

# Memorandum



CITY OF DALLAS

Date April 13, 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 **Draft Agenda Item No. 21 (Council District - 2)**

## **SUBJECT**

Authorize a professional services contract with ProForma Architecture, Inc., to provide architectural services for the design and construction administration of the Downtown Branch Library to be located on the first floor of the J. Erik Jonsson Central Library at 1515 Young Street - Not to exceed \$258,616 - Financing: 2006 Bond Funds

## **BACKGROUND**

The J. Erik Jonsson Central Library was completed in 1982. In 1997, the first floor was renovated. The renovation included some new interior finishes, enclosing the breezeway concourse and the construction of the check-out desk.

In 2001, the Master Plan 2000-2010 for the Dallas Public Library was produced by the Hillier Group which recommended the concept of a downtown branch to service the residents of the Central Business District.

The Downtown Branch Library is to be a renovation of the first floor of the J. Erik Jonsson Central Library, the flagship facility of the Dallas Public Library System, into a dynamic, inviting, self-contained, full service branch library. Located at 1515 Young Street, this Downtown Branch Library will be a destination and information hub for visitors, guests and increasing numbers of citizens relocating to downtown residences.

This action will authorize ProForma Architecture, Inc., to provide architectural services required for design of the Downtown Branch Library.

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

This item has no prior action.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Design	May 2009
Complete Design	December 2009
Begin Construction	February 2010
Complete Construction	October 2010

**FISCAL INFORMATION**

2006 Bond Funds - \$258,616

**Recommendation**

Staff recommends approval of this item.



Forest E. Turner  
Interim Assistant City Manager

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

# Memorandum



CITY OF DALLAS

DATE April 10, 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 Jimmy Tyler Brashear Hampton Illinois Branch Library  
April 22, 2009 Council Agenda

## **SUBJECT**

Authorize payment to Dallas Independent School District in accordance with the terms of the development agreement approved on September 8, 2004, for the design and construction of the replacement Jimmy Tyler Brashear Hampton Illinois Joint Library located at 2951 South Hampton Road - \$5,377,203 - Financing: 2003 Bond Funds

## **BACKGROUND**

The new Jimmy Tyler Brashear Hampton Illinois Joint Library is a joint use development of municipal and school facilities. The library is located at 2951 S. Hampton Road adjacent to, and constructed with the new Jimmy Tyler Brashear Elementary School.

The Development Agreement, approved on September 8, 2004, authorized Dallas Independent School District (DISD) to design and construct the new branch library in conjunction with the Jimmy Tyler Brashear Elementary School. In accordance with the development agreement, the cost of the library design and construction was to be advanced by DISD and reimbursed with City bond funds to be issued in 2005 and 2006. The amount to be reimbursed for prorated development costs was net of DISD's share of the costs of utilities and maintenance for the facility, or \$5,377,203 (\$5,697,973 - \$320,770).

Funding for the Jimmy Tyler Brashear Hampton Illinois Joint Library was approved by voters in the 2003 Capital Bond Program, in the amount of \$6,100,874.

The project was publicly bid and awarded by DISD. The City of Dallas reviewed and approved the design and construction documents, monitored construction, has accepted the building, and is now ready to reimburse DISD for the City's share. Common shared areas include library spaces, restrooms and parking.

The cost of design, construction and interest that DISD has incurred on behalf of the City of Dallas for this project is \$5,697,973. Similarly, the City has incurred O&M costs and interest during this same time frame in the amount of \$320,770. The amount owed to DISD is \$5,377,203 and represents the amount owed to DISD less the O&M costs and interest we have incurred. This action will authorize the City to reimburse DISD in the amount of \$5,377,203 for the City's portion of the project costs.

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

Authorized a Development Agreement with the Dallas Independent School District to require future Council approval of funding from 2003 Bond Funds for the costs of design and construction of the replacement Hampton Illinois Branch Library in conjunction with the Jimmy Tyler Brashear Elementary School on September 8, 2004, by Resolution No. 04-2591.

