

Memorandum



CITY OF DALLAS

Date February 6, 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 No. 1)**

SUBJECT

Authorize a ten-year lease agreement with Marcer Investments, LLC. for approximately 6,000 square feet of office space located at 1113 East Jefferson Boulevard, to be used as a Women, Infants and Children Clinic for the period July 1, 2009 through June 30, 2019 - Not to exceed \$975,000 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

BACKGROUND

This item authorizes a ten-year lease agreement with Marcer Investments, LLC. for approximately 6,000 square feet of office space. This lease will provide a new site for the Women, Infants and Children (WIC) Clinic to serve the residents in the Oak Cliff area. This new site will replace the WIC clinic currently located at 351 West Jefferson Boulevard.

The WIC program is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. The countywide program has been administered by the City of Dallas' Environmental and Health Services Department since 1974. The WIC program provides vouchers for nutritious food, nutrition education, breastfeeding promotion and support, referrals to health services, and immunizations. The program serves infants and children under age 5 and pregnant, postpartum and breastfeeding women.

The lease will begin on July 1, 2009 and end on June 30, 2019.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$975,000 - Department of State Health Services Grant Funds (subject to annual appropriations)

OWNER

Marcer Investments, LLC.

Raul B. Estrada, Manager

MAPS

Attached

Recommendation

Staff recommends approval of this item.

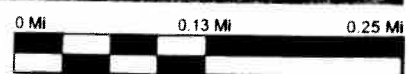


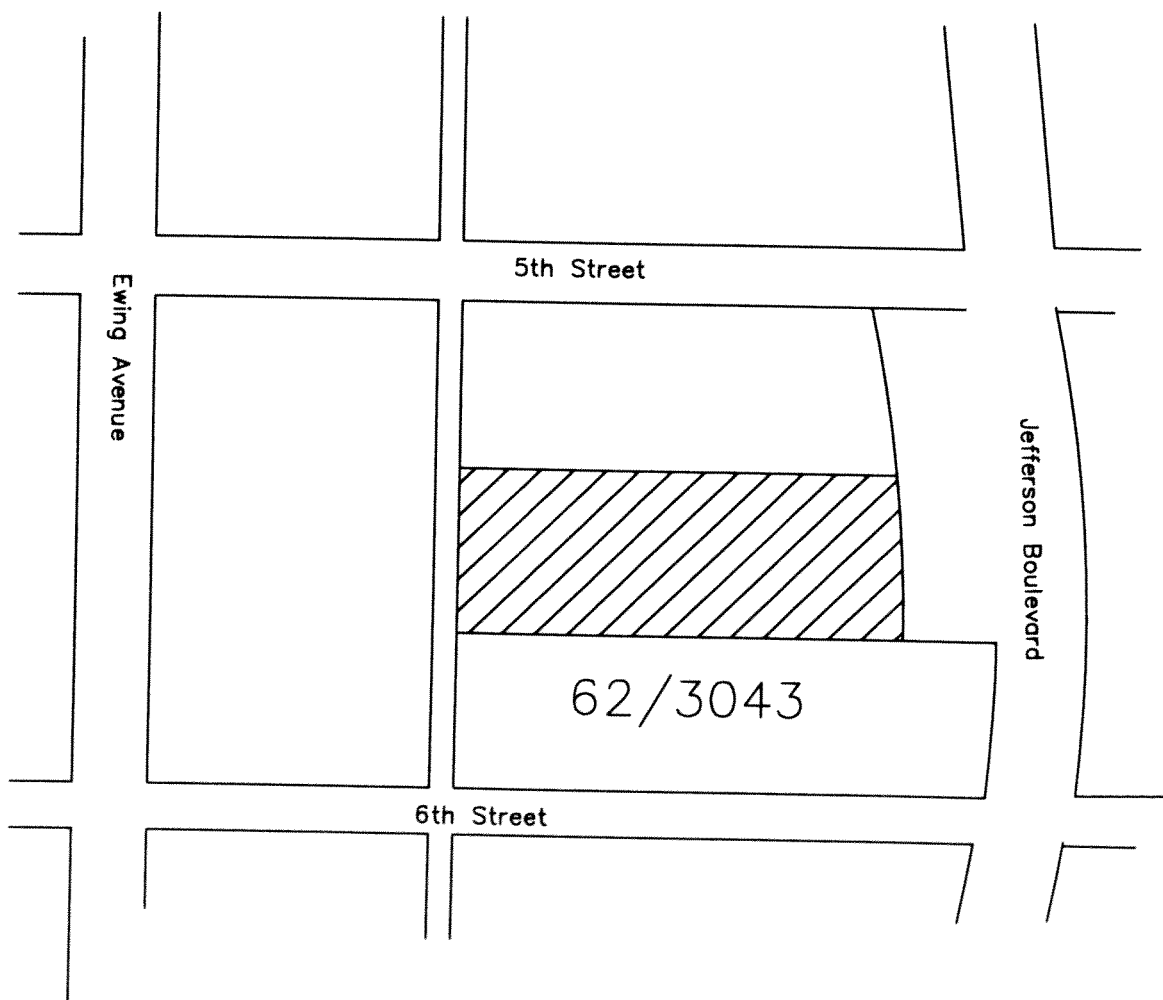
Forest E. Turner
Interim Assistant City Manager

