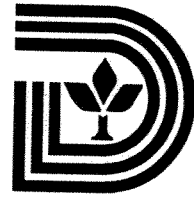


Memorandum



CITY OF DALLAS

DATE May 23, 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 Council Agenda May 28, 2008 – Agenda Item #10

SUBJECT

Authorize (1) rescinding the thirty-six-month service contract with Service Master Building Services, previously approved on November 12, 2007, by Resolution #07-3287, for janitorial services at ten Women, Infants and Children locations; and, (2) a thirty-six-month service contract for janitorial services at ten Women, Infants and Children locations - Oriental Building Services, lowest responsible bidder of eleven - Not to exceed \$300,600 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

BACKGROUND

On November 12, 2007, Council approved a service contract in the amount of \$269,964.00 for janitorial services at ten Women, Infants and Children (WIC) locations with Service Master Building Services (Service Master). Shortly after Service Master began janitorial services, the department experienced service which did not meet specifications.

In an effort to gain an acceptable level of service, a series of correspondences were exchanged between the Department and Service Master; however, complaints continued to be received which escalated to the following:

- March 12, 2008, an e-mail was received from Service Master to the City requesting the City to cancel the contract
- March 17, 2008, a meeting was held with Service Master, the Department and Business Development and Procurement Services (BDPS) to discuss the contract
- March 17, 2008, during the meeting Service Master requested to be released from the contract
- April 7, 2008, an e-mail was received from Service Master to the City stating Service Master would be terminating service with the City
- April 28, 2008, BDPS consulted with the City Attorney's Office regarding the termination and the filing of a claim against Service Master's bond
- April 29, 2008, a notice was sent to Service Master requesting them to withdraw their termination letter and advising refusal to do so would result in the City filing a claim against their bond

BACKGROUND (Continued)

- April 29, 2008, Service Master responded via e-mail stating they would not withdraw the termination letter
- May 1, 2008, BDPS initiated steps to file a claim against Service Master's performance and payment bond due to breach of contract
- May 15, 2008, mailed default notice to Service Master, Registered Agent, and bonding company

This service contract will provide janitorial services for ten WIC clinics. Supplies, equipment and labor were included in the bid. The use of environmentally friendly Green Seal certified cleaning products and supplies was a requirement in the specifications. Further, when additional products become certified, the vendor is required to use those products.

WIC is a Federal grant program for which Congress authorizes a specific amount of funding each year for program operations. These funds are provided to state agencies to pay for WIC foods, nutrition, education and administrative costs. The program is available in all 50 states and administered through 2,200 local agencies to over 9,000 clinic sites. These statistics are taken from the Food Nutrition Service/United States Department of Agriculture website at <http://www.fns.usda.gov/wic/aboutwic/>.

This bid has an 11.35% increase over the bid awarded in 2007.

As part of the bid process, 336 vendor notices were sent electronically by the City's web base procurement system. In an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, and two advocacy groups (i.e. DFW Minority Business Council and Women's Business Council – Southwest).

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On November 12, 2007, City Council authorized a thirty-six-month service contract for janitorial services at various WIC locations by Resolution #07-3287.

On September 22, 2004, City Council authorized a thirty-six-month service contract for janitorial services at various WIC locations by Resolution #04-2777.

On September 23, 2003, City Council authorized a thirty-six-month service contract for janitorial services at various WIC locations by Resolution #03-2592.

FISCAL INFORMATION

\$300,600.00 - Department of State Health Services Grant Funds (subject to annual appropriations)

<u>Council District</u>	<u>Amount</u>
2	\$ 4,008.53
3	\$ 26,055.47
4	\$ 48,102.41
5	\$ 18,038.41
6	\$ 58,284.09
7	\$ 60,128.02
Outside City Limits	<u>\$ 85,983.07</u>
Total	\$300,600.00

M/WBE INFORMATION

- 90 - Vendors contacted
- 83 - No response
- 7 - Response (Bid)
- 0 - Response (No bid)
- 1 - Successful

336 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Good Faith Effort Plan adopted by Council Resolution #84-3501 as amended.

ETHNIC COMPOSITION

Oriental Building Services

Hispanic Female	19	Hispanic Male	18
Black Female	6	Black Male	7
Other Female	5	Other Male	14
White Female	0	White Male	2

BID INFORMATION

The following bids were received from solicitation number BL0704 and were opened on July 27, 2007. This service contract is being awarded in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

BID INFORMATION (Continued)

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
*Oriental Building Services	2640 Northaven Road Dallas, TX 75229	\$300,600.00
Andrew's Building Service	2750 Northaven Road Dallas, TX 75229	\$321,192.00
Mendoza Maintenance Group, Inc.	5303 Springfield Laredo, TX 78041	\$324,397.15
James Enterprise	607 Cedar Street Cedar Hill, TX 75104	\$326,268.00
All Star Cleaning USA	3403 San Mateo Drive Plano, TX 75023	\$353,874.60
Lewis & Moore Janitorial	5121 Cedar Springs Dallas, TX 75235	\$359,508.00
RE & M Solutions, Inc dba City Wide Maintenance of Dallas	10935 Estate Lane Dallas, TX 75238	\$376,864.56
CTJ Maintenance, Inc.	3601 Conflans Irving, TX 75061	\$405,225.72
Elite Facility Systems	10203 Plano Road Dallas, TX 75238	\$418,302.00
Nomenclature	4602 Hamilton Avenue Dallas, TX 75223	\$476,100.00
General Building Maintenance Co.	5325 Bernal Drive Dallas, TX 75212	\$548,640.00
Service Master Building Services	504 Castlewood Road Fort Worth, TX 76105	(\$269,964.00) **

**Service Master Building Services was deemed non-responsive due to failure to meet specifications.

OWNER

Oriental Building Services

Sang J. Gye, President



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 Robinson, Judiciary
Ryan S. Evans, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manger
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



Memorandum



CITY OF DALLAS

Date May 28, 2008

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. 13 (Council District - 2)**

SUBJECT

Authorize moving expense and replacement housing payments for Ramiro and Margarita Bernal in the Cadillac Heights Neighborhood as a result of an official written offer of just compensation to purchase real property for the new Dallas Police Academy- Not to exceed \$34,700 - Financing: 2003 Bond Funds

BACKGROUND

Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas entitled "Relocation Assistance-Eminent Domain" provides moving expense and replacement housing payments for homeowners displaced by the City of Dallas in conjunction with its real property acquisition activities. On April 11, 2007, the City Council approved Resolution No. 07-1151 which authorized the acquisition of real property Lot 7, Block 3/5906, in the Cadillac Place addition, official City numbers, and more commonly known as 2427 Chrysler Drive for the new Dallas Police Academy. Ramiro and Margarita Bernal will be displaced as a direct result of this property acquisition. They have qualified for moving expense and replacement housing payments pursuant to City Code and will use the replacement housing payment to acquire a replacement property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)


On April 11, 2007, the City Council authorized the acquisition of single family homes in the Cadillac Heights neighborhood for the new Dallas Police Academy by Resolution No. 07-1151.

