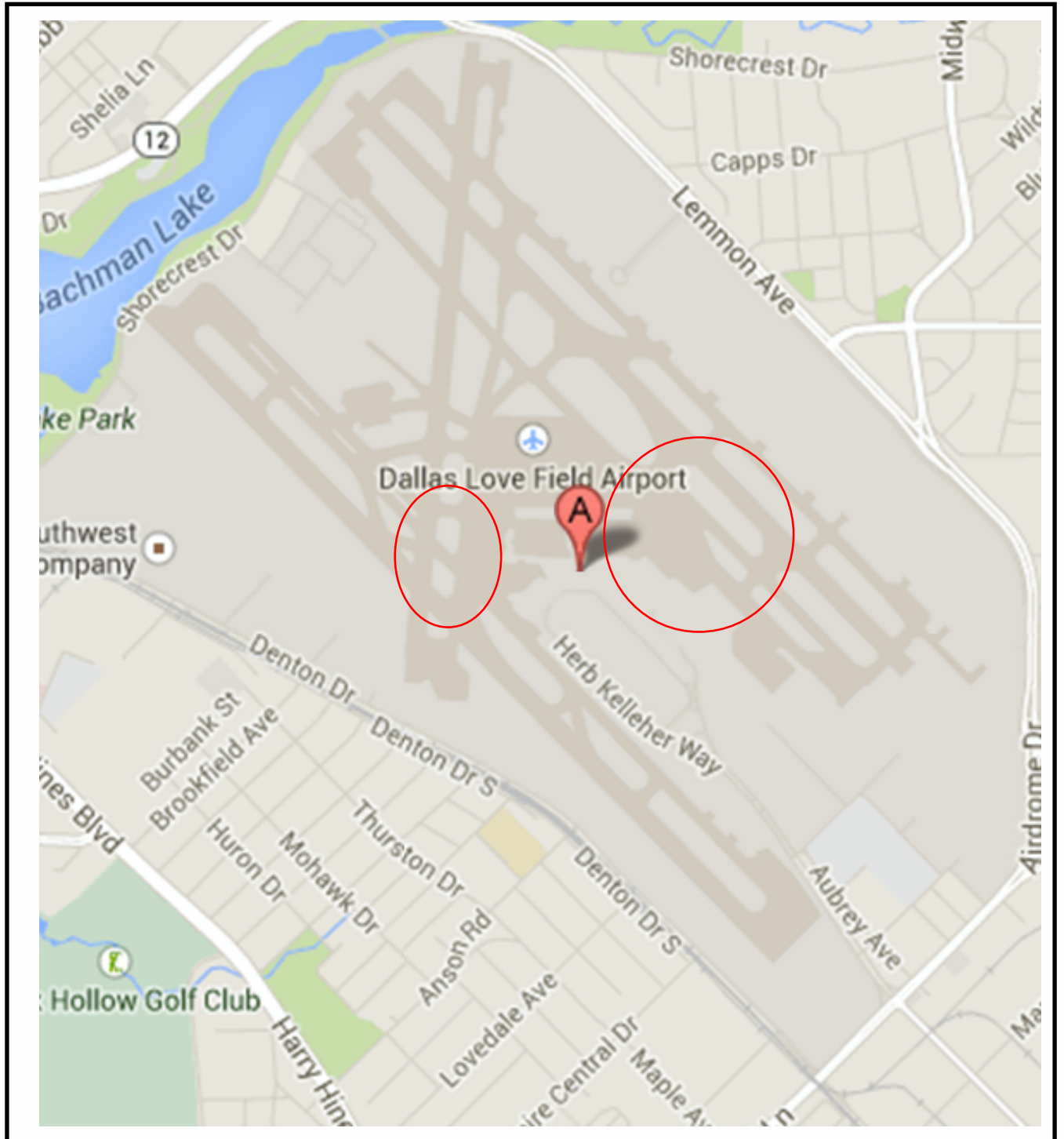
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Williams CM Group	WFDB16721Y0717	\$756,600.00	51.76%
Total Minority - Non-local		\$756,600.00	51.76%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$26,949.00	1.52%	\$158,873.79	4.60%
Hispanic American	\$11,500.00	0.65%	\$208,770.71	6.04%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$767,700.00	43.39%	\$1,005,412.50	29.09%
Total	\$806,149.00	45.56%	\$1,373,057.00	39.72%

Love Field Taxiway Bravo from B2 to B4 Rehabilitation Project and Taxiway Echo (RW 18/36) Rehabilitation Project



Mapsc0 33D, H; 34 A, E, F

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 28, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Street Services
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 33N

SUBJECT

Authorize **(1)** the receipt and deposit of funds in the amount of \$78,739 from Southgate Constructors for material, equipment and labor provided by the City related to the construction of a new traffic signal at SH 183 and Regal Row; and **(2)** an increase in appropriations in the amount of \$78,739 in the Capital Projects Reimbursement Fund - Not to exceed \$78,739 - Financing: Capital Projects Reimbursement Funds

BACKGROUND

Southgate Constructors is partially reconstructing an existing intersection at SH 183 and Regal Row. The rebuilding of this traffic signal is included in the project costs. The traffic signal will be constructed by the developer as part of the overall project.

In order to remain consistent with existing traffic signal equipment in the City system, City forces will provide material and equipment for the intersection, as well as the labor to prepare the traffic control cabinet and the timing of the signal. Southgate Constructors, has agreed to pay the full cost for all City material, equipment and labor toward the project.

Southgate Constructors understands that, upon City Council approval of the required funding, funds in the amount of \$78,738.68 are to be deposited with the City of Dallas before any signal-related materials or labor can be provided by the City.

It is understood that the final construction cost will be determined by the City upon completion of the project, and that Southgate Constructors will be billed for any amount over the prepayment amount or refunded any unused funds.

BACKGROUND (Continued)

This estimate includes all City of Dallas signal equipment, materials and labor associated with modifications of the signalized location.

Intersection

Council District

SH 183 and Regal Row

6

ESTIMATED SCHEDULE OF PROJECT

Begin Construction September 2016

Complete Construction December 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

Capital Projects Reimbursement Funds - \$78,738.68

MAP

Attached

September 28, 2016

WHEREAS, Southgate Constructor is reconstructing the intersection at SH 183 and Regal Row; and,

WHEREAS, the development requires the reconstruction of an existing traffic signal at the intersection of SH 183 and Regal Row; and,

WHEREAS, Southgate Constructor has agreed to reimburse the City of Dallas for material, equipment and labor costs related to the construction of the traffic signal.

Now, Therefore,

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

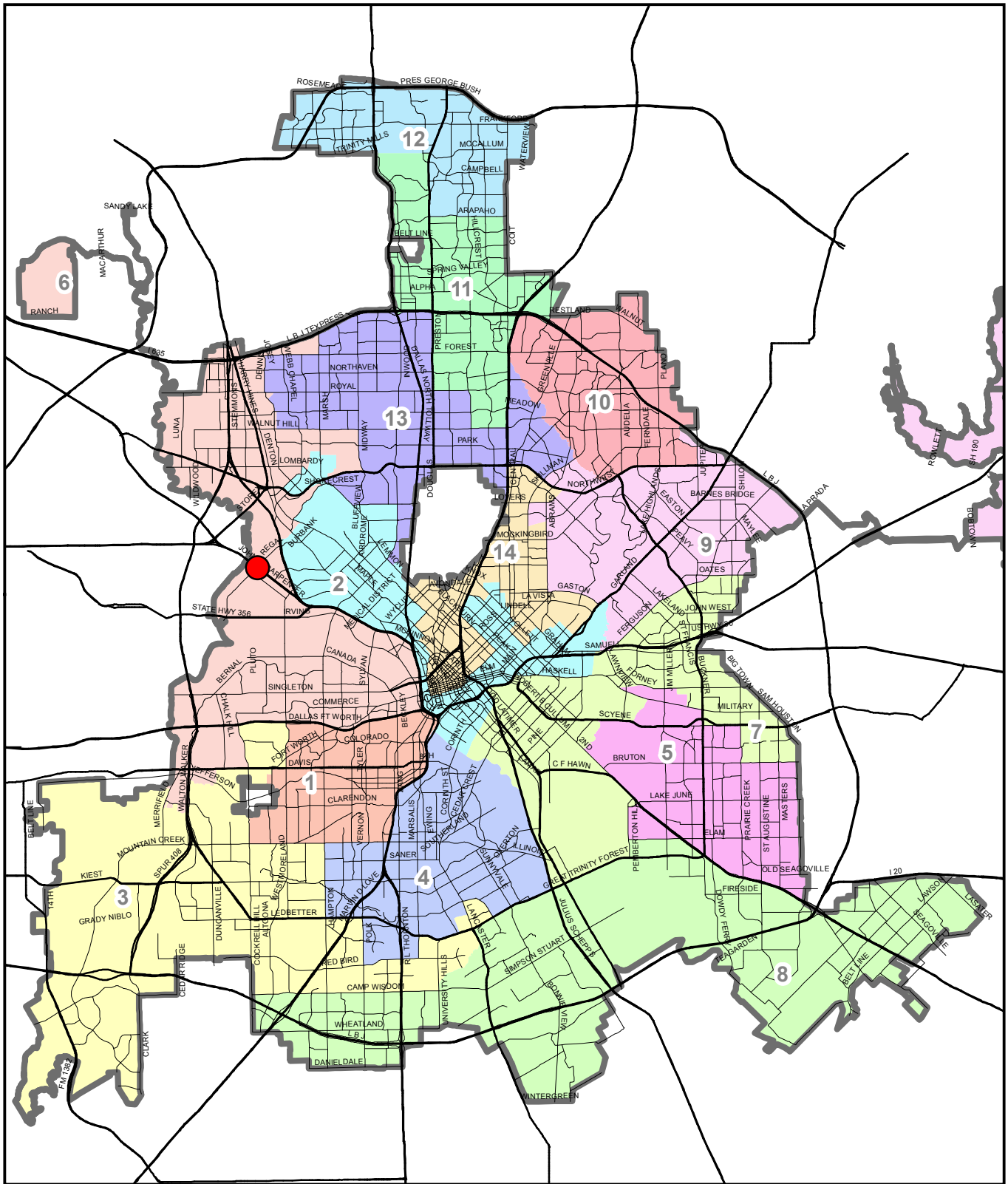
Section 1. That the Chief Financial Officer is hereby authorized to receive and deposit funds from Southgate Constructors for material, equipment and labor costs related to the reconstruction of the traffic signal at the intersection of SH 183 and Regal Row in an amount not to exceed \$78,738.68 in the Capital Projects Reimbursement Fund 0556, Dept. STS, Unit W143, Revenue Source 8492.

Section 2. That the City Manager is hereby authorized to increase appropriations in the Capital Projects Reimbursement Fund 0556, Dept. STS, Unit W143, Obj. 4820, Act. THRG, Program TPW14316 in an amount not to exceed \$78,738.68.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds received from Southgate Constructors in the amount of \$78,738.68 from Fund 0556, Dept. STS, Unit W143, Obj. 4820, Act. THRG, Program TPW14316 for services related to the construction of the new traffic signal.

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.

SH 183 and Regal Row (John W Carpenter Freeway and Regal Row)



**Council District 6
Mapsco Page 33N**

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 28, 2016
COUNCIL DISTRICT(S): 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 14
DEPARTMENT: Street Services
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 16L 23P T 28U 36P V 37P 42X 44 H M 45J S T X Y 46H 48Y
54A 59B 63P 65V 66M P Q R S T 67J 69G 73H 74F

SUBJECT

An ordinance amending Chapter 28 of the Dallas City Code to **(1)** regulate the speed and direction of vehicles on certain streets, expressways, and freeways; **(2)** designate school traffic zones; and **(3)** designate one-way streets and alleys (list attached) - Financing: No cost consideration to the City

BACKGROUND

Engineering studies have been conducted at the locations listed, and it is recommended that the appropriate sections of the ordinance be amended to reflect changes in speed limits, school zone locations and one-way streets. The attached lists show the affected areas as they pertain to speed limits, school speed limit zones and one way designations.

This ordinance covers both new school zones and changes in existing zones. New school zones are studied based on requests from the Dallas Police Department, school principals, concerned citizens and other stakeholders. After an engineering study is completed, a school zone is established if it meets all necessary criteria.

One-way designations in school areas are determined based on engineering studies. One-way operation is not always the best operation for safety or traffic flow around schools.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

No cost consideration to the City.

**SECTION 28-60
ONE WAY STREETS IN SCHOOL ZONES - ADDITIONS**

<u>Street Name</u>	<u>Extent</u>	<u>Direction</u>	<u>Council District</u>	<u>Cause</u>
Bluffcreek Drive	Aspen Street to St. Augustine Road	West	7	Improve Circulation Around School
Tufts Street	Rylie Road to Cade Road	South	8	Improve Circulation Around School

**SECTION 28-50
SCHOOL ZONES - ADDITIONS**

<u>Location</u>	<u>School</u>	<u>Council District</u>	<u>Cause</u>
9800 Brockbank Drive	Jose May Elementary	6	Extent Extension
5100-5300 Goodman Street	Arcadia Park Elementary	6	Extent Extension
2700-2800 Hillside Drive	Lakehill Preparatory	9	New Zone at Existing School
12800-12900 Jupiter Road	Highland Meadows Elementary	9, 10	New Zone at Existing School
13400-13900 Maham Road	Carolyn G. Bukhair Elementary	11	Extent Extension
8400-8500 Midpark Road	Carolyn G. Bukhair Elementary	11	Extent Extension
900-1000 Parkview Avenue	Lumin East Dallas Community	7	School Zone Upgraded to Add Flashers
100-300 Paulus Avenue	J. L. Long Middle (Woodrow Wilson High)	14	New Zone at Existing School
9200-9400 S. Polk Street	DA Hulcy Middle	8	School Reopened
2900 Prichard Lane	Nova Academy (Charter)	5	New Zone at Existing School

**SECTION 28-50
SCHOOL ZONES - ADDITIONS**

<u>Location</u>	<u>School</u>	<u>Council District</u>	<u>Cause</u>
3700-3800 W. Red Bird Lane	A. W. Brown-Fellowship Leadership Academy (Charter)	3	New Zone at Existing School
7800-7900 Scyene Road	Nova Academy (Charter)	5	New Zone at Existing School
1800-2000 Stevens Forest Drive	Rosemont Primary (Chris V. Semos Campus)	1	Extent Extension
9000-9200 Stoneview Drive	Uplift Hampton Preparatory (Charter)	8	New School Zone
5800 Vanderbilt Avenue	Robert E. Lee Elementary	14	New School Zone
9400-9500 Walnut Hill Lane	White Rock Elementary	10	Extent Extension
900-1000 Wayne Street	Lumin East Dallas Community	7	School Zone Upgraded to Add Flashers

**SECTION 28- 50
SCHOOL ZONES - DELETIONS**

<u>Location</u>	<u>School</u>	<u>Council District</u>	<u>Cause</u>
9700-9800 Brockbank Drive	Jose May Elementary	6	Extent Extension
5100-5200 Goodman Street	Arcadia Park Elementary	6	Extent Extension
13400-13900 Maham Road	Carolyn G. Bukhair Elementary	11	Extent Extension
8400 Midpark Road	Carolyn G. Bukhair Elementary	11	Extent Extension
1800-1900 Stevens Forest Drive	Rosemont Primary (Chris V. Semos Campus)	1	Extent Extension
9400-9500 Walnut Hill Lane	White Rock Elementary	10	Extent Extension

**SECTION 28-44
STREETS OTHER THAN EXPRESSWAYS AND FREEWAYS - ADDITIONS**

<u>Street Name</u>	<u>Extent</u>	<u>Speed Limit</u>	<u>Council District</u>
Simpson-Stuart Road	Lancaster Road to Bonnie View Road	40	8
Simpson-Stuart Road	Bonnie View Road to Central Expressway	35	8
Riverfront Boulevard	Irving Boulevard to Corinth Street	35	2, 6

**SECTION 28-44
STREETS OTHER THAN EXPRESSWAYS AND FREEWAYS - DELETIONS**

<u>Street Name</u>	<u>Extent</u>	<u>Speed Limit</u>	<u>Council District</u>
Simpson-Stuart Road	Lancaster Road to Central Expressway	40	8
Industrial Boulevard	Irving Boulevard to Corinth Street	35	2, 6

ORDINANCE NO. _____

An ordinance amending Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code by amending Sections 28-44, 28-50, and 28-60; adding and deleting streets other than expressways and freeways; adding and deleting streets in school traffic zones; and adding one-way streets in school traffic zones; providing a penalty not to exceed \$200; providing a saving clause; providing a severability clause; and providing an effective date.

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

SECTION 1. That Section 28-44, “Streets Other Than Expressways and Freeways,” of Division 2, “Speed Regulations,” of Article VI, “Operation of Vehicles,” of Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code is amended by alphabetically adding and deleting the following described streets other than expressway and freeways:

ADDITIONS

<u>STREET</u>	<u>EXTENT</u>	<u>SPEED (MPH)</u>
“Riverfront Boulevard	Irving Boulevard to Corinth Street	35
Simpson-Stuart Road	Lancaster Road to Bonnie View Road	40
Simpson-Stuart Road	Bonnie View Road to Central Expressway	35”

DELETIONS

<u>STREET</u>	<u>EXTENT</u>	<u>SPEED (MPH)</u>
“Industrial Boulevard	Irving Boulevard to Corinth Street	35

Stevens Forest Drive	1800-2000	135'W. of Mary Cliff Road to 220'E. of Stevens Village Drive
Stoneview Drive	9000-9200	200'S. of Beckleymeade Avenue to 200'N. of Westfall Drive
Vanderbilt Avenue	5800	40'E. of Matilda Street to Delmar Avenue
W. Red Bird Lane	3700-3800	255'W. to 270'E. of Red Bird Center Drive
Walnut Hill Lane	9400-9500	500'W. to 200'E. of Meadowhill Drive
Wayne Street	900-1000	120'N. to 220'S. of Gurley Avenue”

DELETIONS

<u>STREET</u>	<u>BLOCK(s)</u>	<u>EXTENT</u>
“Brockbank Drive	9800	200'S. of Wheelock Street to 200'S. of Valley Meadow Drive
Goodman Street	5100-5300	245'W. of N. Justin Avenue to N. Morocco Avenue
Maham Road	13400-13900	Brookgreen Drive to 210'N. of Midpark Park
Midpark Road	8400-8500	Maham Road to 220'E. of Maham Road
Stevens Forest Drive	1800-2000	135'W. to 765'W. of Mary Cliff Road
Walnut Hill Lane	9400-9500	500'W. to 650'E. of White Rock” Trail”

SECTION 3. That Subsection (b) of Section 28-60, “One-Way Streets in School Zones,” of Article VII, “One-Way Streets and Alleys,” of Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code is amended by alphabetically adding the following described streets where the direction of motor vehicles is limited as follows:

ADDITIONS

<u>STREET</u>	<u>EXTENT</u>	<u>DIRECTION</u>
“Bluffcreek Drive	Aspen Street to St. Augustine Drive	West
Tufts Street	Rylie Road to Cade Road	South”

SECTION 4. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$200.

SECTION 5. That Chapter 28 of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 6. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By _____
Assistant City Attorney

Passed _____

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 28, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Water Utilities
CMO: Mark McDaniel, 670-3256
MAPSCO: 45 T

SUBJECT

Authorize an engineering services contract with JQ Infrastructure, LLC to perform an evaluation/study and preliminary design for the decommissioning of the Cadiz Pump Station - Not to exceed \$823,025 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

Dallas Water Utilities currently operates the Cadiz Pump Station, which is located near the intersection of Interstate Highway 30 and Interstate Highway 35E (R.L. Thornton Freeway), just south of downtown. Originally constructed in 1911 and expanded in 1951, the pump station transports wastewater flows from the north and northwest corridors of Dallas under the Trinity River to the Central Wastewater Treatment Plant. With the completion of the East Bank – West Bank Interceptor project early next year, wastewater flows will no longer need to be pumped to the wastewater plant allowing Dallas Water Utilities to decommission and repurpose the Cadiz Pump Station and associated 60” wastewater force mains.

This action includes engineering services to develop a comprehensive approach for the decommissioning and repurposing of the Cadiz Street Pump Station. These services include evaluation of the long term risks and vulnerabilities in the wastewater conveyance system and developing alternatives to mitigate these risks, such as maintaining emergency pumping capacity and/or peak flow storage. Also included are services to perform condition assessments of both buildings and 60” force mains and providing recommendations for possible use in expanding DWU’s recycled water system from the Central Wastewater Treatment Plant. This action will also provide engineering services to coordinate with other development initiatives in the area to ensure the repurposing of Cadiz Pump Station serves the best interests of the City of Dallas and the surrounding Cadiz community.

ESTIMATED SCHEDULE OF PROJECT

Begin Evaluation November 2016
Complete Evaluation May 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation & Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

\$823,025.00 - Water Utilities Capital Improvement Funds

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

JQ Infrastructure, LLC

Hispanic Female	7	Hispanic Male	17
Black Female	0	Black Male	4
White Female	16	White Male	53
Other Female	2	Other Male	7

OWNER

JQ Infrastructure, LLC

C. Raajan Mehta, President

MAP

Attached

September 28, 2016

WHEREAS, the Cadiz Pump Station was built in 1911 and expanded in 1951 and can be decommissioned with the completion of the East Bank – West Bank Interceptor project; and,

WHEREAS, engineering services are required to evaluate and provide recommendations associated with decommissioning the Cadiz Pump Station; and,

WHEREAS, JQ Infrastructure, LLC, 100 Glass Street, Suite 201, Dallas Texas 75207, has submitted an acceptable proposal to provide these engineering services.

Now, Therefore,

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

Section 1. That the proposal submitted by JQ Infrastructure, LLC in the amount of \$823,025.00 be approved and the consultant be authorized to perform the required engineering services.

Section 2. That the City Manager is hereby authorized to enter into a contract with JQ Infrastructure, LLC in the amount of \$823,025.00, to provide engineering services to perform an evaluation/study and preliminary design for the decommissioning of the Cadiz Pump Station, after having approval of the contract documents by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$823,025.00 from the Wastewater Capital Improvement Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
2116	DWU	PS30	4111	716248	CT-DWU716248CP	517892

JQ Infrastructure, LLC - (Contract No. 16-248E) - \$823,025.00

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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an engineering services contract with JQ Infrastructure, LLC to perform an evaluation/study and preliminary design for the decommissioning of the Cadiz Pump Station - Not to exceed \$823,025 - Financing: Water Utilities Capital Improvement Funds

JQ Infrastructure, LLC is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-consultants.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$823,025.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$823,025.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

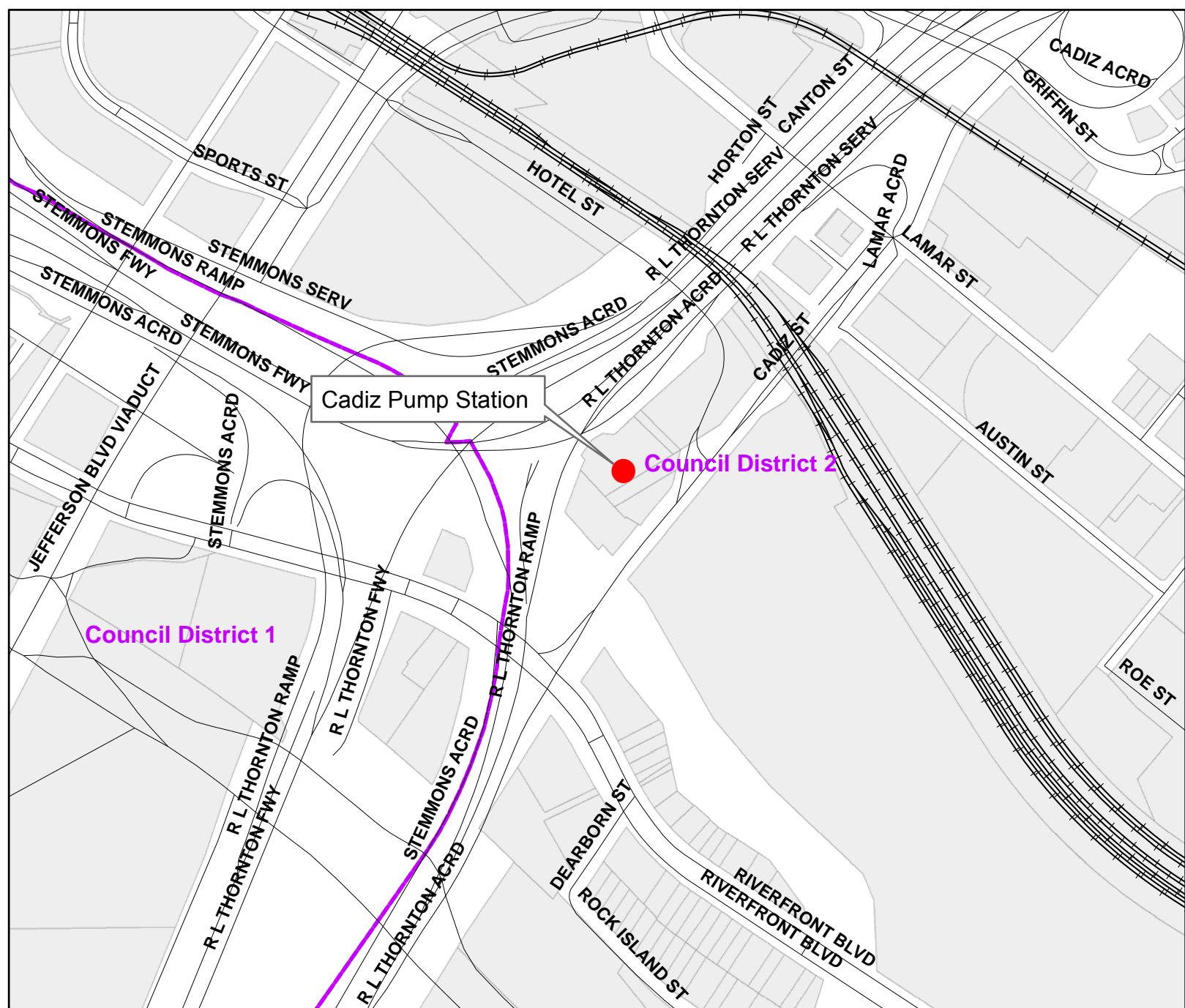
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
JQ Infrastructure, LLC	IMDB36707Y0717	\$399,239.00	48.51%
Gupta & Associates, Inc.	PMMB72494Y0818	\$10,000.00	1.22%
Quimby McCoy Preservation Arch., LLC	WFWB63961N0117	\$104,980.00	12.76%
Hayden Consultants, Inc.	WFDB43038Y0817	\$97,100.00	11.80%
Total Minority - Local		\$611,319.00	74.28%

Non-Local Contractors / Sub-Contractors

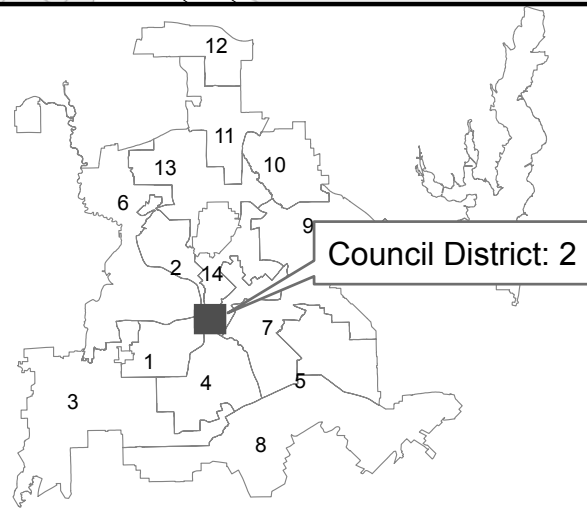
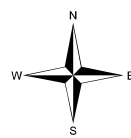
None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$409,239.00	49.72%	\$409,239.00	49.72%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$202,080.00	24.55%	\$202,080.00	24.55%
Total	\$611,319.00	74.28%	\$611,319.00	74.28%



Mapsc0: 45 T



**Dallas Water Utilities
 Contract No. 16-248E
 Cadiz Pump Station Decommission Evaluation**

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 28, 2016
COUNCIL DISTRICT(S): 1, 4, 5, 8, Outside City Limits
DEPARTMENT: Water Utilities
CMO: Mark McDaniel, 670-3256
MAPSCO: Various

SUBJECT

Authorize an engineering services contract with Lim & Associates, Inc. to provide design services for the replacement and rehabilitation of water and wastewater mains at 27 locations, and surveying services for in-house design of water and wastewater main replacement projects (list attached) - Not to exceed \$1,186,852 - Financing: Water Utilities Capital Construction Funds (\$275,340) and Water Utilities Capital Improvement Funds (\$911,512)

BACKGROUND

This action consists of providing engineering services for the design and surveying of an estimated 32,416 feet of water and wastewater mains. This includes approximately 12,899 feet of 8-inch through 12-inch water mains and 19,517 feet of 8-inch through 12-inch wastewater mains. The project also consists of survey services for in-house design of water and wastewater main replacement projects.

The mains targeted for design were built between 1934 and 1969. These mains contribute to water quality issues, excessive maintenance and service interruptions. In addition, the wastewater mains contribute to excessive amounts of inflow and infiltration into the wastewater collection system, resulting in wastewater overflows and high maintenance costs. The future replacement of the proposed segments will improve the capacity of the water and wastewater systems and will reduce maintenance costs.

The estimated construction cost associated with these design projects is \$8,100,000.

ESTIMATED SCHEDULE OF PROJECT

Begin Design October 2016
Complete Design October 2017
Begin Construction December 2017
Complete Construction December 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation & Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

\$275,340.00 - Water Utilities Capital Construction Funds
\$911,512.00 - Water Utilities Capital Improvement Funds

<u>Council District</u>	<u>Amount</u>
1	\$ 365,000.00
4	\$ 411,000.00
5	\$ 215,000.00
8	\$ 133,852.00
Outside City Limits	<u>\$ 62,000.00</u>
Total	\$1,186,852.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Lim & Associates, Inc.

Hispanic Female	0	Hispanic Male	4
Black Female	0	Black Male	3
White Female	0	White Male	1
Other Female	3	Other Male	4

OWNER

Lim & Associates, Inc.

Siang W. Lim, President

MAPS

Attached

Renewal of Water and Wastewater Mains

District 1

Alley between Brooklyndell Avenue and Irwindell Boulevard from Martindell Avenue to Coombs Creek Drive

Alley between Montclair Avenue and Rosemont Avenue from Davis Street to Ranier Street

Alley between Polk Street and Willomet Avenue from Jefferson Boulevard south

Alley between Taft Street and Kyle Avenue from Mary Cliff Road to Montclair Avenue

Alley between Willomet Avenue and Polk Street from 9th Street to Davis Street

Alley between Windomere Avenue and Edgefield Avenue from Clarendon Drive to Burlington Boulevard

Briscoe Boulevard from 12th Street to Alden Avenue

Centre Street from Polk Street west

Davis Street from Marlborough Avenue to Mary Cliff Road

Easement between Page Avenue and Pembroke Avenue from Tyler Street east

Easement between Polk Street and Willomet Avenue from Jefferson Boulevard to 9th Street

Jefferson Boulevard from east of Windomere Avenue east

District 4

Alley between Claude Street and Padgitt Avenue from Woodbine Avenue to Walnut Street

Alley between Hendricks Avenue and Morrell Avenue from Woodbine Avenue east

Carson Street from Genoa Avenue to Vermont Avenue

Easement between Harbor Road and Sutter Street from Atoll Drive west

Humphrey Drive from Fordham Road to Linfield Road

Moffatt Avenue from Tacoma Street west

Tacoma Street from Linfield Road south

Wilhurt Avenue from Illinois Avenue west

District 5

Alley between Cherrybrook Drive and Grovecrest Drive from Prairie Creek Road west

Alley between Tenino Street and Maddox Avenue from Pleasant Drive to Holcomb Road

San Leon Avenue from St. Augustine Drive east

Renewal of Water and Wastewater Mains
Page 2

District 8

Dowdy Ferry Road from Rylie Road north
Lasater Road from Lawson Road northwest
Smoke Tree Lane from Elk Creek Road to Sunview Drive

Outside City Limits

Easement between Stanfield Street and Cochran Street from Lasater Road to Travis
Street

September 28, 2016

WHEREAS, this action consists of providing engineering design services for the replacement and rehabilitation of water and wastewater mains at 27 locations, and surveying services at various locations for in-house design of water and wastewater main replacement projects; and,

WHEREAS, deteriorated water and wastewater mains require excessive maintenance; and,

WHEREAS, engineering services are required for the design, survey, and construction administration to replace deteriorated water mains, and replace and rehabilitate deteriorated wastewater mains; and,

WHEREAS, Lim & Associates, Inc., 1112 North Zang Boulevard, Suite 200, Dallas, Texas 75203, has submitted an acceptable proposal to provide these engineering services.

Now, Therefore,

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

Section 1. That the proposal submitted by Lim & Associates, Inc. in the amount of \$1,186,852.00 be approved and the consultant be authorized to perform the required engineering services.

Section 2. That the City Manager is hereby authorized to enter into a contract with Lim & Associates, Inc. in the amount of \$1,186,852.00, to provide engineering design services for the replacement and rehabilitation of water and wastewater mains at 27 locations, and surveying services for in-house design of water and wastewater main replacement projects, after having approval of the contract documents by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,186,852.00 from the Water Capital Improvement Fund and Wastewater Construction Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
3115	DWU	PW40	4111	716355	CT-DWU716355CP	514273

Lim & Associates, Inc. - (Contract No. 16-355E) - \$911,512.00

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
0103	DWU	CS40	4111	716356	CT-DWU716356EN	514273

Lim & Associates, Inc. - (Contract No. 16-356E) - \$275,340.00

September 28, 2016

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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an engineering services contract with Lim & Associates, Inc. to provide design services for the replacement and rehabilitation of water and wastewater mains at 27 locations, and surveying services for in-house design of water and wastewater main replacement projects (list attached) - Not to exceed \$1,186,852 - Financing: Water Utilities Capital Construction Funds (\$275,340) and Water Utilities Capital Improvement Funds (\$911,512)

Lim & Associates, Inc. is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-consultants.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$1,186,852.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$1,186,852.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Criado & Associates, Inc.	HFDB00810Y0817	\$89,020.00	7.50%
Pacheco Koch Consulting Engineers, Inc.	HMMB25567Y0917	\$118,685.00	10.00%
IEA, Inc.	IMDB38121Y0417	\$35,000.00	2.95%
Lim & Associates, Inc.	PMDB90825Y0617	\$855,127.00	72.05%
DAL-TECH Engineering, Inc.	WFWB63908Y0017	\$89,020.00	7.50%
Total Minority - Local		\$1,186,852.00	100.00%

Non-Local Contractors / Sub-Contractors

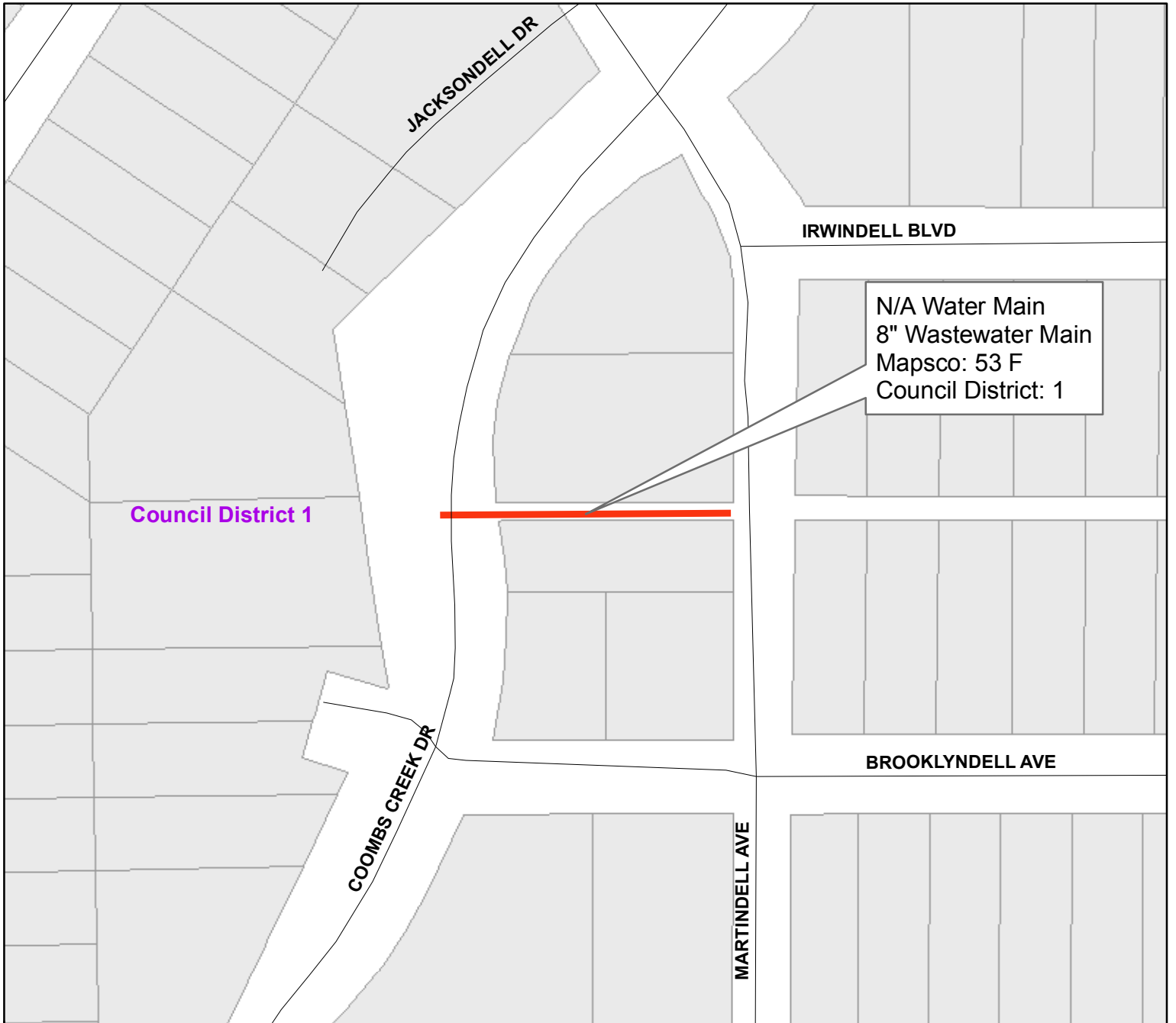
None

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

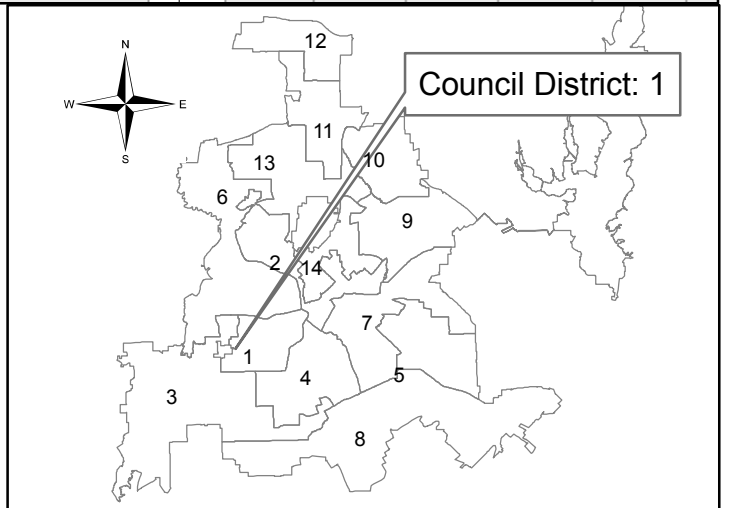
Page 2

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$207,705.00	17.50%	\$207,705.00	17.50%
Asian American	\$890,127.00	75.00%	\$890,127.00	75.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$89,020.00	7.50%	\$89,020.00	7.50%
Total	<u>\$1,186,852.00</u>	<u>100.00%</u>	<u>\$1,186,852.00</u>	<u>100.00%</u>



Alley between Brooklyndell Avenue and Irwindell Boulevard
from Martindell Avenue to Coombs Creek Drive

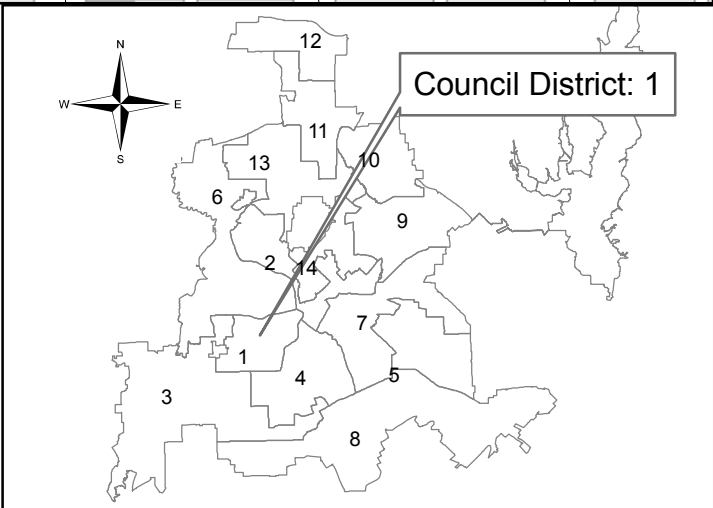


Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



8" Water Main
 8" Wastewater Main
 Mapsco: 54 A
 Council District: 1

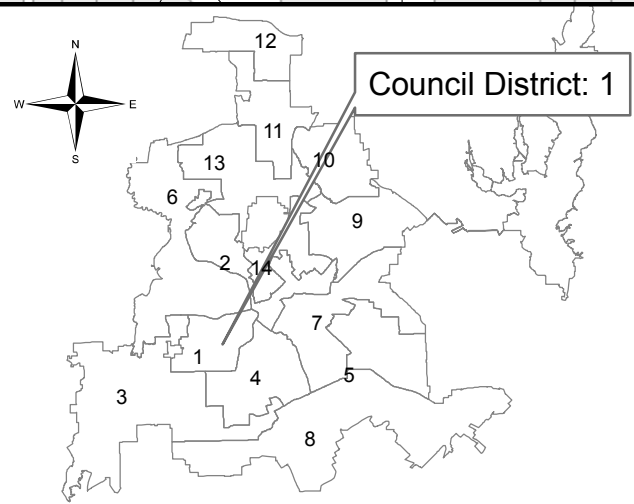
Alley between Montclair Avenue and Rosemont Avenue
 from Davis Street to Ranier Street



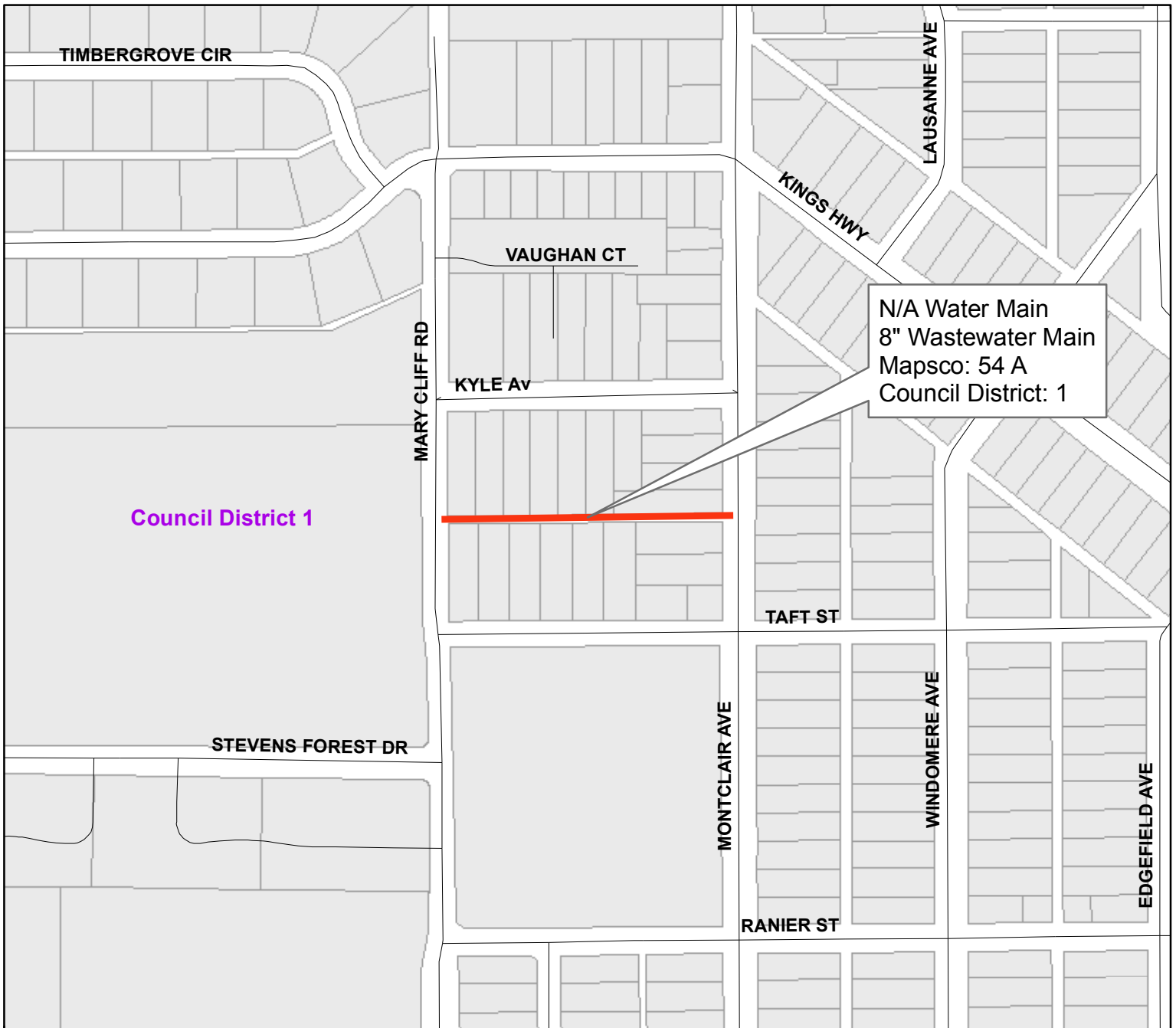
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



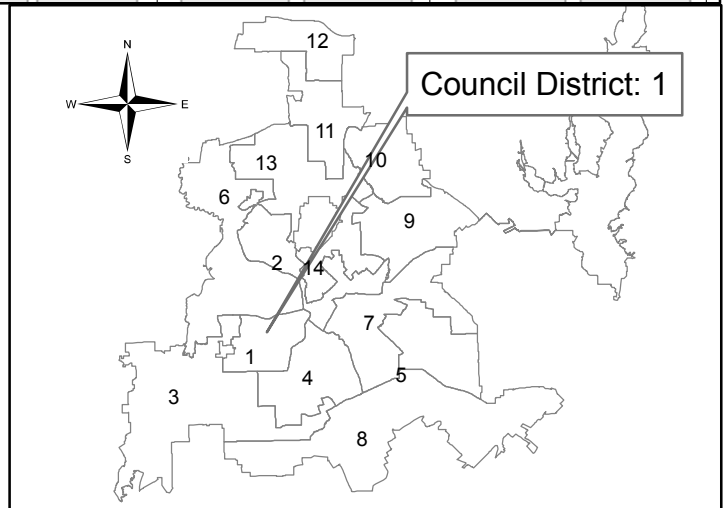
Alley between Polk Street and Willomet Avenue
from Jefferson Boulevard south



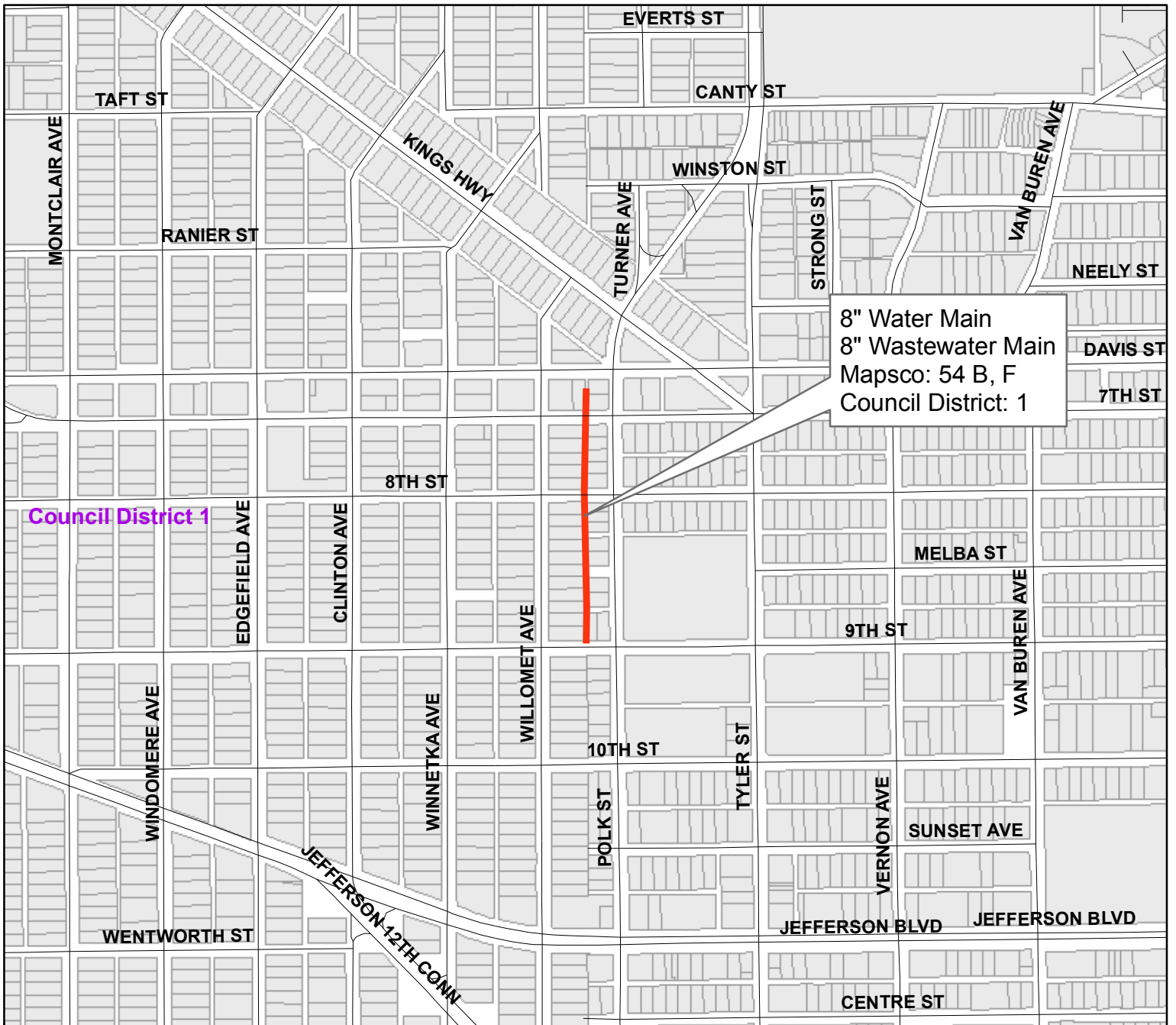
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



Alley between Taft Street and Kyle Avenue
from Mary Cliff Road to Montclair Avenue



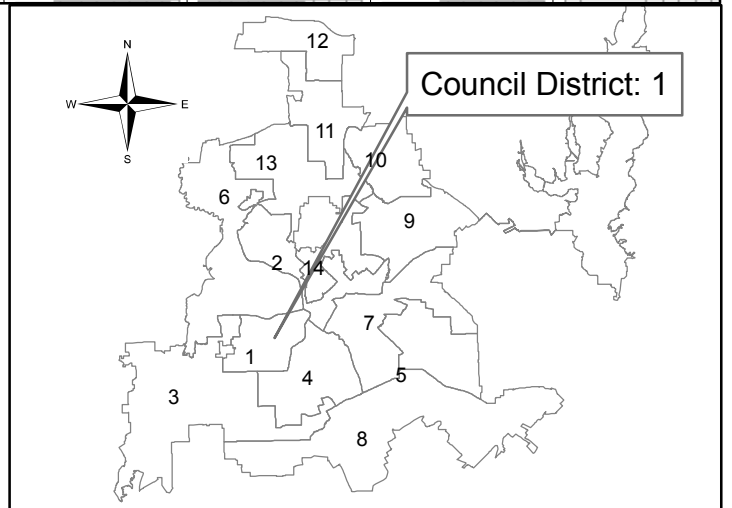
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



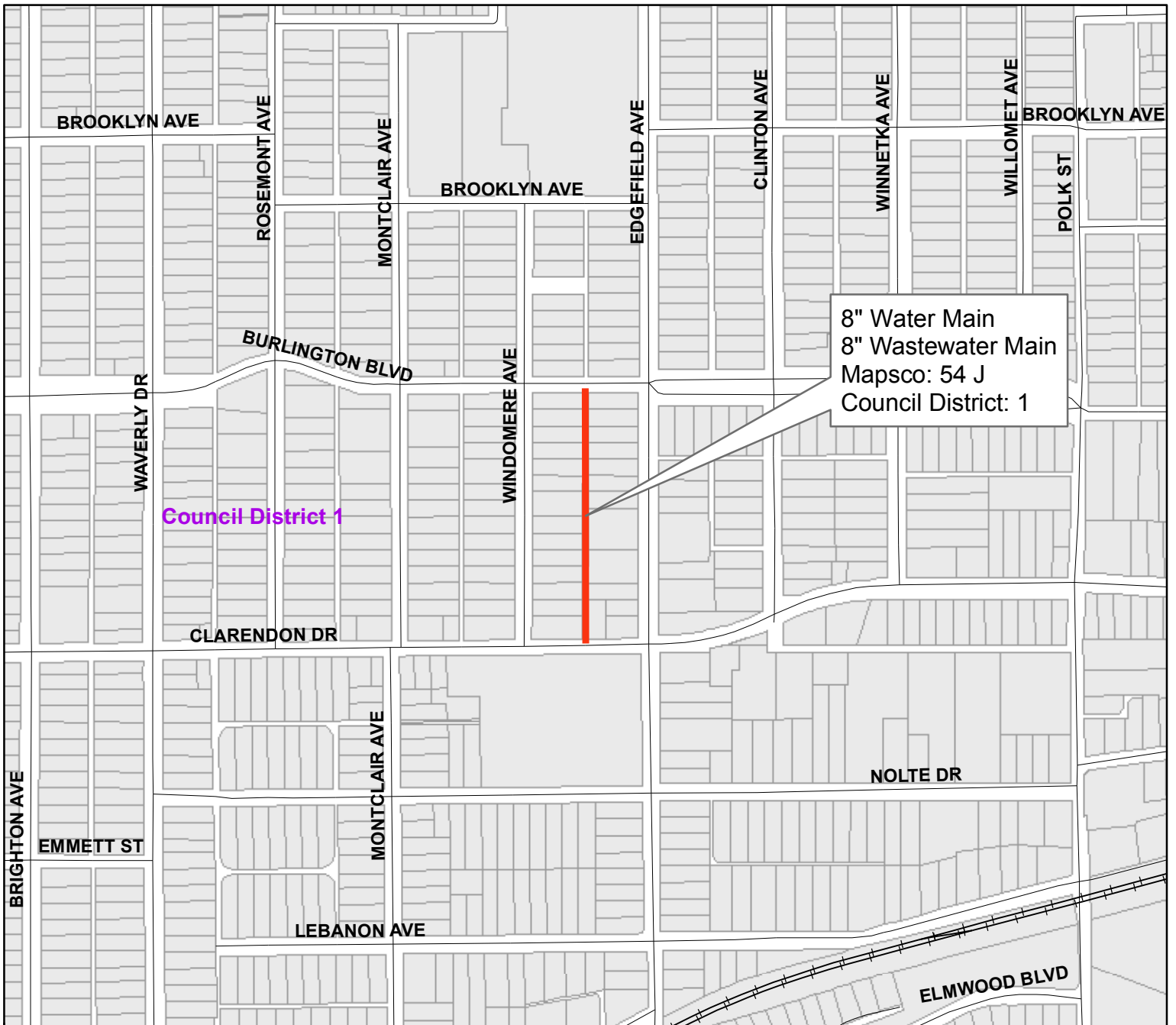
8" Water Main
 8" Wastewater Main
 Mapsco: 54 B, F
 Council District: 1

Council District 1

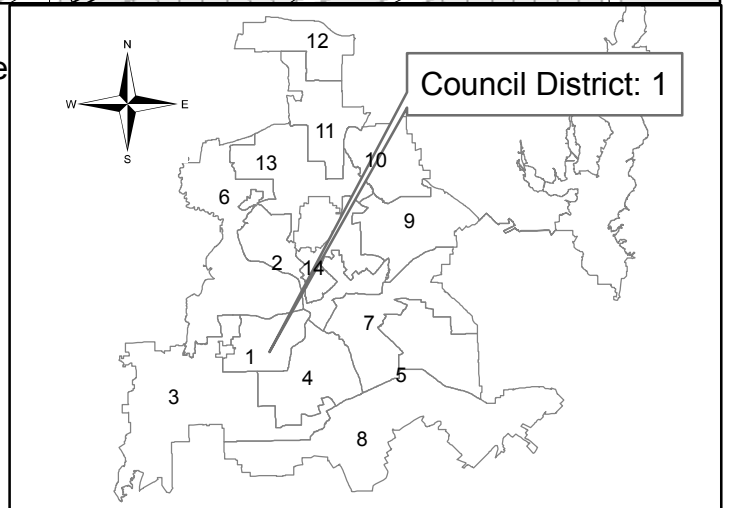
Alley between Willomet Avenue and Polk Street
 from 9th Street to Davis Street



Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



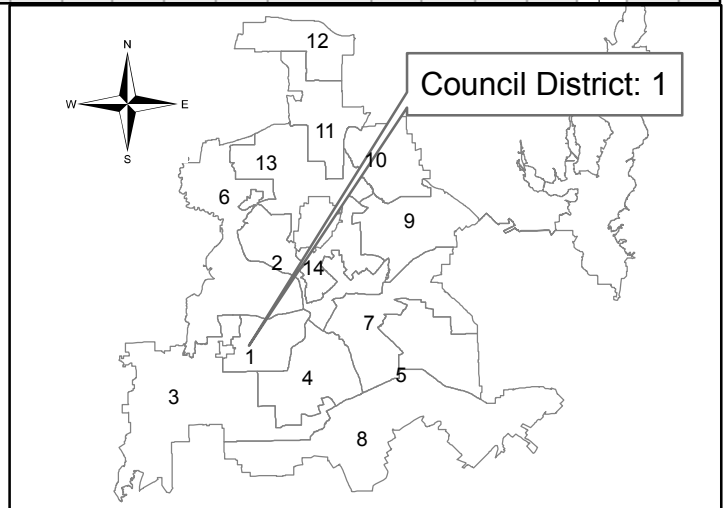
Alley between Windomere Avenue and Edgefield Avenue
from Clarendon Drive to Burlington Boulevard



Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



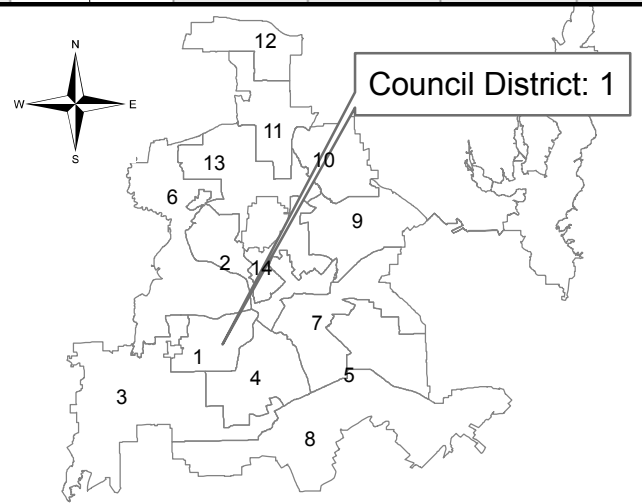
Briscoe Boulevard
from 12th Street to Alden Avenue



