

Memorandum



CITY OF DALLAS

DATE: March 21, 2008

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, Steve Salazar

SUBJECT: **Agenda Item No. 62 (Council District No. 3) – Coombs Creek Trail - Authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. for the preparation of additional design and construction documents for the Coombs Creek Trail from Cedar Hill Avenue to Sylvan Avenue - \$39,770, from \$57,506 to \$97,276 – Financing: 2003 Bond Funds - March 26, 2008 City Council Agenda**

BACKGROUND

The original professional services contract with Freese and Nichols, Inc., approved by Council on April 14, 2004, by Resolution No. 04-1157 for conceptual planning, topographic survey, and construction documents for Coombs Creek Trail located between Beckley Avenue to Hampton Road, in an amount not to exceed \$57,506.

Supplemental Agreement No. 1, includes for the preparation of additional design and construction documents for the Coombs Creek Trail from Cedar Hill Avenue to Sylvan Avenue, in an amount not to exceed \$39,770, making a revised contract amount of \$97,276.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	April 2008
Complete Design	May 2008
Begin Construction	September 2008
Complete Construction	December 2008

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the professional services contract on March 4, 2004.

City Council authorized the professional services contract on April 14, 2004, by Resolution No. 04-1157.

The Park and Recreation Board authorized Supplemental Agreement No. 1 on February 21, 2008.

March 21, 2008

Coombs Creek Trail - Authorize Supplemental Agreement No. 1 to the professional services contract with Freese and Nichols, Inc. - March 26, 2008 City Council Agenda

FISCAL INFORMATION

2003 Bond Funds - \$39,770

Original Contract	\$57,506
Supplemental Agreement No. 1 (this action)	<u>\$39,770</u>
	\$97,276

ETHNIC COMPOSITION

Freese and Nichols, Inc.

White Male	229	White Female	105
Black Male	6	Black Female	6
Hispanic Male	29	Hispanic Female	9
Other Male	7	Other Female	4

OWNERS - Freese and Nichols, Inc.

Robert F. Pence, President/C.E.O.
Ron M. Lemons, Vice President/C.O.O.
Michael L. Nichols, Vice President/Secretary
Cindy P. Milrany, C.F.O.

RECOMMENDATION

Staff recommends approval of this item. Please contact me at 670-3390 if you have any questions.



David O. Brown
Interim Assistant City Manager

- cc: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Thomas Perkins, City Attorney
Craig Kinton, City Auditor
Judge Jay Robinson, 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
Jeanne Chipperfield, Interim Director, Office of Financial Services
David Cook, Chief Financial Officer
Paul D. Dyer, Director, Park and Recreation Department
Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE March 21, 2008

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

SUBJECT **Council Agenda March 26, 2008 – Agenda Item #53**

SUBJECT

Authorize a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low income housing tax credits pursuant to Section 50.5 (A) (7) (A-C) of the Qualified Allocation Plan for TDHCA's low income housing tax credit financing for the acquisition and new construction of the proposed 130-unit SDC Fiji Senior Villas apartment project located at 201 Fran Way - Financing: No cost consideration to the City

BACKGROUND

On November 8, 2006, Sphinx Development Corporation, as developer, submitted an application for a pre-application waiver for 9% tax credits on behalf of SDC Fiji Senior, L.P., Applicant, an entity created by Jay Oji and Joseph Agumadu.

On December 13, 2006, the City Council approved Resolution No. 06-3464, approving the pre-application waiver for the Project pursuant to Resolution No. 06-0136 on January 11, 2006, where the City Council decided for the 12 month period beginning January 11, 2006 not to approve any new tax credit transactions or tax-exempt bond projects unless a pre-application waiver is granted by the City Council.

On January 31, 2007, the applicant submitted an application to the City of Dallas for consideration of the approval of TDHCA 9% tax credits for the funding year 2007. The applicant also submitted an application to the City's Housing Department in an amount not to exceed \$1.2 million for the construction of the project and to obtain 18 qualifying points for the final 9% tax credit application which was submitted to TDHCA on March 1, 2007. This proposal was brought forward with funding to be provided by 2006-07 Community Development Grant Reprogrammed funds and approved by City Council on June 27, 2007.

BACKGROUND (continued)

The project had previously been approved for \$702,997 in 2003 General Obligation Bonds from the City of Dallas to be used for infrastructure in the surrounding areas.

On February 28, 2007, the City approved support of the TDHCA 9% low income housing tax credits pursuant to Section 49.5 (a) (7) (A-C) of the QAP for TDHCA's low income housing tax credit financing for the acquisition and new construction of the proposed 130-unit SDC Fiji Senior Villas apartment project located at 201 Fran Way.

On June 27, 2007, the City Council authorized a CDBG loan in the amount of \$1,200,000 for the acquisition and demolition of existing improvements at 201 Fran Way including a provision that the CDBG loan was subject to SDC Fiji Senior, L.P. obtaining 9% tax credit financing or tax exempt bond financing and 4% tax credit financing, or conventional financing satisfactory to the City for the completion of the acquisition and rehabilitation of the Property. In July 2007, SDC Fiji Senior Villas apartment was not awarded a 9% tax credit by TDHCA in 2007; therefore the developers/owners resubmitted their application to TDHCA for 9% tax credits for the 2008 funding year.

On September 12, 2007, the City Council authorized the rescinding of the requirement that execution of a CDBG loan agreement by the City is subject to obtaining 9% tax credit financing or tax-exempt bond financing and 4% tax credit financing or conventional financing satisfactory to the City for completion and rehabilitation of 201 Fran Way. The approval, by the City Council of the \$1.2M in CDBG funds authorized the acquisition of the property and these funds were used to close on the Acquisition of the project on November 30, 2007 in the amount of \$830,399.58 with demolition of the 3 industrial buildings to commence in March 2008.

Based on the re-submission of their application to TDHCA for 9% tax credits for the 2008 funding year, this project was briefed to the Housing Committee on February 4, 2008.

