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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

## Memorandum

DATE June 17, 2010

TO Trinity River Corridor Project Committee Members:  
Steve Salazar (Vice-Chair), Mayor Pro Tem Dwaine Caraway, Deputy Mayor Pro Tem Pauline Medrano, Carolyn R. Davis, Vonciel Jones Hill, Delia Jasso, Linda Koop

SUBJECT Trinity River Corridor Project Committee Meeting

Please plan to attend a meeting of the Trinity River Corridor Project Committee on Tuesday, June 22, 2010 from 9:30 a.m. to 11:30 a.m. The meeting will be held at City Hall, 1500 Marilla, 6/E/S, Dallas, TX 75201

1. **Approval of minutes for June 8, 2010 Trinity River Corridor Project Committee meeting**
2. **Continental Bridge Design**  
Presenter: Ignacio Bunster with Wallace, Roberts & Todd, and Jim Parrish with CH2M-Hill
3. **Periodic Inspection Report No. 9 – Maintenance Deficiency Correction Period (MDCP) May 2010 Update (Memo for discussion)**  
Presenter: Elizabeth Fernandez, P.E., Trinity Watershed Management
4. **Rochester Park Levee, Phase I**  
Presenter: Kevin Craig, P.E., United States Army Corps of Engineers
5. **FEMA Flood Insurance Rate Map Update Information Campaign**  
Presenter: Dorcy Clark, Sustainable Development and Construction
6. **Independent External Peer Review Team (Memo for Information Only)**
7. **Upcoming Items for Council Agenda and Addendum (6/23/10)**
  - a) Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from 5901 Lamar, LP, of approximately 18,157 square feet of land, located on Lamar Street near its merging with SM Wright Freeway, for the Dallas Floodway Extension portion of the Trinity River Corridor Project - Not to exceed \$446,000 (\$440,000, plus closing costs not to exceed \$6,000)
  - b) Authorize the deposit of a Special Commissioners' Award in the lawsuit styled, City of Dallas v. Lanny Gatlin, The Estate of Steve Gatlin, Cause No. 10-01369-D, pending in the County Court at Law No. 4, for acquisition from Lanny Gatlin and the Estate of Steve Gatlin of approximately 55,154 square feet of land located at the intersection of Long Acre Lane and Loop 12 for the Trinity River Corridor Project Audubon Center – Not to exceed \$382,500 (\$378,000, plus closing costs not to exceed \$4,500)
  - c) Authorize a professional services contract with Brown Reynolds Watford Architects, Inc. for design services for the Loop 12 Gateway project, including widening of the entrance road at the Trinity River Audubon Center; and solar lighting and signage along Loop 12 - Not to exceed \$198,700

- d) Authorize a contract for the construction of the Pavaho Pump Station for the Trinity River Corridor Project - BAR Constructors, Inc., lowest responsible bidder of six - Not to exceed \$26,532,270
- e) Authorize a professional services contract with George Sills Geotechnical Engineering Consultant, LLC for independent external peer review services for the 100-Year Levee Improvement Project, Pavaho Pump Station and Baker Pump Station for the Trinity River Corridor Project - Not to exceed \$201,353
- f) Authorize a professional services contract with David T. Williams and Associates, Engineers, LLC for independent external peer review services for the 100-Year Levee Improvement Project, Pavaho Pump Station and Baker Pump Station for the Trinity River Corridor Project - Not to exceed \$226,900
- g) Authorize a professional services contract with Arun Wagh, Inc. for independent external peer review services for the 100-Year Levee Improvement Project, Pavaho Pump Station and Baker Pump Station for the Trinity River Corridor Project - Not to exceed \$114,400
- h) Authorize Supplemental Agreement No. 2 to the professional services contract with Carter & Burgess, Inc., a wholly owned subsidiary of the Jacobs Engineering Group, Inc., for construction management services and design support during construction of the Pavaho Pump Station and Baker Pump Station for the Trinity River Corridor Project - Not to exceed \$3,727,000, from \$8,151,440 to \$11,878,440
- i) Authorize a Memorandum of Agreement with the U.S. Army Corps of Engineers for the relocation of a 30-inch water transmission main in association with improvements to the Rochester Levee, Phase 1 near State Highway 175 (C.F. Hawn Freeway) and Municipal Street - \$800,000

#### 8. Upcoming Events

- a) Trinity River Photo Exhibit, "Bringing the Trinity to Life", Mattie Nash – Myrtle Davis Recreation Center 3710 North Hampton Road, Dallas, TX 75212. On display June 14, 2010 through July 8, 2010.



David A. Neumann, Chairman  
Trinity River Corridor Project Committee



**THE TRINITY**  
DALLAS

c: Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Ryan S. Evans, First Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
A. C. Gonzalez, Assistant City Manager  
Forest E. Turner, Assistant City Manager

Deborah A. Watkins, City Secretary  
Frank Librio, Director, Public Information Office  
Kelly High, Director, Trinity Watershed Management  
Rebecca Rasor, P.E., Managing Director, Trinity River Corridor Project  
Paul D. Dyer, Director, Park and Recreation Department  
Theresa O'Donnell, Director, Sustainable Development & Construction

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Steve Salazar (Vice-Chair)                      Delia Jasso  
Mayor Pro Tem Dwaine Caraway                      Linda Koop  
Deputy Mayor Pro Tem Pauline Medrano  
Carolyn R. Davis

SUBJECT **Continental Bridge Design**

At the next Trinity River Corridor Project Committee meeting on June 22, 2010, the attached briefing will be presented by Ignacio Bunster with Wallace, Roberts & Todd, and Jim Parrish with CH2M-Hill. This briefing will provide an overview of the schematic design to date for the conversion of the Continental Bridge to a park destination and pedestrian crossing over the Trinity River.

Please contact me if you have questions.

Jill A. Jordan, P.E.  
Assistant City Manager



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Judge C. Victor Lander  
Helena Stevens-Thompson, Assistant to the City Manager  
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Kelly High, Director, Trinity Watershed Management  
Rebecca Rasor, P.E., Managing Director, Trinity River Corridor Project