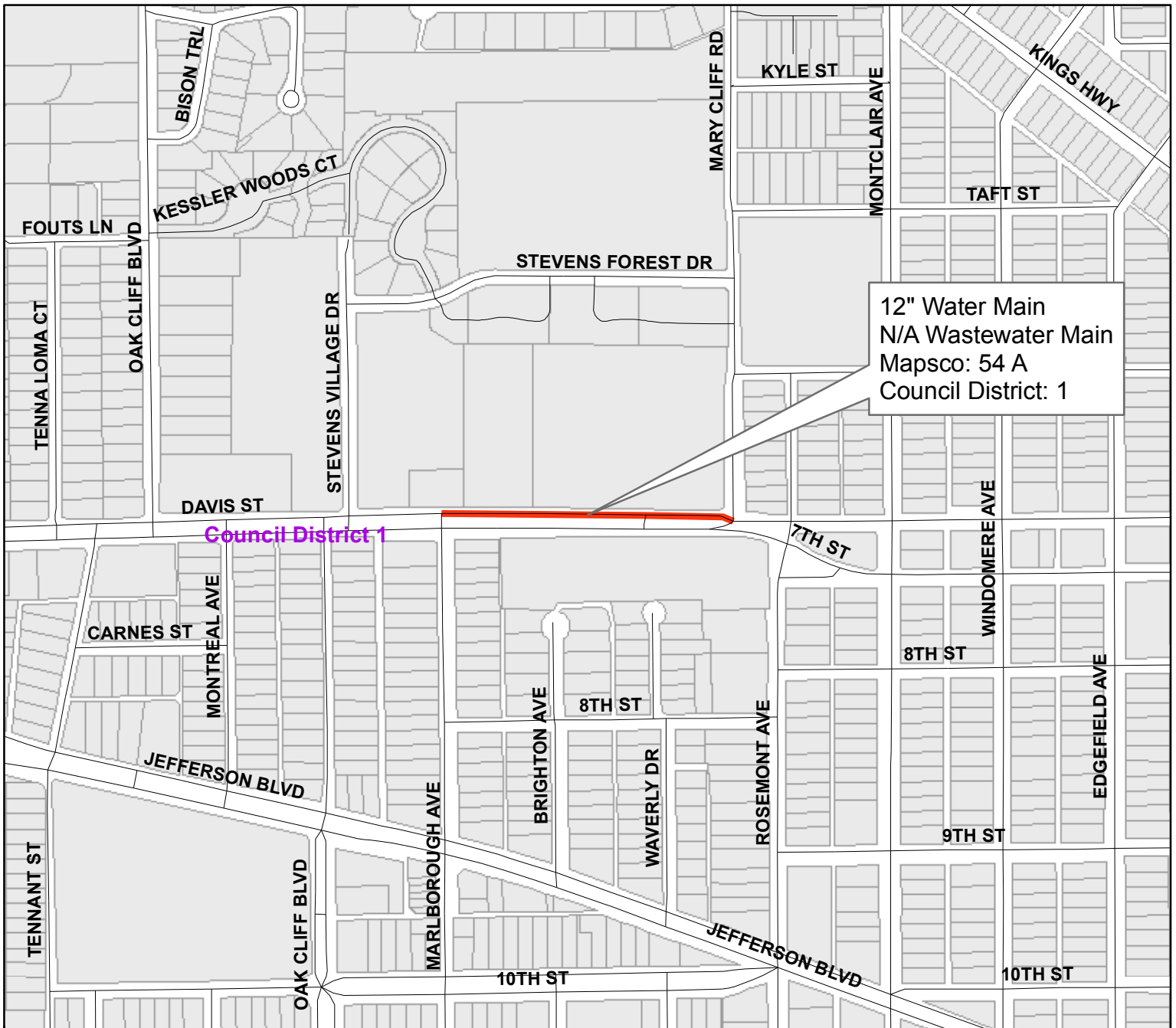
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



Centre Street
from Polk Street west



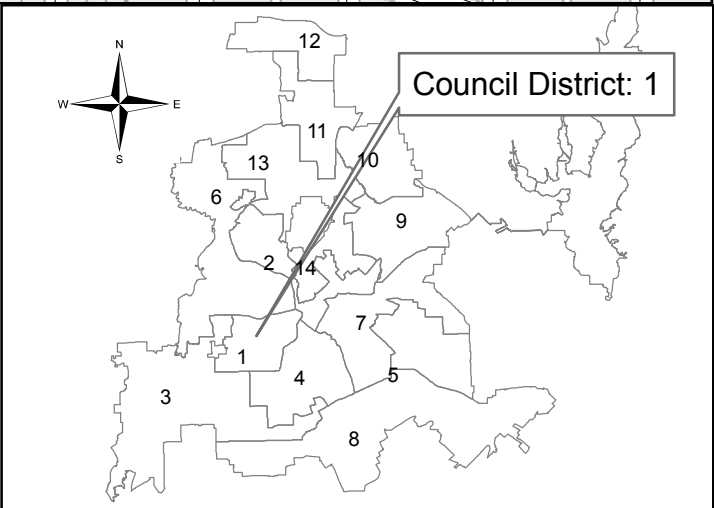
**Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations**



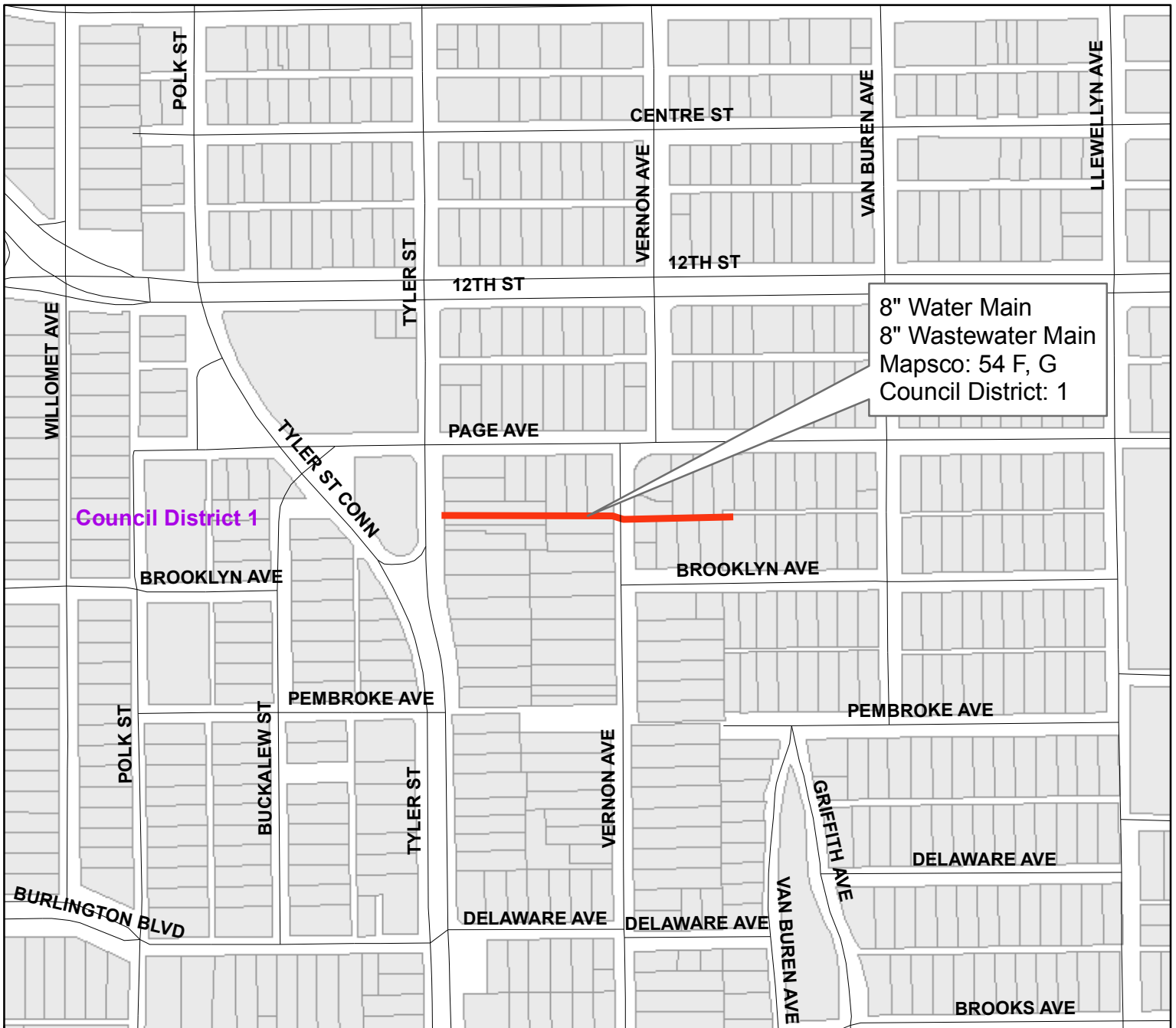
12" Water Main
 N/A Wastewater Main
 Mapsco: 54 A
 Council District: 1

Council District 1

Davis Street
 from Marlborough Avenue to Mary Cliff Road

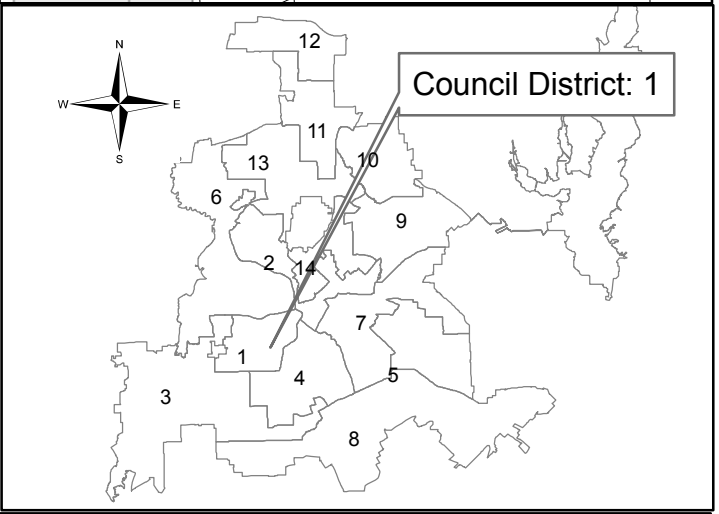


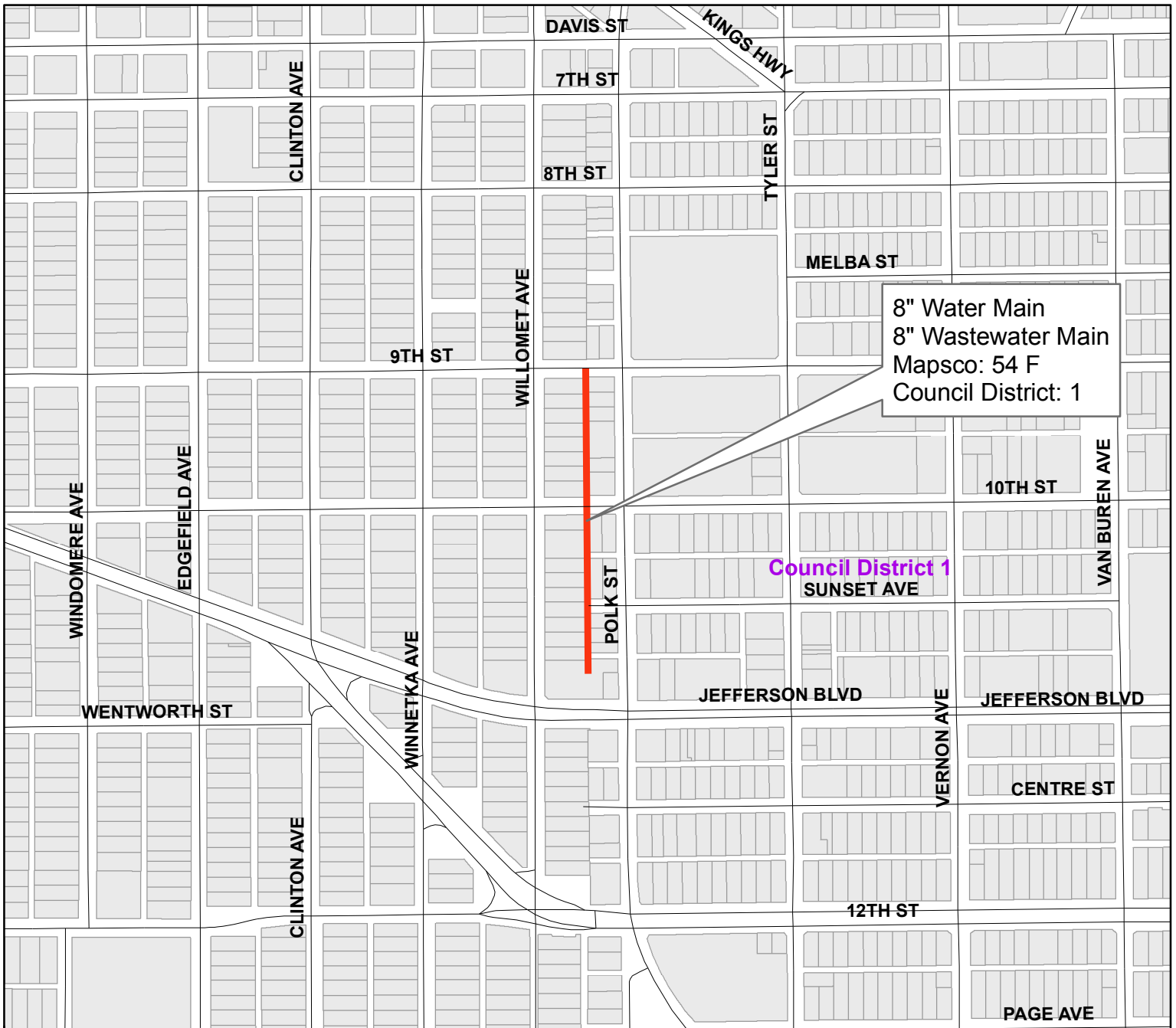
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



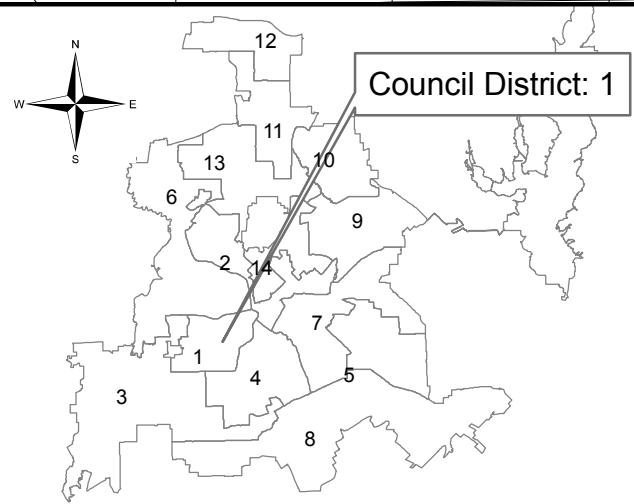
8" Water Main
 8" Wastewater Main
 Mapsco: 54 F, G
 Council District: 1

Easement between Page Avenue and Pembroke Avenue
 from Tyler Street east





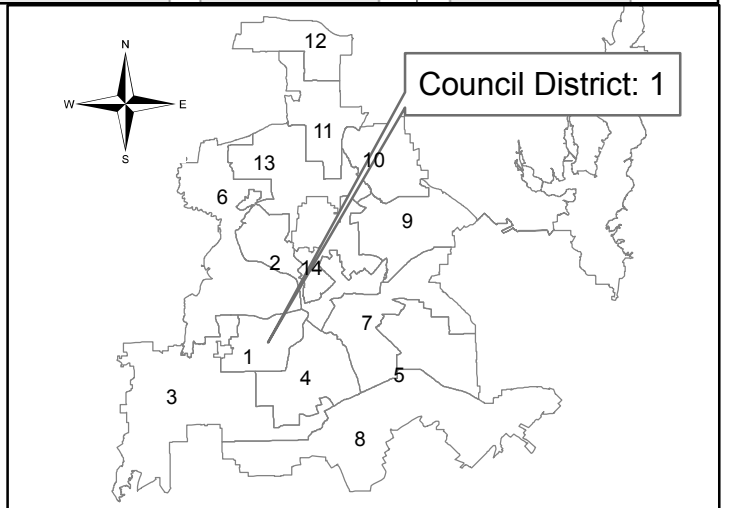
Easement between Polk Street and Willomet Avenue
from Jefferson Boulevard to 9th Street



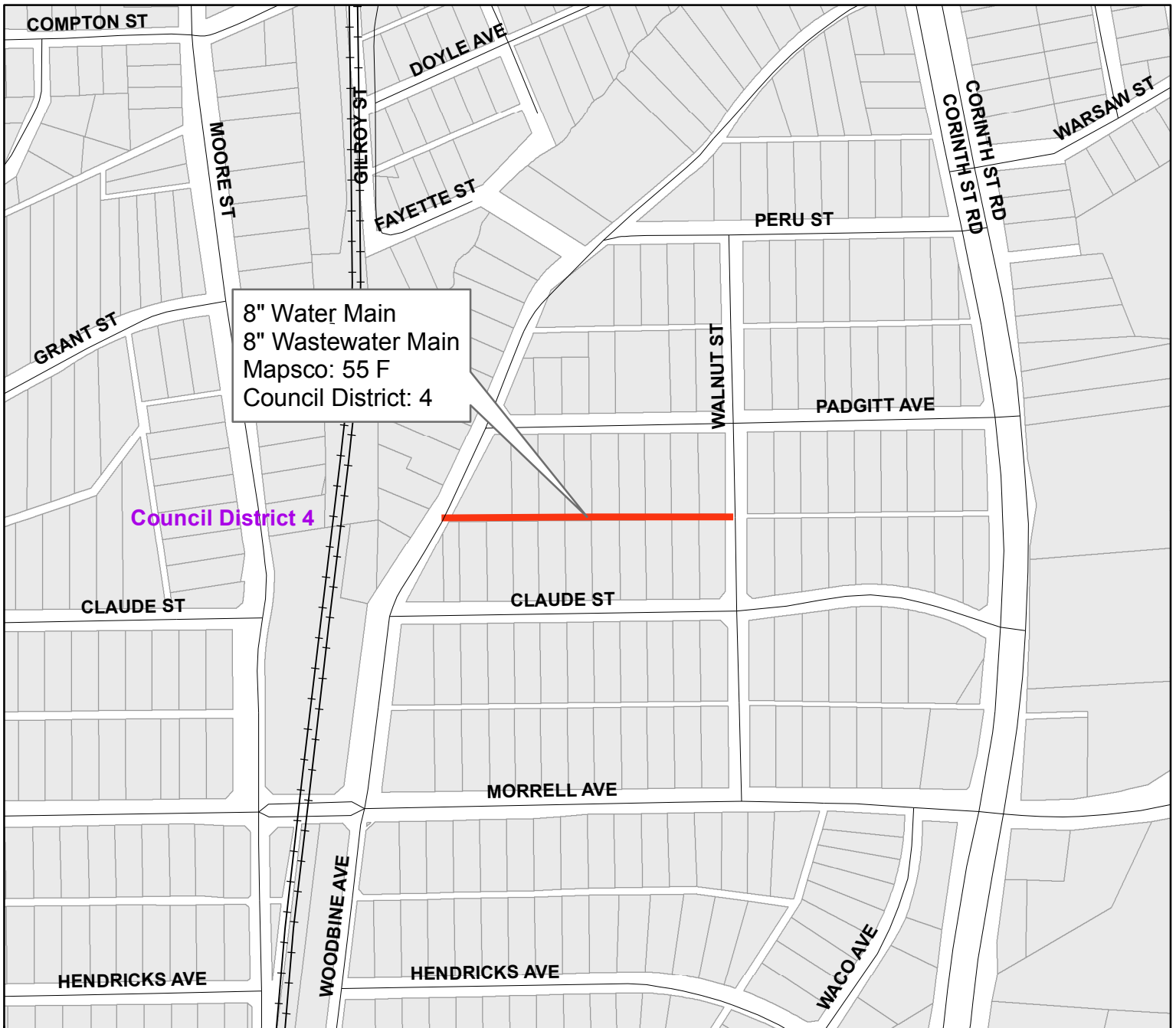
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



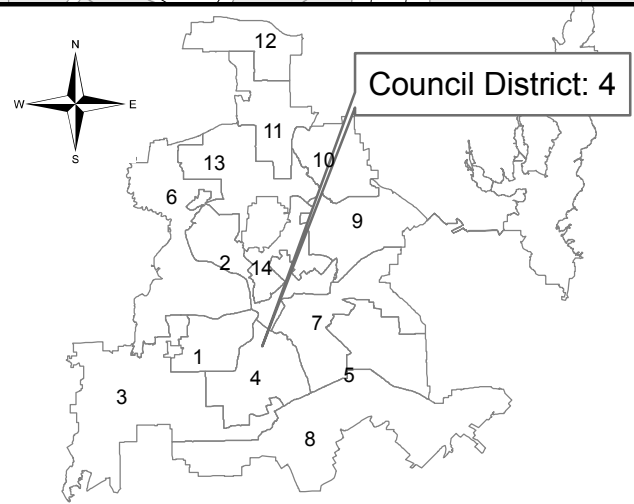
Jefferson Boulevard
from east of Windomere Avenue east



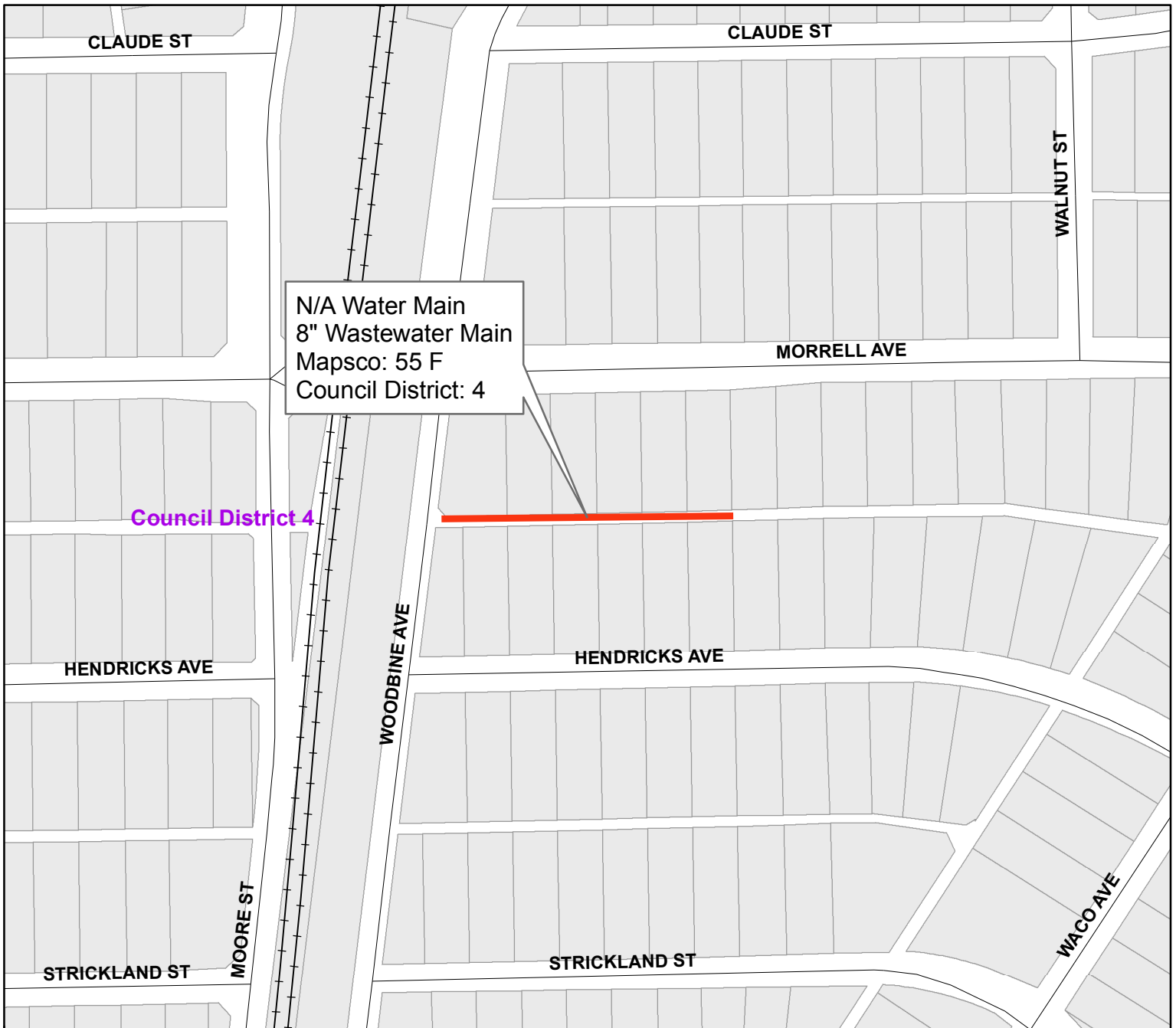
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



Alley between Claude Street and Padgitt Avenue
from Woodbine Avenue to Walnut Street



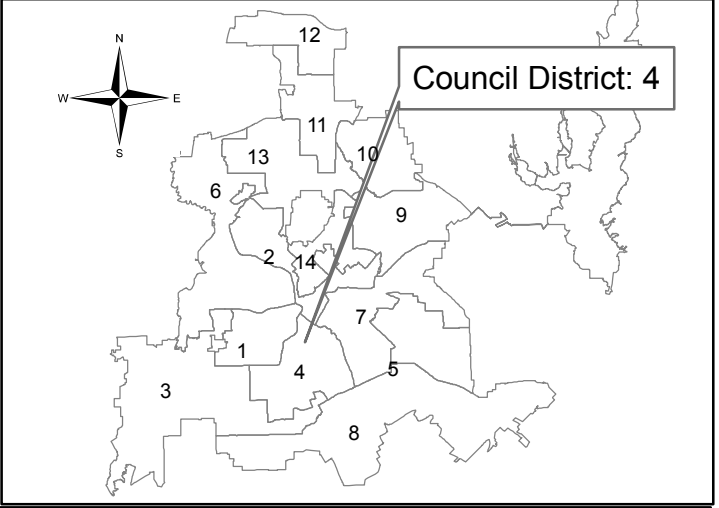
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



Council District 4

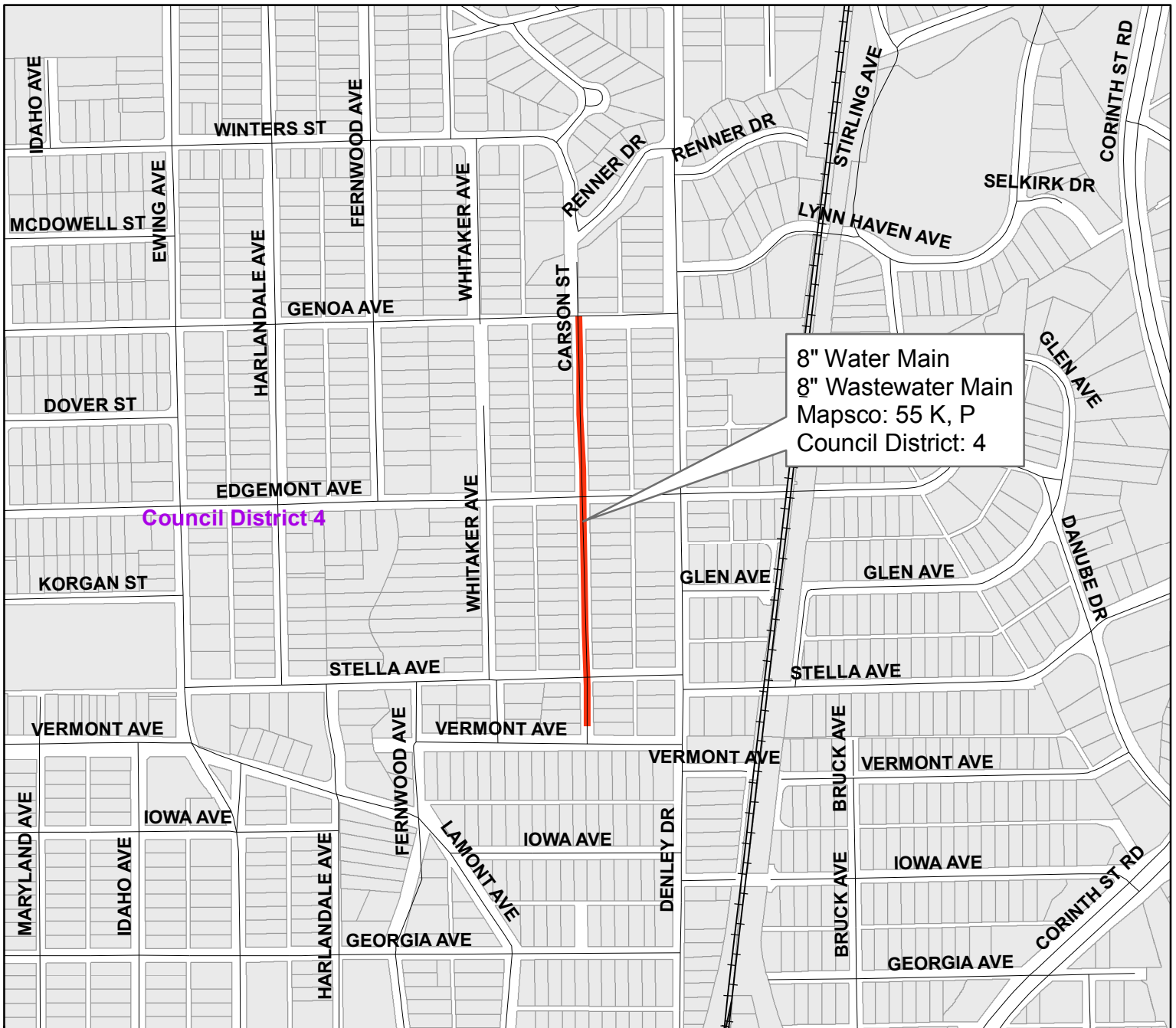
N/A Water Main
 8" Wastewater Main
 Mapsco: 55 F
 Council District: 4

Alley between Hendricks Avenue and Morrell Avenue
 from Woodbine Avenue east



Council District: 4

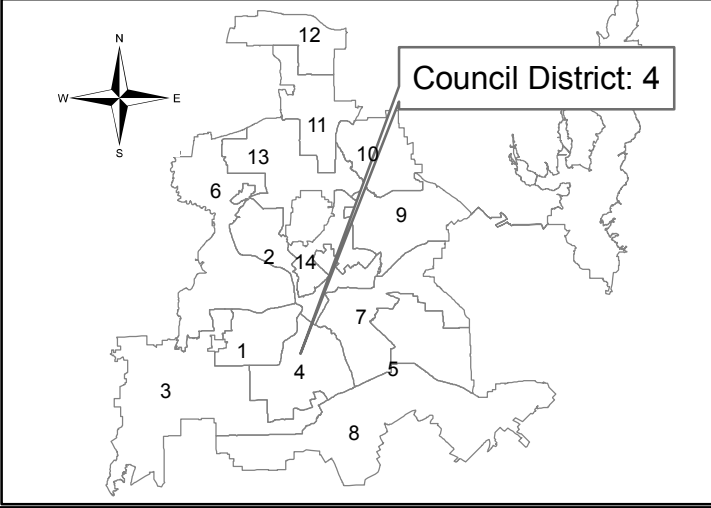
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



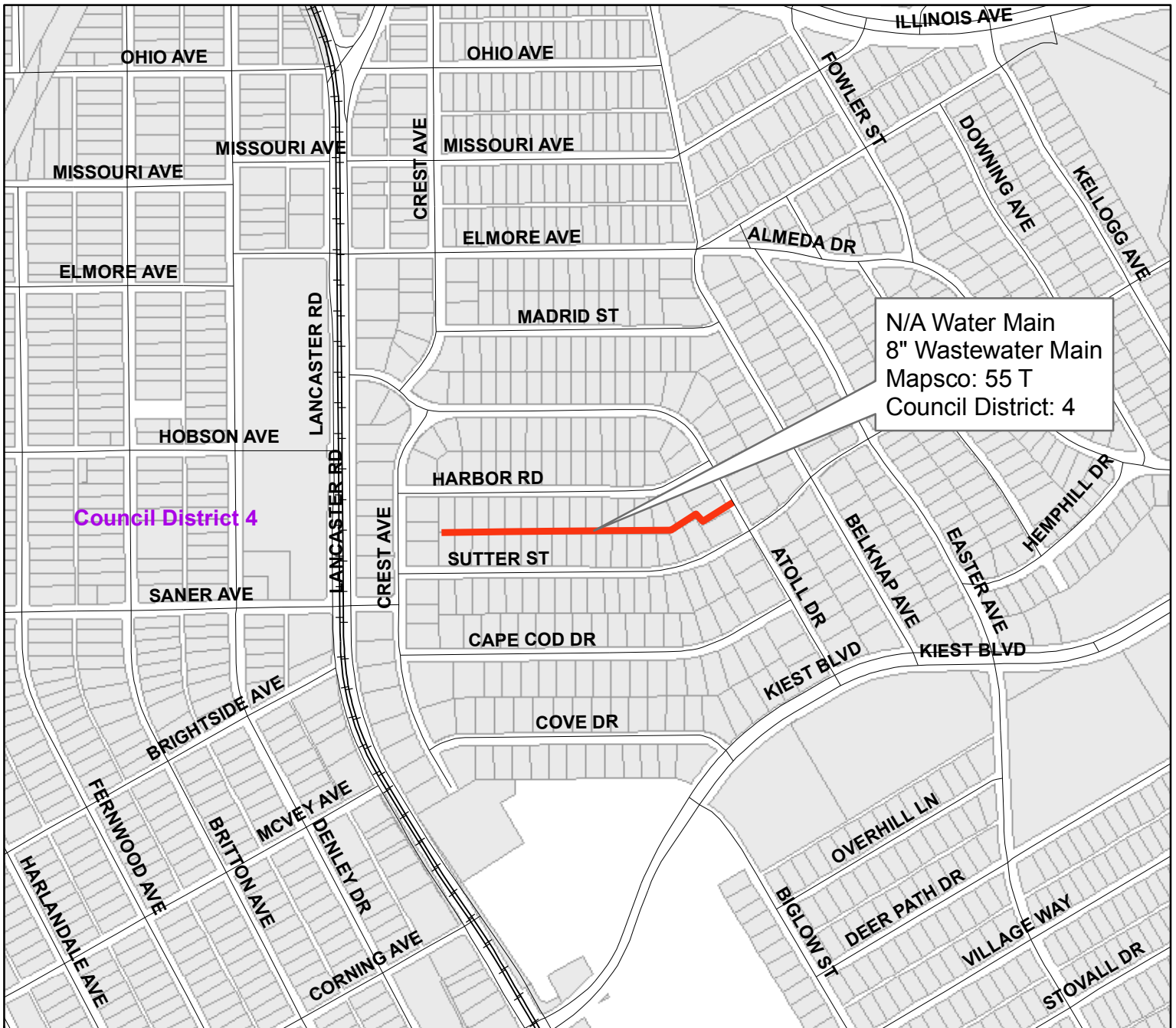
Council District 4

8" Water Main
 8" Wastewater Main
 Mapsco: 55 K, P
 Council District: 4

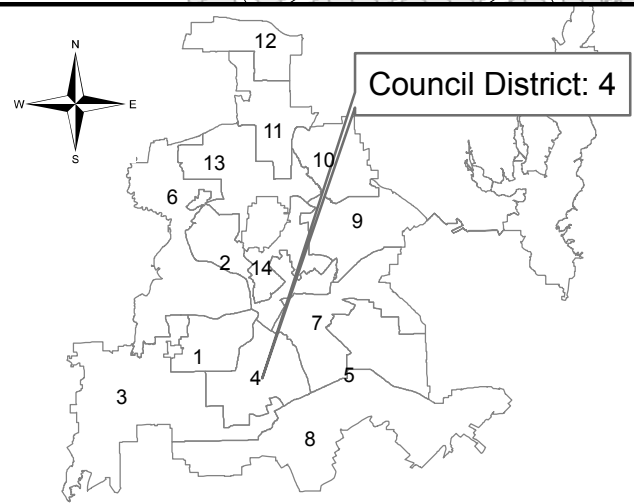
Carson Street
 from Genoa Avenue to Vermont Avenue



Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



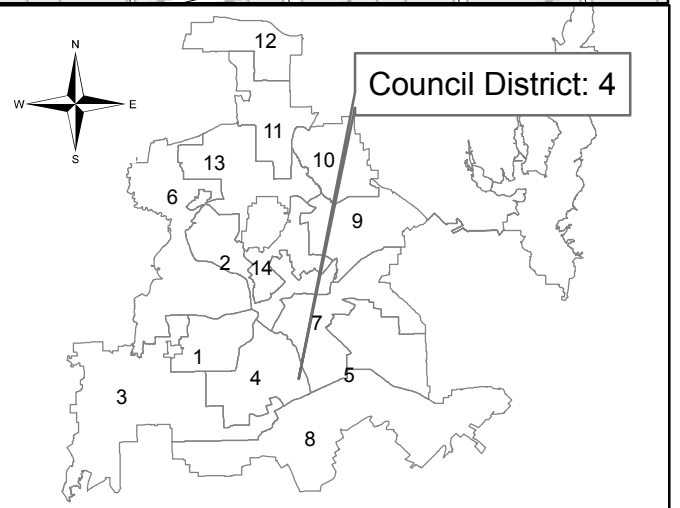
Easement between Harbor Road and Sutter Street
from Atoll Drive west



**Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations**



Humphrey Drive
from Fordham Road to Linfield Road

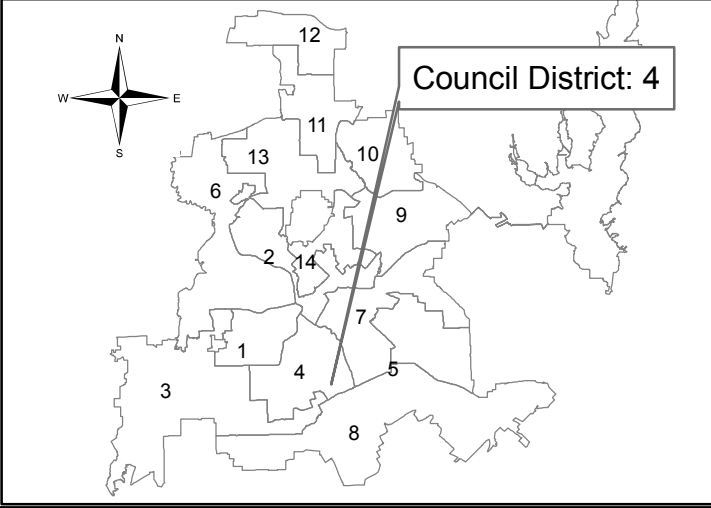


Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

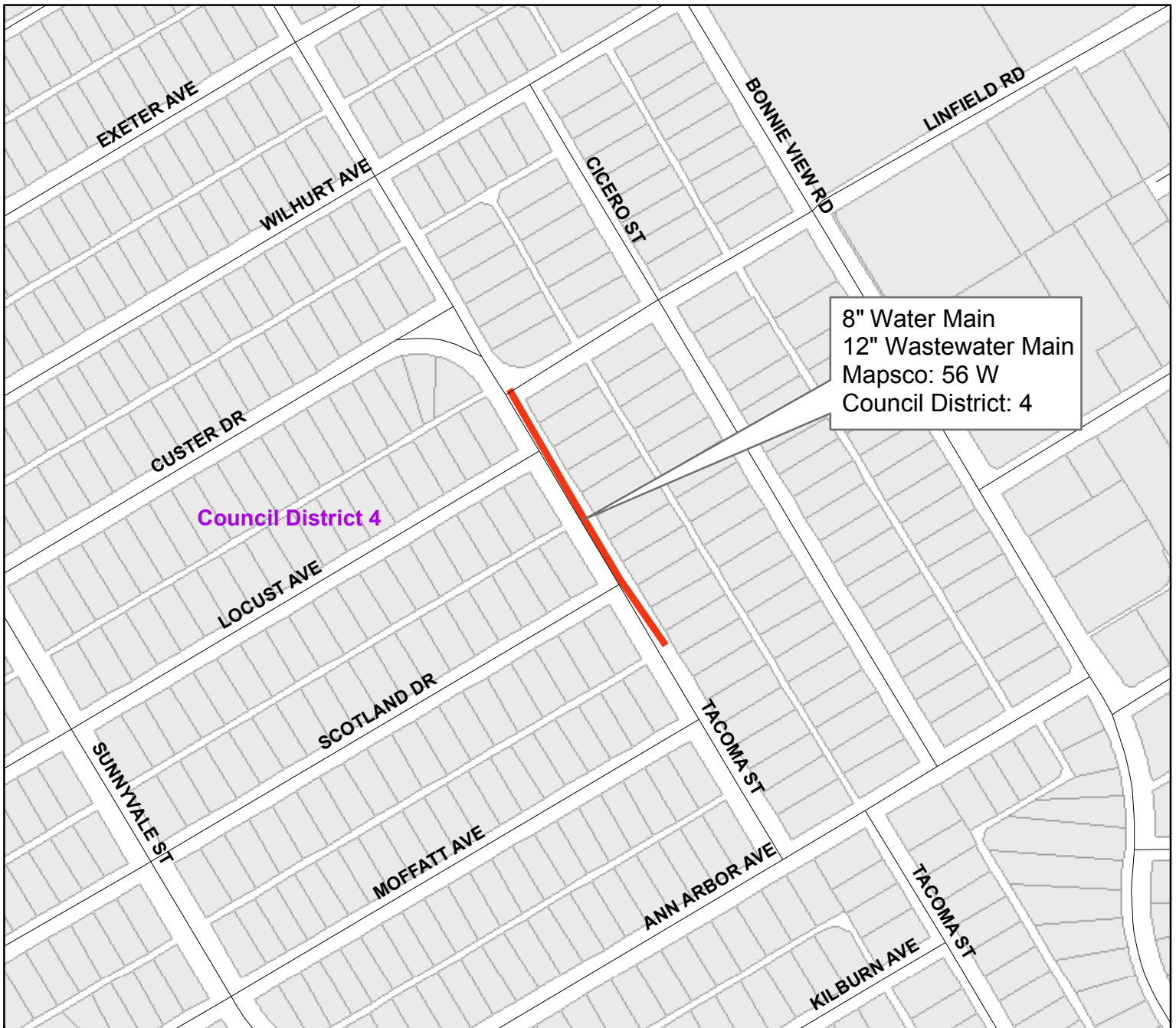


8" Water Main
 N/A Wastewater Main
 Mapsco: 66 A
 Council District: 4

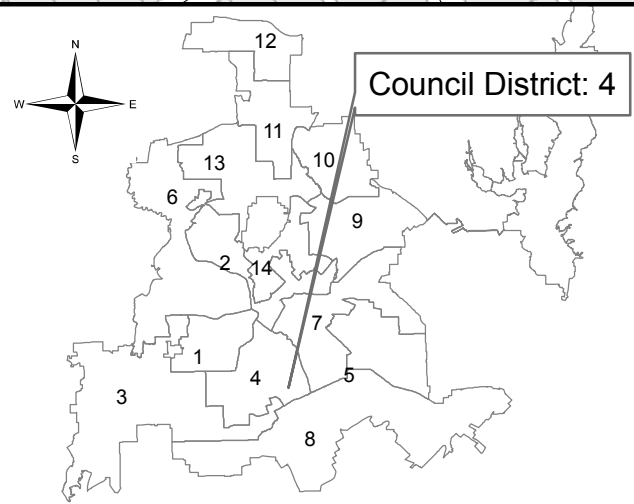
Moffatt Avenue
 from Tacoma Street west



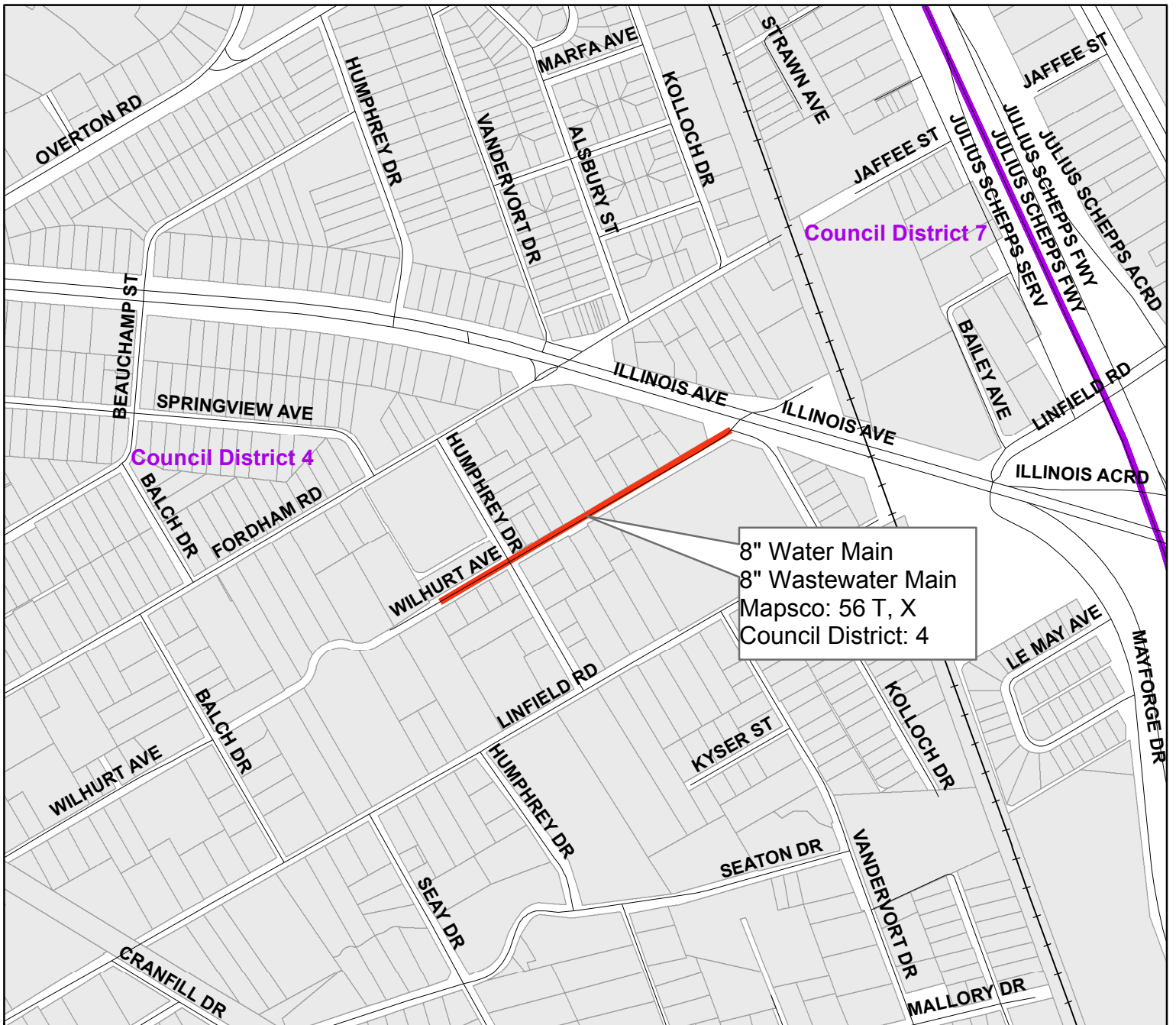
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



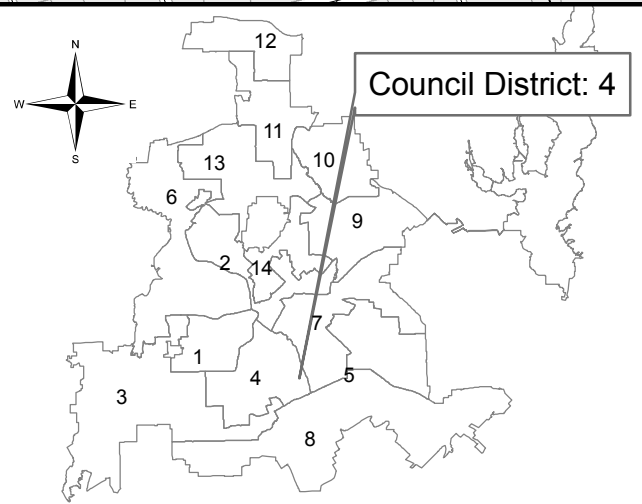
Tacoma Street
from Linfield Road south



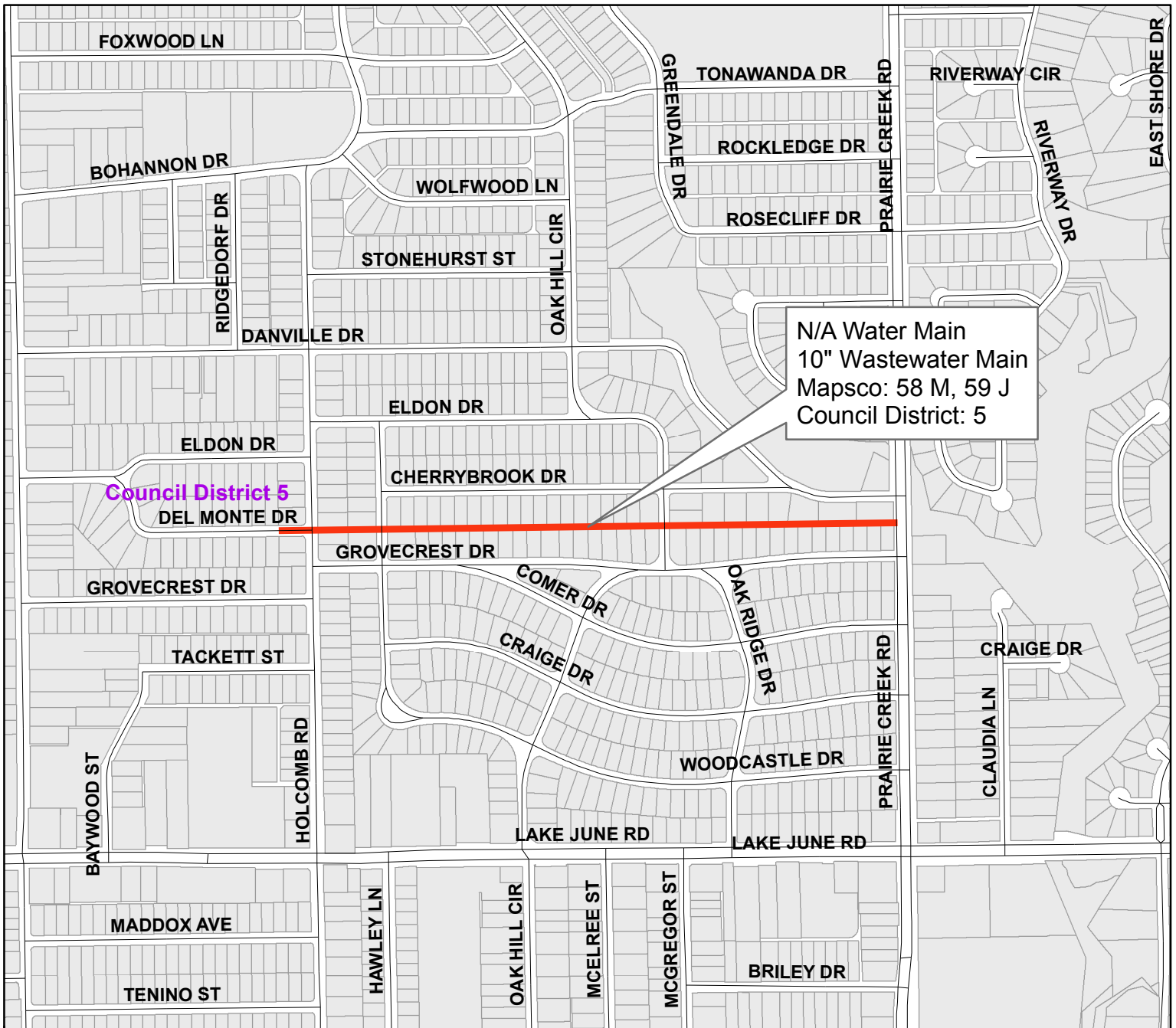
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



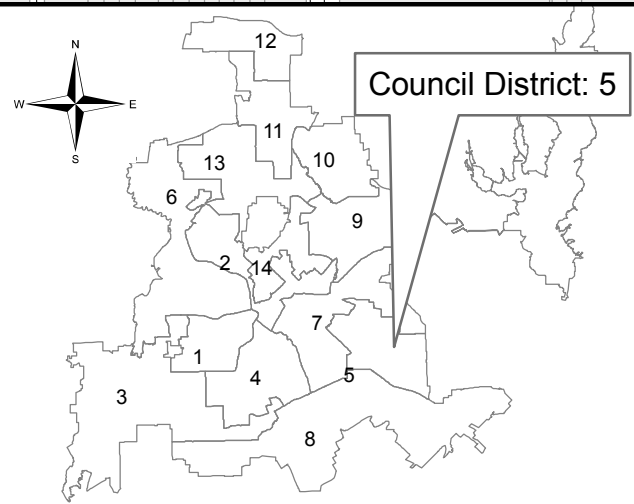
Wilhurt Avenue
from Illinois Avenue west



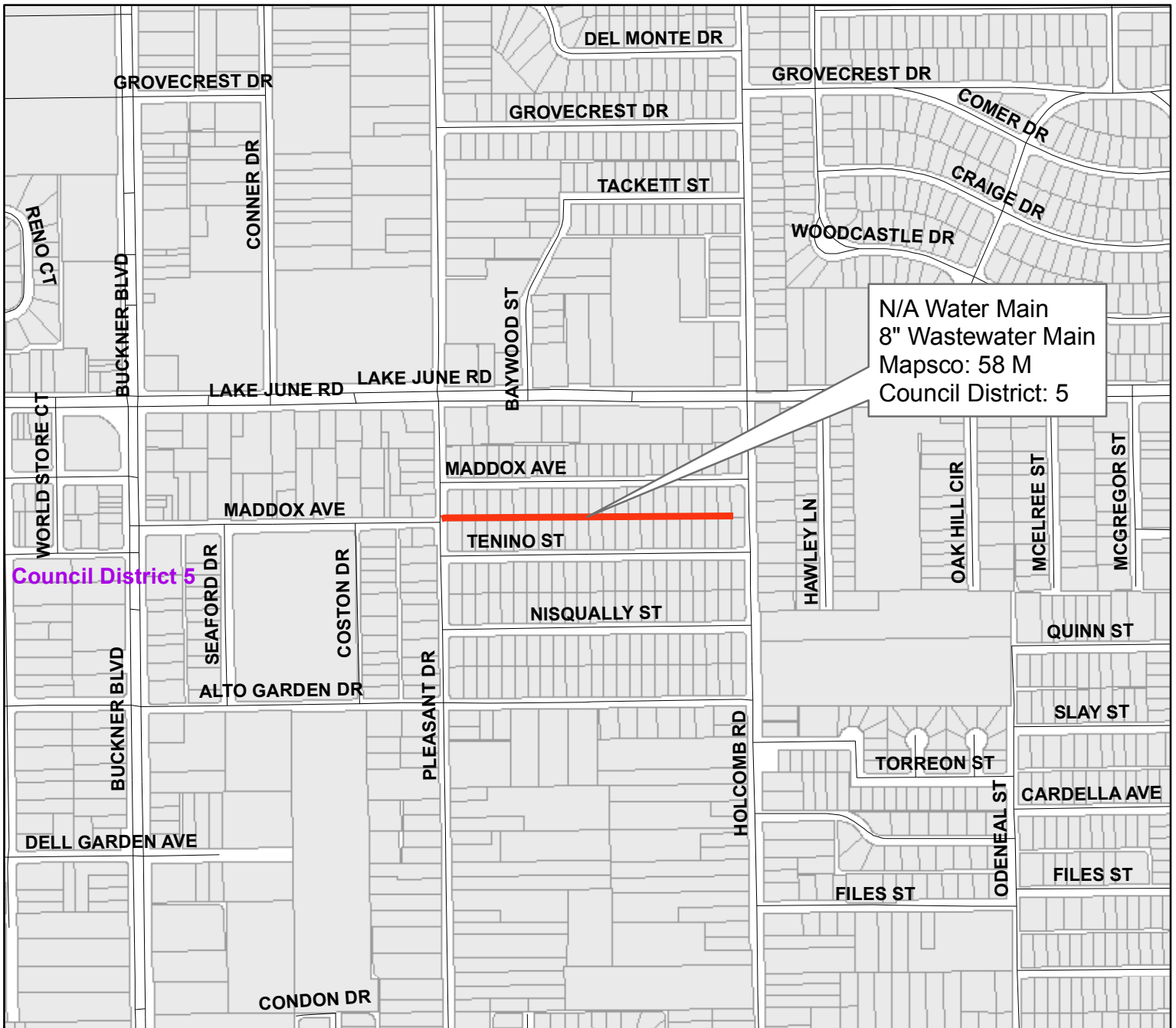
**Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations**



Alley between Cherrybrook Drive and Grovecrest Drive
from Prairie Creek Road west

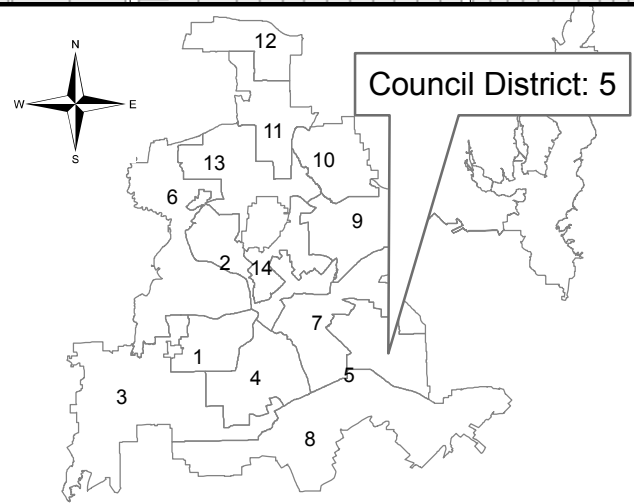


Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

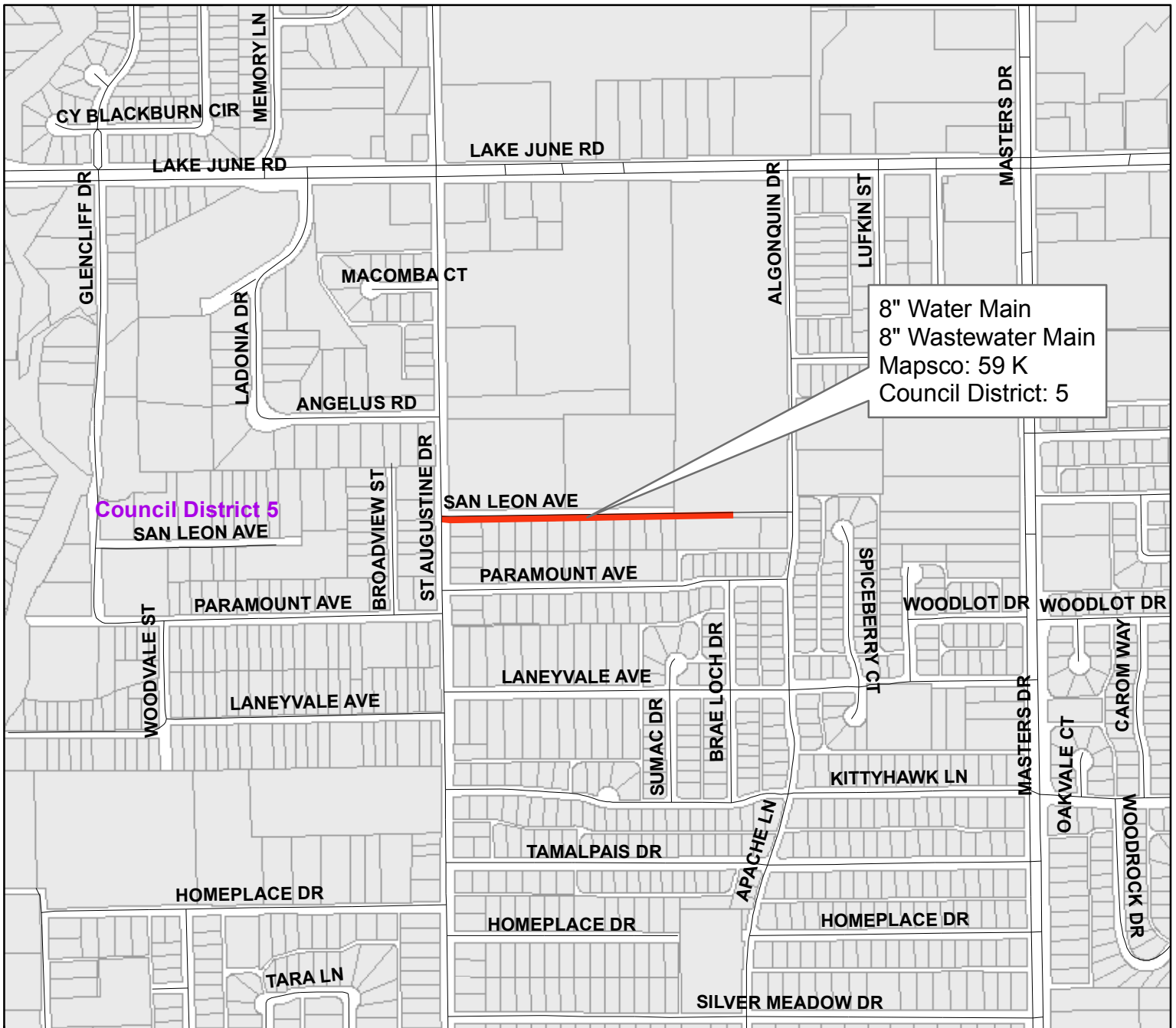


Council District 5

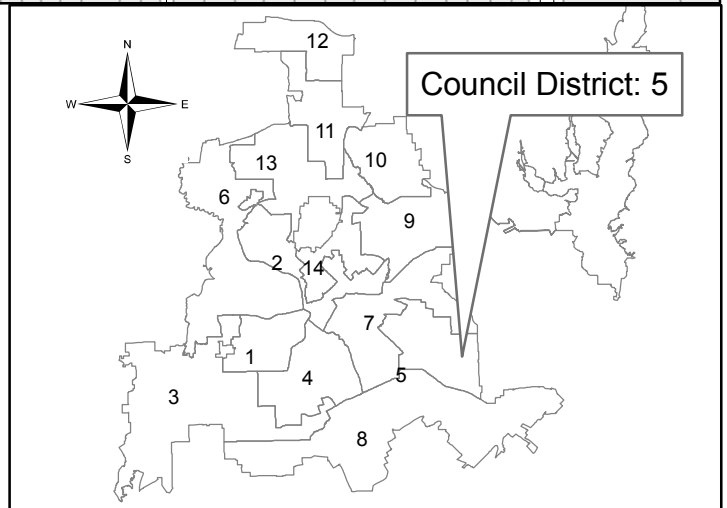
Alley between Tenino Street and Maddox Avenue
from Pleasant Drive to Holcomb Road



