

Memorandum



CITY OF DALLAS

Date April 11, 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 Draft Agenda Item No. 28 - Council District: 1
Authorize the third twelve-month renewal option to the contract with the U.S.
Department of Housing and Urban Development for the Shelter Plus Care Grant
which provides rental assistance funds to be distributed by the Dallas Housing
Authority for single room occupancy of homeless persons with HIV/AIDS at
Hillcrest House located at 834 N. Marsalis
April 23, 2008 City Council Agenda

BACKGROUND

In 1992, the City of Dallas as grantee and PWA Coalition of Dallas, Inc. dba AIDS Services of Dallas (ASD) as project sponsor applied for and were awarded a Shelter Plus Care grant in the amount of approximately \$2,626,560 for ten years (or \$262,656 per year) for rental assistance in connection with the moderate rehabilitation of Hillcrest House located at 834 N. Marsalis, Dallas, Texas.

Hillcrest House is a four-story residential facility with 64 single room occupancy housing units serving homeless persons with HIV/AIDS. Since ASD, as a non-profit agency, was not an eligible grantee under the Shelter Plus Care program, the City of Dallas partnered with the agency on the Shelter Plus Care/SRO grant award to support Hillcrest House.

Accordingly, the City of Dallas and the U.S. Department of Housing and Urban Development (HUD) entered into a Shelter Plus Care Agreement dated May 12, 1995 for rental assistance for the Hillcrest House facility. The original term of the Shelter Plus Care/SRO grant was for ten years through May 15, 2005.

In contrast to the other Shelter Plus Care grants received by the City of Dallas, which are tenant based rental assistance programs where funds are received and administered directly by the City of Dallas, Shelter Plus Care/SRO rental assistance is required by law to be administered through a public housing authority. Here the rental assistance is administered by Dallas Housing Authority. The City of Dallas does not expend or receive any funds under this grant. All funds are disbursed by HUD to Dallas Housing Authority who administers the rental assistance to ASD.

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April 11, 2008

Draft Agenda Item No. 28 - Council District: 1

Authorize the third twelve-month renewal option to the contract with the U.S. Department of Housing and Urban Development for the Shelter Plus Care Grant which provides rental assistance funds to be distributed by the Dallas Housing Authority for single room occupancy of homeless persons with HIV/AIDS at Hillcrest House located at 834 N. Marsalis

April 23, 2008 City Council Agenda

BACKGROUND (Continued)

At the end of the original ten-year term, funds were left unspent under the grant, and HUD agreed to extend the term under an agreement dated May 11, 2005 (revised June 9, 2005). Since the original term and extension have expired, the Shelter Plus Care/SRO grant for Hillcrest House is now subject to renewal for a one-year term through the competition under HUD's Notice of Funding Availability (SuperNOFA) for Continuum of Care Homeless Assistance Programs.

In the 2005 SuperNOFA, HUD renewed the grant for \$341,760 for a one-year term beginning May 16, 2006. In the 2006 SuperNOFA, HUD renewed the grant a second time for \$340,224 for a one-year term beginning May 12, 2007. In the 2007 SuperNOFA, HUD awarded this third renewal of the grant for \$371,712 for another year beginning May 12, 2008.

Recipients of Shelter Plus Care/SRO grants funds are required to match the aggregate amount of rental assistance with supportive services. ASD provides the match through its other grant sources providing supportive services at Hillcrest House.

ASD received a HUD Best Practices 2000 Award for Hillcrest House and a Metropolitan Life Foundation Award for Excellence in Affordable Housing (presented by The Enterprise Foundation) for Hillcrest House in 2000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Ratified a one-year extension and the first twelve-month renewal option of the Shelter Plus Care Grant for Hillcrest House on May 23, 2007, by Resolution No. 07-1516.

Authorized the second twelve-month renewal option of a Shelter Plus Care Grant to provide rental assistance funds to be distributed by Dallas Housing Authority for single room occupancy for homeless persons living with HIV/AIDS at Hillcrest House located at 834 N. Marsalis on May 23, 2007, by Resolution No. 07-1516.

Authorized acceptance of a Shelter Plus Care Grant to provide rental assistance to be distributed by Dallas Housing Authority for ten years of single room occupancy for homeless persons living with HIV/AIDS at Hillcrest House located at 834 N. Marsalis on December 14, 1994, by Resolution No. 94-4370.