# THE TRINITY

## DALLAS

### CONTINENTAL BRIDGE DESIGN

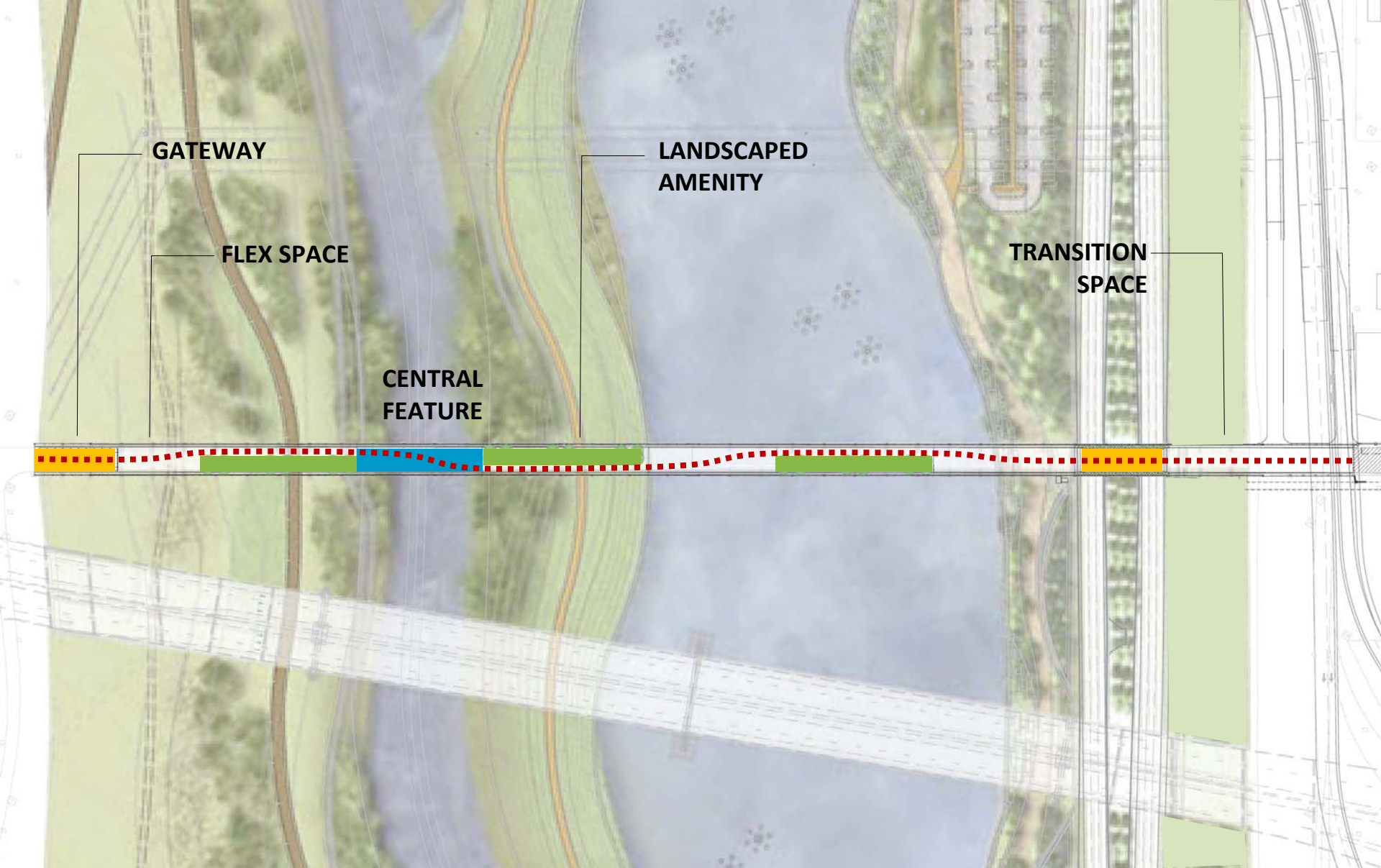
June 22, 2010

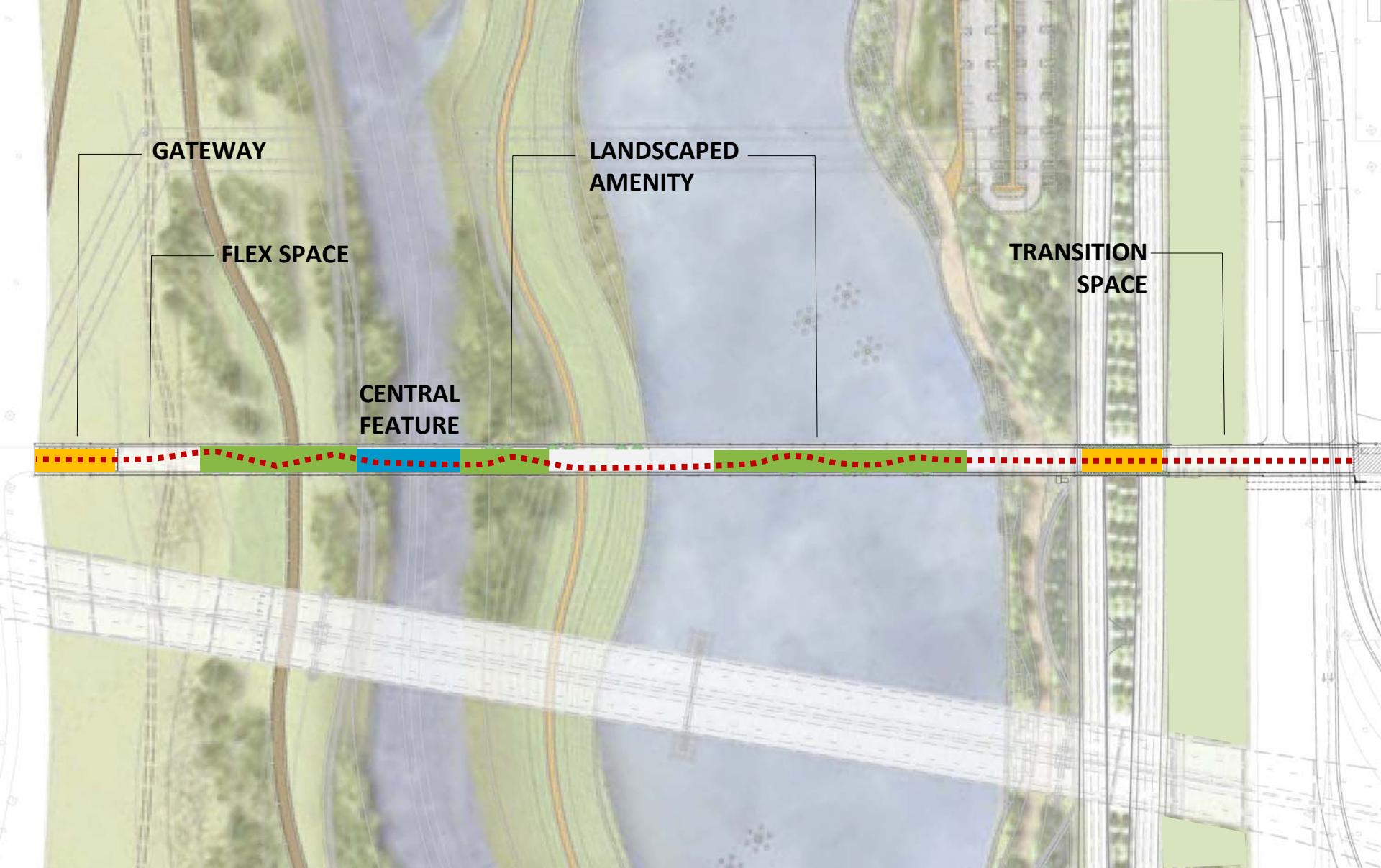


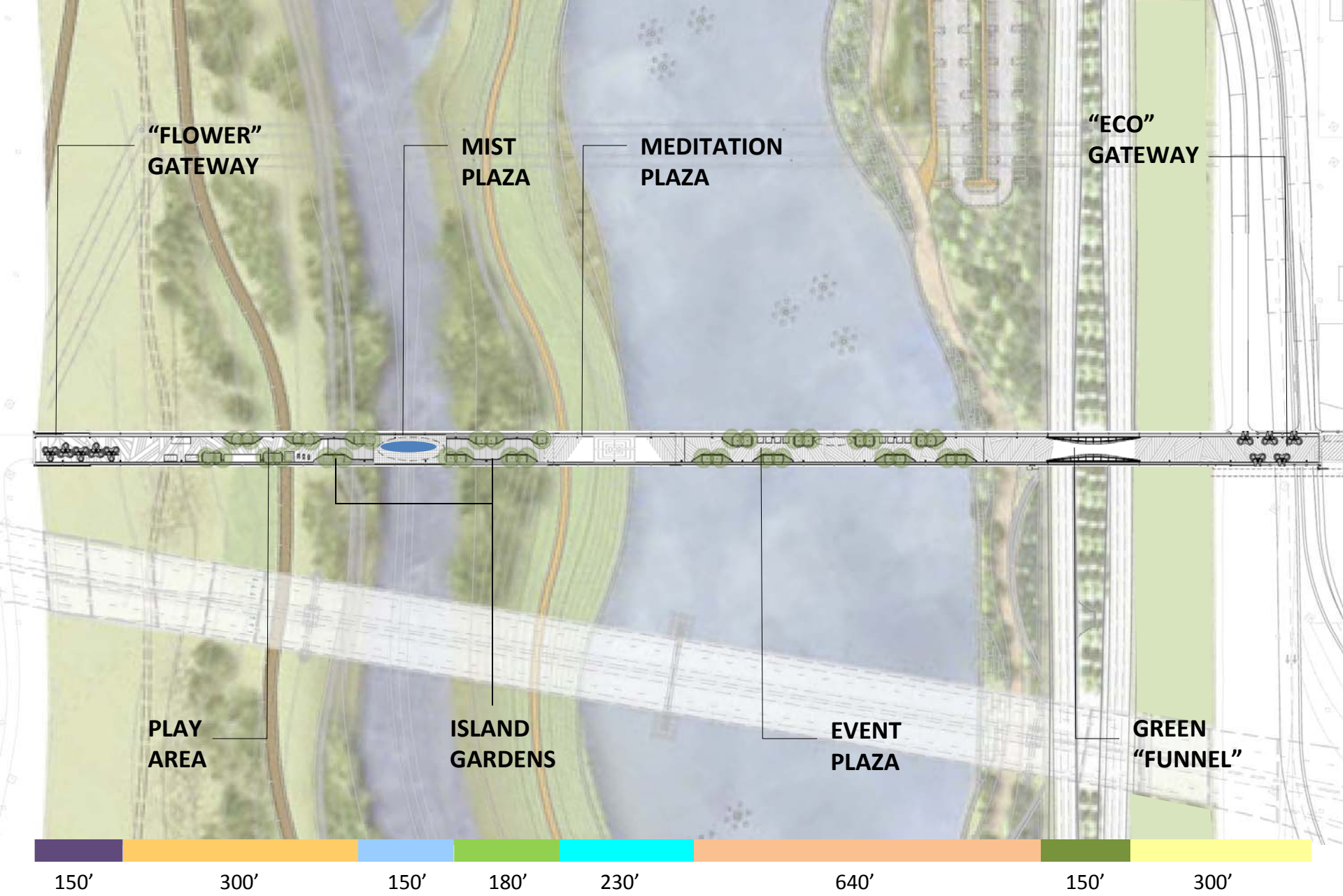
**CH2MHILL**

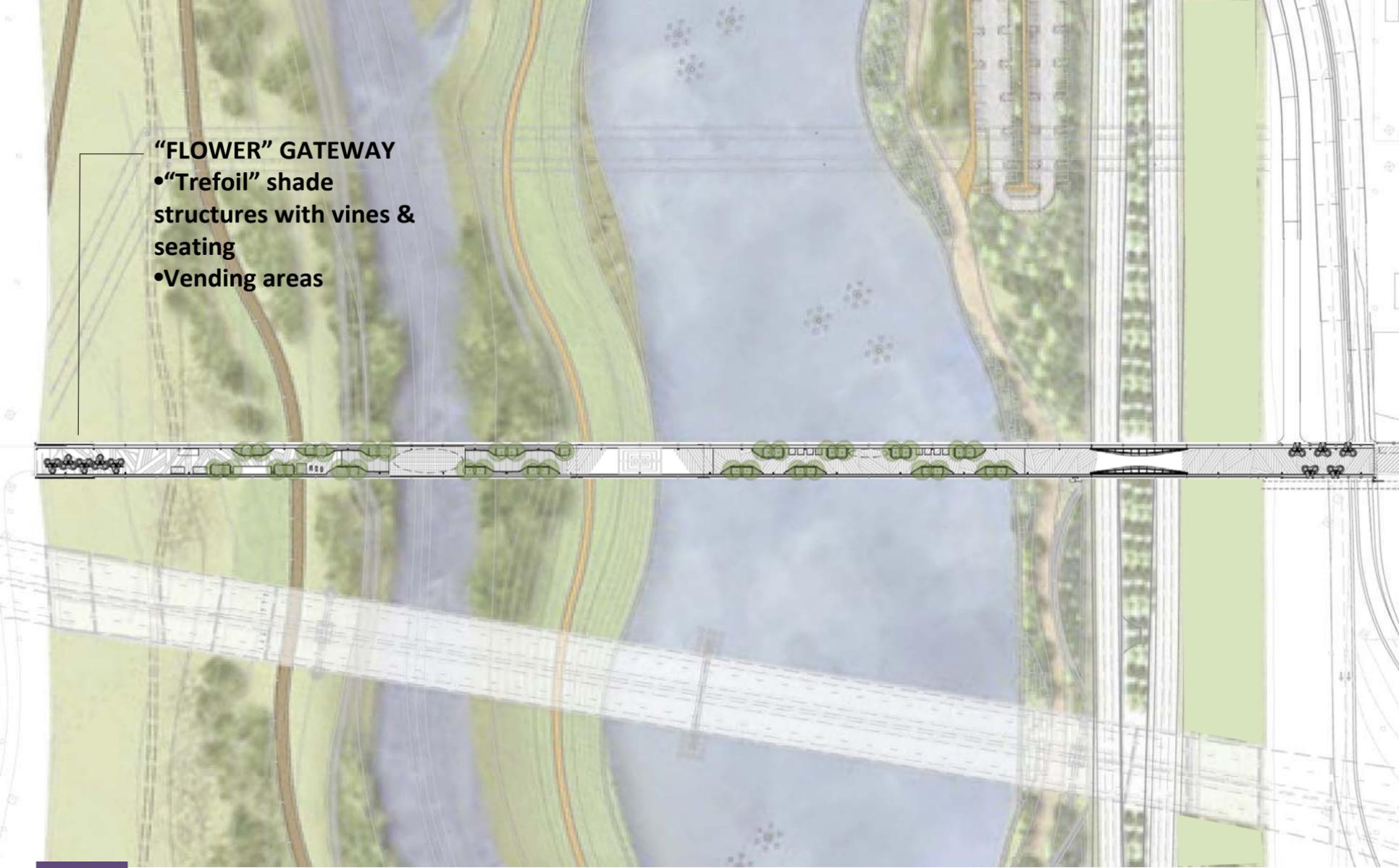








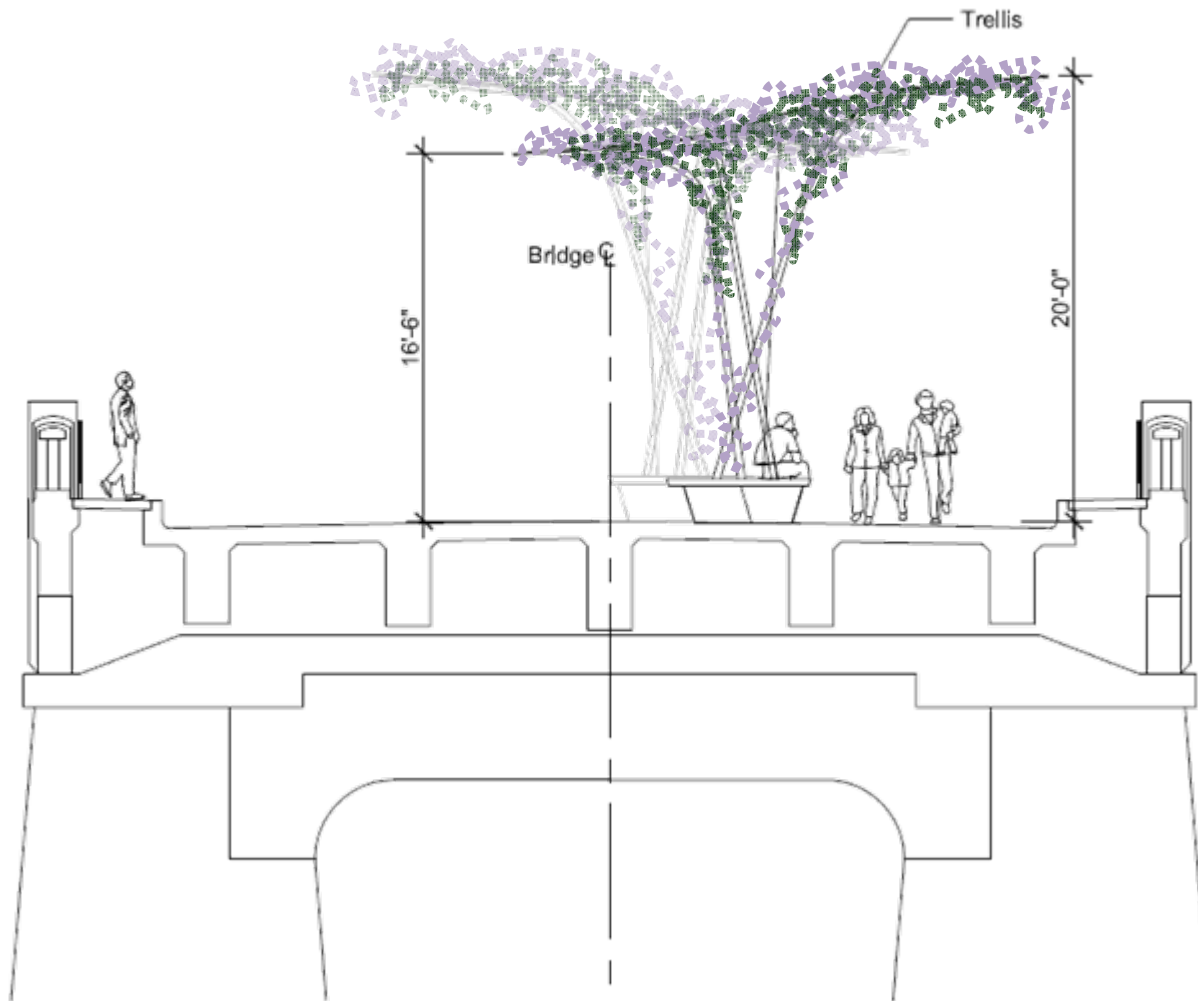




**“FLOWER” GATEWAY**

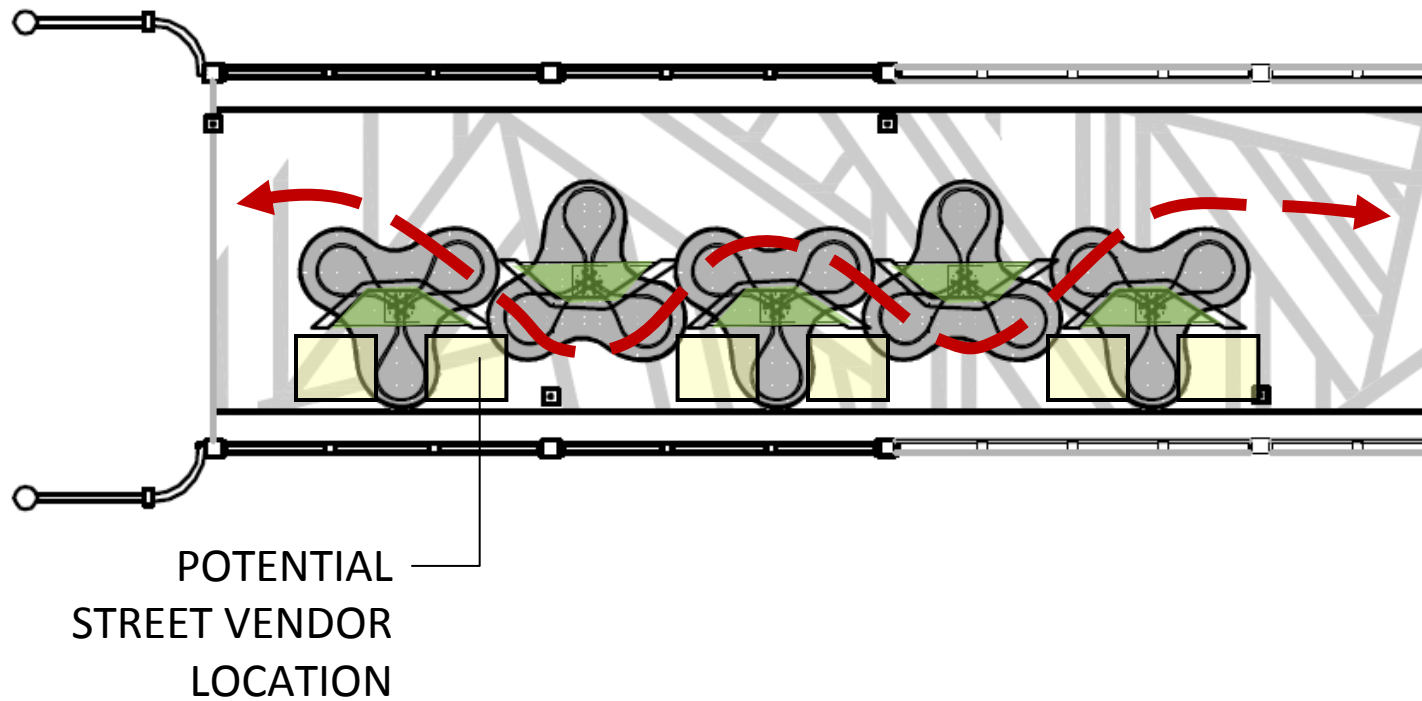
- “Trefoil” shade structures with vines & seating
- Vending areas

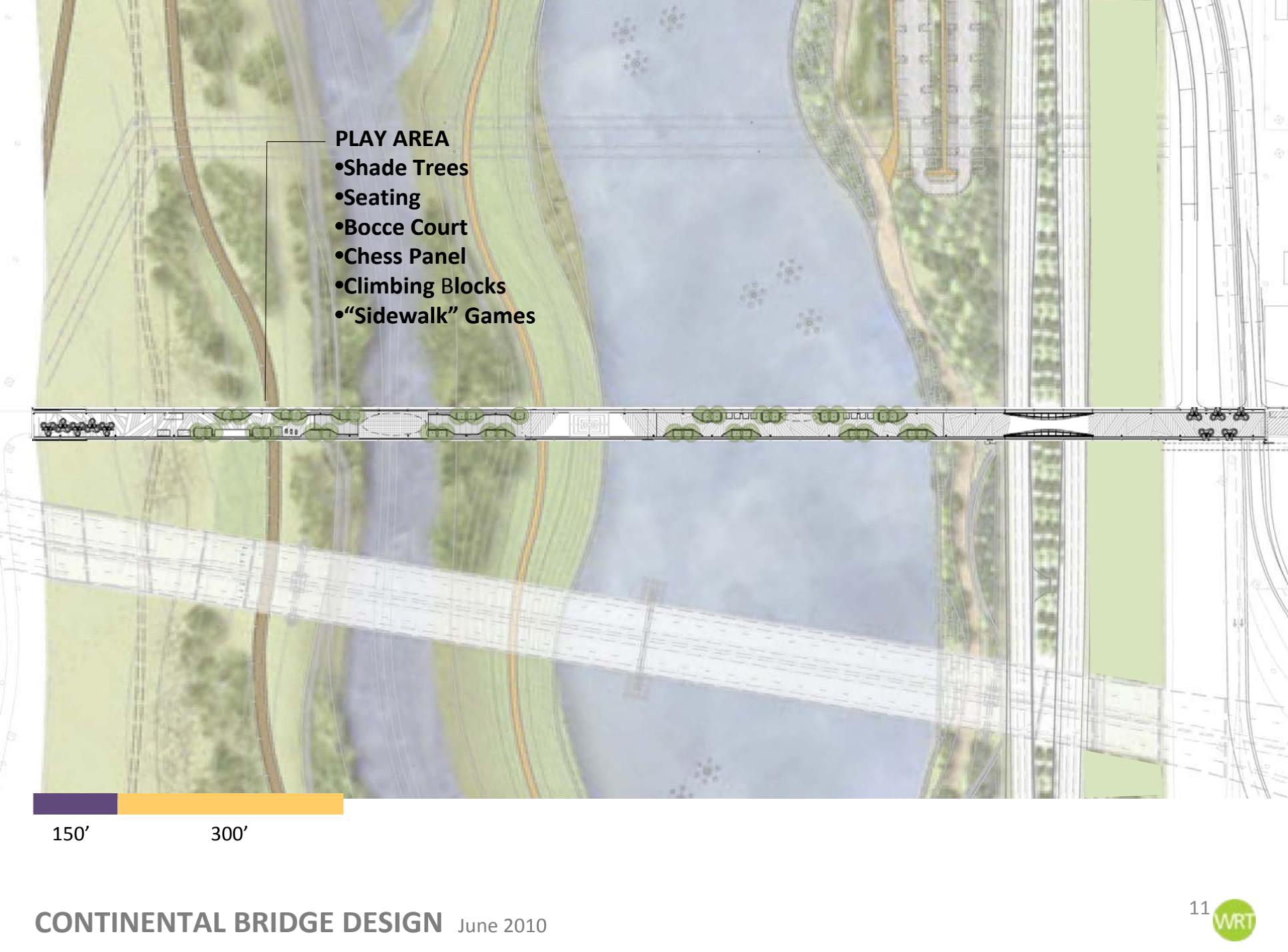
150’.