Authorized a contract with Libra-Tech Corporation for supply and installation of library shelving, furniture and appurtenances on March 8, 2006, by Resolution No. 06-0843.

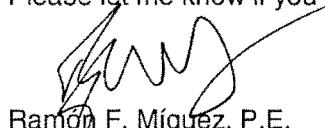
**FISCAL INFORMATION**

2003 Bond Funds - \$5,377,203

**MAP**

Attached.

Please let me know if you need additional information.



Ramon F. Miguez, 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  
Ramon F. Miguez, P.E., Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
A.C. Gonzalez, Assistant City Manager  
Forest E. Turner, Interim Assistant City Manager  
David Cook, Chief Financial Officer  
Jeanne Chipperfield, Director, Budget and Management Services  
Edward Scott, Director, Controller's Office  
Helena Stevens-Thompson, Assistant to the City Manager - Council Office  
Rick Gaiceran, P.E., Director, Public Works and Transportation  
Laurie Evans, Director, Library

# Memorandum



CITY OF DALLAS

Date April 13, 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 **Draft Agenda Item No. 22 (Council District - 7)**

## **SUBJECT**

Authorize a construction contract for chiller replacement at the Science Place 1 IMAX Theater located at 1318 South Second Avenue - Kahn Heating and Air Conditioning Company dba Kahn Mechanical Contractors lowest responsible bidder of seven - Not to exceed \$614,800 - Financing: 2007 Certificates of Obligation

## **BACKGROUND**

The Science Place 1 IMAX Theater chiller located at 1318 South Second Avenue has failed and is currently operating with a temporary chiller. The building uses four gas adsorption chillers that provide both heating and cooling. Two of the chiller systems have failed and their repair cost equals the replacement. The cooling tower is in poor condition and continuously leaks on the roof. The remaining gas adsorption chillers are at the end of their useful life.

This project will convert the gas adsorption chillers with more efficient electric chillers. The project includes installing two new variable speed electric chillers, a cooling tower and pumps. The new cooling towers will be more energy efficient.

On March 25, 2009, Council Resolution No. 09-0787 rejected the four bids received on February 19, 2009. The project was redesigned to reduce one 250 ton chiller and piping that connected to the old chiller plant. The new bids are within the original estimated construction budget.

This action will authorize Kahn Heating and Air Conditioning Company dba Kahn Mechanical Contractors to install new chillers, a cooling tower, and pumps to improve the efficiency and comfort

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

Authorized a professional services contract on August 27, 2008, by Resolution No. 08-2308.

Authorized a ratification of an emergency purchase of a temporary chiller on November 10, 2008, by Resolution No. 07-3704.

Authorized the rejection of bids on March 25, 2009, by Resolution No. 09-0787.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	May 2009
Complete Construction	September 2009

**FISCAL INFORMATION**

2007 Certificates of Obligation - \$614,800

**Recommendation**

Staff recommends approval of this item.



Forest E. Turner  
Interim Assistant City Manager

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

# Memorandum



CITY OF DALLAS

Date: April 10, 2009

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

Subject: April 22, 2009 Council Addendum Item (Council District –7)

## **SUBJECT**

Authorize a renewal to the contract with the Museum of African American Life and Culture to provide a cultural awareness program for low-to moderate-income youth in the southern Dallas area - Not to exceed \$46,000 - Financing: 2008-09 Community Development Block Grant Funds

## **BACKGROUND**

The African American Museum will provide Educational Enrichment Programs for economically and educationally disadvantaged youth in Dallas and specifically in the Fair Park area during the period June 8 through July 31, 2009. The Museum will conduct a six-week summer camp and three week workshops entitled, "George Washington Carver".

Fifty one percent of students in the program will meet low-income guidelines as required by the Community Development Block Grant Program. Documentation will be collected. A minimum of 60 students, ages 6 through 12, will be served in the summer camp and 60 in the week workshops for a cumulative count of 180. Classes will be held from 8:00 a.m. to 5:00 p.m., Monday through Friday, at the African American Museum in the Educational Plaza.