FISCAL INFORMATION

2003 Bond Funds - \$34,700

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
Deborah A. Watkins, City Secretary
Thomas P. 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
David Cook, Chief Financial Officer
Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

Date May 28, 2008

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. 14 (Council District - 2)**

SUBJECT

Authorize moving expense and replacement housing payments for Roberto Obregon in the Cadillac Heights Neighborhood as a result of an official written offer of just compensation to purchase real property for the new Dallas Police Academy - Not to exceed \$40,100 - Financing: 2003 Bond Funds

BACKGROUND

Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas entitled "Relocation Assistance-Eminent Domain" provides moving expense and replacement housing payments for homeowners displaced by the City of Dallas in conjunction with its real property acquisition activities. On April 11, 2007, the City Council approved Resolution No. 07-1151 which authorized the acquisition of real property Lot 7, Block 1/5888, in the S E Green addition, official City numbers, and more commonly known as 2635 Roberta Street for the new Dallas Police Academy. Roberto Obregon will be displaced as a direct result of this property acquisition. He has qualified for moving expense and replacement housing payments pursuant to City Code and will use the replacement housing payment to acquire a replacement property.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

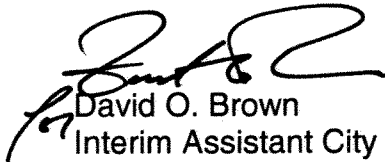
On April 11, 2007, the City Council authorized the acquisition of single family homes in the Cadillac Heights neighborhood for the new Dallas Police Academy by Resolution No, 07-1151.

FISCAL INFORMATION

2003 Bond Funds - \$40,100

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
- Deborah A. Watkins, City Secretary
- Thomas P. 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
- David Cook, Chief Financial Officer
- Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

DATE May 27, 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 Neumann, Steve Salazar

SUBJECT **Agenda Item # 27 (Council District No. 2)**

SUBJECT

Ratify an emergency repair to the air conditioning chiller unit at the Police Property room located at 1840 Chestnut Street - Facility Solution Group, Inc., lowest responsible bidder of one - Not to exceed \$33,874 - Financing: Current Funds

BACKGROUND

The main electrical line to the air conditioning chiller malfunctioned and burned for reasons unknown. The air conditioning chiller is the only source for cooling in the building. This building requires constant air conditioning due to the evidence stored at the facility including DNA. Facility Solution Group, Inc., was hired to determine the extent of the damage which included disassembly of the conduit to examine the main electrical feed to determine how much wire had to be replaced. Immediate action was required to preserve the evidence stored on location.

ESTIMATED SCHEDULE OF PROJECT

Began Repair	March 10, 2008
Completed Repair	March 15, 2008

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

Current Funds - \$33,873.50



ETHNIC COMPOSITION

Facility Solution Group, Inc.

Hispanic Female	2	Hispanic Male	0
African American Female	0	African American Male	0
Other Female	0	Other Male	0
White Female	2	White Male	5

OWNER

Facility Solution Group, Inc.
William Graham, 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 May 28, 2008

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. 12 (Council District - 3)**

SUBJECT

Authorize moving expense and replacement housing payments for homeowner, Marlene Dorsey, as a result of an order to vacate and demolish by the Urban Rehabilitation Standards Board — Not to exceed \$79,900 — Financing: 2007-08 Community Development Grant Funds

BACKGROUND

Chapter 39A of the Revised Code of Civil and Criminal Ordinances of the City of Dallas entitled "Relocation Assistance-Eminent Domain", provides replacement housing payments for homeowners displaced by City of Dallas code enforcement activities in an amount necessary to purchase a decent, safe and sanitary dwelling. On February 14, 2005, Marlene Dorsey, a 50 year old female, was displaced from property located at Lot 20, Block 26/7127, in the Victory Gardens Addition, also known as 2007 Shaw Street. Pursuant to City Code, Ms. Dorsey qualifies for moving expense and replacement housing payments and will use this payment to purchase a replacement dwelling.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

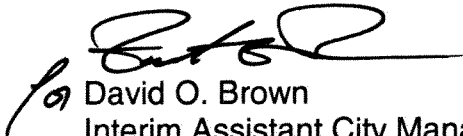
On February 14, 2005, the Urban Rehabilitation Standards Board issued an order to vacate and demolish pursuant to Chapter 27 of the Revised Code of Civil and Criminal Ordinances of the City of Dallas.

FISCAL INFORMATION

2007-08 Community Development Grant Funds - \$79,900

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
Deborah A. Watkins, City Secretary
Thomas P. 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
David Cook, Chief Financial Officer
Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

Date May 23, 2008

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. 24 (Council District No. 4)**

SUBJECT

Authorize a seven-year lease agreement with Marcer Investments, LLC. for approximately 5,800 square feet of office space located at 6925 Lake June Road, to be used as a Women, Infants and Children Clinic for the period August 1, 2008 through July 31, 2015 - Not to exceed \$629,300 - Financing: Department of State Health Services Grant Funds (subject to annual appropriations)

BACKGROUND

This item authorizes the Women, Infants and Children (WIC) program to operate a new site to serve the residents in the western areas of Dallas County. This new site will replace the WIC clinic currently located at 9108 Lake June Road. WIC is a federal program funded by the United States Department of Agriculture and administered by the Texas Department of State Health Services. Since 1974, the countywide program has been administered by the City of Dallas' Environmental and Health Services Department. The WIC program provides nutritious food, nutrition education, breastfeeding promotion and support, referrals for health services, and immunization. The program serves infants, children under age 5, and pregnant, postpartum and breastfeeding women.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

\$629,300 - Department of State Health Services Grant Funds (subject to annual appropriations)

Page 2

Agenda Item No. 25 (Council District No. 4)

OWNER

Marcer Investments, LLC.