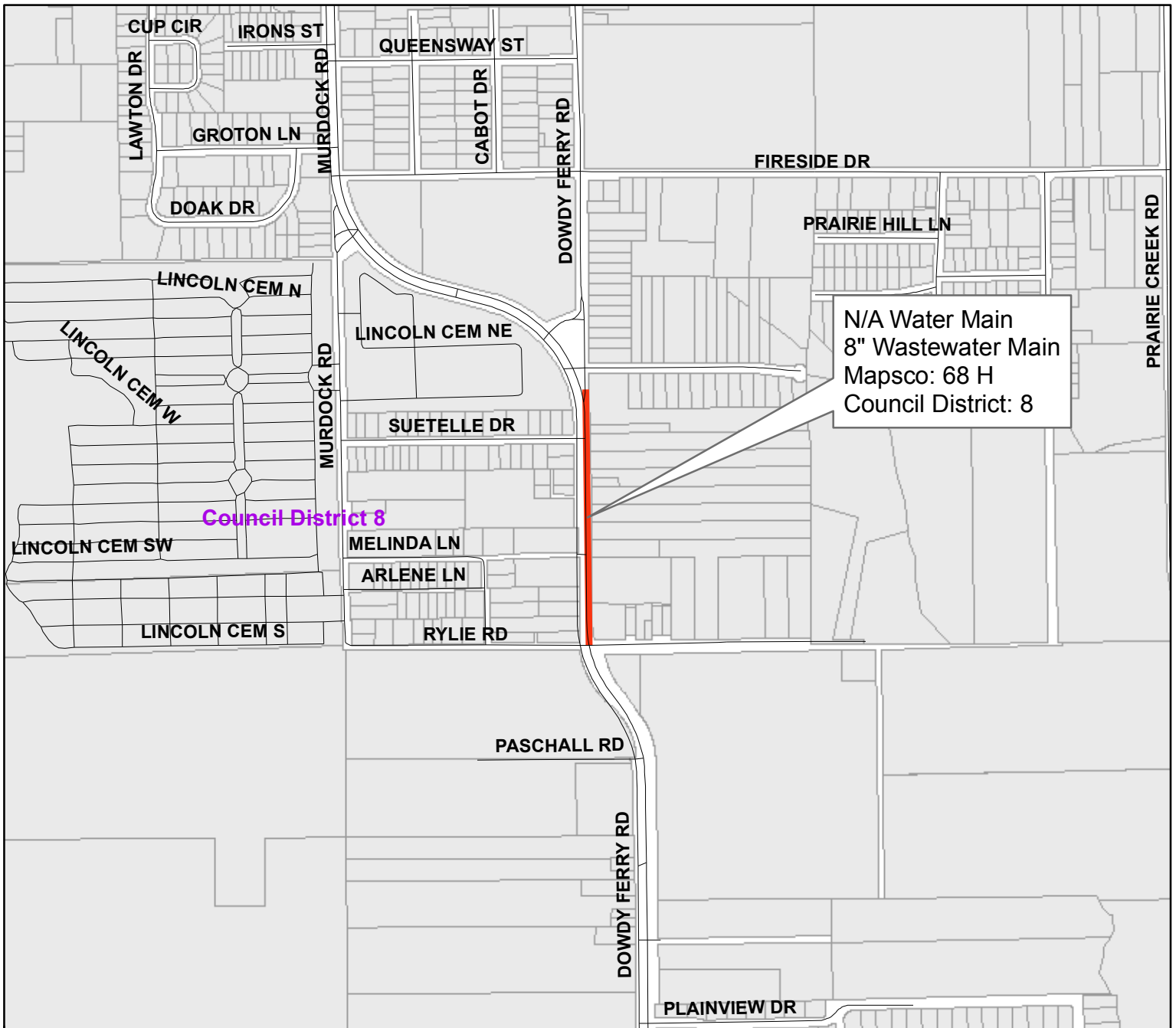
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



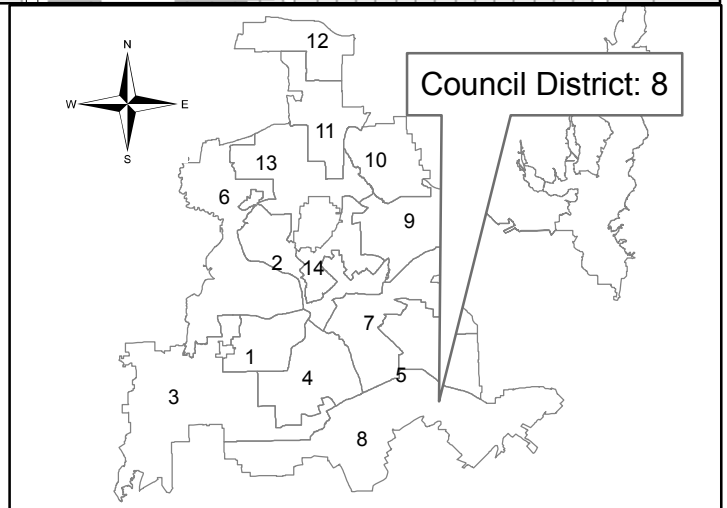
San Leon Avenue
from St. Augustine Drive east



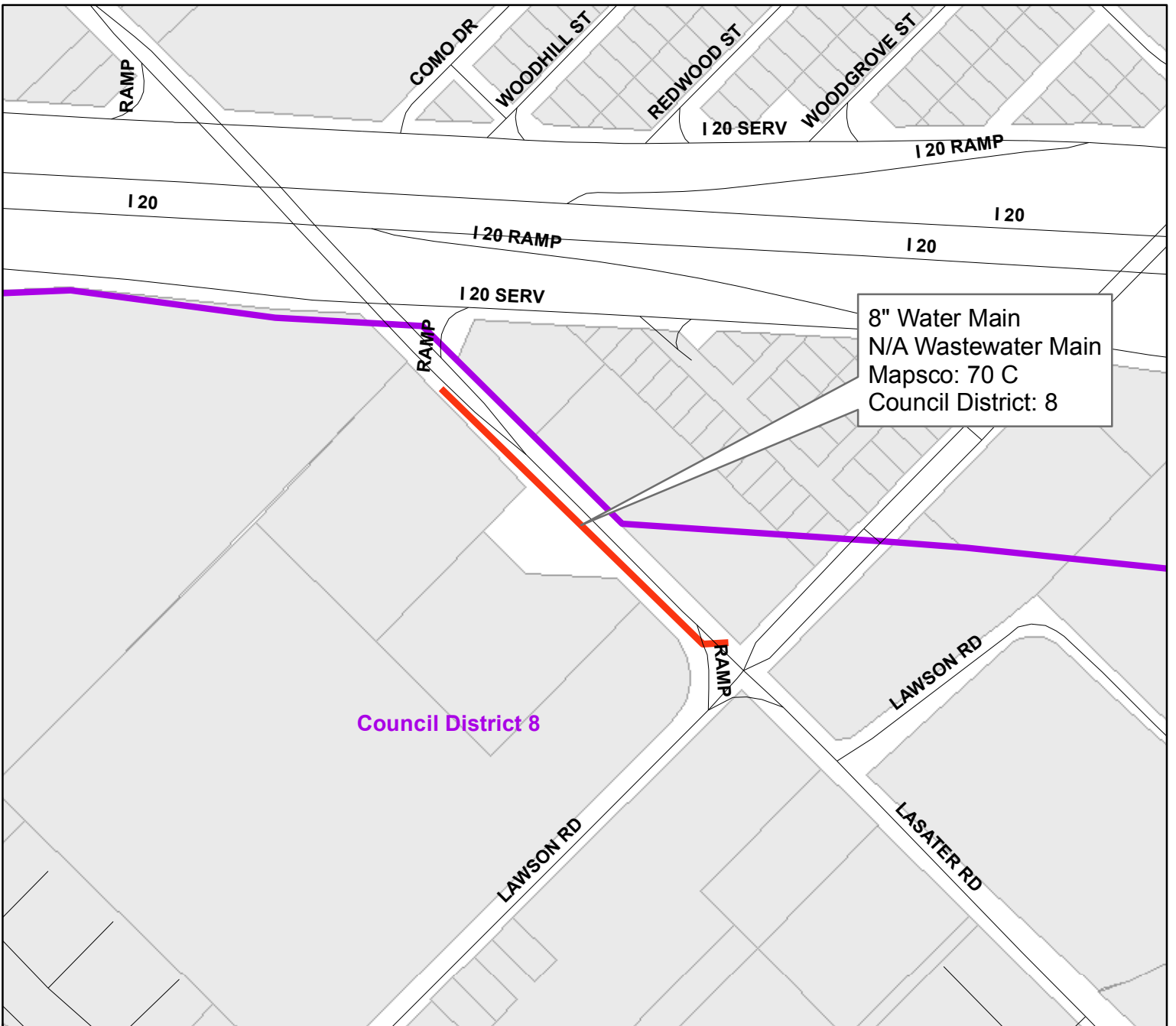
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



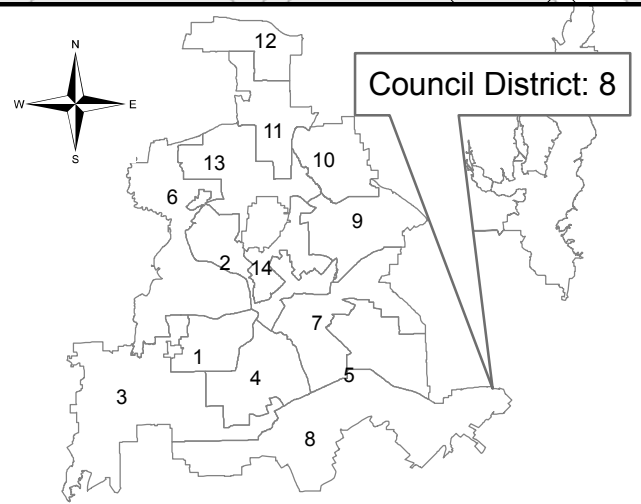
Dowdy Ferry Road
from Rylie Road north



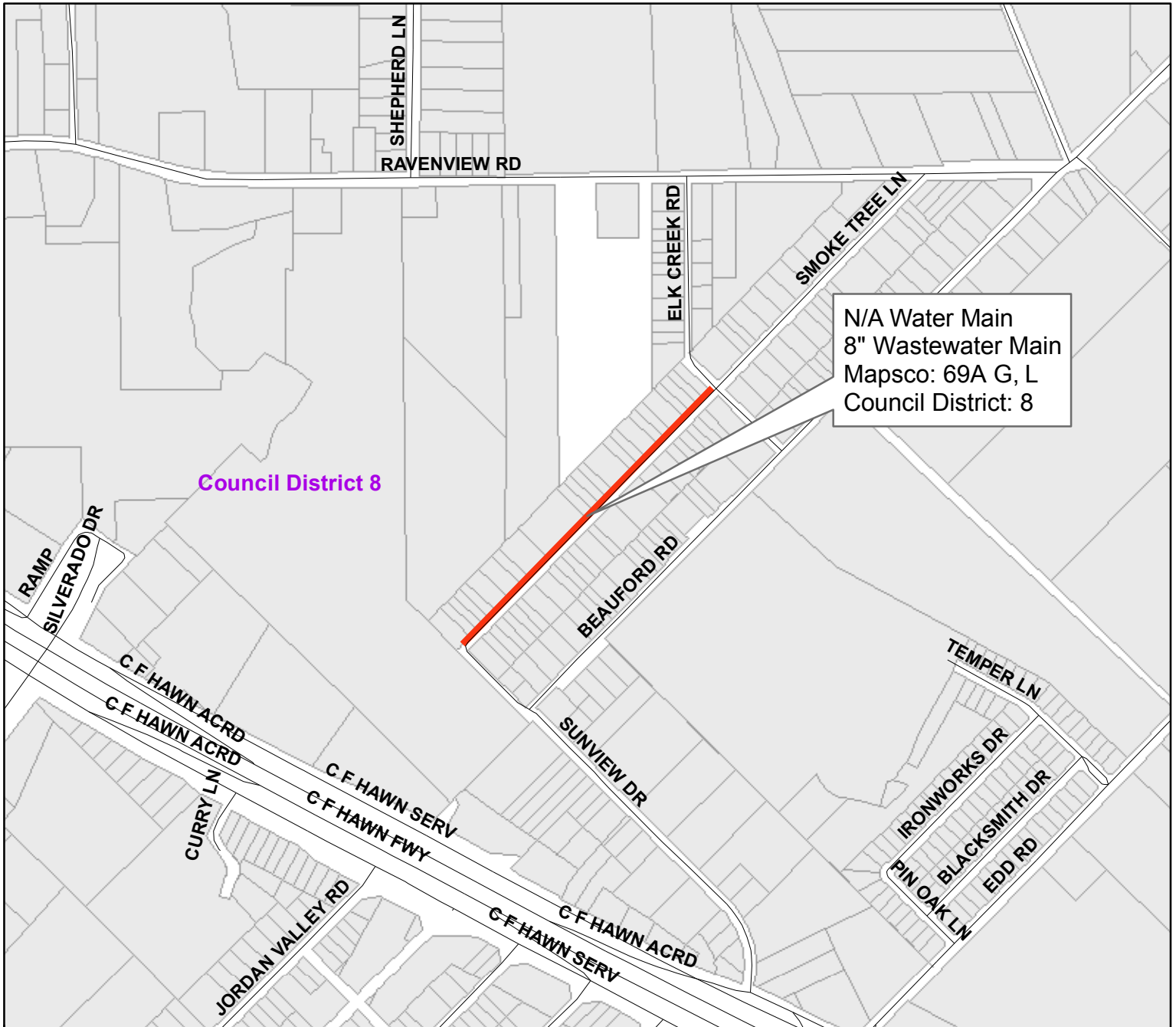
Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



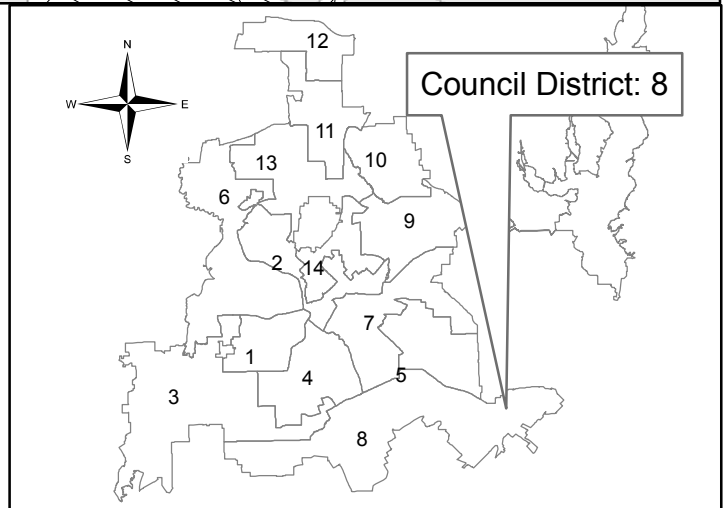
Lasater Road
from Lawson Road northwest



Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



Smoke Tree Lane
 from Elk Creek Road to Sunview Drive

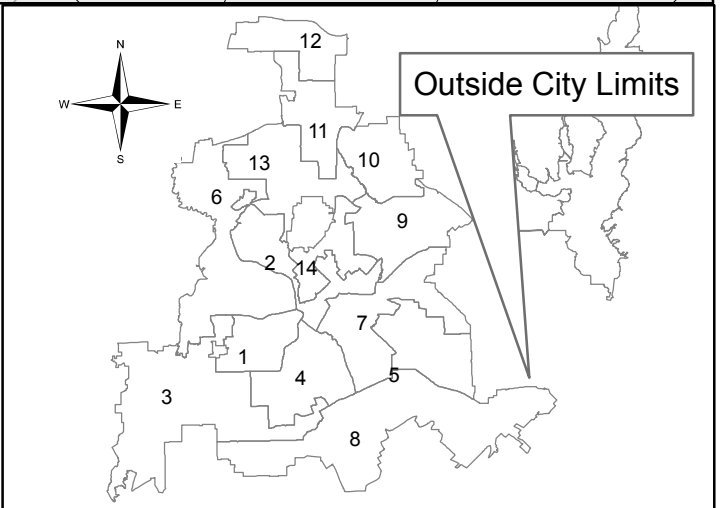


Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations



8" Water Main
 8" Wastewater Main
 Mapsco: 60 X
 Council District:
 Outside City Limits

Easement between Stanfield Street and Cochran Street
 from Lasater Road to Travis Street



Dallas Water Utilities
Contract No. 16-355/356E
Water and Wastewater Main Renewals
at 27 Locations

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 28, 2016
COUNCIL DISTRICT(S): 4
DEPARTMENT: Water Utilities
CMO: Mark McDaniel, 670-3256
MAPSCO: 56 J

SUBJECT

Authorize an engineering contract with MWH Americas, Inc. to provide engineering services for major maintenance and rehabilitation improvements at the Central Wastewater Treatment Plant - Not to exceed \$1,768,000 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of providing engineering services associated with major maintenance and rehabilitation improvements at the Central Wastewater Treatment Plant. These services include preparation of a design report, detailed design plans and specifications, and construction administration services associated with the improvements. This project was recommended in the 2010 Wastewater Treatment Facilities Strategic Plan.

This action includes replacement of various mechanical infrastructure throughout the plant, such as gates, valves and pumps that have reached the end of their service life. This work also includes replacement of various electrical equipment, such as motors, actuators and switchgear to decrease maintenance costs, increase reliability and improve worker safety. Also included are concrete repairs at the White Rock Headworks wet well to extend the service life of the structure.

The estimated construction cost associated with this design project is \$13,000,000.

ESTIMATED SCHEDULE OF PROJECT

Begin Study/Design	October 2016
Complete Study/Design	October 2017
Begin Construction	November 2017
Complete Construction	November 2018

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation & Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

\$1,768,000.00 - Water Utilities Capital Improvement Funds

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

MWH Americas, Inc.

Hispanic Female	1	Hispanic Male	2
Black Female	0	Black Male	0
White Female	3	White Male	7
Other Female	1	Other Male	1

OWNER

MWH Americas, Inc.

Chris Young, P.E., Vice President and Regional Manager

MAP

Attached

September 28, 2016

WHEREAS, major maintenance and rehabilitation improvements are required throughout the Central Wastewater Treatment Plant; and,

WHEREAS, engineering services are required for the preparation of a design report, detailed design plans and specifications, and construction administration services associated with these major maintenance and rehabilitation improvements; and,

WHEREAS, MWH Americas, Inc., 10000 North Central Expressway, Suite 1140, Dallas, Texas 75231, has submitted an acceptable proposal to provide these engineering services.

Now, Therefore,

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

Section 1. That the proposal submitted by MWH Americas, Inc. in the amount of \$1,768,000.00 be approved and the consultant be authorized to perform the required engineering services.

Section 2. That the City Manager is hereby authorized to enter into a contract with MWH Americas, Inc. in the amount of \$1,768,000.00, to provide engineering services for major maintenance improvements at the Central Wastewater Treatment Plant, after approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,768,000.00 from the Wastewater Capital Improvement Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
2116	DWU	PS30	4111	715148	CT-DWU715148CP	VS0000001965

MWH Americas, Inc. - (Contract No. 15-148E) - \$1,768,000.00

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an engineering contract with MWH Americas, Inc. to provide engineering services for major maintenance and rehabilitation improvements at the Central Wastewater Treatment Plant - Not to exceed \$1,768,000 - Financing: Water Utilities Capital Improvement Funds

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

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$1,768,000.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$1,768,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

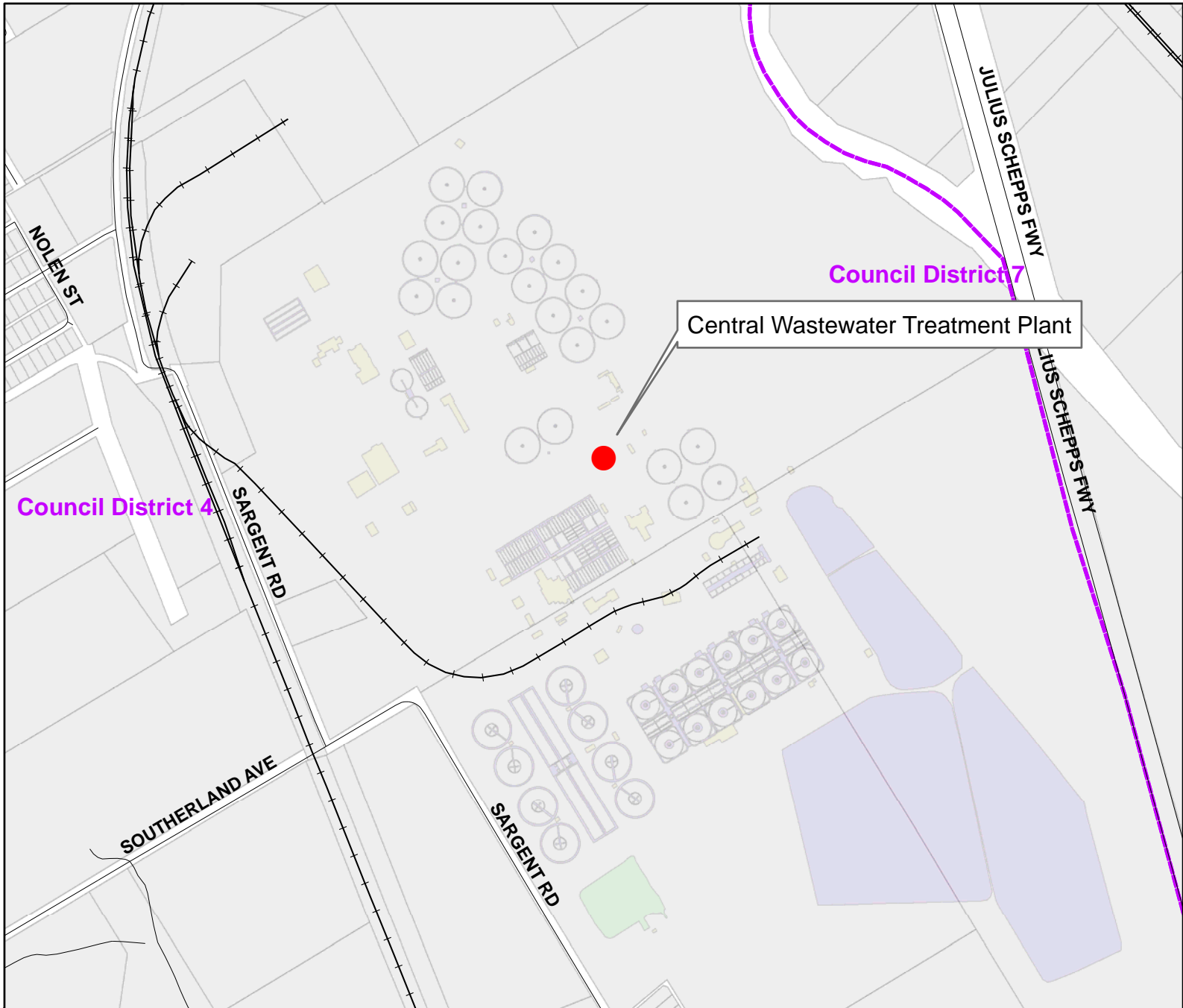
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Mbroh Engineering, Inc.	BMDB12885Y0417	\$357,960.00	20.25%
JQ Infrastructure, Inc.	IMDB36707Y0717	\$115,000.00	6.50%
2M Associates, Inc.	IMDB92754Y0717	\$96,271.00	5.45%
Total Minority - Local		\$569,231.00	32.20%

Non-Local Contractors / Sub-Contractors

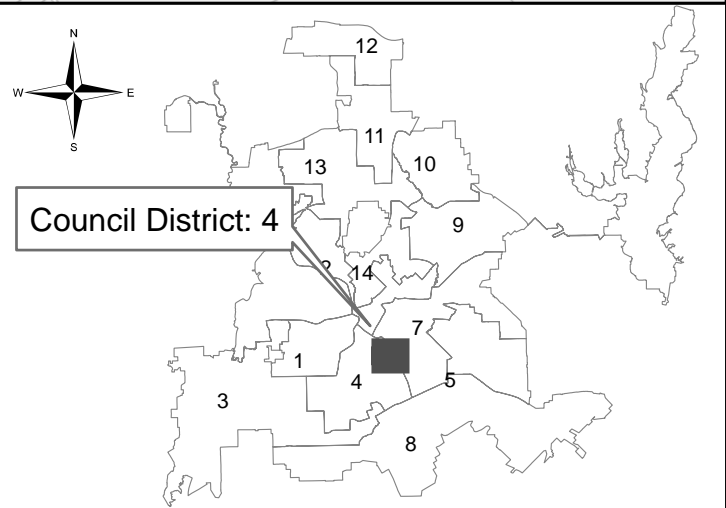
None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$357,960.00	20.25%	\$357,960.00	20.25%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$211,271.00	11.95%	\$211,271.00	11.95%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$569,231.00	32.20%	\$569,231.00	32.20%



Mapsc0: 56 J



**Dallas Water Utilities
Contract No. 15-148E
Central Wastewater Treatment Plant
Major Maintenance and Rehabilitation Improvements**

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 5, 7, 11, 13, 14

DEPARTMENT: Water Utilities

CMO: Mark McDaniel, 670-3256

MAPSCO: Various

SUBJECT

Authorize a contract for the installation of water and wastewater mains at 13 locations (list attached) - John Burns Construction Company of Texas, Inc., lowest responsible bidder of three - Not to exceed \$17,170,000 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of the installation of approximately 44,380 feet of water and wastewater mains. This includes the installation of approximately 50 feet of 4-inch, 450 feet of 6-inch, 3,650 feet of 8-inch, and 14,450 feet of 12-inch water mains, and approximately 9,270 feet of 8-inch, 450 feet of 10-inch, 4,920 feet of 12-inch, 1,090 feet of 16-inch, 2,020 feet of 20-inch, 1,910 feet of 21-inch, and 6,120 of 24-inch wastewater mains.

The existing water and wastewater mains were built between 1930 and 1970. These mains are contributing to an increase in maintenance costs as well as service interruptions. The installation of the proposed segments will improve the capacity of the water and wastewater systems and reduce maintenance costs.

John Burns Construction Company of Texas, Inc. completed contractual activities in the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>
Projects Completed	0	4	0
Change Orders	0	3	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2013
Completed Design	May 2016
Begin Construction	October 2016
Complete Construction	March 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Arredondo, Zepeda & Brunz, Inc. to provide engineering services for the design to replace water mains and rehabilitate wastewater mains in various locations on April 14, 2004, by Resolution No. 04-1161.

Authorized Supplemental Agreement No. 1 to the professional services contract with Arredondo, Zepeda & Brunz, Inc. for additional engineering services for the replacement of water and wastewater main improvements to include study, design, surveying and construction administration at five locations on April 27, 2005, by Resolution No. 05-1317.

Authorized Supplemental Agreement No. 2 to the professional services contract with Arredondo, Zepeda & Brunz, Inc. to provide additional engineering services for the renewal of water and wastewater mains to include the study, design, surveying, and construction administration at two locations on August 26, 2009, by Resolution No. 09-2106.

Authorized a professional services contract with BDS Technologies, Inc. to provide engineering services for the replacement and rehabilitation of water mains and wastewater mains at 38 locations on September 11, 2013, by Resolution No. 13-1582.

Information about this item will be provided to the Transportation & Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

\$17,170,000.00 - Water Utilities Capital Improvement Funds

Design	\$ 1,479,647.00
Construction (this action)	<u>\$17,170,000.00</u>
Total Project Cost	\$18,649,647.00

FISCAL INFORMATION (Continued)

<u>Council District</u>	<u>Amount</u>
5	\$ 7,910,383.46
7	\$ 550,757.26
11	\$ 579,317.39
13	\$ 6,551,723.95
14	<u>\$ 1,577,817.94</u>
Total	\$17,170,000.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

John Burns Construction Company of Texas, Inc.

Hispanic Female	0	Hispanic Male	47
Black Female	0	Black Male	0
White Female	3	White Male	25
Other Female	0	Other Male	0

BID INFORMATION

The following bids with quotes were opened on July 1, 2016:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*John Burns Construction Company of Texas, Inc. 655 East Main Street Lewisville, Texas 75067	\$17,170,000.00
Atkins Brothers Equipment Company, Inc.	\$22,169,286.00
Thalle Construction Co., Inc.	\$23,247,061.50

OWNER

John Burns Construction Company of Texas, Inc.

William B. O'Malley, Owner

MAPS

Attached

September 28, 2016

WHEREAS, bids were received on July 1, 2016 for the installation of water and wastewater mains at 13 locations, Contract No. 16-155/156, listed as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
John Burns Construction Company of Texas, Inc.	\$17,170,000.00
Atkins Brothers Equipment Company, Inc.	\$22,169,286.00
Thalle Construction Co., Inc.	\$23,247,061.50

WHEREAS, the bid submitted by John Burns Construction Company of Texas, Inc., 655 East Main Street, Lewisville, Texas 75057, in the amount of \$17,170,000.00, is the lowest and best of all bids received.

Now, Therefore,

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

Section 1. That the bid submitted by John Burns Construction Company of Texas, Inc. in the amount of \$17,170,000.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 16-155/156, be accepted.

Section 2. That the City Manager is hereby authorized to execute a contract with John Burns Construction Company of Texas, Inc. in the amount of \$17,170,000.00, for the installation of water and wastewater mains at 13 locations, after approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$17,170,000.00 from the Water Capital Improvement Fund and Wastewater Capital Improvement Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
3115	DWU	PW40	4550	716155	CT-DWU716155CP	199054

John Burns Construction Company of Texas, Inc. - \$7,658,000.00

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
2116	DWU	PS40	4560	716156	CT-DWU716156CP	199054

John Burns Construction Company of Texas, Inc. - \$9,512,000.00

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for the installation of water and wastewater mains at 13 locations (list attached) - John Burns Construction Company of Texas, Inc., lowest responsible bidder of three - Not to exceed \$17,170,000 - Financing: Water Utilities Capital Improvement Funds

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$11,717,533.92	68.24%
Total non-local contracts	\$5,452,466.08	31.76%
TOTAL CONTRACT	\$17,170,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Bussey Trucking, Inc.	BMMB48511Y0818	\$448,078.00	3.82%
Partnering for Success	HFMB42467Y0618	\$8,400.00	0.07%
Rocha Trucking, Inc.	HMDB98160Y0817	\$448,077.00	3.82%
Supreme Sawing & Seal	HMDB15304Y0816	\$253,193.20	2.16%
Reyes Group	HMMB45079Y0818	\$215,264.00	1.84%
Magnum Manhole & Utility, Inc.	WFDB06880Y0617	\$48,102.50	0.41%
Total Minority - Local		\$1,421,114.70	12.13%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Gomez Brothers Construction, Inc.	HMDB15710Y0817	\$2,460,926.00	45.13%
LB Transportation	WFWB63580N1116	\$352,190.00	6.46%
Buyers Barricades	WFDB52135Y0617	\$58,270.00	1.07%
Total Minority - Non-local		\$2,871,386.00	52.66%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY
Page 2

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$448,078.00	3.82%	\$448,078.00	2.61%
Hispanic American	\$924,934.20	7.89%	\$3,385,860.20	19.72%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$48,102.50	0.41%	\$458,562.50	2.67%
Total	<u>\$1,421,114.70</u>	<u>12.13%</u>	<u>\$4,292,500.70</u>	<u>25.00%</u>

Renewal of Water and Wastewater Mains

District 5

Loop 12 (Buckner Boulevard) from State Highway 175 (C.F. Hawn Freeway) to
Dell Garden Avenue

District 7

St. Clair Street from Carlton Garrett Street to Sunday Street

District 11

*Easement west of Camellia Drive from State Highway 289 (Preston Road) northeast

District 13

Douglas Avenue from Walnut Hill Lane to Joyce Way

Easement northwest of Skillman Street from Eastridge Drive to Larmanda Street

Easement south of Orchid Lane from State Highway 289 (Preston Road) east

Easement west of Pemberton Drive from south of Orchid Lane south

State Highway 289 (Preston Road) from Walnut Hill Lane to Royal Lane

*Easement northwest of Skillman Street from south of Southwestern Boulevard north

*(Easement west of Camellia Drive from State Highway 289 (Preston Road) northeast)
(See District 11)

District 14

Alley south of Henderson Avenue from Milam Street northwest

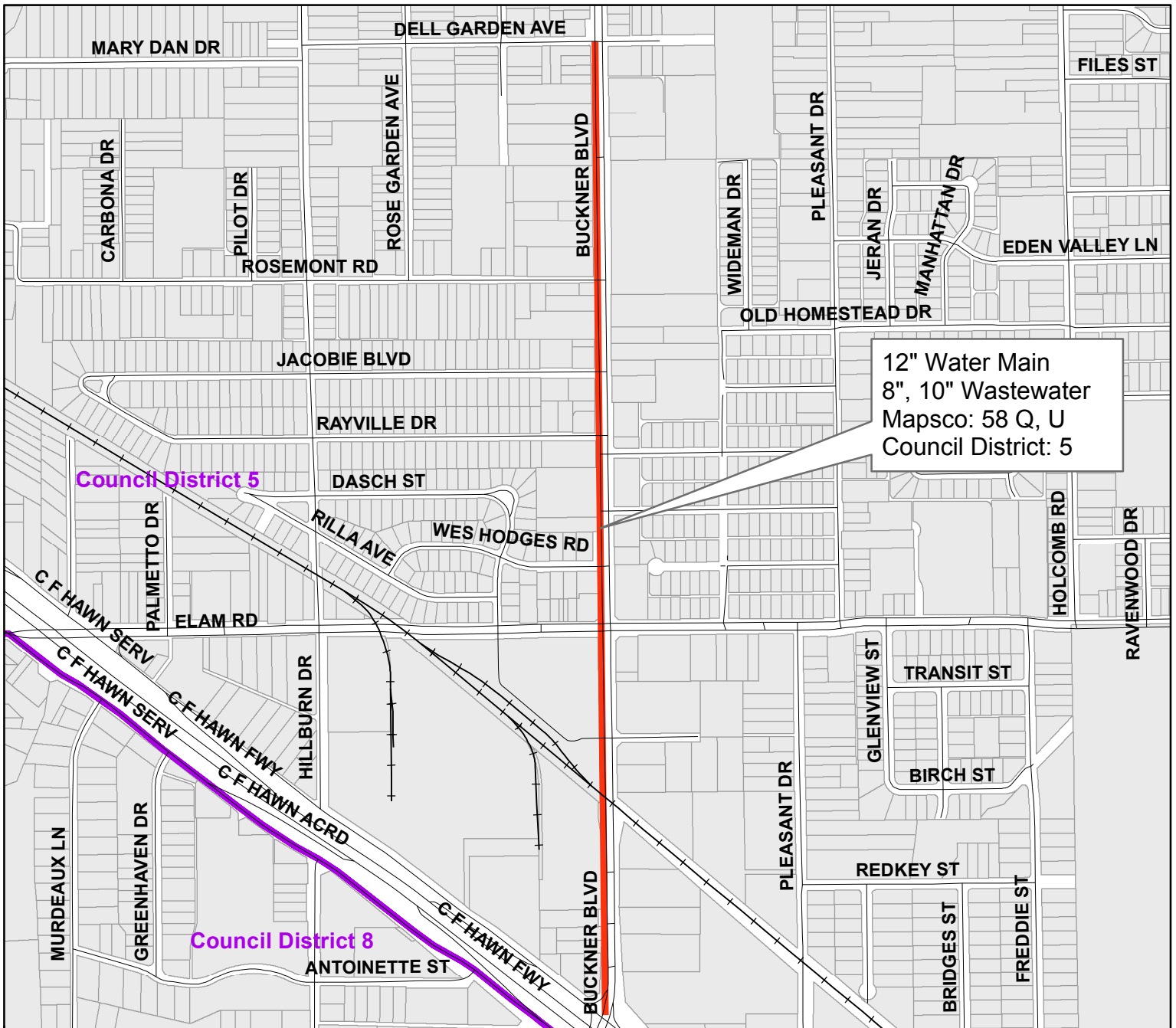
Henderson Avenue from Willis Avenue to Milam Street

Milam Street from Henderson Avenue southwest

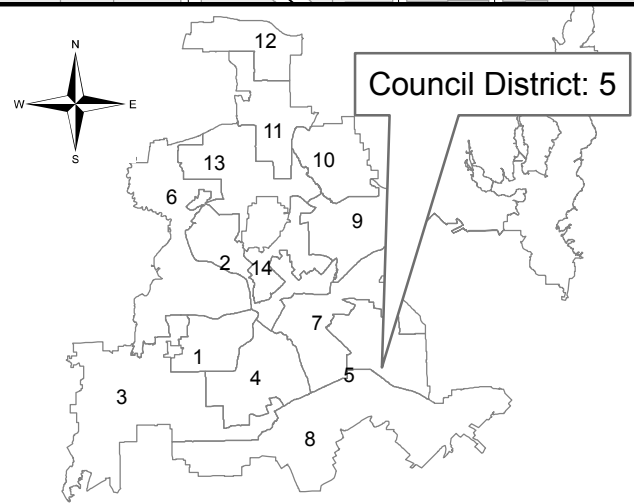
Willis Avenue from Henderson Avenue west

*(Easement northwest of Skillman Street from south of Southwestern Boulevard north)
(See District 13)

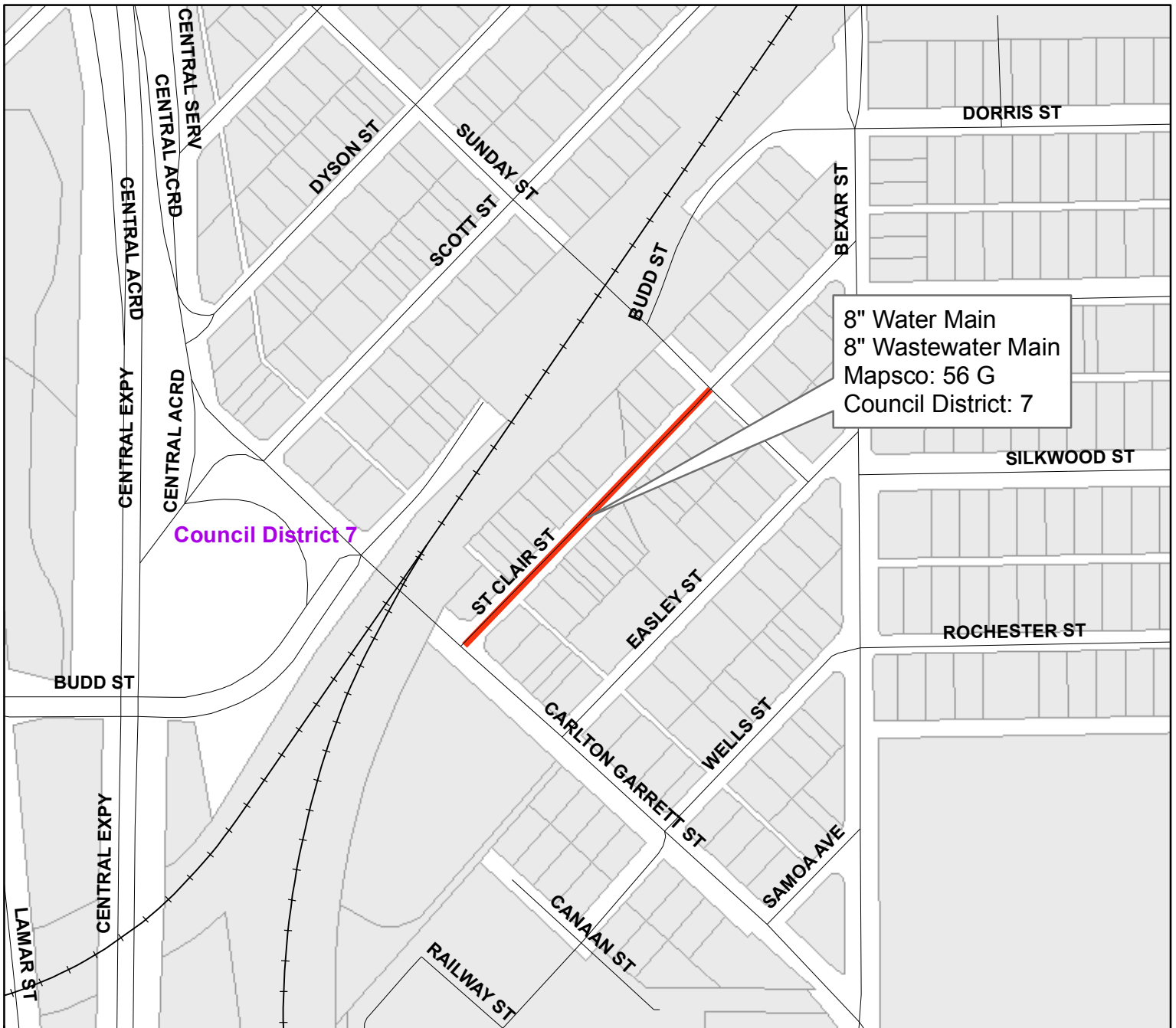
*Project limits in more than one Council District



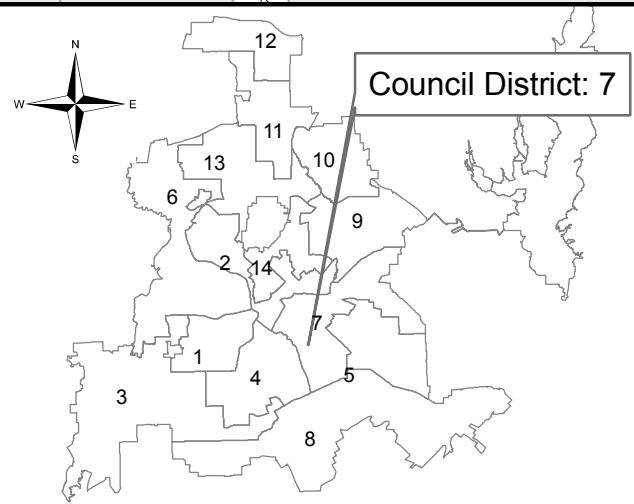
Loop 12 (Buckner Boulevard)
 from State Highway 175 (C.F. Hawn Freeway)
 to Dell Garden Avenue



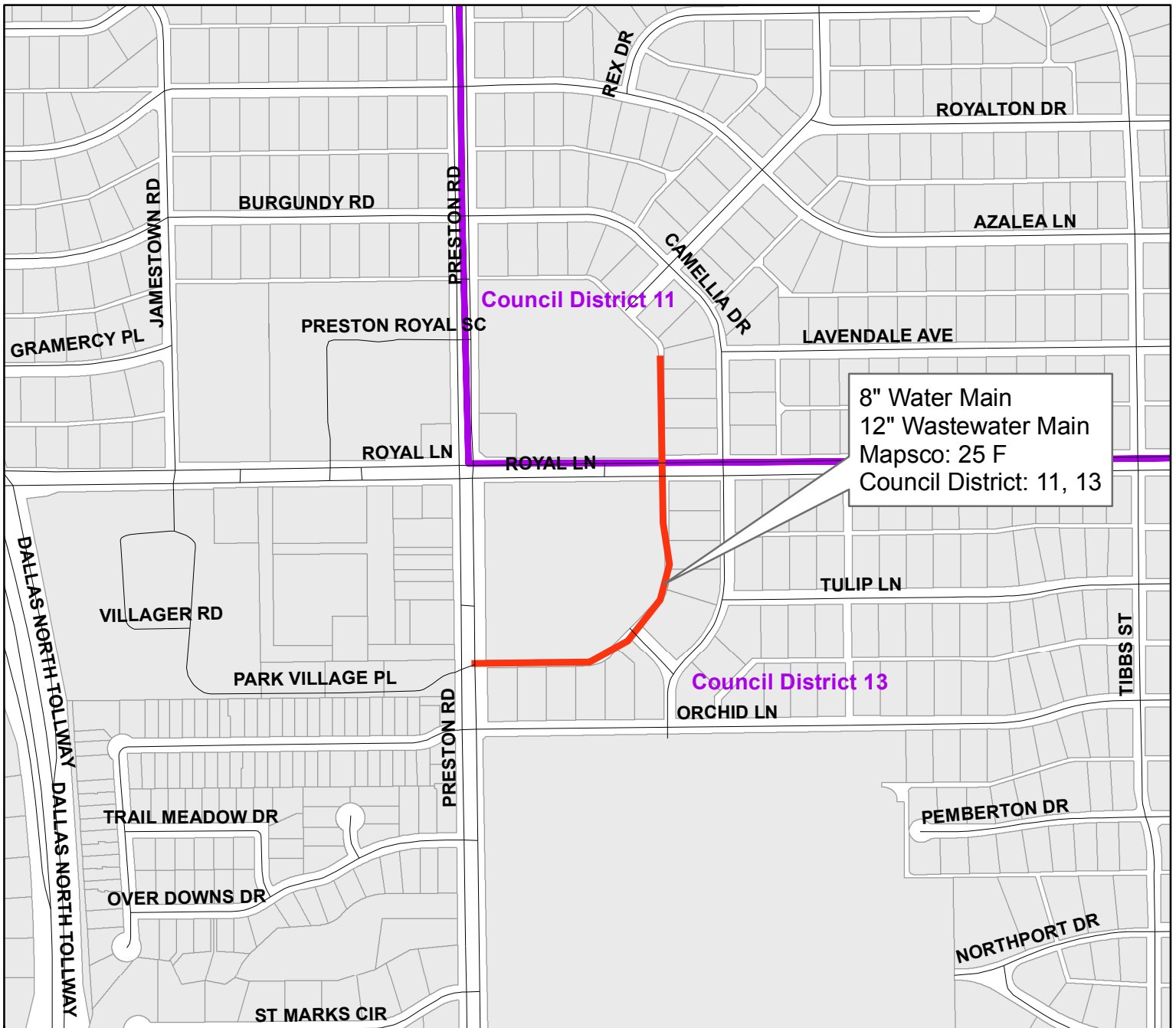
**Dallas Water Utilities
 Contract No. 16-155/156
 Water and Wastewater Main Installations
 at 13 Locations**



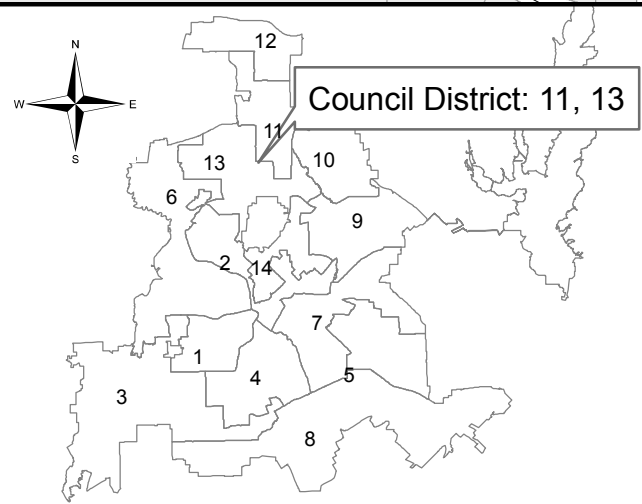
St. Clair Street
 from Carlton Garrett Street to Sunday Street



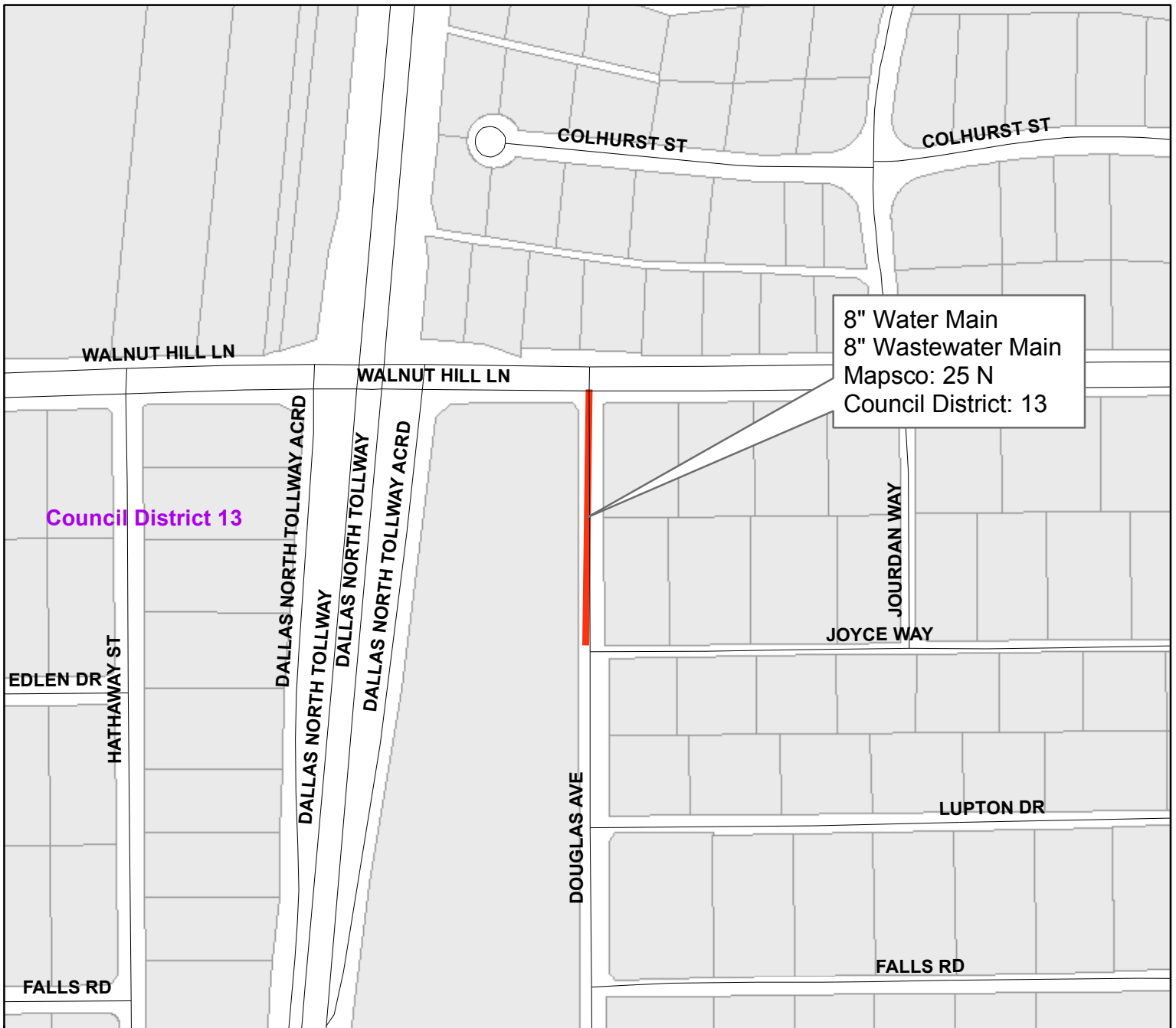
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations



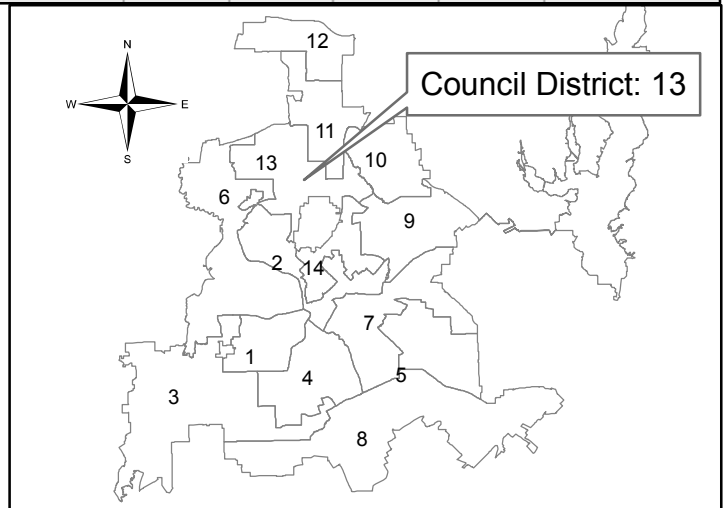
Easement west of Camellia Drive
 from State Highway 289 (Preston Road)
 northeast



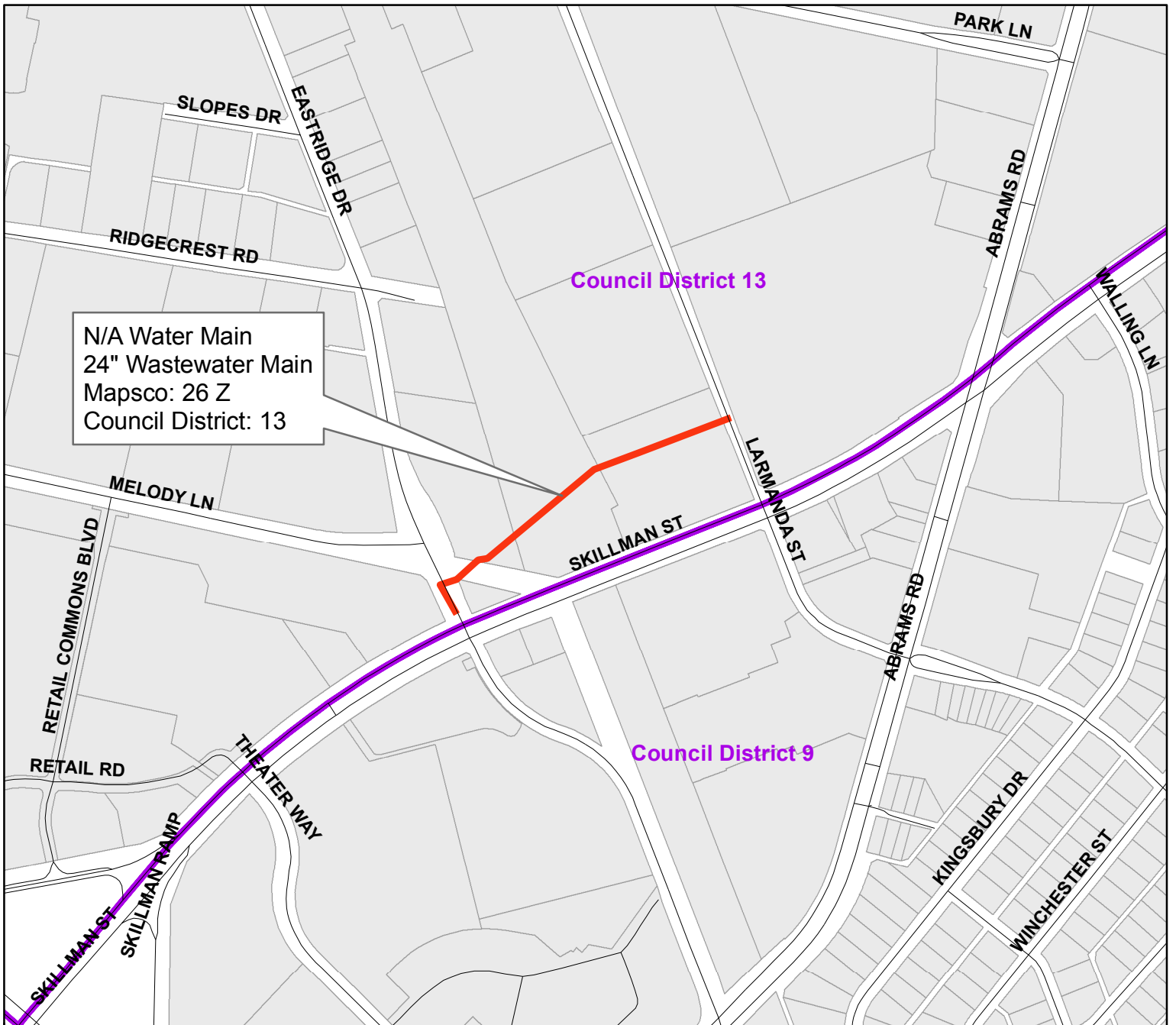
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations



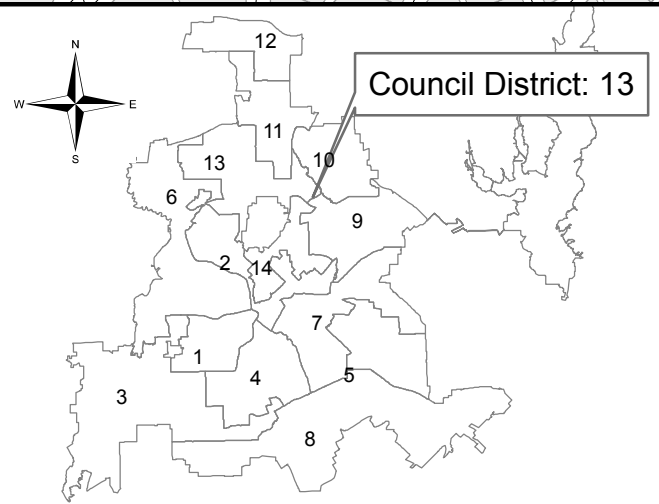
Douglas Avenue
from Walnut Hill Lane to Joyce Way



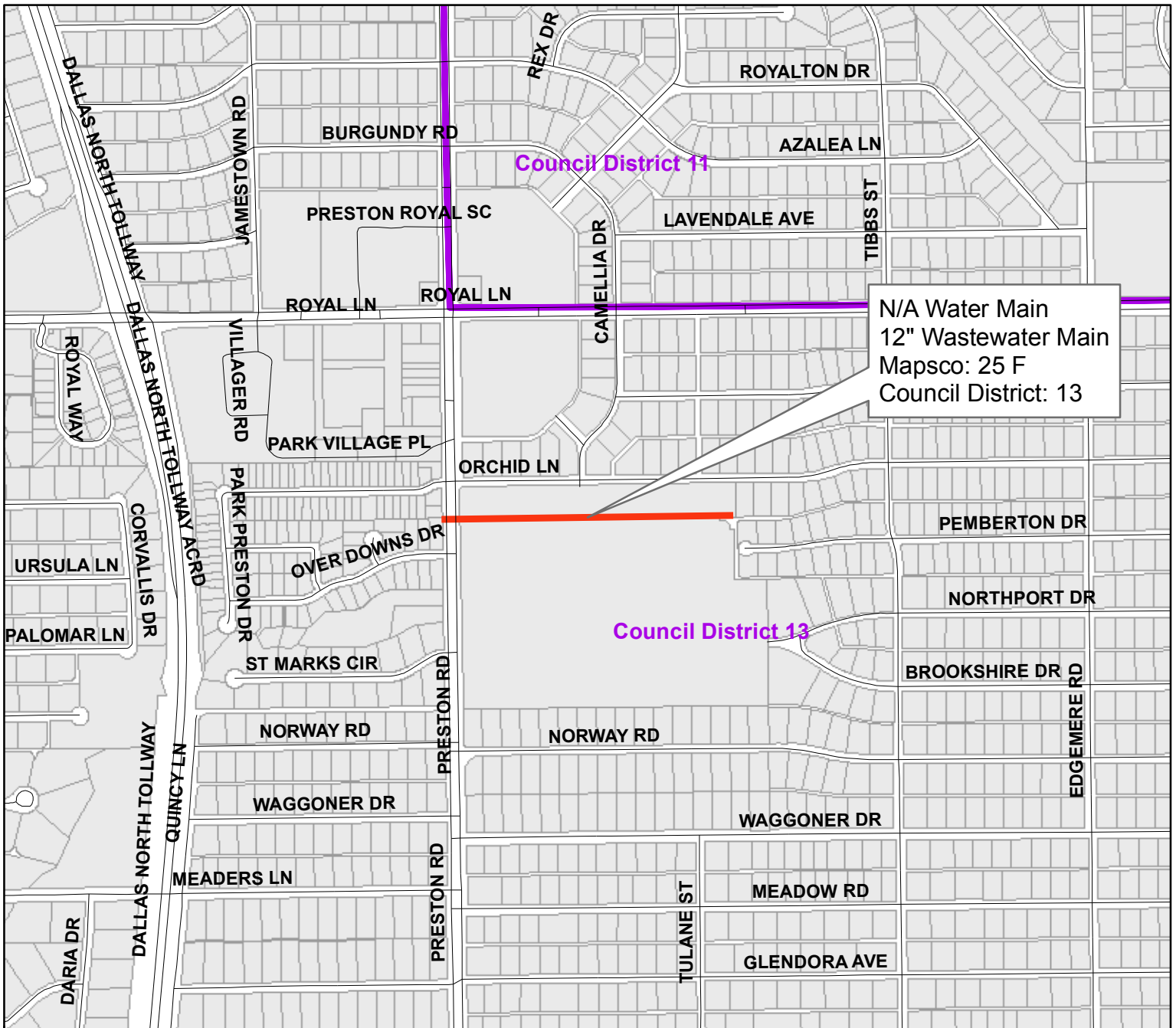
**Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations**



