

Memorandum



CITY OF DALLAS

Date January 22, 2009

To Honorable Members of the Quality of Life Committee: Pauline Medrano, Chair, Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

Subject Agenda Item #17 – Chalk Hill Trail Project

This memo is to provide additional information relating to (1) a Purchase Contract with The Trust for Public Land and (2) the acquisition of the land for the Chalk Hill Trail project.

This land acquisition is for the future “Chalk Hill Trail” project. This trail will connect into the Pinnacle Park/Goey Georgusis Park area on the north and the Westmoreland DART station on the south, and will connect into the Five Mile Creek Trail System. This trail is identified on the City Trail Network Master Plan.

The acquisition that is on the agenda represents approximately 2/3 of the required land that is necessary for the Chalk Hill Trail. Additional land acquisition will be necessary to complete the corridor.

The land is currently owned by T&P Railway out of Utah. The City’s acquisition will be from the Trust for Public Land, who is acquiring the property.

The Trust for Public Land (TPL) is a national non-profit land conservation organization founded in 1972 to acquire land for public use, primarily for park and open space purposes. Much of TPL’s support comes from charitable contributions from individuals, corporations and foundations.

TPL has assisted local governments in acquiring land for uses ranging from community gardens, playgrounds, regional parks, historic landmarks, wilderness areas and watershed lands.

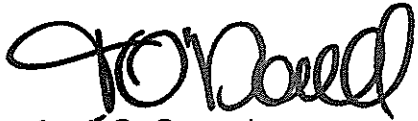
TPL offers the flexibility of a non-profit partner to secure land for permanent protection and public use. One very important benefit to the City is that the TPL can act quickly, using bridge financing, to take important land off the market until funds are available for public acquisition. Public agencies often do not have the capacity or budget to move quickly to acquire land. TPL can help “bridge” the gap until public funds become available.

January 22, 2009

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We are working with the Trust for Public Land because they are able to negotiate and option the property on the City's behalf prior to the City's funds becoming available. This helps set the price and avoids the problem of inflation until City funds become available. In addition, past experience indicates that dealing with a non-profit organization such as the Trust for Public Land helps to avoid eminent domain proceedings.

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


for J.C. Gonzalez
Assistant City Manager

c: Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Ryan S. Evans, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
Forest Turner, Interim Assistant City Manager
David Cook, Chief Financial Officer

Memorandum



CITY OF DALLAS

DATE January 22, 2009

TO Members of the Quality of Life Committee: Pauline Medrano, Chair, Vonciel Jones Hill, Vice Chair, Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David Neumann, Steve Salazar

SUBJECT **Agenda Item No. 32 (Council District Nos. 1, 2, 3, 4, 5, 7 and 9)**

SUBJECT

Authorize Interlocal Agreement between the Dallas Independent School District (DISD) and the City of Dallas Park and Recreation Department for Provision of Enhanced Enrichment Programs at eighteen DISD sites from February 1, 2009 through June 30, 2009 - Estimated Revenue: \$126,000

BACKGROUND

Outreach After-School Programs have been offered by the Dallas Park and Recreation Department at Dallas Independent School District (DISD) campuses since 1993. The program has been funded through Community Development Block Grant funding or the General Fund.

DISD has requested that the Department provide additional enhancements to the after-school program at eighteen elementary school campuses. Through establishment of the Interlocal Agreement, DISD will pay the City of Dallas Park and Recreation Department up to \$7,000 per site.

Council District 1

Lelia P. Cowart
Lida Hooe
Winnetka Elementary School

Council District 2

James W. Fannin
Arlington Park
Cesar Chavez

Council District 3

Louise Wolff Kahn

BACKGROUND (continued)

Council District 4

Harrell Budd
Clinton P. Russell
Erasmus Seguin

Council District 5

John Quincy Adams
Elisha M. Pease
John W. Runyon

Council District 7

Bayles
Edwin J. Kiest

Council District 9

Highland Meadows
L.L. Hotchkiss
Reinhardt

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board approved an Interlocal Agreement with the Dallas Independent School District on December 4, 2008.

FISCAL INFORMATION

Estimated Revenue: \$126,000

Recommendation

Staff recommends approval of this item.



Forest Turner

Interim Assistant City Manager

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Agenda Item No. 32

- c: Honorable Mayor and Members of the City Council
 - Mary K. Suhm, City Manager
 - Thomas P. Perkins, City Attorney
 - Deborah A. Watkins, City Secretary
 - Craig Kinton, City Auditor
 - Judge C. Victor Lander
 - Ryan S. Evans, First Assistant City Manager
 - Ramon F. Miguez, P.E., Assistant City Manager
 - Jill A. Jordan, P.E., Assistant City Manager
 - A.C. Gonzalez, Assistant City Manager
 - David K. Cook, Chief Financial Officer
 - Helena Stevens-Thompson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE January 22, 2009

TO Members of the Quality of Life Committee: Pauline Medrano, Chair, Vonciel Jones Hill, Vice Chair, Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David Neumann, Steve Salazar

SUBJECT **Agenda Item No. 33 (Council District No. 1)**

SUBJECT

Authorize a contract for the restoration of the historic structures, stone tables and drinking fountain, restoration of the decorative fountain, repairs of creek channel walls, construction of new accessible walkways, and installation of additional security lighting at Lake Cliff Park located at 300 East Colorado Boulevard - Phoenix I Restoration and Construction, Ltd., best value proposer of three - \$852,000 - Financing: 2003 Bond Funds (\$411,920) and 2006 Bond Funds (\$440,080)

BACKGROUND

This action will award a contract for the restoration of the historic structures, stone tables and drinking fountain, restoration of the decorative fountain, repairs of creek channel walls, construction of new accessible walkways, and installation of additional security lighting at Lake Cliff Park located at 300 East Colorado Boulevard to Phoenix I Restoration and Construction, Ltd., best value proposer of three, in the amount of \$852,000.