On January 23, 2008, the City Council approved amendments to the review criteria to add youth projects and to allow new construction of housing for low and moderate income households with priority given to Master Plan Developments, Mixed Income Developments and Transit Developments and authorized City staff to send a letter to the TDHCA advising them of the changes and informing them that the City is willing to review applications on tax credit transactions individually, based on supply and demand needs in the project's submarket.

BACKGROUND (continued)

Under the 2008 Qualified Allocation Plan Rules (QAP), if the development is located in a municipality that has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds, the applicant must obtain prior approval of the development from the governing body of the municipality. TDHCA funding for projects in the city of Dallas must be approved by the City Council. The resolution must include a written statement of support from the governing body referencing the state rule and authorizing an allocation of housing tax credits for the development.

As a requirement for City approval of low income housing tax credits, the Applicant(s) are required to conduct a survey of the needs of the tenants as each lease is signed and will provide some or all of the following social services at no cost to the tenants, such as: after-school and summer break care for children, health screenings; counseling/domestic crisis intervention; emergency assistance, computer education, adult education programs (such as: ESL, life skills and nutrition classes, etc.); and social and recreational activities.

This project is not within one mile of another Housing Tax Credit multifamily project that serves the same population and was funded within the last three years. State law prohibits approval of new tax credit projects that are located less than a mile from another tax credit project funded within the previous three years unless the projects are serving different clientele but in this case, this rule does not apply.

As a condition for the approval of the 9% tax credits, the Applicant has committed to renting 52 of the units to tenants with household incomes capped at 50% or below the area median family income with rents affordable to tenants whose household incomes are 50% or below the area median family income and 130 units to tenants with household incomes capped at 60% or below the area median family income with rents affordable to tenants whose household incomes are 60% or below the area median family income.

The Housing Department recommends that City Council grant an approval of Texas Department of Housing and Community Affairs 9% tax credits for this project because it is a transit oriented development.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On December 13, 2006, the City Council authorized the pre-application waiver for the Project by Resolution No. 06-3464.

On February 5, 2007, the Economic Development & Housing Committee was briefed.

On February 28, 2007, the City approved support of the TDHCA 9% low income housing tax credits by Resolution No. 07-0710.

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

On June 27, 2007, the City Council authorized a CDBG loan in the amount of \$1,200,000 for the acquisition and demolition of existing improvements at 201 Fran Way by Resolution No. 07-2029.

On September 12, 2007, the City Council authorized rescinding the requirement that execution of a CDBG loan agreement by the City is subject to obtaining 9% tax credit financing or tax-exempt bond financing and 4% tax credit financing or conventional financing satisfactory to the City for completion and rehabilitation of 201 Fran Way by Resolution No. 07-2606.

On February 4, 2008, the Housing Committee was briefed.

On February 13, 2008, the City Council authorized the pre-application waiver for the Project by Resolution No. 08-0453.

On March 3, 2008, the Housing Committee was briefed on the final 9% tax credit applications.

FISCAL INFORMATION

No cost consideration to the City.

OWNER(S)

DEVELOPER

Sphinx Development Corporation Sphinx Development Corporation

Jay O. Oji, President
Joseph Agumadu, Vice President

Jay O. Oji, President
Joseph Agumadu, Vice President

MAP

Attached



A.C. Gonzalez, Assistant City Manager

C: The Honorable Mayor and Members of the City Council
 Mary K. Suhm, City Manager
 Deborah Watkins, City Secretary
 Tom P. Perkins, Jr., City Attorney
 Craig Kinton, City Auditor
 Judge Jay Robinson, Judiciary
 Ryan S. Evans, First Assistant City Manager
 David O. Brown, Interim Assistant City Manager
 Ramon F. Miguez, P.E., Assistant City Manager
 Jill A. Jordan, P.E., Assistant City Manager
 Dave Cook, Chief Financial Officer
 Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE March 21, 2008

TO Members of the Quality of Life and Government Services 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 85, March 26, 2008 City Council Agenda

The following Neighborhood Stabilization Overlay is scheduled for consideration at the March 26, 2008 City Council meeting.

85. A public hearing to receive comments regarding an application for and an ordinance granting a Neighborhood Stabilization Overlay (NSO) on property zoned an R-7.5(A) Single Family District on properties generally bounded by Marsalis Avenue, Edgemont Avenue, both sides of Cedar Oaks Boulevard, Winter Street, both sides of Arizona Avenue and 18th Street
Recommendation of Staff and CPC: Approval
Z078-140(MF)

Please contact me if you need additional information.

A handwritten signature in black ink, appearing to read 'A.C. Gonzalez'.

A.C. Gonzalez
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 D. Kinton, City Auditor
Judge Jay E. Robinson
Ryan S. Evans, First Assistant City Manager
Chief David Brown, Interim Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
David K. Cook, Chief Financial Officer
Theresa O'Donnell, Director of Development Services
Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE: March 21, 2008

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, Steve Salazar

SUBJECT: **Agenda Item No. 61 (Council District No. 6) - Elm Fork Athletic Complex – Authorize an application for an Urban Outdoor Recreation Grant in the amount of \$1,000,000 from the Texas Parks and Wildlife Department for development of the Elm Fork Athletic Complex project located near the 2200 Block of Walnut Hill Lane – Financing: No cost consideration to the City - March 26, 2008 City Council Agenda**

BACKGROUND

The Texas Parks and Wildlife Department is accepting grant applications for the Urban Outdoor Recreation Grant program. This new program will issue grants to public agencies with a population of greater than 500,000. The maximum grant award is \$1,000,000. The scoring criteria for this grant program focuses on projects that include land acquisition, development of major athletic facilities, trails, and redevelopment of parks. The Elm Fork Athletic Complex was chosen for this application as it achieves the most points from the scoring criteria.