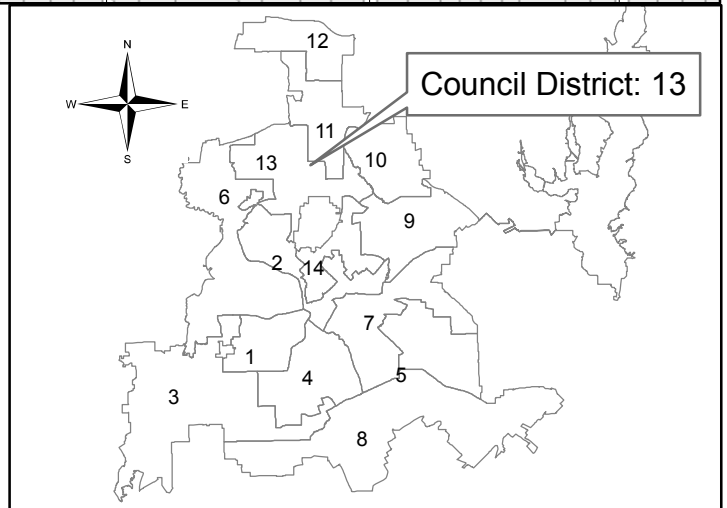
Easement northwest of Skillman Street
from Eastridge Drive to Larmanda Street



Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations



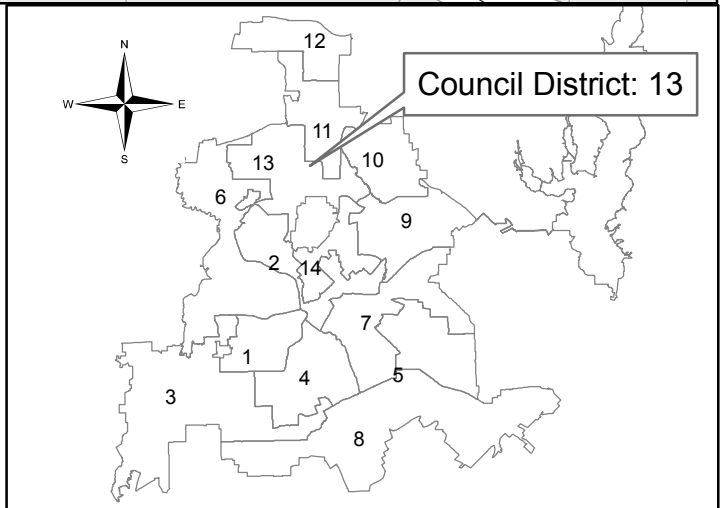
Easement south of Orchid Lane
 from State Highway 289 (Preston Road) east



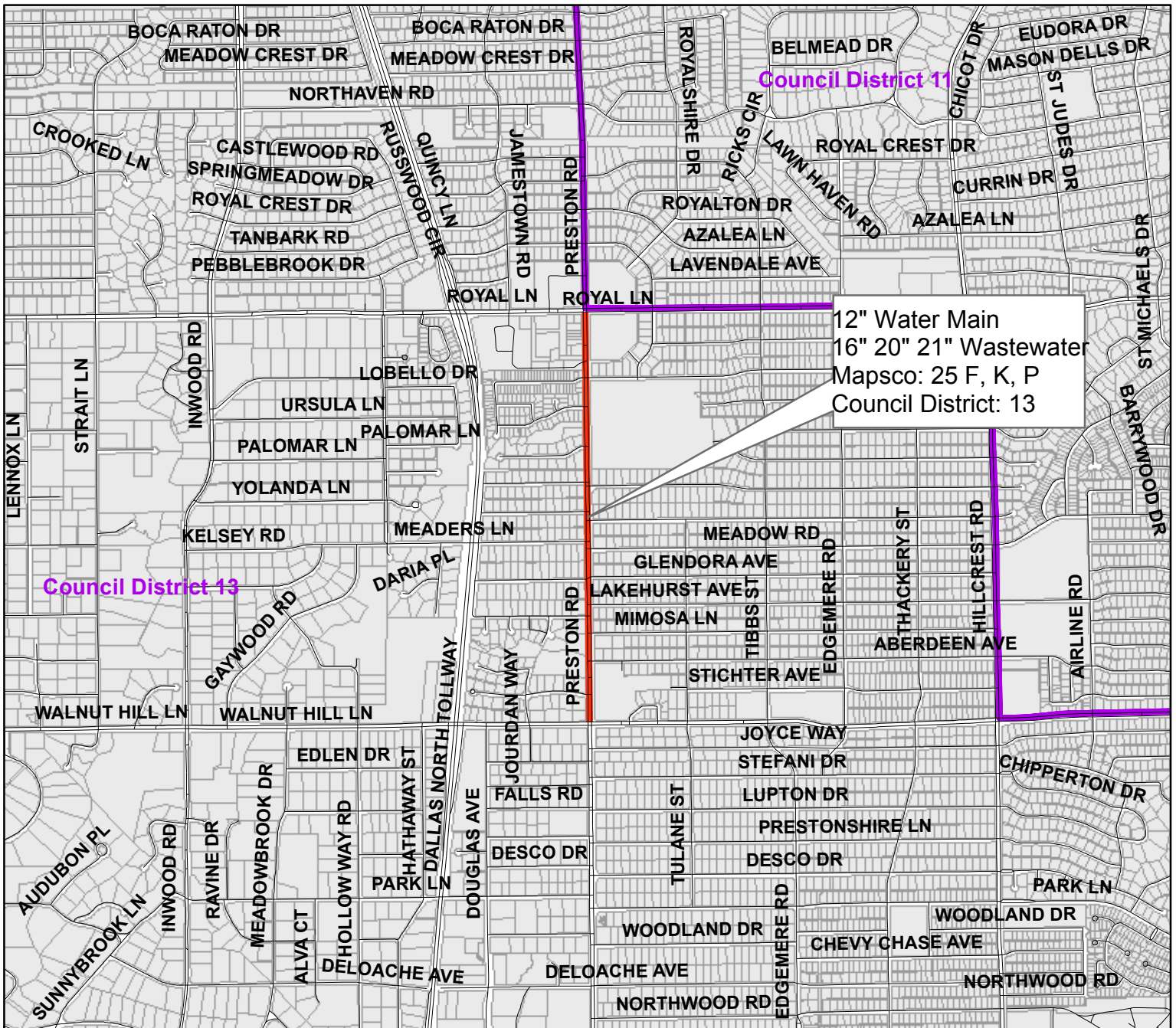
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations



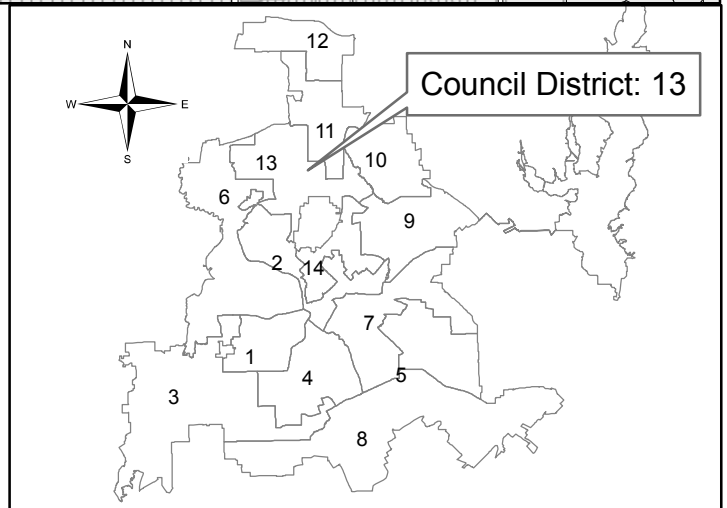
Easement west of Pemberton Drive
from south of Orchid Lane south



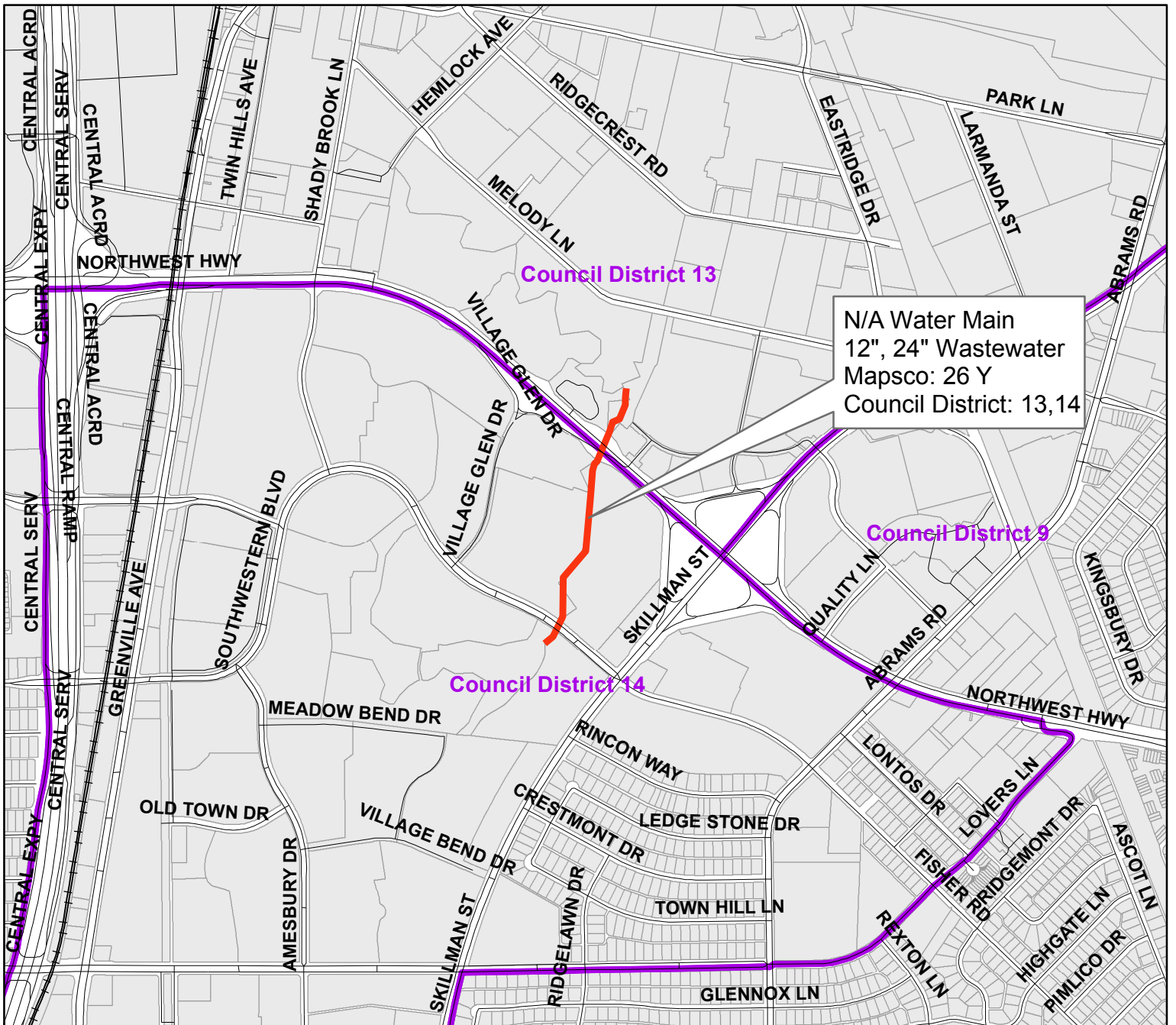
Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations



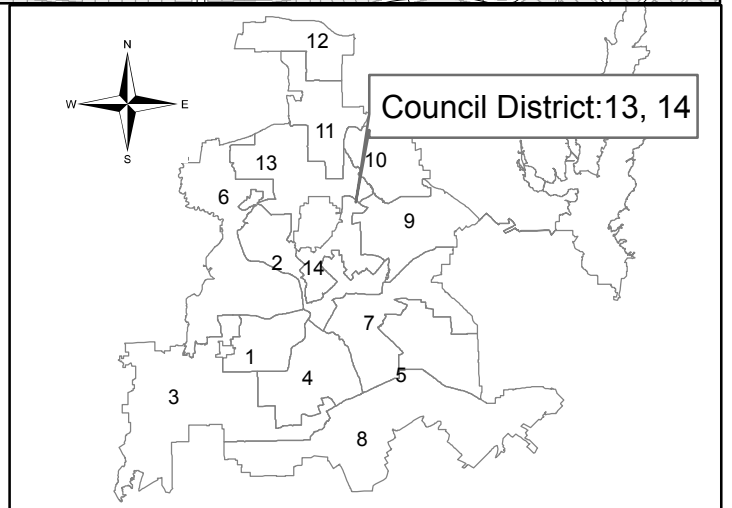
State Highway 289 (Preston Road)
from Walnut Hill Lane to Royal Lane



Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations



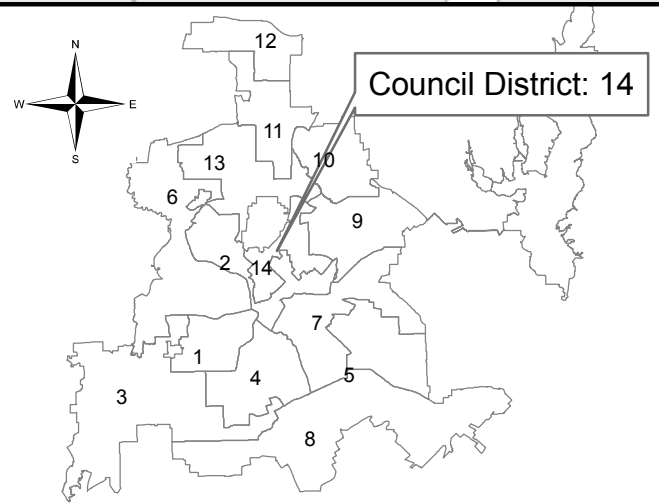
Easement northwest of Skillman Street
from south of Southwestern Boulevard north



**Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations**



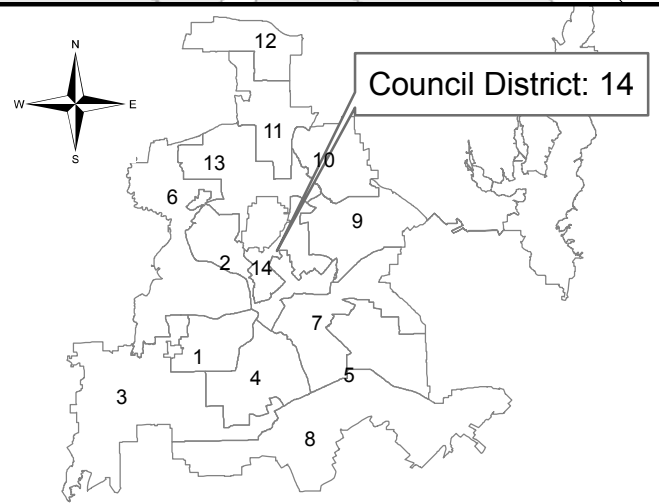
Alley south of Henderson Avenue
from Milam Street northwest



**Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations**



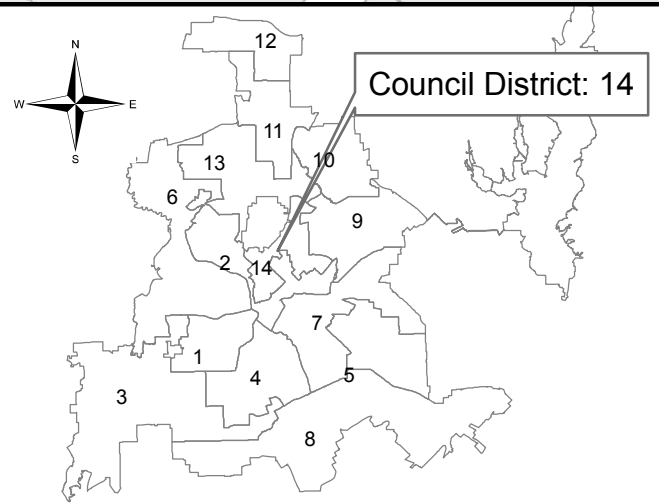
Henderson Avenue
from Willis Avenue to Milam Street



Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations



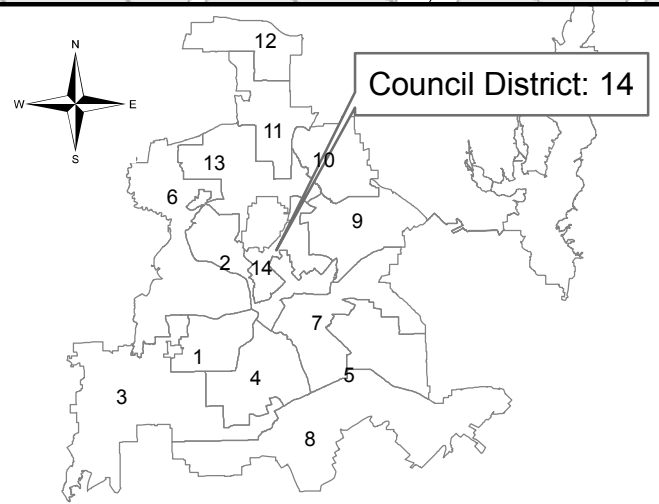
Milam Street
 from Henderson Avenue southwest



**Dallas Water Utilities
 Contract No. 16-155/156
 Water and Wastewater Main Installations
 at 13 Locations**



Willis Avenue
from Henderson Avenue west



**Dallas Water Utilities
Contract No. 16-155/156
Water and Wastewater Main Installations
at 13 Locations**

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 4, 6

DEPARTMENT: Public Works Department
Water Utilities

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

MAPSCO: 42H M 54Z 55W

SUBJECT

Authorize a benefit assessment hearing to receive comments on street paving, water and wastewater main improvements for Street Group 12-458; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Jeske Construction Company, lowest responsible bidder of four (list attached) - Not to exceed \$5,226,962 - Financing: 2012 Bond Funds (\$2,376,101), General Obligation Commercial Paper Funds (\$2,137,963) Water Utilities Capital Construction Funds (\$62,719) and Water Utilities Capital Improvement Funds (\$650,179)

BACKGROUND

Arizona Avenue from Kiest Boulevard to Saner Avenue, McVey Avenue from Seevers Avenue to Marsalis Avenue, and Mican Drive from Schofield Drive to dead-end were approved in the 2012 Bond Program as Target Neighborhood Projects. Professional service contracts for engineering services for these projects were authorized on September 25, 2013 and October 23, 2013, by Resolution No. 13-1731 and Resolution No. 13-1844, respectively. This action will allow the public hearing to be held and will authorize the levying of assessments and contract for construction. The street improvements will consist of upgrading the existing unimproved two-lane asphalt streets with 26-foot wide concrete pavement with curbs, sidewalks, drive approaches, water and wastewater main improvements.

The paving assessment process requires the following three steps:

1. Authorize paving improvements.
2. Authorize a benefit assessment hearing.
3. Benefit assessment hearing, ordinance levying assessments and authorize contract for construction.

BACKGROUND (Continued)

This is the 3rd and final step in the process.

Jeske Construction Company has no completed contractual activities with the City of Dallas for the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	December 2013
Completed Design	May 2016
Begin Construction	December 2016
Complete Construction	December 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering services on September 25, 2013, by Resolution No. 13-1731.

Authorized a professional services contract for engineering services on October 23, 2013, by Resolution No. 13-1844.

Authorized street paving improvements and a benefit assessment hearing on August 10, 2016, by Resolution No. 16-1198.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

2012 Bond Funds - \$2,376,100.60
2012 Bond Program (General Obligation Commercial Paper Funds) - \$2,137,963.00
Water Utilities Capital Construction Funds - \$62,719.00
Water Utilities Capital Improvement Funds - \$650,179.00

Design	\$ 378,980.00
Construction	
Paving (STS)	\$4,514,063.60
Water & Wastewater (WTR)	<u>\$ 712,898.00</u>
Total Project Cost	<u>\$5,605,941.60</u>

FISCAL INFORMATION (Continued)

<u>Council District</u>	<u>Amount</u>
4	\$4,038,842.03
6	<u>\$1,188,119.57</u>
Total	\$5,226,961.60

This project does involve assessments.

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Hispanic Female	0	Hispanic Male	17
African-American Female	0	African-American Male	8
Other Female	0	Other Male	0
White Female	1	White Male	5

BID INFORMATION

The following bids with quotes were received and opened on July 8, 2016

*Denotes successful bidder

<u>BIDDERS</u>	<u>BID AMOUNT</u>
*Jeske Construction Company 2456 Merrell Road, Suite 106 Dallas, Texas 75229	\$5,226,961.60
Tiseo Paving Company	\$5,453,552.85
Camino Construction LP	\$5,486,616.00
Texas Standard Construction	\$5,742,788.30
Original estimate: PBW	\$3,076,084.00
WTR	<u>\$ 688,566.00</u>
Total Project	\$3,764,650.00

OWNER

Jeske Construction Company

Steve Jeske, President

MAPS

Attached.

September 28, 2016

WHEREAS, on August 10, 2016, Resolution No. 16-1198 authorized improvements and the public hearing; and,

WHEREAS, bids were received on July 8, 2016, for street paving, storm drainage, water and wastewater main improvements for Street Group 12-458, as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
Jeske Construction Company	\$5,226,961.60
Tiseo Paving Company	\$5,453,552.85
Camino Construction LP	\$5,486,616.00
Texas Standard Construction	\$5,742,788.30

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 construction contract with Jeske Construction Company for the construction of street paving, storm drainage and water and wastewater main improvements for Street Group 12-458, in an amount not to exceed \$5,226,961.60, this being the lowest responsive bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

Section 2. That the 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 STS, Unit S608, Act. TGTN Obj. 4510, Program #PB12S608, CT PBW12S601L1 Vendor # 083791, in an amount not to exceed	\$467,962.60
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Street and Transportation Improvements Fund Fund 2U22, Department STS, Unit S607, Act. TGTN Obj. 4510, Program #PB12S607, CT PBW12S601L1 Vendor # 083791, in an amount not to exceed	\$376,238.00
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Street and Transportation Improvements Fund Fund 3U22, Department STS, Unit S607, Act. TGTN Obj. 4510, Program #PB12S607, CT PBW12S601L1 Vendor # 083791, in an amount not to exceed	\$1,144,450.00
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September 28, 2016

Street and Transportation Improvements Fund Fund 3U22, Department STS, Unit S608, Act. TGTN Obj. 4510, Program #PB12S608, CT PBW12S601L1 Vendor # 083791, in an amount not to exceed	\$387,450.00
Street and Transportation Improvements Fund Fund 4U22, Department STS, Unit S601, Act. TGTN Obj. 4510, Program #PB12S601, CT PBW12S601L1 Vendor # 083791, in an amount not to exceed	\$2,137,963.00
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42, Obj. 4550, Program #716037, CT-PBW716037CP, Vendor #083791, in an amount not to exceed	\$508,636.00
Water Construction Fund Fund 0102, Department DWU, Unit CW42, Obj. 3221, Program #716037X, CT-PBW716037EN, Vendor #083791, in an amount not to exceed	\$51,863.00
Wastewater Capital Improvement Fund Fund 2116, Department DWU, Unit PS42, Obj. 4560, Program #716038, CT-PBW716038CP, Vendor #083791, in an amount not to exceed	\$141,543.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit PS42, Obj. 3222, Program #716038X, CT-PBW716038EN, Vendor #083791, in an amount not to exceed	<u>\$10,856.00</u>
Total in an amount not to exceed	\$5,226,961.60

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

September 28, 2016

WHEREAS, heretofore, a resolution was duly adopted by the City Council of the City of Dallas for the improvement of the following streets between the limits set forth, out of materials specified, ordering that bids be taken for the construction, and ordering that an estimate of the cost of such improvements be prepared, to wit:

Street Group 12-458:

- 1. Arizona Avenue from Kiest Boulevard to Saner Avenue**
- 2. McVey Avenue from Seevers Avenue to Marsalis Avenue**
- 3. Mican Drive from Schofield Drive to dead-end; and,**

WHEREAS, by resolution such estimate and specifications were duly adopted therefore, and the Purchasing Agent was authorized to advertise for bids for such construction; and,

WHEREAS, by resolution the City Council determined the necessity for assessing a portion of the cost of such improvements against the property abutting such improvements, and the owners thereof, and duly and legally set a time and place for a public hearing thereon, and provided for notice to be given to such owners, as provided by law; and,

WHEREAS, the said hearing was duly held at said time and place; and,

WHEREAS, the City Council, after fully considering said proposed assessments, and fully considering the benefits that each property owner and his property receive from making said improvements, is of the opinion that the said proposed assessments determined to be levied are fair and equitable, and in accordance with the enhancement report submitted by Con-Real, LP, an independent appraiser, representing the benefits that the said property receives in enhanced values from the making of the said improvements, and that the said assessments should be made; and,

WHEREAS, the Council having no further protest, remonstrance, or objection before it, is of the opinion that the said hearing should be closed.

Now, Therefore,

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

SECTION 1. That the said hearing held on the 28th day of September A.D. 2016 be and the same is hereby ordered closed.

September 28, 2016

SECTION 2. That the City Attorney is hereby directed to prepare an ordinance assessing against the several owners of the abutting property, and against their property abutting upon the streets hereinabove mentioned, the proportionate part of said cost herein adjudged against the said respective owners and their property, such assessments to be in accordance with the attached enhancement report. That the said ordinance shall fix a lien upon said property, and shall declare said respective owners thereof to be respectively liable for the amounts so adjudged against them. Said ordinance shall in all respects comply with the applicable law in such cases made and provided.

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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a benefit assessment hearing to receive comments on street paving, water and wastewater main improvements for Street Group 12-458; and at the close of the hearing, authorize an ordinance levying benefit assessments, and a construction contract with Jeske Construction Company, lowest responsible bidder of four (list attached) - Not to exceed \$5,226,962 - Financing: 2012 Bond Funds (\$2,376,101), General Obligation Commercial Paper Funds (\$2,137,963) Water Utilities Capital Construction Funds (\$62,719) and Water Utilities Capital Improvement Funds (\$650,179)

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$5,223,461.60	99.93%
Total non-local contracts	\$3,500.00	0.07%
TOTAL CONTRACT	\$5,226,961.60	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Logan Trucking	BMMB63584N1116	\$50,000.00	0.96%
Flow Line Utilities	HMMB64155N0217	\$1,375,675.00	26.34%
Total Minority - Local		\$1,425,675.00	27.29%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Buyers Barricades	WFDB52135Y0617	\$2,000.00	57.14%
Total Minority - Non-local		\$2,000.00	57.14%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$50,000.00	0.96%	\$50,000.00	0.96%
Hispanic American	\$1,375,675.00	26.34%	\$1,375,675.00	26.32%
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%	\$2,000.00	0.04%
Total	<u>\$1,425,675.00</u>	<u>27.29%</u>	<u>\$1,427,675.00</u>	<u>27.31%</u>

ORDINANCE NO. _____

AN ORDINANCE LEVYING ASSESSMENTS AGAINST VARIOUS PERSONS AND THEIR PROPERTY FOR THE PAYMENT OF A PART OF THE COST OF IMPROVING AND PAVING PORTIONS OF THE FOLLOWING STREETS IN THE CITY OF DALLAS, TEXAS, TO WIT:

Street Group 12-458:

- 1. Arizona Avenue from Kiest Boulevard to Saner Avenue**
- 2. McVey Avenue from Seevers Avenue to Marsalis Avenue**
- 3. Mican Drive from Schofield Drive to dead-end**

PROVIDING FOR THE TIME WHEN SUCH ASSESSMENTS BECOME DUE AND PAYABLE, THE RATE OF INTEREST, AND FIXING A CHARGE AND LIEN AGAINST SAID PROPERTY AND MAKING SAID CHARGE A PERSONAL LIABILITY OF THE PROPERTY OWNERS OWNING PROPERTY ABUTTING ON SAID STREETS, AND PROVIDING FOR THE COLLECTION THEREOF; AND DECLARING AN EMERGENCY.

WHEREAS, heretofore a resolution was duly adopted by the City Council ordering the improvements of

Street Group 12-458:

- 1. Arizona Avenue from Kiest Boulevard to Saner Avenue**
- 2. McVey Avenue from Seevers Avenue to Marsalis Avenue**
- 3. Mican Drive from Schofield Drive to dead-end**

by filling, raising, grading, and paving same; and,

WHEREAS, pursuant to said resolution, specifications and an estimate of the cost of such improvements were prepared for said work by the Director of Public Works (City Engineer), filed with said Council, examined, approved, and adopted by it, all as required by applicable law; and,

WHEREAS, in compliance with the law the City Engineer prepared his statements or lists showing the names of property owners upon said streets the description of their property, the total cost of the said improvements, the cost there of per front foot and cost to each property owner, said statements possessing all the other requisites required by law; and,

WHEREAS, thereafter the said statements were filed with the City Council and by them examined and approved and a resolution was passed by said Council determining the necessity of making an assessment for part of the cost of said pavement against property owners and their property, and fixing a time and providing for a hearing to such property owners, all in accordance with the terms of applicable law, at which hearing to such property owners were to be heard as to the benefits of the said improvements to their property, as to any error or invalidity in said proceedings, or to any matter or thing connected with the said improvements; and,

WHEREAS, the said resolution in connection with the improvement of said streets was duly adopted in compliance with the law on the 10th day of August, 2016; and,

WHEREAS, in accordance with the terms of the law, the City of Dallas gave notice to the property owners on said streets of said hearing, by publishing a copy of said notice in the Dallas Morning News, a daily paper of general circulation in the City of Dallas, for three successive days prior to the days set for the hearing, to wit, the 28th day of September, 2016; and the City also gave notice of said hearing by mailing letters containing the same to said property owners at least fourteen (14) days before the said hearing; provided, however, that any failure of the property owners to receive said notices shall not invalidate these proceedings; and,

WHEREAS, said hearing was held at the time and place mentioned in the said resolution and notice, to wit, on the 28th day of September, 2016 at 1:00 o'clock P.M. at the Council Chamber in the City Hall of the City of Dallas, Texas, which hearing was then closed; and,

WHEREAS, at said hearing, all desiring to contest the said assessments, correct the same, or in any manner be heard concerning the benefits thereof, or in any related matter, were heard, and errors and all matters of error or mistake or inequalities or other matters requiring rectification which were called to the attention of the Council were rectified and corrected.

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS, TEXAS:

SECTION 1. That the action of the City Council closing the hearing and overruling the protests at the public hearing on the 28th day of September, 2016, in these proceedings is hereby ratified and confirmed by this ordinance. That the City Council, from the evidence, finds that the assessments herein levied should be made and levied against the respective parcels of property abutting upon the streets herein below mentioned and against the owners thereof; that such assessments and charges are right and proper, and are substantially in proportion to the benefits to the respective parcels of property by means of the improvement in the unit or district for which such assessments are levied, and establish substantial justice, equality, and uniformity between the respective owners of the respective properties between all parties

SECTION 1. (Continued)

concerned, considering the benefits received and burdens imposed. The Council further finds that in each case the abutting property assessed is specially benefited in enhanced value to the said properties by means of the said improvements in the unit or district upon which the particular property abuts, and for which assessment is levied and charge made, in a sum in excess of the said assessment and charge made against the same by this ordinance. The Council further finds that the apportionment of the cost of the improvements is in accordance with the law in force in this City and that the proceedings of the City heretofore had with reference to said improvements are in all respects valid and regular.

SECTION 2. That there shall be and is hereby levied and assessed against the parcels of property hereinbelow mentioned, and against the real and true owners thereof (whether such owners be correctly named herein or not), the sums of money below mentioned and itemized shown opposite the description of the respective parcels of property, and the several amounts assessed against the same and the owners thereof, as far as such owners are known, being as follows:

Street Group 12-458:

- 1. Arizona Avenue from Kiest Boulevard to Saner Avenue**
- 2. McVey Avenue from Seevers Avenue to Marsalis Avenue**
- 3. Mican Drive from Schofield Drive to dead-end**

Grand Total Property Owners' Cost - Assessments \$519,499.85

Adjustments Per Enhancement Evaluation \$301,544.27

Grand Net Due by Owner \$217,955.58

Grand Total City of Dallas' Cost - Paving \$3,020,839.42

Grand Total City of Dallas' Cost - Drainage \$1,275,268.60

Grand Total Water Utilities Department Cost \$712,898.00
Water and Wastewater Mains

Grand Total City of Dallas' Cost \$5,009,006.02

Grand Total Cost of Improvements \$5,226,961.60

SECTION 3. That where more than one person, firm or corporation owns an interest in any property above described, each said person, firm or corporation shall be personally liable for its, his or her pro rata of the total assessment against such property in proportion as its, his or her respective interest bears to the total ownership of such property, and its, his or her respective interest in such property may be released from the assessment lien upon payment of such proportionate sum.

SECTION 4. That the several sums above mentioned and assessed against the said parcels of property and the owners thereof, and interest thereon at the rate of eight per centum (8.00%) per annum, together with reasonable attorney's fees and costs of collection, if incurred, are hereby declared to be and are made a lien upon the respective parcels of property against which the same are assessed, and a personal liability and charge against the real and true owners of such property, whether such owners be named herein or not, and the said liens shall be and constitute the first enforceable lien and claim against the property on which such assessments are levied, and shall be a first paramount lien thereon, superior to all other liens and claims except State, County, School District and City ad valorem taxes.

That the cost shall be assessed against said owners and their property respectively, in accordance with what is known as the "Front-Foot Plan", in proportion as the frontage of the property of each owner is to the whole frontage improved and shall be payable in monthly installments not to exceed one hundred twenty (120) in number, the first of which shall be payable within thirty (30) days from the date of the completion of said improvements and their acceptance by the City of Dallas, and one installment each month thereafter until paid, together with interest thereon at the current rate established and adopted by the City Council applicable to Public Improvement Assessment Accounts being paid by installments and not to exceed the statutory rate, with the provision that any of said installments may be paid at any time before maturity by the payment of the principal and the accrued interest thereon. Any property owner against whom and whose property assessment has been levied may pay the whole assessment chargeable to him without interest within thirty (30) days after the acceptance and completion of said improvements.

SECTION 5. That if default be made in the payment of any of the said sums hereby assessed against said property owners and their property, collection thereof shall be enforced either by suit in any court having jurisdiction or by lien foreclosure.

SECTION 6. That for the purpose of evidencing the several sums payable by said property owners and the time and terms of payment, and to aid in the enforcement thereof, assignable certificates may be issued by the City of Dallas upon the completion and acceptance of the said work of improvement, which shall be executed by the Mayor, signing the same or by his facsimile signature impressed thereon, attested by the City Secretary, under the impress of the corporate seal, and shall be payable to the City of Dallas, or its assigns, which certificate shall declare the said amounts and the time and terms of payment thereof, and the said rate of interest payable thereof, and shall contain the name of the owner and the description of his property by Lot or Block Number of front feet thereof, or such description as may otherwise identify the same by reference to any other fact, and if said property shall be owned by an estate, then the description thereof as so owned shall be sufficient.

And that the said certificates shall further provide that if default shall be made in the payment of any installment of principal or interest thereon, when due then at the option of the said City of Dallas being the owner and holder thereof, the whole of the said assessment shall at once become due and payable and shall be collectible with reasonable attorney's fees and costs if incurred.

And that the said certificates shall further set forth and evidence the said personal liability of the owner and the lien upon his premises and shall provide that if default shall be made in the payment thereof, the same may be enforced as above provided.

And the said certificates shall further recite that the proceedings with reference to making said improvements have been regularly in compliance with the terms of the applicable law, and that all prerequisites to the fixing of the lien and claims of personal liability evidenced by such certificates have been performed, which recitals shall be prima facie evidence of the facts so recited and no further proof thereof shall be required.

That the said certificates shall also provide that the amounts payable thereunder shall be paid to the City Controller of the City of Dallas, who shall credit said payments upon the said certificates, and shall immediately deposit the amounts so collected with the City Treasurer of the City of Dallas, to be kept and held by him in a special fund, which is hereby designated as Capital Assessments Fund and which payments shall be by the Treasurer paid to the said City of Dallas or other holder of the said certificates, on presentation thereof to him, duly credited by the City Controller the said credit by said City Controller being the Treasurer's Warranty for making such payment and the said City of Dallas or other holder of said certificate, shall receipt in writing to said Treasurer when paid in full, together with all costs of collection.

SECTION 6. (Continued)

And that the said certificates shall further provide that the City of Dallas shall exercise all legal power, when requested so to do by the holder of said certificate, to aid in the collection thereof; but the City of Dallas shall in nowise be liable to the holder of said certificates in any manner for payment of the amount evidenced by the said certificates or for any costs or expense in the premises, or for any failure of the said City Council or any of its officers in connection therewith.

Full power to make and levy reassessments, and to correct mistakes, errors, invalidates or irregularities, either in the assessments or in the certificates issued in evidence thereof, is in accordance with the law in force in this City, vested in the City.

SECTION 7. That all assessments levied are a personal liability and charged against the real and true owners of the premises described, notwithstanding such owners may not be named, or may be incorrectly named.

SECTION 8. That the assessments herein levied are made and levied under and by virtue of the terms, powers and provisions of an Act passed at the First Called Session of the Fortieth Legislature of the State of Texas, known as Chapter 106 of the Acts of said Session, with amendments thereto, now shown as Texas Transportation Code Annotated Section 311 and 313 (Vernon's 1996), which said law has been adopted as an alternative method for the construction of street and alleys improvements in the City of Dallas, Texas, by Chapter XX of the Charter of the City of Dallas.

SECTION 9. That the assessments so levied are for the improvements in the particular unit or district upon which the property described abuts, and the assessments for the improvements in one unit or district are in nowise related to or connected with the improvements in any other unit or district, and in making assessments and in holding said hearing, the amounts assessed for improvements in one unit or district have been in nowise affected by any fact in anywise connected with the improvements or the assessments therefore in any other unit or district.

SECTION 10. That the City Manager, or his designee, is hereby authorized to execute releases of any paving assessment liens herein levied and assessed against the parcels of property and owners thereof, if same are fully paid, such releases to be approved as to form by the City Attorney and attested by the City Secretary.

SECTION 11. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly ordained.

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

BY _____
Assistant City Attorney


Prepared by _____
Project Coordinator

Approved by _____
Director, Public Works Department

SECTION 11. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly ordained.

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

BY 
Assistant City Attorney

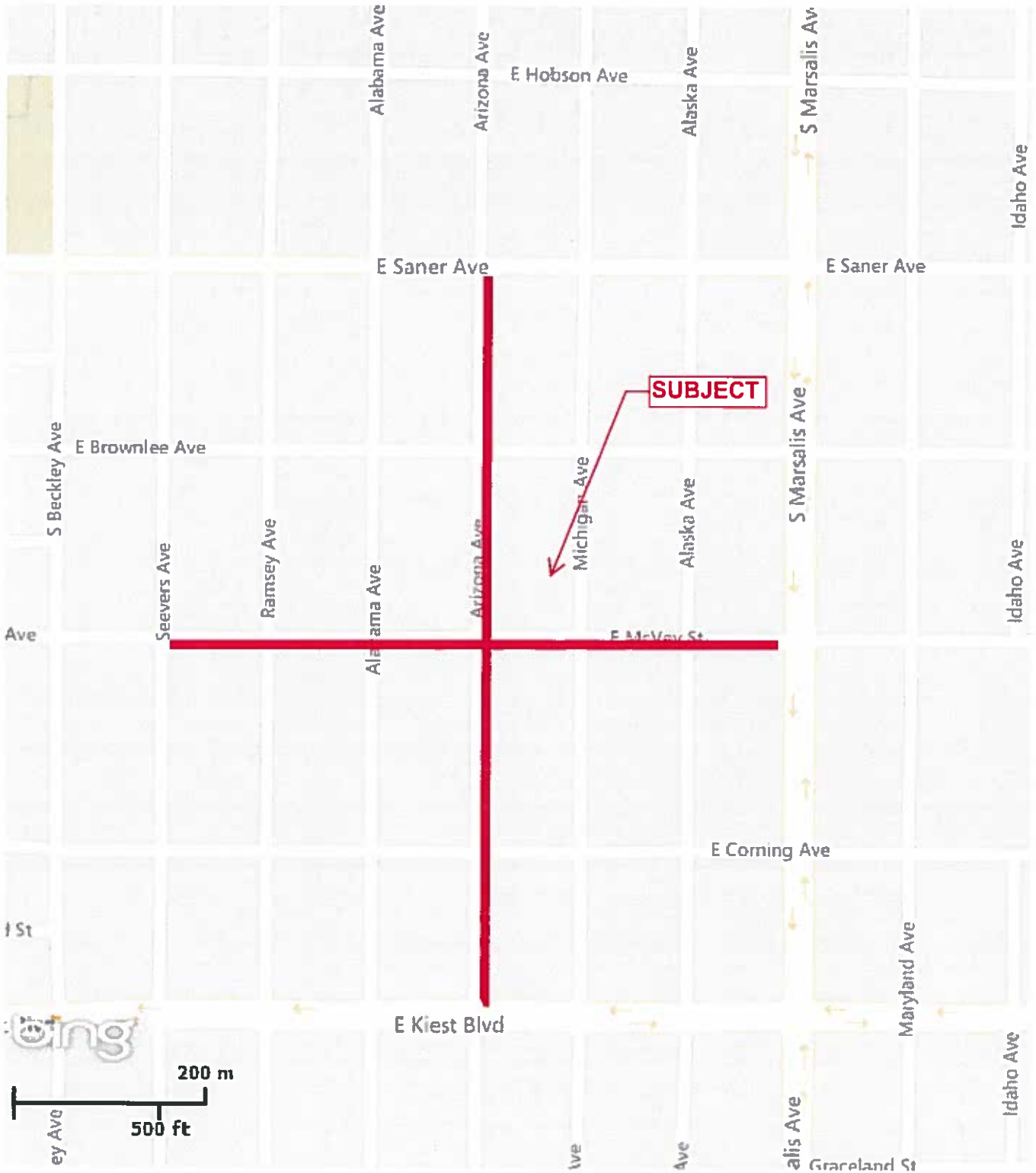
Prepared by 
Project Coordinator

Approved by 
Director, Public Works Department

Street Group 12-458

<u>Project</u>	<u>Limits</u>	<u>Council District</u>
Arizona Avenue	from Kiest Boulevard to Saner Avenue	4
McVey Avenue	from Seevers Avenue to Marsalis Avenue	4
Mican Drive	from Schofield Drive to dead-end	6

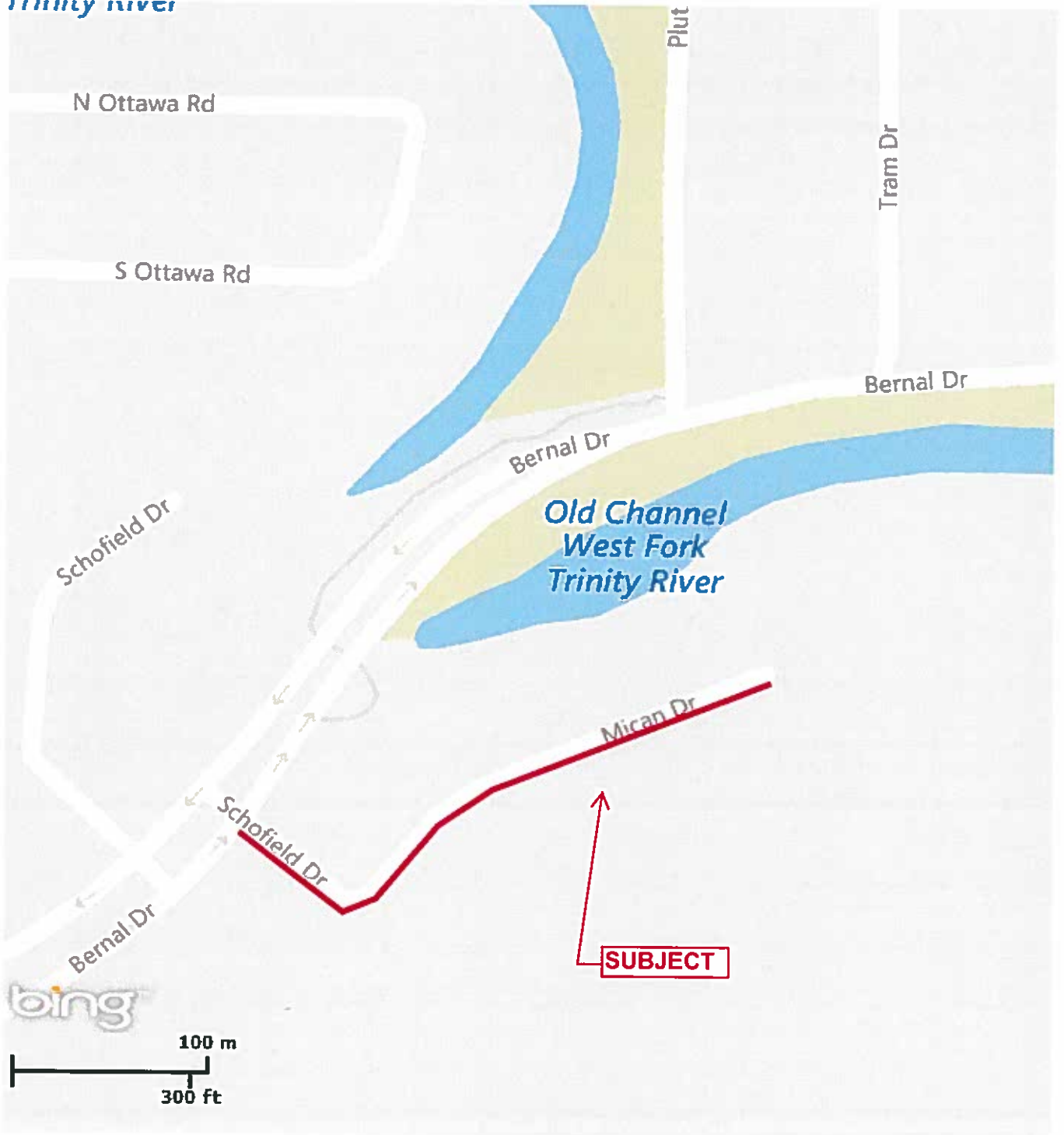
PROJECT GROUP 12-458



MAPSCO 54Z, 55W

PROJECT GROUP 12-458

Trinity river



Old Channel
West Fork
Trinity River

SUBJECT

MAPSCO 42H, M



STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
WEST SIDE OF STREET						
BELMAR						
CHARLES FISHER 2839 MAGNA VISTA DR DALLAS, TX 75216	20 3139 Arizona Ave	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
ELLA M HAWKINS 4218 DUCK CREEK DR APT #104 GARLAND, TX 75043	19 3135 Arizona Ave	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
MARGARET CHILES 3131 ARIZONA AVE DALLAS, TX 75216	18	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
HELEN CARTER 3127 ARIZONA AVE DALLAS, TX 75216	17	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
ALMA S V GRANADOS & JUAN M CRUZ 3123 ARIZONA AVE DALLAS, TX 75216	16	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
ADRIAN ESTRADA 1623 GARZA AVE DALLAS, TX 75216	15 3119 Arizona Ave	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
BELMAR						
GEORGIA F JONES 6604 TOKALON LN ARLINGTON, TX 76002	14 3115 Arizona Ave	4/5995				NO ASSESSMENT PAVEMENT IN PLACE

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
REYNALDO S GARZA 3111 ARIZONA AVE DALLAS, TX 75216	13	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
SAMUEL FLORES 3107 ARIZONA AVE DALLAS, TX 75216	12	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
CHARLES E OLIPHANT & LETER P OLIPHANT 3050 ARIZONA AVE DALLAS, TX 75216	11	4/5995				NO ASSESSMENT PAVEMENT IN PLACE
CORNING AVE INTERSECTS						
FREEMONT						
PEDRO ELIZALDE & ALFONSIA ELIZALDE 3055 ARIZONA AVE DALLAS, TX 75216	28	18/4114	43 FT	PVMNT	\$75.52	\$3,247.36
			28 FT	WALK	No Cost	\$0.00
			15.2 SY	DR(10'Wide)	\$43.43	<u>\$660.14</u>
			TOTAL			\$3,907.50
			ADJ PER ENHANCEMENT EVAL			\$2,077.43
NET DUE BY OWNER						\$1,830.07
NICOLAS V ZAPATA & MARINA LOPEZ 3051 ARIZONA AVE DALLAS, TX 75216	27	18/4114	50 FT	PVMT	\$75.52	\$3,776.00
			30 FT	WALK	\$8.34	\$250.20
			10 FT	DRIVE	No Cost	<u>\$0.00</u>
			TOTAL			\$4,026.20
			ADJ PER ENHANCEMENT EVAL			\$2,401.10
NET DUE BY OWNER						\$1,625.10

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
WILLIE GREEN & JEFEREY WEEMS ETAL 711 CALCUTTA DR DALLAS, TX 75241	26	18/4114	48 FT	PVMT	\$75.52	\$3,624.96	
	3047		48 FT	WALK	\$8.34	<u>\$400.32</u>	
	Arizona Ave		TOTAL			\$4,025.28	
			ADJ PER ENHANCEMENT EVAL			\$2,325.12	
			NET DUE BY OWNER				\$1,700.16
JOSE G LUVIANOS & ALICIA LUVIANOS 3043 ARIZONA AVE DALLAS, TX 75216	25	18/4114	50 FT	PVMT	\$75.52	\$3,776.00	
			30 FT	WALK	No Cost	\$0.00	
			10 FT	DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL			\$3,776.00	
			ADJ PER ENHANCEMENT EVAL			\$2,276.00	
		NET DUE BY OWNER				\$1,500.00	
JUAN J BARRERA 3039 ARIZONA AVE DALLAS, TX 75216	24	18/4114	50 FT	PVMT	\$75.52	\$3,776.00	
			30 FT	WALK	\$8.34	\$250.20	
			15.2 SY	DR(10'Wide)	\$43.43	\$660.14	
			10 FT	DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL			\$4,686.34	
		ADJ PER ENHANCEMENT EVAL			\$2,731.17		
		NET DUE BY OWNER				\$1,955.17	
GEORGE WASHINGTON 3306 SEEVERS AVE DALLAS, TX 75216	23	18/4114	49 FT	PVMT	\$75.52	\$3,700.48	
	3035		49 FT	WALK	\$8.34	<u>\$408.66</u>	
	Arizona Ave		TOTAL			\$4,109.14	
			ADJ PER ENHANCEMENT EVAL			\$2,404.81	
			NET DUE BY OWNER				\$1,704.33

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	
FREEMONT								
NEREIDA VASQUEZ 3227 W LEDBETTER DR DALLAS, TX 75233	22	18/4114	50 FT	PVMT	\$75.52	\$3,776.00		
	3031		50 FT	WALK	\$8.34	<u>\$417.00</u>		
	Arizona Ave		TOTAL			\$4,193.00		
				ADJ PER ENHANCEMENT EVAL			\$2,484.50	
				NET DUE BY OWNER				\$1,708.50
LEROY WATSON & SHARON WATSON 3023 ARIZONA AVE DALLAS, TX 75216	21	18/4114	50 FT	PVMT	\$75.52	\$3,776.00		
	3027		50 FT	WALK	\$8.34	<u>\$417.00</u>		
	Arizona Ave		TOTAL			\$4,193.00		
				ADJ PER ENHANCEMENT EVAL			\$2,484.50	
				NET DUE BY OWNER				\$1,708.50
LEROY WATSON 3944 KIESTMEADOW DR DALLAS, TX 75233	20	18/4114	49 FT	PVMT	\$75.52	\$3,700.48		
	3023		49 FT	DRIVE	No Cost	<u>\$0.00</u>		
	Arizona Ave		TOTAL			\$3,700.48		
				ADJ PER ENHANCEMENT EVAL			\$1,400.48	
				NET DUE BY OWNER				\$2,300.00
CASSANDRA C THOMAS & CASON T TAYLOR 3019 ARIZONA AVE DALLAS, TX 75216	19	18/4114	50 FT	PVMT	\$75.52	\$3,776.00		
			33 FT	WALK	\$8.34	\$275.22		
			17.2 SY	DR(12'wide)	\$43.43	\$747.00		
			15.2 SY	DR(10'wide)	\$43.43	<u>\$660.14</u>		
			TOTAL			\$5,458.35		
			ADJ PER ENHANCEMENT EVAL			\$3,117.17		
			NET DUE BY OWNER				\$2,341.18	

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
FME PROPERTIES LLC	18	18/4114	49 FT	PVMT	\$75.52	\$3,700.48	
P O BOX 1266	3015		29 FT	WALK	\$8.34	\$241.86	
HUTCHINS, TX 75141	Arizona Ave		18.3 SY	DR(10'wide)	\$43.43	<u>\$794.77</u>	
			TOTAL			\$4,737.11	
			ADJ PER ENHANCMENT EVAL			\$2,718.79	
			NET DUE BY OWNER				\$2,018.32
JOSE SAUCEDO & ELPIDIA P SAUCEDO 3011 ARIZONA AVE DALLAS, TX 75216	17	18/4114	49 FT	PVMT	\$75.52	\$3,700.48	
			29 FT	WALK	\$8.34	\$241.86	
			14.7 SY	DR(15'wide)	\$43.43	<u>\$638.42</u>	
			TOTAL			\$4,580.76	
			ADJ PER ENHANCMENT EVAL			\$2,640.62	
			NET DUE BY OWNER				\$1,940.14
EVERDENE COBOURN & AUDREY E COBOURN 3007 ARIZONA AVE DALLAS, TX 75216	16	18/4114	50 FT	PVMT	\$75.52	\$3,776.00	
			32 FT	WALK	\$8.34	\$266.88	
			18.9 SY	DR(13'wide)	\$43.43	<u>\$820.83</u>	
			TOTAL			\$4,863.71	
			ADJ PER ENHANCMENT EVAL			\$2,819.85	
			NET DUE BY OWNER				\$2,043.86
JOSE O MARTINEZ & MARIA MARTINEZ 2914 SEEVERS AVE DALLAS, TX 75216	15	18/4114	45 FT	PVMT	\$75.52	\$3,398.40	
	3001		20 FT	WALK	\$8.34	\$166.80	
	Arizona Ave		24.4 SY	DR(15'wide)	\$43.43	<u>\$1,059.69</u>	
			TOTAL			\$4,624.89	
			ADJ PER ENHANCMENT EVAL			\$2,511.64	
			NET DUE BY OWNER				\$2,113.25

STREET GROUP 12-458

**1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER
 SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED
 BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED
 CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	
FREEMONT								
MCVEY ST INTERSECTS								
PATSY JENKINS EST OF 1151 ESTER RD #406 IRVING, TX 75061	24	11/4110	45 FT	PVMT	\$75.52	\$3,398.40		
	2947		45 FT	WALK	No Cost	\$0.00		
	Arizona Ave		TOTAL				\$3,398.40	
			ADJ PER ENHANCMENT EVAL				\$1,898.40	
			NET DUE BY OWNER					\$1,500.00
DOROTHY M PIERRE 2943 ARIZONA AVE DALLAS, TX 75216	23	11/4110	50 FT	PVMT	\$75.52	\$3,776.00		
			40 FT	WALK	No Cost	\$0.00		
			10.8 FT	DR(10'wide)	\$43.43	\$469.04		
			TOTAL				\$4,245.04	
			ADJ PER ENHANCMENT EVAL				\$2,510.52	
		NET DUE BY OWNER					\$1,734.52	
JUAN ALVARADO & VITORIANO ALVARADO 2939 ARIZONA AVE DALLAS, TX 75216	22	11/4110	50 FT	PVMT	\$75.52	\$3,776.00		
			30 FT	WALK	No Cost	\$0.00		
			21.3 SY	DR(15'wide)	\$43.43	\$925.06		
			TOTAL				\$4,701.06	
			ADJ PER ENHANCMENT EVAL				\$2,738.53	
		NET DUE BY OWNER					\$1,962.53	
YOLANDA GAONA 2935 ARIZONA AVE DALLAS, TX 75216	21	11/4110	50 FT	PVMT	\$75.52	\$3,776.00		
			30 FT	WALK	\$8.34	\$250.20		
			18.3 SY	DR(10'wide)	\$43.43	\$794.77		
			TOTAL				\$4,820.97	
			ADJ PER ENHANCMENT EVAL				\$2,798.48	
		NET DUE BY OWNER					\$2,022.49	

STREET GROUP 12-458

**1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER
 SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED
 BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED
 CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
MGC PROPERTIES CO P O BOX 1181 DOWNTOWN STATION DALLAS, TX 75221	20 2931 Arizona Ave	11/4110	50 FT 34 FT 11 FT	PVMT WALK DRIVE	\$75.52 \$8.34 No Cost	\$3,776.00 \$283.56 <u>\$0.00</u>	
			TOTAL			\$4,059.56	
				ADJ PER ENHANCMENT EVAL		\$2,417.78	
				NET DUE BY OWNER			\$1,641.78
MIGUEL A MARQUEZ & JUDITH C MARQUEZ 718 S WAVERLY DR DALLAS, TX 75208	19 2927 Arizona Ave	11/4110	50 FT 40 FT 15.2 SY	PVMT WALK DR(10'wide)	\$75.52 No Cost \$43.43	\$3,776.00 \$0.00 <u>\$660.14</u>	
			TOTAL			\$4,436.14	
				ADJ PER ENHANCMENT EVAL		\$2,606.07	
				NET DUE BY OWNER			\$1,830.07
AUDENCIO B VAZQUEZ 2923 ARIZONA AVE DALLAS, TX 75216	18	11/4110	49 FT 20 FT 11.7 SY 10 FT	PVMT WALK DR(11'wide) DRIVE	\$75.52 \$8.34 \$43.43 No Cost	\$3,700.48 \$166.80 \$508.13 <u>\$0.00</u>	
			TOTAL			\$4,375.41	
				ADJ PER ENHANCMENT EVAL		\$2,537.94	
				NET DUE BY OWNER			\$1,837.47
DAVID GUERRERO 2919 ARIZONA AVE DALLAS, TX 75216	17	11/4110	49 FT 29 FT 18.3 SY	PVMT WALK DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$241.86 <u>\$794.77</u>	
			TOTAL			\$4,737.11	
				ADJ PER ENHANCMENT EVAL		\$2,718.79	
				NET DUE BY OWNER			\$2,018.32

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT		
FREEMONT									
JOAQUIN LOPEZ & MARIA G LOPEZ 2915 ARIZONA AVE DALLAS, TX 75216	16	11/4110	50 FT	PVMT	\$75.52	\$3,776.00			
			35 FT	WALK	No Cost	\$0.00			
			15.2 SY	DR(10'wide)	\$43.43	<u>\$660.14</u>			
			TOTAL					\$4,436.14	
			ADJ PER ENHANCMENT EVAL					\$2,606.07	
NET DUE BY OWNER							\$1,830.07		
JC LEASING LLP & COUCH KEDRIC 323 CENTRE ST DALLAS, TX 75208	15	11/4110	50 FT	PVMT	\$75.52	\$3,776.00			
			18 FT	WALK	\$8.34	\$150.12			
			17.7 SY	DR(12'wide)	\$43.43	\$768.71			
			15.2 SY	DR(10'wide)	\$43.43	<u>\$660.14</u>			
			TOTAL					\$5,354.97	
ADJ PER ENHANCMENT EVAL					\$3,065.48				
NET DUE BY OWNER							\$2,289.49		
DONACIANO VASQUEZ 2907 ARIZONA AVE DALLAS, TX 75216	14	11/4110	50 FT	PVMT	\$75.52	\$3,776.00			
			29 FT	WALK	\$8.34	\$241.86			
			22.6 SY	DR(16'wide)	\$43.43	<u>\$981.52</u>			
			TOTAL					\$4,999.38	
			ADJ PER ENHANCMENT EVAL					\$2,887.69	
NET DUE BY OWNER							\$2,111.69		
BROWNLEE AVE INTERSECTS									
DONACIANO VASQUEZ 2907 ARIZONA AVE DALLAS, TX 75216	13	11/4110	45 FT	PVMT	\$75.52	\$3,398.40			
			11 FT	WALK	\$8.34	\$91.74			
			24 FT	DRIVE	No Cost	<u>\$0.00</u>			
			TOTAL					\$3,490.14	
			ADJ PER ENHANCMENT EVAL					\$1,944.27	
NET DUE BY OWNER							\$1,545.87		