On July 10, 2008, three proposals were received and it was determined that Phoenix I Restoration and Construction, Ltd. was the best value proposer. Proposals based on RFCSP are evaluated on pre-set criteria which includes cost, qualification of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criteria with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criteria.

BACKGROUND (Continued)

The following is a list of the rating criteria and values for each criteria:

<u>Rating Criteria</u>	<u>Value</u>
1. Proposed Construction Contract Award	45%
2. Qualification/Experience/References for Prime Firm	20%
3. Subcontractor Experience	15%
4. Good Faith Effort Plan	10%
5. Financial Sufficiency	5%
6. Schedule/Time of Completion	5%
	100%

ESTIMATED SCHEDULE OF PROJECT

Began Design	August 2004
Completed Design	November 2007
Begin Construction	March 2009
Complete Construction	October 2009

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the advertisement for a Request for Competitive Sealed Proposals on December 6, 2007.

The Park and Recreation Board authorized award of the contract on January 8, 2009.

FISCAL INFORMATION

2003 Bond Funds - \$411,919.95

2006 Bond Funds - \$440,080.05

ETHNIC COMPOSITION

Phoenix I Restoration and Construction, Ltd.

White Male	15	White Female	2
Black Male	1	Black Female	0
Hispanic Male	48	Hispanic Female	1
Other Male	0	Other Female	0

PROPOSAL INFORMATION

*Denotes successful proposer

<u>Proposers</u>	<u>Base Bid</u>	<u>Scores</u>
*Phoenix I Restoration and Construction, Ltd. 411 Hargrove, Dallas, TX	\$852,000	3304.3
Gilbert May, Inc., dba Phillips/May Corporation	\$1,112,333	3170.0
Reeves Construction Services, Inc.		Withdrew**

**Reeves Construction Services, Inc. withdrew due to discrepancies in their bid proposal for this project.

Note: After value engineering, the final offer from Phoenix I Restoration and Construction, Ltd. for Base Price was \$852,000

OWNER

Phoenix I Restoration and Construction, Ltd.

Dale C. Sellers, President

Recommendation

Staff recommends approval of this item.



Forest Turner

Interim Assistant City Manager

- c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, City Attorney
Deborah A. Watkins, City Secretary
Craig Kinton, City Auditor
Judge C. Victor Lander
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
A.C. Gonzalez, Assistant City Manager
David K. Cook, Chief Financial Officer
Helena Stevens-Thompson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE January 22, 2009

TO Members of the Quality of Life Committee: Pauline Medrano, Chair, Vonciel Jones Hill, Vice Chair, Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David Neumann, Steve Salazar

SUBJECT **Agenda Item No. 36 (Council District Nos. 1 and 4)**

SUBJECT

Authorize Supplemental Agreement No. 2 to the professional services contract with Halff Associates, Inc. for Phase III erosion control and stormwater quality improvements for additional modifications to the Woodlands Exhibit to accommodate white rhinos in the Wilds of Africa at the Dallas Zoo located at 650 South R.L. Thornton Freeway - \$79,000, from \$553,820 to \$632,820 - Financing: 2004 Certificates of Obligation

BACKGROUND

The original services contract with Halff Associates, Inc. approved by City Council on April 14, 2004 by Resolution No. 04-1239 for analysis and planning, conceptual design, schematic design, design development and preparation of construction drawings, specifications and documentation for erosion control, stormwater management and restoration of the Bush and Woodlands Exhibit at the Dallas Zoo located at 650 R.L. Thornton Freeway, in an amount not to exceed \$459,570.

Supplemental Agreement No. 1, approved on February 14, 2007 by Resolution No. 07-0475 to include additional surveying, construction documents, construction administration services, and bidding for stormwater quality improvements, Phase I, II and III at the wetland treatment area, Okapi Exhibit and Zoo North at the Dallas Zoo located at 650 R.L. Thornton Freeway, in an amount not to exceed \$94,250, making a revised contract amount of \$553,820.

This action is to award Supplemental Agreement No. 2 for Phase III erosion control and stormwater quality improvements for additional modifications to the Woodlands Exhibit to accommodate white rhinos in the Wilds of Africa at the Dallas Zoo located at 650 R.L. Thornton Freeway, in an amount not to exceed \$79,000, making a revised contract amount of \$632,820.

ESTIMATED SCHEDULE OF PROJECT

Begin Design February 2009
Complete Design April 2009

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the professional services contract on March 25, 2004.

City Council authorized the professional services contract on April 14, 2004, by Resolution No. 04-1239.

The Park and Recreation Board authorized Supplemental Agreement No. 1 on December 14, 2006.

City Council authorized Supplemental Agreement No. 1 on February 14, 2007, by Resolution No. 07-0475.

The Park and Recreation Board authorized Supplemental Agreement No. 2 on January 8, 2009.

FISCAL INFORMATION

2004 Certificates of Obligation - \$79,000

Original Contract	\$459,570
Supplemental Agreement No. 1	\$94,250
Supplemental Agreement No. 2 (this action)	<u>\$79,000</u>
Total	\$632,820

<u>Council District</u>	<u>Amount</u>
1	\$39,500
4	<u>\$39,500</u>
	\$79,000

ETHNIC COMPOSITION

Half Associates, Inc.

