

# Memorandum



CITY OF DALLAS

DATE March 20, 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 Heritage Village  
March 25, 2009 Agenda Item #81

## **SUBJECT**

Authorize (1) Change Order No. 1 to the contract with Gilbert May, Inc. dba Phillips / May Corporation for additional work necessary for the infrastructure improvements of Dallas Heritage Village (also known as Old City Park) - Phase 1 in an amount not to exceed \$38,997, from \$1,563,333 to \$1,602,330; (2) the receipt and deposit of \$40,497 from Dallas Heritage Village (\$38,996.51 for Change Order No. 1, and \$1,500.00 for Public Art Administration); and (3) the increase in appropriations in an amount not to exceed \$40,497 in the Capital Projects Reimbursement Fund - Total not to exceed \$38,997 - Financing: Capital Projects Reimbursement Funds

## **BACKGROUND**

On February 27, 2008, Resolution No. 08-0668 authorized Supplemental Agreement No. 1 to the original Management and Operational Agreement for the purpose of incorporating a developmental agreement plan for Dallas Heritage Village. This developmental agreement established the terms for the City of Dallas and the Society's financial participation for the construction of improvements, consistent with the City's cultural facility policy. These improvements to the Dallas Heritage Village were to be developed in two phases, whereby the City's 2003 bond funds would be utilized in full during Phase 1 and the Society would fund Phase 2 in its entirety.

On August 13, 2008, Resolution No. 08-2082 authorized a construction contract with Gilbert May, Inc. dba Phillips / May Corporation in an amount not to exceed \$1,563,333 for the construction of infrastructure improvements, Phase 1 at Dallas Heritage Village. The City funded \$949,689 from the 2003 bond sales and the Dallas Heritage Village funded \$613,644 from private funds.

This action will authorize Change Order No. 1, an increase to the contract with Gilbert May, Inc. dba Phillips / May Corporation in an amount not to exceed \$38,996.51 for the construction of the Phase 1 improvements to Dallas Heritage Village. This includes asphalt chip and seal, concrete curb and gutter, transformer pad and connection, AT&T conduit and concrete manholes, traffic control, demolition of existing parking lot, curb inlet replacement, additional excavation and haul for pavers

at Ervay Entrance and switchgear pad. The Dallas Heritage Village is funding the \$38,996.51 change order and \$1,500 public art administration costs. As of February 19, 2009, the City has received \$40,496.51 in private funds. This action will also authorize acceptance of this \$40,496.51 in private funds and an increase in the appropriation of the funding.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	April 2006
Completed Design	June 2007
Began Construction	September 2008
Complete Construction	December 2009

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

Authorized a Cultural Services Agreement with Dallas County Heritage Society for the purpose of operation and management of Old City Park, on May 26, 1993, by Resolution No. 93-2083.

Authorized Supplemental Agreement No. 1 to the Management and Operation Agreement between the City of Dallas and Dallas County Heritage Society for the purpose of establishing the terms of the City's and the Society's financial participation for the construction of Phase 1 of the improvements to Dallas Heritage Village, on February 27, 2008, by Resolution No. 08-0668.

Authorized a contract with Gilbert May, Inc. dba Phillips / May Corporation in an amount not to exceed \$1,563,333 for the construction of Phase 1 improvements to Dallas Heritage Village on August 13, 2008, by Resolution No. 08-2082.

**FISCAL INFORMATION**

Private Funds - \$38,996.51

Design	\$ 174,107.00
Geo-Tech Testing	2,900.00
Construction	1,563,333.00
Change Order No. 1 (this action)	38,996.51
Total Project Cost	\$1,779,336.51

**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION**

**Gilbert May, Inc. dba Phillips / May Corporation**

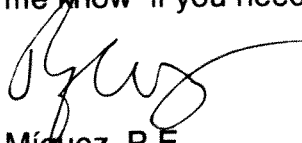
Hispanic Female	9	Hispanic Male	26
African-American Female	2	African-American Male	1
Other Female	0	Other Male	2
White Female	6	White Male	37

**OWNER(S)**

**Gilbert May, Inc. dba Phillips / May Corporation**

Gilbert May, President  
Gilbert Phillips, Vice President

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
- 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