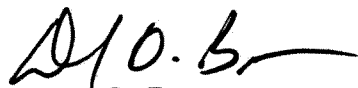
Raul B. Estrada, Manager

MAPS

Attached

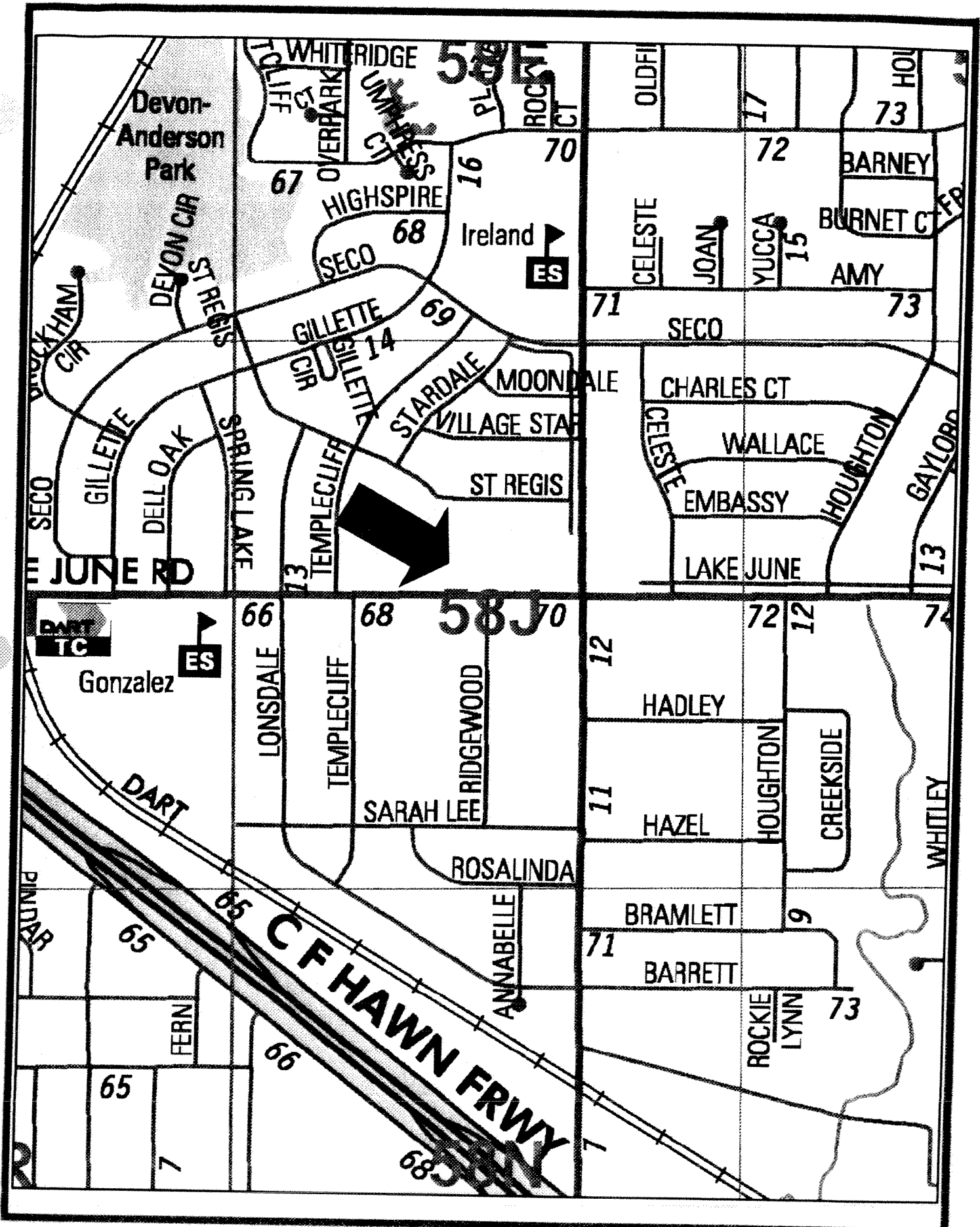
Recommendation

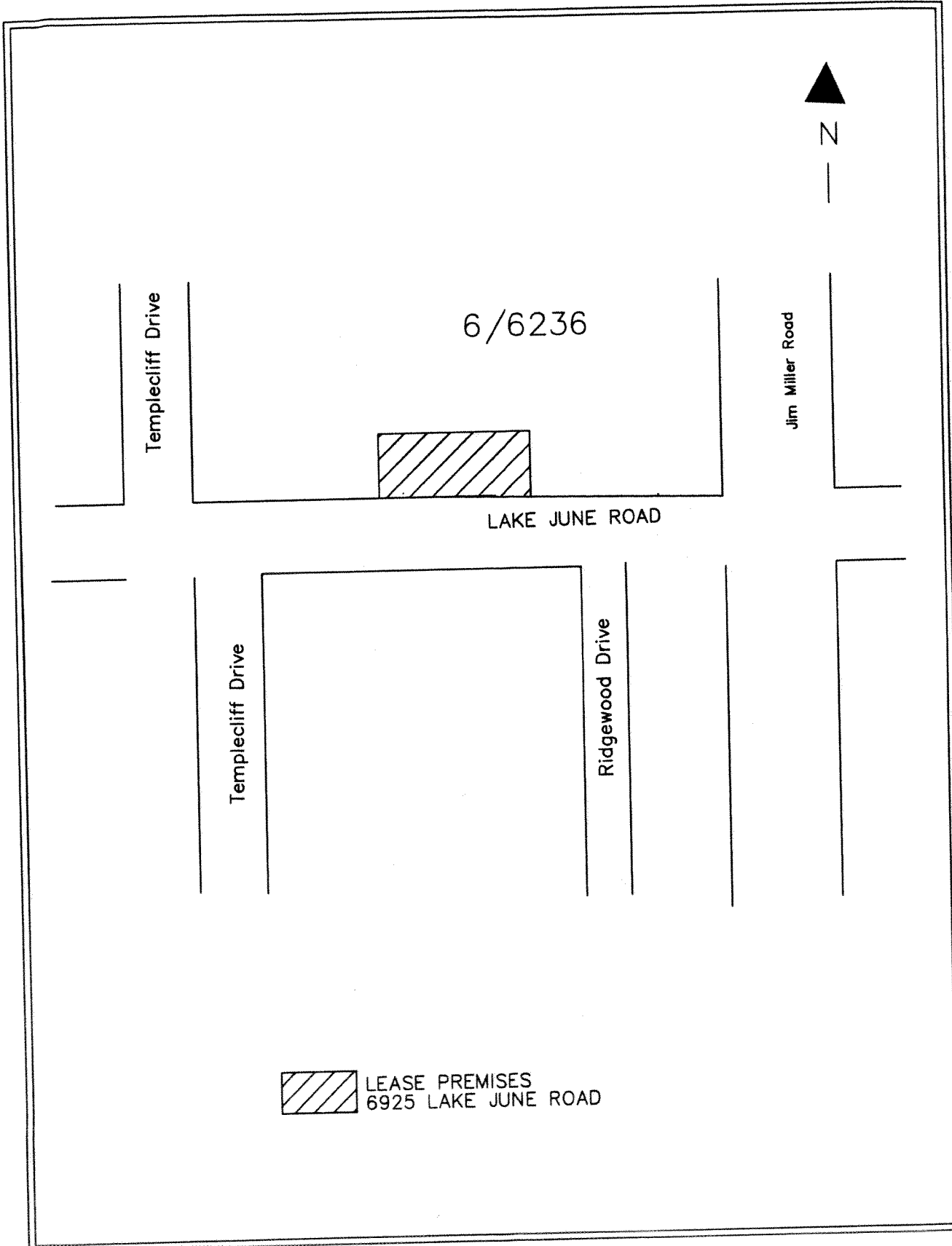
Staff recommends approval of this item.



David O. Brown
Interim Assistant City Manager

- c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Deborah A. Watkins, City Secretary
Thomas P. 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
David Cook, Chief Financial Officer
Chandra Marshall-Henson, Assistant to the City Manager





6/6236


Templecliff Drive

Jim Miller Road

LAKE JUNE ROAD

Templecliff Drive

Ridgewood Drive

 LEASE PREMISES
6925 LAKE JUNE ROAD



Memorandum



CITY OF DALLAS

DATE May 23, 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 Neumann, Steve Salazar

SUBJECT **Agenda Item #43 (Council District No. 5)**

SUBJECT

Authorize an increase in the contract with Sedalco, LP for the installation of a public address system, and for trail modifications at the Trinity River Audubon Center - \$56,686, from \$11,808,193 to \$11,864,879 – Financing: 1998 Bond Funds

BACKGROUND

The original contract with Sedalco, LP for the construction of the Trinity River Audubon Center and additional work associated with the Deepwood Landfill closure, including utilities, landscaping, and a barrier fence, in an amount not to exceed \$10,789,400, was approved by Council on February 14, 2007, by Resolution No. 07-0470.

Change Order No. 1, approved by Administrative Action No. 07-2231 on July 17, 2007 for labor and materials for two additional fire hydrants and associated components along the Trinity River Audubon Center entrance road, in an amount not to exceed \$12,083, making a revised contract amount of \$10,801,483.

Change Order No. 2, approved by Council on September 12, 2007 by Resolution No. 07-2612 for the construction of the discovery garden, evaporative condensed water chiller, TXU service and transformer cost, and additional select fill at the Trinity River Audubon Center (formerly "Trinity Interpretive Center"), in an amount not to exceed \$813,147, making a revised contract amount of \$11,614,630.