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
DAVID CASTRELLON	24	4/4106	45 FT	PVMT	\$75.52	\$3,398.40	
MARIA CASTRELLON			25 FT	WALK	\$8.34	\$208.50	
2847 ARIZONA AVE			10 FT	DRIVE	No Cost	<u>\$0.00</u>	
DALLAS, TX 75216			TOTAL			\$3,606.90	
			ADJ PER ENHANCMENT EVAL			\$2,002.65	
			NET DUE BY OWNER				\$1,604.25
ALEJANDRO RIOS	23	4/4106	49 FT	PVMT	\$75.52	\$3,700.48	
2843 ARIZONA AVE			24 FT	WALK	\$8.34	\$200.16	
DALLAS, TX 75216			27.5 SY	DR(20'wide)	\$43.43	<u>\$1,194.33</u>	
			TOTAL			\$5,094.97	
			ADJ PER ENHANCMENT EVAL			\$2,897.72	
			NET DUE BY OWNER				\$2,197.25
DAVID R HAWKINS	22	4/4106	50 FT	PVMT	\$75.52	\$3,776.00	
P O BOX 901	2839		50 FT	WALK	\$8.34	<u>\$417.00</u>	
ROCKWALL, TX 75087	Arizona Ave		TOTAL			\$4,193.00	
			ADJ PER ENHANCMENT EVAL			\$2,484.50	
			NET DUE BY OWNER				\$1,708.50
FRANCISCO J CASTILLO	21	4/4106	49 FT	PVMT	\$75.52	\$3,700.48	
DIANA S GARCIA			27 FT	WALK	\$8.34	\$225.18	
2835 ARIZONA AVE			12 FT	DRIVE	No Cost	<u>\$0.00</u>	
DALLAS, TX 75216			TOTAL			\$3,925.66	
			ADJ PER ENHANCMENT EVAL			\$2,313.07	
			NET DUE BY OWNER				\$1,612.59

STREET GROUP 12-458

**1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER
 SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED
 BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED
 CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
SANTANA ALVARADO & JULIANA ALVARADO 2831 ARIZONA AVE DALLAS, TX 75216	20	4/4106	50 FT	PVMT	\$75.52	\$3,776.00	
			22 FT	WALK	\$8.34	\$183.48	
			18 FT	DRIVE	No Cost	\$0.00	
			TOTAL			\$3,959.48	
			ADJ PER ENHANCMENT EVAL			\$2,367.74	
			NET DUE BY OWNER				\$1,591.74
STEVE TEMPLE COGIC 2827 ARIZONA AVE DALLAS, TX 75216	19	4/4106	50 FT	PVMT	\$75.52	\$3,776.00	
			30 FT	WALK	\$8.34	\$250.20	
			10 FT	DRIVE	No Cost	\$0.00	
			TOTAL			\$4,026.20	
			ADJ PER ENHANCMENT EVAL			\$2,401.10	
			NET DUE BY OWNER				\$1,625.10
STEVE TEMPLE COGIC 2823 ARIZONA AVE DALLAS, TX 75216	18	4/4106	49 FT	PVMT	\$75.52	\$3,700.48	
			49 FT	WALK	\$8.34	\$408.66	
			TOTAL			\$4,109.14	
			ADJ PER ENHANCMENT EVAL			\$2,404.81	
			NET DUE BY OWNER				\$1,704.33
STEVEN TEMPLE CHURCH OF GOD IN CHRIST 2805 ARIZONA AVE DALLAS, TX 75216	17	4/4106	50 FT	PVMT	\$75.52	\$3,776.00	
	2819		50 FT	WALK	\$8.34	\$417.00	
	Arizona Ave		TOTAL			\$4,193.00	
			ADJ PER ENHANCMENT EVAL			\$2,484.50	
			NET DUE BY OWNER				\$1,708.50

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
STEVEN TEMPLE CHURCH OF GOD IN CHRIST 344 E SANER AVE DALLAS, TX 75216	16	4/4106	49 FT	PVMT	\$75.52	\$3,700.48	
	2815		45 FT	WALK	\$8.34	<u>\$375.30</u>	
	Arizona Ave		TOTAL			\$4,075.78	
			ADJ PER ENHANCMENT EVAL			\$2,388.13	
			NET DUE BY OWNER				\$1,687.65
STEVEN TEMPLE CHURCH OF GOD IN CHRIST 344 E SANER AVE DALLAS, TX75216	13A	4/4106	135 FT	PVMT	\$73.35	\$9,902.25	
	Acs 0.499		96 FT	WALK	No Cost	\$0.00	
	2805		24 FT	DRIVE	No Cost	\$0.00	
	Arizona Ave		15 FT	DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL			\$9,902.25	
			ADJ PER ENHANCMENT EVAL			\$5,555.25	
			NET DUE BY OWNER				\$4,347.00
EAST SIDE OF STREET							
ROWE & ROWE REAL ESTATE 445 E FM 1382 STE 3 CEDAR HILL, TX 75104	1	5/4115	27 FT	PVMT	\$73.35	\$1,980.45	
	50x150		18 FT	PVMT	\$75.52	\$1,359.36	
	406		45 FT	WALK	\$8.34	<u>\$375.30</u>	
	E Saner Ave		TOTAL			\$3,715.11	
			ADJ PER ENHANCMENT EVAL			\$2,027.46	
			NET DUE BY OWNER				\$1,687.65
ROWE & ROWE REAL ESTATE 445 E FM 1382 STE 3 CEDAR HILL, TX 75104	2	5/4115	49 FT	PVMT	\$75.52	\$3,700.48	
	2806		49 FT	WALK	\$8.34	<u>\$408.66</u>	
	Arizona Ave		TOTAL			\$4,109.14	
			ADJ PER ENHANCMENT EVAL			\$2,404.81	
			NET DUE BY OWNER				\$1,704.33

STREET GROUP 12-458

**1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE
 SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER
 SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED
 BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED
 CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE**

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
JOSE MEDINA & ORANNA LOVATO 816 ROCK CREEK LN RED OAK, TX 75154	3	5/4115	50 FT	PVMT	\$75.52	\$3,776.00	
	2810		39 FT	WALK	No Cost	\$0.00	
	Arizona Ave		11.7 SY	DR(11'wide)	\$43.43	\$508.13	
			TOTAL				\$4,284.13
			ADJ PER ENHANCMENT EVAL				\$2,530.06
		NET DUE BY OWNER					\$1,754.07
FREEMONT ADDN							
JOSE I MEDINA & ORANNA M MEDINA 816 ROCK CREEK DALLAS, TX 75154	4	5/4115	50 FT	PVMT	\$75.52	\$3,776.00	
	2814		50 FT	WALK	\$8.34	\$417.00	
	Arizona Ave		TOTAL			\$4,193.00	
			ADJ PER ENHANCMENT EVAL				\$2,484.50
			NET DUE BY OWNER				
MARCELO ZUBIRI JR 2818 ARIZONA AVE DALLAS, TX 75216	5	5/4115	50 FT	PVMT	\$75.52	\$3,776.00	
			37 FT	WALK	\$8.34	\$308.58	
			22 SY	DR(13'wide)	\$43.43	\$955.46	
			TOTAL				\$5,040.04
			ADJ PER ENHANCMENT EVAL				\$2,908.02
		NET DUE BY OWNER					\$2,132.02
AUGUSTINA VILLEGAS 2822 ARIZONA AVE DALLAS, TX 75216	6	5/4115	50 FT	PVMT	\$75.52	\$3,776.00	
			30 FT	WALK	No Cost	\$0.00	
			10.8 SY	DR(10'wide)	\$43.43	\$469.04	
			10.8 SY	DR(10'wide)	\$43.43	\$469.04	
			TOTAL				\$4,714.09
		ADJ PER ENHANCMENT EVAL				\$2,745.05	
		NET DUE BY OWNER					\$1,969.04

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	TOTAL AMOUNT ASSESSMENT
FREEMONT					
CHARLES B DANIEL EST OF P O BOX 226842 DALLAS, TX 75222	7 2826 Arizona Ave	5/4115	50 FT PVMT 40 FT WALK 10.8 SY DR(10'wide)	\$75.52 No Cost \$43.43	\$3,776.00 \$0.00 <u>\$469.04</u> TOTAL \$4,245.04 ADJ PER ENHANCMENT EVAL \$2,510.52 NET DUE BY OWNER
					\$1,734.52
LUZ MARIA ARROYOS 3118 S EWING AVE DALLAS, TX 75216	8 2830 Arizona Ave	5/4115	50 FT PVMT 50 FT WALK TOTAL	\$75.52 \$8.34	\$3,776.00 <u>\$417.00</u> TOTAL \$4,193.00 ADJ PER ENHANCMENT EVAL \$2,484.50 NET DUE BY OWNER
					\$1,708.50
JUAN C RODRIGUEZ & MARIA R RODRIGUEZ 2834 ARIZONA AVE DALLAS, TX 75216	9	5/4115	50 FT PVMT 30 FT WALK 10 FT DRIVE 10 FT DRIVE TOTAL	\$75.52 No Cost No Cost No Cost	\$3,776.00 \$0.00 \$0.00 <u>\$0.00</u> TOTAL \$3,776.00 ADJ PER ENHANCMENT EVAL \$2,276.00 NET DUE BY OWNER
					\$1,500.00
ANGEL TORRES & ROBERTO VASQUEZ 1915 GLENFIELD AVE DALLAS, TX 75224	10 2838 Arizona Ave	5/4115	49 FT PVMT 39 FT WALK 15.2 SY DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$325.26 <u>\$660.14</u> TOTAL \$4,685.88 ADJ PER ENHANCMENT EVAL \$2,693.18 NET DUE BY OWNER
					\$1,992.70

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT		
FREEMONT									
ANTONIO ZURITA & ARACELI VASQUEZ 2842 ARIZONA AVE DALLAS, TX 75216	11	5/4115	49 FT	PVMT	\$75.52	\$3,700.48			
			39 FT	WALK	\$8.34	\$325.26			
			15.2 SY	DR(10'wide)	\$43.43	<u>\$660.14</u>			
			TOTAL					\$4,685.88	
			ADJ PER ENHANCMENT EVAL					\$2,693.18	
			NET DUE BY OWNER						\$1,992.70
DELFINO VASQUEZ & PETRA DIAZ 2846 ARIZONA AVE DALLAS, TX 75216	12	5/4115	45 FT	PVMT	\$75.52	\$3,398.40			
			33 FT	WALK	\$8.34	\$275.22			
			17.7 SY	DR(12'wide)	\$43.43	<u>\$768.71</u>			
			TOTAL					\$4,442.33	
			ADJ PER ENHANCMENT EVAL					\$2,420.36	
			NET DUE BY OWNER						\$2,021.97
BROWN LEE AVE INTERSECTS									
RUBY CHAMBERS 2902 ARIZONA AVE DALLAS, TX 75216	Pt Lt 1 50x100	12/4118	25 FT	PVMT	\$75.52	\$1,888.00			
			20 FT	PVMT	\$73.35	\$1,467.00			
			34 FT	WALK	\$8.34	\$283.56			
			16.5 SY	DR(11'wide)	\$43.43	<u>\$716.60</u>			
			TOTAL					\$4,355.16	
			ADJ PER ENHANCMENT EVAL					\$2,355.08	
NET DUE BY OWNER						\$2,000.08			
RAUL GOMEZ & MARGARITA GOMEZ 527 ARCHER AVE DALLAS, TX 75211	2 2906 Arizona Ave	12/4118	50 FT	PVMT	\$75.52	\$3,776.00			
			40 FT	WALK	\$8.34	\$333.60			
			15.2 SY	DR(10'wide)	\$43.43	<u>\$660.14</u>			
			TOTAL					\$4,769.74	
			ADJ PER ENHANCMENT EVAL					\$2,772.87	
			NET DUE BY OWNER						\$1,996.87

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT		
FREEMONT									
ANTONIO C CARDENAS & MARIA DE LA LUZ LOZANO 2910 ARIZONA AVE DALLAS, TX 75216	3	12/4118	49 FT	PVMT	\$75.52	\$3,700.48			
			28 FT	WALK	\$8.34	\$233.52			
			15.2 SY	DR(10'wide)	\$43.43	\$660.14			
			11 FT	DRIVE	No Cost	\$0.00			
			TOTAL					\$4,594.14	
			ADJ PER ENHANCMENT EVAL					\$2,647.31	
NET DUE BY OWNER						\$1,946.83			
ORLANDO MALCOLM & MARY MALCOLM 777 CUSTER RD APT 6-1 RICHARDSON, TX 75080	4	12/4118	50 FT	PVMT	\$75.52	\$3,776.00			
			50 FT	WALK	\$8.34	\$417.00			
			TOTAL					\$4,193.00	
			ADJ PER ENHANCMENT EVAL					\$2,484.50	
			NET DUE BY OWNER						\$1,708.50
			Arizona Ave						
BERONICA VASQUEZ 2918 ARIZONA AVE DALLAS, TX 75216	5	12/4118	50 FT	PVMT	\$75.52	\$3,776.00			
			40 FT	WALK	\$8.34	\$333.60			
			13.9 SY	DR(10'wide)	\$43.43	\$603.68			
			TOTAL					\$4,713.28	
			ADJ PER ENHANCMENT EVAL					\$2,744.64	
			NET DUE BY OWNER						\$1,968.64
BEHZABETH Y GARCIA & MARGARITO I GARCIA 3227 W LEDBETTER DR DALLAS, TX 75233	6	12/4118	50 FT	PVMT	\$75.52	\$3,776.00			
			40 FT	WALK	\$8.34	\$333.60			
			10 FT	DRIVE	No Cost	\$0.00			
			TOTAL					\$4,109.60	
			ADJ PER ENHANCMENT EVAL					\$2,442.80	
			NET DUE BY OWNER						\$1,666.80
Arizona Ave									

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT	
FREEMONT								
EDWARD MINOR & EDITH M MINOR P O BOX 1181 DALLAS, TX 75221	7	12/4118	49 FT	PVMT	\$75.52	\$3,700.48		
	2926		19 FT	WALK	\$8.34	\$158.46		
	Arizona Ave		18.7 SY	DR(20'wide)	\$43.43	\$812.14		
			15.2 SY	DR(10'wide)	\$43.43	\$660.14		
			TOTAL				\$5,331.22	
				ADJ PER ENHANCMENT EVAL		\$3,015.85		
				NET DUE BY OWNER			\$2,315.37	
FRANCISCO J MARTINEZ BLANCA E VILLEGAS 2930 ARIZONA AVE DALLAS, TX 75216	8	12/4118	50 FT	PVMT	\$75.52	\$3,776.00		
			40 FT	WALK	\$8.34	\$333.60		
			10 FT	DRIVE	No Cost	\$0.00		
			TOTAL				\$4,109.60	
					ADJ PER ENHANCMENT EVAL		\$2,442.80	
				NET DUE BY OWNER			\$1,666.80	
YESICA M GALINDEZ & PADILLA M BACILIDES 2934 ARIZONA AVE DALLAS, TX 75216	9	12/4118	49 FT	PVMT	\$75.52	\$3,700.48		
			37 FT	WALK	\$8.34	\$308.58		
			17.7 SY	DR(12'wide)	\$43.43	\$768.71		
			TOTAL				\$4,777.77	
					ADJ PER ENHANCMENT EVAL		\$2,739.12	
				NET DUE BY OWNER			\$2,038.65	
J C HOPKINS ESTATE OF C/O KEN JOHNSON 213 TRANQUILITY LN CEDAR HILL, TX 75104	10	12/4118	49 FT	PVMT	\$75.52	\$3,700.48		
	2938		39 FT	WALK	No Cost	\$0.00		
	Arizona Ave		10 FT	DRIVE	No Cost	\$0.00		
			TOTAL				\$3,700.48	
					ADJ PER ENHANCMENT EVAL		\$2,200.48	
				NET DUE BY OWNER			\$1,500.00	

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
RUFINA MOLINA 2942 ARIZONA AVE DALLAS, TX 75216	11	12/4118	50 FT	PVMT	\$75.52	\$3,776.00	
			40 FT	WALK	\$8.34	\$333.60	
			15.2 SY	DR(10'wide)	\$43.43	<u>\$660.14</u>	
			TOTAL			\$4,769.74	
			ADJ PER ENHANCMENT EVAL			\$2,772.87	
			NET DUE BY OWNER				\$1,996.87
JAMES ORCHARD 7324 GASTON AVE DALLAS, TX 75214	12	12/4118	45 FT	PVMT	\$75.52	\$3,398.40	
	2946		45 FT	WALK	No Cost	<u>\$0.00</u>	
	Arizona Ave		TOTAL			\$3,398.40	
			ADJ PER ENHANCMENT EVAL			\$1,898.40	
			NET DUE BY OWNER				\$1,500.00
MCVEY ST INTERSECTS							
MANUEL C BORJA & NOHEMI TEJAD 3002 ARIZONA AVE DALLAS, TX 75216	1	19/4121	45 FT	PVMT	\$75.52	\$3,398.40	
			30 FT	WALK	\$8.34	\$250.20	
			21.1 SY	DR(15'wide)	\$43.43	<u>\$916.37</u>	
			TOTAL			\$4,564.97	
			ADJ PER ENHANCMENT EVAL			\$2,481.68	
			NET DUE BY OWNER				\$2,083.29
CHECKERED ENTERPRISES LP P O BOX 397840 DALLAS, TX 75339	2	19/4121	50 FT	PVMT	\$75.52	\$3,776.00	
	3006		50 FT	WALK	\$8.34	<u>\$417.00</u>	
	Arizona Ave		TOTAL			\$4,193.00	
			ADJ PER ENHANCMENT EVAL			\$2,484.50	
			NET DUE BY OWNER				\$1,708.50

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
DICK & MARGIE KYSER 4840 OAK GROVE RD ENNIS, TX 75119	3	19/4121	49 FT	PVMT	\$75.52	\$3,700.48	
	3010		39 FT	WALK	\$8.34	\$325.26	
	Arizona Ave		15.2 SY	DR(10'wide)	\$43.43	\$660.14	
			TOTAL			\$4,685.88	
			ADJ PER ENHANCMENT EVAL			\$2,693.18	
			NET DUE BY OWNER				\$1,992.70
DICK & MARGIE KYSER 4840 OAK GROVE RD ENNIS, TX 75119	4	19/4121	50 FT	PVMT	\$75.52	\$3,776.00	
	3014		40 FT	WALK	\$8.34	\$333.60	
	Arizona Ave		15.2 SY	DR(10'wide)	\$43.43	\$660.14	
			TOTAL			\$4,769.74	
			ADJ PER ENHANCMENT EVAL			\$2,772.87	
			NET DUE BY OWNER				\$1,996.87
CITY OF DALLAS 320 E JEFFERSON BLVD ROOM #203 DALLAS, TX 75203	5	19/4121					NO ASSESSMENT CITY OF DALLAS
	3018						
	Arizona Ave						
ELISABETH MARISCAL 3022 ARIZONA AVE DALLAS, TX 75216	6	19/4121	49 FT	PVMT	\$75.52	\$3,700.48	
			39 FT	WALK	No Cost	\$0.00	
			10.8 SY	DR(10'wide)	\$43.43	\$469.04	
			TOTAL			\$4,169.52	
			ADJ PER ENHANCMENT EVAL			\$2,435.00	
			NET DUE BY OWNER				\$1,734.52

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
JUANA M BARRERA 3026 ARIZONA AVE DALLAS, TX 75216	7	19/4121	49 FT	PVMT	\$75.52	\$3,700.48	
			28 FT	WALK	\$8.34	\$233.52	
			28.7 SY	DR(21'wide)	\$43.43	<u>\$1,246.44</u>	
			TOTAL			\$5,180.44	
			ADJ PER ENHANCMENT EVAL			\$2,940.46	
			NET DUE BY OWNER				\$2,239.98
DWIGHT W SNELL 3030 ARIZONA AVE DALLAS, TX 75216	8	19/4121	49 FT	PVMT	\$75.52	\$3,700.48	
			39 FT	WALK	\$8.34	\$325.26	
			15.2 SY	DR(10'wide)	\$43.43	<u>\$660.14</u>	
			TOTAL			\$4,685.88	
			ADJ PER ENHANCMENT EVAL			\$2,693.18	
			NET DUE BY OWNER				\$1,992.70
MONARCH DEVELOPMENT CORP 7509 INWOOD RD DALLAS, TX 75209	9	19/4121	50 FT	PVMT	\$75.52	\$3,776.00	
	3034		50 FT	WALK	\$8.34	<u>\$417.00</u>	
	Arizona Ave		TOTAL			\$4,193.00	
			ADJ PER ENHANCMENT EVAL			\$2,484.50	
			NET DUE BY OWNER				\$1,708.50
JOSE O MARTINEZ 2914 SEEVERS AVE DALLAS, TX 75216	10	19/4121	50 FT	PVMT	\$75.52	\$3,776.00	
	3038		40 FT	WALK	No Cost	\$0.00	
	Arizona Ave		10.8 SY	DR(10'wide)	\$43.43	<u>\$469.04</u>	
			TOTAL			\$4,245.04	
			ADJ PER ENHANCMENT EVAL			\$2,510.52	
			NET DUE BY OWNER				\$1,734.52

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
FREEMONT							
LUIS E SANCHEZ 3042 ARIZONA AVE DALLAS, TX 75216	11	19/4121	48 FT	PVMT	\$75.52	\$3,624.96	
			24 FT	WALK	\$8.34	\$200.16	
			18 FT	WALK	No Cost	\$0.00	
			TOTAL			\$3,825.12	
			ADJ PER ENHANCMENT EVAL			\$2,225.04	
NET DUE BY OWNER							\$1,600.08
MARIE & JOSE MARTINEZ 2914 SEEVERS AVE DALLAS, TX 75216	12	19/4121	50 FT	PVMT	\$75.52	\$3,776.00	
			38 FT	WALK	No Cost	\$0.00	
			13.3 SY	DR(12'wide)	\$43.43	\$577.62	
			TOTAL			\$4,353.62	
			ADJ PER ENHANCMENT EVAL			\$2,564.81	
NET DUE BY OWNER							\$1,788.81
LEATHER P OLIPHANT 3050 ARIZONA AVE DALLAS, TX 75216	13	19/4121	50 FT	PVMT	\$75.52	\$3,776.00	
			30 FT	WALK	No Cost	\$0.00	
			10.8 SY	DR(10'wide)	\$43.43	\$469.04	
			10.8 SY	DR(10'wide)	\$43.43	\$469.04	
			TOTAL			\$4,714.09	
ADJ PER ENHANCMENT EVAL			\$2,745.05				
NET DUE BY OWNER							\$1,969.04
DORA CASTRO & DORA VARA 1408 BARLOW DALLAS, TX 75224	14	19/4121	45 FT	PVMT	\$75.52	\$3,398.40	
			45 FT	WALK	No Cost	\$0.00	
			13.9 SY	DR(10'Drive)	\$43.43	\$603.68	
			TOTAL			\$4,002.08	
			ADJ PER ENHANCMENT EVAL			\$2,200.24	
NET DUE BY OWNER							\$1,801.84

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	TOTAL AMOUNT ASSESSMENT
<i>FREEMONT</i>					
CORNING AVE INTERSECTS					
ALLEN G LIGON 3102 ARIZONA AVE DALLAS, TX 75216	1	5/5995			NO ASSESSMENT PAVEMENT IN PLACE
JOSE A GOMEZ 3106 ARIZONA AVE DALLAS, TX 75216	2	5/5995			NO ASSESSMENT PAVEMENT IN PLACE
REINA I MARTINEZ 3110 ARIZONA AVE DALLAS, TX 75216	3	5/5995			NO ASSESSMENT PAVEMENT IN PLACE
SOCORRO J RENTERIA 3114 ARIZONA AVE DALLAS, TX 75216	4	5/5995			NO ASSESSMENT PAVEMENT IN PLACE
MARIA O MARTINEZ 237 BRODIE ST DALLAS, TX 75224	5	5/5995 3118 Arizona Ave			NO ASSESSMENT PAVEMENT IN PLACE
JUAN G MARQUEZ MARIA D TORRES 3122 ARIZONA AVE DALLAS, TX 75216	6	5/5995			NO ASSESSMENT PAVEMENT IN PLACE

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE

BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	TOTAL AMOUNT ASSESSMENT
<i>FREEMONT</i>					
ALBERT C PEOPLES 6518 TALBOT PKWY DALLAS, TX 75232	7	5/5995			NO ASSESSMENT PAVEMENT IN PLACE
N H CARTER 3130 ARIZONA AVE DALLAS, TX 75216	8	5/5995			NO ASSESSMENT PAVEMENT IN PLACE
HARMON PROPERTY SERVICES LLC P O BOX 703458 DALLAS, TX 75370	9	5/5995 3134 Arizona Ave			NO ASSESSMENT PAVEMENT IN PLACE
RENEA HALE 3138 ARIZONA AVE DALLAS, TX 75216	10	5/5995			NO ASSESSMENT PAVEMENT IN PLACE

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	\$323,510.61	
ADJUSTMENTS PER ENHANCEMENT EVALUATION	\$186,348.06	
NET DUE BY OWNER		\$137,162.55
TOTAL CITY OF DALLAS' COST - PAVING	\$1,286,195.45	
TOTAL CITY OF DALLAS' COST - DRAINAGE	\$714,605.00	
TOTAL WATER UTILITIES DEPARTMENT COST WATER MAIN IMPROVEMENTS	\$93,211.47	
TOTAL CITY OF DALLAS' COST		\$2,094,011.92
TOTAL COST OF IMPROVEMENTS		\$2,231,174.47

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
NORTH SIDE OF STREET			FREEMONT			
MISSION OUTREACH HOLINESS CHURCH 2946 SEEVERS AVE DALLAS, TX 75216	12	9/4108	144 FT PMVT 134 FT WALK 10 FT DRIVE	\$15.75 \$4.17 No Cost	\$2,268.00 \$558.78 \$0.00	
			TOTAL		\$2,826.78	
			ADJ PER ENHANCMENT EVAL		\$1,047.39	
			NET DUE BY OWNER			\$1,779.39
JUAN H MARTINEZ & JOVITA GOMEZ 2949 RAMSEY AVE DALLAS, TX 75216	24	9/4108	142 FT PVMT 142 FT WALK	\$15.75 \$4.17	\$2,236.50 \$592.14	
			TOTAL		\$2,828.64	
			ADJ PER ENHANCMENT EVAL		\$1,032.57	
			NET DUE BY OWNER			\$1,796.07
RAMSEY AVE INTERSECTS						
JOSE ANTONIO PAIZ 2946 RAMSEY AVE DALLAS, TX 75216	12	10/4109	143 FT PVMT 143 FT WALK	\$15.75 \$4.17	\$2,252.25 \$596.31	
			TOTAL		\$2,848.56	
			ADJ PER ENHANCMENT EVAL		\$1,050.40	
			NET DUE BY OWNER			\$1,798.16
JAVIER REYES & ELIAS REYES 2947 ALABAMA AVE DALLAS, TX 75216	24	10/4109	144 FT PVMT 134 FT WALK 18.3 SY DR(10'wide)	\$15.75 \$4.17 \$43.43	\$2,268.00 \$558.78 \$794.77	
			TOTAL		\$3,621.55	
			ADJ PER ENHANCMENT EVAL		\$1,444.77	
			NET DUE BY OWNER			\$2,176.78

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S) BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
ALABAMA AVE INTERSECTS					
<i>FREEMONT</i>					
ADRIAN ESTRADA 1623 GARZA AVE DALLAS, TX 75216	12 11/4110 2946 Alabama Av	142 FT PVMT 130 FT WALK 12 FT DRIVE	\$15.75 \$4.17 No Cost	\$2,236.50 \$542.10 \$0.00	
		TOTAL		\$2,778.60	
		ADJ PER ENHANCMENT EVAL		\$1,007.55	
		NET DUE BY OWNER			\$1,771.05
PATSY JENKINS EST OF 1151 ESTER RD #406 IRVING, TX 75061	24 11/4110 2947 Arizona Av	144 FT PVMT 144 FT WALK TOTAL	\$15.75 \$4.17	\$2,268.00 \$600.48 \$2,868.48	
		ADJ PER ENHANCMENT EVAL		\$1,068.24	
		NET DUE BY OWNER			\$1,800.24
ARIZONA AVE INTERSECTS					
JAMES ORCHARD 7324 GASTON AVE DALLAS, TX 75214	12 12/4118 2946 Arizona Av	144 FT PVMT 100 FT WALK 21 FT DRIVE	\$15.75 \$4.17 No Cost	\$2,268.00 \$417.00 \$0.00	
		TOTAL		\$2,685.00	
		ADJ PER ENHANCMENT EVAL		\$976.50	
		NET DUE BY OWNER			\$1,708.50
ALICIA L DARLINGTON 2947 MICHIGAN AVE DALLAS, TX 75216	24 12/4118	144 FT PVMT 85 FT WALK 24 FT DRIVE 14 FT DRIVE	\$15.75 \$4.17 No Cost No Cost	\$2,268.00 \$354.45 \$0.00 \$0.00	
		TOTAL		\$2,622.45	
		ADJ PER ENHANCMENT EVAL		\$945.22	
		NET DUE BY OWNER			\$1,677.23

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
MICHIGAN AVE INTERSECTS						
<i>FREEMONT</i>						
LEONARDO VILLEGAS 2946 MICHIGAN AVE DALLAS, TX 75216	12	13/4119	143 FT PVMT 128 FT WALK 20.7 SY DR(12'wide)	\$15.75 No Cost \$43.43	\$2,252.25 \$0.00 <u>\$899.00</u>	
			TOTAL		\$3,151.25	
			ADJ PER ENHANCMENT EVAL		\$1,201.75	
			NET DUE BY OWNER			\$1,949.50
JOHNNIE M NEWHOUSE 2947 ALASKA AVE DALLAS, TX 75216	24	13/4119	142 FT PVMT 130 FT WALK	\$15.75 \$4.17	\$2,236.50 <u>\$542.10</u>	
			TOTAL		\$2,778.60	
			ADJ PER ENHANCMENT EVAL		\$1,007.55	
			NET DUE BY OWNER			\$1,771.05
ALASKA AVE INTERSECTS						
ANDREW SANDOVAL 105 MEADOWBROOK OAK LEAF, TX 75154	12	14/4120	142 FT PVMT 122 FT PVMT 142 FT WALK	ADJ TO \$15.75 \$4.17	\$1,921.50 <u>\$592.14</u>	
	2946	Alaska Av	TOTAL		\$2,513.64	
			ADJ PER ENHANCMENT EVAL		\$717.57	
			NET DUE BY OWNER			\$1,796.07
JAMES B JONES 2947 S MARSALIS AVE DALLAS, TX 75216	24	14/4120	145 FT PVMT 145 FT WALK	\$15.75 \$4.17	\$2,283.75 <u>\$604.65</u>	
			TOTAL		\$2,888.40	
			ADJ PER ENHANCMENT EVAL		\$1,236.07	
			NET DUE BY OWNER			\$1,652.33

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S) BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
SOUTH SIDE OF STREET					
<i>FREEMONT</i>					
MARIA MENDOZA 2126 SEEVERS AVE DALLAS, TX 75216	15 21/4123 3003 S. Marsalis Av	145 FT PVMT 145 FT WALK	\$15.75 No Cost	\$2,283.75 <u>\$0.00</u>	\$2,283.75
		TOTAL			\$2,283.75
		ADJ PER ENHANCMENT EVAL		\$933.75	
		NET DUE BY OWNER			\$1,350.00
MARTHA L OCHOA SEGURA 3000 ALASKA AVE DALLAS, TX 75216	1 & 2 21/4123	145 FT PVMT 125 FT PVMT 145 FT WALK	ADJ TO \$15.75 No Cost	\$1,968.75 <u>\$0.00</u>	\$1,968.75
		NO ADJ PER ENHANCEMENT EVAL			\$1,968.75
ALASKA AVE INTERSECTS					
ROSARIO MARTINEZ 3003 ALASKA AVE DALLAS, TX 75216	15 20/4122	143 FT PVMT 143 FT WALK	\$15.75 No Cost	\$2,252.25 <u>\$0.00</u>	\$2,252.25
		TOTAL			\$2,252.25
		ADJ PER ENHANCMENT EVAL		\$752.25	
		NET DUE BY OWNER			\$1,500.00
SELVIN CRAWFORD 2320 REGINALD RD FORT WORTH, TX 76112	1 20/4122 3002 Michigan Av	142 FT PVMT 142 FT WALK 15.1 SY DR(11'wide)	\$15.75 No cost \$43.43	\$2,236.50 \$0.00 <u>\$655.79</u>	\$2,892.29
		TOTAL			\$2,892.29
		ADJ PER ENHANCMENT EVAL		\$1,064.39	
		NET DUE BY OWNER			\$1,827.90

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
MICHIGAN AVE INTERSECTS						
<i>FREEMONT</i>						
JESUS JERONIMO & CANDELARIA JERONIMO 3001 MICHIGAN AVE DALLAS, TX 75216	15	19/4121	145 FT PVMT 134 FT WALK 11 FT DRIVE	\$15.75 No Cost No Cost	\$2,283.75 \$0.00 <u>\$0.00</u>	
			TOTAL		\$2,283.75	
			ADJ PER ENHANCEMENT EVAL		\$783.75	
			NET DUE BY OWNER			\$1,500.00
MANUEL C BORJA & NOHEMI TEJAD 3002 ARIZONA AVE DALLAS, TX 75216	1	19/4121	143 FT PVMT 143 FT WALK 10 FT DRIVE	\$15.75 No Cost No Cost	\$2,252.25 \$0.00 <u>\$0.00</u>	
			TOTAL		\$2,252.25	
			ADJ PER ENHANCEMENT EVAL		\$752.25	
			NET DUE BY OWNER			\$1,500.00
ARIZONA AVE INTERSECTS						
JOSE O&MARIA A MARTINEZ 2914 SEEVERS AVE DALLAS, TX 75216	15	18/4114 3001 Arizona Av	144 FT PVMT 144 FT WALK	\$15.75 No Cost	\$2,268.00 <u>\$0.00</u>	
			TOTAL		\$2,268.00	
			ADJ PER ENHANCEMENT EVAL		\$768.00	
			NET DUE BY OWNER			\$1,500.00
JAMES PRICE 3002 ALABAMA AVE DALLAS, TX 75216	1	18/4114	141 FT PVMT 141 FT WALK	\$15.75 No Cost	\$2,220.75 <u>\$0.00</u>	
			TOTAL		\$2,220.75	
			ADJ PER ENHANCEMENT EVAL		\$720.75	
			NET DUE BY OWNER			\$1,500.00

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 4 OR 5 FEET WIDE WHERE SPECIFIED; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT(S) BLOCK	FRONTAGE		RATE	AMOUNT	TOTAL ASSESSMENT
ALABAMA AVE INTERSECTS						
ABRAHAM MISSIONARY BAPT CHU						
ABRAHAM MISSIONARY BAPTIST CHURCH 3011 ALABAMA AVE DALLAS, TX 75216	15A 17/4113 Acs 0.5154	134 FT 134 FT 21.7 SY	PVMT WALK DR(20'wide)	\$15.75 No Cost \$43.43	\$2,110.50 \$0.00 <u>\$942.43</u>	
		TOTAL			\$3,052.93	
		ADJ PER ENHANCMENT EVAL			\$336.71	
		NET DUE BY OWNER				\$2,716.22
JOSE O&MARIA A MARTINEZ 2914 SEEVERS AVE DALLAS, TX 75216	1 17/4113 3002 Ramsey Av	143 FT 143 FT TOTAL	PVMT WALK	\$15.75 No Cost	\$2,252.25 <u>\$0.00</u> \$2,252.25	
		ADJ PER ENHANCMENT EVAL			\$752.25	
		NET DUE BY OWNER				\$1,500.00
RAMSEY AVE INTERSECTS						
FREEMONT						
DAVID HERNANDEZ & VERONICA HERNANDEZ P O BOX 3819 DALLAS, TX 75208	15 16/4112 3001 Ramsey Av	143 FT 143 FT 14.7 SY	PVMT WALK DR(11'wide)	\$15.75 No Cost \$43.43	\$2,252.25 \$0.00 <u>\$638.42</u>	
		TOTAL			\$2,890.67	
		ADJ PER ENHANCMENT EVAL			\$1,071.46	
		NET DUE BY OWNER				\$1,819.21
THOMAS GARCIA 3002 SEEVERS AVE DALLAS, TX 75216	1 16/4112	142 FT 142 FT 17.8 SY	PVMT WALK DR(15'wide)	\$15.75 No Cost \$43.43	\$2,236.50 \$0.00 <u>\$773.05</u>	
		TOTAL			\$3,009.55	
		ADJ PER ENHANCMENT EVAL			\$1,123.02	
		NET DUE BY OWNER				\$1,886.53

STREET GROUP 12-458

2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	\$64,039.14	
ADJUSTMENTS PER ENHANCEMENT EVALUATION	\$21,794.16	
NET DUE BY OWNER		\$42,244.98
TOTAL CITY OF DALLAS' COST - PAVING	\$1,192,528.02	
TOTAL CITY OF DALLAS' COST - DRAINAGE	\$285,915.00	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	\$286,979.56	
TOTAL CITY OF DALLAS' COST		\$1,765,422.58
TOTAL COST OF IMPROVEMENTS		\$1,807,667.56

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
NORTH SIDE OF STREET						
EAGLE FORD PLAZA						
CARLOS ESTRADA 3807 MICAN DRIVE DALLAS, TX 75212	2	1/7160	42 FT PVMT 18 FT WALK 14 FT DRIVE	\$75.52 \$8.34 No Cost	\$3,171.84 \$150.12 <u>\$0.00</u>	
			TOTAL		\$3,321.96	
			ADJ PER ENHANCMENT EVAL		\$2,046.90	
			NET DUE BY OWNER			\$1,275.06
LETICIA CARDOZA 3811 MICAN DRIVE DALLAS, TX 75212	3	1/7160	52 FT PVMT 28 FT WALK 14 FT DRIVE	\$75.52 \$8.34 No Cost	\$3,927.04 \$233.52 <u>\$0.00</u>	
			TOTAL		\$4,160.56	
			ADJ PER ENHANCMENT EVAL		\$2,843.80	
			NET DUE BY OWNER			\$1,316.76
SEFERINO EQUILLA 3815 MICAN DRIVE DALLAS, TX 75212	4	1/7160	49 FT PVMT 16 FT WALK 37.2 SY DR(28'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$133.44 <u>\$1,615.60</u>	
			TOTAL		\$5,449.52	
			ADJ PER ENHANCMENT EVAL		\$3,375.30	
			NET DUE BY OWNER			\$2,074.22
MARISELA A TATE 1536 ALLEN CEDAR HILL, TX 75104	S Pt of Lt 5 50x110 Mican 200Ft Schofield 3819 Mican Dr	1/7160	49 FT PVMT 25 FT WALK 23.2 SY DR(14'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$208.50 <u>\$1,007.58</u>	
			TOTAL		\$4,916.56	
			ADJ PER ENHANCMENT EVAL		\$3,408.52	
			NET DUE BY OWNER			\$1,508.04

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EAGLE FORD PLAZA						
JORGE L & ALICIA MARROQUIN 3823 MICAN DR DALLAS, TX 75212	6	1/7160	50 FT PVMT 22 FT WALK 18 FT DRIVE	\$75.52 \$8.34 No Cost	\$3,776.00 \$183.48 <u>\$0.00</u>	
			TOTAL		\$3,959.48	
			ADJ PER ENHANCMENT EVAL		\$2,667.74	
			NET DUE BY OWNER			\$1,291.74
OVIDIO& BLANCA CRUZ 3827 MICAN DR DALLAS, TX 75212	7	1/7160	50 FT PVMT 29 FT WALK 22.6 SY DR(16'wide)	\$75.52 \$8.34 \$43.43	\$3,776.00 \$241.86 <u>\$981.52</u>	
			TOTAL		\$4,999.38	
			ADJ PER ENHANCMENT EVAL		\$3,187.69	
			NET DUE BY OWNER			\$1,811.69
ROSALINDA DIAZ 3831 MICAN DRIVE DALLAS, TX 75212	8	1/7160	60 FT PVMT 33 FT WALK 23.8 SY DR(17'wide)	\$75.52 \$8.34 \$43.43	\$4,531.20 \$275.22 <u>\$1,033.63</u>	
			TOTAL		\$5,840.05	
			ADJ PER ENHANCMENT EVAL		\$3,985.62	
			NET DUE BY OWNER			\$1,854.43
HUMBERTO ROCHA & PONCIANA ROCHA 3841 MICAN DR DALLAS, TX 75212	9 & 10	1/7160	120 FT PVMT 99 FT WALK 16 FT DRIVE	\$75.52 \$8.34 No Cost	\$9,062.40 \$825.66 <u>\$0.00</u>	
			TOTAL		\$9,888.06	
			ADJ PER ENHANCMENT EVAL		\$7,675.23	
			NET DUE BY OWNER			\$2,212.83

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EAGLE FORD PLAZA						
JOE L & YOLANDA R CARDOZA 3851 MICAN DRIVE DALLAS, TX 75212	11	1/7160	59 FT	PVMT	\$75.52	\$4,455.68
	3847		33 FT	WALK	\$8.34	\$275.22
	Mican Dr		25.6 SY	DR(16'wide)	\$43.43	<u>\$1,111.81</u>
			TOTAL			\$5,842.71
			ADJ PER ENHANCMENT EVAL			\$3,949.19
		NET DUE BY OWNER				\$1,893.52
JOE L & YOLANDA R CARDOZA 3851 MICAN DRIVE DALLAS, TX 75212	12	1/7160	60 FT	PVMT	\$75.52	\$4,531.20
	3851		35 FT	WALK	\$8.34	\$291.90
	Mican Dr		24.4 SY	(DR(15'wide)	\$43.43	<u>\$1,059.69</u>
			TOTAL			\$5,882.79
			ADJ PER ENHANCMENT EVAL			\$4,006.99
		NET DUE BY OWNER				\$1,875.80
JOE L & YOLANDA R CARDOZA 3851 MICAN DRIVE DALLAS, TX 75212	13	1/7160	49 FT	PVMT	\$75.52	\$3,700.48
	3855		49 FT	WALK	\$8.34	<u>\$408.66</u>
	Mican Dr		TOTAL			\$4,109.14
			ADJ PER ENHANCMENT EVAL			\$2,704.81
			NET DUE BY OWNER			
RIGOBERTO CARDOZA 3711 SCHUSTER DR DALLAS, TX 75212	14	1/7160	60 FT	PVMT	\$75.52	\$4,531.20
	3903		43 FT	WALK	\$8.34	\$358.62
	Mican Dr		17.7 SY	DR(12'wide)	\$43.43	<u>\$768.71</u>
			TOTAL			\$5,658.53
			ADJ PER ENHANCMENT EVAL			\$3,894.86
		NET DUE BY OWNER				\$1,763.67

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EAGLE FORD PLAZA						
JUAN CARLOS GARCIA	15	1/7160	60 FT PVMT	\$75.52	\$4,531.20	
3909 MICAN DRIVE			32 FT WALK	\$8.34	\$266.88	
DALLAS, TX 75212			14 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$4,798.08	
			ADJ PER ENHANCMENT EVAL		\$3,464.64	
			NET DUE BY OWNER			\$1,333.44
JUAN CARLOS GARCIA	16	1/7160	40 FT PVMT	\$75.52	\$3,020.80	
3909 MICAN DRIVE	3915		18 FT WALK	\$8.34	\$150.12	
DALLAS, TX 75212	Mican Dr		12 FT DRIVE	No Cost	<u>\$0.00</u>	
			TOTAL		\$3,170.92	
			ADJ PER ENHANCMENT EVAL		\$1,895.86	
			NET DUE BY OWNER			\$1,275.06
CITY OF DALLAS	17	1/7160				
1500 MARILLA ST	3919		NO ASSESSMENT			
DALLAS, TX 75201	Mican Dr		CITY OF DALLAS			
SOUTHSIDE OF STREET						
LUDIVINIA T RODRIGUEZ	1	7/7160	120 FT PVMT	\$75.52	\$9,062.40	
3909 MICAN DRIVE	3840		120 FT WALK	\$8.34	<u>\$1,000.80</u>	
DALLAS, TX 75212	Pluto St		TOTAL		\$10,063.20	
			ADJ PER ENHANCMENT EVAL		\$8,362.80	
			NET DUE BY OWNER			\$1,700.40

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EAGLE FORD PLAZA						
RENE VALENCIA & DORA DELGADO VALENCIA 3846 MICAN DRIVE DALLAS, TX 75212	9	6/7160	95 FT PVMT 66 FT WALK 14 SY DR(9'wide) 10 FT DRIVE	\$75.52 \$8.34 \$43.43 No Cost	\$7,174.40 \$550.44 \$608.02 <u>\$0.00</u>	
			TOTAL		\$8,332.86	
			ADJ PER ENHANCMENT EVAL		\$6,553.63	
			NET DUE BY OWNER			\$1,779.23
LETICIA & MIGUEL PEREZ 3842 MICAN DRIVE DALLAS, TX 75212	8	6/7160	60 FT PVMT 38 FT WALK 12 FT DRIVE	\$75.52 \$8.34 No Cost	\$4,531.20 \$316.92 <u>\$0.00</u>	
			TOTAL		\$4,848.12	
			ADJ PER ENHANCMENT EVAL		\$3,489.66	
			NET DUE BY OWNER			\$1,358.46
NOE MARTINEZ 3836 MICAN DRIVE DALLAS, TX 75212	7	6/7160	60 FT PVMT 40 FT WALK 10 FT DRIVE	\$75.52 \$8.34 No Cost	\$4,531.20 \$333.60 <u>\$0.00</u>	
			TOTAL		\$4,864.80	
			ADJ PER ENHANCMENT EVAL		\$3,498.00	
			NET DUE BY OWNER			\$1,366.80
MAURO ORNELAS 3509 ABILENE STREET DALLAS, TX 75212	6	6/7160 3832 Mican Dr	60 FT PVMT 36 FT WALK 14 FT DRIVE	\$75.52 No Cost No Cost	\$4,531.20 <u>\$0.00</u> <u>\$0.00</u>	
			TOTAL		\$4,531.20	
			ADJ PER ENHANCMENT EVAL		\$3,331.20	
			NET DUE BY OWNER			\$1,200.00

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
EAGLE FORD PLAZA						
JIMMY GOMEZ JR & ALVIN GOMEZ 3826 MICAN DRIVE DALLAS, TX 75212	5	6/7160	59 FT PVMT 35 FT WALK 21.9 SY DR(18'wide)	\$75.52 \$8.34 \$43.43	\$4,455.68 \$291.90 <u>\$951.12</u>	
			TOTAL		\$5,698.70	
			ADJ PER ENHANCMENT EVAL		\$3,877.19	
			NET DUE BY OWNER			\$1,821.51
HERIBERTO C TAMEZ 3822 MICAN DRIVE DALLAS, TX 75212	4	6/7160	78 FT PVMT 54 FT WALK 23.2 FT DR(14'wide)	\$75.52 \$8.34 \$43.43	\$5,890.56 \$450.36 <u>\$1,007.58</u>	
			TOTAL		\$7,348.50	
			ADJ PER ENHANCMENT EVAL		\$5,419.53	
			NET DUE BY OWNER			\$1,928.97
HERIBERTO CARDOZA E 3812 MICAN DRIVE DALLAS, TX 75212	3	6/7160	60 FT PVMT 38 FT WALK 17 FT DRIVE	\$75.52 \$8.34 No Cost	\$4,531.20 \$316.92 <u>\$0.00</u>	
			TOTAL		\$4,848.12	
			ADJ PER ENHANCMENT EVAL		\$3,489.66	
			NET DUE BY OWNER			\$1,358.46
HERIBERTO CARDOZA JI & LETICIA CARDOZA 3802 MICAN DRIVE DALLAS, TX 75212	2	6/7160	60 FT PVMT 32 FT WALK 28.1 SY DR(18'wide)	\$75.52 \$8.34 \$43.43	\$4,531.20 \$266.88 <u>\$1,220.38</u>	
			TOTAL		\$6,018.46	
			ADJ PER ENHANCMENT EVAL		\$4,074.83	
			NET DUE BY OWNER			\$1,943.63

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

SHALL BE PAVED FROM CURB TO CURB WITH 6-INCH THICKNESS 4000-POUNDS PER SQUARE INCH REINFORCED CONCRETE PAVEMENT; WITH 6-INCH LIME STABILIZED BASE; WITH 6-INCH HEIGHT INTEGRAL CURBS; WITH 6-INCH THICKNESS REINFORCED CONCRETE DRIVE APPROACH; WITH 4-INCH THICKNESS REINFORCED CONCRETE SIDEWALKS 5 FEET WIDE; SO THAT THE ROADWAY SHALL BE 26 FEET IN WIDTH

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT
			EAGLE FORD PLAZA			
JOSE L GONZALEZ	1	6/7160	45 FT PVMT	\$75.52	\$3,398.40	
3802 MICAN DRIVE			14 FT DRIVE	No Cost	\$0.00	
DALLAS, TX 75212			TOTAL		\$3,398.40	
			ADJ PER ENHANCMENT EVAL		\$2,198.40	
			NET DUE BY OWNER			\$1,200.00

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

TOTAL PROPERTY OWNERS' COST ASSESSMENTS	\$131,950.10	
ADJUSTMENTS PER ENHANCEMENT EVALUATION	\$93,402.05	
NET DUE BY OWNER		\$38,548.05
TOTAL CITY OF DALLAS' COST - PAVING	\$542,115.95	
TOTAL CITY OF DALLAS' COST - DRAINAGE	\$274,748.60	
TOTAL DALLAS WATER UTILITIES COST WATER AND WASTEWATER MAIN CONSTRUCTION	\$332,706.97	
TOTAL CITY OF DALLAS' COST		\$1,149,571.52
TOTAL COST OF IMPROVEMENTS		\$1,188,119.57



REPORT #16-07

Enhancement Evaluation Study Project: Street Group 12-458



**For: City Of Dallas, Public Works Dept.
Elisa Williams, Project Coordinator
Oak Cliff Municipal Center
320 E. Jefferson Boulevard, Room 307 Dallas,
Texas 75203**

**By: Con-Real, LP
Troy C. Alley Jr., COO
8150 N. Central Expressway
Suite M1120
Dallas, Texas 75206**

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

Date of Inspection:	April 29, 2016
Effective Date of Study:	May 1, 2016
Date of Transmittal:	May 9, 2016
Subject Property:	Various Residential & Land Properties
Location:	Arizona Avenue from Kiest Boulevard to Saner Avenue; Mcvey Avenue from Seevers Avenue to Marsalis Avenue; Mican Drive From Schofield Drive to Dead-end, Dallas, Dallas County, Texas
Zoning Classifications:	Single Family Community Retail District Multifamily District
Current Use:	Single Family Dwellings or Vacant Land
Highest & Best Use:	Residential Uses
Purpose of Study:	The purpose of this study is to estimate the value of the enhancement, if any, to the properties in the defined enhancement study area based on the completion of the proposed street, sidewalk and driveway improvements that affect the subject properties as of April 29, 2016.
Function of Study:	The function of this enhancement study is to assist the City of Dallas in estimating a fair and reasonable amount of the actual costs of the street, sidewalk and driveway improvements that the subject property owners should be levied based on the estimated market value enhancement to each property due to the proposed improvements by the City of Dallas.
Scope of Study:	The scope of this study encompasses the inspection of the subject properties, neighborhood and comparable properties. It also includes the collection of macro and micro data pertinent to the assignment. Further, the analysis of data is undertaken in order to support a conclusion of estimated value for the enhancement, if any, to the subject properties.



GENERAL DATA

Description for Street Group 12-458 Project:

Consists of two different areas:

1.) Arizona Avenue from Kiest Boulevard to Saner Avenue, Mcvey Avenue to Marsalis Avenue, Dallas, Dallas County, Texas (Mapsco – Dallas 54 Z).

2.) Mican Drive From Schofield Drive to Dead-end, Dallas, Dallas County, Texas (Mapsco – Dallas 42 M)

Property Owners: Varied (see tables on pages 30-54)

Street Group Including Streets: Arizona Avenue from Kiest Boulevard to Saner Avenue, Mcvey Avenue to Marsalis.

Area Description: The Oak Cliff area of Dallas; a mix of residential and small commercial developments; East Keist Blvd, East Corning Ave, East McVey, E Brownlee Ave, and East Saner Ave, are the major roadways.

Oak Cliff Area Boundaries: Saner Avenue (North), Kiest Blvd (South), Beckley (West), and Marsalis Avenue

Neighborhood Description: The residential neighborhood with schools, parks, churches, small retail and commercial businesses; level to rolling terrain.

Property Values: \$20,000 - \$60,000 Residential (typical)

Demand/Supply: Stable/Adequate

Neighborhood Land Use: 85% residential; 15% retail, commercial and parks

Neighborhood Trend & Probable Changes: Neighborhood is stable; no anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Single Family Residences, Community Retail District, and Multifamily District

Highest and Best Use: Residential Uses

Utilities: All available

STREET GROUP INCLUDING STREETS: Mican Drive From Schofield Drive to Dead-end, Dallas, Dallas County, Texas. (Mapsco – Dallas 42 M)



STREET GROUP INCLUDING STREETS: Mican Drive From Schofield Drive to Dead-end, Dallas, Dallas County, Texas. (Mapsco – Dallas 42 M)

Area Description: The West Dallas area; a mix of residential and small commercial, and industrial developments; Bernal Drive and Singleton Boulevard, are the major roadways.

West Dallas Area Boundaries: Mexicana (North), Singleton Boulevard (South), Hammerly (West), and Norwich (East).

Neighborhood Description: The residential neighborhood with schools, parks, industrial warehouses; level to rolling terrain.

Property Values: \$ 20,000 - \$70,000 Residential (typical)

Demand/Supply: Stable/Adequate

Neighborhood Land Use: 70% residential; 30% industrial warehouses, commercial and parks

Neighborhood Trend & Probable Changes: Neighborhood is stable; no anticipated changes

Factors Affecting the Neighborhood: No adverse factors noted

Zoning Classification of Project Area: Single Family Residences, Community Retail District,

Highest and Best Use: Residential Uses

Utilities: All available



Easements, Encumbrances, Special Assessments: None noted

FEMA Flood Zone: X500 - No Flood Plain

FEMA Map No.: (Oak Cliff Area- Mapsco Dallas 54 Z) 48113C0480K dated 7/07/2014,
(West Dallas-Mapsco Dallas 42 M) 48113C0320J dated 08/23/2001

Known or Apparent Environmental Hazards: No environmental hazards noted.

IMPROVEMENT ANALYSIS

General Description and Use: The project area is generally single family residences.

Size and Shape: Various

Comments: Based only on a cursory inspection, the improvements in the project area appeared to be in fair to poor condition at the time of inspection.



PAVING ENHANCEMENT STUDY

A paving assessment study is a method of allocating assessments for public improvements, to the properties specially benefitted, in proportion to the special benefit derived by each property from the project.

Nearly a century ago, the United States Supreme Court recognized in the case of *Norwood v. Baker* that the principle underlying special assessments to meet the costs of public improvements is that the property upon which they are imposed is peculiarly benefitted, and therefore, the owners do not, in fact, pay anything in excess of what they receive by reason of such improvement.¹

Valid recommended assessments from a paving enhancement study prepared for a final assessment roll meet the following two criteria:

- They are equal to or less than the benefit accruing to that particular parcel.
- They are fair and in proportion to the special benefit derived by that parcel and all other parcels due to the project.

Significant variance in the assessment is sometimes noted on adjacent properties. This can result from the influence of factors including, but not limited to, existing building improvements, differences in zoning or projected intensity of use, corner influence, terrain, ratio of frontage to area, or changes in access characteristics.²

The question is whether a measurable benefit to properties abutting municipal improvements could be realized in the foreseeable future. In addressing this the Texas Court of Appeals quoted Iowa case law.

The benefits to be derived in such cases are ordinarily not instant upon the inception or completion of the improvement, but materialize with developments of the future. They are nonetheless benefits because their full fruition is postponed, or because the present use to which the property is devoted is not of a character to be materially affected by the improvement.³

The analyst employed an approach, as outlined in an article authored by *Robert Martin and Nicholas Ordway* as published in *The Appraisal Journal*, October 1985, that has been deemed an industry standard for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. This method is the Sales Comparison Method that employs the sales of properties that are located on both unimproved and improved streets in the area, or similar type areas for purposes of comparing the prices paid for properties

¹ *Norwood v. Baker*, 172 U.S. 269, 43 L. Ed. 443, 19 S. Ct. 187 (1898).

² Charles R. Macaulay, MAI, SRA "Special Benefit/Proportionate Assessment Funding for Public Improvements" *The Appraisal Journal*, January 1997

³ *Page v. City of Lockhart*, 397 S.W. 2d 113, 119 (1965).



that have and do not have curb/gutters/sidewalks.

In addition to the Sales Comparison method, the analyst conducted a Market Data Analysis and enlisted the advice and counsel of persons knowledgeable in the field of real estate and government officials with experience dealing with paving enhancement operations. Combined, we believe that a fair and reasonable opinion can be concluded.

Market Value:

The price which a property should bring when it is offered for sale by one who desires, but is not obligated to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonable adaptable and for which it either is or in all reasonable probability will become available within the reasonable future. (See City of Austin v. Cannizzo, 267 S.W. 2d.808 (Tex. 1954).

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what he considers his own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

The definition above is quoted directly from Section 7.3025 of the Office of Comptroller of the Currency, March 1990.



EVALUATION ANALYSIS

The improvements proposed by the City of Dallas are to include new concrete paving of the streets which includes concrete curbs and gutters, concrete sidewalks and concrete drives (approaches) where necessary. In the Enhancement Study performed by the City of Dallas, the City calculated a Lineal Foot, Square Foot or Square Yard price in order to estimate the actual cost for each property for the proposed improvements. A summary of the assessment values presented in the study are as follows:

The assessed value of the enhancement was based on \$15.75 to \$75.52 per lineal foot for the concrete paving, \$4.17 to \$8.34 per lineal foot for the concrete sidewalks and \$43.43 per square yard for the concrete drives. Properties that have existing sidewalks and drives are not being assessed for the new improvements that take the place of the current improvements. This is one method of estimating the value the improvements enhance the assessed value of the subject, however, there are other ways to analyze the value the sidewalk improvements enhance the property.

We have reviewed the study performed by the City of Dallas pertaining to the subject properties regarding assessments to the property owners for the construction of the sidewalk improvements. In addition to that study, we have tested another approach that we deem reasonable for estimating an equitable assessment to the property owners for any enhancements they might receive from the improvements. The most suitable is the Sales Comparison Method that employs the sales of vacant tracts of land and improved properties in the area or similar type areas for purposes of comparing the prices paid for properties that have and do not have curb/gutters/sidewalks. Concrete driveways do not play an important role in analyzing sales of unimproved properties since the builder/contractor is responsible for constructing a new driveway when building a new structure.



SALES COMPARISON METHOD

This method involves comparing the sales prices of recent sales of vacant tracts of land with and without existing curb/gutter/sidewalks and forming an opinion as to how much, if any, a purchaser is willing to pay for a property that has existing curb/gutter/sidewalk improvements over a tract that does not have those improvements.

The subject's area was searched for recent sales of a variety of vacant residential lots and non-residential tracts that were similar in size and location to the subject properties so that a comparative analysis of each type could be performed. This search provided very few sales of properties that did not have curbs/gutters/sidewalks due to the fact that most all of the streets in the area have these features. As such, the search was expanded to areas outside of the subjects immediate area in order to locate a sufficient number of sales of vacant lots/tracts with and without curbs/gutters/sidewalks. Numerous sales were located and examined and from this vast number of sales only a few were found that could be used for comparative analysis purposes. The subject properties employed in the analysis include both vacant residential lots and non-residential lots, and while the structures and areas employed in this analysis may not be truly comparable to the properties involved with this project, they do provide a basis for comparison between the properties with curbs/gutters/sidewalks and properties that don't have these features.

Adjustment grids for the following types of properties are located on the following pages:

- 1) Residential Sales – Improved Street vs. Unimproved Streets
- 2) Land Sales - Unimproved Street vs. Improved Streets



RESIDENTIAL LOT "Representation Of Subject Property" (will be employed as the subject lot)



Mapsc:	65 F Dallas
Location:	1607 Waweenoc Ave, Dallas, Texas
Grantor:	Brown Simon & Associates LLC
Grantee:	Kimberly K Ikovie
Date of Sale:	October 28, 2014
Recording Data:	201400276216
County:	Dallas
Size:	828 SF
Shape:	Rectangular
Zoning:	Single Family District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	\$28,500
Per SF:	\$34.42
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$28,500
Per SF:	\$34.42
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.



RESIDENTIAL SALE NO. 1



Mapsc:	56Y Dallas
Location:	3810 Le Forge Ave, Dallas, Texas
Grantor:	Thomas W Benjamin Jr.
Grantee:	Janice Faye Price
Date of Sale:	April 4, 2015
Recording Data:	201500091929
County:	Dallas
Size:	696 SF
Shape:	Irregular
Zoning:	Single Family District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	\$25,000
Per SF:	\$35.92
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$25,000
Per SF:	\$35.92
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane major neighborhood street which is not improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.



RESIDENTIAL SALE NO. 2



Mapsc:	65 G Dallas
Location:	1628 Kingsley Drive, Dallas, Texas
Grantor:	MidFirst Bank
Grantee:	Isabel Starkus
Date of Sale:	April 3, 2015
Recording Data:	201500089683
County:	Dallas
Size:	756 SF
Shape:	Basically Rectangular
Zoning:	Single Family District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	\$25,090
Per SF:	\$33.19
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$25,090
Per SF:	\$33.19
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which is not improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.







RESIDENTIAL SALE NO. 3



Mapsc:	55 J Dallas
Location:	2523 Harlandale Ave, Dallas, Texas
Grantor:	JTREQ Inc
Grantee:	Mark A & Marcelina Guerrero
Date of Sale:	April 10, 2016
Recording Data:	201500090580
County:	Dallas
Size:	1,150 SF
Shape:	Basically Rectangular
Zoning:	Single Family District
Utilities:	City Sewer, City Water
Topography:	Basically Level
Consideration:	\$49,500
Per SF:	\$43.04
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$49,500
Per SF:	\$43.04
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which is not improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.