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April 11, 2008

Draft Agenda Item No. 28 - Council District: 1

Authorize the third twelve-month renewal option to the contract with the U.S. Department of Housing and Urban Development for the Shelter Plus Care Grant which provides rental assistance funds to be distributed by the Dallas Housing Authority for single room occupancy of homeless persons with HIV/AIDS at Hillcrest House located at 834 N. Marsalis

April 23, 2008 City Council Agenda

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

Briefed the City Council on HOME, HOPE and Shelter Plus Care programs on March 16, 1992.

FISCAL INFORMATION

\$371, 712 - U. S. Department of Housing and Urban Development Grant Funds

RECOMMENDATION

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

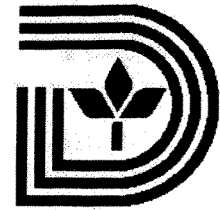


David O. Brown

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, Jr., 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: April 11, 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: **Draft Agenda Item No. 53 (Council District No. 1) – Westhaven Park – Authorize a professional services contract with CEI Engineering Associates, Inc. for topographic survey and schematic design through construction administration services for erosion control along the creek, playground, and connecting walks at Westhaven Park located at 4600 Lynnacre Drive - \$53,675 – Financing: 2006 Bond Funds - April 23, 2008 City Council Agenda**

BACKGROUND

CEI Engineering Associates, Inc. will provide for topographic survey and schematic design through construction administration services for erosion control along the creek, playground, and connecting walks at Westhaven Park located at 4600 Lynnacre Drive, in an amount not to exceed \$53,675.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	June 2008
Complete Design	October 2008
Begin Construction	February 2009
Complete Construction	August 2009

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the professional services contract on April 3, 2008.

FISCAL INFORMATION

2006 Bond Funds - \$53,675

ETHNIC COMPOSITION

CEI Engineering Associates, Inc.

White Male	9	White Female	1
Black Male	1	Black Female	0
Hispanic Male	3	Hispanic Female	3
Other Male	5	Other Female	0

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April 11, 2008

Westhaven Park - Authorize a professional services contract with CEI Engineering Associates, Inc. for topographic survey and schematic design

April 23, 2008 City Council Agenda

OWNERS

CEI Engineering Associates, Inc.

C. Michael Shupe, Chairman, Board of Directors
Jeffrey Geurian, President, CEO

Stockholders:

Richard Daniel, Director
Dan Dykema, Director
Robert Michael Holmes, Director
Yong Fook Ho, ESOP Representative
Richard Smith, Director
Douglas Sperber, Director
Sue Huffman, Corporate Secretary

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

- c: 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 April 11, 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 April 23, 2008 – Agenda Item #29**

SUBJECT

Authorize a contract for improvements at Dallas City Hall located at 1500 Marilla Street including renovation at L1-Green entrance, installation of audio/visual monitor in the main lobby, and construction of gates at each end of Marilla Street - Mart, Inc., lowest responsible bidder of three - \$373,444 - Financing: Current Funds

BACKGROUND

Dallas City Hall was constructed in March 1978. Several improvements are required to update this public building to better serve the citizens of Dallas. Gates are to be installed on City Hall Plaza at both ends of Marilla Street. A LCD video information monitor is to be installed in the lobby to inform visitors of news and events in the City and City Hall. The L1 Green entry from the parking garage will be upgraded as the official building entry from the garage for visitors and City officials. Scope includes a security information office, LCD information monitor, and upgraded lighting.

ESTIMATED SCHEDULE OF PROJECT

Began Design	September 2007
Completed Design	May 2008
Begin Construction	May 2008
Complete Construction	November 2008

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

Authorized a professional service contract on September 26, 2007, by Resolution #07-2828.

FISCAL INFORMATION

Current Funds - \$373,444

ETHNIC COMPOSITION

Mart, Inc.

Hispanic Female	1	Hispanic Male	4
African American Female	1	African American Male	0
Other Female	0	Other Male	0
White Female	5	White Male	15

BID INFORMATION

Five vendors were contacted by telephone and the following bids were received and opened on March 20, 2008:

*Denotes successful bidder

<u>BIDDER</u>	<u>BID AMOUNT</u>	<u>NO. 1, 2 & 3**</u>	<u>TOTAL BID</u>
Mart, Inc. 1503 Perry Road Irving, TX 75060	\$326,814	\$46,630	\$373,444
Stillwell Building Systems, Inc.	\$378,000	\$71,750	\$449,750
Reeves Construction Services, Inc.	\$560,500	\$86,150	\$646,650

**Alternate No. 1 New sidewalk at the L1 entrance.

**Alternate No. 2 Metal panels instead of cement plaster.

**Alternate No. 3 Paint finish instead of concrete finish on gates.

OWNER

Mart, Inc.