The grant program stipulates a dollar for dollar match funding requirement. The City's existing 2003 and 2006 Bond Program allocation for Phase I of the Elm Fork Athletic Complex will be used for the required match funding. If successful, the grant will supplement the existing funding for acquisition of the final parcel of land and development of the complex.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the application for an Urban Outdoor Recreational Grant for the Elm Fork Athletic Complex on February 21, 2008.

FISCAL INFORMATION

No cost consideration to the City.

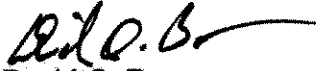
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March 21, 2008

Elm Fork Athletic Complex – Authorize an application for an Urban Outdoor Recreation Grant in the amount of \$1,000,000 from the Texas Parks and Wildlife Department - March 26, 2008 City Council Agenda

RECOMMENDATION

Staff recommends approval of this item. Please contact me at 670-3390 if you have any questions.



David O. Brown

Interim Assistant City Manager

cc: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Thomas Perkins, City Attorney
Craig Kinton, City Auditor
Judge Jay Robinson, 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
Jeanne Chipperfield, Interim Director, Office of Financial Services
David Cook, Chief Financial Officer
Paul D. Dyer, Director, Park and Recreation Department
Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE March 21, 2008

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

SUBJECT **Council Agenda March 26, 2008 – Agenda Item #54**

SUBJECT

Authorize **(1)** a resolution in support of the Texas Department of Housing and Community Affairs (TDHCA) 9% low income housing tax credits pursuant to Sec. 50.5 (A) (7) (A-C) of the Qualified Allocation Plan for TDHCA's low income housing tax credit financing for the acquisition and new construction of the proposed Frazier Berean 150-unit residential development for seniors located at 3326 Mingo Street; **(2)** rescinding \$750,000 in CDBG funds authorized by Resolution No. 07-0709, previously approved on February 28, 2007, as amended by Resolution No. 07-1998, previously approved on June 27, 2007; and **(3)** expressing the City's intent, subject to subsequent Council authorization, to loan up to \$928,473 in Federal HOME Investment Partnership Program (HOME) funds for construction - Financing: No cost consideration to the City

BACKGROUND

On November 8, 2006, Carleton Development, Ltd., submitted an application for a pre-application waiver for 9% tax credits on behalf of Carpenter's Point, L.P., Applicant, an entity of which George Davis King, Jr. is President.

On December 13, 2006, the City Council approved Resolution No. 06-3463, approving the pre-application waiver for the Project pursuant to Resolution No. 06-0136 on January 11, 2006, where the City Council decided for the 12 month period beginning January 11, 2006 not to approve any new tax credit transactions or tax-exempt bond projects unless a pre-application waiver is granted by the City Council.

On January 31, 2007, the applicant submitted an application to the City of Dallas for consideration of the approval of TDHCA 9% tax credits for the funding year 2007. The applicant had also submitted an application to the City's Housing Department in an amount not to exceed \$750,000 of Federal HOME Investment Partnership Program (HOME) funds for the project and to obtain 18 qualifying points for the final 9% tax credit application which is due to TDHCA on March 1, 2007.

BACKGROUND (continued)

On February 28, 2007, the City Council approved support of the TDHCA 9% low income housing tax credits pursuant to Section 49.5 (a) (7) (A-C) of the QAP for TDHCA's low income housing tax credit financing for the acquisition and new construction of the proposed Frazier Berean 150-unit residential development for seniors located at 3326 Mingo Street and future approval in an amount not to exceed \$750,000 in HOME funds for the project.

On June 27, 2007, the City Council pursuant to Resolution No. 07-0709 authorized \$750,000 in HOME funds, which was later amended by Resolution No. 07-1998 to change the funding source to CDBG funds.

In July 2007, Frazier Berean development for seniors was not awarded a 9% tax credit by TDHCA in 2007; therefore the developers/owners resubmitted their application to TDHCA for 9% tax credits for the 2008 funding year. Based on the re-submission of their application to TDHCA for 9% tax credits for the 2008 funding year, this project was briefed to the Housing Committee on February 4, 2008.

On January 23, 2008, the City Council approved amendments to the review criteria to add youth projects and to allow new construction of housing for low and moderate income households with priority given to Master Plan Developments, Mixed Income Developments and Transit Developments and authorized City staff to send a letter to the TDHCA advising them of the changes and informing them that the City is willing to review applications on tax credit transactions individually, based on supply and demand needs in the project's submarket.

Under the 2008 Qualified Allocation Plan Rules, if the development is located in a municipality that has more than twice the state average of units per capita supported by Housing Tax Credits or private activity bonds, the applicant must obtain prior approval of the development from the governing body of the municipality. TDHCA funding for projects in the city of Dallas must be approved by the City Council. The resolution must include a written statement of support from the governing body referencing the state rule and authorizing an allocation of housing tax credits for the development.

As a requirement for City approval of low income housing tax credits, the Applicant(s) are required to conduct a survey of the needs of the tenants as each lease is signed and will provide some or all of the following social services at no cost to the tenants, such as: health screenings; counseling/domestic crisis intervention; emergency assistance, computer education, adult education programs (such as: ESL, life skills and nutrition classes, etc.); and social and recreational activities.

BACKGROUND (continued)

This project is not within one mile of another Housing Tax Credit multifamily project that serves the same population and was funded within the last three years. State law prohibits approval of new tax credit projects that are located less than a mile from another tax credit project funded within the previous three years unless the projects are serving different clientele but in this case, this rule does not apply.

As a condition for the approval of the 9% tax credits, the Applicant has committed to renting 8 or 5% of the units to tenants with household incomes capped at 30% or below the area median family income with rents affordable to tenants whose household incomes are 30% or below the area median family income and 142 units or 95% units to tenants with household incomes capped at 60% or below the area median family income with rents affordable to tenants whose household incomes are 60% or below the area median family income.

The Housing Department recommends that City Council grant an approval of the Texas Department of Housing and Community Affairs 9% tax credits for this project because it is part of a redevelopment initiative for the Frazier Courts neighborhood that will include residential, retail and commercial uses.