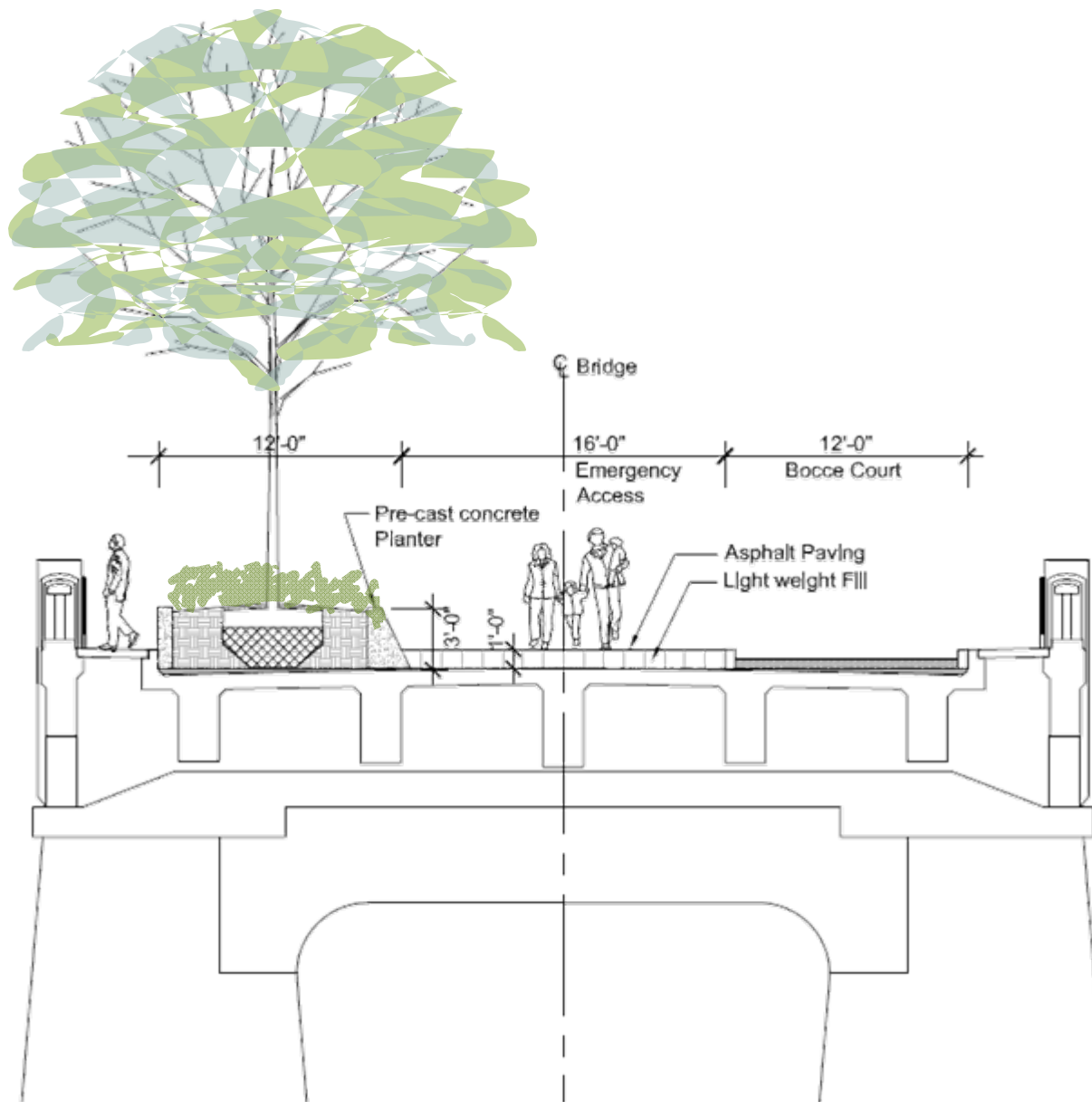


**PLAY AREA**

- Shade Trees
- Seating
- Bocce Court
- Chess Panel
- Climbing Blocks
- “Sidewalk” Games

150'

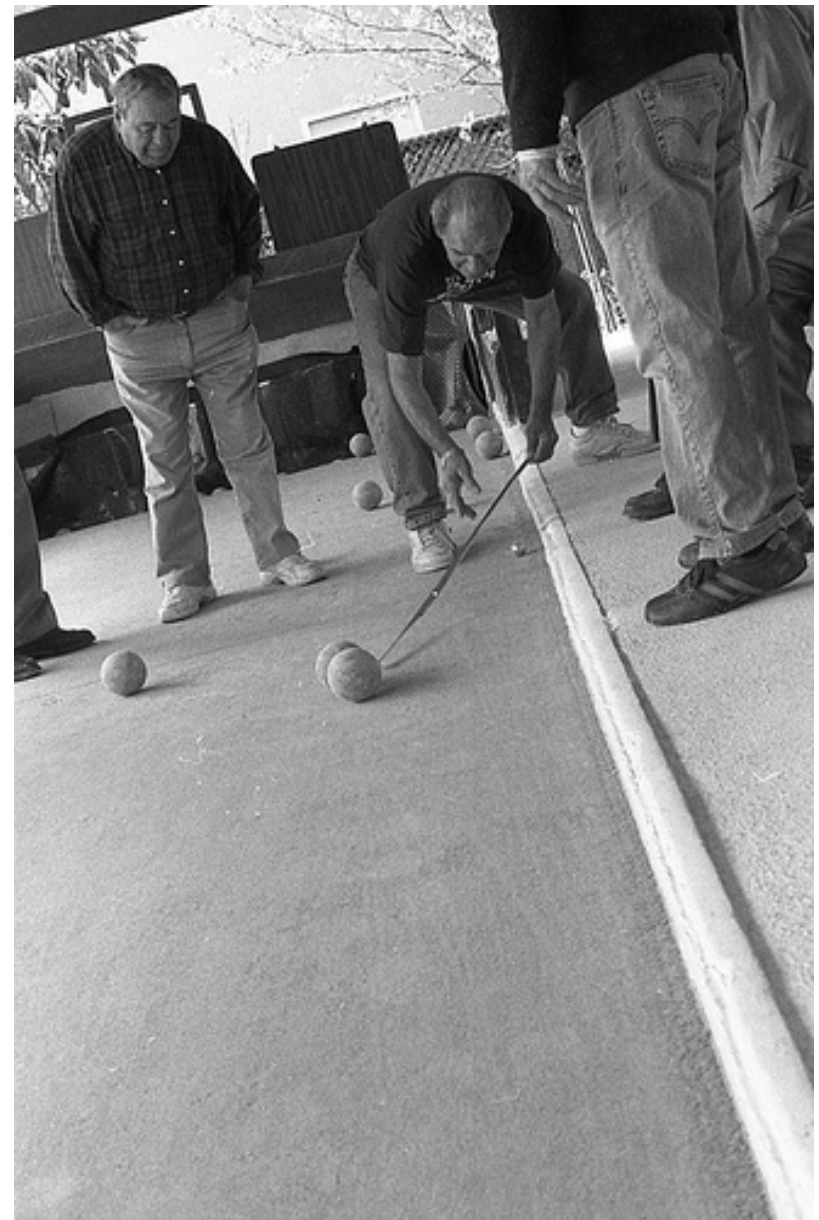
300'



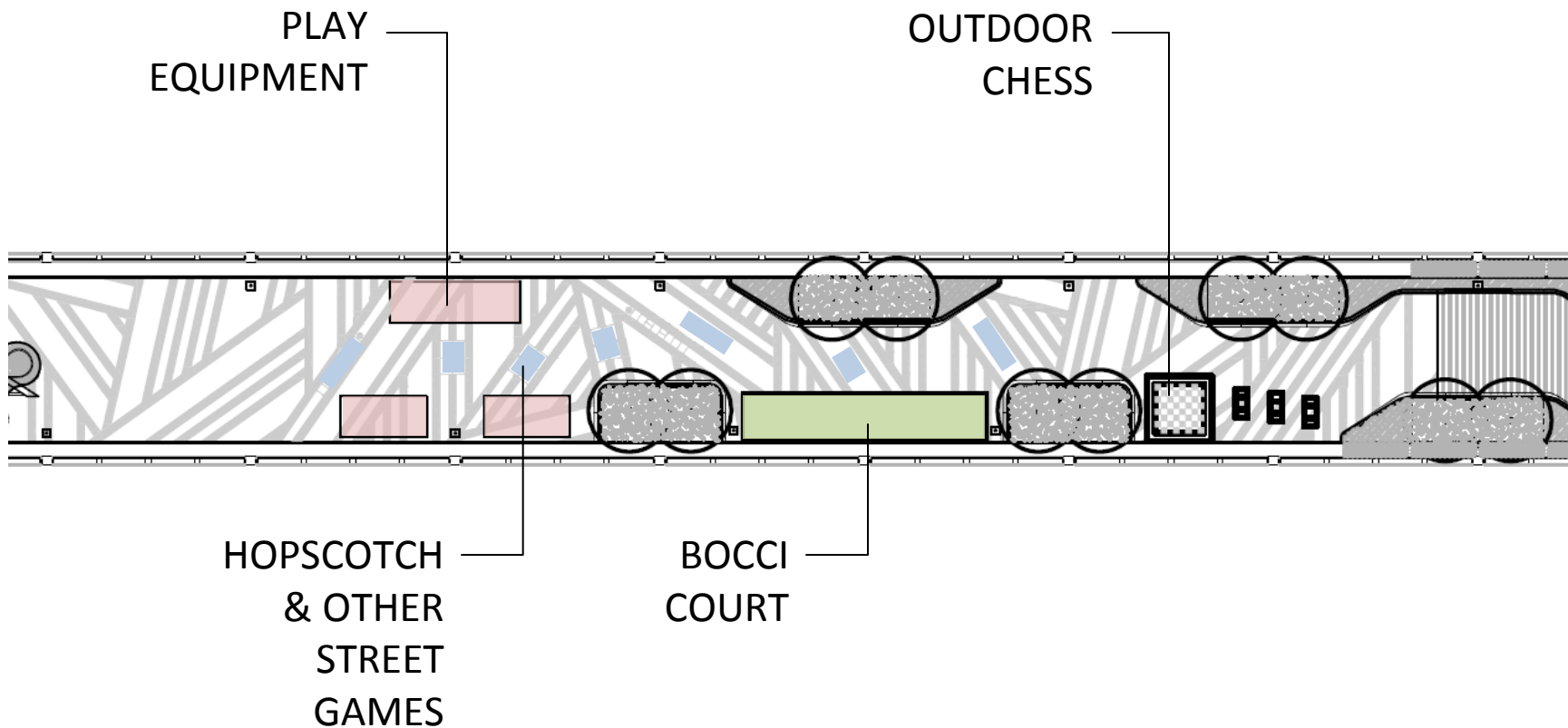






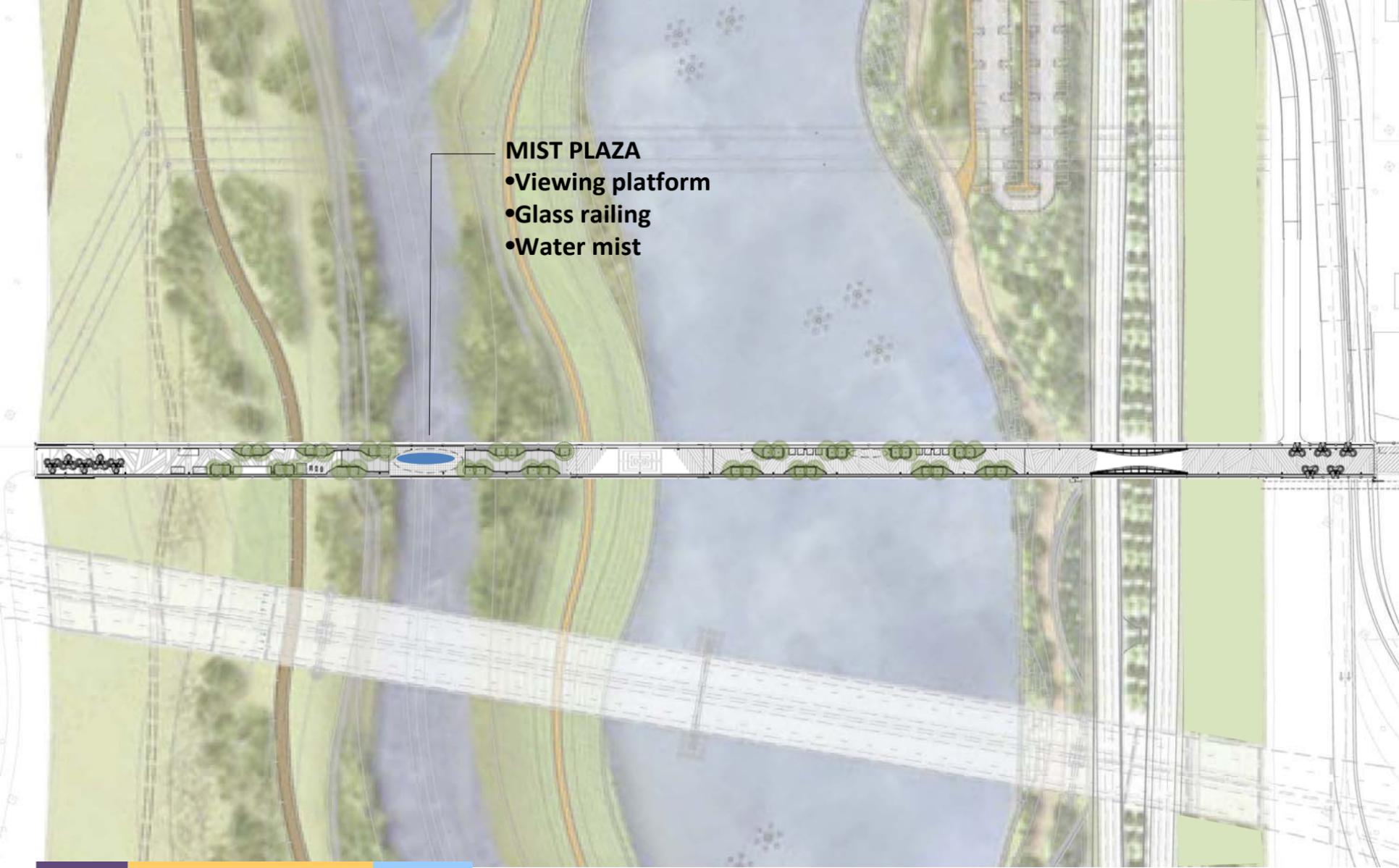












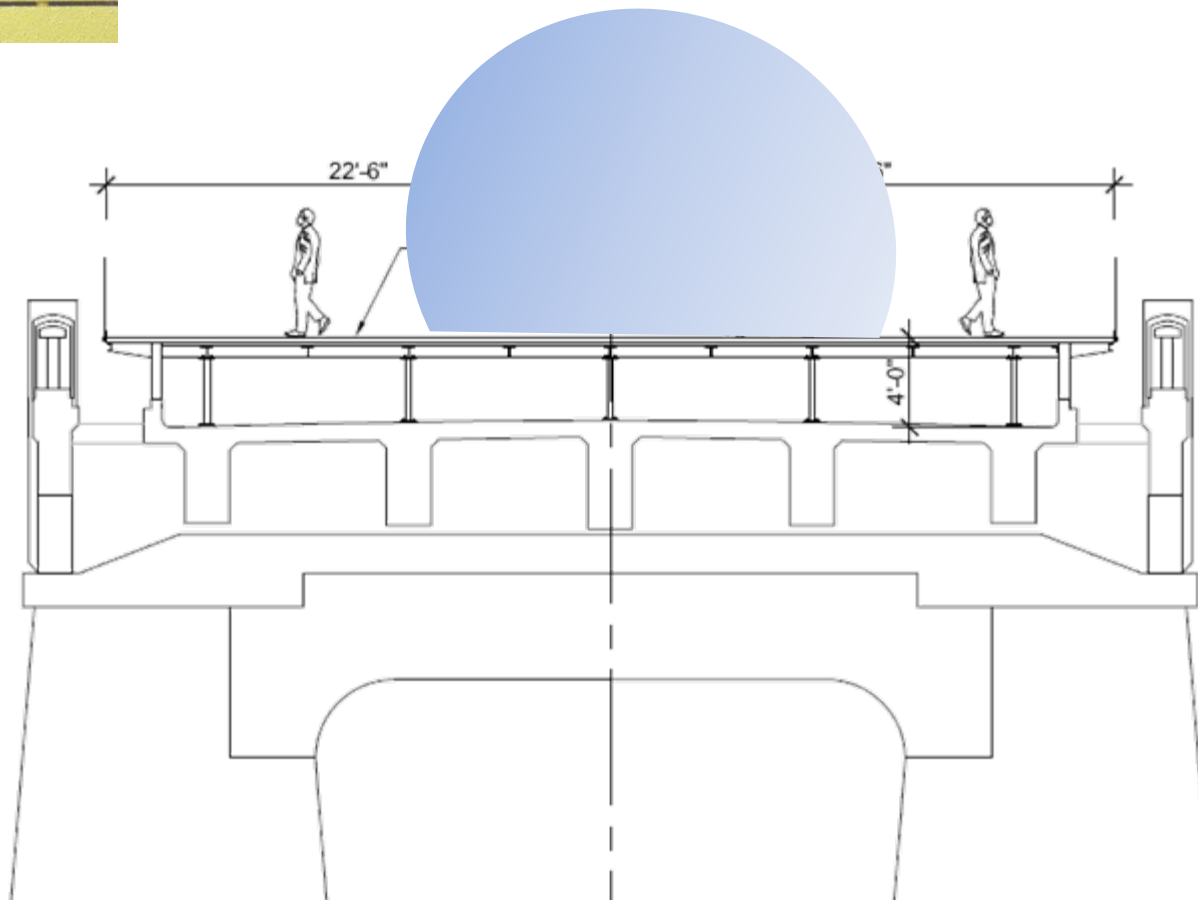
**MIST PLAZA**

- Viewing platform
- Glass railing
- Water mist

150'