Vernon Proctor, President

Recommendation

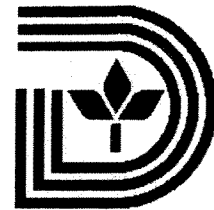
Staff recommends approval of this item.



David O. Brown
Interim Assistant City Manager

- c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, City Attorney
Deborah A. Watkins, City Secretary
Craig Kinton, City Auditor
Judge Jay Robinson
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Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE: April 11, 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: **Draft Agenda Item No. 51 (Council District No. 3) - Arcadia Park – Authorize a contract for the installation of a new playground at Arcadia Park located at 5516 Arcadia Drive – Henneberger Construction, Inc., lowest responsible bidder of three - \$234,656 - Financing: 2003 Bond Funds - April 23, 2008 City Council Agenda**

BACKGROUND

On December 20, 2007, three bids were received for the installation of a new playground at Arcadia Park located at 5516 Arcadia Drive. This item authorizes award of the construction contract to Henneberger Construction, Inc. for Base Bid and Alternate No. 3, with a bid of \$234,656.

The following chart illustrates Henneberger Construction, Inc.'s contractual activities with the City of Dallas for the past three years:

	<u>PWT</u>	<u>DWU</u>	<u>PKR</u>
Projects Completed	0	0	6
Change Orders	0	0	7
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	January 2007
Completed Design	October 2007
Begin Construction	June 2008
Complete Construction	October 2008

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April 11, 2008

Arcadia Park – Authorize a contract for the installation of a new playground at Arcadia Park located at 5516 Arcadia Drive – Henneberger Construction, Inc. – April 23, 2008 City Council Agenda

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the advertisement for bids on November 1, 2007.

The Park and Recreation Board authorized award of the contract on April 3, 2008.

FISCAL INFORMATION

2003 Bond Funds - \$234,656

ETHNIC COMPOSITION

Henneberger Construction, Inc.

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

BID INFORMATION

The following three bids with quotes were received and opened on December 20, 2007:

<u>Bidder</u>	<u>Base Bid</u>	<u>Alter. No. 3**</u>	<u>Total Bid</u>
*Henneberger Construction, Inc. (7124 Winedale, Dallas, TX)	\$167,975.00	\$66,681.00	\$234,656.00
Hardscape Construction Specialties, Inc.	\$214,596.59	\$61,118.75	\$275,715.34
Phoenix I Restoration Construction, Ltd.	\$290,500.00	\$73,313.00	\$363,318.00

**Alternate No. 3 - provides for Landscape Structure equipment.

OWNERS

Henneberger Construction, Inc.

Cynthia Henneberger, President
Dwight Henneberger, Vice President

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April 11, 2008

Arcadia Park – Authorize a contract for the installation of a new playground at Arcadia Park located at 5516 Arcadia Drive – Henneberger Construction, Inc. – April 23, 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

-
- c: 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
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 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



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DATE: April 11, 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: **Draft Agenda Item No. 52 (Council District No. 3) – Stevens Park - Authorize a professional services contract with ArchiTexas – Architecture, Planning and Historic Preservation, Inc. for topographic survey and schematic design through construction administration services for the restoration of the historic park elements in the neighborhood park at Stevens Park located at 1005 North Montclair Avenue - Financing: 2003 Bond Funds - April 23, 2008 City Council Agenda**

BACKGROUND

ArchiTexas - Architecture, Planning and Historic Preservation, Inc. will provide for topographic survey and schematic design through construction administration services for the restoration of the historic park elements in the neighborhood park at Stevens Park located at 1005 North Montclair Avenue, in an amount not to exceed \$139,705. Improvements will include restoration of the historic picnic pavilion, stone benches, and rest room building; removal of the existing parking lot and addition of new parallel parking along Colorado Boulevard and connecting walkways.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	June 2008
Complete Design	September 2008
Begin Construction	February 2009
Complete Construction	October 2009

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the professional services contract on April 3, 2008.

April 11, 2008

Stevens Park - Authorize a professional services contract with ArchiTexas – Architecture, Planning and Historic Preservation, Inc. for topographic survey and schematic design – April 23, 2008 City Council Agenda

FISCAL INFORMATION

2003 Bond Funds - \$139,705

ETHNIC COMPOSITION

ArchiTexas - Architecture, Planning and Historic Preservation, Inc.