- 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
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David Cook, Chief Financial Officer
Helena Thompson, Assistant to the City Manager



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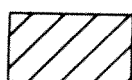
5th Street

Ewing Avenue

Jefferson Boulevard

62/3043

6th Street



LEASE PREMISES
approximately 6,000 sq. ft. space

Memorandum



CITY OF DALLAS

Date February 6, 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 No. 1)**

SUBJECT

Authorize a second amendment to the lease agreement with Rampart Properties, L.P. to extend the term of the lease for an additional six months of approximately 5,870 square feet of office space at the leased facility located at 351 West Jefferson Boulevard, Suite 300 for the continued use as a Women, Infants and Children Clinic for the period March 1, 2009 through August 31, 2009 - Total not to exceed \$45,493 - Financing: Department of State Health Services Grant Funds

BACKGROUND

This item authorizes a second amendment to the lease agreement with Rampart Properties, L.P. to extend the lease for an additional six-months for leased office space located at 351 West Jefferson Boulevard, Suite 300. This amendment provides the City of Dallas the right to terminate the lease upon thirty (30) days written notice.

The Women, Infant and Children (WIC) program is a United States Department of Agriculture program administered in Texas by the Department of State Health Services. The countywide program has been administered by the City of Dallas' Environmental and Health Services Department since 1974. The WIC program provides vouchers for nutritious food, nutrition education, breastfeeding promotion and support, referrals to health services, and immunizations. The program serves infants and children under age 5, and pregnant, postpartum and breastfeeding women.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized an amendment to the lease agreement on June 25, 2008, by Resolution No. 08-1787.

Authorized a lease agreement on April 9, 2003, by Resolution No. 03-1194.

FISCAL INFORMATION

\$45,492.48 - Department of State Health Services Grant Funds

OWNER

Rampart Properties, L.P.