Change Order No. 3, approved by Council on November 12, 2007 by Resolution No. 07-3323 for a rainwater harvesting system which collects run-off from the roof and stores the water in tanks to be used for landscape irrigation at the Trinity River Audubon Center, in an amount not to exceed \$100,714, making a revised contract amount of \$11,715,344.

Agenda Item #43 (Council District No. 5)

Change Order No. 4, approved by Council on January 9, 2008 by Resolution No. 08-0157 for the removal of a damaged tree and installation of a signature tree near the main entrance, additional guardrails for the elevated trails and boardwalks, enhancements to the café, and additional electrical and plumbing upgrades for the maintenance area for the Trinity River Audubon Center, in an amount not to exceed \$73,435, making a revised contract amount of \$11,788,779.

Change Order No. 5, approved by Administrative Action No. 08-0783 on February 26, 2008 for modifications to structural steel components, provide hardware and components for the student by-pass door emergency release, provide alternate ozone and pressure relief containment to discovery gardens aquarium filter system and add three opposite hand animal "paws" to create two paws per animal for prints, in an amount not to exceed \$19,414, making a revised contract amount of \$11,808,193.

Change Order No. 6, authorizes for an increase to the contract for the installation of a public address system, and credit for trail modifications at the Trinity River Audubon Center for a net not-to-exceed amount of \$56,686, making a revised contract amount of \$11,864,879.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	July 2008
Complete Construction	August 2008

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized advertisement for a Request for Competitive Sealed Proposals on June 1, 2006.

The Park and Recreation Board authorized rejection of the only proposal received and authorized re-advertisement for a new Request for Competitive Sealed Proposals on September 7, 2006.

City Council authorized rejection of the only proposal received and authorized re-advertisement for a new Request for Competitive Sealed Proposals on September 13, 2006, by Resolution No. 06-2478.

The Park and Recreation Board authorized award of the contract on January 18, 2007.

City Council authorized award of the contract on February 14, 2007, by Resolution No. 07-0470.

Agenda Item #43 (Council District No. 5)

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

The Park and Recreation Board authorized Change Order No. 2 on September 6, 2007.

City Council authorized Change Order No. 2 on September 12, 2007, by Resolution No. 07-2612.

The Park and Recreation Board authorized Change Order No. 3 on October 18, 2007.

City Council authorized Change Order No. 3 on November 12, 2007, by Resolution No. 07-3323.

The Park and Recreation Board authorized Change Order No. 4 on December 13, 2007.

City Council authorized Change Order No. 4 on January 9, 2008, by Resolution No. 08-0157.

The Park and Recreation Board authorized Change Order No. 6 on May 1, 2008.

FISCAL INFORMATION

1998 Bond Funds - \$56,686

Original Contract	\$10,789,400
Change Order No. 1	\$12,083
Change Order No. 2	\$813,147
Change Order No. 3	\$100,714
Change Order No. 4	\$73,435
Change Order No. 5	\$19,414
Change Order No. 6 (this action)	<u>\$56,686</u>
Total	\$11,864,879

ETHNIC COMPOSITION

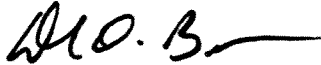
Sedalco, LP

White Male	37	White Female	6
Black Male	0	Black Female	0
Hispanic Male	5	Hispanic Female	3
Other Male	1	Other Female	0

Agenda Item #43 (Council District No. 5)

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 May 23, 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 Neumann, Steve Salazar

SUBJECT **Agenda Item #42 (Council District No. 6)**

SUBJECT

Authorize a professional services contract with Freese and Nichols, Inc. for environmental permitting, topographic survey, and schematic design through construction administration services for the Elm Fork Athletic Complex located near the 2200 Block of Walnut Hill Lane - \$1,792,293 – Financing: 2003 Bond Funds

BACKGROUND

Freese and Nichols, Inc. will provide environmental permitting, topographic survey, and schematic design through construction administration services for the Elm Fork Athletic Complex consisting of 10 soccer fields, 1 championship soccer field, parking area, maintenance facility, wesco channel realignment, main concession building, satellite concessions, and playground, in an amount not to exceed \$1,792,293.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	June 2008
Complete Design	June 2009
Begin Construction	December 2009
Complete Construction	June 2011

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the professional services contract on May 1, 2008.

FISCAL INFORMATION

2003 Bond Funds - \$1,792,293

Agenda Item #42 (Council District No. 6)

ETHNIC COMPOSITION

Freese and Nichols, Inc.

White Male	45	White Female	17
Black Male	1	Black Female	1
Hispanic Male	5	Hispanic Female	1
Other Male	3	Other Female	1

OWNERS

Freese and Nichols, Inc.

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

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 May 23, 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 Neumann, Steve Salazar

SUBJECT **Agenda Item # 31 (Council District No. 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 \$50,000 - Financing: 2007-08 Community Development 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 9 through July 18, 2008. The Museum will conduct a six-week summer camp and three weekend workshops entitled, "Summer Arts in South Dallas" (SASD).

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 18 will be served in the summer camp and 60 in the weekend 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 local, regional and national African Americans 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, media, music and visual arts. The literature will be introduced through creative writing and storytelling. Media will be explored through film and small group discussion on media literacy and effective video documentation. Music will involve both vocal and electronic original composition.

Agenda Item No 31 (Council District No. 7)

BACKGROUND (continued)

Visual arts will utilize digital photography, sculpture, and drawing to provide students with the means to creatively illustrate their historical knowledge.

In order to help students understand the direct relationship between history and the development of the Black Aesthetic in all art disciplines, an investigation of African American history is necessary. Using the resources of the Museum as the foundation for this investigation and the community-at-large as the backdrop for fact-finding, students will explore how African American music, visual art, literature, and media have been influenced by historical events, people and places.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

City Council approved the FY 2007-08 Community Development Grant budget on June 27, 2007, Resolution No. 07-1978.

FISCAL INFORMATION

\$50,000 - 2007-08 Community Development Grant Funds

ETHNIC COMPOSITION

Museum of African American Life and Culture

Staff

African American Female	7	African American Male	5
White Female	1	White Male	0

Board

African American Female	33	African American Male	24
Asian Female	0	Asian Male	1
Latino Female	1	Latino Male	0
White Female	3	White Male	1

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 May 23, 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 Neumann, Steve Salazar

SUBJECT **Agenda Item #35 (Council District No. 7)**

SUBJECT

Authorize Supplemental Agreement No. 3 to the professional services contract with Elliott and Associates Architects for design development, construction documents, construction administration, Texas Accessibility Standards review, and biographical and historical research and writing for a revised community recognition project at Opportunity Park located at 3105 Pine Street - \$50,700, from \$149,354 to \$200,054 – Financing: 2003 Bond Funds

BACKGROUND

The original professional services contract with Elliott and Associates Architects approved by Council on June 23, 2004, by Resolution No. 04-2024 was for platting, surveying, storm water pollution prevention plan (SWPPP), schematic design, design development, construction documents, bidding and construction administration for a new pavilion and stage, parking area, park benches, Walk of Fame, landscaping and security lighting at Opportunity Park, in an amount not to exceed \$123,150.

Supplemental Agreement No. 1, approved by Administrative Action No. 06-0705 on March 1, 2006 was for coordination of Honoree recognition for the Walk of Fame at Opportunity Park, in an amount not to exceed \$13,403.50, making a revised contract amount of \$136,553.50.