White Male	14	White Female	10
Black Male	0	Black Female	0
Hispanic Male	2	Hispanic Female	3
Other Male	0	Other Female	0

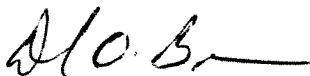
OWNERS – Architecture, Planning and Historic Preservation, Inc.

Principals of ArchiTexas are:

Craig Melde
Gary Skotnicki
Larry Irsik

RECOMMENDATION

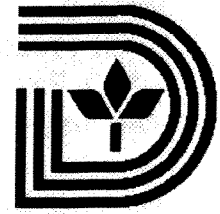
Staff recommends approval of this item. Please contact me at 670-3390 if you have any questions.



David O. Brown
Interim Assistant City Manager

- c: 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
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Memorandum



CITY OF DALLAS

DATE: April 11, 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: **Draft Agenda Item No. 50 (Council District No. 6) – Hattie Rankin Moore - Authorize a contract for the demolition of the existing pavilion and construction of a new pavilion and sidewalks at Hattie Rankin Moore Park located at 3212 North Winnetka Avenue – MetalMan Design/Build Corporation, best value proposer of five - \$338,255 – Financing: 2003 Bond Funds - April 23, 2008 City Council Agenda**

BACKGROUND

This action will award a contract for the demolition of the existing pavilion and construction of a new pavilion and sidewalks at Hattie Rankin Moore Park located at 3212 North Winnetka Avenue to MetalMan Design/Build Corporation, best value proposer of five, in the amount of \$338,255. On March 22, 2007, the Park and Recreation Board approved the advertisement for a Request for Competitive Sealed Proposals (RFCSP) for the demolition of the existing pavilion and construction of a new pavilion and sidewalks at Hattie Rankin Moore Park. On August 16, 2007, five proposals were received and it was determined that MetalMan Design/Build Corporation 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.

April 11, 2008

Hattie Rankin Moore Park – Authorize a contract for the demolition of the existing pavillion at Hattie Rankin Moore Park – April 23, 2008 City Council Agenda

BACKGROUND (Continued)

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

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

ESTIMATED SCHEDULE OF PROJECT

Began Design	July 2005
Completed Design	February 2007
Begin Construction	May 2008
Complete Construction	October 2008

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 April 3, 2008.

FISCAL INFORMATION

2003 Bond Funds - \$338,255

ETHNIC COMPOSITION

MetalMan Design/Build Corporation

White Male	2	White Female	0
Black Male	0	Black Female	0
Hispanic Male	16	Hispanic Female	0
Other Male	0	Other Female	1

April 11, 2008

Hattie Rankin Moore Park – Authorize a contract for the demolition of the existing pavillion at Hattie Rankin Moore Park – April 23, 2008 City Council Agenda

PROPOSAL INFORMATION

*Denotes successful proposer

<u>Proposer</u>	<u>Base Bid</u>	<u>Alter. No. 1**</u>	<u>Total</u>	<u>Scores</u>
MetalMan Design/Build Corporation	\$329,055	\$9,200	\$338,255	2434.72
Gilbert May, Inc. dba Phillips/May Corporation	\$393,333	\$20,000	\$413,333	2173.61
HCE Construction, Inc.	\$324,653	\$11,021	\$335,674	1937.61
Prince and Associates, Inc.	\$278,000	\$15,897	\$293,897	1843.80
Phoenix I Restoration and Construction, Ltd.	\$560,000	\$25,000	\$585,000	1413.30

**Alternate No. 1 - provides for sidewalk replacement.

OWNERS - MetalMan Design/Build Corporation

Tamara Crooks, President
J.V. McClure, 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

- c: 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
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Jeanne Chipperfield, Interim Director, Office of Financial Services
David Cook, Chief Financial Officer
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Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE April 11, 2008

TO Members of 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 Bachman Lake Branch Library Informational Memo

The Bachman Lake Branch Library is scheduled to open in August 2008. This branch features a "black box" theater performance space for use by area artists and arts organizations. On August 22, 2007, Council authorized a construction contract with CORE Construction Services of Texas, Inc. The Contractor began work on the project site in mid-September.

Construction of the project is currently 65% complete. Modification to the scope of work in this Change Order No. 2 is necessary for increasing the capacity of the telephone service line, addition of an audio-visual system, addition of an accessibility ramp from the public parking area, and modification of steel framing at the black box theater that is necessary to correct a field condition.