White Male	335	White Female	112
Black Male	13	Black Female	13
Hispanic Male	78	Hispanic Female	22
Other Male	19	Other Female	8

OWNERS

Halff Associates, Inc.

Martin Malloy, President
Roger Burns, Chief Financial Officer
Greg Kuhn, Vice President
Roman Plugge, Executive Vice President
Pat Kunz, Chief Operating Officer

Recommendation

Staff recommends approval of this item.



Forest Turner

Interim Assistant City Manager

- c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, City Attorney
Deborah A. Watkins, City Secretary
Craig Kinton, City Auditor
Judge C. Victor Lander
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
A.C. Gonzalez, Assistant City Manager
David K. Cook, Chief Financial Officer
Helena Stevens-Thompson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE January 23, 2009

TO Members of the Quality of Life Committee:
Pauline Medrano (Chair), Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt,
Sheffie Kadane, David A. Neumann, and Steve Salazar

SUBJECT **Agenda Item No. 46, 47**

SUBJECT

- * Authorize Supplemental Agreement No. 3 to the contract with Nathan D. Maier Consulting Engineers, Inc. for design of the East Dallas Veloway, Phase II Extension, from Elm Street to Parry Avenue in the amount of \$167,410, from \$291,895 to \$459,305 - Not to exceed \$167,410 – Financing: 2006 Bond Funds

- * Authorize a license agreement with Dallas Area Rapid Transit (DART) for the use of DART right-of-way to construct and maintain the East Dallas Veloway, Phase II Extension, from Elm Street to Parry Avenue – Financing: No cost consideration to the City

BACKGROUND

A professional services contract with Nathan D. Maier Consulting Engineers, Inc. was authorized by Council Resolution No. 04-1683 on May 26, 2004, for the design of the East Dallas Veloway Phase II from Hill Street to Glasgow Drive. Now that the East Dallas Veloway Phase II is under construction and at the request of the neighborhood, it is being extended from its western terminus of Hill Street to both Baylor Hospital and Fair Park. This Supplemental Agreement No. 3 will allow Nathan D. Maier Consulting Engineers, Inc. to design this trail extension.

The East Dallas Veloway is a multi-phase project to create a continuous 19-mile long bicycle/pedestrian facility linking East Dallas with schools, hospitals, businesses, and intermodal connections to the White Rock, Baylor, and Fair Park DART Light Rail Stations. The scope of this East Dallas Veloway Phase II Extension is to construct a 12-foot wide concrete multi-purpose facility for bicyclists and pedestrians from Elm Street to Parry Avenue. It will utilize an unused portion of DART right-of-way, adjoining the Southeast Corridor-1 (SE-1) of the light rail extension project. Funding for the East Dallas Veloway Phase II was provided in the 2003 Bond Program and 2006 Bond Program in the amount of \$1,926,000 and \$2,169,700, respectively.

The City of Dallas will administer design and manage the construction of this trail section. The project is located within DART right-of-way, and the City of Dallas shall execute a license agreement for the use of this right-of-way. Once constructed, the trail will be maintained by the Dallas Park and Recreation Department.

BACKGROUND (Continued)

This action will authorize Supplemental Agreement No. 3 to the contract with Nathan D. Maier Consulting Engineers, Inc, for design of the East Dallas Veloway Extension. Future council action will be required to award a construction contract to build the East Dallas Veloway Phase II Extension from Elm Street to Parry Avenue.

ESTIMATED SCHEDULE OF PROJECT

Began Design	January 2008
Complete Design	August 2009
Begin Construction	November 2009
Complete Construction	November 2010

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Nathan D. Maier Consulting Engineers, Inc. for the East Dallas Veloway Phase II on May 26, 2004, by Resolution No. 04-1683.

Authorized Supplemental Agreement No. 1 to the contract with Nathan D. Maier Consulting Engineers, Inc. on August 24, 2005, by Resolution No. 05-2421.

FISCAL INFORMATION

2006 Bond Funds - \$167,410

<u>Council District</u>	<u>Amount</u>
2	\$125,557.50
7	<u>\$ 41,852.50</u>
Total	\$167,410.00

IMPACT OF DEFERRAL:

Delaying or deferring of this action will delay the design of the East Dallas Veloway Extension project.



Ramon F. Miguéz, P.E.
Assistant City Manager

- c. The Honorable Mayor and Members of the City Council
 - Mary K. Suhm, City Manager
 - Thomas P. Perkins, Jr., City Attorney
 - Deborah Watkins, City Secretary
 - Craig Kinton, City Auditor
 - Judge C. Victor Lander, Administrative Judge
 - Ryan S. Evans, First Assistant City Manager
 - Jill A. Jordan, P.E., Assistant City Manager
 - A.C. Gonzalez, Assistant City Manager
 - Forest E. Turner, Interim Assistant City Manager
 - David Cook, Chief Financial Officer
 - Jeanne Chipperfield, Director, Budget and Management Services
 - Edward Scott, Director, Controller's Office
 - Helena Stevens-Thompson, Assistant to the City Manager – Council Office
 - Rick Galceran, P.E., Director, Public Works and Transportation

Memorandum



CITY OF DALLAS

DATE January 23, 2009

TO Quality of Life Committee:
Pauline Medrano (Chair), Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt,
Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT Council Agenda January 28, 2009 – Agenda Item #14

SUBJECT

Authorize a thirty-six month concession contract, with two twelve-month renewal options, for operation of the food and drink concession at Kiest Park and Kiest Softball Complex – East Pointe Holdings, Inc. dba Heartland Food Group, highest responsible bidder of two – Estimated Annual Revenue: \$7,500

BACKGROUND

This concession contract will provide for the operation of a food and drink concession at Kiest Park and Kiest Softball Complex. The park is over 200 acres of developed and undeveloped land.