Supplemental Agreement No. 2, approved by Administrative Action No. 07-2290 on July 17, 2007 was for design of new civic leader recognition system, including schematic design, presentation material, construction documents, construction administration and cost estimating for Opportunity Park, in an amount not to exceed \$12,800, making a revised contract amount of \$149,353.50.

Agenda Item #35 (Council District No. 7)

BACKGROUND (Continued)

Supplemental Agreement No. 3, authorizes design development, construction documents, construction administration services, Texas Accessibility Standards review and biographical and historical research and writing for a revised community recognition project at Opportunity Park, in an amount not to exceed \$50,700, making a revised contract amount of \$200,053.50.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	May 2008
Complete Design	July 2008
Begin Construction	October 2008
Complete Construction	February 2009

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the professional services contract on May 20, 2004.

City Council authorized the professional services contract on June 23, 2004, by Resolution No. 04-2024.

The Park and Recreation Board authorized Supplemental Agreement No. 3 on May 15, 2008.

FISCAL INFORMATION

2003 Bond Funds - \$50,700

Original Contract	\$123,150.00
Supplemental Agreement No. 1	\$13,403.50
Supplemental Agreement No. 2	\$12,800.00
Supplemental Agreement No. 3 (this action)	<u>\$50,700.00</u>
Total	\$200,053.50

ETHNIC COMPOSITION

Elliott and Associates Architects

White Male	14	White Female	5
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	1	Other Female	

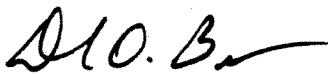
OWNERS

Elliott and Associates Architects

Rand Elliott
Jeanette Elliott

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 May 23, 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 Neumann, Steve Salazar

SUBJECT **Agenda Item #34 (Council District No. 13)**

SUBJECT

Authorize **(1)** a license agreement with Oncor and DART for the use of right-of-way for public hike and bike trail purposes for two trails known as Manderville Trail and East Dallas Veloway North, totaling approximately 1.5 miles; and, **(2)** a development, operation and maintenance agreement with Next Block Dallas-I, L.P. for the development, operation and maintenance of one mile of trail known as Manderville Trail and one-half mile of trail known as East Dallas Veloway North – Financing: No cost consideration to the City

BACKGROUND

Next Block Dallas-I, L.P., also known as Valencia, is developing a mixed-use/transit oriented development in the area north of Walnut Hill DART rail station along Manderville Road. As part of this project, the developer has received sustainable development grant funding from the North Central Texas Council of Governments (NCTCOG) for the construction of public hike and bike trails.

Next Block Dallas-I, L.P. is proposing to build and maintain two segments of trails. One segment of trail will be a one mile stretch known as the Manderville Trail, which is located within an Oncor utility right-of-way and will connect into the Walnut Hill DART light rail station. The other is a one-half mile segment of the East Dallas Veloway, which is located on DART right-of-way. These two trails will be linked together through the center of the mixed-use project. These trail projects are consistent with the City's trails master plan.

Upon completion and approval of construction documents DART and Oncor will license the right-of-way corridors to the City of Dallas for public trail purposes. Concurrently, the City will enter into an agreement with Next Block Dallas-I, L.P. construct, operate, and maintain these trails on an on-going basis (see attached term sheet).

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized (1) a license agreement with Onco and DART for the use of right-of-way for public hike and bike trail purposes and (2) a development, operation, and maintenance agreement with Next Block Dallas-I, L.P. on May 1, 2008.

FISCAL INFORMATION

No cost consideration to the City.

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

PROPOSED DEVELOPMENT AGREEMENT TERM SHEET

The following are terms for a proposed trail development, more particularly described below. The purpose of this nonbinding term sheet is to describe general terms related to the Project, defined below. Please note that City staff requires specific agreement on the proposed terms and all proposed terms require final approval by City's Park Board and the Dallas City Council.

DESCRIPTION:

Parties. The City of Dallas ("City") and Next Block Dallas-I, L.P. ("Developer").

Agreement. Development and Maintenance and Operation Agreement between City and Developer ("Agreement").

Project. Developer agrees to design, construct, and maintain two pedestrian and bicycle trail segments and a connector between the two segments. One segment will be located in Oncor right-of way that City will license from Oncor and the other segment will be located in a DART right-of-way that City will license from DART ("Project").

Property. The Project will be constructed in Oncor and DART right-of-ways licensed or leased for the trails and immediately surrounding areas ("Property").

GENERAL TERMS:

Park Board and City Council Approval. The final Agreement is subject to approval by City's Park Board and the City Council and to the approval by same of City's execution of license agreements with Oncor and DART.

Agreement Administration. The Agreement shall be administered by City's Director of the Department of Park and Recreation ("Director") or his or her designee.

City's Obligations. If schematic plans for the pedestrian and bicycle trail improvements are approved by City, Oncor, and DART, City shall license Oncor and DART right-of-ways for the construction of the improvements.

Funding Sources. All design, construction, and operating costs for the Project that Developer does not cover directly must be underwritten by non-City sources and obtained or arranged for by Developer, with no cost or obligation whatsoever to the City. Developer intends to use NCTCOG funds (provided through a grant to DART) for the Project and will use its own funds for the required local match. Developer will be responsible for, and not look to City, DART, or NCTCOG for any cost overruns.

Commencement. Developer may not commence construction of the Project until Developer has received approval for the final design by Director and City's Department of Public Works and Transportation and all funding for the Project is available.

Standard City Contract Provisions. The Agreement shall contain all of City's standard contract language with regard to the following areas: indemnity, right of offset, force majeure, notices, venue, conflicts of interest of City employees, gifts to public servants, governing law, legal construction, notice of contract claims, counterparts, captions, successors and assigns, and amendments.

DEVELOPER'S OBLIGATIONS:

Developer's General Obligations. Developer agrees to perform all of City's obligations under City's license agreements with Oncor and DART.

Compliance with License Provisions. Developer shall comply with all of the terms of the license agreements with Oncor and DART, including, but not limited to: limitations of use, term, security, licensors' access, acceptance of premises, relocation, default and termination, condition upon termination, use of boom-type equipment, maintenance of the Property, indemnity, waiver of limitation of liability, relocation of facilities, notices, and amendments.

Uses. Developer shall use the Property solely for the design, development, construction, maintenance and operation of the trails for the use and enjoyment of the public, in accordance with all applicable laws governing public trails.

Damage or Destruction. Beginning with the commencement of construction, in the event of any damage to or destruction of the Property or any improvements thereon from any causes whatever, Developer shall promptly give written notice thereof to City. Developer shall promptly rebuild, repair, or restore the Property improvements to its condition immediately prior to such damage or destruction or, if during construction of the trails, to the contemplated, improved, or renovated conditions. Developer's duty to restore any damage or destruction of the Property or any improvements thereon shall not be conditioned upon the availability of any insurance proceeds to Developer from which the cost of restoration may be paid.

Termination of Agreement by Developer. Developer may terminate the Agreement prior to the commencement of construction of the Project. Developer shall provide City with thirty (30) days written notice prior to such termination.

DESIGN AND CONSTRUCTION TERMS:

Developer's General Design and Construction Obligations. Developer agrees to design and construct two trail segments and a connector between the two segments. One segment shall be located in Oncor right-of way that City will license from Oncor and the other segment shall be located in DART right-of-way that City will license from DART.