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

RVB/ws/msw/Bachman Lake Br Library/042308 agenda 041108 Qual of Life Com.mem

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, Jr., City Attorney
Deborah Watkins, City Secretary
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Judge Jay Robinson, Judiciary
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Jill A. Jordan, P.E., Assistant City Manager
A.C. González, Assistant City Manager
David O. Brown, Interim Assistant City Manager
David Cook, Chief Financial Officer
Jeanne Chipperfield, Interim Director, Office of Financial Services
Edward Scott, Interim Director, Office of Financial Services
Chandra Marshall-Henson, Assistant to the City Manager, Mayor and Council Office
Rick Galcerán, P.E., Director, Public Works and Transportation
Laurie Evans, Director, Library

Memorandum



CITY OF DALLAS

DATE: April 11, 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, Steve Salazar

SUBJECT: **Council Agenda April 23, 2008 – Agenda Item #30**

SUBJECT

Authorize a contract for replacement of the roof, water infiltration repairs and drainage grading at the African American Museum located at Fair Park, 3536 Grand Avenue - Castro Roofing of Texas, L.P., lowest responsible bidder of two - \$497,000 - Financing: 2006 Bond Funds

BACKGROUND

The African American Museum has continued to experience water intrusion problems both above and below grade throughout its history. This action will provide for replacement of the roof, sealing below grade penetration, wet sealing windows, replacement of failed skylights and windows, cleaning exterior panels, adjusting and weather-stripping exterior doors, and site grading away from the building.

On August 22, 2007, City Council Resolution No. 07-2382 authorized a professional services contract with the Conley Group to design plans and specifications for roof replacement, water infiltration repairs and drainage grading at the African American Museum.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional service contract on August 22, 2007, by Resolution #07-2382.

ESTIMATED SCHEDULE OF PROJECT

Began Design	August 2007
Completed Design	November 2007
Begin Construction	May 2008
Complete Construction	February 2009

FISCAL INFORMATION

2006 Bond Funds - \$497,000

ETHNIC COMPOSITION

Castro Roofing of Texas, L.P.

Hispanic Female	4	Hispanic Male	76
African American Female	0	African American Male	0
Other Female	0	Other Male	0
White Female	0	White Male	7

BID INFORMATION

Eleven contractors attended the pre-bid conference and the following two bids were received and opened on February 28, 2008:

*Denotes successful bidder

<u>BIDDER</u>	<u>BID AMOUNT</u>
*Castro Roofing of Texas, L.P. 4854 Olson Drive Dallas, TX 75227	\$497,000
American Restoration, Inc.	\$850,000

OWNER

Castro Roofing of Texas, L.P.

Rudy Rodriguez, President

Recommendation

Staff recommends approval of this item.


David O. Brown
Interim Assistant City Manager

- c: Honorable Mayor and Members of the City Council
 Mary K. Suhm, City Manager
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 Deborah A. Watkins, City Secretary
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Memorandum



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DATE April 11, 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 April 23, 2008 – Agenda Item #31**

SUBJECT

Authorize a contract for heating, ventilation and air conditioning improvements at the African American Museum located at Fair Park, 3536 Grand Avenue - Decker Mechanical, Inc., lowest responsible bidder of three - \$788,751 - Financing: 2006 Bond Funds

BACKGROUND

The African American Museum has experienced temperature, humidity and air quality problems throughout its history. This action will provide for the replacement of the 150 ton chiller and 31 variable air volume boxes, removal and relocation of air handling unit coil assemblies, installation of a variable frequency drive fan at the main air handling unit, electrical wiring to provide power from existing power panels, addition of four humidification units and cleaning of existing air handling unit assemblies in the Museum and other locations in the building.

On September 12, 2007, City Council Resolution #07-2569 authorized a professional services contract with Campos Engineering, Inc. to design plans and specifications for heating, ventilation and air conditioning renovation and improvements at the African American Museum.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract on September 12, 2007, by City Council Resolution #07-2569.

FISCAL INFORMATION

2006 Bond Funds - \$778,751

ETHNIC COMPOSITION

Decker Mechanical, Inc.

Hispanic Female	0	Hispanic Male	49
African American Female	0	African American Male	3
Other Female	0	Other Male	0
White Female	7	White Male	68

BID INFORMATION

Seven contractors attended the pre-bid conference and the following three bids were received and opened on February 28, 2008:

*Denotes successful bidder

<u>BIDDER</u>	<u>BID AMOUNT</u>
*Decker Mechanical, Inc. 1002 KCK Way Cedar Hill, TX 75104	\$788,751
Powers MEP Engineering, Inc.	\$845,000
Gulf Energy Systems, Inc.	\$925,000

OWNER

Decker Mechanical, Inc.