Kiest Park has three satellite fields, one baseball field, two adult and five youth soccer fields. Kiest Park fields are in operation from the end of March to mid November, scheduled almost all weekends for league play and weeknights for soccer. These fields would be serviced by two satellite concession areas that are located in accessible and visual areas of the park. Those areas would require a portable concession trailer and would provide food and drink concession under the following conditions:

- when there are two or more scheduled recreation activities
- during special events
- weeknight league play

Kiest Softball Complex is a tournament facility with a permanent concession building that is only open during events at the softball complex. The softball complex is in operation from the end of March to mid December, scheduled almost all weekends for tournaments and weeknights for league play. The concession building is approximately 630 square feet and equipped with a sink and built-in food prep tables.

BACKGROUND (Continued)

The concession building would be open to provide food and drink concession under the following conditions:

- when the complex is open with two or more fields being utilized
- during all tournament events
- weeknight league play

This solicitation was structured in a manner which would render the City the highest percentage of revenue; this bid resulted in a 25% increase over the comparable bid awarded in 2005.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 178 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach. Contractor has indicated they are a minority firm and plan on obtaining certification.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On January 8, 2009, the Park Board approved this item.

On April 13, 2005, City Council authorized a three-year food and drink concession contract for Kiest Park and Kiest Softball Complex by Resolution #05-1176.

FISCAL INFORMATION

\$7,500.00 - Estimated Annual Revenue

ETHNIC COMPOSITION

East Pointe Holdings, Inc. dba Heartland Food Group

White Female	0	White Male	1
Black Female	5	Black Male	2
Hispanic Female	0	Hispanic Male	0
Other Female	0	Other Male	0

BID INFORMATION

The following bids were received from solicitation number BR0844 and opened on November 5, 2008. This concession contract is being awarded to the bidder with the highest percentage.

*Denotes successful bidder

<u>Bidders</u>	<u>Address</u>	<u>Percentage</u>
*East Pointe Holdings, Inc. dba Heartland Food Group	706 Access Rd. Longview, TX 75602	25%
J & M Concessions	3922 Silver Hill Dr. Dallas, TX 75241	20%

OWNERS

East Pointe Holdings, Inc. dba Heartland Food Group

Kenneth Hanon, President
Lydia Rowell, Vice President
Ruben Feliciano, Secretary
Randy Terry, Treasurer



David Cook
Chief Financial Officer

- c: Mary K. Suhm, City Manager
- Deborah Watkins, City Secretary
- Thomas Perkins, Jr., City Attorney
- Craig Kinton, City Auditor
- Judge C. Victor Lander, Judiciary
- Ryan S. Evans, First Assistant City Manager
- Ramon F. Miguez, P.E., Assistant City Manager
- Jill A. Jordan, P.E., Assistant City Manger
- A.C. Gonzalez, Assistant City Manager
- Forest Turner, Interim Assistant City Manager
- Ade Williams, Director, Business Development and Procurement Services

Memorandum



CITY OF DALLAS

DATE January 22, 2009

TO Members of the Quality of Life Committee: Pauline Medrano, Chair, Vonciel Jones Hill, Vice Chair, Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David Neumann, Steve Salazar

SUBJECT **Agenda Item No. 35 (Council District No. 7)**

SUBJECT

Authorize an increase in the contract with The Gilbert Construction Group, Inc. for mechanical system filtration, water treatment, and automatic backwash for the sprayground at Ferguson Park located at 1900 Gross Road - Not to exceed \$66,234, from \$1,255,617 to \$1,321,851 - Financing: 2003 Bond Funds

BACKGROUND

The original contract with The Gilbert Construction Group, Inc. was approved by Council on March 26, 2008 by Resolution No. 08-0880 for the construction of a new playground, sprayground, pavilion, site furnishings, and utilities at Ferguson Park located at 1900 Gross Road and the construction of a new playground and related site work at T.G. Terry Park located at 2400 Lagow Street, in an amount not to exceed \$1,255,617.

This action will authorize an increase to the contract with The Gilbert Construction Group, Inc. in the amount of \$66,234; thereby, increasing the contract from \$1,255,617 to \$1,321,851 for mechanical system filtration, water treatment, and automatic backwash for the sprayground at Ferguson Park located at 1900 Gross Road.

ESTIMATED SCHEDULE OF PROJECT

Began Construction	May 2008
Complete Construction	February 2009

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the advertisement for a Request for Competitive Sealed Proposals on March 22, 2007.

PRIOR ACTION/REVIEW (Council, Boards, Commissions) (Continued)

The Park and Recreation Board authorized award of the contract on March 26, 2008.

City Council authorized award of the contract on March 26, 2008, by Resolution No. 08-0880.

The Park and Recreation Board authorized change order on January 8, 2009.

FISCAL INFORMATION

2003 Bond Funds - \$66,234

Original Contract	\$1,255,617
Change Order No. 1 (this action)	<u>\$66,234</u>
Total	\$1,321,851

ETHNIC COMPOSITION

The Gilbert Construction Group, Inc.