Developer's General Operation and Maintenance Obligations. Developer agrees to perform all of City's maintenance obligations under City's license agreements with Oncor and DART.

Maintenance Costs. Developer agrees to pay for all costs associated with the operation and maintenance of the trails. Developer may assign its maintenance and operation obligations for the trails to a homeowner's association or a public improvement district; however, City shall have the right to review and approve any such agreement and/or assignment of obligations.

Performance Bond. Developer shall obtain a performance bond issued by a corporate surety or sureties licensed to issue surety bonds in the State of Texas, authorized to do insurance business in Texas, listed on the United State Treasury List of Sureties Authorized to Issue Bonds for Federal Jobs, and otherwise acceptable to City. The bond shall be issued on a form approved by City, a sample of which shown and attached as **Exhibit A**, and shall name Developer and City as joint obligees. The required amount of the bond shall match the estimated cost of maintenance and operation of the trails for a one year period, as estimated by City's Department of Park and Recreation, plus ten percent (10%) of the stated penal sum as an additional sum of money representing additional court expenses, attorneys' fees, and liquidated damages arising out of or connected with the this Agreement. Developer shall renew the existing performance bond or obtain a new performance bond annually, with the amount of the bond updated to reflect estimated maintenance and operation costs for that current year, until such time as Developer's maintenance and operation obligation is discharged to a homeowner's association or a public improvement district approved by City.

Insurance. Developer shall ensure that all maintenance providers or operators, whether directly or indirectly employed by Developer or whether an independent contractor of Developer, carry the minimum insurance deemed necessary, from time to time, by City's Department of Risk Management for maintenance and operation activities and for use of the trails by the public. **Need to obtain an insurance assessment from Risk Management for maintenance, operation, and use of the trails.**

EVENTS OF DEFAULT AND REMEDIES FOR DEFAULT:

Events of Default.

- Default shall occur if Developer fails to perform all of City's obligations under City's licenses with Oncor and DART.
- Default shall occur if Developer fails to begin to repair damage or destruction to the Property within thirty (30) days.
- Default shall occur if Developer does not maintain the required insurance or bonds provided for in the Agreement and fails to cure within thirty (30) days after City notifies Developer in writing of the failure to comply, in accordance with the notice provisions of the Agreement.

- Default shall occur if Developer fails to comply with any other material term, covenant, or provision of the Agreement, and fails to cure within thirty (30) days after City notifies Developer in writing of the failure to comply, in accordance with the notice provisions of the Agreement.
- Any written notice and opportunity to comply/cure provided for in the Agreement shall not be required of City if the same or a substantially similar event has occurred and been the subject of written notice within the previous twelve (12) months.

Remedies for Default.

- General Remedies. Upon the occurrence of a Developer default, City may pursue any legal or equitable remedy or remedies, including, without limitation, specific performance, damages, termination of this Agreement, and/or termination of City's licenses with Oncor and DART.
- Termination. Termination or non-termination of the Agreement upon Developer default shall not prevent City from pursuing its other remedies. After the running of the cure periods, City may exercise its right to terminate this Agreement by delivering to Developer, in writing, a notice of termination upon the expiration of thirty (30) days after the receipt of notice.

Memorandum



CITY OF DALLAS

DATE May 23, 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 Council Agenda May 28, 2008 – Agenda Item #4

SUBJECT

Authorize a thirty-six-month master agreement for heating, ventilation and air conditioning parts and supplies for various City facilities - Johnson Supply Co., Inc., lowest responsible bidder of two - Not to exceed \$889,000- Financing: Current Funds

BACKGROUND

This master agreement will be used to purchase various types of original equipment manufacturer (OEM) and non-OEM heating, ventilation and air conditioning (HVAC) parts and supplies for HVAC systems. These parts will be used to maintain and repair existing HVAC units in 806 City buildings. The HVAC maintenance of these buildings is conducted by Equipment and Building Services (EBS). Johnson Supply Co., Inc. will provide common parts that are not brand specific and with after market pricing.

The parts and supplies consists of:

- leak lock joint sealers
- expansion valves
- filter driers
- bi-flow driers
- pressure regulators
- love joy couplings
- vacuum pumps
- baldor motors

Through this master agreement, EBS will be able to repair and conduct preventive maintenance to HVAC systems throughout the City and ensure systems operate at an efficient capacity thus prolonging the life of the units and reducing the possibility of replacing entire units prematurely.

This bid has a 22.76% increase on like products over the bid awarded in 2004.

BACKGROUND (Continued)

As part of the bid process, 252 vendor notices were sent electronically by the City's web based procurement system. In an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, and two advocacy groups (i.e. DFW Minority Business Council and Women's Business Council – Southwest).

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On December 8, 2004, City Council authorized a thirty-six-month master agreement for heating, ventilation and air conditioning parts and supplies for various City facilities by Resolution #04-3442.

FISCAL INFORMATION

\$889,000.00 - Current Funds

M/WBE INFORMATION

- 41 - Vendors contacted
- 40 - No response
 - 1 - Response (Bid)
 - 0 - Response (No bid)
 - 0 - Successful

252 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Good Faith Effort Plan adopted by Council Resolution #84-3501 as amended.

ETHNIC COMPOSITION

Johnson Supply Co., Inc.

Hispanic Female	3	Hispanic Male	1
Black Female	0	Black Male	6
Other Female	0	Other Male	0
White Female	7	White male	29

BID INFORMATION

The following bids were received from solicitation number BV0801 and opened April 17, 2008. This master agreement is being awarded in its entirety to the lowest responsive and responsible bidder.

BID INFORMATION (Continued)

*Denotes successful bidder

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
*Johnson Supply Co., Inc.	1401 Valwood Pkwy. Carrollton, TX 75006	\$ 889,000.00
Elston Aire, Inc.	1412 W. Pleasant Run Rd. DeSoto, TX 75115	\$1,612,103.62

OWNER

Johnson Supply Co., Inc.

Richards W. Cook, President
Donald K. Wile, James B. Cook, Douglass Domgard, Vice Presidents
Darrell J. Simoneaux, Secretary
Carl I. Johnson, Jr., Treasurer



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 Robinson, Judiciary
Ryan S. Evans, First Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manger
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



Memorandum



CITY OF DALLAS

DATE May 23, 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 Council Agenda May 28, 2008 – Agenda Item #6

SUBJECT

Authorize a twenty-four-month master agreement for batteries and flashlights - Catrina Craft dba Construction Tool and Supply in the amount of \$125,627, Battle & Battle Distributors, Inc. in the amount of \$64,573, TKC Enterprises, Inc. dba Batteries Plus in the amount of \$7,829, and FM Supply Company in the amount of \$2,938, lowest responsible bidders of four - Total not to exceed \$200,967 - Financing: Current Funds (\$147,569), Water Utilities Current Funds (\$44,758), Aviation Current Funds (\$3,503), Convention and Event Services Current Funds (\$5,137)

BACKGROUND

This master agreement will provide batteries and flashlights for various departments throughout the City. Disposable and recyclable batteries supply a portable energy source that allows personnel the flexibility to carry out day to day routine functions. Several items which require batteries are flashlights, detectors, walkie-talkies, digital cameras, clocks, remote controls, smoke alarms, portable recorders, players, radios, and other appliances and high-tech devices.

This master agreement will also provide flashlights which produce portable light to illuminate work areas as needed. Flashlights are used while working in dark areas with poor or no lighting, on machinery, during power failures, at construction sites, during street repairs, by security personnel, in emergency search and rescue, other daily functions and special events.