Wade Decker, President

Recommendation

Staff recommends approval of this item.



David O. Brown
Interim Assistant City Manager

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

Memorandum



CITY OF DALLAS

DATE April 11, 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 April 23, 2008 – Agenda Item #32**

SUBJECT

Authorize a contract for elevator repairs at the Fair Park Music Hall located at 909 First Avenue - EMR Elevator, Inc., lowest responsible bidder of three - \$111,127 - Financing: Capital Construction Funds (\$29,305) and the Majestic Theater Gift and Trust Funds (\$81,822)

BACKGROUND

This action will provide for modernization of the passenger elevator and repairs to the kitchen service elevator required to comply with the State of Texas Elevator Code. The passenger elevator will receive mandatory fire service upgrades, new controls, hydraulic pump replacement, and elevator cab improvements. The service elevator will receive various repairs and code required improvements. These actions are essential to continued annual elevator certification by the State.

Equipment installation is scheduled to take place during a period of minimal activity during August and September of this year to avoid interfering with Music Hall events.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	April 2008
Complete Construction	September 2008

FISCAL INFORMATION

Capital Construction Funds - \$29,305
Majestic Theater Gift and Trust Funds - \$81,822

ETHNIC COMPOSITION

EMR Elevator, Inc.

Hispanic Female	2	Hispanic Male	4
African American Female	0	African American Male	1
Other Female	0	Other Male	1
White Female	5	White Male	29

BID INFORMATION

This project was advertised in the Dallas Morning news on February 6th, and 13th, 2008. Seven vendors were contacted by telephone and four vendors attended the pre-bid conference, and the following bids were received and opened on February 28, 2008:

*Denotes successful bidder

<u>BIDDER</u>	<u>BID AMOUNT</u>
*EMR Elevator, Inc. 2805 W. Arkansas, Suite 100 Arlington, TX 76016	\$111,127
A&F Elevator Company	\$131,895
Superior Elevator Services	\$133,051

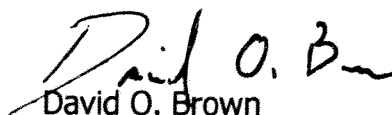
OWNER

EMR Elevator, Inc.

Hope Evans, President

Recommendation

Staff recommends approval of this item.


David O. Brown
Interim Assistant City Manager

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

Memorandum



CITY OF DALLAS

DATE: April 11, 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: **Draft Agenda Item No. 54 (Council District No. 12) – Far North Dallas - Authorize a professional services contract with Lopez Garcia Group for topographic survey, master plan, and schematic design through bidding services for an off-leash dog park, plaza, parking, sidewalks, and trails located in far North Dallas at 4911 Haverwood Lane on Dallas Water Utilities-owned property to be managed by the Park and Recreation Department - \$78,470 – Financing: 2003 Bond Funds (\$32,961) and 2006 Bond Funds (\$45,509) - April 23, 2008 City Council Agenda**

BACKGROUND

The Park and Recreation Department is working with Dallas Water Utilities Department for permission to use this property for an off-leash site.

Lopez Garcia Group will provide topographic survey, master plan, and schematic design through bidding services for an off-leash dog park, plaza, parking, sidewalks, and trails located in far North Dallas at 4911 Haverwood Lane on Dallas Water Utilities-owned property to be managed by the Park and Recreation Department, in an amount not to exceed \$78,470.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	June 2008
Complete Design	December 2008
Begin Construction	April 2009
Complete Construction	December 2009

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the professional services contract on April 3, 2008.

FISCAL INFORMATION

2003 Bond Funds - \$32,961
2006 Bond Funds - \$45,509

April 11, 2008

Far North Dallas - Authorize a professional services contract with Lopez Garcia Group - April 23, City Council Agenda

ETHNIC COMPOSITION

Lopez Garcia Group

White Male	89	White Female	57
Black Male	7	Black Female	4
Hispanic Male	17	Hispanic Female	16
Other Male	13	Other Female	8

OWNER

Lopez Garcia Group

Wendy Lopez, P.E. Chief Financial Officer
Rudy M. Garcia, P.E., President
Douglas Mikeworth, P.E., Vice President
Devarati Rastogi, P.E., 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

- c: 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 April 11, 2008

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

SUBJECT Significant Upcoming Contract Award Recommendations
April 23, 2008 Council Item #6 – Lawn Irrigation System Maintenance

This memorandum is to provide you with information on Council Agenda Item #6 for the April 23, 2008 Council Agenda meeting.