The primary objective of this program is to provide students with historical information about the contributions of George Washington Carver to world culture. The secondary objective is to assist students in developing research, interviewing and documentation skills necessary for the preservation of history.

The emphasis of this program will be on four key areas: literature, science, history and visual arts. The literature will be introduced through creative writing and storytelling. Visual arts will utilize digital photography, sculpture, and drawing to provide students with the means to creatively illustrate their historical knowledge.

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

On June 25, 2008, the FY 2008-09 Consolidated Plan budget which includes the Community Development Block Grants was approved by Resolution No. 08-1807.

**FISCAL INFORMATION**

\$46,000 - 2008-09 Community Development Block Grant Funds

**ETHNIC COMPOSITION**

Museum of African American Life and Culture

**Staff**

African American Male	5	African American Female	7
White Male	2	White Female	0

**Board**

African American Male	24	African American Female	33
Asian Male	1	Asian Female	1
Hispanic Male	2	Hispanic Female	1
White Male	1	White Female	3

**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  
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Thomas P. Perkins, Jr., City Attorney  
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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: April 22, 2009 Council Addendum Item (Council District –14)

## **SUBJECT**

Authorize the fourth amendment to the Morton H. Meyerson Symphony Center Use Agreement with the Dallas Symphony Association, Inc., (DSA), a Texas nonprofit corporation, to **(1)** extend the term of the agreement to August 31, 2049; **(2)** adopt a plan for joint scheduling at the Meyerson and the adjoining Annette Strauss Artists Square; **(3)** provide the Association with four annual no-rental fee event dates at Annette Strauss Artists Square for a period ending August 31, 2019; **(4)** modify the proportionate utility payments by City and DSA; and **(5)** set the parking fee that the DSA will pay for the use of 140 parking spaces to be used by DSA staff - Financing: No cost consideration to the City

## **BACKGROUND**

The City of Dallas and the Dallas Symphony Association (DSA) entered into a Use Agreement for the Meyerson Symphony Center (MSC) on September 18, 1985 (subsequently amended in 1995, 1999, and 2004). The Meyerson Symphony Center was built through public/private partnership, with the DSA raising over \$50 million in private sector support to match the City's bond contribution of \$49.3 million. The Use Agreement sets the terms under which the DSA uses and occupies the Meyerson as the primary user and also establishes the City's responsibilities for the operation and management of the facility. The City provides staffing, maintenance, security and utilities, with the DSA reimbursing the City for a portion of the utilities. The DSA provides a year-round season of classical music concerts, outreach and school programs, and other special concerts at the Meyerson. Scheduling of the venue is done in advance with priority given to DSA events.

This action authorizes the Fourth Amendment to the Dallas Symphony Association Use Agreement, including the adoption of a plan for scheduling at the Meyerson and Annette Strauss Square, which was jointly negotiated with the Dallas Center for the Performing Arts Foundation (DCPAF). The Fourth Amendment also changes the term of the Use Agreement to match the dates of the DCPAF Use Agreement; changes the dates of implementation for the DSA reimbursement of utilities to the City; and modifies the terms for DSA staff parking at the Meyerson.

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

Authorized an agreement with the DSA, Inc. stating the terms and conditions to utilize and occupy the MSC and the City's responsibilities for the operation and management of the MSC, on September 18, 1985, by Resolution No. 85-3068.

Authorized a first amendment to formalize the use and operations for the Lay Family Organ, on July 20, 1995, by Resolution No. 95-1717.

Authorized a second amendment to provide for the DSA to design, construct and install improvements to the MSC, on January 13, 1999, by Resolution No. 99-0183.

Authorized a third amendment to allow DSA participation in the selection of a third party manager for the Morton H. Meyerson Symphony Center under certain conditions, clarify the proportionate utility payments by City and DSA, update insurance requirements, and extend the term of the agreement to August 31, 2019, on August 25, 2004, by Resolution No. 04-2437.

Briefed to City Council on November 19, 2008.

**FISCAL INFORMATION**

No cost consideration to the City

**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  
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