300'

150'







### **"ISLAND" GARDENS**

- Shade trees
- Planters
- Hanging vines
- Seating

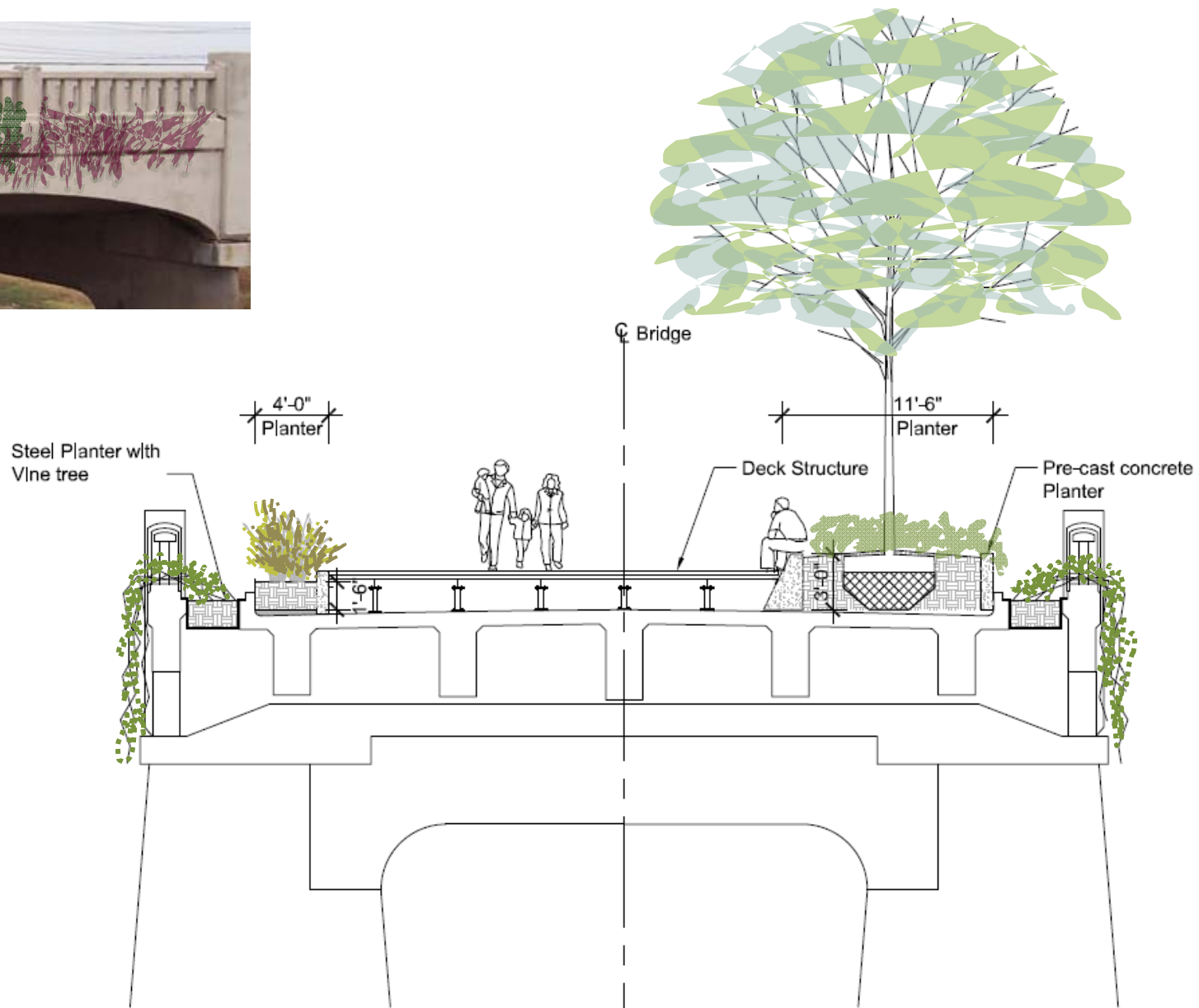


150'

300'

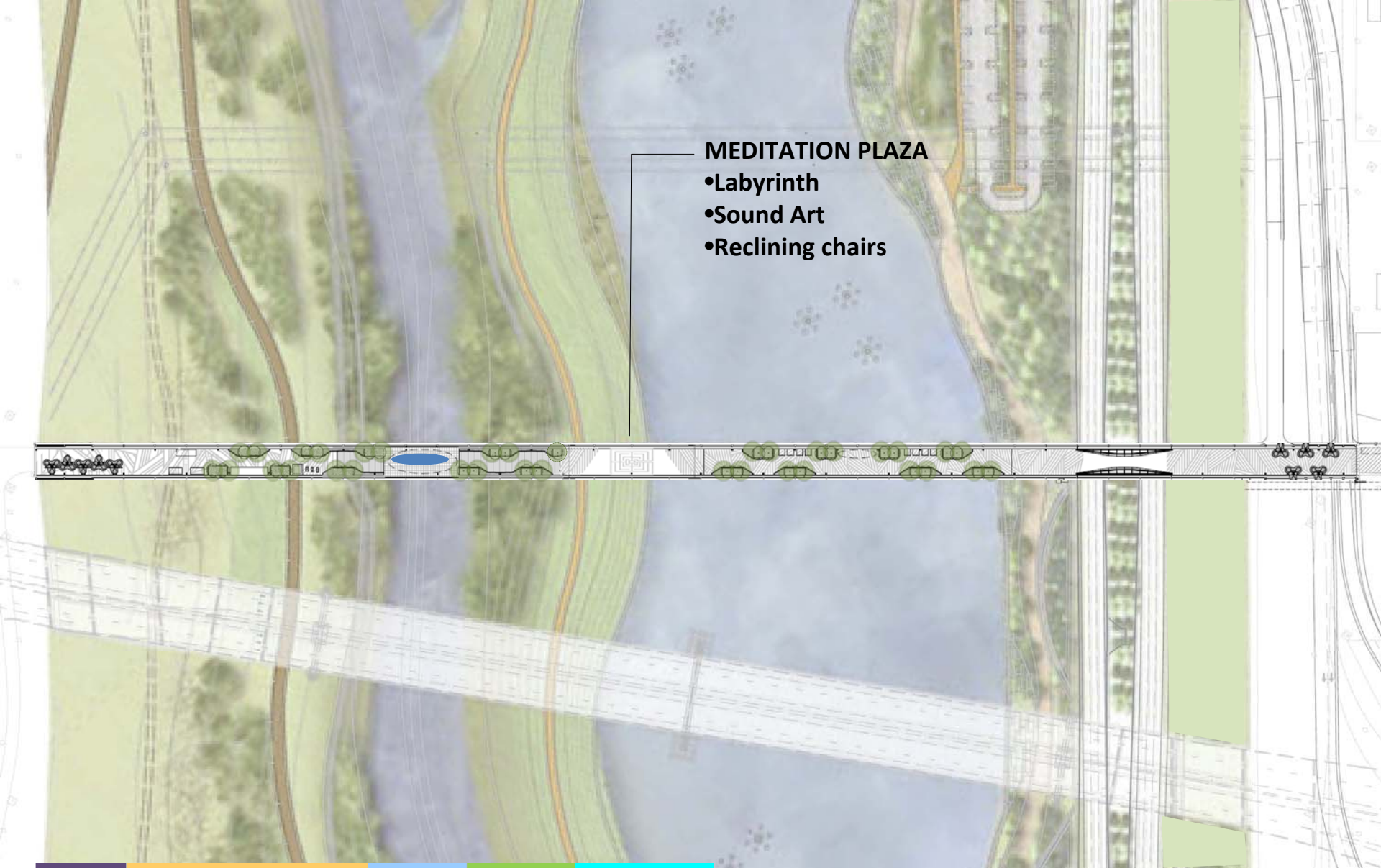
150'

180'









**MEDITATION PLAZA**

- Labyrinth
- Sound Art
- Reclining chairs



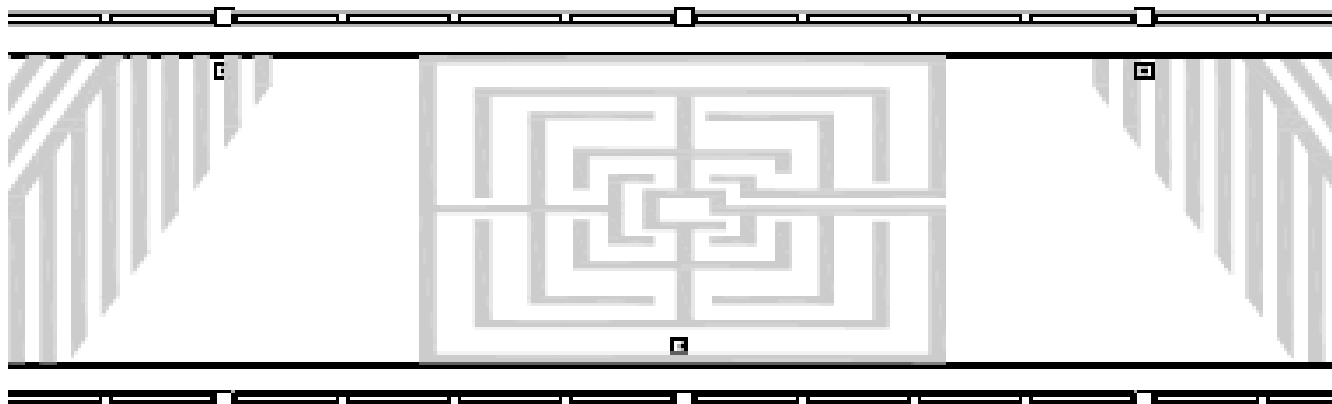
150'

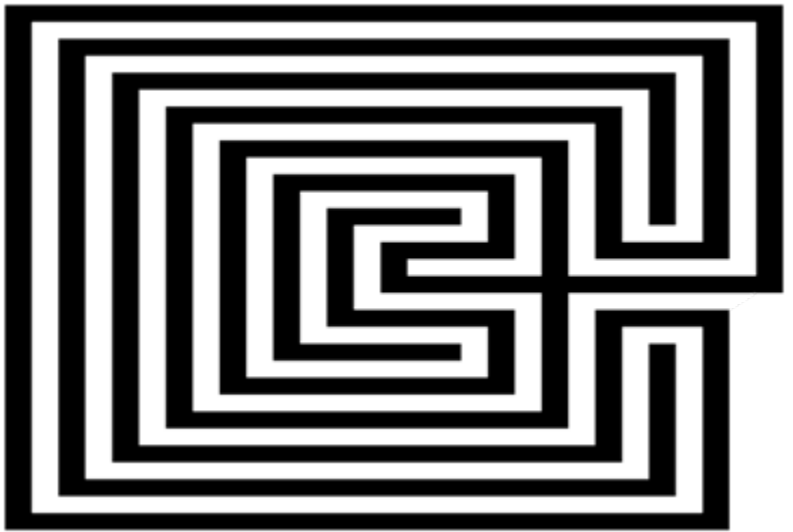
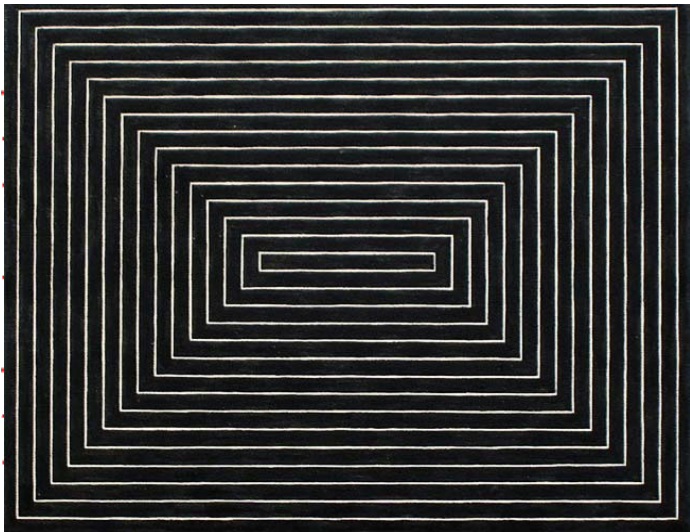
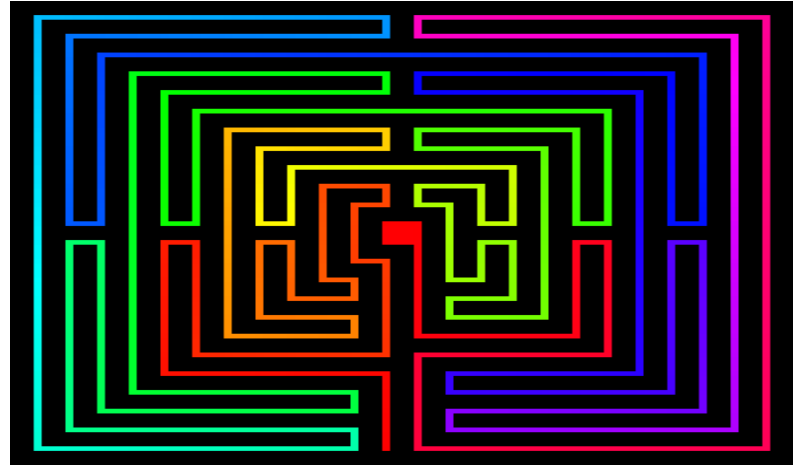
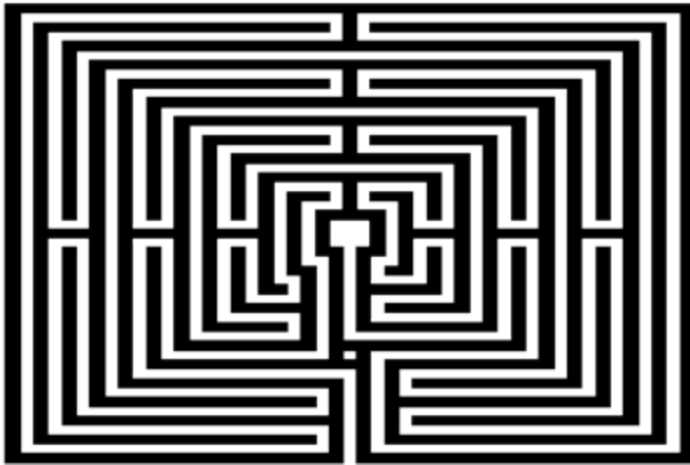
300'

150'

180'

230'







## EVENT PLAZA

- Shade trees
- Planters
- Seating
- Electrical supply



150'