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

OWNERS

The Gilbert Construction Group, Inc.

J. Michael Gilbert, President
Jacquelynn B. Gilbert, Vice President

Recommendation

Staff recommends approval of this item.



Forest Turner

Interim Assistant City Manager

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Agenda Item No. 35

- c: Honorable Mayor and Members of the City Council
 - Mary K. Suhm, City Manager
 - Thomas P. Perkins, City Attorney
 - Deborah A. Watkins, City Secretary
 - Craig Kinton, City Auditor
 - Judge C. Victor Lander
 - Ryan S. Evans, First Assistant City Manager
 - Ramon F. Miguez, P.E., Assistant City Manager
 - Jill A. Jordan, P.E., Assistant City Manager
 - A.C. Gonzalez, Assistant City Manager
 - David K. Cook, Chief Financial Officer
 - Helena Stevens-Thompson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE January 23, 2009

TO Members of the Quality of Life and Government Committee: Pauline Medrano, Chair; Vonciel Jones Hill, Vice-Chair; Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT Dallas Theater Center
January 28, 2009 Agenda Item #45

SUBJECT

Authorize Supplemental Agreement No. 1 to the professional services contract with Booziotis & Company Architects to provide additional design services for Phase II through Phase IV of the Dallas Theater Center Master Plan for the Kalita Humphreys Theater and adjacent administration facility located at 3636 Turtle Creek Boulevard to develop strategic planning, program development conceptual design and planning - Not to exceed \$161,608, from \$152,848 to \$314,456 - Financing: 2006 Bond Funds

BACKGROUND

In the 2006 Bond Program, the citizens of Dallas approved funding for the Dallas Theater Center Master Plan, which includes the Kalita Humphreys Theater and adjacent administration facility, located at 3636 Turtle Creek Boulevard. Bonds were sold in the amount of \$170,000, in November 2007 and in November 2008, in the amount of \$170,000 for a total of \$340,000.

Phase I of the professional services contract with Booziotis & Company Architects gathered and analyzed historic plans, produced reports on findings and on existing systems at both the theater and adjacent administration building.

Phase II through IV will take Phase I findings and facilities usage to develop strategic planning, program development with public input, leading to conceptual design and planning for the use of the theater and administration buildings. The Master Plan will include conceptual plans for buildings and parking, and business market plans to assess the economic feasibility of both the theater center and the administration building.

ESTIMATED SCHEDULE OF PROJECT

Began Design - Phase I	September 2008
Completed Design - Phase I	January 2009
Begin Design - Phase II - IV	January 2009
Complete Design - Phase II - IV	July 2009

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for Phase I with Booziotis & Company Architects on September 10, 2008, by Resolution No. 08-2447.

FISCAL INFORMATION

2006 Bond Funds - \$161,608

Phase I Master Plan	\$152,848
Phase II - IV Master Plan	\$161,608
Contingency	<u>\$ 25,544</u>
Total Project Cost	\$340,000

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Booziotis & Company Architects

African-American Female	0	African-American Male	0
Hispanic Female	0	Hispanic Male	1
White Female	7	White Male	11
Other Female	1	Other Male	1

OWNER

Booziotis & Company Architects

Bill Booziotis, President

MAP

Attached.

IMPACT OF DEFERRAL

Deferral will delay completion of master plan.

Please let me know if you need additional information.



Ramón F. Míguez, P.E.
Assistant City Manager

- c: Honorable Mayor and Members of the City Council
- Mary K. Suhm, City Manager
- Thomas P. Perkins, Jr., City Attorney
- Deborah Watkins, City Secretary
- Craig Kinton, City Auditor
- Judge C. Victor Lander, Administrative Judge
- Ryan S. Evans, First Assistant City Manager
- Ramon F. Miguez, P.E., Assistant City Manager
- Jill A. Jordan, P.E., Assistant City Manager
- A.C. Gonzalez, Assistant City Manager
- Forest E. Turner, Interim Assistant City Manager
- David Cook, Chief Financial Officer
- Jeanne Chipperfield, Director, Budget and Management Services
- Edward Scott, Director, Controller's Office
- Helena Stevens-Thompson, Assistant to the City Manager - Council Office
- Rick Galceran, P.E., Director, Public Works and Transportation
- Maria Munoz-Blanco, Director, Office of Cultural Affairs

Memorandum



CITY OF DALLAS

DATE January 23, 2009

TO Quality of Life Committee:
Pauline Medrano (Chair), Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt,
Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT Council Agenda January 28, 2009 – Agenda Item #2

SUBJECT

Authorize a twenty-four-month master agreement for aggregates including sandy loam, crushed limestone for flexbase, calcium carbonate, sand, and gravel - Earth Haulers, Inc. in the amount of \$2,499,035, Martin Marietta Materials Southwest, Ltd. in the amount of \$1,915,172, Hanson Aggregates in the amount of \$1,132,093, Estes, Inc. in the amount of \$232,800, Texas Industries, Inc. in the amount of \$200,538, Eagle Express Truck Services, Inc. in the amount of \$195,930, and Southwest Crushing, LLC in the amount of \$10,350, lowest responsible bidders of eleven - Total not to exceed \$6,185,918 - Financing: Current Funds (\$3,630,788), Water Utilities Current Funds (\$2,555,130)

BACKGROUND

This master agreement is for the purchase of aggregate materials. Aggregates are materials used in construction, including sand, gravel, crushed stone, slag or recycled crushed concrete. This master agreement will make available 40 various types of aggregate product that will be used by Street Department (STS), Park and Recreation Department (PKR), and Water Utilities Department (DWU) for construction activities, parks, and athletic fields. Examples of the material for this master agreement include sandy loam, red ball diamond clay, crushed limestone for flexbase, calcium carbonate, various sizes of gabion stone, various types of sand, and gravel.