The Applicant has also requested a City loan in the amount of \$928,473 in HOME funds for this project. The Council's consideration of the \$928,473 HOME loan request will be presented in a separate resolution requiring the reprogramming of HOME funds to a new use.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

On December 13, 2006, the City Council authorized the pre-application waiver for the Project by Resolution No. 06-3463.

On February 5, 2007, the Economic Development & Housing Committee was briefed.

On February 28, 2007, the City Council approved support of the TDHCA 9% low income housing tax credits by Resolution No. 07-0709.

On June 27, 2007, the City Council approved an amendment to Resolution No. 07-0709 by Resolution No. 07-1998.

On February 4, 2008, the Housing Committee was briefed.

On February 13, 2008, the City Council authorized the pre-application waiver for the Project by Resolution No. 08-0454.

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

On March 3, 2008, the Housing Committee was briefed on the final 9% tax credit applications.

FISCAL INFORMATION

No cost consideration to the City.

OWNER(S)

Carpenter's Point, L.P.

George King
Hebron Partners Development, LLC, GP

**DEVELOPER/CO-
DEVELOPER**

Carleton Development, Ltd

Partners:
Printice L. Gary,
R. David Kelly
Neal R. Hildebrandt



A.C. Gonzalez, Assistant City Manager

- c. The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
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Judge Jay Robinson, Judiciary
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Memorandum



CITY OF DALLAS

DATE March 21, 2008

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

SUBJECT **Council Agenda March 26, 2008 – Agenda Item #55**

SUBJECT

Authorize an amendment to the Mortgage Assistance Program Statement to add the Enterprise Homeownership Partners in Dallas and allow homebuyers participating in that program to receive up to \$25,000 for downpayment, closing costs, and/or principal reduction - Financing: No cost consideration to the City

BACKGROUND

The Mortgage Assistance Program (MAP) is funded from U.S. Department of Housing and Urban Development (HUD) HOME funds allocations. The MAP provides principal reduction, downpayment and closing cost assistance to eligible first-time homebuyers to purchase a home in the City of Dallas. MAP makes opportunities for affordable housing available for residents of the City of Dallas earning at or below 80% of area median family income.

In the past, the MAP has been offered through over thirty lenders in the Dallas area. The current service contract with Enterprise Community Partners provides gap financing to eligible first-time homebuyers in the form of principal reduction, downpayment, and closing cost assistance. Enterprise Community Partners, Inc. is currently in its second year of a three year contract with the City of Dallas to administer the Mortgage Assistance Program as well as the Downtown Mortgage Assistance Program.

Enterprise Homeownership Partners (EHOP) in Dallas was created as a supporting organization of Enterprise Community Partners, Inc. to purchase, rehab and sell HUD foreclosed properties in census blocks designated by the Department of Housing and Urban Development (HUD) as revitalization areas. EHOP was initially funded by Enterprise Community Partners with a \$4.5 million dollar line of credit. EHOP sells its designated properties to police officers, firefighters, teachers, emergency technicians, and families at 80% of Area Median Family Income (AMFI) or below. EHOP purchases up to 100 properties per year from HUD.

BACKGROUND (continued)

To date, EHOP has sold 141 properties to families with an average family income of \$30,716 or 54.34% AMFI. All families have attended homebuyer education and 72% of the families have received downpayment assistance from the Mortgage Assistance Program. The average sales price of the homes after rehabilitation is \$93,672.

EHOP has 50 properties in inventory at this time. These properties are located in some of the most distressed and challenging communities in the City of Dallas. In some cases, the cost associated with the rehabilitation has far exceeded the market value of the property as these properties have been rehabilitated to the highest standards.

The Enterprise Community Partners, Inc. has asked the City of Dallas for its assistance in providing a deeper subsidy via the MAP Program for its EHOP inventory. This amendment to the Mortgage Assistance Program Statement would add the EHOP Program as a subset of the overall MAP Program. The new EHOP Program with the City of Dallas would allow for up to \$25,000 to be provided for downpayment, closing costs, and/or principal reduction to homebuyers earning 80% of AMFI or less. The Enterprise Community Partners, Inc. would utilize currently allocated funding to conduct the EHOP Program.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 28, 2006, the City Council approved the FY 2006-07 Consolidated Plan Budget for the Mortgage Assistance Program by Resolution No. 06-1739.

On October 11, 2006, City Council authorized a twelve-month term contract with two twelve-month renewal options with Enterprise Community Partners, Inc., by Resolution No. 06-2761.

February 28, 2007, the City Council authorized to execute an amendment to the service contract with Enterprise Community Partners, Inc., to administer the Downtown Mortgage Assistance program by Resolution No. 07-0708.

On June 27, 2007, the City Council approved the FY07-08 Consolidated Plan Budget for the Mortgage Assistance Program by Resolution No. 07-1978.

On October 10, 2007, the City Council authorized the execution of the first of two twelve-month renewal terms to the service contract with the Enterprise Community Partners, Inc. for the period October 1, 2007 through September 30, 2008, by Resolution No. 07-2972.

On October 10, 2007, the City Council authorized an amendment to the MAP referencing the International Residential Code Repair by Resolution No. 07-2972.

FISCAL INFORMATION

No cost consideration to the City.