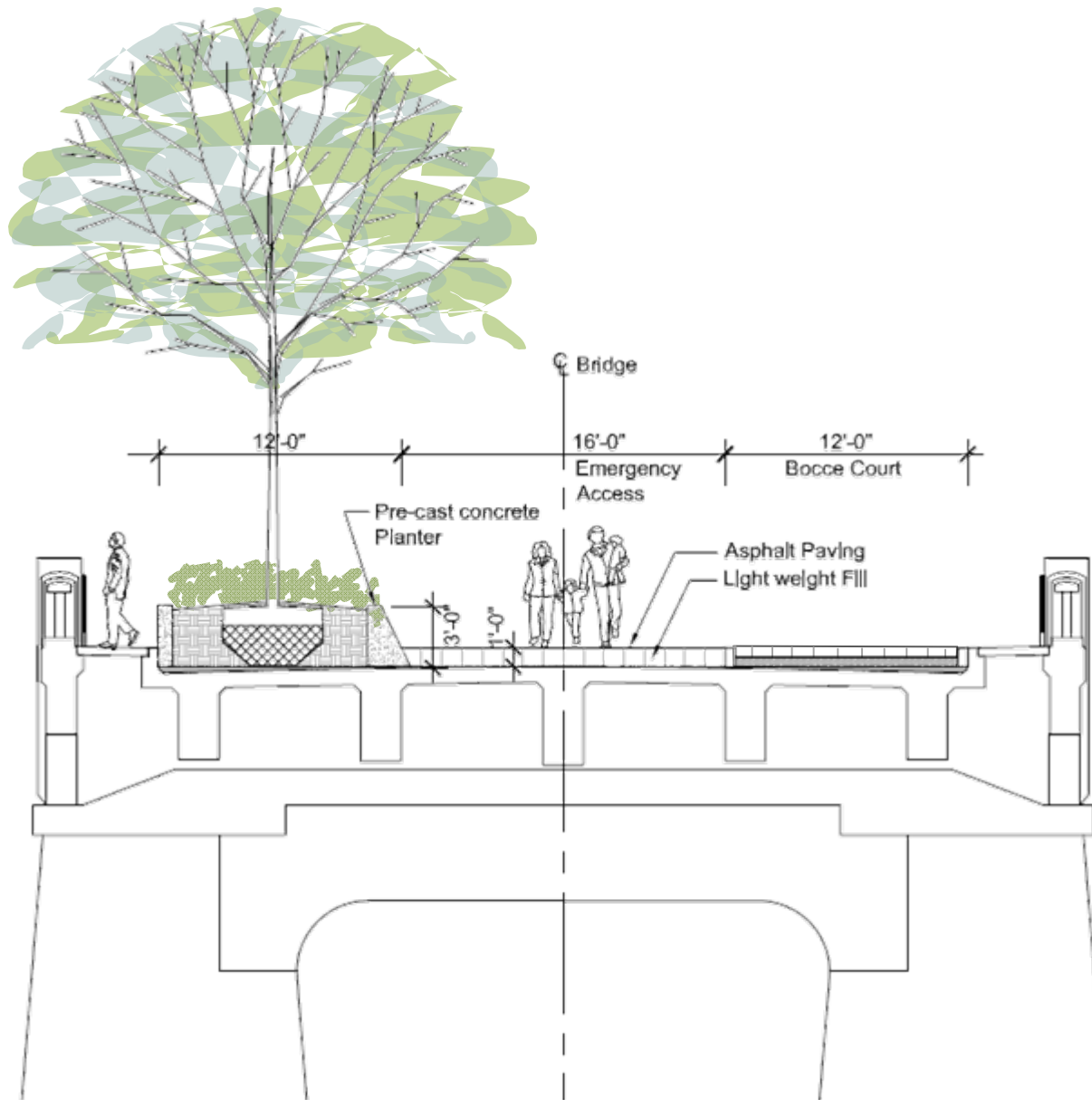
300'

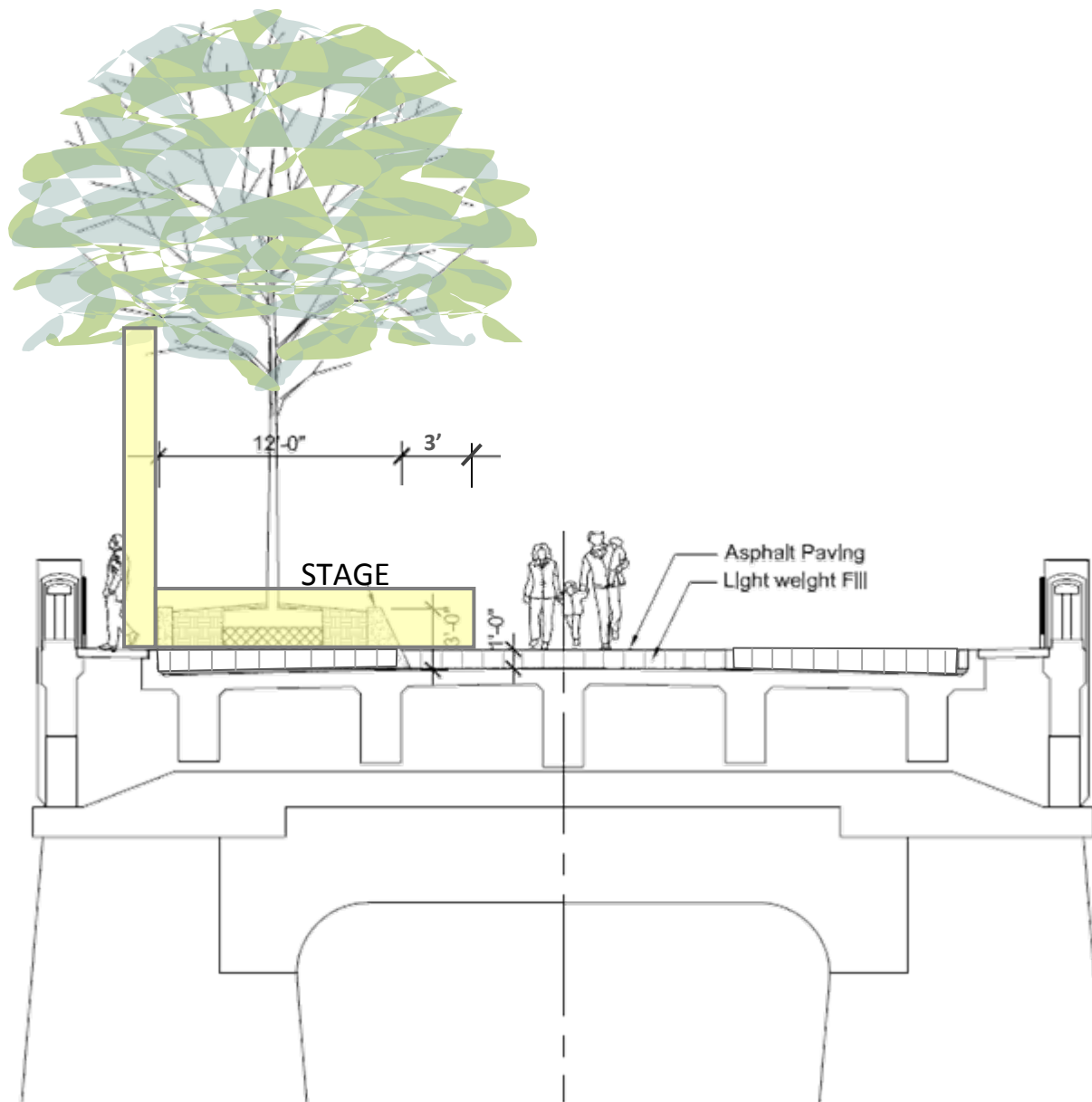
150'

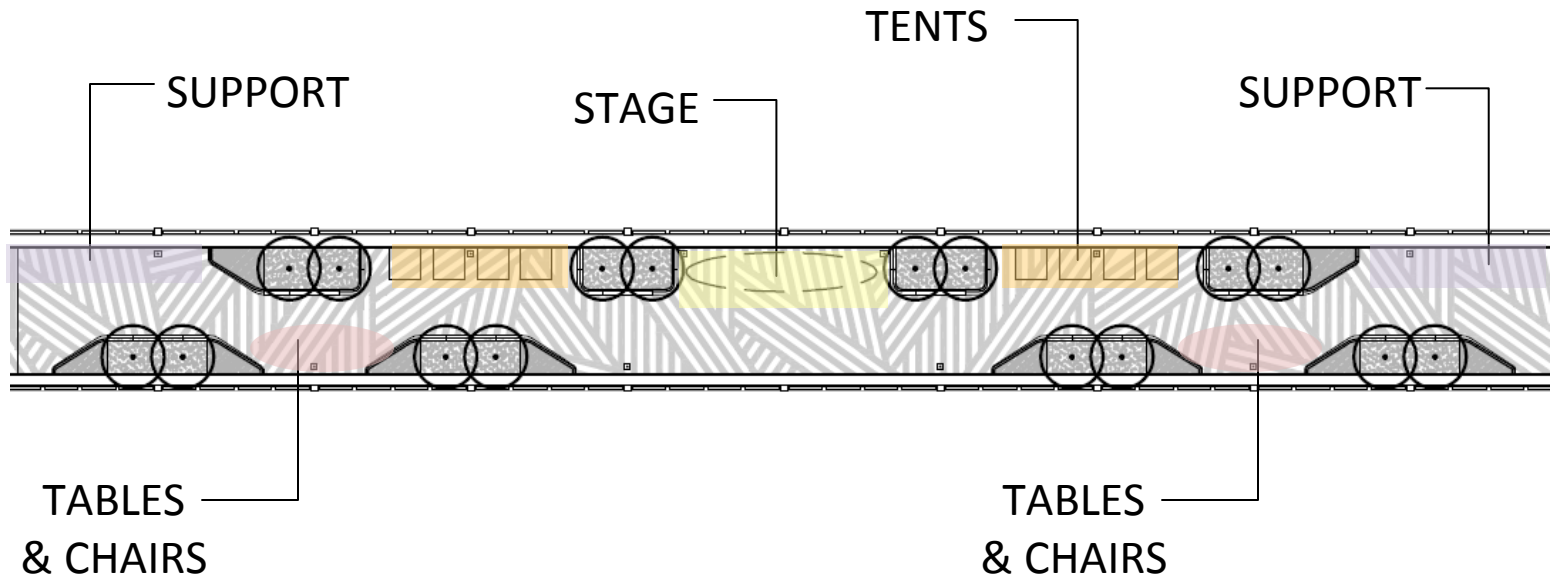
180'

230'

640'













## GREEN "FUNNEL"

- Green walls
- Special lighting

150'

300'

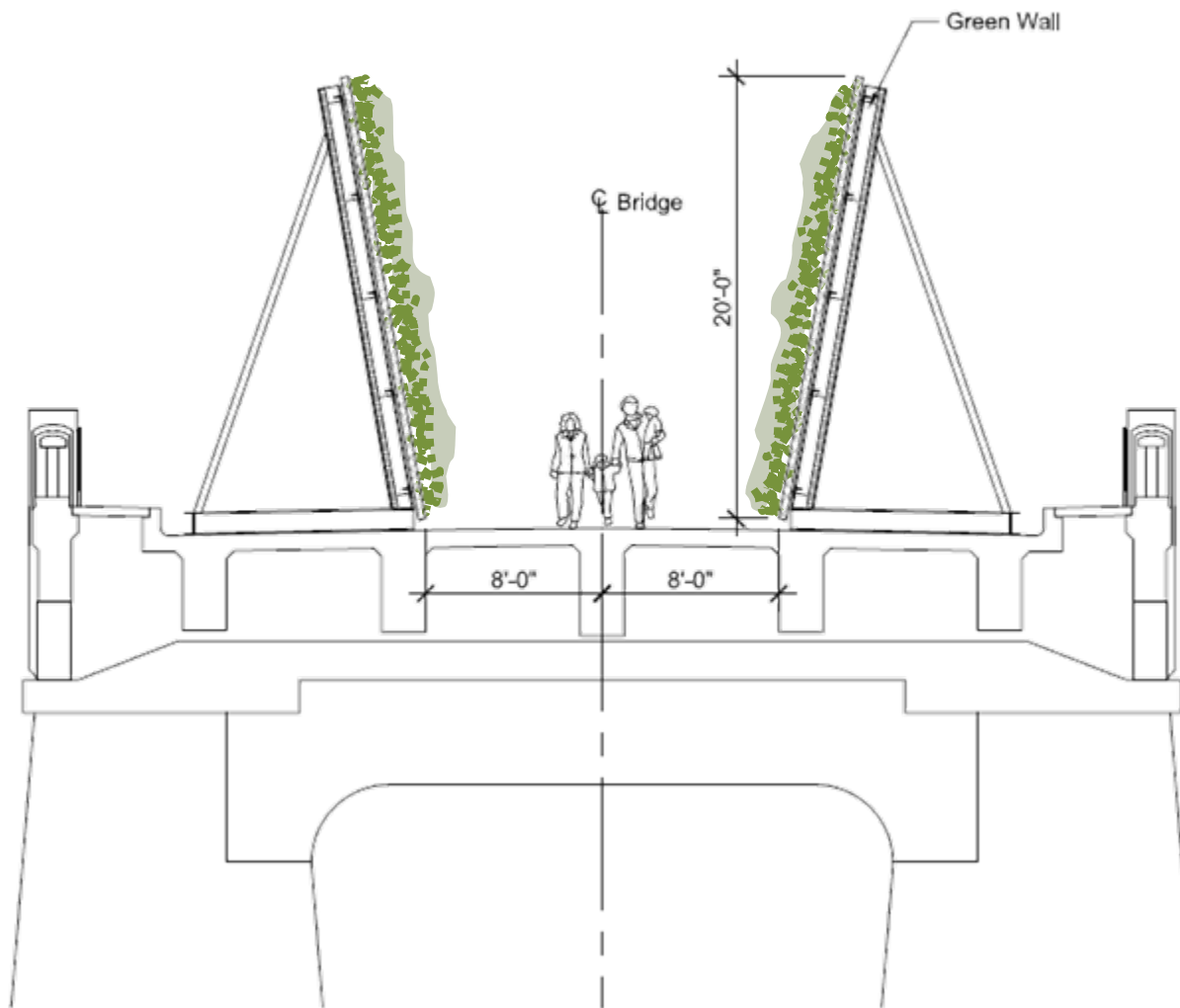
150'

180'

230'

640'

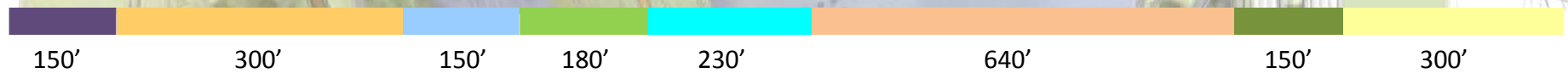
150'



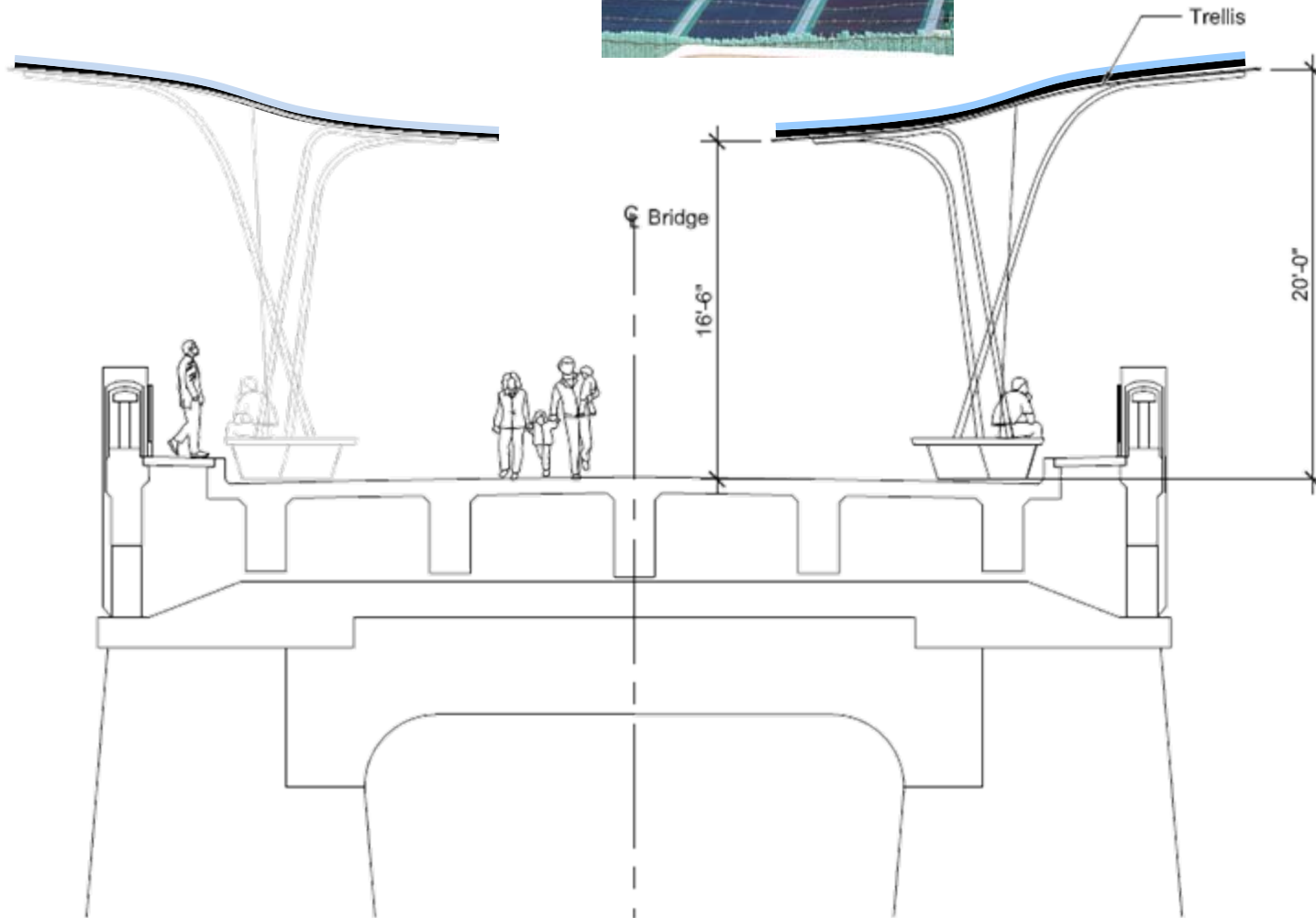




**“ECO”  
GATEWAY**  
•Trellises with  
PV fabric  
•Seating



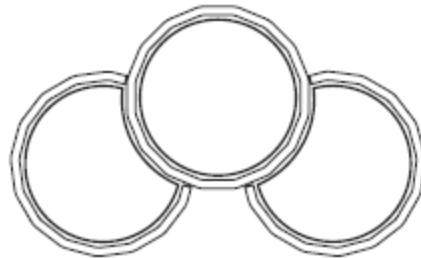
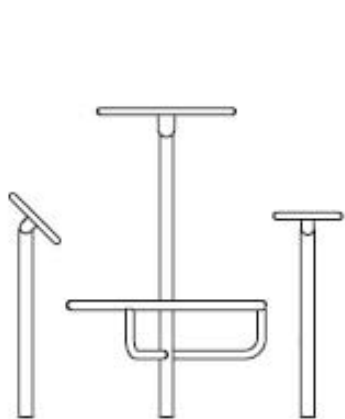
SHADEPLEX  
PV FABRIC