This bid has a 2.5% increase on like products over the bid awarded in 2005.

As part of the bid process, 397 vendor notices were sent electronically by the City's web based procurement system. In an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, and two advocacy groups (i.e. DFW Minority Business Council and Women's Business Council – Southwest).

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On December 14, 2005, City Council authorized a thirty-six-month master agreement for batteries and flashlights by Resolution #05-3506.

On June 25, 2003, City Council authorized a thirty-six-month master agreement for batteries and flashlights by Resolution #03-1836.

FISCAL INFORMATION

- \$147,569.00 - Current Funds
- \$ 44,758.00 - Water Utilities Current Funds
- \$ 3,503.00 - Aviation Current Funds
- \$ 5,137.00 - Convention and Event Services Current Funds

M/WBE INFORMATION

- 67 - Vendors contacted
- 64 - No response
- 3 - Response (Bid)
- 0 - Response (No Bid)
- 3 - Successful

397 M/WBE and Non-M/WBE vendors were contacted

The recommended awardees have fulfilled the good faith requirements set forth in the Good Faith Effort Plan adopted by Council Resolution #84-3501 as amended.

ETHNIC COMPOSITION

Catrina Craft dba Construction Tool and Supply

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

Battle & Battle Distributors, Inc.

White Female	0	White Male	0
Hispanic Female	0	Hispanic Male	0
Black Female	5	Black Male	4
Other Female	0	Other Male	0

ETHNIC COMPOSITION (Continued)

TKC Enterprises, Inc. dba Batteries Plus

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

FM Supply Company

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

BID INFORMATION

The following bids were received from solicitation number BM0801 and opened on January 23, 2008. This master agreement is being awarded to the lowest responsive and responsible bidders by line.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
*Catrina Craft dba Construction Tool and Supply	381 Casa Linda Plaza #172 Dallas, Texas 75218	Multiple Lines
*Battle & Battle Distributors, Inc.	2410 Park Central Blvd. Decatur, Georgia 30035	Multiple Lines
*TKC Enterprises, Inc. dba Batteries Plus	2703 N. Beltline Rd. Irving, Texas 75062	Multiple Lines
*FM Supply Company	612 E. Avenue F Midlothian, Texas 76065	Multiple Lines
Midway Auto Supply Co.	1101 S. Hampton Dallas, Texas 75208	Non-Responsive**
Allied Electronics, Inc.	7151 Jack Newell S Blvd. Fort Worth, Texas 76118	Non-Responsive**

**Midway Auto Supply Co. and Allied Electronics, Inc. were deemed non-responsive due to failure to submit required bid security.

OWNERS

Catrina Craft dba Construction Tool and Supply

Catrina Craft, President

Battle & Battle Distributors, Inc.

William J. Battle, II, President/Treasurer
Sylvia Battle, Vice President
Alicia Battle, Secretary

TKC Enterprises, Inc. dba Batteries Plus

Stanley Tee, President
Lani Tee, Vice President/Secretary

FM Supply Company

Laura Fincher, President



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 Robinson, Judiciary
- Ryan S. Evans, First Assistant City Manager
- Jill A. Jordan, P.E., Assistant City Manger
- 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

Memorandum



CITY OF DALLAS

Date May 23, 2008

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

Subject **Agenda Item No. 26 (Council District - N/A)**

SUBJECT

An ordinance amending Chapter 17 of the Dallas City Code to revise standards and conditions for granting variances to allow dogs on outdoor patios of food establishments - Financing: No cost consideration to the City

BACKGROUND

On January 24, 2007, the Dallas City Council adopted amendments to Chapter 17, "Food Establishments," of the Dallas City Code. The amendments provided for a variance from Chapter 17 and state law to allow dogs on outdoor patios of food establishments, under certain conditions and standards.

In response to concerns from restaurants, the Greater Dallas Restaurant Association, and the Neighborhood Quality of Life Committee, several meetings were held. Revisions were made to incorporate changes requested during these meetings. The changes include the installation of a self closing device on the patio entrance door; dogs not allowed within 7 feet from any restaurant entrance door except when exiting or entering the patio; frequency of patio cleaning; immediate cleaning after dog's bodily functions; outdoor patio maintained free of visible dog-related waste or debris; signage posted at entrance stating "Dog Friendly Patio - Dog Access Only Through Outdoor Patio"; no dog feeding activity is allowed in the outdoor patio area.

This action will authorize the director to grant variances to the Texas Food Establishment Rules and Chapter 17; provide for variances to allow dogs on outdoor patios of food establishments, under certain conditions and standards.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Briefed the Neighborhood Quality of Life Committee on amendments to variances for dogs on outdoor patios on April 28, 2008.

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

Briefed the Neighborhood Quality of Life Committee on the proposed amendments for dogs on outdoor patios on February 25, 2008.

On January 24, 2007, the City Council adopted the March 15, 2006 Texas Food Establishment Rules, with local amendments, as part of Chapter 17, "Food Establishments," of the Dallas City Code by Ordinance No. 26556.

Briefed the Neighborhood Quality of Life Committee on the Texas Food Establishment Rules with local amendments on January 22, 2007.


On June 8, 2005, the City Council adopted the October 6, 1998 Texas Food Establishment Rules, with local amendments, as part of Chapter 17, "Food Establishments," of the Dallas City Code by Ordinance No. 26023.

FISCAL INFORMATION

No cost consideration to the City

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
- Deborah A. Watkins, City Secretary
- Thomas P. 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
- David Cook, Chief Financial Officer
- Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

Date May 28, 2008

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. 68 (Council District - All)**

SUBJECT

Authorize (1) a public hearing to receive comments on proposed revisions to the City of Dallas Residential Antidisplacement and Relocation Assistance Plan; and, at the close of the public hearing, (2) approval of revisions to the City of Dallas Residential Antidisplacement and Relocation Assistance Plan - Financing: No cost consideration to the City

BACKGROUND

On August 9, 1996, the City of Dallas made available to the public its Residential Antidisplacement and Relocation Assistance Plan (Plan). The Plan is made available to the public for programs where Community Development Block Grant (CDBG) and HOME funds are used to pay any part of the cost of acquisition, demolition, construction, or rehabilitation activities for a project in accordance with Section 104(d) and CDBG regulations or Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), URA levels of relocation assistance.

On January 4, 2005, the U.S. Department of Transportation Federal Highway Administration amended 49 Code of Federal Regulations (CFR) Part 24, implementing the URA, to clarify its requirements for relocation assistance and real property acquisition for federal and federally-assisted programs. In order to comply with the amended CFR, the City's Plan requires revisions accordingly.

On April 23, 2008, the City Council authorized a public hearing to be held on May 28, 2008 to receive comments on the proposed revisions by Resolution No. 08-1302.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 9, 1996, the City of Dallas made available to the public its Residential Antidisplacement and Relocation Assistance Plan.

On April 23, 2008, the City Council authorized a public hearing to be held on May 28, 2008 to receive comments on the proposed revisions by Resolution No. 08-1302.