Rampart Group, L.P., General Partner

Rampart Alliance Corporation, General Partner

J. H. Carpenter, President

MAPS

Attached

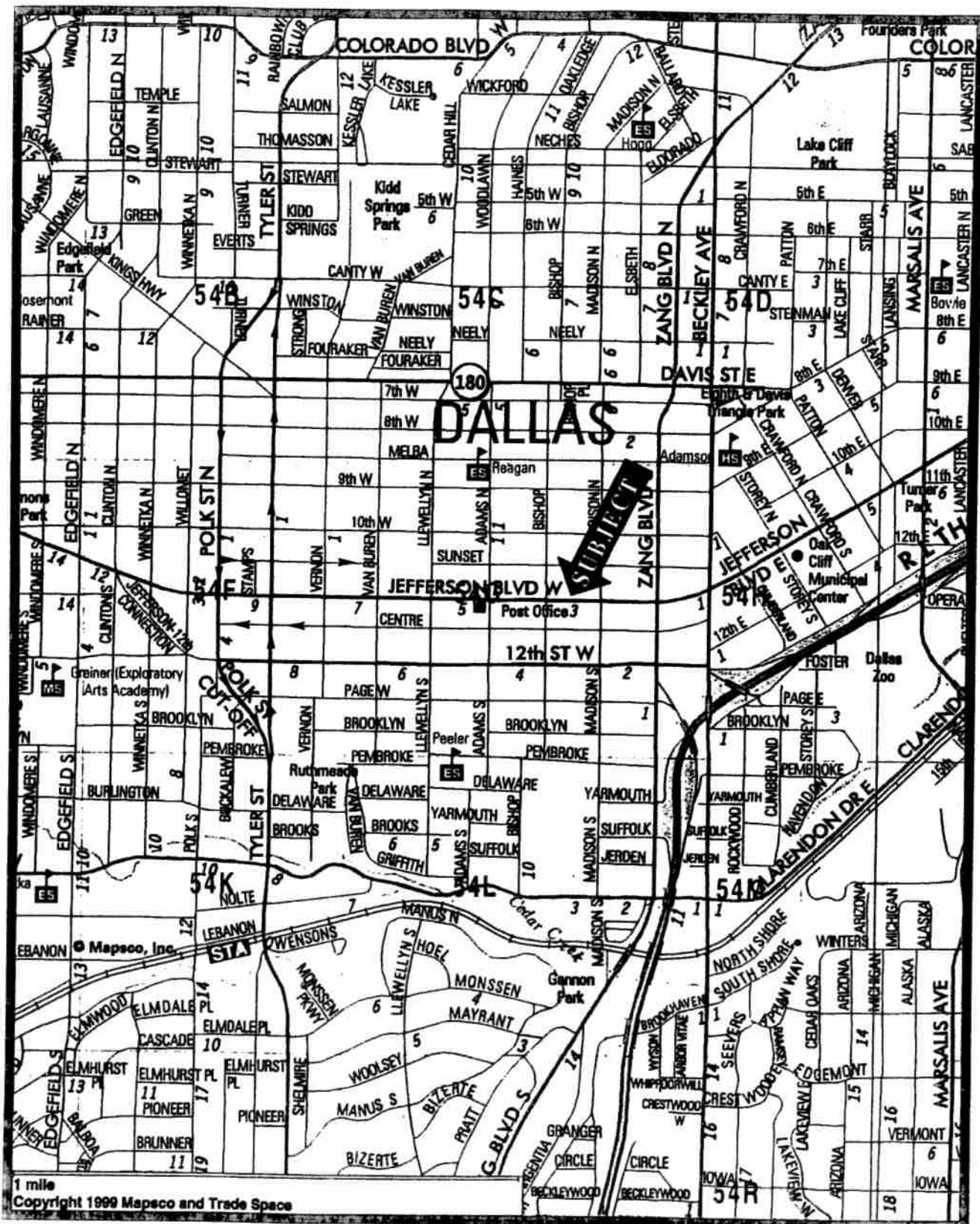
Recommendation

Staff recommends approval of this item.