HISTORY:

This service contract will be used to maintain existing lawn irrigation systems at the Dallas Fire and Rescue Maintenance and Training Center and fifteen fire stations. Park and Recreation properties, including the Zoo, Fair Park, six 18-hole golf courses, over 200 athletic fields and City parks are equipped with irrigation systems and will be maintained under this service contract. The City's irrigation systems have been retrofitted with rain sensors and freeze gauges.

Of the 56 Fire and Rescue properties, only 16 currently have irrigation systems installed. As additional irrigation systems are installed, this service contract will provide for routine maintenance.

This service contract provides monthly lawn irrigation system maintenance and repairs to ensure the City's compliance with the Water Conservation program. Maintenance includes checking and adjusting irrigation systems for correct watering days and length of operating time necessary to provide optimum conditions for the plants. Repairs and part replacement will be done on an as needed basis. The contractor will furnish all parts, labor, tools and supplies necessary to perform this service.

AWARD:

Good Earth, Inc., \$90,991.00

QUALIFICATIONS:

The awarded vendor for this contract had no exceptions to documentation qualifications in the RFB.

AFFECTED DEPARTMENTS:

Fire-Rescue
Park & Recreation

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Letter to Quality of Life Committee
April 11, 2008

EVALUATION CRITERIA:

The lawn irrigation system maintenance service was issued as a Request for Bid #BL0803 to be awarded in total to the lowest overall responsive bidder.

MWBE PARTICIPATION:

As part of the review process, the Resource LINKteam reviewed the scopes to determine potential for minority opportunities. This review resulted in no M/WBE participation.

Please let me know if additional information is needed.



David Cook
Chief Financial Officer

c: Mary K. Suhm, City Manager
Deborah Watkins, City Secretary
Thomas Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Judge Jay E. Robinson, Judiciary
Ryan S. Evans, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manger
Ramon F. Miguez, P.E. Assistant City Manager
A.C. Gonzalez, Assistant City Manager
David O. Brown, Interim Assistant City Manager
Chandra Marshall-Henson, Assistant to the City Manger
Ade Williams, Director, Business Development and Procurement Services
Mike Frosch, Assistant Director, Business Development and Procurement Services

Memorandum



CITY OF DALLAS

Date April 11, 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 Draft Agenda Item No. 25 - Council District: All
Authorize the acceptance of a Shelter Plus Care Grant from the U.S.
Department of Housing and Urban Development to provide sponsor-based
rental assistance for permanent housing for homeless veterans with disabilities
April 23, 2008 City Council Agenda

BACKGROUND

The City of Dallas was notified in February 2008 that \$86,160 in 2007 Shelter Plus Care Program renewal funding (Grant No. TX01C700034) was approved.

The City of Dallas Environmental and Health Services Department will continue using the funds to provide sponsor-based rental assistance to homeless veterans with disabilities.

Under the grant agreement, the program will provide full or partial rental payments for 10 veterans. Rental payments will be made at the Fair Market Rent (FMR) rate. Clients with income are required to pay 30% of their adjusted income for rent.

The Shelter Plus Care program requires that social or rehabilitative services be provided to all persons for whom rental payments are made. These services are provided by community agencies and the Veterans Administration.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of grant funds to provide sponsor-based rental assistance for homeless veterans with disabilities on June 13, 2007, by Resolution No. 07-1746.

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April 11, 2008

Draft Agenda Item No. 25 - Council District: All

Authorize the acceptance of a Shelter Plus Care Grant from the U.S. Department of Housing and Urban Development to provide sponsor-based rental assistance for permanent housing for homeless veterans with disabilities

April 23, 2008 City Council Agenda

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

Authorized the acceptance of grant funds to provide sponsor-based rental assistance for homeless veterans with disabilities on June 14, 2006, by Resolution No. 06-1589.

Authorized the acceptance of grant funds to provide sponsor-based rental assistance for homeless veterans with disabilities on September 28, 2005, by Resolution No. 05-2858.

Authorized the acceptance of grant funds to provide sponsor-based rental assistance for homeless veterans with disabilities on October 11, 2000, by Resolution No. 00-3088.

FISCAL INFORMATION

\$86,160 - U.S. Department of Housing and Urban Development Grant Funds

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, Jr., 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 April 11, 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 Draft Agenda Item No. 26 - Council District: All
Authorize the acceptance of a Shelter Plus Care Grant from the U.S.
Department of Housing and Urban Development to provide tenant based rental
assistance for permanent housing and supportive services for homeless persons
with disabilities
April 23, 2008 City Council Agenda

BACKGROUND

Shelter Plus Care Grant Funds (Grant No. TX01C700033) are used to provide rental assistance to hard-to-serve homeless persons with disabilities and their families. This includes homeless persons who are seriously mentally ill, have chronic problems with alcohol, drugs, or both, or have AIDS and related diseases.