A.C. Gonzalez, Assistant City Manager

- c: The Honorable Mayor and Members of the City Council
 Mary K. Suhm, City Manager
 Deborah Watkins, City Secretary
 Tom P. Perkins, Jr., City Attorney
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Memorandum



CITY OF DALLAS

DATE: March 21, 2008

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, Steve Salazar

SUBJECT: **Agenda Item No. 58 (Council District No. 7) – Ferguson Park and T.G. Terry Park - Authorize a contract for installation of a new playground, sprayground, pavilion, utilities, and site furnishings at Ferguson Park located at 1900 Gross Road and installation of a new playground and related site work at T.G. Terry Park located at 2400 Lagow Street – The Gilbert Construction Group, Inc., best value proposer of four - \$1,255,617 – Financing: 2003 Bond Funds - March 26, 2008 City Council Agenda**

BACKGROUND

This action will award a contract for the installation of a new playground, sprayground, pavilion, utilities, and site furnishings at Ferguson Road located at 1900 Gross Road and the installation of a new playground and related site work at T.G. Terry Park located at 2400 Lagow to The Gilbert Construction Group, Inc., best value proposer of four, in the amount of \$1,255,617. On March 22, 2007, the Park and Recreation Board approved installation of a new playground, sprayground, pavilion, utilities, and site furnishings at Ferguson Park and the installation of a new playground and related site work at T.G. Terry Park. On May 30, 2007, four proposals were received and it was determined that The Gilbert Construction Group, Inc. was the best value proposer. Proposals based on RFCSP are evaluated on pre-set criteria which includes cost, qualifications of the prime, construction amount and schedule ratings 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.

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

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

March 21, 2008

Ferguson Park and T.G. Terry Park - Authorize a contract for installation of a new playground, sprayground, pavilion, utilities, and site furnishings at Ferguson Park - March 26, 2008 City Council Agenda

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2006
Completed Design	February 2007
Begin Construction	June 2008
Complete Construction	May 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.

The Park and Recreation Board authorized award of the contract on March 6, 2008.

FISCAL INFORMATION

2003 Bond Funds - \$1,255,617

ETHNIC COMPOSITION

The Gilbert Construction Group, Inc.

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

PROPOSAL INFORMATION

The following four proposals were received and opened on May 30, 2007:

*Denotes successful proposer

<u>Proposers</u>	<u>Base Bid</u>	<u>Alter. Nos. 2B, 6A 6B&10B**</u>	<u>Total</u>	<u>Scores</u>
*The Gilbert Constr., Group, Inc. (206 E. IH 30, Royse City, TX)	\$1,041,917	\$213,700	\$1,255,617	\$2704.63
Gilbert May, Inc. dba Phillips/May Corporation	\$1,531,139	\$185,022	\$1,716,161	\$2619.83
Phoenix I Restoration and Construction, Ltd.	\$1,595,000	\$256,000	\$1,851,000	\$2586.33
Reeves Construction	\$1,504,335	\$271,415	\$1,775,750	\$2440.40

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March 21, 2008

Ferguson Park and T.G. Terry Park - Authorize a contract for installation of a new playground, sprayground, pavilion, utilities, and site furnishings at Ferguson Park - March 26, 2008 City Council Agenda

OWNER - The Gilbert Construction Group, Inc.

J. Michael Gilbert, President

Jacquelynn B. Gilbert, Vice President

RECOMMENDATION

Staff recommends approval of this item. Please contact me at 670-3390 if you have any questions.



David O. Brown

Interim Assistant City Manager

cc: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Thomas Perkins, City Attorney
Craig Kinton, City Auditor
Judge Jay Robinson, 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
Jeanne Chipperfield, Interim Director, Office of Financial Services
David Cook, Chief Financial Officer
Paul D. Dyer, Director, Park and Recreation Department
Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE: March 21, 2008

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, Steve Salazar

SUBJECT: **Agenda Item No. 60 (Council District No. 9) - Lakewood Park – Authorize a professional services contract with Metropolitan Infrastructure, PLLC for topographic survey, preliminary plans, construction documents, bidding, and construction administration for design of the channel stabilization, drainage improvements, and erosion control along the creek at Lakewood Park located at 7000 Williamson Road - \$36,845 – Financing: 2006 Bond Funds - March 26, 2008 City Council Agenda**

BACKGROUND

Metropolitan Infrastructure, PLLC will provide for a topographic survey, preliminary plans, construction documents, bidding, and construction administration for design of the channel stabilization, drainage improvements, and erosion control along the creek at Lakewood Park located at 7000 Williamson Road, in an amount not to exceed \$36,845.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	May 2008
Complete Design	August 2008
Begin Construction	January 2009
Complete Construction	June 2009

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the professional services contract on February 21, 2008.

FISCAL INFORMATION

2006 Bond Funds - \$36,845

March 21, 2008

Lakewood Park – Authorize a professional services contract with Metropolitan Infrastructure, PLLC for a topographic survey, preliminary plans - March 26, 2008 City Council Agenda

ETHNIC COMPOSITION

Metropolitan Infrastructure, PLLC

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

OWNER

Metropolitan Infrastructure, PLLC - Louise Frisbie, President

RECOMMENDATION

Staff recommends approval of this item. Please contact me at 670-3390 if you have any questions.



David O. Brown
Interim Assistant City Manager

cc: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Thomas Perkins, City Attorney
Craig Kinton, City Auditor
Judge Jay Robinson, Judiciary
Ryan S. Evans, First Assistant City Manager
A.C. Gonzalez, Assistant City Manager
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Jill A. Jordan, P.E., Assistant City Manager
Jeanne Chipperfield, Interim Director, Office of Financial Services
David Cook, Chief Financial Officer
Paul D. Dyer, Director, Park and Recreation Department
Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE: March 21, 2008

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, Steve Salazar

SUBJECT: **Agenda Item # 57 (Council District No. 14) - Acceptance of donation of the artwork "Neon for Southwestern Bell" – March 26, 2008 City Council Agenda**

On March 26, 2008, you will be asked to authorize **(1)** the acceptance of a donation from Southwestern Bell Telephone, L.P. of the artwork "Neon for Southwestern Bell" by artist Stephen Antonakos; and **(2)** the execution of any and all documents required for the donation. Southwestern Bell Telephone, L.P. is donating the artwork "Neon for Southwestern Bell" to the City for the work to be reinstalled in a public facility to be determined by the City.

On May 23, 2007, City Council approved a development agreement with Southwestern Bell Telephone, L.P. for the renovation of the skylight structure and the demolition and restoration of the bus stop area located in the Southwestern Bell Plaza facing Commerce Street at Akard Street in the Central Business District. Included in the approved agreement was the donation, to the City, of the "Neon for Southwestern Bell" artwork that is attached to the bus shelter.