## BUSINESS INCLUSION & DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize (1) Change Order No. 1 to the contract with Gilbert May, Inc. dba Phillips / May Corporation for additional work necessary for the infrastructure improvements of Dallas Heritage Village (also known as Old City Park) - Phase 1 in an amount not to exceed \$38,997, from \$1,563,333 to \$1,602,330; (2) the receipt and deposit of \$40,497 from Dallas Heritage Village (\$38,996.51 for Change Order No. 1, and \$1,500.00 for Public Art Administration); and (3) the increase in appropriations in an amount not to exceed \$40,497 in the Capital Projects Reimbursement Fund - Total not to exceed \$38,997 - Financing: Capital Projects Reimbursement Funds

Phillips/May Corporation is a local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Professional Services

### LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>This Action Amount</u>	<u>Revised Amount</u>	<u>Percent</u>
Local contracts	(\$8,456.99)	\$1,428,316.01	89.14%
Non-local contracts	\$47,453.50	\$174,013.50	10.86%
<b>TOTAL CONTRACT</b>	<b>\$38,996.51</b>	<b>\$1,602,329.51</b>	<b>100.00%</b>

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

#### Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Revised This Action</u>	<u>Revised Amount</u>	<u>Percent</u>
Phillips/May Corporation	HMMB38264Y0809	\$0.00	\$5,422.24	13.90%
<b>Total Minority - Local</b>		<b>\$0.00</b>	<b>\$5,422.24</b>	<b>13.90%</b>

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

<u>Non-Local</u>	<u>Certification</u>	<u>Revised This Action</u>	<u>Revised Amount</u>	<u>Percent</u>
Premier Electric	WFWB37986N0709	\$0.00	\$58,143.50	33.41%
GST Manufacturing	WFDB39038Y1009	\$0.00	(\$18,850.00)	-10.83%
<b>Total Minority - Non-local</b>		<b>\$0.00</b>	<b>\$39,293.50</b>	<b>22.58%</b>

# Memorandum



CITY OF DALLAS

DATE March 20, 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 Pleasant Grove Branch Library  
March 25, 2009 Council Agenda Item #77

## **SUBJECT**

Authorize **(1)** rescinding the contract with TMV LLC, dba Triune for the construction of the Pleasant Grove Branch Library located at 7310 Lake June Road; and **(2)** re-advertisement for new bids - Not to exceed (\$4,096,951) - Financing: 2003 Bond Funds

## **BACKGROUND**

In the 2003 Bond Program, the citizens of Dallas approved funding for the design and construction of the Pleasant Grove Branch Library. The new Pleasant Grove Branch Library will replace the existing Pleasant Grove Branch Library located at 1125 South Buckner Boulevard and will be constructed at 7310 Lake June Road. The existing library was built in 1961.

The new library, designed in accordance with the current Master Plan by Hidell and Associates Architects, Inc., will contain approximately 20,200 square feet of program space, including a Black Box Theatre. The facility targets a silver LEED certification.

On June 25, 2008, council authorized a construction contract to TMV LLC, dba Triune, for the construction of the Pleasant Grove Branch Library in the amount of \$4,096,951. Since the award in June 2008, the City has had multiple requests to the contractor to submit to the City the executed construction contract in order to proceed with the construction of the project. The final request was sent to the contractor on January 23, 2009. In the letter, the City informed the contractor that failure to submit the signed contracts will result in the City terminating the contract. The contractor did not submit signed contracts to the City. This action rescinds the award to the contractor and authorizes the re-advertisement of this project for bids.

## **ESTIMATED SCHEDULE OF PROJECT**

Began Design	June 2006
Completed Design	March 2008
Begin Construction	June 2009
Complete Construction	May 2010

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

Approved Library Master Plan on April 11, 2001, by Resolution No. 01-1261.

Authorized a professional services agreement with Hidell and Associates for design and construction documents for the Pleasant Grove Branch Library, on June 28, 2006, by Resolution No. 06-1684.

Authorized the construction contract with Triune for the Pleasant Grove Branch Library, on June 25, 2008, by Resolution No. 08-1898.

**FISCAL INFORMATION**

2003 Bond Funds - (\$4,096,951)

Land Acquisition	\$242,097
Design	\$470,451
Construction	\$4,096,951
Miscellaneous Expenses	<u>\$1,316,584</u>
Total Project Cost	\$6,126,083

**OWNER**

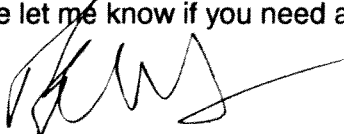
**TMV LLC, dba Triune**

Vince Fudzie, President

**MAP**

Attached.