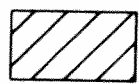
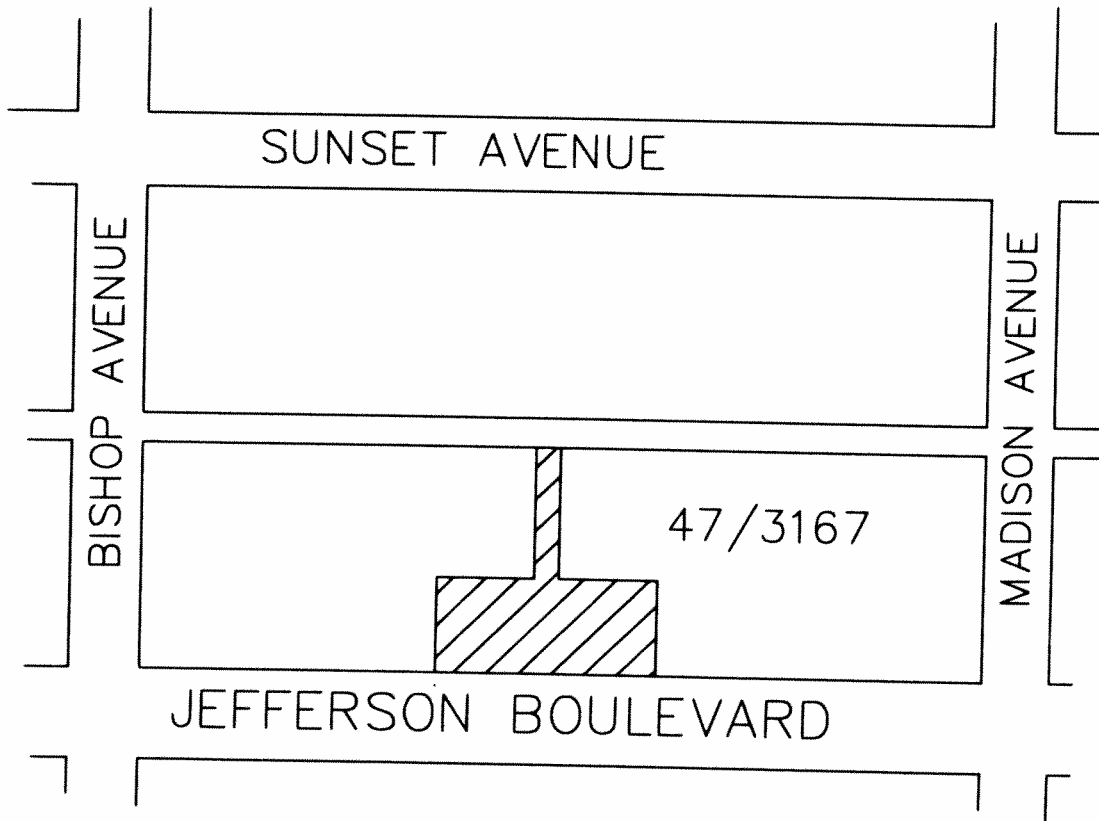


Forest E. Turner
Interim Assistant City Manager

- c: Honorable Mayor and Members of the City Council
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David Cook, Chief Financial Officer
Helena Thompson, Assistant to the City Manager



MAPSCO 54G



JEFFERSON TOWER
351 WEST JEFFERSON BLVD

Memorandum



CITY OF DALLAS

DATE February 6, 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 East Dallas Veloway Phase II
February 11, 2009 Agenda Item No. 39

SUBJECT

Authorize an increase in the contract with Ken-Do Contracting, LP for additional pavement removal, new paving, additional construction costs associated with the reconstruction of a pedestrian bridge, modifications to the scope and traffic control adjustments necessary for the construction of paving and drainage improvements for a hike and bike trail for East Dallas Veloway, Phase II (Santa Fe Trail) from Glasgow Drive to Hill Street - Not to exceed \$607,899, from \$3,326,296 to \$3,934,195 - Financing: 2006 Bond Funds

BACKGROUND

On February 27, 2008, Council Resolution No. 08-0678, authorized a contract with Ken-Do Contracting, LP, for the construction of paving and drainage improvements for a hike and bike trail for East Dallas Veloway, Phase II (Santa Fe Trail). The scope of this project is to construct a 12-foot wide concrete hike and bike trail from Glasgow Drive to Hill Street. This trail will utilize the unused Santa Fe rail corridor and is part of a multi-phase project. Construction of the East Dallas Veloway, Phase II began in March 2008, and Change Order No. 2 is now needed for changes required during construction.

The majority of the work associated with this change order is located on Peak Street and Carroll Avenue, which are important to traffic circulation during the State Fair of Texas. Street reconstruction work needed to be completed before the opening of the Fair, which required a high early strength concrete to be applied in order to complete the Peak Street reconstruction and open lanes in time for the State Fair. Similarly, additional asphalt was necessary to detour traffic around the work zone, in order to minimize the time necessary to reconstruct the street. Excavation of Peak Street revealed unanticipated pavement thickness, which resulted in additional removal costs, and additional pavement costs to replace new pavement to the proposed finished grade of the street.