The crushed limestone is used by the STS and DWU for on-going construction and repair projects such as, streets, alleys, and non-paved roadways. This material is also used at City park facilities to obtain proper compaction around new pipe installations and back-fill in the construction of new water and wastewater mains.

Aggregate materials such as sandy loam, gabion stone, sand, gravel, cushion sand, pea gravel, crushed rock for embedment, and mixed aggregates will be utilized during the construction activities of new water, wastewater mains, and the repairs of existing mains. DWU maintains approximately 9,000 miles of water and wastewater mains throughout the City.

BACKGROUND (Continued)

PKR uses sandy loam, and red ball diamond clay to improve the quality of turf conditions on athletic fields, thereby providing a safe and playable surface. Sandy loam is used to eliminate cracks and depressions in the ground around the PKR's 28 baseball, 97 softball diamonds, 127 soccer and rugby fields. Gravel is used around undeveloped parking lots, in construction drainage improvements and areas in most parks. The calcium carbonate for this master agreement is a pure white chalk which will be used by PKR for the marking of numerous athletic fields through-out the City and to mark the turf grass at the Fair Park Cotton Bowl.

This solicitation was structured in a manner which required bidders to submit a response using unit pricing; this bid resulted in an 4.4% increase from the previous bid in 2006.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services used its procurement system to send out 318 email bid notifications to vendors registered under respective commodities. To further increase competition, Business Development and Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On May 24, 2006, City Council approved a twenty-four-month master agreement for aggregates including sandy loam, crushed limestone for flexbase, calcium carbonate, sand and gravel by Resolution #06-1513.

FISCAL INFORMATION

\$3,630,788.00 - Current Funds
\$2,555,130.00 - Water Utilities Current Funds

M/WBE INFORMATION

49 - Vendors contacted
47 - No response
2 - Response (Bid)
0 - Response (No bid)
2 - Successful

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

The recommended awardees have fulfilled the requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution #08-2826 as amended.

ETHNIC COMPOSITION

Earth Haulers, Inc.

White Female	0	White Male	1
Black Female	3	Black Male	6
Hispanic Female	0	Hispanic Male	0
Other Female	0	Other Male	0

Martin Marietta Materials Southwest, Ltd.

White Female	8	White Male	11
Black Female	1	Black Male	2
Hispanic Female	1	Hispanic Male	1
Other Female	0	Other Male	0

Hanson Aggregates

White Female	54	White Male	54
Black Female	24	Black Male	7
Hispanic Female	8	Hispanic Male	6
Other Female	10	Other Male	11

Estes, Inc.

White Female	23	White Male	165
Black Female	4	Black Male	2
Hispanic Female	2	Hispanic Male	13
Other Female	0	Other Male	3

Texas Industries, Inc.

White Female	192	White Male	1390
Black Female	36	Black Male	432
Hispanic Female	18	Hispanic Male	442
Other Female	5	Other Male	53

Eagle Express Truck Services, Inc.

White Female	2	White Male	4
Black Female	0	Black Male	0
Hispanic Female	0	Hispanic Male	0
Other Female	0	Other Male	0

ETHNIC COMPOSITION (Continued)

Southwest Crushing, LLC.

White Female	1	White Male	3
Black Female	0	Black Male	0
Hispanic Female	1	Hispanic Male	12
Other Female	0	Other Male	0

BID INFORMATION

The following bids were received from solicitation number BA0903 and opened on November 5, 2008. This master agreement is being awarded to the lowest responsive and responsible bidders by line; the referenced solicitation contained 40 lines, information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
*Earth Haulers, Inc.	11425 Mosier Valley Rd. Fort Worth, TX 76040	Multiple Lines
*Martin Marietta Materials Southwest, Ltd.	1825 Lakeway Dr. Suite 300 Lewisville, TX 75057	Multiple Lines
*Hanson Aggregates	8505 Freeport Pkwy. N. Suite # 300 Irving, TX 75063	Multiple Lines
*Estes, Inc.	1221 Champion Cr. Carrollton, TX 75006	Multiple Lines
*Texas Industries, Inc.	1341 W. Mockingbird Ln. Dallas, TX 75247	Multiple Lines
*Eagle Express Truck Services, Inc.	12470 CR 4017 Kemp, TX 75143	Multiple Lines
*Southwest Crushing, LLC	200 North Lawson Rd. Sunnyvale, TX 75182	Multiple Lines
Simba Industries	1323 Dublin St. Grapevine, TX 76051	Multiple Lines
Big League Dirt Company	1005 N. First St. Iowa Park, TX 76367	Multiple Lines

BID INFORMATION (Continued)

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
Soil Building Systems, Inc.	1770 Y St. Dallas, TX 75229	Multiple Lines
Big City Crushed Concrete	11143 Goodnight Ln. Dallas, TX 75229	Non-Responsive**

**Big City Crushed Concrete was deemed non-responsive due to not meeting the specifications.

OWNERS

Earth Haulers, Inc.

Allen Tucker, President
Benny Tucker, Vice President

Martin Marietta Materials Southwest, Ltd.

Bruce Vaio, President
Pete Dawson, Vice President

Hanson Aggregates

James K. Kitzmiller, President
Timothy McHugh, Vice President
Michael H. Hyer, Secretary

Estes, Inc.