As part of the City's revitalization plans in the Central Business District, the bus stop shelter and skylight structure will be removed to open up the north end of the plaza to Commerce Street. The removal of the shelter and skylight structure requires moving the neon sculpture from its present location.

The removal of the artwork and transportation to a designated City storage location will be done by Southwestern Bell Telephone, L.P. at its expense; all efforts will be made to salvage the neon and electrical components to enable the piece to be reinstalled at a later date by the City of Dallas. The City would bear the costs for installing, operating and maintaining the artwork if reinstalled. The City has sole discretion regarding the artwork's reinstallation including the decision not to reinstall the artwork if proper funding is not secured for that purpose.

To reinstall the piece, the Office of Cultural Affairs may work with the artist, Stephen Antonakos, to determine a new location and, if appropriate, reconfiguration of the work. A location or funds for the reinstallation of the work have not been identified at this time.

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March 21, 2008

Acceptance of donation of the artwork "Neon for Southwestern Bell" – March 26, 2008 City Council Agenda

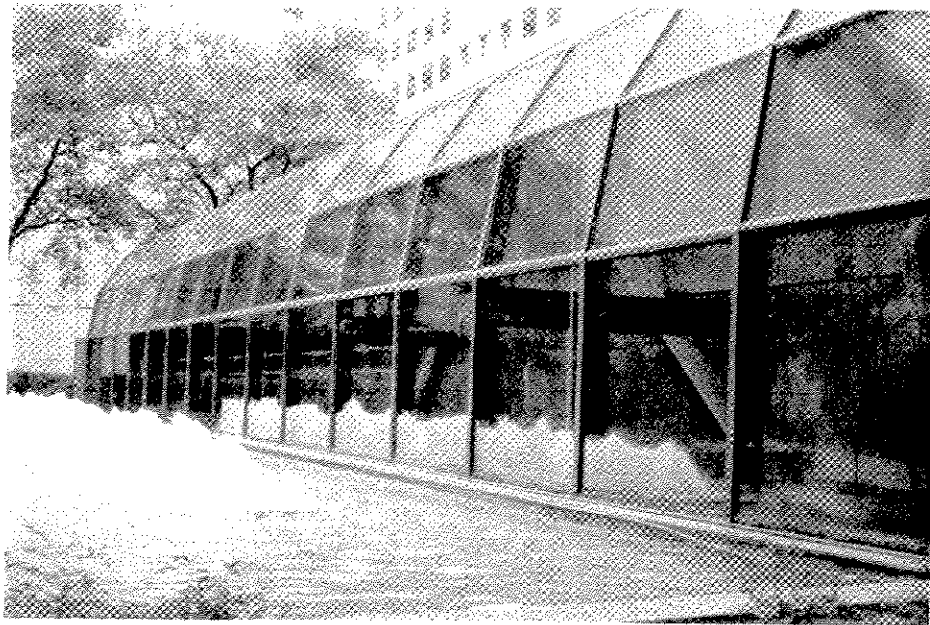
The Office of Cultural Affairs is pleased with the opportunity to bring this recommendation for your approval. If you have any questions or need further information, please contact Maria Muñoz-Blanco at (214) 670-3687 or e-mail at maria.munozblanco@dallascityhall.com



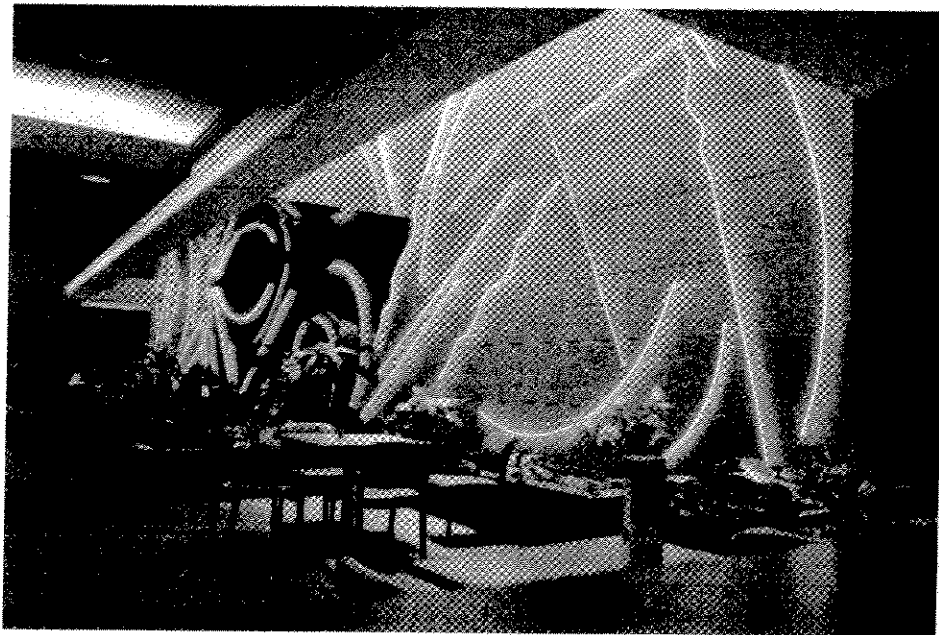
David O. Brown
Interim Assistant City Manager

Attachment: Proposal images

cc: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Thomas Perkins, City Attorney
Craig Kinton, City Auditor
Judge Jay Robinson, 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
Jeanne Chipperfield, Interim Director, Office of Financial Services
David Cook, Chief Financial Officer
Paul D. Dyer, Director, Park and Recreation Department
Chandra Marshall-Henson, Assistant to the City Manager
Maria Muñoz-Blanco, Director, Office of Cultural Affairs
Judy Pollock, Chair, Cultural Affairs Commission



"Neon for Southwestern Bell" (exterior view), Stephen Antonakos



"Neon for Southwestern Bell" (interior view), Stephen Antonakos

Memorandum



CITY OF DALLAS

Date March 21, 2008

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 No. 52 - Council District: All
Authorize the first twelve-month renewal option to the Interlocal Agreement with
El Centro Community College to provide educational and student support
services at the West Dallas Multipurpose Center
March 26, 2008 City Council Agenda

BACKGROUND

On April 11, 2007, City Council passed a resolution authorizing the City Manager to enter into a twelve-month Interlocal Agreement, with two twelve-month renewal options, with El Centro Community College to provide educational and student support services at the West Dallas Multipurpose Center for the period April 18, 2007 through April 17, 2008.