Additionally, the limits of construction on Peak Street were extended, in order to connect the proposed concrete pavement to existing pavement that is in good condition. Wood bollards were also required at several cross street locations in order to minimize vehicular traffic on the newly-constructed trail.

This action will authorize an increase in the contract amount for changes to the construction contract with Ken-Do Contracting, LP. No future council action is anticipated in order to finalize the construction of this project.

ESTIMATED SCHEDULE OF PROJECT

Began Design	June 2004
Completed Design	October 2007
Began Construction	March 2008
Complete Construction	May 2009

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized Trail Funding Program Call for Projects on January 24, 2001, by Resolution No. 01-0372.

Authorized a professional services contract with Nathan D. Maier Consulting Engineers, Inc. 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.

Authorized an Interlocal Agreement with Dallas County on August 24, 2005, by Resolution No. 05-2422.

Authorized a License Agreement with Dallas Area Rapid Transit on August 24, 2005, by Resolution No. 05-2423.

Authorized a construction contract with Ken-Do Contracting, LP, on February 27, 2008, by Resolution No. 08-0678.

Authorized an increase in the contract with Ken-Do Contracting, LP, on August 13, 2008, by Resolution No. 08-2084.

Authorized Supplemental Agreement No. 2 to the contract with Nathan D. Maier Consulting Engineers, Inc. on December 23, 2008, by Administrative Action No. 08-3513.

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

Authorized Supplemental Agreement No. 3 to the contract with Nathan D. Maier Consulting Engineers, Inc. on January 28, 2009, by Resolution No. 09-0308.

FISCAL INFORMATION

2006 Bond Funds - \$607,899

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Ken-Do Contracting, LP

Hispanic Female	3	Hispanic Male	26
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	0	White Male	1

OWNER

Ken-Do Contracting, LP.


Ken Halverson, President

MAP

Attached.

IMPACT OF DEFERRAL:

Delaying or deferring of this action will delay the completion of construction of the East Dallas Veloway Phase II (Santa Fe Trail) project.



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

Attachment

- 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

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with Ken-Do Contracting, LP for additional pavement removal, new paving, construction costs, modifications to the scope and traffic control adjustments necessary for the construction of paving and drainage improvements of a hike and bike trail for East Dallas Veloway, Phase II (Santa Fe Trail) from Glasgow Drive to Hill Street in the amount of \$607,899, from \$3,326,296 to \$3,934,195 - Not to exceed \$607,899 - Financing: 2006 Bond Funds

Ken-Do Contracting, LP is a local, non-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 - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$607,899.00	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	\$607,899.00	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>
SYB Construction Company, Inc.	WFDB39015Y1009	\$120,439.50	19.81%
Total Minority - Local		\$120,439.50	19.81%