Steve Money, President
David Carson, Vice President
Tim Akins, Secretary
Dale Howard, Treasurer

Texas Industries, Inc.

Mel Brekhus, President
Ronnie Pruitt, Vice President
Fred Anderson, Secretary
Sharon Ellis, Treasurer

Eagle Express Truck Services, Inc.

Stormy Ann Allen, President

OWNERS (Continued)

Southwest Crushing, LLC

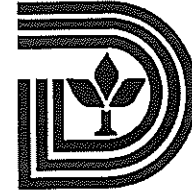
Ronald A. Hamilton, President



David Cook
Chief Financial Officer

c: Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Thomas Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Judge C. Victor Lander, Judiciary
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manger
A.C. Gonzalez, Assistant City Manager
Forest Turner, Interim Assistant City Manager
Ade Williams, Director, Business Development and Procurement Services

Memorandum



CITY OF DALLAS

DATE January 23, 2009

TO Quality of Life Committee:
Pauline Medrano (Chair), Vonciel Jones Hill (Vice Chair), Carolyn R. Davis, Angela Hunt,
Sheffie Kadane, David A. Neumann, Steve Salazar

SUBJECT Council Agenda January 28, 2009 – Agenda Item #8

SUBJECT

Authorize a thirty-six-month master agreement for oil, grease and lubricants – Felts Heavy Duty Oil, LLC. in the amount of \$997,155, Schaeffer Mfg. Co. in the amount of \$281,954, and Certified Labs, Division of NCH in the amount of \$56,013, lowest responsible bidders of three - Total not to exceed \$1,335,122 - Financing: Current Funds (\$890,639), Water Utilities Current Funds (\$444,483)

BACKGROUND

This master agreement will be used for oil, grease and lubricants. Oil and grease products are used primarily in the maintenance and repair of over 4,000 City vehicles, used by all City departments. Specialty lubricants have extensive applications for use within the Water Department for stationary equipment located at three water treatment plants and two wastewater plants.

This solicitation was structured in a manner which required bidders to submit a response using unit pricing; this bid resulted in 40.45% increase over comparable unit prices for the bid awarded in 2005.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services used its procurement system to send out 73 email bid notifications to vendors registered under respective commodities. To further increase competition, Business Development and Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On August 10, 2005, City Council approved a twenty-four-month master agreement for oil, grease and lubricants by Resolution #05-2181.

FISCAL INFORMATION

\$890,639.00 - Current Funds
\$444,483.00 - Water Utilities Current Funds

M/WBE INFORMATION

12 - Vendors contacted
11- No response
1 - Response (Bid)
0 - Response (No bid)
1 - Successful

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

The recommended awardees have fulfilled the requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution #08-2826 as amended.

ETHNIC COMPOSITION

Felts Heavy Duty Oil, LLC.

White Female	2	White Male	9
Black Female	0	Black Male	0
Hispanic Female	0	Hispanic Male	4
Other Female	0	Other Male	0

Schaeffer Mfg. Co.

White Female	26	White Male	106
Black Female	5	Black Male	7
Hispanic Female	0	Hispanic Male	4
Other Female	1	Other Male	1

ETHNIC COMPOSITION (Continued)

Certified Labs, Division of NCH

White Female	754	White Male	1663
Black Female	89	Black Male	108
Hispanic Female	102	Hispanic Male	116
Other Female	35	Other Male	39

BID INFORMATION

The following bids were received from solicitation number BC0830 and opened on September 18, 2008. This master agreement is being awarded to the lowest responsive and responsible bidders by line; the referenced solicitation contained 66 lines, information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
*Felts Heavy Duty Oil, LLC.	2412 Cullen Street Fort Worth, TX 76107	Multiple lines
*Schaeffer Mfg. Co.	312 Victor Drive Seagoville, TX 75159	Multiple lines
*Certified Labs, Division of NCH	P.O. BOX 2493 Fort Worth, TX 76113-2493	Multiple lines

OWNERS

Felts Heavy Duty Oil, LLC.

Edith Hall, President
Kurt Ackerman, Vice President
Phillip Hall, Treasurer

Schaeffer Mfg. Co.

Tom Herrman, President
Jay Shields, Vice President
John Shields, Secretary
Tom Niedbalski, Treasurer

OWNERS (Continued)

Certified Labs, Division of NCH

Irvin L. Levy, President
John L. Levy, Vice President
Rich Robinson, Secretary
Glen Scivally, Treasurer



David Cook
Chief Financial Officer

c: Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Thomas Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Judge C. Victor Lander, Judiciary
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manger
A.C. Gonzalez, Assistant City Manager
Forest Turner, Interim Assistant City Manager
Ade Williams, Director, Business Development and Procurement Services

Memorandum



CITY OF DALLAS

Date January 23, 2009

To Member of the Quality of Life Committee: Pauline Medrano, Chair Vonciel Jones Hill, Vice Chair, Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

Subject **Agenda Item No. 26 (Council District: All)**

SUBJECT

Authorize approval for (1) the addition of three sanitarian positions; and (2) an increase in appropriations in the budget for Environmental and Health Services for implementation of the expanded smoking ordinance effective April 10, 2009 - Not to exceed \$165,674, from \$20,482,701 to \$20,648,375 - Financing: Contingency Reserve Funds

BACKGROUND

The City Council recognizes that secondhand smoke poses a serious public health hazard. Therefore, the City Council expanded the smoking ordinance to create more healthy and smoke-free environments in Dallas.