In the summer of 2006, the West Dallas Multipurpose Center (WDMC) and El Centro Community College (ECCC) administered a citizen's survey to gather information on the type of educational services that interested the community. The survey response showed that the community was interested in English as a Second Language, General Education Diploma preparation, basic computer classes, business courses, various certificate programs in the allied health field and some short term certificates in cake decorating, event planning and florist.

The WDMC had been pursuing partnership with an organization able to provide educational services to the community through an instructional computer center for on-line services and basic and continuing education classes. Through meetings with ECCC officials, it was agreed that ECCC would provide the WDMC with an instructional computer lab to include the computers, hardware, software, internet connectivity, maintenance, and other relevant equipment for the lab. ECCC will provide educational programming, curriculum courses, and continuing education coursework along with student support services in the areas of assessment, registration, financial aid and career exploration.

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March 21, 2008

Agenda Item No. 52 - Council District: All

Authorize the first twelve-month renewal option to the Interlocal Agreement with El Centro Community College to provide educational and student support services at the West Dallas Multipurpose Center

BACKGROUND (Continued)

It was further agreed that the two entities would collaborate on a job preparedness training and support program by offering career exploration and computer classes.

The WDMC will provide part time staff support to ECCC to assist in the operation of the program through funding provided by the Urban Development Action Grant.

PRIOR ACTION/REVIEW (COUNCILS, BOARDS, COMMISSIONS)


Authorized the twelve-month Interlocal Agreement with two twelve-month renewal options, to provide educational and support services at the West Dallas Multipurpose Center on April 11, 2007, by Resolution No. 07-1157.

FISCAL INFORMATION

No cost consideration to the City

RECOMMENDATION

Staff recommends approval of the item. Please contact me at 670-3390 if you have any questions.



David O. Brown

Interim Assistant City Manager

cc: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Thomas Perkins, City Attorney
Craig Kinton, City Auditor
Judge Jay Robinson, Judiciary
Ryan S. Evans, First Assistant City Manager
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Jill A. Jordan, P.E., Assistant City Manager
Jeanne Chipperfield, Interim Director, Office of Financial Services
David Cook, Chief Financial Officer
Paul D. Dyer, Director, Park and Recreation Department
Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE March 21, 2008

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

SUBJECT **Council Agenda March 26, 2008 – Agenda Item #56**

SUBJECT

Authorize (1) the Housing Trust Fund to be comprised of certain funds from General Obligation Bond, Consolidated Plan and Section 108 Intown Housing Program Income funds (subject to any bond or federal or state law restrictions regarding expenditure of such designated funds), and any future state trust funds, federal trust funds, and future trust fund revenue specifically authorized by law and designated by the City Council to be a part of the Housing Trust Fund; and (2) support of future local, state and federal legislation to provide funding for the Housing Trust Fund - Financing; No cost consideration to the City

BACKGROUND

The lack of adequate funding is one of the largest obstacles to overcoming the affordable housing crisis today. The City of Dallas Comprehensive Plan *forwardDallas!* states that lack of affordable housing is the source of some of Dallas' most pernicious problems. One of the greatest challenges facing most Americans today is the cost of housing. Many families are often a paycheck away from homelessness. One of the *forwardDallas!* goals is to add 220,000 households to Dallas by 2030. Creating opportunities for affordable housing throughout the entire region is a necessary component of the *forwardDallas!* vision.

In September 2000, the City Council approved a Housing Trust Fund for the City of Dallas supported by a one-time appropriation of \$1.0M in funds from the transfer of funds from the Dallas Multifamily Housing Acquisition Corporation. The trust funding served as a revolving loan fund for low cost interim construction gap financing for non-profit construction of affordable housing. From its inception until September 2004, the trust fund originated 14 loans for the construction of 14 housing units. Due to the availability of and ease in obtaining conventional construction financing, the need for institutional interim construction financing became less attractive, diminishing the effectiveness of the program. Funds from loan repayments were reprogrammed for other housing program uses.

BACKGROUND (continued)

New interest in increased funding for the Dallas Housing Trust Fund was sparked by the efforts of Housing Texas, an ad hoc group comprised of industry, non-profit, financial and other groups throughout the state of Texas which led an effort in the 2007 State Legislative Session for a dedicated revenue source to increase the existing Texas Housing Trust Fund. Their proposal called for a \$40M fund per year, generated from a \$10.00 state-wide document recording fee. This additional funding would have boosted the average annual \$4.0M funding level. This low funding level is not competitive for Dallas participation because \$3.0M is required to be used in rural areas and the balance of the funds is typically used for non-profit capacity building and predevelopment.

Further interest was generated by the passage of the National Affordable Housing Trust Fund Act in the U.S. House of Representatives. The initial allocation is proposed to be between \$800 million and \$1 billion. This bill will establish a National Housing Trust Fund with a sufficient dedicated source of revenue to support the production and preservation of 1.5 million homes for extremely low-income families over a 10-year period. The bill has been introduced and referred to committee in the Senate.

On February 19, 2008, the Mayor's Work Group on Affordable Housing presented its recommendations to the Housing Committee. The Work Group cited a clear need for affordable housing by informing the Committee that 80,000 Dallas rental households pay more than 50% of their income on housing, of which 90% are low-income because they are less than 80% of Area Median Income as defined by the U.S. Department of Housing and Urban Development. The Work Group also reported that over 175,000 Dallas households spend more than 30% of their income on housing costs. The Work Group recommended to the Committee that the City create a robust Housing Trust Fund.