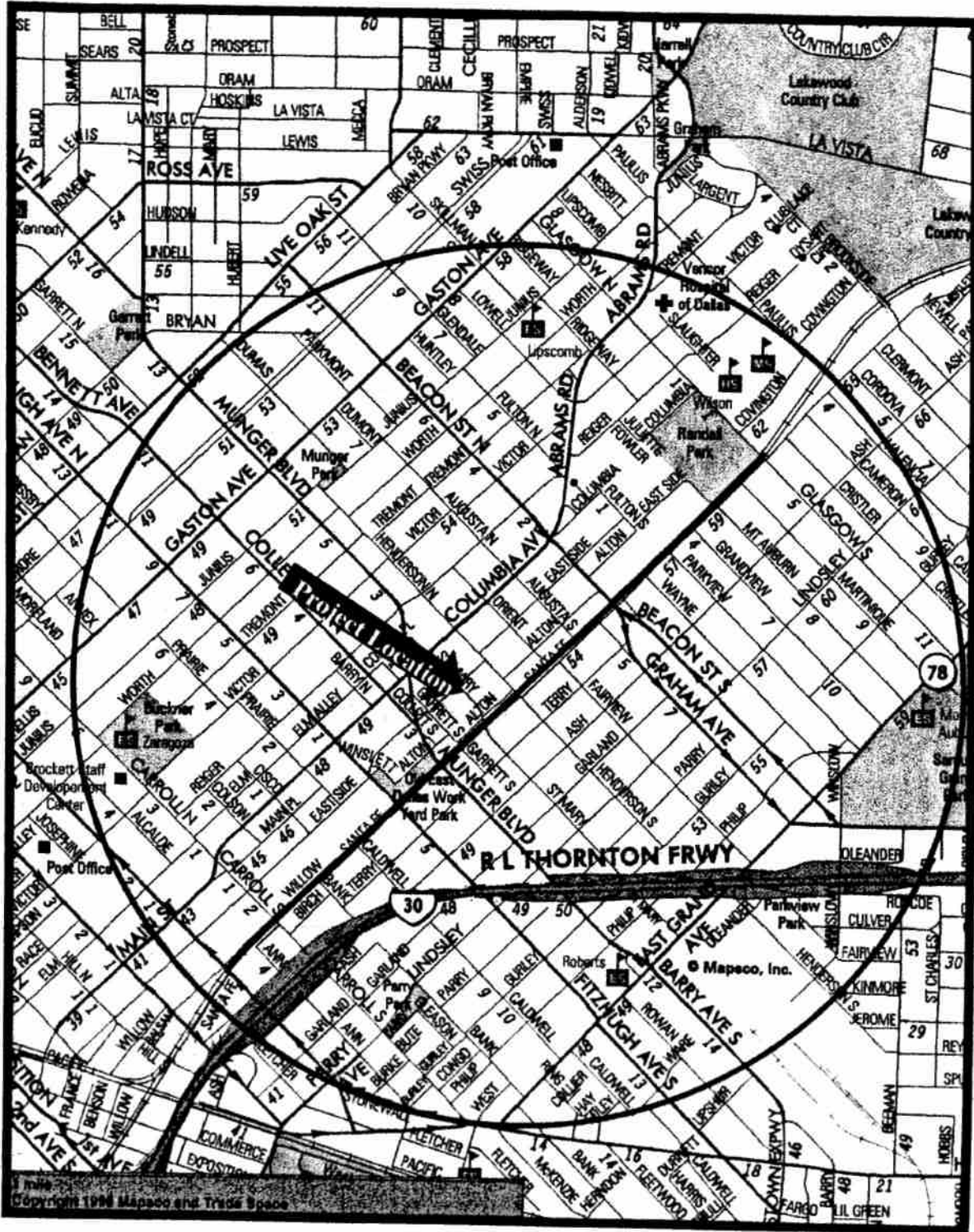
Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$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	\$120,439.50	19.81%	\$854,126.50	21.71%
Total	\$120,439.50	19.81%	\$854,126.50	21.71%

East Dallas Veloway



Mapsco 46 CDFGK

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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 #13 – Dickerson Street 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 Dickerson Street project.

This land acquisition is for two tracts of land. One tract, approximately 8,408 square feet of land will be used for the realignment and improvements to Dickerson Street and the second tract will serve as a neighborhood park where there is currently a service gap, a future trail head and possibly a satellite maintenance service center.

The second tract of land represents approximately 40 percent of the land that has been identified for a future park. Additional land acquisition will be required to complete the assemblage for this future park site.

The Trust for Public Land acquired or received an option to acquire the land from JB&C Dickerson, L.P. in advance of availability of the City's bond funds. The land is currently owned by JB&C Dickerson, L.P. 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.

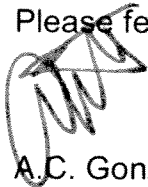
TPL offers the flexibility of a non-profit partner to secure land for permanent protection and public use. One very important benefit to the City is that the TPL can act quickly, using bridge financing, to take important land off the market until funds are available for public acquisition. Public agencies 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.

February 6, 2009

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We are working with the Trust for Public Land because they were able to negotiate an option for the property 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.



A.C. Gonzalez
Assistant City Manager

c: Mary K. Suhm, City Manager
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Jill A. Jordan, P.E., Assistant City Manager
David Cook, Chief Financial Officer
Theresa O'Donnell, Director, Development Services
Paul Dyer, Director, Park and Recreation