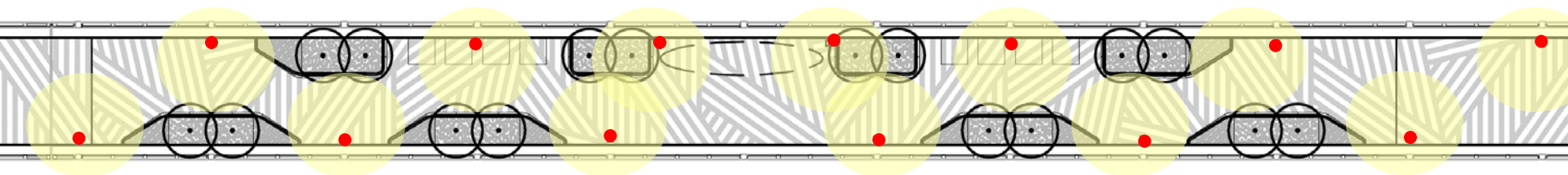
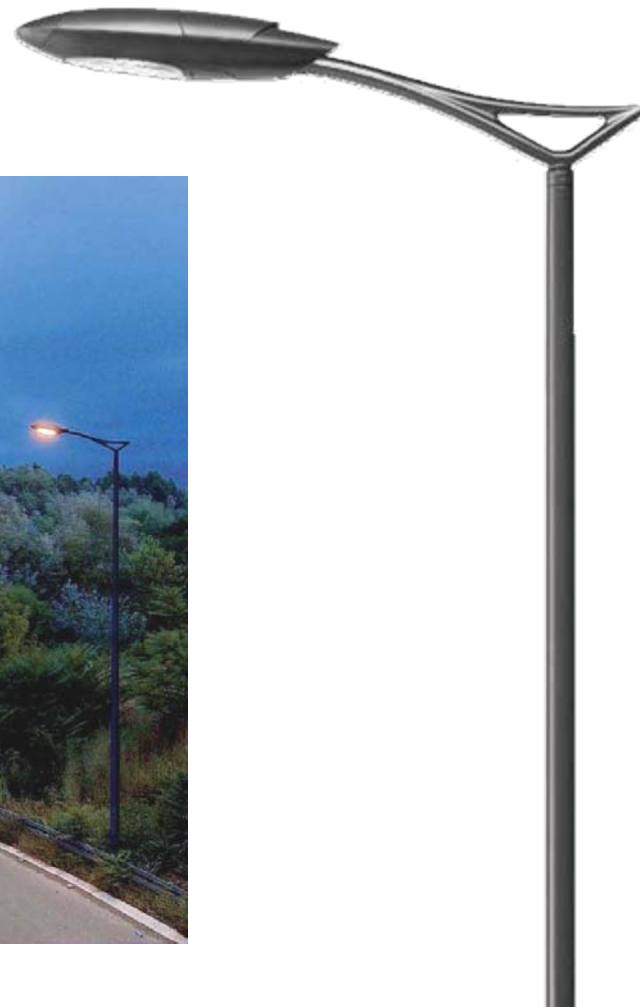


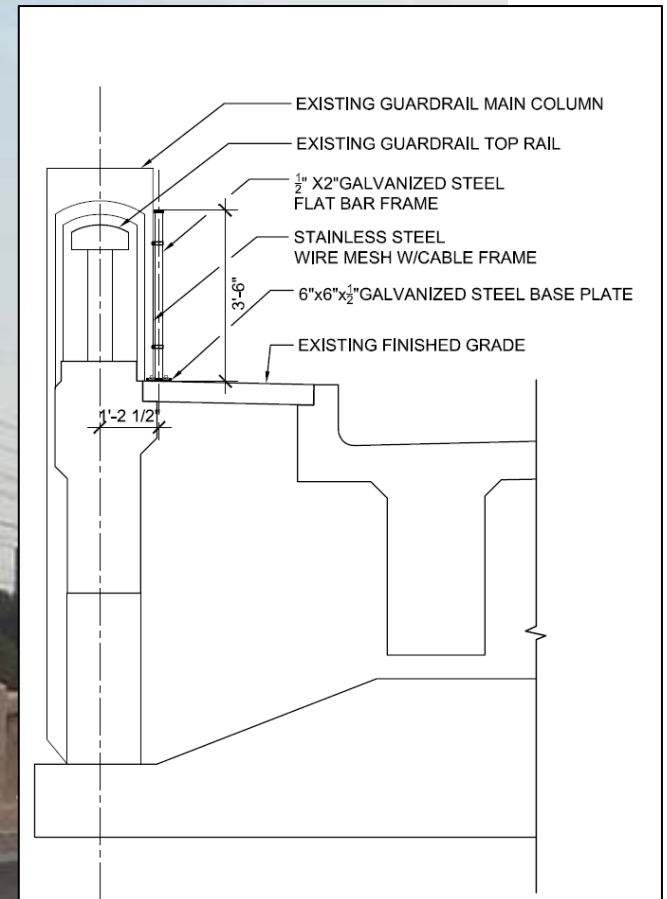
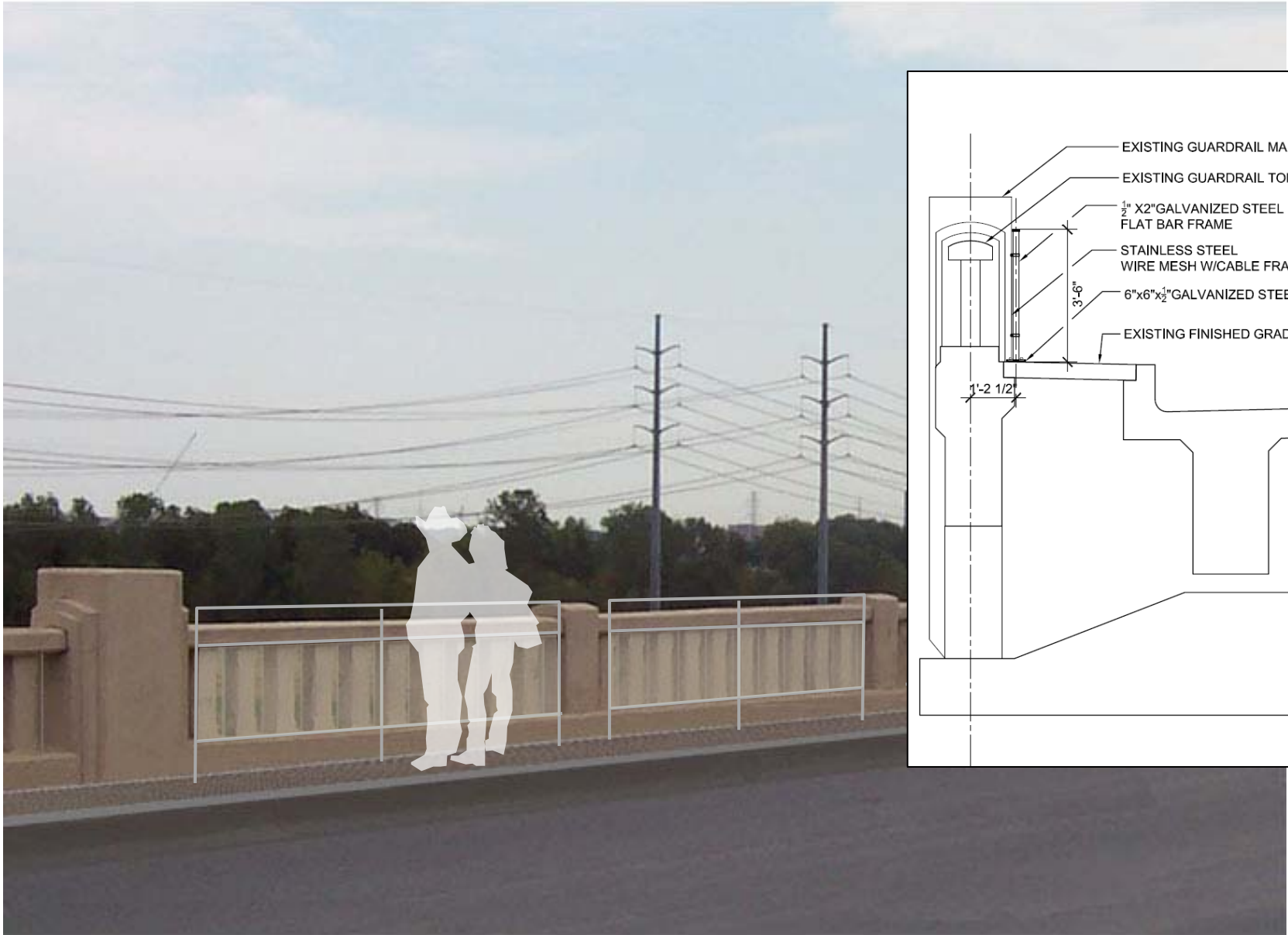


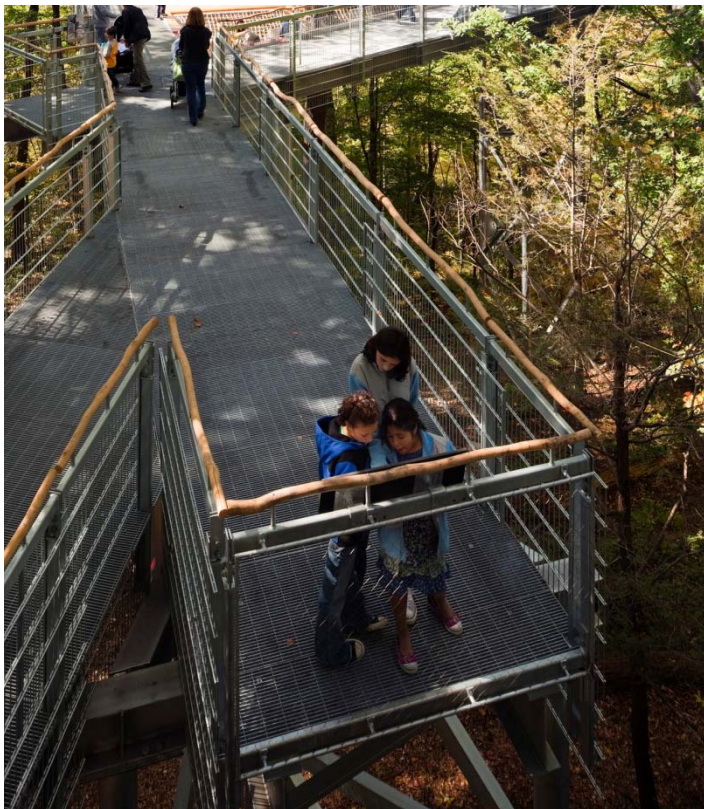












#### Randseile und Befestigungen

Randseile entwickeln aufgrund der auftretenden Belastungen senkrecht zur Spannrichtung eine Krümmung, den Seitstich. Je geringer der Abstand zwischen den Befestigungen der Seile, desto geringer können Seildurchmesser und Seitstich ausfallen.

X-TEND und die Einfassung bilden ein System, das wiederum Lasten erzeugt. Die Abtragung dieser Kräfte verlangt entsprechende Konstruktionen am Bau zum Anschluss der Systeme sowie einen tragfähigen Baukörper.

Detaillierte Informationen:  
Carl Stahl I-SYS Katalog.

#### Border cables and fixing points

Because of their flexibility, border cables naturally develop a catenary response perpendicular to the direction of the load. This is known as cable deflection. The smaller the distance between the fixing points of the cables, the smaller the cable diameter and deflection.

X-TEND and the border cable together generate loads on the support structure. Proper distribution of these forces requires attachment into solid anchoring points such as a building or anchor base.

Detailed information:  
Carl Stahl I-SYS Catalogue.

#### Câbles de périphérie et fixations

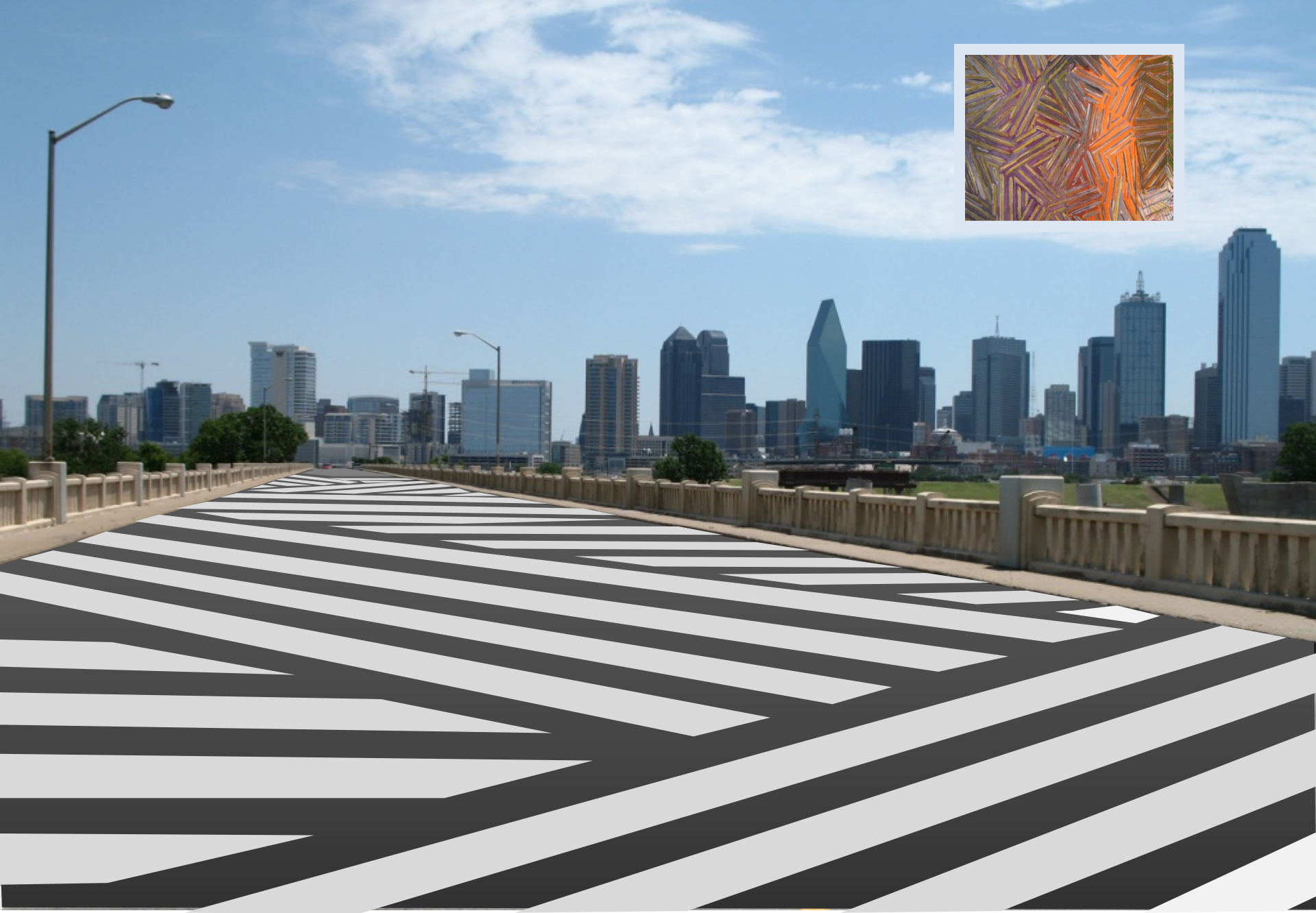
Les câbles de périphérie, ou câbles de tension sont courbés verticalement vers le bas à cause du poids. C'est la flèche. Plus l'espace entre les fixations des câbles est réduit, plus les diamètres des câbles utilisés et la flèche en résultant seront petits.