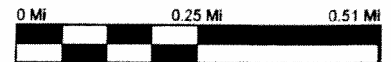
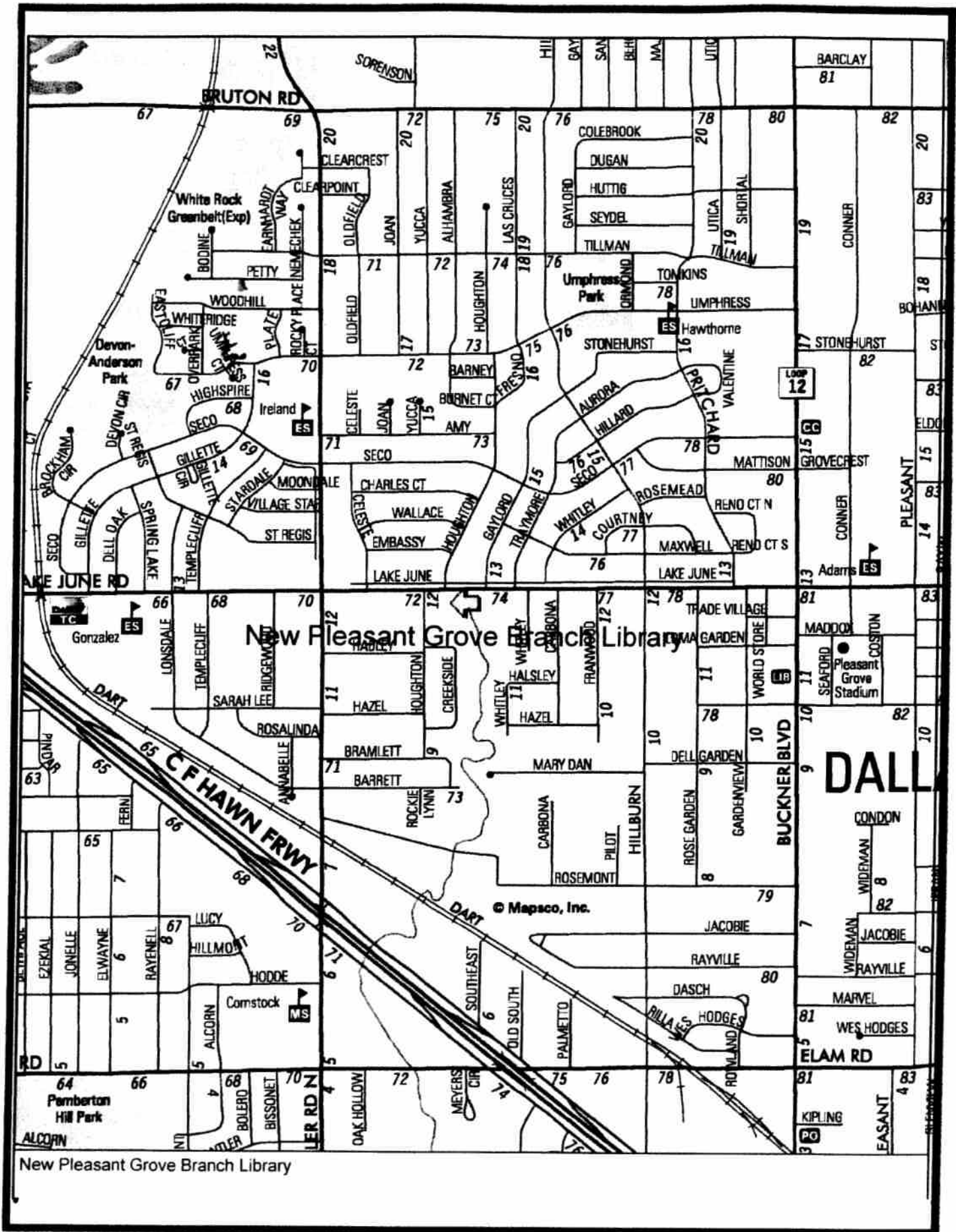
Please let me know if you need additional information.