**Residential Lot Sales
Unimproved Street vs. Improved Streets**

				
Location	Representation of Subject Property 1607 Waweenoc Ave Dallas, Texas	Sale 1 3810 Le Forge Ave Dallas, Texas	Sale 2 1628 Kingsley DR Dallas, Texas	Sale 3 2523 Harlandale Ave Dallas, Texas
Sales Price/ Per Square Foot	\$34.42	\$35.92	\$33.19	\$43.04
Eff. Sale Price	\$34.42	\$35.92	\$33.19	\$43.04
Size/SF	828	696	756	1,150
	-0-	+5%	-0-	-5%
Curbs/Gutters	Yes	No	No	No
Location	Average	Similar	Similar	Similar
	-0-	-0-	-0-	-0-
Condition	Average	Similar	Similar	Similar
	-0-	-0-	-0-	-0-
Percentage Adjustment		(+5%)	0%	(-5%)
Net Adjustment		\$1.80	\$0.00	\$2.15
Adjusted Sale Price	\$34.42	\$37.72	\$33.19	\$40.89

The Representation of the Subject's Property, at 1607 Waweenoc Avenue is an 828 square foot lot that **did** have curbs/gutters or sidewalks and sold for \$34.42 per square foot. The three other sales **did not** have curbs/gutters and sidewalks on their sites and sold at prices ranging from \$33.19 to \$43.03 per square foot. All of the sales are located within a three-mile radius and each have similar locational characteristics in regards to surrounding developments, type of homes and assessed lot and dwelling values. The main difference between the sales is their respective sizes. Sale 2 had similar features as the subject lot, with the exception of the smaller size. Sale 1 was adjusted upward for its smaller size by 5% and Sales 3 was 5% adjusted downward for its larger size in comparison to the Representation of Subject Property (1607 Waweenoc Avenue). Since Sale 3 is larger in size and similarity to the Representation of the Subject's Property, its adjusted sales price will not be used as a valuable price comparable.

After making any warranted adjustments to the sales comparables, a value range of \$33.19 to \$37.79 per square foot was derived from Sale 1 & 2. Based on the sales prices of these sales, and taking into account any locational or site differences, it did not appear that there was any great variance in the prices paid for the two separate types of properties.



LAND SALE "Representation Of Subject Property" (will be employed as the subject lot)



Mapsc:	59P Dallas
Location:	9428 Paramount Avenue, Dallas, Texas
Grantor:	Matthew Bashover
Grantee:	Marcial Medina
Date of Sale:	August 30, 2013
Recording Data:	201300276231
County:	Dallas
Size:	10,301 SF
Shape:	Rectangular
Zoning:	R-7(A)- Residential
Utilities:	All Available
Topography:	Basically Level
Consideration:	\$14,000
Per SF:	\$1.36
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$14,000
Per SF:	\$1.36
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which is not improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.



LAND SALE NO. 1



Mapsc:	69 K Dallas
Location:	9843 Whistler Drive, Dallas, Texas
Grantor:	Greenbriar Homes LLC
Grantee:	Acaniz Complete Service LLC
Date of Sale:	June 14, 2013
Recording Data:	201300187838
County:	Dallas
Size:	8,576 SF
Shape:	Basically Rectangular
Zoning:	R-75(A)- Residential
Utilities:	All Available
Topography:	Basically Level
Consideration:	\$12,000
Per SF:	\$1.40
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$12,000
Per SF:	\$1.40
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which is improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.



LAND SALE NO. 2






Mapsc:	57 V Dallas
Location:	6325 Pebble Avenue, Dallas, Texas
Grantor:	American National Bank
Grantee:	Reginald Deloatch
Date of Sale:	March 17, 2014
Recording Data:	201400065171
County:	Dallas
Size:	3,000 SF
Shape:	Basically Rectangular
Zoning:	TH-3(A) - Residential
Utilities:	All Available
Topography:	Basically Level
Consideration:	\$3,750
Per SF:	\$1.25
Terms:	Cash to Seller
Cash Equivalent Consideration:	\$3,750
Per SF:	\$1.25
Source:	MLS/Deed Records
Comments:	This site is located on a two-lane interior street which is improved with curbs and gutters.

Every effort has been made to verify this information, including researching deed records, tax information, appraisal district information, zoning restrictions, flood plain maps, etc. However, the State of Texas does not require disclosure of real estate sale prices or terms, therefore we are dependant upon information obtained from parties with knowledge of the transaction. This information has been obtained from reliable sources and is assumed to be correct, but is in no way guaranteed by us to be accurate. Con-Real, LP reserves the right to revise any information regarding this comparable, should more accurate data become available.



**Improved Residential Sales
Unimproved Street vs. Improved Streets**

			
Location	Representation of Subject Property 9428 Paramount Avenue Dallas, Texas	Sale 1 9843 Whistler Drive Dallas, Texas	Sale 2 6325 Pebble Avenue Dallas, Texas
Sales Price/ Per Square Foot	\$1.36	\$1.40	\$1.25
Eff. Sale Price	\$1.36	\$1.40	\$1.25
Size/SF	10,301 -0-	8,576 -0-	3,000 +5%
Curbs/Gutters	No	Yes	Yes
Location	Average -0-	Similar -0-	Similar -0-
Condition	Average -0-	Similar -0-	Similar -0-
Percentage Adjustment		0%	(+5%)
Net Adjustment		\$0.00	(+0.06)
Adjusted Sale Price	\$1.36	\$1.40	\$1.31

The Representation of Subject Property, Sale 1, at 9428 Paramount Avenue is a 10,301 square foot lot that **did not** have curbs/gutters or sidewalks and sold for \$1.36 per square foot. The two other sales **did** have curbs/gutters and sidewalks on their sites and sold at prices ranging from \$1.25 to \$1.40 per square foot. All of the sales are located in the same general area and each has similar locational characteristics in regards to surrounding developments, type of homes and assessed lot and dwelling values. The main difference between the sales is their respective sizes. In a typical residential subdivision, lot sizes are relatively constant and the prices paid for the lots is usually based on a standard-size lot meaning that if the typical sized lot is 7,500 square feet and the median sales price paid for the standard lot is \$10,200, the average lot price is \$1.36 per square foot. If an 8,500 square foot lot sells for \$11,900 the lot price would be \$1.40 per square foot, and a 6,000 square foot lot would sell for \$1.40 per square foot at a sales price of \$8,400. Sale 2 had similar features as the subject lot, with the exception of the smaller size. Sales 1 was not adjusted because of its close comparison to the Representation of Subject Property (9428 Paramount Avenue). After making any warranted adjustments to the sales comparables, a range of values of \$1.31 to \$1.40 per square foot was derived. Based on the sales prices of these sales, and taking into account any locational or site differences, it did not appear that there was any great variance in the prices paid for the two separate types of properties.

MARKET DATA ANALYSIS

In addition to the Direct Sales Comparison Method of determining whether or not the subject properties will experience any enhancement in value caused by the street improvements, the analyst also enlisted advice from several different sources. These sources included real estate brokers, city officials and other people who have engaged in similar type studies. Below is a partial list of the people who were contacted and a summary of their responses. All of the responses are based on properties that are assumed to be vacant tracts of land.

Art Phillips - Broker - Re/Max

Mr. Phillips stated that he would most likely list a property with curbs and gutters at a higher rate per square foot than one without the street improvements. He indicated that he would probably increase the asking price by approximately 5% over a tract that was located on a street without curbs, gutters or sidewalks.

Trey Neville - Broker - Site Property Company

Mr. Neville said that he would expect a property with curbs, gutters and sidewalks to command a higher price per square foot than one without and that he would list it higher. He stated that a 5% difference between the two types of properties would be fair.

John Lucas - Broker -Century 21-Mike Bowman

Unlike the other brokers, Mr. Lucas did not feel like there would be any difference in prices between the two types of properties and stated that he would not list them differently.

Johnny Bratton - Broker - Re/Max

Mr. Bratton, like Mr. Lucas, did not believe that there was any significant difference between the two properties and said he would not list them at different prices all other things being equal.

Frank Juster - Broker - Dunn Commercial

It was Mr. Justers opinion that a property with curbs, gutters and sidewalks may experience a minuscule increase in value over a property that did not have the same improvements.

Galen Morrison - Appraiser/former Right-of-Way Agent TxDOT

Mr. Morrison spent 10 years working as a right-of-way agent for Texas Department of Transportation and now works as an appraiser and a review appraiser for many TxDOT projects. Mr. Morrison stated that he believes that properties that have been improved with curbs, gutters and sidewalks experience an increase in value based on the number of projects that he has been associated with, but that the increase is very small and sometimes unquantifiable.



ASSESSMENT VALUATION PROCESS

The analyst acknowledges that the new street improvements will provide some enhancement to the overall value of the subject properties, but the improvements will not increase the value of the subject properties at the same rate the City is proposing to assess the property owners. As with all home improvements, the value of the enhancement is very rarely equal to or greater than the actual cost of the improvement. Samples of these types of improvements are: new roofs, replaced fencing, updating of flooring, kitchens, bathrooms, etc. Generally speaking, these type of repairs, renovations or enhancements cost more to replace/construct than they will ever return should the property be sold. A good example is the addition of a swimming pool. A typical swimming pool can cost \$25,000 to install, but upon resale rarely yields \$10,000 more than a similar property without a swimming pool. The same goes for a new roof. While a new roof may be a selling feature in trying to market the property, very rarely does the property owner ever realize a return on the sale of the property equal to the cost to install the new roof. The same is true with the proposed street improvements and accompanying sidewalks and drives. **Based on the market data gathered and examined by the analyst, it is my opinion that the market value of the subject properties will only experience a slight increase in value because of the proposed improvements.**

In an effort to be equitable to the property owners, given that all of the property owners are supposedly paying their fair share, it is our opinion that the property owners be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters), and that the property owners be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements. Some of the properties in the project areas already have sidewalks and drives. Those property owners should not be compelled to pay additional monies for improvements that they already have in place. In some instances, particularly on the subject parcels with large tracts of land, 10% of the assessed land value is greater than the total estimated cost of the proposed improvements. This is due to the fact that these properties typically have a large amount of road frontage and benefit from greater exposure from the street, and in those instances the estimated cost of the improvements as proposed by the City of Dallas is the recommended amount.

The Tables on the following pages identifies each of the subject properties, the assessment process employed by the City of Dallas, and finally, my estimation of a fair and reasonable value for the assessment.



ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
CORNING AVE INTERSECTS								
<i>FREEMONT</i>								
PEDRO ELIZALDE & ALFONSIA ELIZALDE 3055 ARIZONA AVE DALLAS, TX 75216	28	18/4114	43 FT PVMNT	\$75.52	\$3,247.36		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			28 FT WALK	No Cost	\$0.00	\$0.00		
			15.2 SY DR(10'Wide)	\$43.43	\$660.14	\$330.07		
						\$3,907.50		\$1,830.07
<i>FREEMONT</i>								
NICOLAS V ZAPATA & MARINA LOPEZ 3051 ARIZONA AVE DALLAS, TX 75216	27	18/4114	50 FT PVMNT	\$75.52	\$3,776.00		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			30 FT WALK	\$8.34	\$250.20	\$125.10		
			10 FT DRIVE	No Cost	\$0.00	\$0.00		
						\$4,026.20		\$1,625.10
WILLIE GREEN & JEFEREY WEEMS ETAL 711 CALCUTTA DR DALLAS, TX 75241	26	18/4114	48 FT PVMNT	\$75.52	\$3,624.96		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			48 FT WALK	\$8.34	\$400.32	\$200.16		
			Arizona Ave			\$400.32		
						\$4,025.28		\$1,700.16
JOSE G LUVIANOS & ALICIA LUVIANOS 3043 ARIZONA AVE DALLAS, TX 75216	25	18/4114	50 FT PVMNT	\$75.52	\$3,776.00		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			30 FT WALK	No Cost	\$0.00	\$0.00		
			10 FT DRIVE	No Cost	\$0.00	\$0.00		
						\$3,776.00		\$1,500.00
JUAN J BARRERA 3039 ARIZONA AVE DALLAS, TX 75216	24	18/4114	50 FT PVMNT	\$75.52	\$3,776.00		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			30 FT WALK	\$8.34	\$250.20	\$125.10		
			15.2 SY DR(10'Wide)	\$43.43	\$660.14	\$330.07		
			10 FT DRIVE	No Cost	\$0.00	\$0.00		
						\$4,686.34		\$1,955.17
GEORGE WASHINGTON 3306 SEEVERS AVE DALLAS, TX 75216	23	18/4114	49 FT PVMNT	\$75.52	\$3,700.48		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			49 FT WALK	\$8.34	\$408.66	\$204.33		
						\$4,109.14		\$1,704.33

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT	
FREEMONT									
NEREIDA VASQUEZ 3227 W LEDBETTER DR DALLAS, TX 75233	22	18/4114	50 FT PVMT	\$75.52	\$3,776.00	\$4,193.00	\$15,000 (10% of lot value (\$1,500))	\$1,500.00	
	3031		50 FT WALK	\$8.34	\$417.00			\$208.50	
	Arizona Ave							<u>\$1,708.50</u>	
LEROY WATSON & SHARON WATSON 3023 ARIZONA AVE DALLAS, TX 75216	21	18/4114	50 FT PVMT	\$75.52	\$3,776.00	\$4,193.00	\$15,000 (10% of lot value (\$1,500))	\$1,500.00	
	3027		50 FT WALK	\$8.34	\$417.00			\$208.50	
	Arizona Ave							<u>\$1,708.50</u>	
LEROY WATSON 3944 KIESTMEADOW DR DALLAS, TX 75233	20	18/4114	49 FT PVMT	\$75.52	\$3,700.48	\$3,700.48	\$23,000 (10% of lot value (\$2,300))	\$2,300.00	
	3023		49 FT DRIVE	No Cost	\$0.00			\$0.00	
	Arizona Ave							<u>\$2,300.00</u>	
CASSANDRA C THOMAS & CASON T TAYLOR 3019 ARIZONA AVE DALLAS, TX 75216	19	18/4114	50 FT PVMT	\$75.52	\$3,776.00	\$5,458.35	\$15,000 (10% of lot value (\$1,500))	\$1,500.00	
			33 FT WALK	\$8.34	\$275.22			\$137.61	
			17.2 SY DR(12'wide)	\$43.43	\$747.00			\$373.50	
			15.2 SY DR(10'wide)	\$43.43	\$660.14			\$330.07	
							<u>\$2,341.18</u>		
FME PROPERTIES LLC P O BOX 1266 HUTCHINS, TX 75141	18	18/4114	49 FT PVMT	\$75.52	\$3,700.48	\$4,737.11	\$15,000 (10% of lot value (\$1,500))	\$1,500.00	
			3015	29 FT WALK	\$8.34			\$241.86	\$120.93
			Arizona Ave	18.3 SY DR(10'wide)	\$43.43			\$794.77	\$397.39
							<u>\$2,018.32</u>		
FREEMONT									
JOSE SAUCEDO & ELPIDIA P SAUCEDO 3011 ARIZONA AVE DALLAS, TX 75216	17	18/4114	49 FT PVMT	\$75.52	\$3,700.48	\$4,580.76	\$15,000 (10% of lot value (\$1,500))	\$1,500.00	
				29 FT WALK	\$8.34			\$241.86	\$120.93
				14.7 SY DR(15'wide)	\$43.43			\$638.42	\$319.21
							<u>\$1,940.14</u>		

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
EVERDENE COBOURN & AUDREY E COBOURN 3007 ARIZONA AVE DALLAS, TX 75216	16	18/4114	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			32 FT WALK	\$8.34	\$266.88			\$133.44
			18.9 SY DR(13'wide)	\$43.43	\$820.83			\$410.42
						\$4,863.71		\$2,043.86
JOSE O MARTINEZ & MARIA MARTINEZ 2914 SEEVERS AVE DALLAS, TX 75216	15	18/4114	45 FT PVMT	\$75.52	\$3,398.40		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			20 FT WALK	\$8.34	\$166.80			\$83.40
			24.4 SY DR(15'wide)	\$43.43	\$1,059.69			\$529.85
						\$4,624.89		\$2,113.25
MCVEY ST INTERSECTS								
PATSY JENKINS EST OF 1151 ESTER RD #406 IRVING, TX 75061	24	11/4110	45 FT PVMT	\$75.52	\$3,398.40		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			45 FT WALK	No Cost	\$0.00			\$0.00
			Arizona Ave					\$3,398.40
FREEMONT								
DOROTHY M PIERRE 2943 ARIZONA AVE DALLAS, TX 75216	23	11/4110	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			40 FT WALK	No Cost	\$0.00			\$0.00
			10.8 FT DR(10'wide)	\$43.43	\$469.04			\$234.52
						\$4,245.04		\$1,734.52
JUAN ALVARADO & VITORIANO ALVARADO 2939 ARIZONA AVE DALLAS, TX 75216	22	11/4110	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			30 FT WALK	No Cost	\$0.00			\$0.00
			21.3 SY DR(15'wide)	\$43.43	\$925.06			\$462.53
						\$4,701.06		\$1,962.53

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
YOLANDA GAONA 2935 ARIZONA AVE DALLAS TX 75216	21	11/4110	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			30 FT WALK	\$8.34	\$250.20			\$125.10
			18.3 SY DR(10'wide)	\$43.43	\$794.77			\$397.39
								\$2,022.49
					\$4,820.97			
MGC PROPERTIES CO P O BOX 1181 DOWNTOWN STATION DALLAS, TX 75221	20	11/4110	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			34 FT WALK	\$8.34	\$283.56			\$141.78
			11 FT DRIVE	No Cost	\$0.00			\$0.00
								\$1,641.78
					\$4,059.56			
MIGUEL A MARQUEZ & JUDITH C MARQUEZ 718 S WAVERLY DR DALLAS TX 75208	19	11/4110	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			40 FT WALK	No Cost	\$0.00			\$0.00
			15.2 SY DR(10'wide)	\$43.43	\$660.14			\$330.07
								\$1,830.07
					\$4,436.14			
FREEMONT								
AUDENCIO B VAZQUEZ 2923 ARIZONA AVE DALLAS, TX 75216	18	11/4110	49 FT PVMT	\$75.52	\$3,700.48		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			20 FT WALK	\$8.34	\$166.80			\$83.40
			11.7 SY DR(11'wide)	\$43.43	\$508.13			\$254.07
			10 FT DRIVE	No Cost	\$0.00			\$0.00
								\$1,837.47
					\$4,375.41			
DAVID GUERRERO 2919 ARIZONA AVE DALLAS, TX 75216	17	11/4110	49 FT PVMT	\$75.52	\$3,700.48		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			29 FT WALK	\$8.34	\$241.86			\$120.93
			18.3 SY DR(10'wide)	\$43.43	\$794.77			\$397.39
								\$2,018.32
					\$4,737.11			
JOAQUIN LOPEZ & MARIA G LOPEZ 2915 ARIZONA AVE DALLAS, TX 75216	16	11/4110	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			35 FT WALK	No Cost	\$0.00			\$0.00
			15.2 SY DR(10'wide)	\$43.43	\$660.14			\$330.07
								\$1,830.07
					\$4,436.14			

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
JC LEASING LLP & COUCH KEDRIC 323 CENTRE ST DALLAS, TX 75208	15	11/4110	50 FT PVMT	\$75.52	\$3,776.00			\$1,500.00
	2911		18 FT WALK	\$8.34	\$150.12		\$15,000 (10% of lot value)	\$75.06
	Arizona Ave		17.7 SY DR(12'wide)	\$43.43	\$768.71		(\$1,500)	\$384.36
			15.2 SY DR(10'wide)	\$43.43	\$660.14			\$330.07
					\$5,354.97			\$2,289.49
DONACIANO VASQUEZ 2907 ARIZONA AVE DALLAS, TX 75216	14	11/4110	50 FT PVMT	\$75.52	\$3,776.00			\$1,500.00
			29 FT WALK	\$8.34	\$241.86		\$15,000 (10% of lot value)	\$120.93
			22.6 SY DR(16'wide)	\$43.43	\$981.52		(\$1,500)	\$490.76
						\$4,999.38		\$2,111.69
BROWNLEE AVE INTERSECTS								
DONACIANO VASQUEZ 2907 ARIZONA AVE DALLAS, TX 75216	13	11/4110	45 FT PVMT	\$75.52	\$3,398.40			\$1,500.00
	2901		11 FT WALK	\$8.34	\$91.74		\$15,000 (10% of lot value)	\$45.87
	Arizona Ave		24 FT DRIVE	No Cost	\$0.00		(\$1,500)	\$0.00
						\$3,490.14		\$1,545.87
DAVID CASTRELLON MARIA CASTRELLON 2847 ARIZONA AVE DALLAS, TX 75216	24	4/4106	45 FT PVMT	\$75.52	\$3,398.40			\$1,500.00
			25 FT WALK	\$8.34	\$208.50		\$15,000 (10% of lot value)	\$104.25
			10 FT DRIVE	No Cost	\$0.00		(\$1,500)	\$0.00
						\$3,606.90		\$1,604.25
ALEJANDRO RIOS 2843 ARIZONA AVE DALLAS, TX 75216	23	4/4106	49 FT PVMT	\$75.52	\$3,700.48			\$1,500.00
			24 FT WALK	\$8.34	\$200.16		\$15,000 (10% of lot value)	\$100.08
			27.5 SY DR(20'wide)	\$43.43	\$1,194.33		(\$1,500)	\$597.17
						\$5,094.97		\$2,197.25
DAVID R HAWKINS P O BOX 901 ROCKWALL, TX 75087	22	4/4106	50 FT PVMT	\$75.52	\$3,776.00			\$1,500.00
	2839		50 FT WALK	\$8.34	\$417.00		\$15,000 (10% of lot value)	\$208.50
	Arizona Ave						(\$1,500)	\$1,708.50
						\$4,193.00		

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
FRANCISCO J CASTILLO DIANA S GARCIA 2835 ARIZONA AVE DALLAS, TX 75218	21	4/4106	49 FT PVMT	\$75.52	\$3,700.48		\$15,000 (10% of lot value { \$1,500})	\$1,500.00
			27 FT WALK	\$8.34	\$225.18			\$112.59
			12 FT DRIVE	No Cost	\$0.00			\$0.00
						\$3,925.66		\$1,612.59
<i>FREEMONT</i>								
SANTANA ALVARADO & JULIANA ALVARADO 2831 ARIZONA AVE DALLAS, TX 75216	20	4/4106	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value { \$1,500})	\$1,500.00
			22 FT WALK	\$8.34	\$183.48			\$91.74
			18 FT DRIVE	No Cost	\$0.00			\$0.00
						\$3,959.48		\$1,591.74
STEVE TEMPLE COGIC 2827 ARIZONA AVE DALLAS, TX 75216	19	4/4106	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value { \$1,500})	\$1,500.00
			30 FT WALK	\$8.34	\$250.20			\$125.10
			10 FT DRIVE	No Cost	\$0.00			\$0.00
						\$4,026.20		\$1,625.10
STEVE TEMPLE COGIC 2827 ARIZONA AVE DALLAS, TX 75216	18	4/4106	49 FT PVMT	\$75.52	\$3,700.48		\$15,000 (10% of lot value { \$1,500})	\$1,500.00
			2823 49 FT WALK	\$8.34	\$408.66			\$204.33
			Arizona Ave					
						\$4,109.14		\$1,704.33
STEVEN TEMPLE CHURCH OF GOD IN CHRIST 2805 ARIZONA AVE DALLAS, TX 75216	17	4/4106	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value { \$1,500})	\$1,500.00
			2819 50 FT WALK	\$8.34	\$417.00			\$208.50
			Arizona Ave					
						\$4,193.00		\$1,708.50
STEVEN TEMPLE CHURCH OF GOD IN CHRIST 344 E SANER AVE DALLAS, TX 75216	16	4/4106	49 FT PVMT	\$75.52	\$3,700.48		\$15,000 (10% of lot value { \$1,500})	\$1,500.00
			2815 45 FT WALK	\$8.34	\$375.30			\$187.65
			Arizona Ave					
						\$4,075.78		\$1,687.65

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
<i>FREEMONT</i>								
STEVEN TEMPLE CHURCH OF GOD IN CHRIST 344 E SANER AVE DALLAS, TX75216	13A	4/4106	135 FT 96 FT 24 FT 15 FT	PVMT WALK DRIVE DRIVE	\$73.35 No Cost No Cost No Cost	\$9,902.25 \$0.00 \$0.00 \$0.00	\$43,470 (10% of lot value (\$4,347)	\$4,347.00 \$0.00 \$0.00 \$0.00
						\$9,902.25		\$4,347.00
EAST SIDE OF STREET								
ROWE & ROWE REAL ESTATE 445 E FM 1382 STE 3 CEDAR HILL, TX 75104	1	5/4115	27 FT 18 FT 45 FT	PVMT PVMT WALK	\$73.35 \$75.52 \$8.34	\$1,980.45 \$1,359.36 \$375.30	\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$0.00 \$187.65
						\$3,715.11		\$1,687.65
ROWE & ROWE REAL ESTATE 445 E FM 1382 STE 3 CEDAR HILL, TX 75104	2	5/4115	49 FT 49 FT	PVMT WALK	\$75.52 \$8.34	\$3,700.48 \$408.66	\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$204.33
						\$4,109.14		\$1,704.33
JOSE MEDINA & ORANNA LOVATO 816 ROCK CREEK LN RED OAK, TX 75154	3	5/4115	50 FT 39 FT 11.7 SY	PVMT WALK DR(11'wide)	\$75.52 No Cost \$43.43	\$3,776.00 \$0.00 \$508.13	\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$0.00 \$254.07
						\$4,284.13		\$1,754.07
JOSE I MEDINA & ORANNA M MEDINA 816 ROCK CREEK DALLAS, TX 75154	4	5/4115	50 FT 50 FT	PVMT WALK	\$75.52 \$8.34	\$3,778.00 \$417.00	\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$208.50
						\$4,193.00		\$1,708.50

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
<i>FREEMONT ADDN</i>								
MARCELO ZUBIRI JR 2818 ARIZONA AVE DALLAS, TX 75216	5	5/4115	50 FT PVMT 37 FT WALK 22 SY DR(13'wide)	\$75.52 \$8.34 \$43.43	\$3,776.00 \$308.58 \$955.46		\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$154.29 \$477.73
						\$5,040.04		\$2,132.02
AUGUSTINA VILLEGAS 2822 ARIZONA AVE DALLAS, TX 75216	6	5/4115	50 FT PVMT 30 FT WALK 10.8 SY DR(10'wide) 10.8 SY DR(10'wide)	\$75.52 No Cost \$43.43 \$43.43	\$3,776.00 \$0.00 \$469.04 \$469.04		\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$0.00 \$234.52 \$234.52
						\$4,714.09		\$1,969.04
CHARLES B DANIEL EST OF P O BOX 226842 DALLAS, TX 75222	7	5/4115 2826 Arizona Ave	50 FT PVMT 40 FT WALK 10.8 SY DR(10'wide)	\$75.52 No Cost \$43.43	\$3,776.00 \$0.00 \$469.04		\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$0.00 \$234.52
						\$4,245.04		\$1,734.52
LUZ MARIA ARROYOS 3118 S EWING AVE DALLAS, TX 75216	8	5/4115 2830 Arizona Ave	50 FT PVMT 50 FT WALK	\$75.52 \$8.34	\$3,776.00 \$417.00		\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$208.50
						\$4,193.00		\$1,708.50
JUAN C RODRIGUEZ & MARIA R RODRIGUEZ 2834 ARIZONA AVE DALLAS, TX 75216	9	5/4115	50 FT PVMT 30 FT WALK 10 FT DRIVE 10 FT DRIVE	\$75.52 No Cost No Cost No Cost	\$3,776.00 \$0.00 \$0.00 \$0.00		\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$0.00 \$0.00 \$0.00
						\$3,776.00		\$1,500.00

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
<i>FREEMONT</i>								
ANGEL TORRES & ROBERTO VASQUEZ 1915 GLENFIELD AVE DALLAS, TX 75224	10 2838	5/4115 Arizona Ave	49 FT PVMT 39 FT WALK 15.2 SY DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$325.26 \$660.14		\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$162.63 \$330.07 <u>\$1,992.70</u>
						\$4,685.88		
ANTONIO ZURITA & ARACELI VASQUEZ 2842 ARIZONA AVE DALLAS, TX 75216	11	5/4115	49 FT PVMT 39 FT WALK 15.2 SY DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$325.26 \$660.14		\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$162.63 \$330.07 <u>\$1,992.70</u>
						\$4,685.88		
DELFINO VASQUEZ & PETRA DIAZ 2846 ARIZONA AVE DALLAS, TX 75216	12	5/4115	45 FT PVMT 33 FT WALK 17.7 SY DR(12'wide)	\$75.52 \$8.34 \$43.43	\$3,398.40 \$275.22 \$768.71		\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$137.61 \$384.36 <u>\$2,021.97</u>
						\$4,442.33		
BROWN LEE AVE INTERSECTS								
RUBY CHAMBERS 2902 ARIZONA AVE DALLAS, TX 75216	Pt L11 50x100	12/4118	25 FT PVMT 20 FT PVMT 34 FT WALK 16.5 SY DR(11'wide)	\$75.52 \$73.35 \$8.34 \$43.43	\$1,888.00 \$1,467.00 \$283.56 \$716.60		\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$0.00 \$141.78 \$358.30 <u>\$2,000.08</u>
						\$4,355.16		
RAUL GOMEZ & MARGARITA GOMEZ 527 ARCHER AVE DALLAS, TX 75211	2 2906	12/4118 Arizona Ave	50 FT PVMT 40 FT WALK 15.2 SY DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,776.00 \$333.60 \$660.14		\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$166.80 \$330.07 <u>\$1,996.87</u>
						\$4,769.74		

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
<i>FREEMONT</i>								
ANTONIO C CARDENAS & MARIA DE LA LUZ LOZANO 2910 ARIZONA AVE DALLAS, TX 75216	3	12/4118	49 FT PVMT	\$75.52	\$3,700.48			\$1,500.00
			28 FT WALK	\$8.34	\$233.52		\$15,000 (10% of lot value	\$116.76
			15.2 SY DR(10'wide)	\$43.43	\$660.14		(\$1,500)	\$330.07
			11 FT DRIVE	No Cost	\$0.00		\$0.00	
					\$4,594.14		<u>\$1,946.83</u>	
ORLANDO MALCOLM & MARY MALCOLM 777 CUSTER RD APT 6-1 RICHARDSON, TX 75080	4	12/4118	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value	\$1,500.00
			50 FT WALK	\$8.34	\$417.00		(\$1,500)	\$208.50
					\$4,193.00			
BERONICA VASQUEZ 2918 ARIZONA AVE DALLAS, TX 75216	5	12/4118	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value	\$1,500.00
			40 FT WALK	\$8.34	\$333.60		(\$1,500)	\$166.80
			13.9 SY DR(10'wide)	\$43.43	\$603.68			\$301.84
					\$4,713.28			
BEHZABETH Y GARCIA & MARGARITO I GARCIA 3227 W LEDBETTER DR DALLAS, TX 75233	6	12/4118	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value	\$1,500.00
			40 FT WALK	\$8.34	\$333.60		(\$1,500)	\$166.80
			10 FT DRIVE	No Cost	\$0.00			\$0.00
					\$4,109.60			
EDWARD MINOR & EDITH M MINOR P O BOX 146 DALLAS, TX 75221	7	12/4118	49 FT PVMT	\$75.52	\$3,700.48		\$15,000 (10% of lot value	\$1,500.00
			19 FT WALK	\$8.34	\$158.46		(\$1,500)	\$79.23
			18.7 SY DR(20'wide)	\$43.43	\$812.14			\$406.07
			15.2 SY DR(10'wide)	\$43.43	\$660.14			\$330.07
								\$5,331.22

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
<i>FREEMONT</i>								
FRANCISCO J MARTINEZ BLANCA E VILLEGAS 2930 ARIZONA AVE DALLAS, TX 75216	8	12/4118	50 FT PVMT 40 FT WALK 10 FT DRIVE	\$75.52 \$8.34 No Cost	\$3,776.00 \$333.60 \$0.00	\$4,109.60	\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$166.80 \$0.00 <u>\$1,666.80</u>
YESICA M GALINDEZ & PADILLA M BACILIDES 2934 ARIZONA AVE DALLAS, TX 75216	9	12/4118	49 FT PVMT 37 FT WALK 17.7 SY DR(12'wide)	\$75.52 \$8.34 \$43.43	\$3,700.48 \$308.58 \$768.71	\$4,777.77	\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$154.29 \$384.36 <u>\$2,038.65</u>
J C HOPKINS ESTATE OF C/O KEN JOHNSON 213 TRANQUILITY LN CEDAR HILL, TX 75104	10	12/4118	49 FT PVMT 2938 39 FT WALK Arizona Ave 10 FT DRIVE	\$75.52 No Cost No Cost	\$3,700.48 \$0.00 \$0.00	\$3,700.48	\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$0.00 \$0.00 <u>\$1,500.00</u>
RUFINA MOLINA 2942 ARIZONA AVE DALLAS, TX 75216	11	12/4118	50 FT PVMT 40 FT WALK 15.2 SY DR(10'wide)	\$75.52 \$8.34 \$43.43	\$3,776.00 \$333.60 \$660.14	\$4,769.74	\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$166.80 \$330.07 <u>\$1,996.87</u>
JAMES ORCHARD 7324 GASTON AVE DALLAS, TX 75214	12	12/4118	45 FT PVMT 2946 45 FT WALK Arizona Ave	\$75.52 No Cost	\$3,398.40 \$0.00	\$3,398.40	\$15,000 (10% of lot value (\$1,500)	\$1,500.00 \$0.00 <u>\$1,500.00</u>

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

1. ARIZONA AVENUE FROM KIEST BOULEVARD TO SANER AVENUE

OWNER	LOT(S)	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
MCVEY ST INTERSECTS								
<i>FREEMONT</i>								
MANUEL C BORJA & NOHEMI TEJAD 3002 ARIZONA AVE DALLAS, TX 75216	1	19/4121	45 FT PVMT	\$75.52	\$3,398.40		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			30 FT WALK	\$8.34	\$250.20			\$125.10
			21.1 SY DR(15'wide)	\$43.43	\$918.37			\$458.19
								<u>\$2,083.29</u>
					\$4,564.97			
CHECKERED ENTERPRISES LP P O BOX 397840 DALLAS, TX 75339	2	19/4121	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			50 FT WALK	\$8.34	\$417.00			\$208.50
								\$1,708.50
								<u>\$1,708.50</u>
					\$4,193.00			
DICK & MARGIE KYSER 4840 OAK GROVE RD ENNIS, TX 75119	3	19/4121	49 FT PVMT	\$75.52	\$3,700.48		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			39 FT WALK	\$8.34	\$325.26			\$162.63
			15.2 SY DR(10'wide)	\$43.43	\$660.14			\$330.07
								<u>\$1,992.70</u>
					\$4,685.88			
DICK & MARGIE KYSER 4840 OAK GROVE RD ENNIS, TX 75119	4	19/4121	50 FT PVMT	\$75.52	\$3,776.00		\$15,000 (10% of lot value (\$1,500))	\$1,500.00
			40 FT WALK	\$8.34	\$333.60			\$166.80
			15.2 SY DR(10'wide)	\$43.43	\$660.14			\$330.07
								<u>\$1,996.87</u>
					\$4,769.74			

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
2. MCVY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER	LOT(S) BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE-LAND	RECOMMENDED ASSESSMENT
NORTH SIDE OF STREET							
MISSION OUTREACH HOLINESS CHURCH 2946 SEEVERS AVE DALLAS, TX 75216	12 9/4108	144 FT PMVT	\$15.75	\$2,268.00			\$1,500.00
		134 FT WALK	\$4.17	\$558.78		\$15,000 (10% of lot value (\$1,500))	\$279.39
		10 FT DRIVE	No Cost	\$0.00			\$0.00
					\$2,826.78		\$1,779.39
JUAN H MARTINEZ & JOVITA GOMEZ 2949 RAMSEY AVE DALLAS, TX 75216	24 9/4108	142 FT PVMT	\$15.75	\$2,236.50			\$1,500.00
		142 FT WALK	\$4.17	\$592.14		\$15,000 (10% of lot value (\$1,500))	\$296.07
					\$2,828.64		\$1,796.07
RAMSEY AVE INTERSECTS							
JOSE ANTONIO PAIZ 2946 RAMSEY AVE DALLAS, TX 75216	12 10/4109	143 FT PVMT	\$15.75	\$2,252.25			\$1,500.00
		143 FT WALK	\$4.17	\$596.31		\$15,000 (10% of lot value (\$1,500))	\$298.16
					\$2,848.56		\$1,798.16
JAVIER REYES & ELIAS REYES 2947 ALABAMA AVE DALLAS, TX 75216	24 10/4109	144 FT PVMT	\$15.75	\$2,268.00			\$1,500.00
		134 FT WALK	\$4.17	\$558.78		\$15,000 (10% of lot value (\$1,500))	\$279.39
		18.3 SY DR(10'wide)	\$43.43	\$794.77			\$397.39
					\$3,621.55		\$2,176.78
ALABAMA AVE INTERSECTS							
ADRIAN ESTRADA 1823 GARZA AVE DALLAS, TX 75216	12 11/4110 2946 Alabama Ave	142 FT PVMT	\$15.75	\$2,236.50			\$1,500.00
		130 FT WALK	\$4.17	\$542.10		\$15,000 (10% of lot value (\$1,500))	\$271.05
		12 FT DRIVE	No Cost	\$0.00			\$0.00
					\$2,778.60		\$1,771.05

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
 2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER	LOT(S) BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL	ASSESSMENT VALUE-LAND	TOTAL	RECOMMENDED
FREEMONT									
PATSY JENKINS EST OF 1151 ESTER RD #406 IRVING, TX 75061	24	11/4110	144 FT	PVMT	\$15.75	\$2,268.00			\$1,500.00
	2947		144 FT	WALK	\$4.17	\$600.48	\$15,000 (10% of lot value (\$1,500))	\$2,868.48	\$300.24 \$1,800.24
ARIZONA AVE INTERSECTS									
JAMES ORCHARD 7324 GASTON AVE DALLAS, TX 75214	12	12/4118	144 FT	PVMT	\$15.75	\$2,268.00			\$1,500.00
	2946		100 FT	WALK	\$4.17	\$417.00	\$15,000 (10% of lot value (\$1,500))	\$2,685.00	\$208.50 \$0.00 \$1,708.50
MICHIGAN AVE INTERSECTS									
ALICIA L DARLINGTON 2947 MICHIGAN AVE DALLAS, TX 75216	24	12/4118	144 FT	PVMT	\$15.75	\$2,268.00			\$1,500.00
			85 FT	WALK	\$4.17	\$354.45	\$15,000 (10% of lot value (\$1,500))	\$2,622.45	\$177.23 \$0.00 \$1,677.23
LEONARDO VILLEGAS 2946 MICHIGAN AVE DALLAS, TX 75216	12	13/4119	143 FT	PVMT	\$15.75	\$2,252.25			\$1,500.00
			128 FT	WALK	No Cost	\$0.00	\$15,000 (10% of lot value (\$1,500))	\$3,151.25	\$0.00 \$449.50 \$1,949.50
JOHNNIE M NEWHOUSE									
2947 ALASKA AVE DALLAS, TX 75216	24	13/4119	142 FT	PVMT	\$15.75	\$2,236.50			\$1,500.00
			130 FT	WALK	\$4.17	\$542.10	\$15,000 (10% of lot value (\$1,500))	\$2,778.60	\$271.05 \$1,771.05

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER	LOT(S) BLOCK	FRONTAGE	RATE	AMOUNT	ASSESSMENT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE-LAND	RECOMMENDED ASSESSMENT
FREEMONT								
ANDREW SANDOVAL 105 MEADOWBROOK OAK LEAF, TX 75154	12 14/4120 2946 Alaska Ave	142 FT 122 FT 142 FT WALK	ADJ TO \$15.75 \$4.17	\$1,921.50 \$592.14		\$2,513.64	\$15,000 (10% of lot value (\$1,500))	\$1,500.00 \$296.07 <u>\$1,796.07</u>
JAMES B JONES 2947 S MARSALIS AVE DALLAS, TX 75216	24 14/4120	145 FT 145 FT WALK	\$15.75 \$4.17	\$2,283.75 \$604.65		\$2,888.40	\$13,500 (10% of lot value (\$1,350))	\$1,350.00 \$302.33 <u>\$1,652.33</u>
SOUTH SIDE OF STREET								
MARIA MENDOZA 2126 SEEVERS AVE DALLAS, TX 75216	15 21/4123 3003 S. Marsalis Ave	145 FT 145 FT WALK	\$15.75 No Cost	\$2,283.75 \$0.00		\$2,283.75	\$13,500 (10% of lot value (\$1,350))	\$1,350.00 \$0.00 <u>\$1,350.00</u>
MARTHA L OCHOA SEGURA 3000 ALASKA AVE DALLAS, TX 75216	1 & 2 21/4123	145 FT 125 FT 145 FT WALK	ADJ TO \$15.75 No Cost	\$1,968.75 \$0.00		\$1,968.75	\$22,500 (10% of lot value (\$2,250))	\$1,968.75 \$0.00 <u>\$1,968.75</u>
ALASKA AVE INTERSECTS								
ROSARIO MARTINEZ 3003 ALASKA AVE DALLAS, TX 75216	15 20/4122	143 FT 143 FT WALK	\$15.75 No Cost	\$2,252.25 \$0.00		\$2,252.25	\$15,000 (10% of lot value (\$1,500))	\$1,500.00 \$0.00 <u>\$1,500.00</u>

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER	LOT(S) BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE-LAND	RECOMMENDED ASSESSMENT
<i>FREEMONT</i>							
SELVIN CRAWFORD	1 20/4122	142 FT PVMT	\$15.75	\$2,236.50			\$1,500.00
2320 REGINALD RD	3002	142 FT WALK	No cost	\$0.00		\$15,000 (10% of lot value (\$1,500))	\$0.00
FORT WORTH, TX 76112	Michigan Ave	15 1 SY DR(11'wide)	\$43.43	\$655.79			\$327.90
					\$2,892.29		\$1,827.90
MICHIGAN AVE INTERSECTS							
JESUS JERONIMO & CANDELARIA JERONIMO	15 19/4121	145 FT PVMT	\$15.75	\$2,283.75			\$1,500.00
3001 MICHIGAN AVE		134 FT WALK	No Cost	\$0.00		\$15,000 (10% of lot value (\$1,500))	\$0.00
DALLAS, TX 75218		11 FT DRIVE	No Cost	\$0.00			\$0.00
					\$2,283.75		\$1,500.00
ARIZONA AVE INTERSECTS							
MANUEL C BORJA & NOHEMI TEJAD	1 19/4121	143 FT PVMT	\$15.75	\$2,252.25			\$1,500.00
3002 ARIZONA AVE		143 FT WALK	No Cost	\$0.00		\$15,000 (10% of lot value (\$1,500))	\$0.00
DALLAS, TX 75216		10 FT DRIVE	No Cost	\$0.00			\$0.00
					\$2,252.25		\$1,500.00
ARIZONA AVE INTERSECTS							
JOSE OSMARIA A MARTINEZ	15 18/4114	144 FT PVMT	\$15.75	\$2,268.00			\$1,500.00
2914 SEEVERS AVE	3001	144 FT WALK	No Cost	\$0.00		\$15,000 (10% of lot value (\$1,500))	\$0.00
DALLAS, TX 75218	Arizona Ave				\$2,268.00		\$1,500.00
ALABAMA AVE INTERSECTS							
JAMES PRICE	1 18/4114	141 FT PVMT	\$15.75	\$2,220.75			\$1,500.00
3002 ALABAMA AVE		141 FT WALK	No Cost	\$0.00		\$15,000 (10% of lot value (\$1,500))	\$0.00
DALLAS, TX 75216					\$2,220.75		\$1,500.00

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
2. MCVEY AVENUE FROM SEEVERS AVENUE TO MARSALIS AVENUE

OWNER	LOT(S) BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE-LAND	RECOMMENDED ASSESSMENT
ALABAMA AVE INTERSECTS							
<i>ABRAHAM MISSIONARY BAPT CHU</i>							
ABRAHAM MISSIONARY BAPTIST CHURCH 3011 ALABAMA AVE DALLAS, TX 75216	15A 17/4113 Acs 0.5154	134 FT 134 FT 21.7 SY	PVMT WALK DR(20'wide)	\$15.75 No Cost \$43.43	\$2,110.50 \$0.00 \$942.43		\$2,245.00 \$0.00 \$471.22 <hr/> \$2,716.22
					\$3,052.93		
JOSE O&MARIA A MARTINEZ 2914 SEEVERS AVE DALLAS, TX 75216	1 17/4113 3002 Ramsey Ave	143 FT 143 FT	PVMT WALK	\$15.75 No Cost	\$2,252.25 \$0.00	\$15,000 (10% of lot value (\$1,500))	\$1,500.00 \$0.00 <hr/> \$1,500.00
					\$2,252.25		
RAMSEY AVE INTERSECTS							
DAVID HERNANDEZ & VERONICA HERNANDEZ P O BOX 3819 DALLAS, TX 75208	15 16/4112 3001 Ramsey Ave	143 FT 143 FT 14.7 SY	PVMT WALK DR(11'wide)	\$15.75 No Cost \$43.43	\$2,252.25 \$0.00 \$638.42	\$15,000 (10% of lot value (\$1,500))	\$1,500.00 \$0.00 \$319.21 <hr/> \$1,819.21
					\$2,890.67		
THOMAS GARCIA 3002 SEEVERS AVE DALLAS, TX 75216	1 16/4112	142 FT 142 FT 17.8 SY	PVMT WALK DR(15'wide)	\$15.75 No Cost \$43.43	\$2,236.50 \$0.00 \$773.05	\$15,000 (10% of lot value (\$1,500))	\$1,500.00 \$0.00 \$386.53 <hr/> \$1,886.53
					\$3,009.55		

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
NORTH SIDE OF STREET								
<i>EAGLE FORD PLAZA</i>								
CARLOS ESTRADA	2	1/7160	42 FT PVMT	\$75.52	\$3,171.84			\$1,200.00
3807 MICAN DRIVE			18 FT WALK	\$8.34	\$150.12			\$75.06
DALLAS, TX 75212			14 SY DRIVE	No Cost	\$0.00		\$12,000 (10% of lot value (\$1,200))	\$0.00
						\$3,321.96		\$1,275.06
LETICIA CARDOZA	3	1/7160	52 FT PVMT	\$75.52	\$3,927.04			\$1,200.00
3811 MICAN DRIVE			28 FT WALK	\$8.34	\$233.52			\$116.76
DALLAS, TX 75212			14 SY DRIVE	No Cost	\$0.00		\$12,000 (10% of lot value (\$1,200))	\$0.00
						\$4,160.56		\$1,316.76
SEFERINO EQUILLA	4	1/7160	49 FT PVMT	\$75.52	\$3,700.48			\$1,200.00
3811 MICAN DRIVE	3815		16 FT WALK	\$8.34	\$133.44			\$66.72
DALLAS, TX 75212	Mican Dr		37.2 SY DR(28'wide)	\$43.43	\$1,615.60		\$12,000 (10% of lot value (\$1,200))	\$807.50
						\$5,449.52		\$2,074.22
MARISELA A TATE	S Pt of 1/7160		49 FT PVMT	\$75.52	\$3,700.48			\$900.00
1536 ALLEN	Li 5		25 FT WALK	\$8.34	\$208.50		\$9,000 (10% of lot value (\$900))	\$104.25
CEDAR HILL, TX 75104	50x110		23.2 SY DR(14'wide)	\$43.43	\$1,007.58			\$503.79
	Mican					\$4,916.56		\$1,508.04
	200Ft							
	Schofield							
	3819							
	Mican Dr							

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
<i>EAGLE FORD PLAZA</i>								
JORGE L & ALICIA MARROQUIN 3823 MICAN DR DALLAS, TX 75212	6	1/7160	50 FT PVMT 22 FT WALK 18 FT DRIVE	\$75.52 \$8.34 No Cost	\$3,776.00 \$183.48 \$0.00		\$12,000 (10% of lot value (\$1,200))	\$1,200.00 \$91.74 \$1,291.74
						\$3,959.48		
OVIDIO & BLANCA CRUZ 3827 MICAN DR DALLAS, TX 75212	7	1/7160	50 FT PVMT 29 FT WALK 22.6 SY DR(16'wide)	\$75.52 \$8.34 \$43.43	\$3,776.00 \$241.86 \$981.52		\$12,000 (10% of lot value (\$1,200))	\$1,200.00 \$120.93 \$490.76 \$1,811.69
						\$4,999.38		
ROSALINDA DIAZ 3831 MICAN DRIVE DALLAS, TX 75212	8	1/7160	60 FT PVMT 33 FT WALK 23.8 SY DR(17'wide)	\$75.52 \$8.34 \$43.43	\$4,531.20 \$275.22 \$1,033.63		\$12,000 (10% of lot value (\$1,200))	\$1,200.00 \$137.81 \$516.82 \$1,854.43
						\$5,840.05		
HUMBERTO ROCHA & PONCIANA ROCHA 3841 MICAN DR DALLAS, TX 75212	9 & 10	1/7160	120 FT PVMT 99 FT WALK 16 FT DRIVE	\$75.52 \$8.34 No Cost	\$9,062.40 \$825.66 \$0.00		\$18,000 (10% of lot value (\$1,800))	\$1,800.00 \$412.83 \$0.00 \$2,212.83
						\$9,888.06		
JOE L & YOLANDA R CARDOZA 3851 MICAN DRIVE DALLAS, TX 75212	11	1/7160	59 FT PVMT 33 FT WALK 25.6 SY DR(16'wide)	\$75.52 \$8.34 \$43.43	\$4,455.68 \$275.22 \$1,111.81		\$12,000 (10% of lot value (\$1,200))	\$1,200.00 \$137.81 \$555.91 \$1,893.52
						\$5,642.71		

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
<i>EAGLE FORD PLAZA</i>								
JOE L & YOLANDA R CARDOZA 3851 MICAN DRIVE DALLAS, TX 75212	12	1/7160	60 FT PVMT 35 FT WALK	\$75.52 \$8.34	\$4,531.20 \$291.90			\$1,200.00 \$145.95
		Mican Dr	24.4 SY (DR(15'wide)	\$43.43	\$1,059.69		\$12,000 (10% of lot value (\$1,200)	\$529.85
						\$5,882.79		\$1,875.80
JOE L & YOLANDA R CARDOZA 3851 MICAN DRIVE DALLAS, TX 75212	13	1/7160	49 FT PVMT 49 FT WALK	\$75.52 \$8.34	\$3,700.48 \$408.66			\$1,200.00 \$204.33
		Mican Dr				\$4,109.14	\$12,000 (10% of lot value (\$1,200)	\$1,404.33
RIGOBERTO CARDOZA 3711 SCHUSTER DR DALLAS, TX 75212	14	1/7160	60 FT PVMT 43 FT WALK	\$75.52 \$8.34	\$4,531.20 \$358.62			\$1,200.00 \$179.31
		Mican Dr	17.7 SY DR(12'wide)	\$43.43	\$768.71		\$12,000 (10% of lot value (\$1,200)	\$384.36
						\$5,658.53		\$1,763.67
JUAN CARLOS GARCIA 3909 MICAN DRIVE DALLAS, TX 75212	15	1/7160	60 FT PVMT 32 FT WALK 14 FT DRIVE	\$75.52 \$8.34 No Cost	\$4,531.20 \$266.88 \$0.00			\$1,200.00 \$133.44 \$0.00
						\$4,798.08	\$12,000 (10% of lot value (\$1,200)	\$1,333.44

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
JUAN CARLOS GARCIA	16	1/7160	40 FT PVMT	\$75.52	\$3,020.80			\$1,200.00
3909 MICAN DRIVE	3915		18 FT WALK	\$8.34	\$150.12			\$75.06
DALLAS, TX 75212	Mican Dr		12 FT DRIVE	No Cost	\$0.00		\$12,000 (10% of lot value (\$1,200))	\$0.00
						\$3,170.92		\$1,275.06
CITY OF DALLAS	17	1/7160						
1500 MARILLA ST	3919		NO ASSESSMENT					
DALLAS, TX 75201	MICAN DR		CITY OF DALLAS					
SOUTHSIDE OF STREET								
<i>EAGLE FORD PLAZA</i>								
LUDIVINIA T RODRIGUEZ	1	7/7160	120 FT PVMT	\$75.52	\$9,062.40			\$1,200.00
3909 MICAN DRIVE	3840		120 FT WALK	\$8.34	\$1,000.80		\$12,000 (10% of lot value (\$1,200))	\$500.40
DALLAS, TX 75212	Pluto St					\$10,063.20		\$1,700.40
RENE VALENCIA &	9	6/7160	95 FT PVMT	\$75.52	\$7,174.40			\$1,200.00
DORA DELGADO VALENCIA			66 FT WALK	\$8.34	\$550.44			\$275.22
3846 MICAN DRIVE			14 SY DR(9'wide)	\$43.43	\$608.02		\$12,000 (10% of lot value (\$1,200))	\$304.01
DALLAS, TX 75212			10 FT DRIVE	No Cost	\$0.00			\$1,779.23
						\$8,332.86		
LETICIA & MIGUEL PERE	8	6/7160	60 FT PVMT	\$75.52	\$4,531.20			\$1,200.00
3842 MICAN DRIVE			38 FT WALK	\$8.34	\$316.92			\$158.46
DALLAS, TX 75212			12 FT DRIVE	No Cost	\$0.00		\$12,000 (10% of lot value (\$1,200))	\$1,358.46
						\$4,848.12		

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458
3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
NOE MARTINEZ	7	6/7160	60 FT PVMT	\$75.52	\$4,531.20			\$1,200.00
3836 MICAN DRIVE			40 FT WALK	\$8.34	\$333.60		\$12,000 (10% of lot value (\$1,200))	\$166.80
DALLAS, TX 75212			10 FT DRIVE	No Cost	\$0.00			\$0.00
						\$4,864.80		\$1,366.80
EAGLE FORD PLAZA								
MAURO ORNELAS	6	6/7160	60 FT PVMT	\$75.52	\$4,531.20			\$1,200.00
3509 ABILENE STREET	3832		36 FT WALK	No Cost	\$0.00			\$0.00
DALLAS, TX 75212	Mican Dr		14 FT DRIVE	No Cost	\$0.00		\$12,000 (10% of lot value (\$1,200))	\$0.00
						\$4,531.20		\$1,200.00
JIMMY GOMEZ JR & ALVIN GOMEZ	5	6/7160	59 FT PVMT	\$75.52	\$4,455.68			\$1,200.00
3826 MICAN DRIVE			35 FT WALK	\$8.34	\$291.90			\$145.95
DALLAS, TX 75212			21.9 SY DR(18'wide)	\$43.43	\$951.12		\$12,000 (10% of lot value (\$1,200))	\$475.56
						\$5,698.70		\$1,821.51
HERIBERTO C TAMEZ	4	6/7160	78 FT PVMT	\$75.52	\$5,890.56			\$1,200.00
3822 MICAN DRIVE			54 FT WALK	\$8.34	\$450.36			\$225.18
DALLAS, TX 75212			23.2 FT DR(14'wide)	\$43.43	\$1,007.58		\$12,000 (10% of lot value (\$1,200))	\$503.79
						\$7,348.50		\$1,928.97
HERIBERTO CARDOZA E	3	6/7160	60 FT PVMT	\$75.52	\$4,531.20			\$1,200.00
3812 MICAN DRIVE			38 FT WALK	\$8.34	\$316.92			\$158.46
DALLAS, TX 75212			17 FT DRIVE	No Cost	\$0.00		\$12,000 (10% of lot value (\$1,200))	\$0.00
						\$4,848.12		\$1,358.46

ASSESSMENT VALUATION PROCESS (TABLES)

STREET GROUP 12-458

3. MICAN DRIVE FROM SCHOFIELD DRIVE TO DEAD END

OWNER	LOT	BLOCK	FRONTAGE	RATE	AMOUNT	TOTAL ASSESSMENT	TOTAL ASSESSMENT VALUE- LAND	RECOMMENDED ASSESSMENT
HERIBERTO CARDOZA JI & LETICIA CARDOZA	2	6/7160	60 FT PVMT	\$75.52	\$4,531.20			\$1,200.00
3802 MICAN DRIVE	3806		32 FT WALK	\$8.34	\$266.88			\$133.44
DALLAS, TX 75212	Mican Dr		28.1 SY DR(18'wide)	\$43.43	\$1,220.38			\$610.19
						\$6,018.46	\$12,000 (10% of lot value (\$1,200))	\$1,943.63
EAGLE FORD PLAZA								
JOSE L GONZALEZ	1	6/7160	45 FT PVMT	\$75.52	\$3,398.40			\$1,200.00
3802 MICAN DRIVE			14 FT DRIVE	No Cost	\$0.00		\$12,000 (10% of lot value (\$1,200))	\$0.00
DALLAS, TX 75212						\$3,398.40		\$1,200.00

Reconciliation and General Comments:

The Sales Comparison Method was conducted for both improved residential and unimproved land properties. Recent improved residential properties were able to be obtained to show a similar comparison. However, the Sales Comparison Method was not extremely beneficial in this study due to a lack of recent sales of properties needed to perform a comparative analysis for land comparables. We have employed sales of vacant residential lots and vacant tracts of non-residential land with and without curbs/gutters/sidewalks in order to perform a comparative analysis.

Despite the distance between the subject sites and the sales, we were able to gather enough data to perform a comparative analysis on both types of properties. The improved residential and unimproved land analyses did not indicate that a premium was being paid for properties with curbs/gutters and sidewalks when compared to sales of similar type properties that did not possess those features. That does not necessarily mean that a property is not more marketable or attractive to a potential purchaser, it only means that based on the data we were able to gather and verify, we could not positively prove that a difference existed in the marketplace.

While it is true that the property owners will receive a nominal benefit from having new concrete street improvements, sidewalks and drives, the benefit received from these new items will only provide a minimal amount of enhanced value to the properties when compared to the largest portion of the value of the lot; the land mass itself. As such, it is our contention that the subject properties will increase in value from the street and sidewalk improvements proposed by the City of Dallas, but not by the actual cost of the improvements. It is our opinion that the property owners should be assessed at a rate of 10% of the assessed value of the lot for the street improvements (concrete paving, curbs/gutters), and that the property owners be assessed at a rate of 50% of the estimated construction cost of the sidewalk and concrete drive improvements.

CERTIFICATE

We do hereby certify that, except as otherwise noted in this report:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, unbiased professional analyses, opinions and conclusions.
3. We have no present or prospective interest in the property which is the subject of this report and we have no personal interest or bias with respect to the parties involved.
4. Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of, our report. This assignment was not based on a requested minimum valuation, a specific valuation, or approval of a loan.
5. Ownership and site data was obtained from information appearing on the Tax Rolls and from data provided by the client.
6. Troy C. Alley, Jr. a Certified General Real Estate Appraisers by the State of Texas.
7. Troy Alley, Jr. has made a personal inspection of the property which is the subject of this report. Kristen Alley has also made a personal inspection of the property.
8. The analysts are currently and properly certified by the Texas Appraiser Licensing and Certification Board, P.O. Box 12188 Austin, Texas.
9. Kristen Alley provided significant professional assistance to the person signing this report.
10. The assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
11. The analyst(s) is not an employee, officer or appointed board or commission member of the City of Dallas. We did not consider race, color, religion, sex, national origin, handicap or familial status in determining the value of the Subject Property.



13. **THIS IS NOT AN OPINION OF VALUE, IT IS A COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon our work, you should know that we have NOT followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.**

Con-Real, LP


Troy C. Alley, Jr.
Analyst


Kristen Alley
Analyst



KEY FOCUS AREA: Public Safety
AGENDA DATE: September 28, 2016
COUNCIL DISTRICT(S): 7
DEPARTMENT: Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 56 D G H

SUBJECT

Authorize a public hearing to be held on September 28, 2016 to receive comments to close and vacate portions of Macon Street and Sunday Street at the Union Pacific Railroad (UPRR) crossings located thereon for Safety Improvements Project along the UPRR from Carlton Garrett Street (formerly Municipal Street) to Scyene Road - Financing: No cost consideration to the City

BACKGROUND

As the result of two accidents that occurred in 2002 and 2003 at the Union Pacific Railroad Company (UPRR) tracks near Thompson Elementary School, one of which was fatal, Senator Royce West’s Office along with the North Central Texas Council of Governments (NCTCOG) initiated a partnership project (Safety Improvements) with the City of Dallas, the Texas Department of Transportation (TxDOT) and UPRR to improve safety along the Union Pacific Railroad corridor in proximity to Thompson Elementary School. The scope of this project includes installing approximately 2.2 miles of 8-foot tall wrought iron fencing along one side of the UPRR tracks from Carlton Garrett Street to Scyene Road, installing 680 feet of pedestrian walkway parallel to the proposed fence on TxDOT and UPRR right-of-way from Anderson Street to Bethurum Street, and constructing two at-grade UPRR crossing closures at Sunday Street and Macon Street.