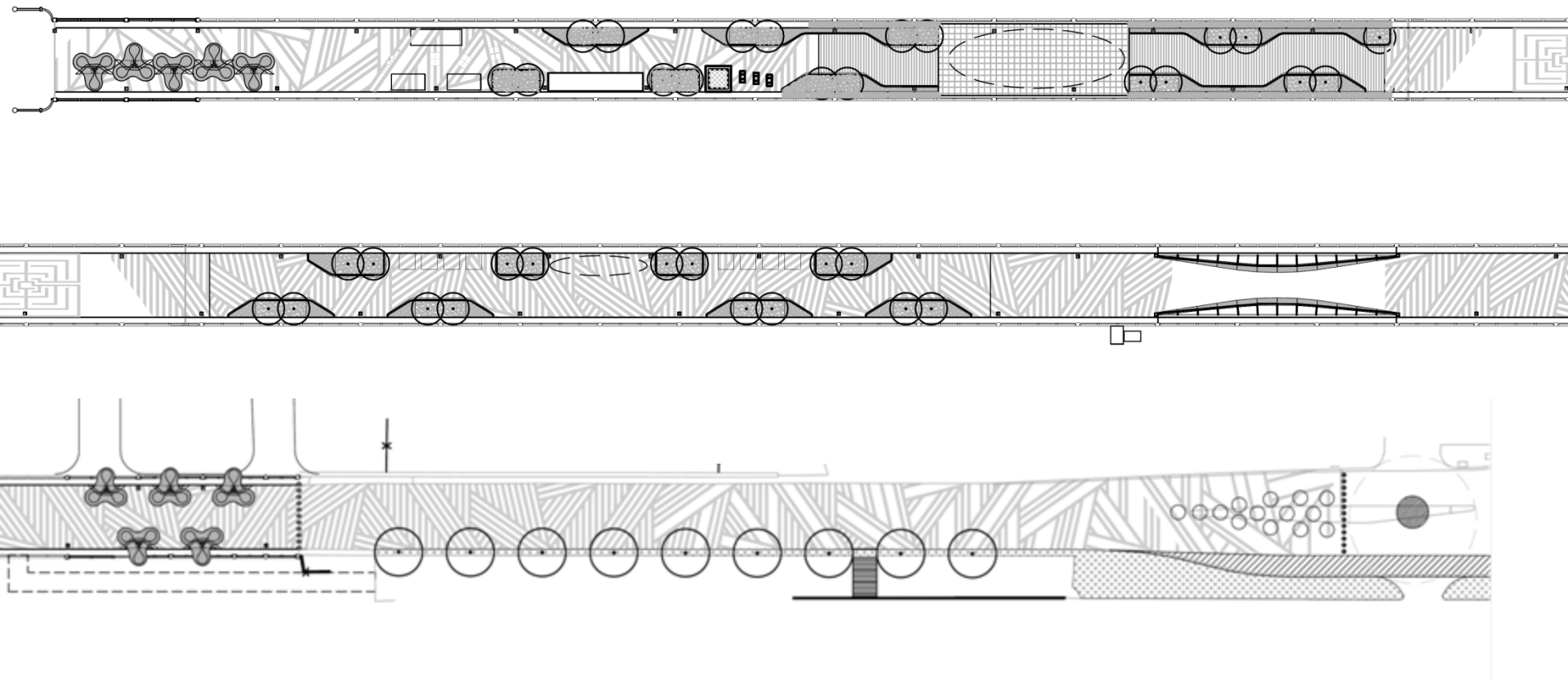
X-TEND et les fixations périphériques forment un système qui engendre des contraintes intrinsèques. Pour supporter ces forces, il faut mettre en œuvre des points de fixation en conséquence et que le support lui-même soit suffisamment robuste.

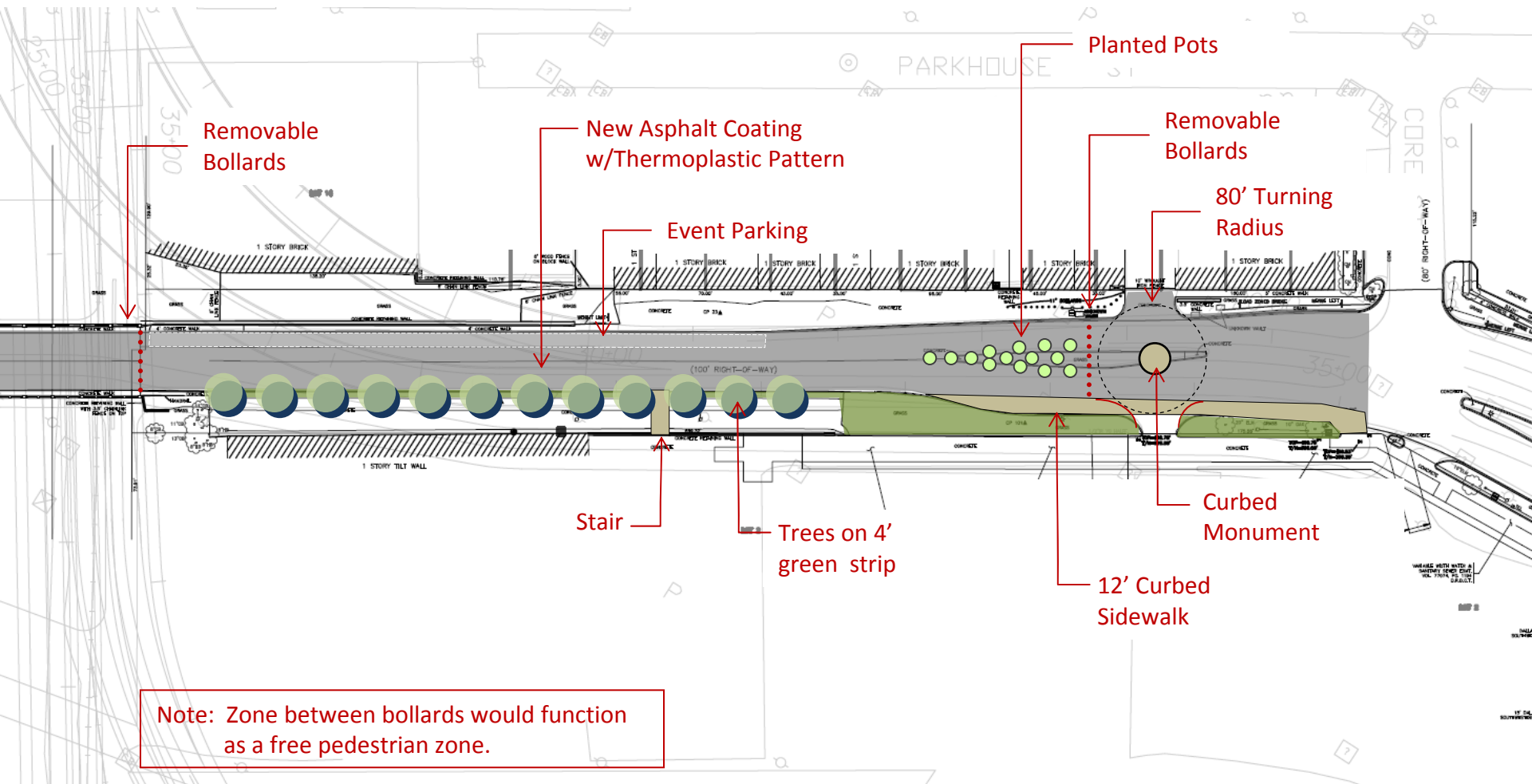
Informations détaillées:  
Carl Stahl Catalogue I-SYS.



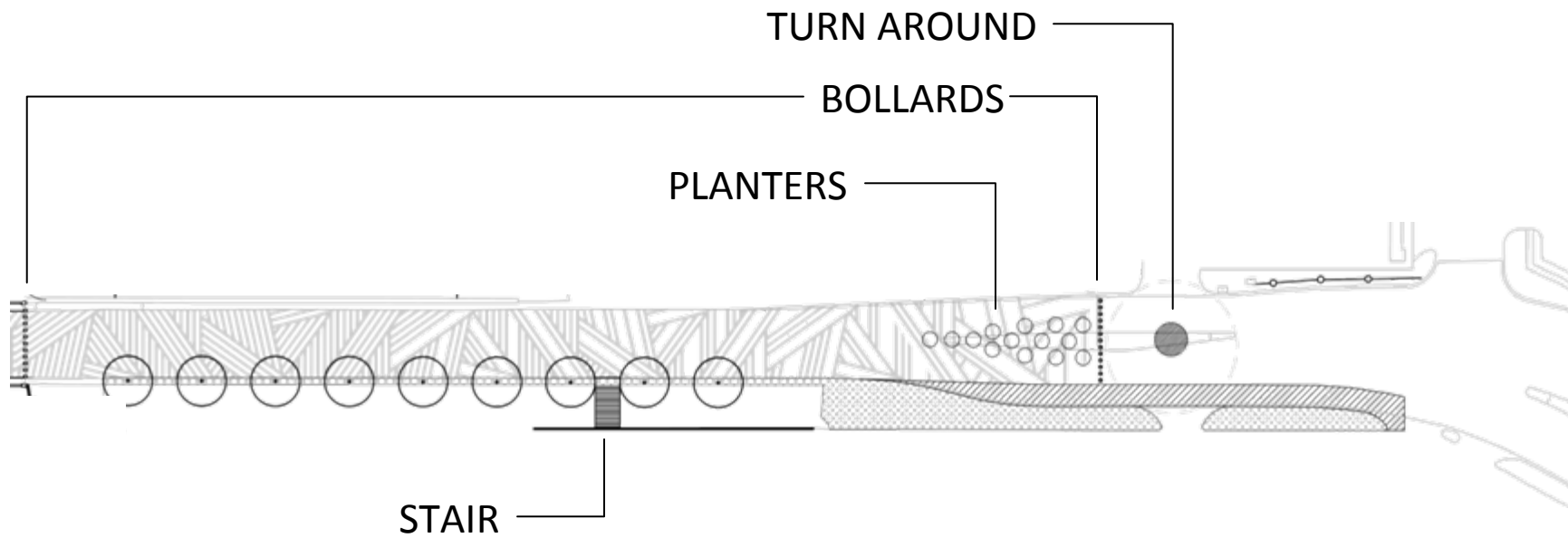








No Parkway Interim and/or Permanent Condition











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Steve Salazar (Vice-Chair) Vonciel Jones Hill  
Mayor Pro Tem Dwaine Caraway Delia Jasso  
Deputy Mayor Pro Tem Pauline Medrano Linda Koop

SUBJECT **Periodic Inspection Report No. 9**  
**Maintenance Deficiency Correction Period (MDCP) May 2010 Update**

As of May 31, 2010, the City has completed 162 of the 198 items in the MDCP plan which is the action plan staff submitted to the US Corps of Engineers (Corps) to address the O&M deficiencies in the levee system as described in the Periodic Inspection Report No. 9 (PI #9).

6 out of the 36 remaining MDCP items are currently underway and are anticipated to be completed by the week of June 21. These are highlighted in the attached report and are as follows:

- o Baker Pump station corrosion on the 4 flap gates
- o Charlie Pump Station erosion at the right side of slopes
- o DART bridge erosion around the bridge piers on the landside crest of the levee
- o Big Coombs Creek pressure sewer erosion on the slope
- o Little Coombs Creek pressure sewer erosion on the right slope
- o Pavaho discharge channel slope slide on the left bank

The remaining 30 of the 36 MDCP items are also included in the attached report.

If you have additional questions, please let me know.

Jill A. Jordan, P.E.  
Assistant City Manager



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## Maintenance Deficiency Correction Period Report May 2010

ID No.	Rated Item	Levee/ Struc-ture	Template Section	Remark Rating	Location/ Remarks/ Recommendations	Correction Plan	Est. Date to Be Addressed
022	Closure Structures	East Levee	Embankment	U	Seepage under the stop logs through the RxR ballast expected.	Long term solution is to have a new gate designed and constructed. Design is currently underway on the long term solution. Interim solution is HESCO Bastions - See Section 3.1.1 of MDCP.	Jul-10
209	Closure Structures	Rochester	Embankment	U	Three active closures. The RxR closure at Rail Road Street had been damaged.	Long term solution is to have a new gate designed and constructed. Design is currently underway on the long term solution. Interim solution is HESCO Bastions - See Section 3.1.1 of MDCP.	Jul-10
019	Closure Structures	East Levee	Floodwall	U	2 Stop log gate structures had been compromised by unauthorized removal of the sill.	Long term solution is to have a new gate designed and constructed. Design is currently underway on the long term solution. Interim solution is HESCO Bastions - See Section 3.1.1 of MDCP.	Jul-10
020	Closure Structures	East Levee	Floodwall	U	The locations for placement of center posts for the stop logs were not visible.	Long term solution is to have a new gate designed and constructed. Design is currently underway on the long term solution. Interim solution is HESCO Bastions - See Section 3.1.1 of MDCP.	Jul-10
222	Closure Structures	Rochester	Floodwall	U	Three active closures. The "levee closure" structure for the railroad tracks did not have a concrete sill to effect a seal when the stop log is placed in the closure.	Long term solution is to have a new gate designed and constructed. Design is currently underway on the long term solution. Interim solution is HESCO Bastions - See Section 3.1.1 of MDCP. Approval from the Coprs is pending on the temporary measures compl	Jul-10
058	Concrete Surfaces	East Levee	Interior Drainage	M	Turtle Creek Pressure Conduit - There was moderate seepage at some of the joints.	Joints will be sealed using a yet undetermined sealant.	Jul-10
041	Intake and Discharge Pipelines	Turtle Creek Pressure Conduit - EL	Pressure Conduit	M	Turtle Creek Pressure Conduit - There was moderate seepage at some of the joints.	Joints will be sealed using a yet undetermined sealant.	Jul-10
161	Structure	Coombs Creek Pressure Diversion - WL	Pressure Conduit	M	Right wing wall at Coombs Creek Pressure Diversion had a 3 inch separated joint with exposed rebar.	Remove loose concrete, seal rebar and patch with cementitious material. Monitor and install tiebacks if necessary.	Sep-10
069	Other Metallic Items	Baker Pump Station - EL	Pump Station	M	Baker Pump Station - Some corrosion on 4 flap gates.	Corrosion will be neutralized and gate painted.	Jun-10
130	Encroachments	West Levee	Embankment	U	Sta. 253+70 had gas line crossing levee (not streamlined).	The owner will be requested to provide documentation (permits, authorization, & design documentation) to the Corps	Sep-10
131	Encroachments	West Levee	Embankment	U	Sta. 329+70 had 6" jet fuel pipeline crossing.	The owner of the jet fuel line has been contacted. Documentation of the most recent Pipeline Safety Evaluation has been requested. The city has provided this documentation to the Corps and approval is pending.	Jul-10