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

Attachment

- 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
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- 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
- Laurie Evans, Director, Library



# Memorandum



CITY OF DALLAS

Date March 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. 32 (Council District - 7)**

## **SUBJECT**

Authorize a professional services contract with Conley Group, Inc. to provide construction documents and construction administration services for remediation of water infiltration at the Women's Museum located at 3800 Parry Avenue - \$26,400 - Financing: 2003 Bond Funds

## **BACKGROUND**

The 2003 bond program includes funding to investigate and repair water infiltration at the Women's Museum. In August 2008, the Conley Group completed a study of existing conditions and submitted recommendations and cost estimates for remedial action.

This contract will provide for construction documents and administration services by the Conley Group for repairs to remedy water infiltration problems.

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

This item has no prior action.

## **ESTIMATED SCHEDULE OF PROJECT**

Award Consultant Contract	March 2009
Complete Documents	May 2009
Award Construction Contract	August 2009
Complete Construction	July 2010



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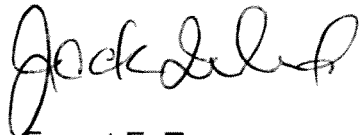
**Agenda Item No. 32 (Council District - 7)**

**FISCAL INFORMATION**

2003 Bond Funds - \$26,400

**Recommendation**

Staff recommends approval of this item.

  
for 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
- C. Victor Lander, Judiciary
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- Ramon Miguez, P.E., Assistant City Manager
- Jill A. Jordan, P.E., Assistant City Manager
- David Cook, Chief Financial Officer
- Helena Stevens-Thompson, Assistant to the City Manager

# Memorandum



CITY OF DALLAS

Date March 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. 35 (Council District - 7)**

## **SUBJECT**

Authorize **(1)** rejection of the bids received for the chiller plant renovation project at the Science Place 1 IMAX Theatre located at 1318 South Second Avenue, and **(2)** the re-advertisement for new bids - Financing: No cost consideration to the City

## **BACKGROUND**

This project includes the replacement of the existing gas fired chillers with electric centrifugal chillers and existing cooling towers at Science Place 1 IMAX Theatre, located at 1318 South Second Avenue. Two of the chiller systems are failed and in need of replacement. The cooling towers are also in poor condition and in need of replacement with the likelihood of failure soon.

Four bids were received on February 19, 2009 for the chiller plant renovation project. The request for bids included alternates to the base bid. The lowest bidder Metco withdrew his bid citing a calculation error. The three remaining responsive bids exceeded the amount of construction funds available for the project. It is necessary to reject the bids, and re-bid the project. We anticipate new bids to be within budget.

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

This item has no prior action.

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

**FISCAL INFORMATION**

No cost consideration for the City.

**Recommendation**

Staff recommends approval of this item.



for

Forest E. Turner  
Interim Assistant City Manager

- c: Honorable Mayor and Members of the City Council
- Mary K. Suhm, City Manager
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- Helena Stevens-Thompson, Assistant to the City Manager

# Memorandum



CITY OF DALLAS

Date: March 16, 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: March 25, 2009 Council Agenda Item No. 51 (Council District – N/A)

## **SUBJECT**

Authorize (1) the acceptance of a grant from the Texas Commission on the Arts to provide cultural services for the period October 1, 2008 through September 30, 2009; and (2) execution of the grant agreement - Not to exceed \$49,716 - Financing: Texas Commission on the Arts Grant Funds

## **BACKGROUND**

The Office of Cultural Affairs applied for Texas Commission on the Arts (TCA) funding for fiscal year 2008-09 through the following grant programs: Core Support program for administrative, operational and/or program support for presentation, promotion or production of artistic disciplines; and Subgranting program, which allows agencies to regrant funds to arts and other service organizations in their communities. TCA has notified the City of Dallas Office of Cultural Affairs that the following applications have been recommended for funding:

\$39,016 through the Subgranting Program to be used for the Neighborhood Touring Program (NTP) to procure the services of ethnic and culturally specific individual artists and cultural organizations to teach, perform and exhibit at host facilities in neighborhoods around the City so as to heighten citizen understanding of the unique contributions of the City's various cultures to the arts community in Dallas.

\$10,700 through the Core Support Programs for the City's Cultural Centers

The Subgranting program grant requires a 3:1 match and the Core grant program requires a 1:1 match. Allocated FY 08-09 funds in the amount of \$127,748 from the OCA's general fund budget will meet the TCA's requirements for the match.

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

This item has no prior action.

## **FISCAL INFORMATION**

\$49,716 - Texas Commission on the Arts 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 Watkins, City Secretary  
          Thomas P. Perkins, Jr., City Attorney  
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