FISCAL INFORMATION

No cost consideration to the City

Recommendation

Staff recommends approval of this item.


for David O. Brown
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
- 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
- David Cook, Chief Financial Officer
- Chandra Marshall-Henson, Assistant to the City Manager

Memorandum



CITY OF DALLAS

Date May 23, 2008

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 Addendum Item No. 1 (Council District No. 14)**

SUBJECT

Authorize **(1)** the payment of General Obligation Homeless Bond funds to the Central Dallas Community Development Corporation for partial rehabilitation costs in connection with the CityWalk @ Akard Project located at 511 North Akard in exchange for the development of 50 units to be deed restricted for homeless and chronically homeless persons for a period of 30 years; and **(2)** an amendment to Resolution No. 07-1595, previously approved on May 23, 2007 to increase the number of units for the CityWalk @ Akard Project from 194 to 200 - Not to exceed \$1,500,000 - Financing: 2005 Bond Funds

BACKGROUND

The Central Dallas Community Development Corporation (CDCDC) submitted an application for \$1,000,000 in 2005 General Obligation Homeless Bonds to be used in connection with the development of 50 units for homeless and chronically homeless persons in the CityWalk @ Akard Project that was presented to the Health and Environmental Health Services Council Committee in 2006. The funds have not been required prior to this time. However, due to rising construction costs, the CDCDC has a gap in funding and requested an additional \$500,000 for the 50 units in the CityWalk @ Akard Project to be deed restricted for homeless or chronically homeless persons. This \$1,500,000 General Obligation Homeless Bond request was briefed to Neighborhood Quality Life Committee and was unanimously approved on February 12, 2008.

The City Council approved Resolution No. 06-0963, as amended by Resolution Nos. 06-2651, 07-1595, and 07-3008, which authorized a \$750,000 Residential Development Acquisition Loan Program (RDALP) forgivable loan to CDCDC or another entity created by CDCDC for partial acquisition and soft costs associated the CityWalk @ Akard Project subject to 20-year deed restrictions requiring at least 51% of the 194 units in the CityWalk @ Akard Project to be rented to households with incomes at or below 80% of the area median income at affordable rental rates.

Draft Addendum Item No. 1 (Council District No. 14)

BACKGROUND (Continued)

This item is requesting that the City Council authorize the payment of \$1,500,000 General Obligation Homeless Bonds in exchange for 50 units in the CityWalk @ Akard Project to be deed restricted for a period of 30 years and to amend previously approved Council Resolutions to increase the number of units for the CityWalk @ Akard Project from 194 to 200, to reflect the appropriate unit mix approved by Texas Department of Housing and Community Affairs. The approval will enable the CDCDC to develop 200 units of affordable housing. The CityWalk @ Akard Project will offer a mix of 180 units for tenants whose incomes are at or below 60% of the area median family income (AMFI), and 20 units for tenants whose incomes are at or below 30% AMFI, and 5 condominiums that will be for sale. The proposed mix of 200 units is 142 efficiencies, 33 one-bedrooms, 22 two-bedrooms and 3 lofts.

The project owner will 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: English Second Language, life skills and nutrition classes, etc.), and social and recreational activities. The project owner will advise the City of any vacancies and interview clients referred by the City on a priority basis.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The City Council amended Resolution Nos. 06-0963, previously approved on March 28, 2006, as amended by Resolution Nos. 06-2651 and 07-1595, to allow \$750,000 in CDBG funds previously approved for principal reduction (acquisition) to also include expenditures for related soft costs; and extend the time frame to June 30, 2008 to allow the Central Dallas Community Development Corporation and JPMorgan Chase to enter into a loan renewal agreement for reduction of the principal balance of the Chase acquisition loan on October 10, 2007, by Resolution No. 07-3008.

The City Council approved the reduction of the number of units from 209 to 194 and to amend the terms of the City's loan on May 23, 2007, by Resolution No. 07-1595.

The City Council approved the extension of the previous termination date of September 30, 2006 commitment for CityWalk @ Akard Project to a new termination date of September 30, 2007, by Resolution No. 06-2651.

Draft Addendum Item No. 1 (Council District No. 14)

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

The City Council approved support of the CDCDC CityWalk @ Akard Project for submission of the Texas Department of Housing and Community Affairs Project 9% tax credit application and authorized a \$750,000 Residential Development Acquisition Loan Program on March 28, 2006, by Resolution No. 06-0963.

The City Council approved the pre-application waiver of the City's multifamily policy for the CDCDC's CityWalk @ Akard Project for submission of the Texas Department of Housing and Community Affairs Project 9% tax credit application on March 8, 2006, by Resolution No. 06-0871.

The Economic Development and Housing Committee was briefed on the CityWalk @ Akard Project for submission of the Texas Department of Housing and Community Affairs Project 9% tax credit application on March 6, 2006.


The City Council authorized Homeless Proposition - Proposition No. 14 for the November 8, 2005 ballot, which the City of Dallas residents approved, authorizing the issuance of general obligation bonds in the aggregate principal amount of \$23,800,000 for Homeless Assistance Facilities.

FISCAL INFORMATION

\$1,500,000 - 2005 Bond Funds

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
 - Deborah A. Watkins, City Secretary
 - Thomas P. 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
 - David Cook, Chief Financial Officer
 - Chandra Marshall-Henson, Assistant to the City Manager



Memorandum



CITY OF DALLAS

DATE May 23, 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 Neumann, Steve Salazar

SUBJECT **Addendum Agenda Item # 4 (Council Districts All)**

SUBJECT

Authorize **(1)** a public hearing to be held on June 11, 2008 to receive comments on readopting and continuing in effect Chapter 12, "City Youth Program Standards of Care," of the Dallas City Code, to re-establish standards of care for certain city youth programs in compliance with State Law; and, at the close of the hearing, **(2)** approval of an ordinance to readopt Chapter 12 of the Dallas City Code - Financing: No cost consideration to the City

BACKGROUND

Section 42.041(b)(14) of the Texas Human Resources Code, as amended, allows city-sponsored youth recreation programs to be exempted from the state's day care licensing laws if the city adopts standards of care for those programs and complies with other requirements of that legislation. One requirement is that the City Council hold a public hearing annually on the city's youth program standards of care and adopt an ordinance re-establishing and continuing in effect the standards.

Ordinance No. 23159, adopted by the City Council on June 11, 1997, created Chapter 12 of the Dallas City Code in order to exempt City of Dallas youth programs from State child-care licensing requirements and provide minimum standards by which the City operates youth programs. Chapter 12 was readopted by Ordinance No. 23534 on June 10, 1998, by Ordinance No. 23907 on June 9, 1999, by Ordinance No. 24281 on June 14, 2000, by Ordinance No. 24611 on May 23, 2001, by Ordinance No 24943 on May 22, 2002, by Ordinance No. 25269 on May 28, 2003, by Ordinance No 25628 on June 9, 2004, by Ordinance No. 25998 on May 25, 2005, by Ordinance No. 26376 on June 14, 2006, and by Ordinance No. 26800 on June 13, 2007. Chapter 12 will expire on June 16, 2008 unless sooner terminated or extended by ordinance of the City Council.

Addendum Item #4 (Council Districts All)

BACKGROUND (continued)

The Director of the Park and Recreation Department implements, administers, and enforces Chapter 12, which applies to youth programs sponsored by the City, whether offered after school, during the summer, or during holidays. A coordinator initiates an inspection report for each program to confirm that standards of care are being met.

The youth program coordinators and leaders must meet certain qualifications pertaining to age, education, and experience and are provided orientation and training relating to working with children.

Each program must operate with a participant to leader ratio of 20:1 and must follow guidelines pertaining to safety, fire, and health as set forth in the standards of care.

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

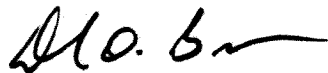
This item has no prior action.

FISCAL INFORMATION

No cost consideration to the City.

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
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