The City of Dallas, Public Works Department, is the lead agency administering the design and construction of the Safety Improvements Project, and as such is required to receive citizens’ comments living within a 300-foot radius of the two intersections of Macon Street at UPRR and Sunday Street at UPRR prior to closing and vacating these intersections. Upon the closure of the public hearing, through a separate Council action, the two intersections of Macon Street at UPRR and Sunday Street at UPRR will be closed and vacated.

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2007
Completed Design	April 2011
Began right-of-way Acquisition	July 2009
Completed right-of-way Acquisition	November 2010
Construction Advertisement	December 2012
Construction Awarded	March 2013
Began Construction	April 2015
Complete Construction	October 2016

Estimated Project Cost and Funding

Design (In-house by the City and 100% City Cost)	
Right-of-way Acquisition	\$ 13,220.00
Environmental	\$ 30,728.00
Construction	\$ 930,353.00 (est.)
TxDOT's review, E&C, Misc.	\$ <u>55,750.00</u> (est.)
 Total Project Cost	 \$1,030,051.00 (est.)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an Interlocal Agreement with the Texas Department of Transportation on October 10, 2007, by Resolution No. 07-2987.

Authorized a three-party Interlocal Agreement with the Texas Department of Transportation and the Union Pacific Railroad Company on October 10, 2007, by Resolution No. 07-2988.

Authorized a construction contract with Gibson and Associates, Inc. on March 27, 2013, by Resolution No. 13-0506.

Authorized an agreement with the Union Pacific Railroad Company on March 27, 2013, by Resolution No. 13-0507.

Authorized a Multiple Use Agreement with the Texas Department of Transportation on March 27, 2013, by Resolution No. 13-0508.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached.

September 28, 2016

WHEREAS, Senator Royce West's office, along with the North Central Texas Council of Governments (NCTCOG) initiated a partnership to improve safety along the Union Pacific Railroad (UPRR) in the neighborhood of Macon Street and Sunday Street as a result of two accidents, one of which was fatal, on the UPRR tracks in 2002 and 2003; and,

WHEREAS, the NCTCOG issued a call for projects for the Railroad Crossing Reliability Partnership Program on August 8, 2003, to improve selected at-grade railroad crossings throughout the Dallas-Fort Worth Metropolitan Planning Area; and,

WHEREAS, the at-grade railroad crossings of the UPRR at Macon Street and Sunday Street were selected by the NCTCOG for final approval; and,

WHEREAS, a Letter of Understanding between NCTCOG, TxDOT, UPRR and the City of Dallas for this project was executed on May 18, 2005; and,

WHEREAS, on October 10, 2007, Resolution No. 07-2987 authorized the Local Project Advance Funding Agreement with the Texas Department of Transportation for paving improvements at the Union Pacific Railroad (UPRR) crossings intersecting Macon Street and Sunday Street with permanent barriers, turn around area on Macon Street, with fencing and pedestrian walkway improvements, in the amount of \$4,433.00; and,

WHEREAS, on March 27, 2013, Resolution No. 13-0506 authorized a construction contract with Gibson and Associates, Inc., in the amount of \$917,943.10; and,

WHEREAS, on March 27, 2013, Resolution No. 13-0507 authorized an agreement with the Union Pacific Railroad Company, Inc.; and,

WHEREAS, on March 27, 2013, Resolution No. 13-0508 authorized a Multiple Use Agreement with the Texas Department of Transportation, in the amount of \$30,727.40; and,

WHEREAS, the Public Works Department has determined that the best remedial safety improvement for Macon Street and Sunday Street is to install closures at the UPRR crossings located thereon; and,

WHEREAS, the Public Works Department requests the closure and vacation of portions of Macon Street and Sunday Street at the UPRR crossing located thereon; and,

September 28, 2016

WHEREAS, the City Council of the City of Dallas, acting pursuant to law, is of the opinion the best interest and welfare of the public will be served by closing and vacating portions of Macon Street at the UPRR crossing and Sunday Street at the UPRR crossing; and,

WHEREAS, it is the intention of the City Council to hold a public hearing on September 28, 2016 to receive comments to close and vacate portions of Macon Street and Sunday Street at the Union Pacific Railroad crossings located thereon for the Safety Improvements Project along UPRR Municipal Street (Carlton Garrett Street) to Scyene Road.

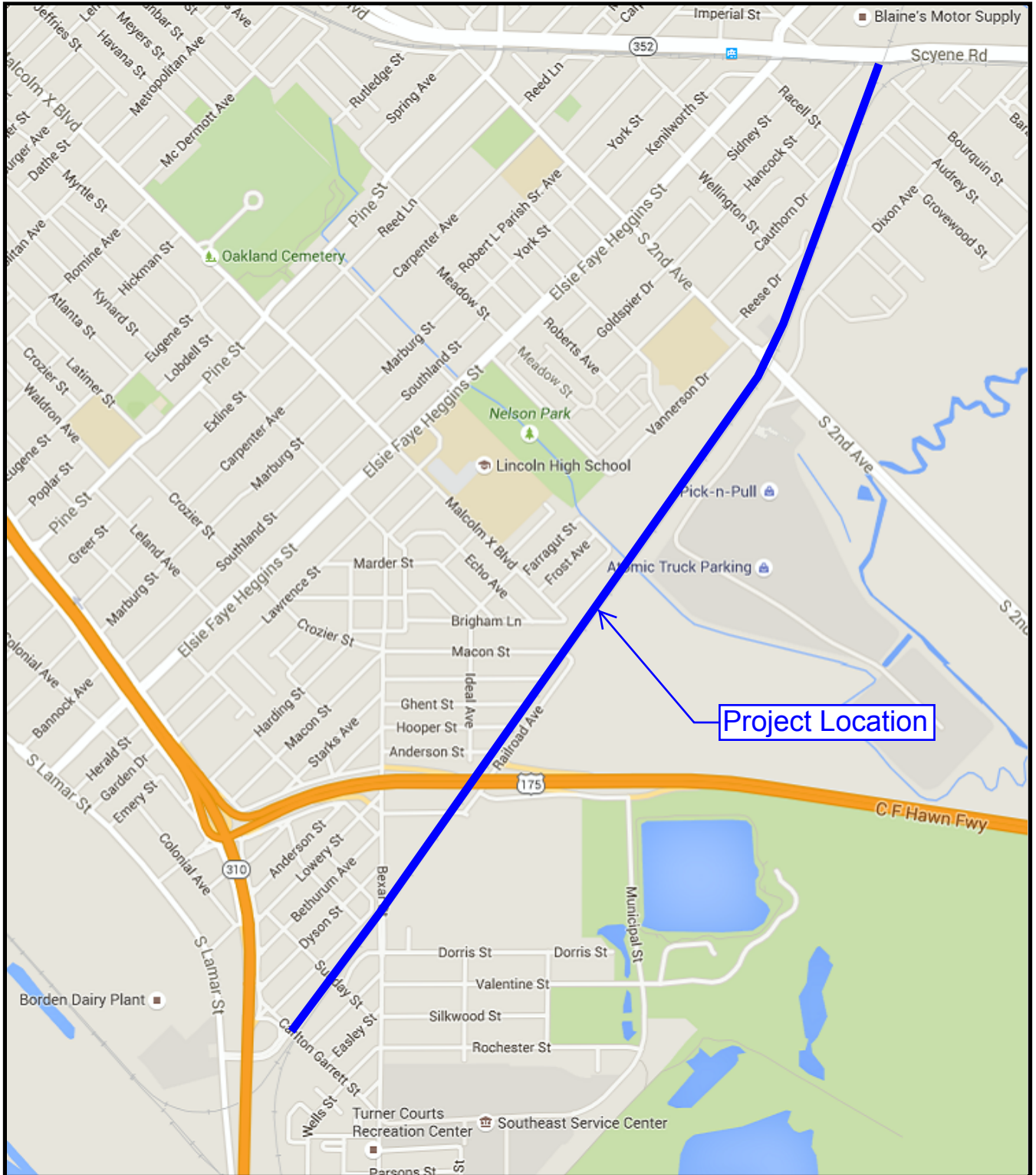
Now, Therefore,

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

Section 1. That a public hearing shall be held on September 28, 2016, to receive comments to close and vacate portions of Macon Street and Sunday Street at the Union Pacific Railroad crossings located thereon for the Safety Improvements Project along UPRR Municipal Street (Carlton Garrett Street) to Scyene Road.

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.

Safety Improvements Along UPRR Municipal Street (Carlton Garrett St.) to Scyene Road



Mapsc0 56 D G H

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 28, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Trinity Watershed Management
CMO: Mark McDaniel, 670-3256
MAPSCO: 57 Z

SUBJECT

A resolution authorizing the conveyance of a utility easement containing approximately 14,523 square feet of land to Southwestern Bell Telephone Company d/b/a AT&T Texas for the construction, use, and maintenance of communication and information facilities across City-owned land located on Great Trinity Forest Way near its intersection with South Longacre Lane - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to expedite the processing of the easement in order to meet the project schedule.

This item authorizes the conveyance of an easement to Southwestern Bell Telephone Company d/b/a AT&T Texas, located on Great Trinity Forest Way near its intersection with South Longacre Lane. This easement will allow for the construction, use, and maintenance of communication and information systems to service the Trinity Forest Golf Course.

The property is currently leased to The Company of Trinity Forest Golfers, Inc., a Texas nonprofit organization.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

No cost consideration to the City

MAP

Attached

September 28, 2016

WHEREAS, the City of Dallas owns certain land being part of Block 6258, Dallas, Dallas County, Texas, which is currently being developed for use as the Trinity Forest Golf Course, being the same land conveyed to the City of Dallas by deed recorded in Instrument No. 20080250127 of the Official Public Records of Dallas County Texas; and

WHEREAS, Southwestern Bell Telephone Company d/b/a AT&T Texas has requested a Utility Easement containing approximately 14,523 square feet of land, being more fully described in Exhibit A, attached hereto and incorporated herein for all purposes (the Easement); for the construction, use, and maintenance of communication and information facilities; and

WHEREAS, the property is currently leased to The Company of Trinity Forest Golfers, Inc., a Texas nonprofit corporation; and

WHEREAS, pursuant to said Lease Agreement, Section 7.08, Zoning and Platting; Permits and Other Approvals, the Lessee is required to bear the cost for any necessary easements; and

WHEREAS, the City of Dallas needs and desires said utility service to provide service to the Trinity Forest Golf Course; **Now Therefore**,

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

SECTION 1. That the City Manager or his designee is authorized to execute and deliver to Southwestern Bell Telephone Company d/b/a AT&T Texas, a Utility Easement to be attested by the City Secretary upon approval as to form by the City Attorney, for the construction, use, and maintenance of communication and information facilities to service the Trinity Forest Golf Course, as to approximately 14,523 square feet of land described in Exhibit A.

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.

APPROVED AS TO FORM:

Christopher D. Bowers, Interim City Attorney

BY: _____
Assistant City Attorney

September 28, 2016

WHEREAS, the City of Dallas owns certain land being part of Block 6258, Dallas, Dallas County, Texas, which is currently being developed for use as the Trinity Forest Golf Course, being the same land conveyed to the City of Dallas by deed recorded in Instrument No. 20080250127 of the Official Public Records of Dallas County Texas; and

WHEREAS, Southwestern Bell Telephone Company d/b/a AT&T Texas has requested a Utility Easement containing approximately 14,523 square feet of land, being more fully described in Exhibit A, attached hereto and incorporated herein for all purposes (the Easement); for the construction, use, and maintenance of communication and information facilities; and

WHEREAS, the property is currently leased to The Company of Trinity Forest Golfers, Inc., a Texas nonprofit corporation; and

WHEREAS, pursuant to said Lease Agreement, Section 7.08, Zoning and Platting; Permits and Other Approvals, the Lessee is required to bear the cost for any necessary easements; and

WHEREAS, the City of Dallas needs and desires said utility service to provide service to the Trinity Forest Golf Course; **Now Therefore**,

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

SECTION 1. That the City Manager or his designee is authorized to execute and deliver to Southwestern Bell Telephone Company d/b/a AT&T Texas, a Utility Easement to be attested by the City Secretary upon approval as to form by the City Attorney, for the construction, use, and maintenance of communication and information facilities to service the Trinity Forest Golf Course, as to approximately 14,523 square feet of land described in Exhibit A.

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.

APPROVED AS TO FORM:

Christopher D. Bowers, Interim City Attorney

BY: _____


Assistant City Attorney

**14,523 Square Feet/0.333 Acre
AT&T EASEMENT**

EXHIBIT A

Part of "Tract 2" in Special Warrant Deed to the City of Dallas
And situated in City Block 6258
Gideon Pemberton Survey, Abstract No. 1155
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 14,523 square foot (0.333 acre) tract of land situated in the Gideon Pemberton Survey, Abstract No. 1155, City of Dallas, Dallas County, Texas and in Block 6258, Official Block Numbers of the City of Dallas, Texas; said tract being part of that certain tract of land described as "Tract 2" in Special Warranty Deed to the City of Dallas recorded in Instrument No. 20080250127 of the Official Public Records of Dallas County, Texas; said 14,523 square foot (0.333 acre) tract being more particularly described as follows (Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506):

BEGINNING, at 5/8-inch iron rod with blue "PACHECO KOCH" "EASEMENT" cap set (hereinafter referred to as "iron rod set") in the southeast right-of-way line of Loop 12 (Great Trinity Forest Way, a variable width right-of-way) and a northwest line of said "Tract 2"; said point being North 65 degrees, 13 minutes, 30 seconds East, a distance of 912.00 feet from a 1/2-inch iron rod with "PACHECO KOCH" cap found (Controlling Monument);

THENCE, North 65 degrees, 13 minutes, 30 seconds East, along the said south line of Loop 12 (Great Trinity Forest Way) and the said northwest line of "Tract 2", a distance of 10.04 feet to an iron rod set; said point being South 65 degrees, 13 minutes, 30 seconds West, a distance of 703.83 feet from a 3.25-inch aluminum disk stamped "LCI" found (Controlling Monument) at a point of curvature in the said southeast line of Loop 12 (Great Trinity Forest Way);

THENCE, departing the said southeast line of Loop 12 (Great Trinity Forest Way) and the said northwest line of "Tract 2" and into and across said "Tract 2", the following twenty-three (23) calls

South 19 degrees, 27 minutes, 31 seconds East, a distance of 199.34 feet to an iron rod set; said point being the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right, having a central angle of 03 degrees, 22 minutes, 31 seconds, a radius of 2,499.75 feet, a chord bearing and distance of South 88 degrees, 26 minutes, 04 seconds East, 147.24 feet, an arc distance of 147.26 feet to an iron rod set at the end of said curve;

South 78 degrees, 19 minutes, 58 seconds East, a distance of 103.18 feet to an iron rod set;

South 81 degrees, 13 minutes, 53 seconds East, a distance of 114.50 feet to an iron rod set;

North 81 degrees, 09 minutes, 47 seconds East, a distance of 145.44 feet to an iron rod set;

South 08 degrees, 50 minutes, 13 seconds East, a distance of 67.54 feet to an iron rod set;



FIELD NOTES APPROVED:
AKK
8/21/16

14,523 Square Feet/0.333 Acre

AT&T EASEMENT

EXHIBIT A

Part of "Tract 2" in Special Warrant Deed to the City of Dallas

And situated in City Block 6258

Gideon Pemberton Survey, Abstract No. 1155

City of Dallas, Dallas County, Texas

South 81 degrees, 09 minutes, 47 seconds West, a distance of 10.00 feet to an iron rod set;

North 08 degrees, 50 minutes, 13 seconds West, a distance of 57.54 feet to an iron rod set;

South 81 degrees, 09 minutes, 47 seconds West, a distance of 136.98 feet to an iron rod set;

North 81 degrees, 13 minutes, 53 seconds West, a distance of 116.30 feet to an iron rod set;

North 78 degrees, 19 minutes, 58 seconds West, a distance of 102.70 feet to an iron rod set; said point being the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left, having a central angle of 05 degrees, 18 minutes, 40 seconds, a radius of 2,489.75 feet, a chord bearing and distance of North 89 degrees, 25 minutes, 09 seconds West, 230.71 feet, an arc distance of 230.79 feet to an iron rod set at the end of said curve; said point being the beginning of a non-tangent curve to the left;

Along said non-tangent curve to the left, having a central angle of 13 degrees, 17 minutes, 35 seconds, a radius of 1,129.25 feet, a chord bearing and distance of South 80 degrees, 42 minutes, 16 seconds West, 261.41 feet, an arc distance of 262.00 feet to an iron rod set at the end of said curve;

South 72 degrees, 59 minutes, 58 seconds West, a distance of 291.91 feet to an iron rod set;

South 17 degrees, 00 minutes, 02 seconds East, a distance of 34.25 feet to an iron rod set;

South 73 degrees, 00 minutes, 00 seconds West, a distance of 12.00 feet to an iron rod set;

North 17 degrees, 00 minutes, 00 seconds West, a distance of 10.00 feet to an iron rod set;

North 73 degrees, 00 minutes, 00 seconds East, a distance of 2.00 feet to an iron rod set;

North 17 degrees, 00 minutes, 02 seconds West, a distance of 34.25 feet to an iron rod set;

North 72 degrees, 59 minutes, 58 seconds East, a distance of 302.00 feet to an iron rod set; said point being the beginning of a non-tangent curve to the right;

**14,523 Square Feet/0.333 Acre
AT&T EASEMENT**

EXHIBIT A

Part of "Tract 2" in Special Warrant Deed to the City of Dallas
And situated in City Block 6258
Gideon Pemberton Survey, Abstract No. 1155
City of Dallas, Dallas County, Texas

Along said non-tangent curve to the right, having a central angle of 13 degrees, 18 minutes, 01 seconds, a radius of 1,139.25 feet, a chord bearing and distance of North 80 degrees, 42 minutes, 13 seconds East, 263.87 feet, an arc distance of 264.46 feet to an iron rod set at the end of said curve; said point being the beginning of a non-tangent curve to the right;

Along said non-tangent curve to the right, having a central angle of 01 degrees, 42 minutes, 41 seconds, a radius of 2,499.75 feet, a chord bearing and distance of North 88 degrees, 46 minutes, 47 seconds East, 74.66 feet, an arc distance of 74.66 feet to an iron rod set at the end of said curve;

North 19 degrees, 27 minutes, 31 seconds West, a distance of 194.92 feet to the POINT OF BEGINNING;

CONTAINING, 14,523 square feet or 0.333 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

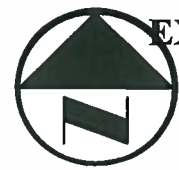
The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the easement tract described.

 08/09/2016

Michael C. Clover Date
Registered Professional Land Surveyor No. 5225
Pacheco Koch, LLC
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10193805



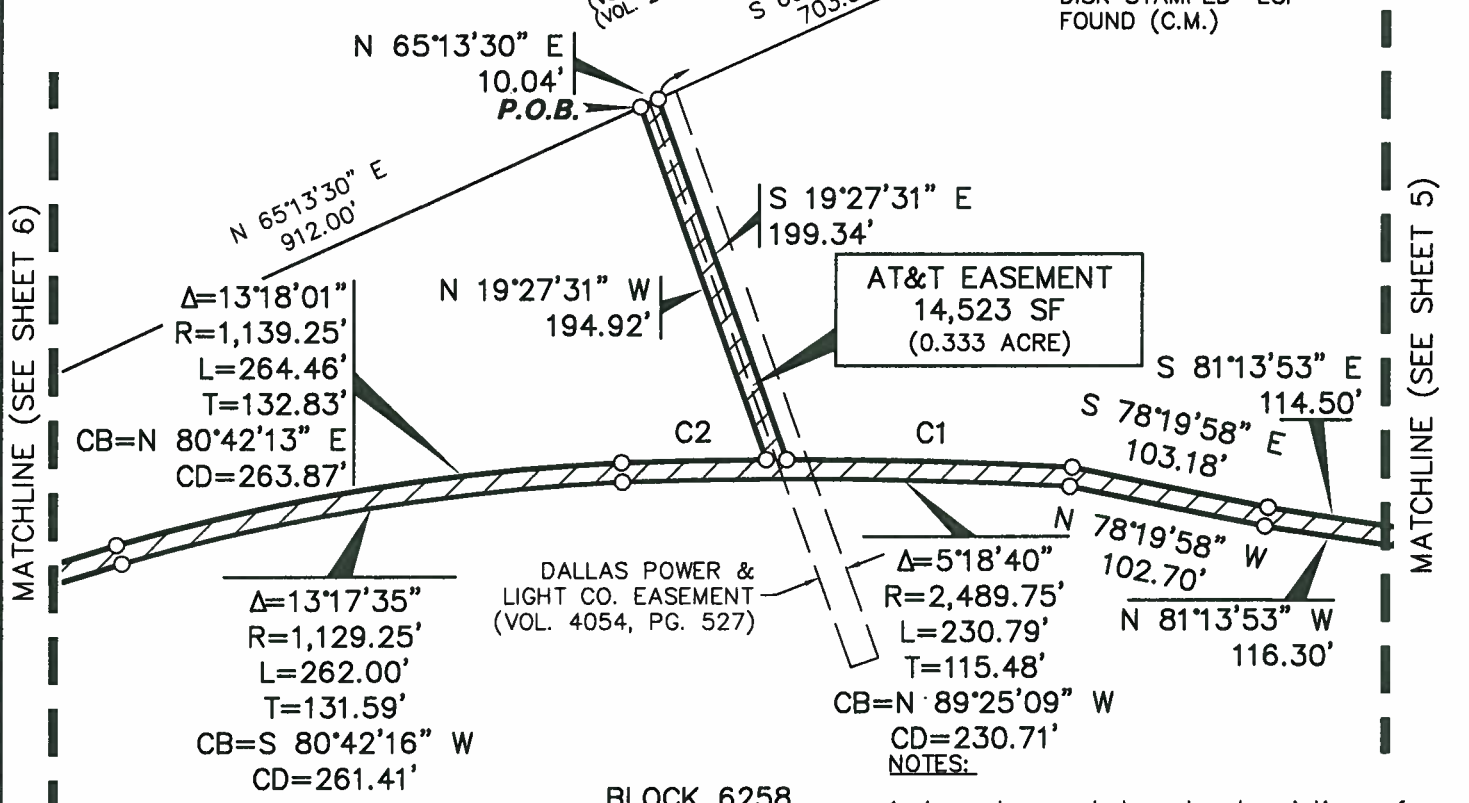
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2741-15.114EX2.dwg acd



LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	5/8-INCH IRON ROD W/ BLUE "PACHECO KOCH" "EASEMENT" CAP SET
(C.M.)	CONTROLLING MONUMENT
P.O.B.	POINT OF BEGINNING

LOOP 12/ GREAT TRINITY FOREST WAY

(VARIABLE WIDTH RIGHT-OF-WAY)
STATE OF TEXAS
(VOL. 2429, PG. 538) (VOL. 2916, PG. 544)
(VOL. 2429, PG. 533) (VOL. 2191, PG. 380)
(VOL. 2435, PG. 217) (VOL. 2849, PG. 448)
(VOL. 2435, PG. 214) (VOL. 2849, PG. 453)
(VOL. 2899, PG. 368) (VOL. 2435, PG. 218)



SEE SHEET 7 FOR
LINE AND CURVE
TABLE

**BLOCK 6258
TRACT 2**
CITY OF DALLAS
(INST. NO. 20080250127)

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the easement tract described.



Michael C. Clover
Registered Professional
Land Surveyor No. 5225

Date
08/09/2016

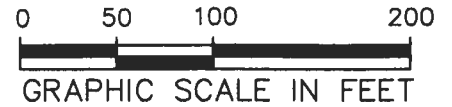
**14,523 Square Feet/
0.333 Acre
AT&T EASEMENT**

PART OF "TRACT 2" IN SPECIAL WARRANTY
DEED TO THE CITY OF DALLAS
AND SITUATED IN CITY BLOCK 6258,
GIDEON PEMBERTON SURVEY,
ABSTRACT NO. 1155
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 4 OF 7

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ACD	MCC	1"=100'	AUGUST 2016	2741-15.114

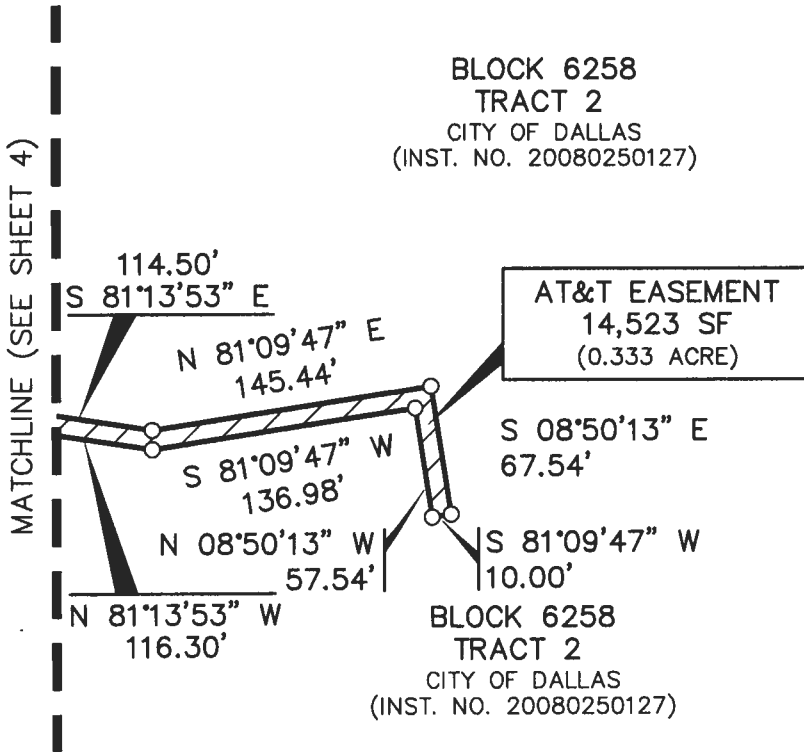
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LEGEND	
	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	5/8-INCH IRON ROD W/ BLUE "PACHECO KOCH" "EASEMENT" CAP SET
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING

BLOCK 6258
TRACT 2
CITY OF DALLAS
(INST. NO. 20080250127)

BLOCK 6258
TRACT 2
CITY OF DALLAS
(INST. NO. 20080250127)



AT&T EASEMENT
14,523 SF
(0.333 ACRE)

SEE SHEET 7 FOR
LINE AND CURVE
TABLE

SEE SHEET 4 FOR
SURVEYOR'S CERTIFICATION

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.

**14,523 Square Feet/
0.333 Acre
AT&T EASEMENT**
PART OF "TRACT 2" IN SPECIAL WARRANTY
DEED TO THE CITY OF DALLAS
AND SITUATED IN CITY BLOCK 6258,
GIDEON PEMBERTON SURVEY,
ABSTRACT NO. 1155
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 5 OF 7



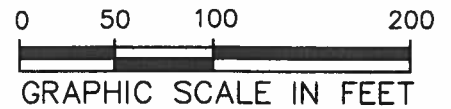
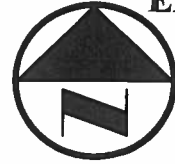
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
ACD	MCC	1"=100'	AUGUST 2016	2741-15.114

M:\DWG-27\2741-15.114\DWG\SURVEY C3D 2012\2741-15.114EX2-MCC.DWG 08/09/2016 - 1:56PM ADEITZ

LEGEND

	PROPERTY LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	5/8-INCH IRON ROD W/ BLUE "PACHECO KOCH" "EASEMENT" CAP SET
(C.M.)	- CONTROLLING MONUMENT
P.O.B.	- POINT OF BEGINNING



**LOOP 12/
GREAT TRINITY FOREST WAY**
(VARIABLE WIDTH RIGHT-OF-WAY)

STATE OF TEXAS
(VOL. 2429, PG. 538) (VOL. 2916, PG. 544)
(VOL. 2429, PG. 533) (VOL. 2191, PG. 380)
(VOL. 2435, PG. 217) (VOL. 2849, PG. 448)
(VOL. 2435, PG. 214) (VOL. 2849, PG. 453)
(VOL. 2899, PG. 368) (VOL. 2435, PG. 218)

N 65°13'30" E
912.00'

N 72°59'58" E
302.00'

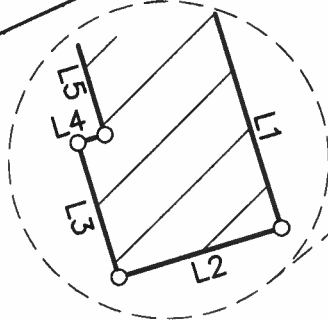
S 72°59'58" W
291.91'

AT&T EASEMENT
14,523 SF
(0.333 ACRE)

1/2-INCH IRON ROD
W/ "PACHECO KOCH"
CAP FOUND (C.M.)
(1/2-INCH IRON ROD FOUND
BEARS: S 01°33' W, 1.1')

235.10'

279.06'



NOT TO SCALE

BLOCK 6258
TRACT 2
CITY OF DALLAS
(INST. NO. 20080250127)

5/8-INCH IRON
ROD W/ "DALLAS"
CAP FOUND (C.M.)

SEE SHEET 7 FOR
LINE AND CURVE
TABLE

SEE SHEET 4 FOR
SURVEYOR'S CERTIFICATION

NOTES:

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2. Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the TxDOT Dallas County surface adjustment factor of 1.000136506.



7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

**14,523 Square Feet/
0.333 Acre
AT&T EASEMENT**

PART OF "TRACT 2" IN SPECIAL WARRANTY
DEED TO THE CITY OF DALLAS
AND SITUATED IN CITY BLOCK 6258,
GIDEON PEMBERTON SURVEY,
ABSTRACT NO. 1155
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 6 OF 7

DRAWN BY ACD	CHECKED BY MCC	SCALE 1"=100'	DATE AUGUST 2016	JOB NUMBER 2741-15.114
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MATCHLINE (SEE SHEET 4)

<i>LINE TABLE</i>		
<i>LINE</i>	<i>BEARING</i>	<i>LENGTH</i>
L1	S 17° 00' 02" E	34.25'
L2	S 73° 00' 00" W	12.00'
L3	N 17° 00' 00" W	10.00'
L4	N 73° 00' 00" E	2.00'
L5	N 17° 00' 02" W	34.25'

<i>CURVE TABLE</i>						
<i>CURVE</i>	<i>DELTA</i>	<i>RADIUS</i>	<i>LENGTH</i>	<i>TANGENT</i>	<i>CHORD BEARING</i>	<i>CHORD</i>
C1	3°22'31"	2499.75'	147.26'	73.65'	S 88°26'04" E	147.24'
C2	1°42'41"	2499.75'	74.66'	37.33'	N 88°46'47" E	74.66'

SEE SHEET 4 FOR
SURVEYOR'S CERTIFICATION

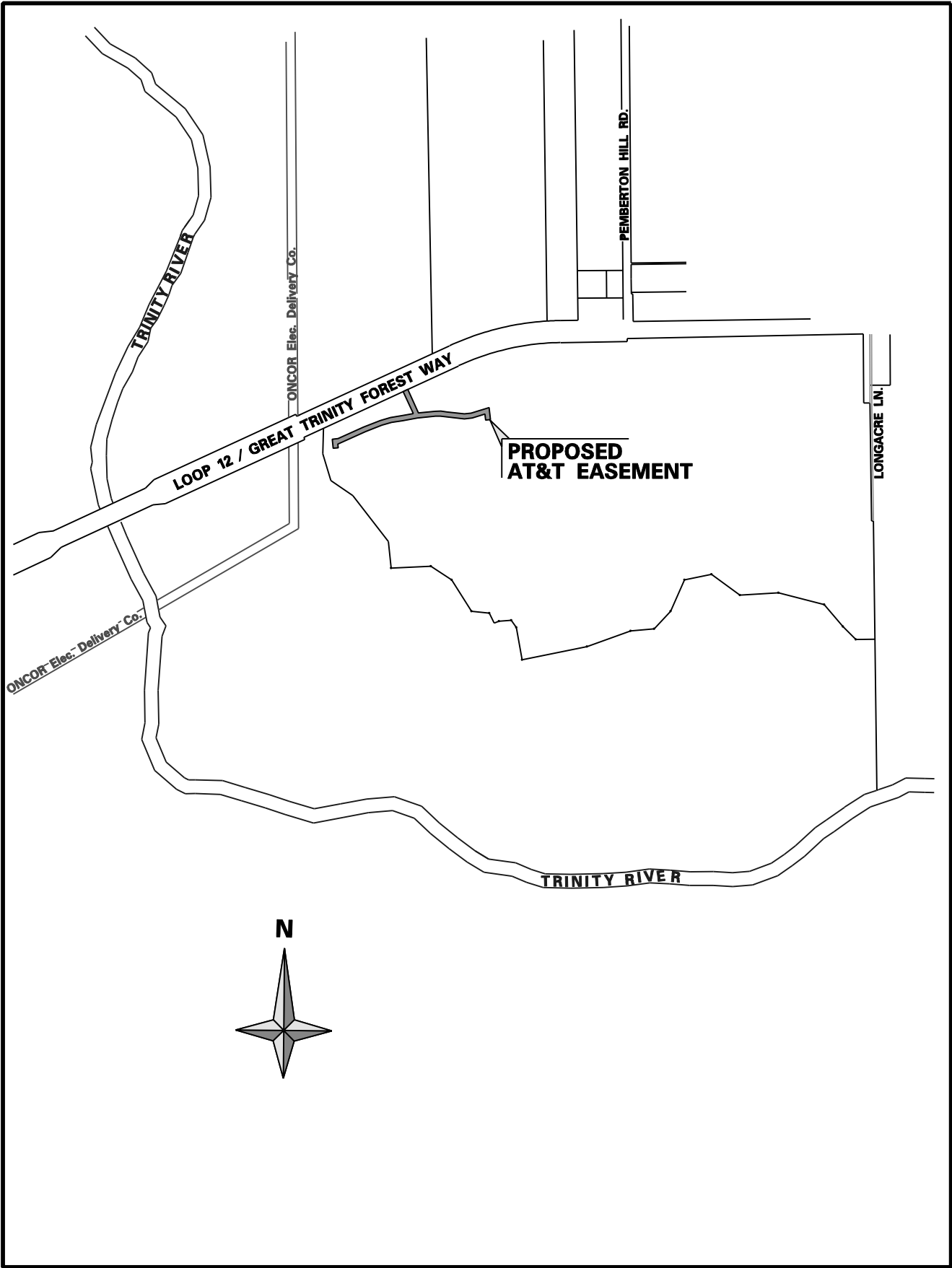
**14,523 Square Feet/
0.333 Acre
AT&T EASEMENT**

PART OF "TRACT 2" IN SPECIAL WARRANTY
DEED TO THE CITY OF DALLAS
AND SITUATED IN CITY BLOCK 6258,
GIDEON PEMBERTON SURVEY,
ABSTRACT NO. 1155
CITY OF DALLAS, DALLAS COUNTY, TEXAS
SHEET 7 OF 7



7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

<i>DRAWN BY</i> ACD	<i>CHECKED BY</i> MCC	<i>SCALE</i> NONE	<i>DATE</i> AUGUST 2016	<i>JOB NUMBER</i> 2741-15.114
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KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 28, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Public Works Department
Convention and Event Services
CMO: Jill A. Jordan, P.E., 670-5299
Ryan S. Evans, 671-9837
MAPSCO: 45P

SUBJECT

Authorize an increase in the contract with DENCO CS Corporation, for additional work required to complete the East Kitchen Improvement Project at the Kay Bailey Hutchison Convention Center located at 650 South Griffin Street - Not to exceed \$203,130, from \$1,673,292 to \$1,876,422 - Financing: Convention Center Capital Construction Funds

BACKGROUND

This item is submitted as an addendum item because the complexities of the contract renewals between multiple parties included in the program required additional time for coordination and documentation. This action will authorize Change Order No. 1 to the construction contract with DENCO CS Corporation for additional work necessary for improvements to the East Kitchen at the Kay Bailey Hutchison Convention Center Dallas.

During construction, hidden conditions required changes to the locations and sizes of ductwork, structural openings, piping, and electrical and control panels. The kitchen office walls needed to be modified and the embedded electrical panels needed to be removed and replaced to allow for the construction of the planned walk-in refrigerator to service the kitchen. It was determined that some of the existing sinks, doors, and panels needed to be replaced because of age, damage, and impaired operation.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	June 2016
Complete Construction	October 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a construction contract with DENCO CS Corporation on May 25, 2016, by Resolution No. 16-0809.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

Convention Center Capital Construction Funds - \$1,673,292.00

Construction	\$1,673,292.00
Change Order No. 1(this action)	<u>\$ 203,129.53</u>
Total	\$1,876,421.53

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

DENCO CS Corporation

Hispanic Female	1	Hispanic Male	25
African-American Female	0	African-American Male	2
Other Female	0	Other Male	0
White Female	1	White Male	19

OWNER

DENCO CS Corporation

Steve Smith, Director of Construction

MAP

Attached.

September 28, 2016

WHEREAS, improvements to the East Kitchen at the Kay Bailey Hutchison Convention Center are needed to meet the projected food service demands at the facility; and,

WHEREAS, on October 6, 2014, Administrative Action No. 14-6841 authorized an engineering services contract with Campos Engineering, Inc. to provide engineering services for the replacement of the East Kitchen exhaust system; and,

WHEREAS, on October 14, 2015, Resolution No. 15-1879 authorized Supplemental Agreement No. 1 to the engineering services contract with Campos Engineering, Inc. to provide design, construction documents, and construction administration services for improvements to the East Kitchen; and,

WHEREAS, on February 16, 2016, Administrative Action No. 16-5660 authorized Supplemental Agreement No. 2 to the engineering services contract with Campos Engineering, Inc. to provide additional engineering services to complete the renovation of the East Kitchen; and,

WHEREAS, on May 25, 2016, Resolution No. 16-0809 authorized a contract with DENCO CS Corporation for renovation and improvements to the East Kitchen of the Kay Bailey Hutchison Convention Center; and,

WHEREAS, it is now desirable to increase the contract with DENCO CS Corporation, in an amount not to exceed \$203,129.53, from \$1,673,292.00 to \$1,876,421.53 for additional work to complete the East Kitchen Improvement Project at the Kay Bailey Hutchison Convention Center.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to increase the contract with DENCO CS Corporation for additional work necessary for renovation and improvements to the East Kitchen of the Kay Bailey Hutchison Convention Center, located at 650 South Griffin Street, in an amount not to exceed \$203,129.53, from \$1,673,292.00 to \$1,876,421.53, after it has been approved as to form by the City Attorney.

September 28, 2016

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

Convention Center Capital Construction Funds
Fund 0082, Dept. CCT, Unit W073, Act. CCIM
Obj. 4310, Program PBC00038 CT PBWC00038H1
Vendor No. VS0000062071, in an amount not to exceed \$203,129.53

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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with DENCO CS Corporation, for additional work required to complete the East Kitchen Improvement Project at the Kay Bailey Hutchison Convention Center located at 650 South Griffin Street - Not to exceed \$203,130, from \$1,673,292 to \$1,876,422 - Financing: Convention Center Capital Construction Funds

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

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$142,536.03	70.17%
Non-local contracts	\$60,593.50	29.83%
TOTAL THIS ACTION	\$203,129.53	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Excell Electrical	HFDM01514N0717	\$68,475.00	48.04%
Total Minority - Local		\$68,475.00	48.04%

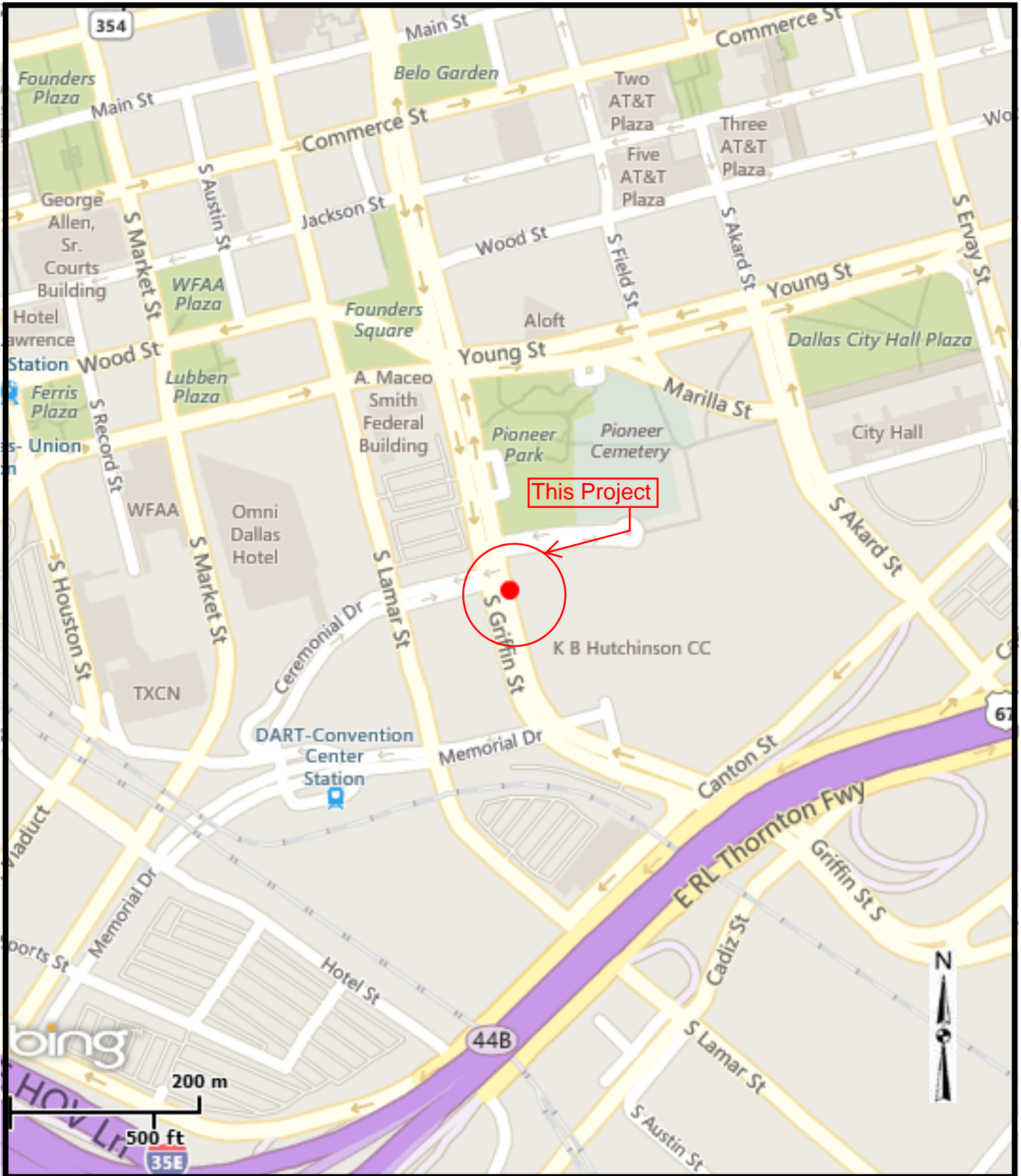
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
OAC Construction	HMMB64794N0417	\$7,684.00	12.68%
Total Minority - Non-local		\$7,684.00	12.68%

TOTAL M/WBE PARTICIPATION

	This Action		Participation to Date	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$76,159.00	37.49%	\$661,342.00	35.24%
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	<u>\$76,159.00</u>	<u>37.49%</u>	<u>\$661,342.00</u>	<u>35.24%</u>

Kay Bailey Hutchison Convention Center Dallas - Kitchen Improvements



Kay Bailey Hutchison Convention Center Dallas

650 South Griffin Street
45-P

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): 5, 9, 11, 13

DEPARTMENT: Public Works Department
Water Utilities

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

MAPSCO: 14Z 16A 25S N 28W 38A 39A E 49W 59A F K

SUBJECT

Authorize an increase in the construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions to add six new street segments to the 2015 Street Resurfacing and Street Improvements Project (list attached) - Not to exceed \$3,380,568, from \$13,558,267 to \$16,938,835 - Financing: Street and Alley Improvement Funds

BACKGROUND

On April 8, 2015, Resolution No. 15-0663 authorized a construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions for the 2015 Street Resurfacing and Street Improvements Project. The improvements consist of repairs to milling, base repairs, asphalt overlay and barrier-free ramp construction on the added street segments. Limited curb and gutters, sidewalks and drive approaches will be replaced as required to facilitate drainage. Pavement markings will be placed as needed and utility manholes will be adjusted level with the road surfaces as required. Water valve stacks, wastewater manholes, and other related items will also be adjusted in conjunction with the street improvements.

This action will authorize Change Order No. 1 to the construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions for the 2015 Street Resurfacing and Street Improvements Project to include six additional street segments within Council Districts 5, 9, 11 and 13. These are the districts with the lowest pavement satisfactory rating within the City of Dallas.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction May 2015
Complete Construction June 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions for the 2015 Street Resurfacing and Street Improvements Project on April 8, 2015, by Resolution No. 15-0663.

Authorized a professional services contract with Alliance Geotechnical Group, Inc. to provide construction material testing services during the construction of the 2015 Street Resurfacing and Street Improvements Project on April 8, 2015, by Resolution No. 15-0664.

City Council was briefed on the Street Services Proposed FY 2016 budget on August 19, 2015. The budget was approved allocating \$16.8M for additional street and alley improvements.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

Street and Alley Improvement Funds - \$3,380,567.52

Construction	
Paving & Resurfacing - PBW	\$13,426,865.47
Water & Wastewater - DWU	\$ 131,401.01
Change Order No. 1 (this action)	<u>\$ 3,380,567.52</u>
Total Project Cost	\$16,938,834.00

<u>Council District</u>	<u>Amount</u>
5	\$ 1,399,079.91
9	\$ 1,194,098.42
11	\$ 455,514.42
13	<u>\$ 331,874.77</u>
Total	\$3,380,567.52

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

APAC-Texas, Inc. dba Old Castle Pavement Solutions

Hispanic Female	14	Hispanic Male	70
African-American Female	8	African-American Male	15
Other Female	0	Other Male	40
White Female	21	White Male	0

OWNER

APAC-Texas, Inc. dba Old Castle Pavement Solutions

Stephen R. Koonce, President

MAPS

Attached.

2015 Street Resurfacing and Street Improvements

<u>Project</u>	<u>Limits</u>	<u>Council District</u>
Prairie Creek Road	Bentham Court to Briggs Street	5
Saint Augustine Drive (N)	Eloise Street to Glengreen Drive	5
Easton Road	Bon Aire Drive to Lake Highlands Drive	9
Shiloh Road	Ruidosa Avenue to Barnes Bridge Road	9
Belt Line Road	Meandering Way to Carriage Lane	11
Nashwood Lane	Forest Lane to N. of Allencrest Lane	13
Douglas Avenue	Deloche Avenue to Walnut Hill Lane	13

September 28, 2016

WHEREAS, bids were received on January 22, 2015, for the construction of pavement surface improvements for the 2015 Street Resurfacing and Street Improvements Project; and,

WHEREAS, on April 8, 2015, Resolution No. 15-0663 authorized a construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions for the construction of pavement surface improvements for the 2015 Street Resurfacing and Street Improvements Project in the amount of \$13,558,266.48; and,

WHEREAS, on April 8, 2015, Resolution No. 15-0664 authorized a professional services contract with Alliance Geotechnical Group, Inc. to provide construction material testing services during the construction of the 2015 Street Resurfacing and Street Improvements Project; and,

WHEREAS, it is now necessary to authorize Change Order No. 1 to the construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions to add six new street segments to the 2015 Street Resurfacing and Street Improvements Project in the amount of \$3,380,567.52; increasing the contract from \$13,558,266.48 to \$16,938,834.00.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to increase the contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions for Change Order No. 1 to add six new street segments to the 2015 Street Resurfacing and Street Improvements Project in the amount of \$3,380,567.52; from \$13,558,266.48 to \$16,938,834.00, after it has been approved as to form by the City Attorney.

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

Street and Alley Improvement Fund	
Fund 0715, Department STS, Unit W011, Act. SRSF	
Object 4510, Program #STRES001, CT PBW12S327G1	
Vendor 004204, in an amount not to exceed	\$ 546,617.27

Street and Alley Improvement Fund	
Fund 0715, Department STS, Unit W011, Act. SRSF	
Object 4510, Program #STRES002, CT PBW12S327G1	
Vendor 004204, in an amount not to exceed	\$ 852,462.64

September 28, 2016

Street and Alley Improvement Fund Fund 0715, Department STS, Unit W011, Act. SRSF Object 4510, Program #STRES003, CT PBW12S327G1 Vendor 004204, in an amount not to exceed	\$ 585,661.35
Street and Alley Improvement Fund Fund 0715, Department STS, Unit W011, Act. SRSF Object 4510, Program #STRES004, CT PBW12S327G1 Vendor 004204, in an amount not to exceed	\$ 608,437.07
Street and Alley Improvement Fund Fund 0715, Department STS, Unit W011, Act. SRSF Object 4510, Program #STRES005, CT PBW12S327G1 Vendor 004204, in an amount not to exceed	\$ 455,514.42
Street and Alley Improvement Fund Fund 0715, Department STS, Unit W011, Act. SRSF Object 4510, Program #STRES006, CT PBW12S327G1 Vendor 004204, in an amount not to exceed	<u>\$ 331,874.77</u>
Total in an amount not to exceed	\$3,380,567.52

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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the construction contract with APAC-Texas, Inc. dba Old Castle Pavement Solutions to add six new street segments to the 2015 Street Resurfacing and Street Improvements Project (list attached) - Not to exceed \$3,380,568, from \$13,558,267 to \$16,938,835 - Financing: Street and Alley Improvement Funds

APAC-Texas, Inc. dba Old Castle Pavement Solutions, is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$2,061,645.21	60.99%
Non-local contracts	\$1,318,922.31	39.01%
TOTAL THIS ACTION	\$3,380,567.52	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Omega Contracting - OCI	HMMB63334Y1016	\$942,953.03	45.74%
Total Minority - Local		\$942,953.03	45.74%

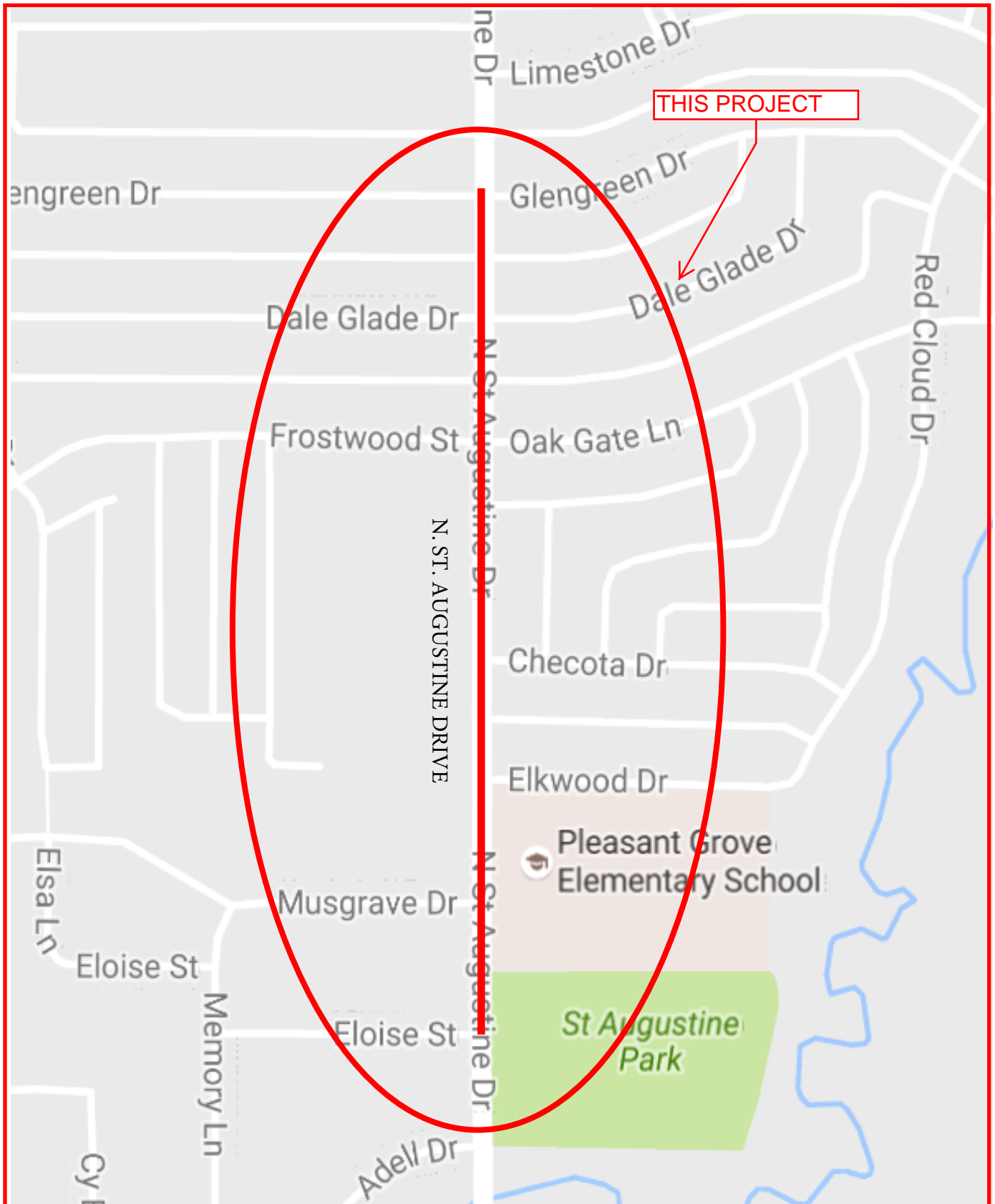
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Road Masters, Inc.	HMDB51748Y0417	\$95,788.64	7.26%
Total Minority - Non-local		\$95,788.64	7.26%

TOTAL M/WBE PARTICIPATION

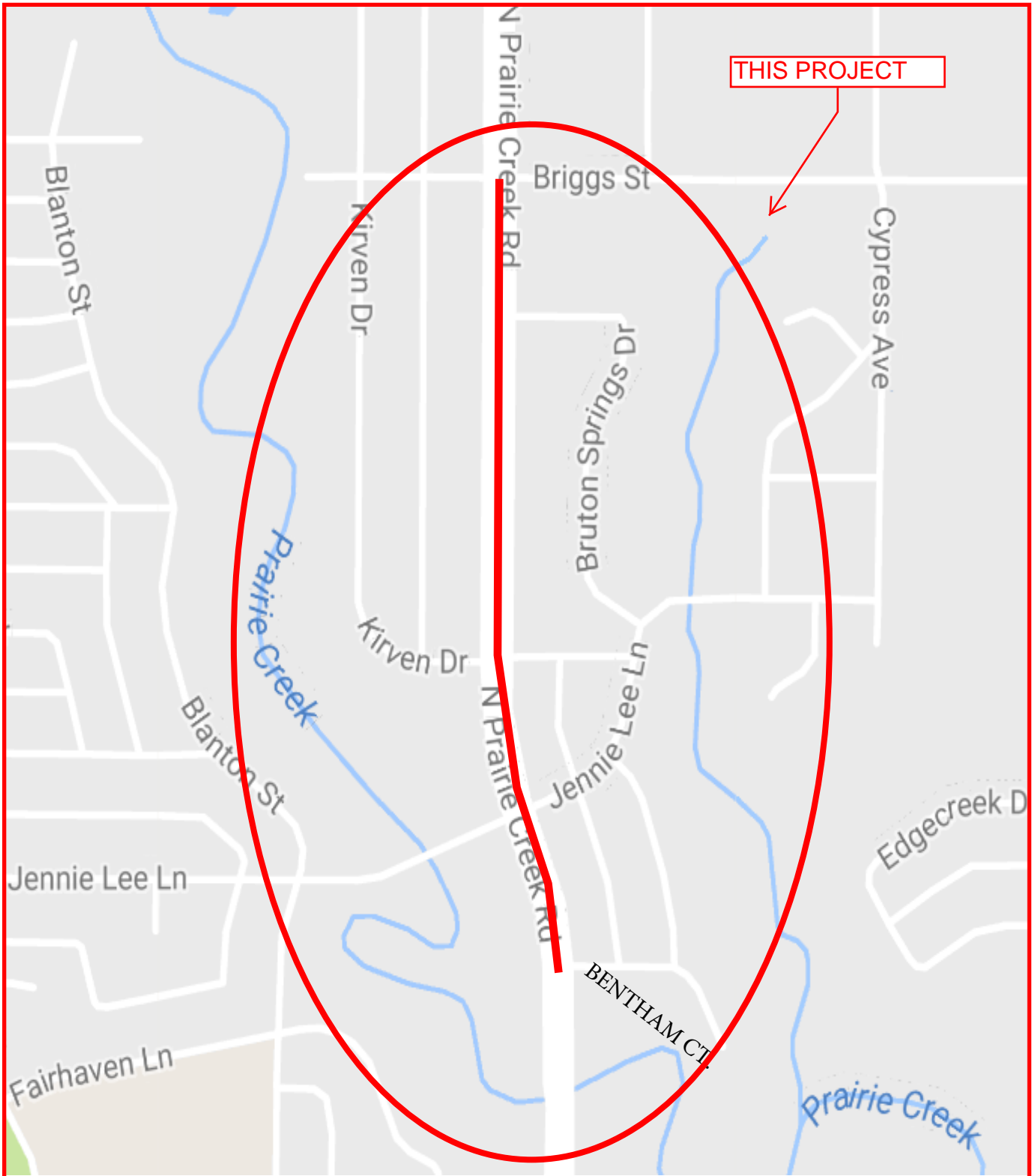
	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$1,038,741.67	30.73%	\$9,064,022.67	53.51%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$1,038,741.67	30.73%	\$9,064,022.67	53.51%