Under the grant agreement, the program will provide full or partial rental payments for 100 clients. Clients will select the site in which they choose to reside based on their individual needs. Rental payments will be made at the Fair Market Rent (FMR) rate. (Clients with income are required to pay 30% of their adjusted income for rent).

The Shelter Plus Care program requires that social or rehabilitative services be provided to all persons for whom rental payments are made. These services are provided by community agencies, through non-financial agreements with the City, and direct service delivery by city caseworkers. These services include case management, drug treatment, medication, psychiatric counseling, legal aid, employment, and training classes.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of grant funds to provide rental assistance for homeless persons with disabilities on June 13, 2007, by Resolution No. 07-1747.

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April 11, 2008

Draft Agenda Item No. 26 - Council District: All

Authorize the acceptance of a Shelter Plus Care Grant from the U.S. Department of Housing and Urban Development to provide tenant based rental assistance for permanent housing and supportive services for homeless persons with disabilities

April 23, 2008 City Council Agenda

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

Authorized the acceptance of grant funds to provide rental assistance for homeless persons with disabilities on June 14, 2006, by Resolution No. 06-1590.

Authorized the acceptance of grant funds to provide rental assistance for homeless persons with disabilities on June 22, 2005, by Resolution No. 05-1944.

Authorized the acceptance of grant funds to provide rental assistance for homeless persons with disabilities on August 25, 2004, by Resolution No. 04-2484.

Authorized the acceptance of grant funds to provide rental assistance for homeless persons with disabilities on October 11, 2000, by Resolution No. 00-3088.

FISCAL INFORMATION

\$879,960 - U.S. Department of Housing and Urban Development Grant Funds

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, Jr., 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 April 11, 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 Draft Agenda Item No. 27 - Council District: All
Authorize the acceptance of a Shelter Plus Care Grant from the U.S.
Department of Housing and Urban Development to provide tenant based rental
assistance for permanent housing for homeless persons with disabilities
April 23, 2008 City Council Agenda

BACKGROUND

The City of Dallas Environmental and Health Services Department will continue using Shelter Plus Care Grant Funds (Contract No. TX01C700032) to provide rental assistance to hard-to-serve homeless persons with disabilities and their families. This includes homeless persons who are seriously mentally ill, have chronic problems with alcohol, drugs, or both, or have AIDS and related diseases.

Under the grant agreement, the program will provide full or partial rental payments for 50 households. Clients will select the site in which they choose to reside based on their individual needs. Rental payments will be made at the Fair Market Rent (FMR) rate. Clients with income are required to pay 30% of their adjusted income for rent.

The Shelter Plus Care program requires that social or rehabilitative services be provided to all persons for whom rental payments are made. These services are provided by community agencies, through non-financial agreements with the City, and city caseworkers. These services include case management, drug treatment, medication, psychiatric counseling, legal aid, employment, and training classes.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of grant funds to provide tenant based rental assistance for homeless persons with disabilities on April 25, 2007, by Resolution No. 07-1339.

Page 2

April 11, 2008

Draft Agenda Item No. 27 - Council District: All

Authorize the acceptance of a Shelter Plus Care Grant from the U.S. Department of Housing and Urban Development to provide tenant based rental assistance for permanent housing for homeless persons with disabilities

April 23, 2008 City Council Agenda

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

Authorized the acceptance of grant funds to provide tenant based rental assistance for homeless persons with disabilities on April 12, 2006, by Resolution No. 06-1090.

Authorized the acceptance of grant funds to provide tenant based rental assistance for homeless persons with disabilities on April 27, 2005, by Resolution No. 05-1337.

Authorized the acceptance of grant funds to provide tenant based rental assistance for homeless persons with disabilities on April 14, 2004, by Resolution No. 04-1193.

Authorized the acceptance of grant funds to provide tenant based rental assistance for homeless persons with disabilities on April 9, 2003, by Resolution No. 03-1201.

FISCAL INFORMATION

\$458,760 - U.S. Department of Housing and Urban Development Grant Funds

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, Jr., City Attorney
Craig Kinton, City Auditor
Judge Jay Robinson, Judiciary
Ryan S. Evans, First Assistant City Manager
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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