Following input from the community, from Community Housing Development Organizations, from the Mayor's Work Group on Affordable Housing, and a series of Housing Committee briefings on Housing Trust Fund issues and recommendations, the Committee supports initial designation of General Obligation Bond funds, Section 108 Intown Housing Loan Repayment funds and Housing and Urban Development (HUD) funds appropriated for eligible activities comprising the Housing Trust Fund. The uses of these funds will depend upon their source.

BACKGROUND (continued)

The Committee also supports designating a minimum of \$2.0M from each future sale of 2006 Proposition 8 General Obligation Bond funds which will comprise the Housing Trust Fund. Any future General Obligation Bond funds for housing and future portions of Housing and Urban Development (HUD) funds appropriated for eligible activities, would be designated as comprising the Housing Trust Fund in the amounts as approved in the future by the Council. Future federal housing trust funds, future state housing trust funds and future local or state dedicated revenue sources would be receipted into the Housing Trust Fund. The Housing Department will bring all future fund designations comprising the Housing Trust Fund or receipts into the Housing Trust Fund to the City Council for approval of amounts of additions to the Housing Trust Fund and for approval of proposed uses of the funds when the source of the funds does not determine their use.

The Housing Committee supported Housing Department working with Intergovernmental Services to support passage of the National Affordable Housing Trust Fund Act and to place the campaign for a dedicated State revenue funding source on the City's Legislative Agenda for the 2009 State Legislative Session.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 23, 1999, the City Council directed: 1) sale of the Deerfield Apartments and transfer of proceeds to the City; 2) transfer of unencumbered Dallas Multifamily Housing Acquisition Corporation assets to the City; 3) review of Dallas Housing Finance Corporation assets and recommendation for transfer to the City; and 4) funds from these transfers to be used for Home Repair Program, Mortgage Assistance Program and other housing programs by Resolution No. 99-2151.

On December 8, 1999, City Council authorized the contract for sale of the Deerfield Apartments by Resolution No. 99-3882.

On September 27, 2000, the City Council authorized receipt of funds from the City of Dallas Multifamily Housing Acquisition Corporation in the amount of \$1,938,781 and from the City of Dallas Housing Finance Corporation in the amount of \$300,000 for the following purposes: (1) Home Repair Program (\$881,019); (2) Mortgage Assistance Program (\$357,762); and (3) Housing Trust Fund (\$1,000,000) by Resolution No. 00-3005.

On October 1, 2007, December 3, 2007, and January 7, 2008 the Housing Committee was briefed on the Housing Trust Fund and at the briefing on February 19, 2008, the Housing Committee voted to endorse the Housing Department recommendations for initial funding, future funding and work on state and federal funding sources, to the Council for approval.

FISCAL INFORMATION

No cost consideration to the City.



A.C. Gonzalez, Assistant City Manager

- c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
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Dave Cook, Chief Financial Officer
Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE: March 21, 2008

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, Steve Salazar

SUBJECT: **Agenda Item No. 59 (Council District – All) - Authorize a forty-five-month professional services contract with Pegasus Texas Construction, LP for program management services consisting of pre-design, design, bidding and award, construction and post-construction phases, and coordination and project delivery systems of assigned projects within the Dallas Park and Recreation Capital projects - \$8,959,560 - Financing: Park and Recreation Department Capital Improvement Funds (subject to annual appropriation) - March 26, 2008 City Council Agenda**

BACKGROUND

In preparation for the 2006 Bond Program, which was over three times larger than the previous bond program and totaled over \$343,000,000 with an additional \$200,000,000 in anticipated private and grant funds, the Park and Recreation Department recognized that there would be a need for additional staff to implement a program of that size. Various implementation options including program management and hiring additional staff were presented to the City Council in December 2006. Due to the current professional labor market and non-competitive salaries offered by the City, it was determined that the appropriate number of internal staff could not be attained in a timely manner.

Program Management is a program implementation tool that is typically provided by an Architect, Engineering or Construction Management firm that functions as a supplement to staff that manages capital design and construction projects. It is routinely utilized by area government agencies including Dallas ISD and the Dallas County Community College District. The City of Dallas Public Works and Transportation Department is currently utilizing program management to implement flood management and storm drainage projects.

A Program Management firm has the flexibility to increase and decrease staffing levels as needed and allows for staffing fluctuations without the associated process. Additionally, they have the ability to immediately begin work saving the time required for the logistics of hiring in-house staff and training in an effort to reduce the impact of delays in the implementation schedule of the Bond Program.

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March 21, 2008

**Authorize a forty-five-month professional services contract with Pegasus Texas Construction, LP for program management services consisting of pre-design, design, bidding and award, construction and post-construction phases, and coordination and project delivery systems of assigned projects within the Dallas Park and Recreation Capital projects – March 26, 2008
City Council Agenda**

ESTIMATED SCHEDULE OF PROJECT

Begin Program Management Services	April 2008
Complete Program Management Services	December 2011

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized a professional services contract for program management services on March 6, 2008.

FISCAL INFORMATION

Park and Recreation Department Capital Improvement Funds - \$8,959,560
(subject to annual appropriations)

Cost consideration to the City - \$8,959,560.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Pegasus Texas Construction, LP

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

OWNERS

Pegasus Texas Construction, LP
Richard Knight, President
Barry Brock, Vice President
Ellis Skinner, Secretary/Treasurer

Page 3

March 21, 2008

**Authorize a forty-five-month professional services contract with Pegasus Texas Construction, LP for program management services consisting of pre-design, design, bidding and award, construction and post-construction phases, and coordination and project delivery systems of assigned projects within the Dallas Park and Recreation Capital projects – March 26, 2008
City Council Agenda**

RECOMMENDATION

Staff recommends approval of this item. Please contact me at 670-3390 if you have any questions.



David O. Brown
Interim Assistant City Manager

cc: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Thomas Perkins, City Attorney
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