**2015 STREET RESURFACING AND STREET IMPROVEMENTS
NORTH SAINT AUGUSTINE DRIVE
FROM ELOISE STREET TO GLENGREEN DRIVE**



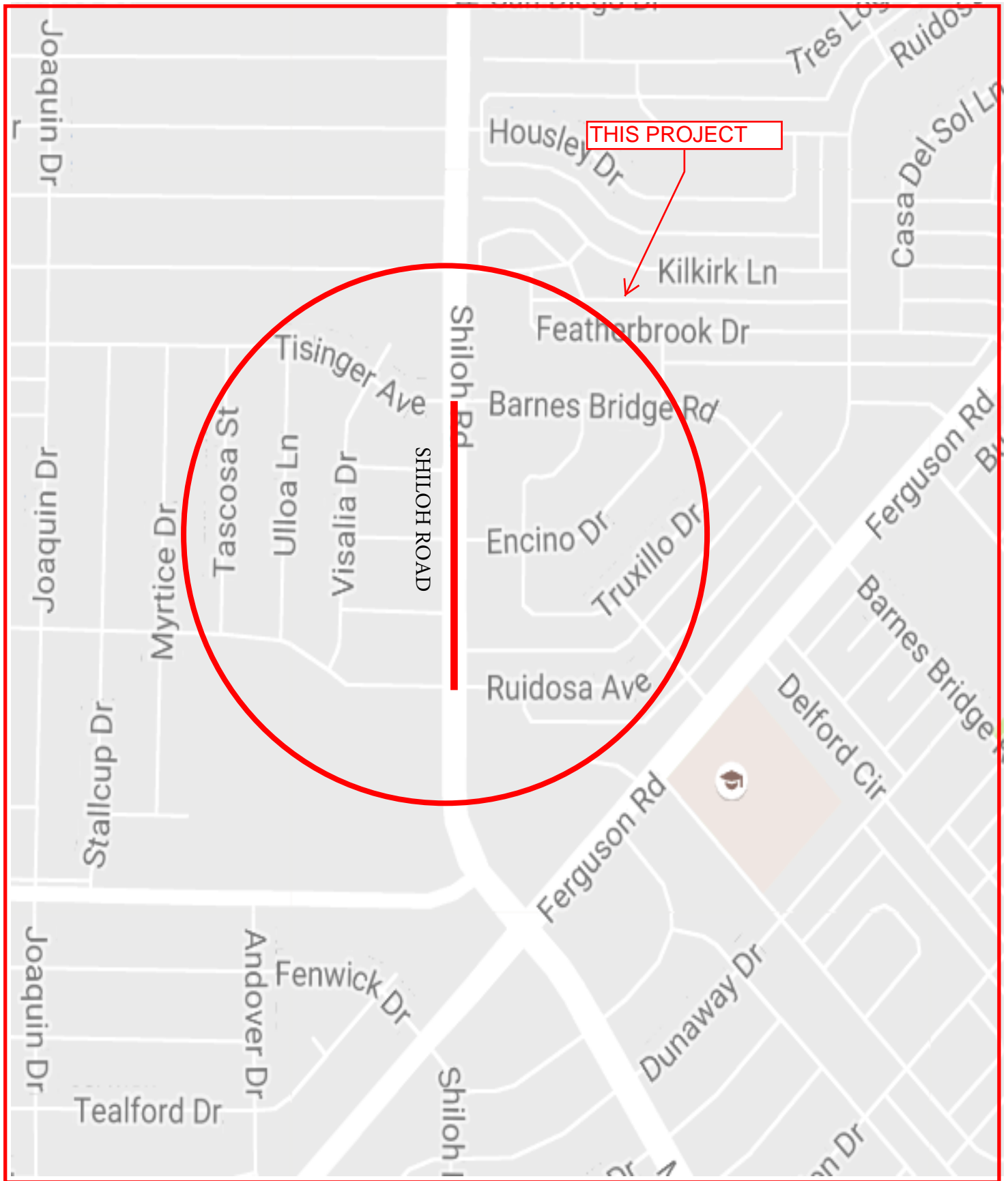
MAPSCO 59F, K

**2015 STREET RESURFACING AND STREET IMPROVEMENTS
PRAIRIE CREEK FROM
FROM BENTHAM CT. TO BRIGGS STREET**

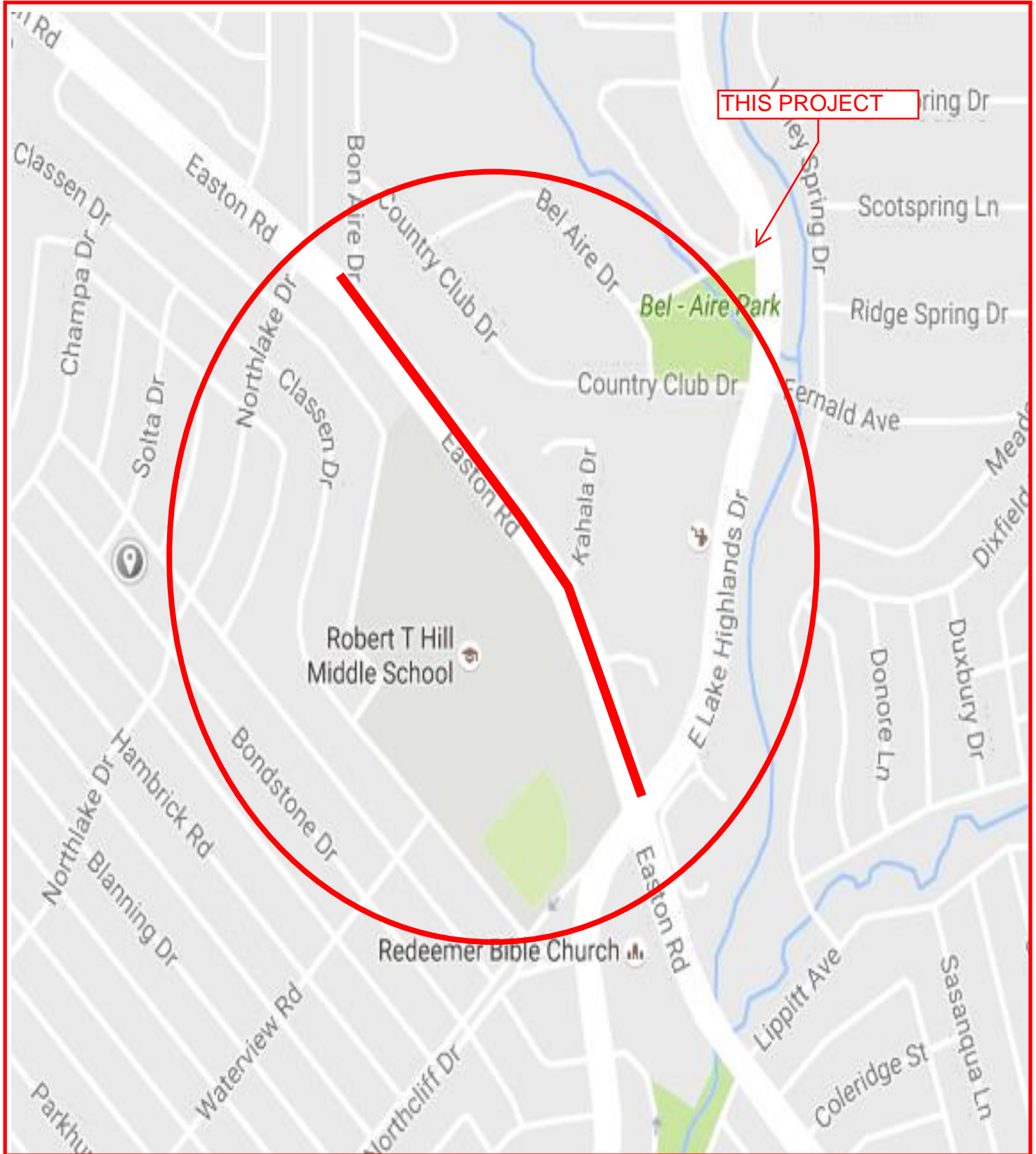


MAPSCO 49W - 59A

**2015 STREET RESURFACING AND STREET IMPROVEMENTS
SHILOH ROAD
FROM RUIDOSA AVEUNE TO BARNES BRIDGE**

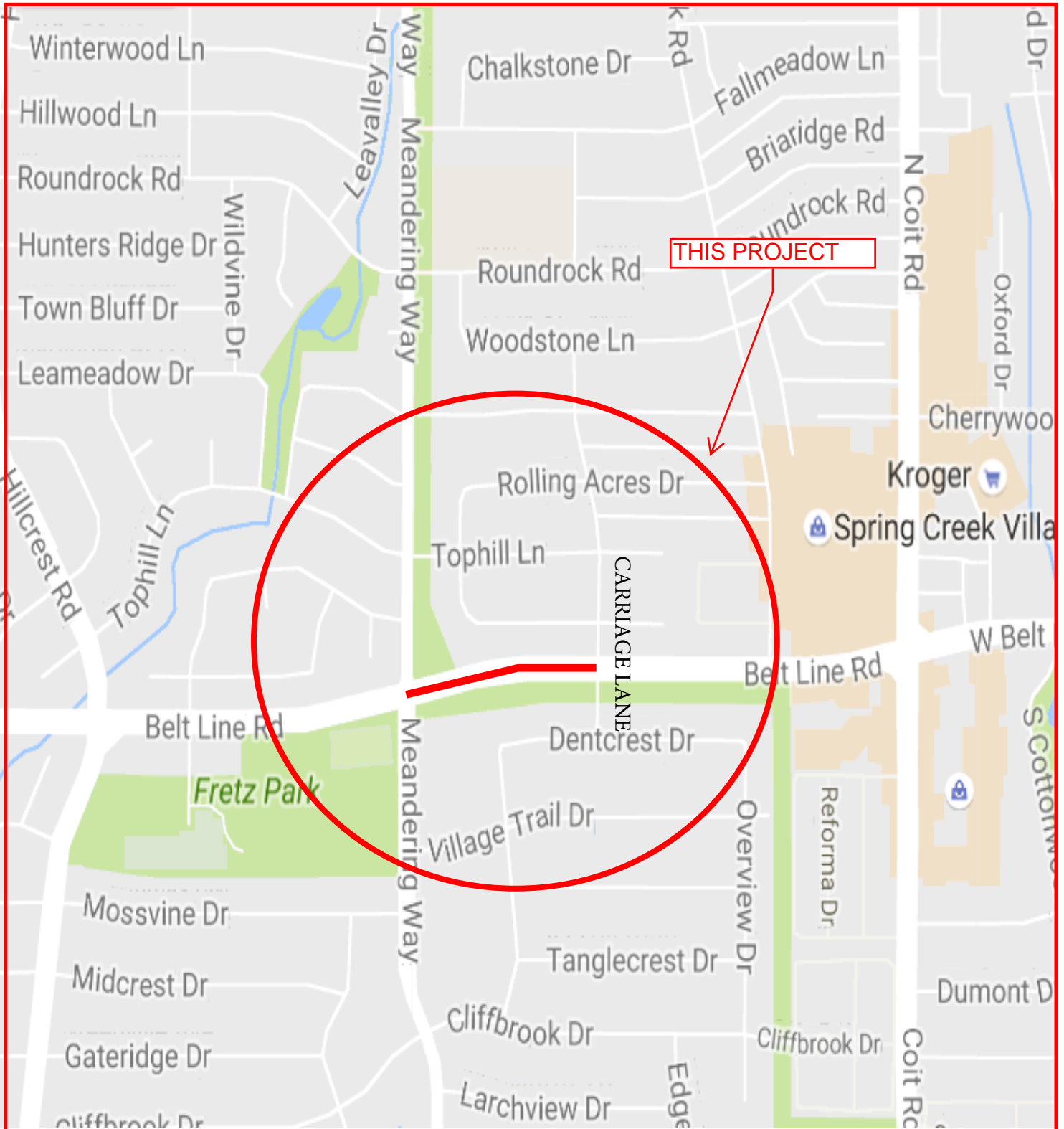


**2015 STREET RESURFACING AND STREET IMPROVEMENTS
EASTON ROAD
FROM BON AIRE DRIVE TO LAKE HIGHLANDS DRIVE**



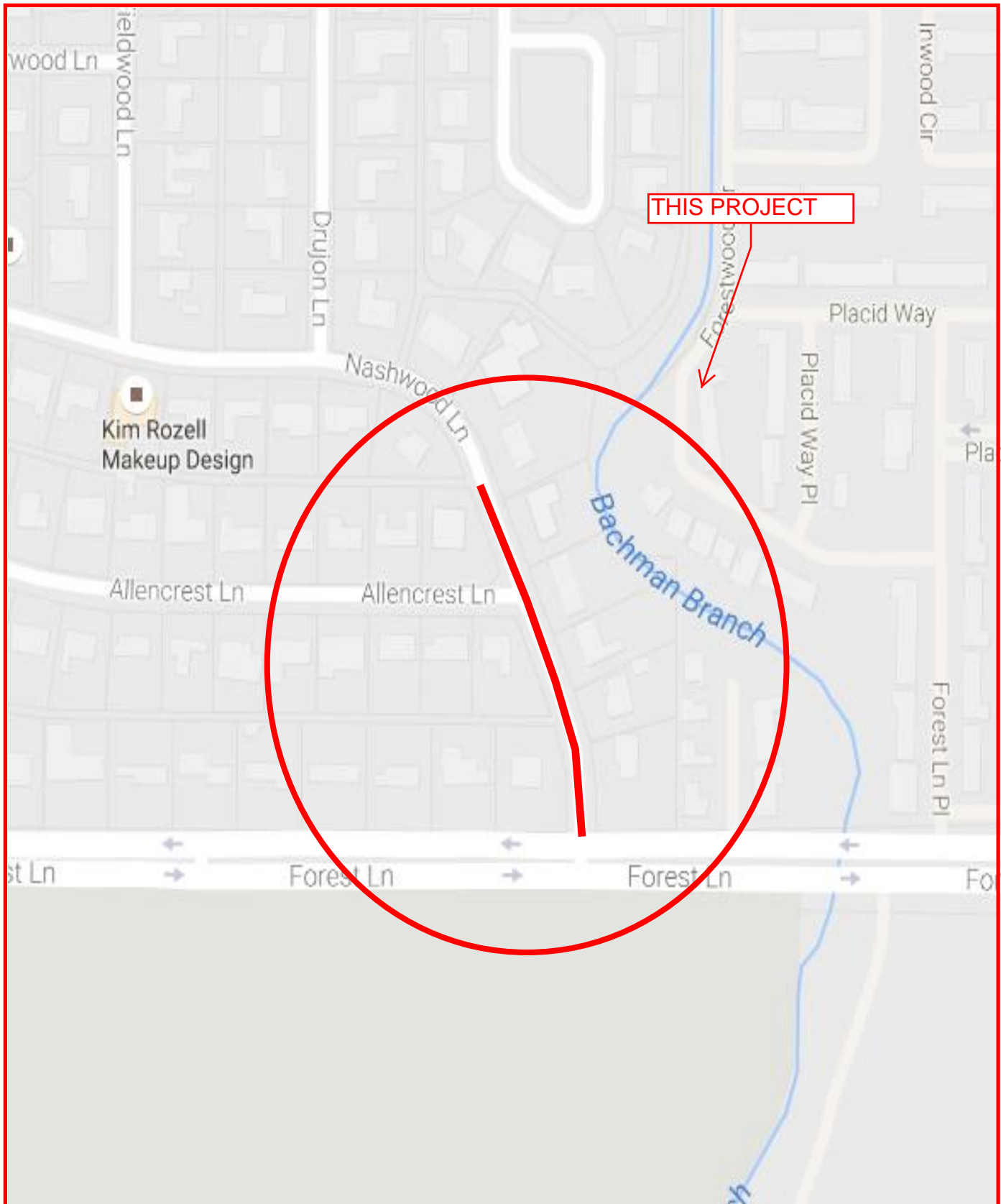
MAPSCO 28W, 38A

**2015 STREET RESURFACING AND STREET IMPROVEMENTS
BELT LINE ROAD
FROM MEANDERING WAY TO CARRIAGE LANE**



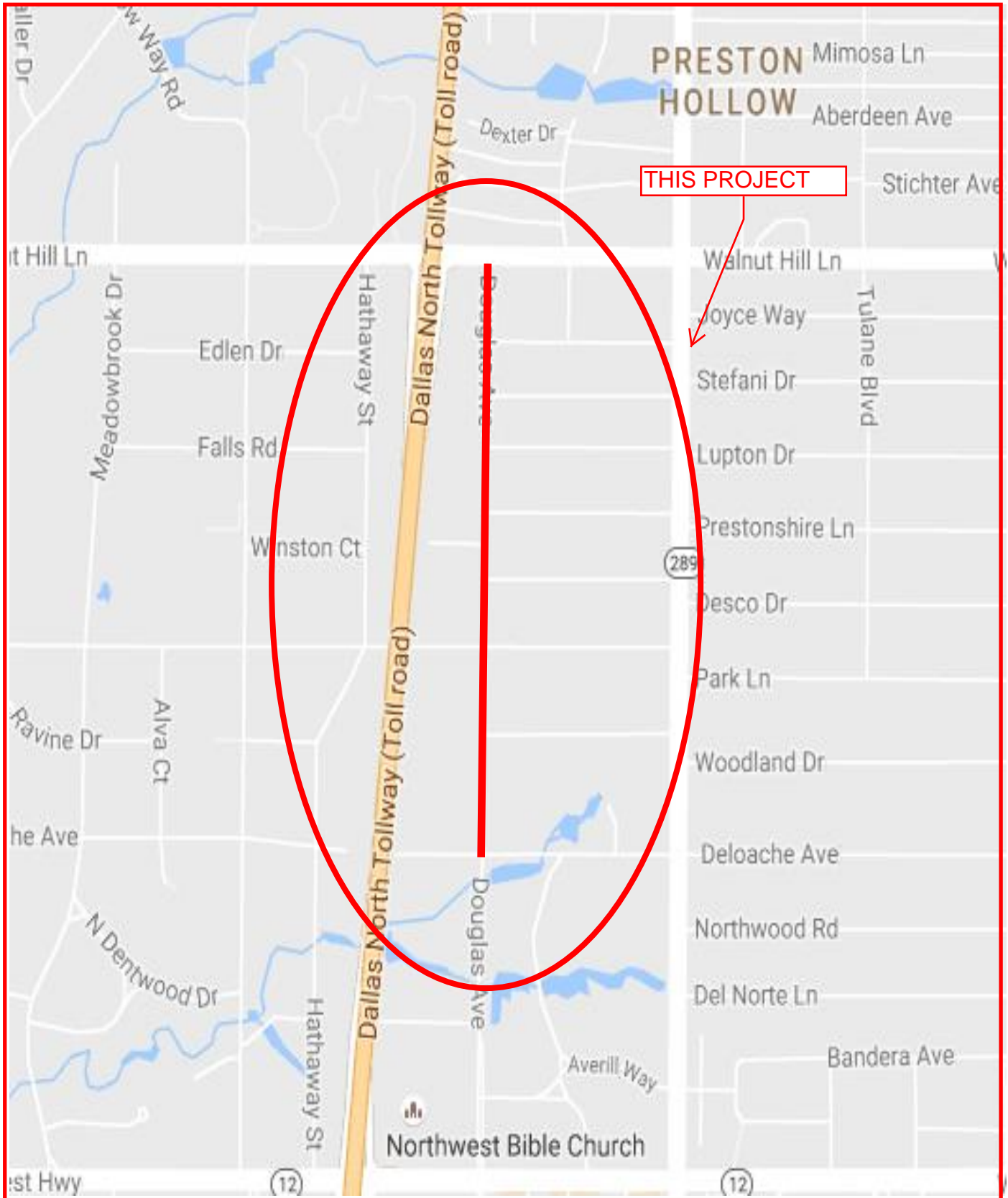
MAPSCO 16A

NASHWOOD LANE FROM FOREST LANE TO NORTH OF ALLENCREST LANE



MAPSCO 14Z

DOUGLAS AVENUE FORM DELOACHE AVENUE TO WALNUT HILL LANE



MAPSCO 25S,N

KEY FOCUS AREA: E-Gov

AGENDA DATE: September 28, 2016

COUNCIL DISTRICT(S): N/A

DEPARTMENT: Office of Financial Services
Court & Detention Services
Equipment & Building Services
Office of Management Services
Public Works Department
Street Services

CMO: Elizabeth Reich, 670-7804
Eric Campbell, 670-3255
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

An ordinance **(1)** renaming the Department of Street Services to Mobility and Street Services; **(2)** eliminating the Department of Public Works; **(3)** incorporating portions of the Department of Public Works into Mobility and Street Services; **(4)** amending sections of the Dallas City Code related to transferring certain functions from Department of Public Works to Equipment and Building Services, Court and Detention Services, and the Office of Environmental Quality; and **(5)** amending sections of the Dallas City Code related to transferring certain functions from Planning and Urban Design to Mobility and Street Services, effective October 1, 2016 - Financing: No cost consideration to the City

BACKGROUND

This item is on the addendum to allow time for completion of the ordinance.

During the FY 2015-16 Sunset Review Process the departments of Public Works, Street Services, Equipment and Building Services, Trinity Watershed Management, Dallas Water Utilities, and the Office of Environmental Quality were analyzed including their various business units and service delivery processes.

BACKGROUND (Continued)

During this review, opportunities were identified related to consolidating the capital construction and maintenance functions for the City's street and transportation systems as well as City facilities. This consolidation is designed to facilitate a more efficient management of street and transportation systems. Mobility and Street Services department will incorporate street and thoroughfare capital construction functions along with day-to-day maintenance/repair, right-of-way management, traffic operations and maintenance, mobility/transportation planning functions and interagency coordination. In addition, the transfer of the capital facilities division to Equipment and Building Services is designed to achieve similar synergies for City facilities by bringing construction, major maintenance, and day-to-day operation/maintenance functions together under one department.

The Sunset Review also identified services which were housed in Public Works that did not necessarily contribute to the department's core functions regarding the City's infrastructure such as air quality monitoring and the adjudication office. These services will be transferred to the Office of Environmental Quality and Court and Detention Services, respectively.

As a result of the consolidation between Public Works and Street Services, certain duplication of administrative functions were identified and proposed for reduction. The City Manager's Proposed FY 2016-17 budget includes \$750,000 in cost reductions from eliminating these redundancies.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On Wednesday, June 27, 2016, the Transportation and Trinity River Project Committee City Council was briefed on the FY 2015-16 Sunset Review. This presentation included information regarding the proposed consolidation of Street Services and Public Works department.

On Tuesday, August 9, 2016, the City Manager's Proposed FY 2016-17 Budget was presented to the City Council. This presentation included information regarding the proposed consolidation of Street Services and Public Works department.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 26, 2016.

FISCAL INFORMATION

(\$750,000) - Current Funds (cost reduction)

ORDINANCE NO. _____

An ordinance amending Chapter 2, “Administration,” by amending Sections 2-44, 2-48, 2-49, 2-139.1, and 2-139.2; amending Chapter 28, “Motor Vehicles and Traffic,” by amending Sections 28-24, 28-29, 28-194, 28-201, 28-203, 28-130.7, and 28-130.12; amending Chapter 29A, “Neighborhood Farmers Market,” by amending Section 29A-5; amending Chapter 30, “Noise,” by amending Section 30-2; amending Chapter 36, “Poles and Wires,” by amending Section 36-45; amending Chapter 39, “Railroads,” by amending Section 39-4; amending Chapter 42A, “Special Events,” by amending Section 42A-7; amending Chapter 43, “Streets and Sidewalks,” by amending Sections 43-63, 43-121, 43-126.5, 43-135; amending Chapter 49, “Water and Wastewater,” by amending Section 49-27; amending Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” by amending Section 51-2.102; amending Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” by amending Sections 51A-2.102, 51A-4.502, 51A-5.209, 51A-6.108, 51A-7.212, 51A-7.1720, 51A-8.201, 51A-8.507, 51A-8.508, 51A-8.601, 51A-8.602, 51A-8.604, 51A-8.607, 51A-8.608, 51A-8.612, 51A-8.615, 51A-9.305, 51A-10.125, 51A-10.140, 51A-12.203, 51A-12.204; and amending Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code by amending Sections, 51P-1.104, and 51P-193.104; changing the name of street services to mobility and street services, eliminating the department of public works, and folding public works into mobility and street services; providing a saving clause; providing a severability clause; and providing an effective date.

Now, Therefore,

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

SECTION 1. That Section 2-44, “Duties of the Director of Equipment and Building Services,” of Article V-a, “Department of Equipment and Building Services,” of Chapter 2, “Administration,” of the Dallas City Code is amended to read as follows:

“SEC. 2-44. DUTIES OF THE DIRECTOR OF EQUIPMENT AND BUILDING SERVICES.

The director of the department of equipment and building services shall perform the following duties:

- (1) Supervise and administer the department of equipment and building services.
- (2) Have responsibility for the design, construction, operation, maintenance, repair, renovation, and expansion of all public buildings belonging to or used by the city, except as otherwise provided by the city manager, the city charter, or ordinance or resolution of the city council.
- (3) Provide for the maintenance and upkeep of the grounds around all public buildings, except as otherwise provided by the city manager, the city charter, or ordinance or resolution of the city council.
- (4) Provide for security in and around all public buildings, except as otherwise provided by the city manager, the city charter, or ordinance or resolution of the city council.
- (5) Maintain and repair all automotive and heavy motor-driven equipment owned by the city and used in municipal operations, except as otherwise provided by the city manager.
- (6) Maintain an inventory control over all automotive and heavy motor-driven equipment and parts owned by the city, except as otherwise provided by the city manager, and make reports as may be required by the city manager.
- (7) Control all automotive and heavy motor-driven equipment used for municipal purposes with the advice and assistance of the using department, except as otherwise provided by the city manager.
- (8) Provide advice and assistance to all departments and agencies of the city government in the purchase of all automotive and heavy motor-driven equipment to be used for municipal purposes.
- (9) Perform such other duties as may be required by the city manager or by ordinance of the city council.”

SECTION 2. That Article V-c, “Department of Public Works,” of Chapter 2, “Administration,” of the Dallas City Code is amended to read as follows:

“ARTICLE V-c

RESERVED. [~~DEPARTMENT OF PUBLIC WORKS.~~]

SEC. 2-48. RESERVED. [~~CREATED; DIRECTOR OF PUBLIC WORKS.~~]

(a) ~~There is hereby created the department of public works of the city of Dallas, at the head of which shall be the director of public works who shall be appointed by the city manager. The director must be an engineer registered to practice in the State of Texas or registered in another state with reciprocal rights. The department will be composed of the director of public works and such other assistants and employees as the city council may provide by ordinance upon recommendation of the city manager.~~

(b) ~~Whenever the director or department of public works and transportation is referred to in this code or any other city ordinance, rule, or regulation, the term means the director or department of public works, or any other director or department of the city to which certain former public works and transportation functions or duties have been transferred by the city council or city manager.]~~

SEC. 2-49. RESERVED. [~~DUTIES OF THE DIRECTOR OF PUBLIC WORKS.~~]

~~The director of public works shall perform the following duties:~~

(1) ~~Supervise the engineering, opening, construction, and paving of all streets, boulevards, alleys, sidewalks, and public ways, except when the work is being done by a private developer.~~

(2) ~~Supervise the engineering and construction of the storm sewers and storm drainage systems associated with a paving project, except when the work is being done by a private developer.~~

(3) ~~Approve the location of equipment and facilities installed under, on, or above the public right of way.~~

(4) ~~Have responsibility for the design and construction of all public buildings belonging to or used by the city, except as otherwise provided by the city manager, the city charter, or ordinance or resolution of the city council.~~

(5) ~~Perform such other duties as may be required by the city manager or by ordinance of the city council.]”~~

SECTION 3. That Section 2-53, “Duties of the Chief Planning Officer,” of Article V-e, “Department of Planning and Urban Design,” of Chapter 2, “Administration,” of the Dallas City Code is amended to read as follows:

“SEC. 2-53. DUTIES OF THE CHIEF PLANNING OFFICER.

The chief planning officer shall perform the following duties:

- (1) Supervise and administer the department of planning and urban design.
- (2) Advise the city manager, in cooperation with others designated by the city manager, on matters affecting the urban design and physical development of the city.
- (3) Develop and recommend to the city manager a comprehensive plan for the city.
- (4) Review and make recommendations regarding proposed actions implementing the comprehensive plan.
- (5) ~~[Supervise the Thoroughfare Plan amendment process and supervise the implementation of the Dallas Bike Plan.~~
- ~~(6)~~ Participate in the preparation and revision of the capital improvement program.
- ~~(7)~~ Coordinate all planning relating to urban redevelopment, urban rehabilitation, and conservation intended to alleviate or prevent slums, obsolescence, blight, or other conditions of urban deterioration.
- ~~(8)~~ Perform such other duties as may be required by the city manager or by ordinance of the city council.”

SECTION 4. That Section 2-139.1, “Created; Director of Street Services,” of Article XVII-a, “Department of Street Services,” of Chapter 2, “Administration,” of the Dallas City Code is amended to read as follows:

“SEC. 2-139.1. CREATED; DIRECTOR OF MOBILITY AND STREET SERVICES.

There is hereby created the department of mobility and street services of the city of Dallas, at the head of which shall be the director of mobility and street services who shall be

appointed by the city manager. The director must be a person professionally competent by experience and training to manage the department, and must be an engineer registered to practice in the State of Texas. The department will be composed of the director of mobility and street services and other assistants and employees as the city council may provide by ordinance upon recommendation of the city manager. The department of mobility and street services was formerly named the department of street services and the department of public works. Any reference to these departments is a reference to the department of mobility and street services.”

SECTION 5. That Section 2-139.2, “Duties of the Director of Street Services,” of Article XVII-a, “Department of Mobility and Street Services,” of Chapter 2, “Administration,” of the Dallas City Code is amended to read as follows:

“SEC. 2-139.2. DUTIES OF THE DIRECTOR OF MOBILITY AND STREET SERVICES.”

The director of the department of mobility and street services shall perform the following duties:

- (1) Supervise and administer the department of mobility and street services.
- (2) Provide for the maintenance and repair of streets, alleys, medians, and public rights-of-way, as designated by the city manager.
- (3) Provide for street hazard and emergency response.
- (4) Plan, design, construct, maintain, and operate, by contract or with city employees, the public lighting system that illuminates highways, streets, parks, and other public ways in the city, except as provided otherwise by the city manager, the city charter, or ordinance or resolution of the city council.
- (5) Supervise the engineering, planning, opening, construction, and paving of all streets, boulevards, alleys, sidewalks, and public ways, except when the work is being done by a private developer.
- (6) Supervise the engineering and construction of the storm sewers and storm drainage systems associated with a paving project, except when the work is being done by a private developer.
- (7) Approve the location of equipment, facilities, and landscaping installed under, on, or above the public right- of-way.
- (8) Coordinate with DART for the planning, construction, and maintenance of all transportation.

(9) Supervise the Thoroughfare Plan amendment process and supervise the implementation of the Dallas Bike Plan.

(10) Perform such other duties as may be required by the city manager or by ordinance of the city council.”

SECTION 6. That Section 28-24, “Authority to Install,” of Article V, “Traffic-Control Devices,” of Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code is amended to read as follows:

“SEC. 28-24. AUTHORITY TO INSTALL.

(a) The traffic engineer shall conduct studies and investigations of the public streets and highways within the city and shall determine those places on public streets and highways where a particular danger or hazard exists to motor vehicle traffic and pedestrian traffic and shall place and maintain traffic control signs, signals, and devices in accordance with these studies and determinations as required under this chapter and other traffic laws. In addition, the city manager, [~~the director of public works,~~] the director of mobility and street services, the chief of police, the chief of fire-rescue, or personnel acting under their authority, and public contractors or their employees performing work pursuant to any federal, state, county, road district, or city contract, may place and maintain barricades, detour signs, or other warning devices at places where danger becomes apparent as a result of hazards caused by the weather or natural phenomena, defects, or obstructions in or near streets, alleys, sidewalks, parkways, parks, or other public places, as a result of building construction or demolition, or where street, alley, or sidewalk construction or repair is underway.

(b) The traffic engineer shall conduct studies and investigations of the public streets and highways within the city and, in accordance with these studies, recommend to the city council those places on public streets and highways where permanent traffic diverters should be located. After the city council approves a location, the department of mobility and street services is authorized to install and maintain permanent traffic diverters at the approved location.”

SECTION 7. That Section 28-29, “Existing Devices Affirmed and Ratified,” of Article V, “Traffic-Control Devices,” of Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code is amended to read as follows:

“SEC. 28-29. EXISTING DEVICES AFFIRMED AND RATIFIED.

Traffic control signs, signals, devices, and markings previously placed or erected by the police department or department of mobility and street services, or any predecessor department, and now in use for the purpose of regulating, warning, or guiding traffic are affirmed, ratified, and declared to be official traffic control devices, provided that these traffic control devices are not inconsistent with the provisions of state law or this chapter.”

SECTION 8. That Section 28-194, “Authority of the Director of Public Works” of Article XVII, “Streetcar Regulations,” of Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code is amended to read as follows:

“SEC. 28-194. AUTHORITY OF THE DIRECTOR OF MOBILITY AND STREET SERVICES [~~PUBLIC WORKS~~].

The director of mobility and street services [~~public works~~] shall administer and enforce this article and otherwise exercise direction and control over the operation of all streetcars in the city in accordance with city ordinances, the city charter, and other applicable law and with any license issued to a streetcar company by the city.”

SECTION 9. That Subsection (c) of Section 28-201, “Operation of Vehicles in the Transitway Mall and Transit Corridor,” of Article XVIII, “Light Rail Transit System,” of Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code is amended to read as follows:

- “(c) It is a defense to prosecution under Subsection (b)(1) or (2) of this section that the vehicle was:
- (1) being operated by an employee of the city or DART in the performance of official duties;
 - (2) an authorized emergency vehicle;
 - (3) a mobility and street services [~~public works~~], maintenance, utility, or service vehicle authorized by the city and DART to operate within the transit mall or transit corridor; or
 - (4) being operated in compliance with a valid permit issued by the city and approved by DART.”

SECTION 10. That Paragraph (4), “Department,” of Section 28-203, “Definitions,” of Division 1, “Generally,” of Article XIX, “Photographic Enforcement and Administrative

Adjudication of Red Light Violations,” of Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code is amended to read as follows:

“(4) DEPARTMENT means the city department of mobility and street services [~~public works~~].”

SECTION 11. That Subsection (e) of Section 28-130.7, “Hearings for Disposition of a Parking Citation; Parking Citation as Prima Facie Evidence,” of Division 7, “Administrative Adjudication of Parking Violations,” of Article XI, “Stopping, Standing, and Parking Generally,” of Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code is amended to read as follows:

“(e) An order of a hearing officer must be filed with the city department of court and detention services [~~public works~~], in a separate index and file. The order may be recorded using computer printouts, microfilm, microfiche, or other digital retention methods [~~similar data processing techniques~~].”

SECTION 12. That Subsection (a) of Section 28-130.12, “Appeal from Hearing,” of Division 7, “Administrative Adjudication of Parking Violations,” of Article XI, “Stopping, Standing, and Parking Generally,” of Chapter 28, “Motor Vehicles and Traffic,” of the Dallas City Code is amended to read as follows:

“(a) A person determined by a hearing officer, at either an instanter or scheduled administrative adjudication hearing or by failure to answer a parking citation or appear at a hearing in the time required, to be liable for a parking violation may appeal this determination to the municipal court by filing a petition, along with a filing fee of \$15, with the municipal court clerk or a deputy clerk within 30 calendar days after the hearing officer’s order is filed with the department of court and detention services [~~public works~~]. If the hearing officer’s order is reversed, the \$15 filing fee shall be returned by the city to the appellant.”

SECTION 13. That Subsection (c) of Section 29A-5, “Application; Issuance,” of Article II, “Neighborhood Farmers Market Permits,” of Chapter 29A, “Neighborhood Farmers Markets,” of the Dallas City Code is amended to read as follows:

“(c) Upon receipt of the completed application, the director shall forward a copy of the application to the building official and the departments of police, fire- rescue, risk management, code compliance, and mobility and street services [~~-, and public works~~]. The building official and each department shall review the application and return it, with any comments, to the director within 10 working days after receipt.”

SECTION 14. That Paragraph (8) of Section 30-2, “Loud and Disturbing Noises and Vibrations Presumed Offensive,” of Chapter 30, “Noise,” of the Dallas City Code is amended to read as follows:

“(8) Any construction activity related to the erection, excavation, demolition, alteration, or repair of any building on or adjacent to a residential use, as defined in the Dallas Development Code, other than between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and between the hours of 8:00 a.m. and 7:00 p.m. on Saturdays and legal holidays, except that the director of mobility and street services [~~public works~~] may issue a written permit to exceed these hours in the case of urgent necessity in the interest of public safety or for other reasons determined by the director of mobility and street services [~~public works~~] to be necessary for the public health, safety, or welfare. For purposes of this paragraph, “legal holidays” include New Year’s Day (January 1), Memorial Day (observed date), Fourth of July (July 4), Labor Day (observed date), Thanksgiving Day (observed date), and Christmas Day (December 25).”

SECTION 15. That Section 36-45, “Inspection of Poles and Wires; Notice to Remove, Replace, or Alter,” of Article II, “Poles and Wires – Reports, Records, and Inspections,” of Chapter 36, “Poles and Wires,” of the Dallas City Code is amended to read as follows:

“SEC. 36-45. INSPECTION OF POLES AND WIRES; NOTICE TO REMOVE, REPLACE, OR ALTER.

The police chief, fire-rescue chief, and director of mobility and street services [~~public works~~], or their designated representatives, shall each have the power and duty to examine and inspect from time to time all poles and every wire or cable in the streets, alleys, highways, or public places within the city when such wire is designed to carry an electric current. They shall notify each person owning or using such poles when any pole is unsafe, and notify each person owning or operating any such wire or cable whenever its attachments, insulation, supports, or appliances are unsuitable or unsafe, and require that such poles, wires, or cables must be properly replaced, renewed, altered, or constructed. They shall require the owner of any pole or wire abandoned for use to remove the pole or wire.”

SECTION 16. That Subsection (a), “Creation of the Railroad Subcommittee,” of Section 39-4, “The Subcommittee,” of Article II, “Enforcement, Decision Making, Reporting Duties,” of Chapter 39, “Railroads,” of the Dallas City Code is amended to read as follows:

“(a) Creation of the railroad subcommittee. The chair of the committee is authorized to form a railroad subcommittee to provide better communication between the railroad companies and the city. If formed, the committee chair is authorized to appoint a representative from each railroad company and from the police department, fire-rescue department, and department of mobility and street services [~~public works~~] of the city to serve as ex officio members of the subcommittee.”

SECTION 17. That Subsection (c) of Section 42A-7, “Application; Issuance,” of Article II, “Special Event Permits,” of Chapter 42A, “Special Events,” of the Dallas City Code is amended to read as follows:

“(c) Upon receipt of the completed application, the special event manager shall forward a copy of the application to the building official, to the departments of police, fire-rescue, equipment and building services, [~~public works,~~] risk management, mobility and street services, sanitation services, and code compliance, and to Dallas area rapid transit (DART). If any part of the special event is to be held on or adjacent to property that is exempt from this chapter under Section 42A-5, the special event manager shall also forward a copy of the application to the department that manages or controls the exempt property. Each department and DART shall review the application and return it, with any comments, to the special event manager within 10 working days of receipt.”

SECTION 18. That Section 43-63, “Repair of Defective Sidewalks or Driveways by Abutting Property Owners,” of Subdivision I, “In General,” of Division 1, “Generally,” of Article III, “Construction and Repair of Sidewalks, Curbs and Driveway Approaches,” of Chapter 43, “Streets and Sidewalks,” of the Dallas City Code is amended to read as follows:

“SEC. 43-63. REPAIR OF DEFECTIVE SIDEWALKS OR DRIVEWAYS BY ABUTTING PROPERTY OWNERS.

(a) When a sidewalk, driveway, or any appurtenance to a sidewalk or driveway becomes defective, unsafe, or hazardous, the abutting property owner shall reconstruct or repair the sidewalk, driveway, or appurtenance, and the expense of such work must be borne by the abutting property owner.

(b) When a sidewalk, driveway, or appurtenance to a sidewalk or driveway is found to be defective, unsafe or hazardous, the director of mobility and street services or the director of code compliance shall notify the owner of the abutting property to reconstruct or repair the sidewalk, driveway, or appurtenance.

(c) Any owner who fails to reconstruct or repair a defective, unsafe, or hazardous condition within 30 days after the date of the written notice from the director of mobility and street services or the director of code compliance to do so, or any owner who fails to begin such reconstruction or repair within 15 days after the date of such notice, is guilty of an offense.”

SECTION 19. That Subsection (c) of Section 43-121, “License Required; Application; Issuance,” of Division 2, “Bicycle Parking Devices,” of Article VI, “License for the Use of Public Right-of-Way,” of Chapter 43, “Streets and Sidewalks,” of the Dallas City Code is amended to read as follows:

“(c) The director shall forward a copy of any completed application to the departments of mobility and street services, sanitation services, code compliance, [~~public works,~~] planning and urban design, and sustainable development and construction, and to any utility company that might be affected by the proposed installation and operation of a bicycle parking device. Each department, and any utility company notified, shall review the application and return it, with any comments, to the director within 30 days of receipt.”

SECTION 20. That Subsection (d) of Section 43-126.5, “License Required; Application; Issuance,” of Division 3, “Valet Parking Services,” of Article VI, “License for the Use of Public Right-of-Way,” of Chapter 43, “Streets and Sidewalks,” of the Dallas City Code is amended to read as follows:

“(d) The director shall forward a copy of any completed application to any person required to be notified under Subsection (c)(7) and to the departments of mobility and street services, sanitation services, code compliance, sustainable development and construction, [~~public works,~~] planning and urban design, and risk management, and to any other department that might be affected by the proposed operation of a valet parking service. Each department, and any other notified persons, shall review the application and return it, with any comments, to the director within 30 days of receipt.”

SECTION 21. That Paragraph (7), “Director,” of Section 43-135, “Definitions,” of Article VIII, “Certain Uses of Public Right-of-Way,” of Chapter 43, “Streets and Sidewalks,” of the Dallas City Code is amended to read as follows:

“(7) DIRECTOR means the director of mobility and street services [~~public works~~] or any designated representative.”

SECTION 22. That Subsection (a), “Permission to Use,” of Section 49-27, “Fire Hydrants,” of Article III, “Water and Wastewater Generally,” of Chapter 49, “Water and Wastewater,” of the Dallas City Code is amended to read as follows:

“(a) Permission to use. Fire hydrants are used in extinguishing fires and are to be opened only by authorized employees of the department and the city’s fire department, department of mobility and street services, and department of sanitation services. Any other person who wishes to use a fire hydrant must seek written permission from the director under the following conditions:

(1) A person requesting use of a fire hydrant must make written application for a permit and must pay charges in accordance with Section 49-18.9.

(2) The permittee must:

(A) use a water meter furnished by the department;

(B) connect the meter directly to the fire hydrant and include in the connection an approved reduced pressure zone backflow prevention device provided by the department;

(C) make the meter readily available for reading by the department each month it is used; and

(D) return the meter immediately after finishing use of the hydrant or upon request of the director.

(3) If water is to be hauled from the hydrant, the permittee must display a decal issued by the department on each vehicle used in hauling water from the hydrant.

(4) A permittee authorized to open a fire hydrant must only use an approved spanner wrench and must replace the caps on the outlets when not in use.”

SECTION 23. That Section 51-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (99.1) to read as follows:

“(99.1) PUBLIC WORKS AND TRANSPORTATION means mobility and street services. Any reference to public works and transportation is a reference to mobility and street services.”

SECTION 24. That Section 51-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51, “Dallas Development Code: Ordinance No. 10962, as amended,” of the Dallas City Code is amended by adding a new Paragraph (116.1) to read as follows:

“(116.1) STREET SERVICES means mobility and street services. Any reference to street services is a reference to mobility and street services.”

SECTION 25. That Paragraph (20), “Center Line,” of Section 51A-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(20) CENTER LINE means a line running midway between the bounding right-of-way lines of a street or alley. Where the bounding right-of-way lines are irregular, the center line shall be determined by the director of mobility and street services [~~public works~~].”

SECTION 26. That Section 51A-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (112.1) to read as follows:

“(112.1) PUBLIC WORKS AND TRANSPORTATION means mobility and street services. Any reference to public works and transportation is a reference to mobility and street services.”

SECTION 27. That Section 51A-2.102, “Definitions,” of Article II, “Interpretations and Definitions,” of Chapter 51A, “Dallas Development Code: Ordinance No. 19455, as amended,” of the Dallas City Code is amended by adding a new Paragraph (134.1), to read as follows:

“(134.1) STREET SERVICES means mobility and street services. Any reference to street services is a reference to mobility and street services.”

SECTION 28. That Paragraph (6), “Departmental Review,” of Subsection (e), “Site Plan Process,” of Section 51A-4.502, “Institutional Overlay District,” of Division 51A-4.500, “Overlay and Conservation District Regulations,” of Article IV, “Zoning Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(6) Departmental review. The director shall forward the information to the departments of sustainable development and construction, mobility and [~~public works,~~] street services, sanitation services, Trinity watershed management, and code compliance, and to any other appropriate departments. Within 30 days following receipt of a completed application for site plan approval, or for a longer time agreed to by the applicant, the departments shall review the proposed development and forward their comments, if any, in writing to the director. Upon conclusion of the departmental review, the director shall forward to the commission the application for site plan approval and the written information provided by the departments.

(A) The directors of the departments of mobility and [~~public works,~~] street services, Trinity watershed management, and water utilities shall prepare a written statement evaluating the impact of the proposed institutional uses on public facilities including sewers, water utilities, and streets.

(B) The director of Trinity watershed management shall prepare a written statement describing any known drainage or topography problems.”

SECTION 29. That Subsection (a) of Section 51A-5.209, “Escarpment Area Review Committee,” of Division 51A-5.200, “Escarpment Regulations,” of Article V, “Flood Plain and Escarpment Zone Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(a) In order to assist the director and the board of adjustment in the administration and interpretation of these escarpment regulations, and to establish an efficient forum for city input and review of proposed developments in geologically similar areas, an escarpment area review committee (“the committee”) shall be established. The committee shall be advisory in nature and be comprised of at least one representative from the departments of sustainable development and construction, parks and recreation, planning and urban design, and mobility and street services [~~public works~~]. Members of the committee shall be appointed by the heads of the departments they represent. At least two representatives must be present to constitute a quorum.”

SECTION 30. That Paragraph (1) of Subsection (e), “Staff Review,” of Section 51A-6.108, “Municipal Setting Designation Ordinance,” of Article VI, “Environmental Performance Standards,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(1) The director shall distribute a copy of the complete application to the city attorney, the department of sustainable development and construction, the office of management services, the department of Trinity watershed management, the park and recreation department, the department of mobility and street services [~~public works~~], and the Dallas water utilities department for review and comment. The director shall also send a copy of the application to the TCEQ.”

SECTION 31. That Paragraph (2), “Director,” of Subsection (a), “Definitions,” of Section 51A-7.212, “Street Construction Alleviation Signs,” of Division 51A-7.200, “Provisions for All Zoning Districts,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(2) DIRECTOR means the director of mobility and street services of the city or the director’s designated representative, including but not limited to the city’s traffic engineer.”

SECTION 32. That Paragraph (2), “Director,” of Subsection (a), “Definitions,” of Section 51A-7.1720, “Street Construction Alleviation Signs,” of Division 51A-7.1700,

“Provisions for Victory Sign District,” of Article VII, “Sign Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(2) DIRECTOR means the director of mobility and street services [~~public works~~] of the city or his or her designated representative.”

SECTION 33. That Subsection (33), “Nonstandard Materials,” of Section 51A-8.201, “Definitions,” of Division 51A-8.200, “Definitions,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(33) NONSTANDARD MATERIALS mean any materials not specified in the Standard Construction Details of the department of mobility and street services [~~public works~~] or the North Central Texas Standard Specifications for Public Works Construction of the North Central Texas Council of Governments.”

SECTION 34. That Paragraph (8) of Subsection (b), “Regulations,” of Section 51A-8.507, “Alleys,” of Division 51A-8.500, “Subdivision Layout and Design,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(8) Alleys must be designed and constructed according to the requirements of the Paving Design Manual and the Standard Details for Public Works Construction of the department of mobility and street services [~~public works~~].”

SECTION 35. That Subsection (b), “Proper Access,” of Section 51A-8.508, “Parks and Common Areas,” of Division 51A-8.500, “Subdivision Layout and Design,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(b) Proper access. Land reserved for recreation sites and parks is considered to have proper access and visibility if:

(1) the property has frontage of at least 100 feet on an improved public street;
or

(2) the property has a high degree of visibility and has paved public vehicular access to an improved public street. The paved access must be at least 20 feet in width and must comply with the construction standards of the department of mobility and street services [~~public works~~].”

SECTION 36. That Subsection (b) of Section 51A-8.601, “General Standards,” of Division 51A-8.600, “Infrastructure Design and Construction,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(b) All street paving, storm drainage, bridge, and culvert design and construction must conform to the standards, criteria, and requirements of the following, as they may from time to time be amended by those responsible for their promulgation, except that the design criteria in effect on the date the commission approves the preliminary plat must be used to design the infrastructure.

- (1) The Thoroughfare Plan for the city of Dallas.
- (2) The Central Business District Streets and Vehicular Circulation Plan.
- (3) The Long Range Physical Plan for Parks and Recreational Facilities.
- (4) The Paving Design Manual of the department of mobility and street services [~~public works~~].
- (5) The storm drainage policy of the city of Dallas.
- (6) The Drainage Design Manual of the department of mobility and street services [~~public works~~].
- (7) The Plan Development Checklist of the department.
- (8) The Standard Construction Details of the department of mobility and street services [~~public works~~].

- (9) The Texas Uniform Traffic Control Device Manual.
- (10) The Dallas Central Business District Pedestrian Facilities Plan.
- (11) The 1985 Dallas Bike Plan.
- (12) The City of Dallas Planning Policies.
- (13) All other codes and ordinances of the city of Dallas.”

SECTION 37. That Paragraph (2) of Subsection (d), “Corner Clips and Sight Easements,” of Section 51A-8.602, “Dedications,” of Division 51A-8.600, “Infrastructure Design and Construction,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(2) Sight easements must be provided if required by the [~~Public Works~~] Paving Design Manual of the department of mobility and street services.”

SECTION 38. That Subsection (a), “Generally,” of Section 51A-8.604, “Street Engineering Design and Construction,” of Division 51A-8.600, “Infrastructure Design and Construction,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(a) Generally. Streets, whether dedicated to the public use or privately owned, must be designed in accordance with the Paving Design Manual of the department of mobility and street services [~~public works~~]. The geometrics of streets must be designed to provide appropriate access for passenger, delivery, emergency, and maintenance vehicles.”

SECTION 39. That Subsection (a), “Generally,” of Section 51A-8.607, “Median Openings, Extra Lanes, and Driveways,” of Division 51A-8.600, “Infrastructure Design and Construction,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(a) Generally. All median openings, driveway approaches, driveways, and extra lanes including left turn lanes, right turn lanes, acceleration/deceleration lanes, and other extra lanes must be located, designed, and constructed in accordance with the current standards of the department of mobility and street services [~~public works~~].”

SECTION 40. That Subsection (b), “Street Lights,” of Section 51A-8.608, “Street Appurtenances,” of Division 51A-8.600, “Infrastructure Design and Construction,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(b) Street lights. The engineering, material, installation, and activation of street lights must be provided as required by the approved street lighting plans. All plan approvals, construction scheduling, and reimbursements must be coordinated through the director of mobility and street services.”

SECTION 41. That Subsection (d), “Traffic Signs and Street Name Blades,” of Section 51A-8.608, “Street Appurtenances,” of Division 51A-8.600, “Infrastructure Design and Construction,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(d) Traffic signs and street name blades. All of the required traffic signs and street name blades must be provided as determined by the traffic engineer. All signs must meet the standards of the department of mobility and street services and may be obtained from the department of mobility and street services or any other source if city standards are met. All necessary posts, hardware, and concrete required to complete the sign assembly installation must be provided as determined by the traffic engineer. A maintenance bond sufficient in amount to maintain all developer installed traffic signs and street name blades for one year must be posted by the owner.”

SECTION 42. That Subsection (f), “Traffic Control During Construction,” of Section 51A-8.608, “Street Appurtenances,” of Division 51A-8.600, “Infrastructure Design and Construction,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(f) Traffic control during construction. The owner is responsible for installing and maintaining all necessary barricades, temporary signs, pavement transitions, and pavement markings to safely convey traffic through the construction area in accordance with the Texas Manual on Uniform Traffic Control Devices, State Department of Highways and Public Transportation, and the Barricade Manual of the department of mobility and street services. The owner is also responsible for the removal of all barricades, temporary signs, pavement transitions, and pavement markings.”

SECTION 43. That Subsection (g), “Material Testing,” of Section 51A-8.612, “Private Development Contracts,” of Division 51A-8.600, “Infrastructure Design and Construction,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(g) Material testing. Before the approval of a private development contract, the name of a local materials testing company that is:

- (1) competent in the field of testing pertinent to the contract; and
- (2) under contract with the owner; must be submitted to and approved by the director. Materials testing and certification must comply with the standard specifications for mobility and street services [~~public works~~] construction.”

SECTION 44. That Section 51A-8.615, “Nonstandard Materials,” of Division 51A-8.600, “Infrastructure Design and Construction,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“SEC. 51A-8.615. NONSTANDARD MATERIALS.

(a) Generally. Nonstandard materials may be used in the public right-of-way for paving, parkway, sidewalk, driveway, and other street enhancement if the criteria in this section are met.

(b) Plans. Plans indicating the nonstandard materials must be approved by the director of mobility and street services [~~public works~~].

(c) Samples. Samples of each material used for a walking or traveling surface in the public right-of-way must be submitted to and approved by the director of mobility and street services [~~public works~~].

(d) Standards. All street paving, sidewalk, driveway, curb, and gutter construction must conform to the Standard Construction Details and the Standard Specifications for Mobility and Street Services [~~Public Works~~] Construction of the department of mobility and street services [~~public works~~].

(e) Sidewalks. Sidewalks must be designed barrier-free to the handicapped.

(f) Landscaping. Proposed landscaping in the public right-of-way must conform to the park and recreation beautification plan or be approved by the director of mobility and street services [~~public works~~], and must not interfere with utilities or any authorized use of the public right-of-way.

(g) Central business district. If the proposed plat is within the central business district, the nonstandard materials must meet all provisions of the Dallas Central Business District Pedestrian Facilities Plan Update.

(h) Written approval. Written approval must be obtained from the director of mobility and street services [~~public works~~] before any work is done.

(i) Liability. The responsibility and liability for all claims or damages resulting from injury or loss due to the use or presence of nonstandard work or materials is governed by Sections 43-33 and 43-34 of the Dallas City Code, as amended, and no liability is assumed by the city for approving plans including nonstandard materials.

(j) Agreements required. A written agreement must be executed between the owner of the property to be platted and the city for the use of nonstandard materials in the public right-of-way. The agreement must be executed before the construction of any improvement consisting of nonstandard materials. If the nonstandard material is to be located in a street or alley, or is otherwise intended for vehicular travel, a covenant agreement is required which provides a plan of perpetual maintenance at no cost to the city. If the nonstandard material is for a driveway, a sidewalk, or for another surface outside of the area between street curbs, or is not intended for vehicular travel, a written agreement is required between the owner of the property to be platted and the city. The owner is responsible for securing all required sidewalk, driveway, or street cut permits.

(k) Maintenance of nonstandard material in public rights-of-way. All improvements in the public rights-of-way exist at the pleasure of the city and must be maintained to the satisfaction of the city. The owner of the property to be platted is responsible for all maintenance and replacement of nonstandard materials and all preparatory work, including subgrade and base maintenance and replacement necessary due to work performed by the city or utility companies in the discharge of their responsibilities. Failure to maintain and replace defective nonstandard materials and workmanship constitutes just cause for the city to remove any portion or all of the nonstandard work and replace it with standard materials.”

SECTION 45. That Section 51A-8.620, “Retaining Walls,” of Division 51A-8.600, “Infrastructure Design and Construction,” of Article VIII, “Plat Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“SEC. 51A-8.620 RETAINING WALLS

All retaining walls located on private property along public rights-of-way or easements must be constructed of reinforced concrete or other materials determined to be sufficiently durable by the director. Retaining wall design must be approved by director of mobility and street services [~~public works~~] to ensure site conditions are adequately addressed by the design. Engineer certification and building permits may be required by other applicable regulations.”

SECTION 46. That Subsection (a) of Section 51A-9.305, “Review of Application,” of Division 51A-9.300, “Street Naming and Name Change Process,” of Article IX, “Thoroughfares,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(a) Within 10 working days after receipt of a complete application for a street name change, the subdivision administrator shall request comment regarding the potential impacts of the name change on the operations of the following city departments and other affected entities:

- (1) Department of mobility and street services.
- (2) Office of financial services.
- (3) Fire-rescue department.
- (4) Department of sustainable development and construction.
- (5) Police department.
- (6) [~~Public works department~~].
- (~~7~~) Water utilities department.
- (~~7~~[8]) Department of sanitation services
- (~~8~~[9]) Department of code compliance.

(9[10]) Contiguous municipalities if any property abutting the street is within the contiguous municipality.

(10[11]) Dallas County Historical Commission.

(11[12]) TXU Electric, or its successor.

(12[13]) TXU Gas, or its successor.

(13[14]) Southwestern Bell Telephone Company, or its successor.

(14[15]) U.S. Postal Service.”

SECTION 47. That Paragraph (4), “Street Trees,” of Subsection (b), “Other Uses,” of Section 51A-10.125, “Mandatory Landscaping Requirements,” of Division 51A-10.120, “Landscaping,” of Article X, “Landscape and Tree Preservation Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(4) Street trees. A large tree must be provided for each 50 feet of frontage, with a minimum of two trees being provided. These trees must be located within 30 feet of the projected street curb. The trees may be located in the public right-of-way provided that all private licensing requirements of the city code and charter are met. For purposes of this paragraph, “projected street curb” means the future location of the street curb consistent with the city thoroughfare plan as determined by the director of mobility and street services [~~public works~~].”

SECTION 48. That Subsection (b) of Section 51A-10.140, “Criminal Responsibility, and Defenses to Prosecution,” of Division 51A-10.130, “Tree Preservation, Removal, and Replacement,” of Article X, “Landscape and Tree Preservation Regulations,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(b) It is a defense to prosecution under this section that the act is included in one of the enumerated categories listed in this section. No approval of a tree removal application is required if the tree:

(1) was dead and the death was not caused by an intentional or negligent act of the owner or an agent of the owner;

(2) had a disease or injury that threatened the life of the tree and was not caused by an intentional act of the owner or an agent of the owner;

(3) was in danger of falling or had partially fallen and the danger or the fall was not due to an intentional act of the owner or an agent of the owner;

(4) was in a visibility triangle (unless the owner was legally required to maintain the tree there) or obstructed a traffic sign;

(5) interfered with service provided by a public utility within a public right-of-way;

(6) threatened public health or safety, as determined by one of the following city officials:

(A) the chief of the police department;

(B) the chief of the fire-rescue department;

(C) ~~[the director of public works;~~

~~(D)]~~ the director of mobility and street services;

~~(D[E])~~ the director of sanitation services;

~~(E[F])~~ the director of code compliance;

~~(F[G])~~ the director of park and recreation; or

~~(G[H])~~ the director of sustainable development and construction;

(7) was designated for removal in a landscape plan approved by the city council, city plan commission, or board of adjustment;

(8) interfered with construction or maintenance of a public utility;

(9) was removed or seriously injured to allow construction, including the operation of construction equipment in a normal manner, in accordance with infrastructure engineering plans approved under Article V of Chapter 49 or Section 51A-8.404; or

(10) was removed or seriously injured to allow construction of improvements in accordance with a building permit.”

SECTION 49. That Paragraph (3) of Subsection (h), “Road Repair Security Instrument,” of Section 51A-12.203, “Insurance and Security Instruments,” of Division II, “Gas Drilling,” of Article XII, “Gas Drilling and Production,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(3) The performance bond or irrevocable letter of credit must remain in effect for at least six months after the department of mobility and street services [~~public works~~] completes the final inspection of the right-of-way.”

SECTION 50. That Paragraph (4) of Subsection (h), “Road Repair Security Instrument,” of Section 51A-12.203, “Insurance and Security Instruments,” of Division II, “Gas Drilling,” of Article XII, “Gas Drilling and Production,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(4) The department of mobility and street services [~~public works~~] shall determine the amount of the performance bond or irrevocable letter of credit based upon, among other factors, the estimated cost to the city of restoring the right-of-way.”

SECTION 51. That Subparagraph (D) of Paragraph (1), “In General,” of Subsection (g), “Fresh-water Fracture Ponds,” of Section 51A-12.204, “Operations,” of Division II, “Gas Drilling,” of Article XII, “Gas Drilling and Production,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(D) The fresh-water fracture pond must comply with the Drainage Design Manual of the Department of Mobility and Street Services [~~Public Works~~] and all other city, state, and federal rules and regulations.”

SECTION 52. That Subsection (p), “Rights-of-Way,” of Section 51A-12.204, “Operations,” of Division II, “Gas Drilling,” of Article XII, “Gas Drilling and Production,” of Chapter 51A, “Dallas Development Code: Ordinance 19455, as amended,” of the Dallas City Code is amended to read as follows:

“(p) Rights-of-way. For purposes of this subsection, rights-of-way means those rights-of-way located along the truck routes shown on the operator’s approved transportation plan and incorporated by reference into the gas well permit.

(1) Periodic inspections. The operator shall periodically inspect the rights-of-way to determine if damage has occurred.

(2) City notifying operator. If the department of mobility and street services [~~public works~~] determines that the rights-of-way have been damaged, the gas inspector shall notify the operator in writing of the damage.

(3) Repairs. The operator shall repair the damage to the rights-of-way within 10 days after discovering or receiving notice of the damage. Repairs must be made in accordance with the current standards of the department of mobility and street services [~~public works~~]. At least two days before making the repairs, the operator shall notify the department of mobility and street services [~~public works~~] of the operator’s intent to begin repairs. The operator shall have all necessary permits before repairing the rights-of-way.

(4) City making repairs and invoicing operator.

(A) If the operator fails to make repairs within 10 days after discovering or receiving notice of the damage, the director of mobility and street services [~~public works~~] may make the necessary repairs and invoice the operator. The operator shall pay the amount due within 30 days after the invoice date.

(B) If the director of mobility and street services [~~public works~~] determines that the damages to the rights-of-way affect the immediate health and safety of the public, the director of mobility and street services [~~public works~~] may make the repairs without first requesting that the operator make the repairs. The director of mobility and street services [~~public works~~] shall invoice and the operator shall pay the amount due within 30 days after the invoice date.

(C) If required by state law, the director of mobility and street services [~~public works~~] shall employ a competitive bidding process before making the repairs to the rights-of-way.

(5) Final inspection. After the gas inspector approves the abandonment and restoration of the operation site, the operator shall notify the director of mobility and street services [~~public works~~] and request an inspection of the rights-of-way. After inspection, the director of mobility and street services [~~public works~~] shall notify the operator of any needed repairs. Repairs must be made in accordance with this article.”

SECTION 53. That Section PRE. 51P-1.104, “Definitions,” of the Preface of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Paragraph (4.1) to read as follows:

“(4.1) “PUBLIC WORKS AND TRANSPORTATION” means mobility and street services. Any reference to public works and transportation in this chapter is a reference to mobility and street services.”

SECTION 54. That Section PRE. 51P-1.104, “Definitions,” of the Preface of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Paragraph (4.2) to read as follows:

“(4.2) “STREET SERVICES” means mobility and street services. Any reference to street services in this chapter is a reference to mobility and street services.”

SECTION 55. That Subdistrict (a), “Definitions,” of Section 51P-193.104, “Definitions and Interpretations,” of Part I, “General Regulations,” of Article 193, “PD 193,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Paragraph (31.1), to read as follows:

“(31.1) PUBLIC WORKS AND TRANSPORTATION means mobility and street services. Any reference to public works and transportation in this district or its subdistricts is a reference to mobility and street services.”

SECTION 56. That Subdistrict (a), “Definitions,” of Section 51P-193.104, “Definitions and Interpretations,” of Part I, “General Regulations,” of Article 193, “PD 193,” of Chapter 51P, “Dallas Development Code: Planned Development District Regulations,” of the Dallas City Code is amended by adding a new Paragraph (42.1) to read as follows:

“(42.1) STREET SERVICES means mobility and street services. Any reference to street services in this district or its subdistricts is a reference to mobility and street services.”

SECTION 57. That Chapters 2, 28, 29A, 30, 36, 39, 42A, 43, 49, 51, 51A, and 51P of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 58. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 59. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER D. BOWERS, Interim City Attorney

By _____
Assistant City Attorney

Passed _____