The enforcement of the ordinance will be mainly complaint driven and will be effective on April 10, 2009. The Food Protection and Education Division of Environmental and Health Service will hire three full-time sanitarians.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an ordinance amending Chapter 41 of the Dallas City Code revising the smoking ordinance on December 10, 2008, by Resolution No. 08-3422.

Briefed to the City Council on December 3, 2008.

Briefed to the Smoking Ad Hoc Committee on November 10, 17, and 24, 2008.

Briefed to the City Council on November 5, 2008 and created the Smoking Ad Hoc Committee.

FISCAL INFORMATION

\$165,674 - Contingency Reserve Funds

Recommendation

Staff recommends approval of this item.



Forest E. Turner
Interim Assistant City Manager

- c: Honorable Mayor and Members of the City Council
 - Mary K. Suhm, City Manager
 - Deborah A. Watkins, City Secretary
 - Thomas P. Perkins, Jr., City Attorney
 - Craig Kinton, City Auditor
 - Judge C. Victor Lander, Judiciary
 - Ryan S. Evans, First Assistant City Manager
 - A.C. Gonzalez, Assistant City Manager
 - Ramon Miguez, P.E., Assistant City Manager
 - Jill A. Jordan, P.E., Assistant City Manager
 - David Cook, Chief Financial Officer
 - Helena Thompson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

Date January 23, 2009

To Member of the Quality of Life Committee: Pauline Medrano, Chair Vonciel Jones Hill, Vice Chair, Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A. Neumann, Steve Salazar

Subject **Agenda Item No. 27 (Council District: All)**

SUBJECT

Authorize the acceptance of a grant from the U.S. Department of Housing and Urban Development to be used for the provision of a transitional homeless housing placement program for the period April 1, 2009 through March 31, 2012 - Not to exceed \$1,183,680 - Financing: 2008-09 Housing Opportunities for Persons with AIDS Competitive Grant Funds

BACKGROUND

The U.S. Department of Housing and Urban Development (HUD) administers the Housing Opportunities for Persons with AIDS (HOPWA) program to provide housing for persons with HIV/AIDS. The HOPWA program includes both formula entitlement grants and competitive grants.

The City of Dallas is the grantee for the formula entitlement grant for the Dallas Eligible Metropolitan Statistical Area (covering the City of Dallas and eight surrounding counties) through its Consolidated Plan. For FY2008-09, the City's annual HOPWA formula entitlement grant is \$3,332,000.

On May 4, 2008, HUD issued the FY2008 Notice of Funding Availability (NOFA) soliciting proposals for projects eligible under the HOPWA competitive grant program.

On July 18, 2008, the Environmental and Health Services Department submitted an application for a HOPWA competitive grant for \$1,183,680 to continue funding for the Transitional Homeless Housing Placement Program (Program) operated by its Homeless Services Division at The Bridge. The Program was originally funded, in part, through an FY2005 HOPWA competitive grant from HUD.

Agenda Item No. 27 (Council District: All)

BACKGROUND (Continued)

On December 8, 2008, HUD awarded \$10 million in funding to nine local AIDS housing programs, including an award of \$1,183,680 for the City of Dallas Transitional Homeless Housing Placement Program.

The goals of the City's Transitional Homeless Housing Placement Program are: (1) to place and maintain participants in safe, decent, and affordable housing on a transitional basis; (2) to transition participants to permanent housing; (3) to enable participants to become more stable; and (4) to improve participant access to care and support services and other mainstream benefits.

Under the Program, the City pays housing placement costs and ongoing monthly rental assistance on a transitional basis (up to 24 months) for homeless persons with HIV/AIDS and their household members. With this new funding, the Program is expected to serve up to 62 households over the three-year grant period, with at least 50 of those households transitioning to permanent housing. The Program will fund two full-time housing case managers.

The HOPWA competitive grant program does not require matching funds, but does require leveraging. The City's grant application includes leveraged resources in the estimated amount of \$1,196,049, including 12 units under the Shelter Plus Care program and 5 units at Hillcrest House operated by AIDS Services of Dallas. Other resources available to participants include comprehensive and medical case management, outpatient medical care, medications, dental care, food pantry, substance abuse treatment, and mental health counseling.

Like the formula entitlement grant program, grantee administrative costs under the HOPWA competitive grant program are limited to three percent (3%). So, for this HOPWA competitive grant, administrative costs will be limited to \$34,080 over the three-year grant period. However, the City of Dallas was awarded an additional \$13,600 to perform and report on a return on investment (ROI) evaluation analysis of the Program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of a grant for a transitional homeless housing placement program for persons with HIV/AIDS on June 22, 2005, by Resolution No. 05-1946.

FISCAL INFORMATION

\$1,183,680 - 2008-09 Housing Opportunities for Persons with AIDS Competitive Grant Funds

Recommendation

Staff recommends approval of this item.



Forest E. Turner
Interim Assistant City Manager

- c: Honorable Mayor and Members of the City Council
- Mary K. Suhm, City Manager
- Deborah A. Watkins, City Secretary
- Thomas P. Perkins, Jr., City Attorney
- Craig Kinton, City Auditor
- Judge C. Victor Lander, Judiciary
- Ryan S. Evans, First Assistant City Manager
- A.C. Gonzalez, Assistant City Manager
- Ramon Miguez, P.E., Assistant City Manager
- Jill A. Jordan, P.E., Assistant City Manager
- David Cook, Chief Financial Officer
- Helena Thompson, Assistant to the City Manager