# Maintenance Deficiency Correction Period Report

## May 2010

ID No.	Rated Item	Levee/ Struc-ture	Template Section	Remark Rating	Location/ Remarks/ Recommendations	Correction Plan	Est. Date to Be Addressed
140	Encroachments	WWTP	Embankment	U	84" Emergency outfall control valve (east corner levee system) and 2 control valves (south corner area levee system) are on the levee crest.	There are multiple encroachments in the levee at the CWWTP. The Corps indicated in their PI No. 9 explanation that they are unauthorized & there is no documentation of District Engineer review or authorization. These city utility encroachments pre-date the levees themselves which were reconstructed by the City in the early 1990's & were incorporated into the federal Dallas Floodway System in 1996. Because the encroachments were part of the original design plans and the levees were constructed before they became part of the federal system, there were not any permits or District Engineer review during the design/construction phase. Based on the Corps Sept. 30, 2009 comments, that these encroachments should be treated as other unacceptable encroachments and should be remedied accordingly, the City will obtain the necessary approvals for these encroachments	Aug-10
192	Encroachments	WWTP	Embankment	U	Other lines under levee: 84" emergency outfall (120" dia. & 48" dia.), 66" dia. plant outfall (emergency use), 10'x10' main double box culvert outlet, 84" dia. waste water gravity main line, 60" dia. waste water gravity line, abandoned outfall, and numerous	There are multiple encroachments in the levee at the CWWTP. The Corps indicated in their PI No. 9 explanation that they are unauthorized & there is no documentation of District Engineer review or authorization. These city utility encroachments pre-date the levees themselves which were reconstructed by the City in the early 1990's & were incorporated into the federal Dallas Floodway System in 1996. Because the encroachments were part of the original design plans and the levees were constructed before they became part of the federal system, there were not any permits or District Engineer review during the design/construction phase. Based on the Corps Sept. 30, 2009 comments, that these encroachments should be treated as other unacceptable encroachments and should be remedied accordingly, the City will obtain the necessary approvals for these encroachments	Aug-10
002	Unwanted Vegetation Growth	System	Embankment	Obs	A survey of areas where trees were within 50 feet of levee toes needs to be conducted in the future. (Trees at Sta. 473+90, 524+25)	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study

## Maintenance Deficiency Correction Period Report May 2010

ID No.	Rated Item	Levee/ Struc-ture	Template Section	Remark Rating	Location/ Remarks/ Recommendations	Correction Plan	Est. Date to Be Addressed
054	Encroachments	East Levee	Interior Drainage	Obs	Trees growing around levee toe sumps.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
227	Unwanted Vegetation Growth	East Levee	Embankment	U	Sta. 147+70 - had tree growing on the river side levee toe.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
228	Unwanted Vegetation Growth	East Levee	Embankment	U	Sta. 473+90, 524+25, & I-30 - Trees within 50 feet of levee toes.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
205	Unwanted Vegetation Growth	Rochester	Embankment	U	Large trees within 50 feet of landslide levee toe.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
123	Unwanted Vegetation Growth	West Levee	Embankment	U	Sta. 350+00, 371+50, 376+50, and near HWY 30 had trees within 50 feet of levee toes.	Trees will be removed using established Corps procedure.	To be addressed as part of Corps' System Study
212	Erosion/ Bank Caving	Rochester	Embankment	M	Sta. 87+00 – Area of erosion gullies (60'L x 10'W x 18"D) on the west side slope of the pump house.	Erosion gully will be repaired using established levee slide repair procedure.	Sep-10
088	Erosion/ Bank Caving	East Levee	Flood Damage Reduction Channel	M	Sta. 161+00 had right side of river bank failing into the channel in the flood plain.	Source of erosion is under investigation and bank will be repaired using established corps. procedures.	Routine Maint.
163	Foundation of Concrete Structures	West Levee	Interior Drainage	M	Charlie Pump Station had erosion gullies (Max. - at right side 5'W x 30'L x 3'D) on both slopes of the discharge channel and erosion on the right toe (5'W x 10'L) of the discharge channel.	Erosion will be repaired using established levee slide repair procedure.	Jun-10
165	Foundation of Concrete Structures	West Levee	Interior Drainage	M	Coombs Creek Pressure Sewer had erosion above the chute (2 gullies) and on the right slope (10'W x 25' L x 2'D) of the discharge channel.	Erosion will be repaired using established levee slide repair procedure.	Jun-10
166	Foundation of Concrete Structures	West Levee	Interior Drainage	M	Little Coombs Creek Pressure Conduit had erosion gully on the right slope (5'W x 12'L x 2'D) of the discharge channel.	Erosion will be repaired using established levee slide repair procedure.	Jun-10

## Maintenance Deficiency Correction Period Report May 2010

ID No.	Rated Item	Levee/ Struc-ture	Template Section	Remark Rating	Location/ Remarks/ Recommendations	Correction Plan	Est. Date to Be Addressed
167	Foundation of Concrete Structures	West Levee	Interior Drainage	M	Pavaho discharge channel had a slope slide on the entire left bank (35'W x 150'L) and another slide (12'W x 20'L) on the right lower slope.	Erosion will be repaired using established levee slide repair procedure.	Jun-10
218	Plant Building	Rochester	Pump Station	M	There was soil erosion at the right side of the inlet and erosion (6'L x 2'W x 10"D) behind the right wing wall of the pump house intake for the Rochester Pump Station.	Soil erosion will be repaired using established levee slide repair procedure.	Sep-10
233	Riprap Revetments & Banks	East Levee	Flood Damage Reduction Channel	U	Erosion of the bank toward the levee at Belleview Pressure Conduit.	Design is underway to install a riprap blanket and reinforced toe wall to protect the bank andn the toe of the levee agains scour events up to & including the 100-year flood	Oct-10
080	Shoaling (sediment deposition)	East Levee	Flood Damage Reduction Channel	U	Shoaling with established vegetation was causing the diversion of the channel into the levee at Belleview Pressure Conduit.	Design is underway to install a riprap blanket and reinforced toe wall to protect the bank andn the toe of the levee agains scour events up to & including the 100-year flood	Oct-10
028	Erosion/ Bank Caving	East Levee	Embankment	U	DART Bridge Sta. 13+50 to 22+00 had erosion around bridge piers on the landside crest of the levee resulting from rain runoff from the bridge. This had reduced the levee crest width for thru seepage. Filter fabric and 12" stone protection had been placed	Bridge deck drain construction plans have been prepared by DART and construction is underway.	Jun-10
081	Encroachments	East Levee	Flood Damage Reduction Channel	M	East Levee Sta. 157+50 & West Levee Sta. 141+80 had construction equipment in the flood plain.	Construction equipment for MHH Bridge.	Dec-10
189	Encroachments	WWTP	Embankment	U	Chain link fence with 12" concrete strip foundation running along the river side levee crest edge (north, east, and south side of levee).	Chain link fence will be analyzed and a resolution determined. City has provided the documentation to the Corps and approval from the Corps is pending.	Jul-10

## Maintenance Deficiency Correction Period Report May 2010

ID No.	Rated Item	Levee/ Struc-ture	Template Section	Remark Rating	Location/ Remarks/ Recommendations	Correction Plan	Est. Date to Be Addressed
239	Culverts/Discharge Pipes	System	Interior Drainage	U	Condition of pipes, culverts or conduits has not been verified by television camera video taping or visual inspection within the past 5 years, and reports were not available for review. All pipes, culverts or conduits should be adequately inspected (as previously described) by CoD and results should be provided to SWF.	The City regularly performs video inspections of all the conduits within the city using CCTV. However, to satisfy this PI item, the City has prepared an inspection schedule for determining the condition of the city's culvert and discharge pipes within th	Jul-10
009	Encroachments	East Levee	Embankment	M	Sta. 286+80 have fiber optic line crossing over levee (not streamlined).	Items 009 and 011 refer to the same fiber optic line encroachment. Both encroachments should be streamlined in accordance with SWFP 1150-2-1, Section 5.	Sep-10
010	Encroachments	East Levee	Embankment	M	Sta. 364+60 have fiber optic line crossing over levee (not streamlined).	Encroachments should be streamlined in accordance with SWFP 1150-2-1,	Sep-10
011	Encroachments	East Levee	Embankment	M	Sta. 286+95 had fiber optic line crossing over levee.	Items 009 and 011 refer to the same fiber optic line encroachment. Both encroachments should be streamlined in accordance with SWFP 1150-2-1, Section 5.	Sep-10
056	Fencing and Gates	East Levee	Interior Drainage	Obs	ATVs gaining unauthorized access.	Those locations where unauthorized access is occurring will be closed.	Routine Maint.

# Memorandum



CITY OF DALLAS

DATE June 17, 2010

TO Trinity River Corridor Project Committee Members:  
David A. Neumann (Chairman)                      Vonciel Jones Hill  
Steve Salazar (Vice-Chair)                      Delia Jasso  
Mayor Pro Tem Dwaine Caraway                      Linda Koop  
Deputy Mayor Pro Tem Pauline Medrano  
Carolyn R. Davis

SUBJECT **Rochester Park Levee, Phase I**

At the next Trinity River Corridor Project Committee meeting on June 22, 2010, the attached briefing will be presented by Kevin Craig, P.E., Trinity River Corridor Project Director, United States Army Corps of Engineers (Corps). This briefing discusses improvements to the Rochester Park Levee.

Please contact me if you have questions.

Jill A. Jordan, P.E.  
Assistant City Manager



THE TRINITY  
DALLAS

Attachment

C: Honorable Mayor and Members of the City Council  
Mary K. Suhm, City Manager  
Ryan S. Evans, First Assistant City Manager  
A.C. Gonzalez, Assistant City Manager  
Forest E. Turner, Assistant City Manager  
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Helena Stevens-Thompson, Assistant to the City Manager  
Frank Libro, Director, Public Information Office  
Kelly High, Director, Trinity Watershed Management  
Rebecca Rasor, P.E., Managing Director, Trinity River Corridor Project

# ROCHESTER PARK LEVEE, PHASE I

**City of Dallas, TX**  
**Trinity River Corridor Project Committee**

JUNE 22, 2010

Kevin L. Craig, P.E.  
Director, Trinity River Corridor Project



# Rochester Park Levee, Phase I

## AGENDA

- ▶ **Project History**
- ▶ **Project Description**
  - Current Levee Location
  - Phase I Project Area / Map
- ▶ **Construction Process / Schedule**
  - Draining Lake / Fish Relocation
  - Other Facilities (Piers, Parking, Paths, Lights)
  - Municipal Street
- ▶ **Project Funding**
- ▶ **Future Actions (Phase II)**



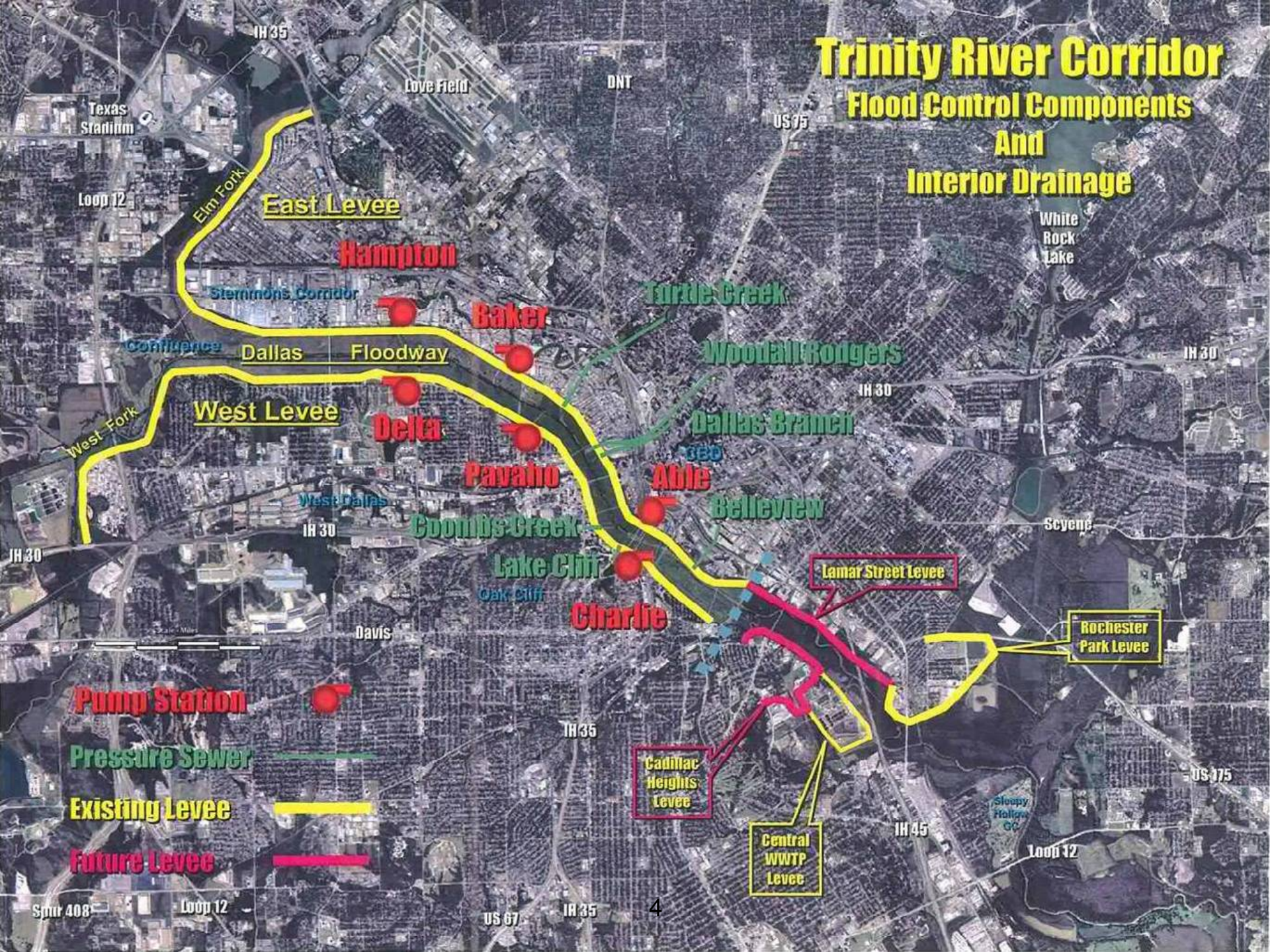
# Rochester Park Levee, Phase I

## ► Project History

- City of Dallas and U.S. Army Corps of Engineers (USACE) have been partners in the Trinity River Corridor since the 1950's.
- Projects include the existing Dallas Floodway and the Dallas Floodway Extension, which is currently under construction
- 1991 – Rochester Park Levee constructed by City of Dallas
- 1996 – Congress added Rochester Park Levee to Dallas Floodway Extension (DFE) project
- 2010 – As part of ongoing construction, Rochester Park being modified to provide authorized level of protection



# Trinity River Corridor Flood Control Components And Interior Drainage



# Rochester Park Levee



## Legend

- Water Bodies
- Rochester Levee



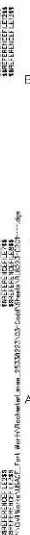
**BUILDING STRONG®**

# Rochester Park Levee, Phase I

## ► Project Description

- Constructs approximately 2,200 linear feet of earthen levee
  - ▷ Removes 2 acres of 27-acre lake
- Replaces Mechanically Stabilized Earth (MSE) Wall
- Shifts alignment off TxDOT Right-of-Way along U.S. Hwy. 175
- Provides seepage control measures – prohibits water flow under levee
- Removes and rebuilds Municipal Street



[illegible]

### PLAN



US Army Corps  
of Engineers  
Fort Worth District



0 100 200  
SCALE IN FEET

NOTES

1. SEE SHEET C9-04, C9-05, AND C9-06 FOR EROSION CONTROL NOTES AND DETAILS.
2. SEE SHEET G4-01 FOR ABBREVIATIONS AND LEGEND.

[illegible]

U.S. ARMY ENGINEER DISTRICT, CORPS OF ENGINEERS FORT WORTH, TEXAS	Designated by: _____ CV: _____ Date: 09/22/2000 Rev: _____ Drawn by: _____ Scale: _____ Project: 092205-10-R-201 Check No: 092205-09-0-0581 Submitted by: _____ Date: 09/22/2000 Checked by: _____ Date: 09/22/2000
---	--

ROCHESTER LEVEE ALTERATION PHASE I  
DALLAS FLOODWAY EXTENSION  
TRINITY RIVER  
CML GRADING/  
EROSION CONTROL  
PLAN

Sheet  
reference  
number:  
C2-01

# Rochester Park Levee, Phase I

## ► Construction Process / Schedule

- Sep 2010 – Advertise construction contract
- Oct 2010 – Award construction contract
- Within 30 days after award:
  - ▷ Begin draining lake
    - *Requires 2-3 weeks to drain; allows fish harvesting*
    - *Water pumped directly to Rochester pump station*
    - *Fish transported to lake south of existing levee by trucks specifically designed for fish transport (aerated tubs)*
    - *Fish (e.g., sunfish, catfish, bass, bullhead minnows, maybe crappie) will be restocked into lake*
    - *Slope design for new levee will provide stable platform for native aquatic plants*
  - ▷ Begin earthwork
  - ▷ Begin removal/relocation of affected park facilities
    - *Sidewalk, park benches, trees, eastern part of the parking lot, bollards, fishing piers, lights at parking lot and ball field, power poles*



[illegible]

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Sheet  
reference  
number:  
C0-01

U

# Rochester Park Levee – Park Access

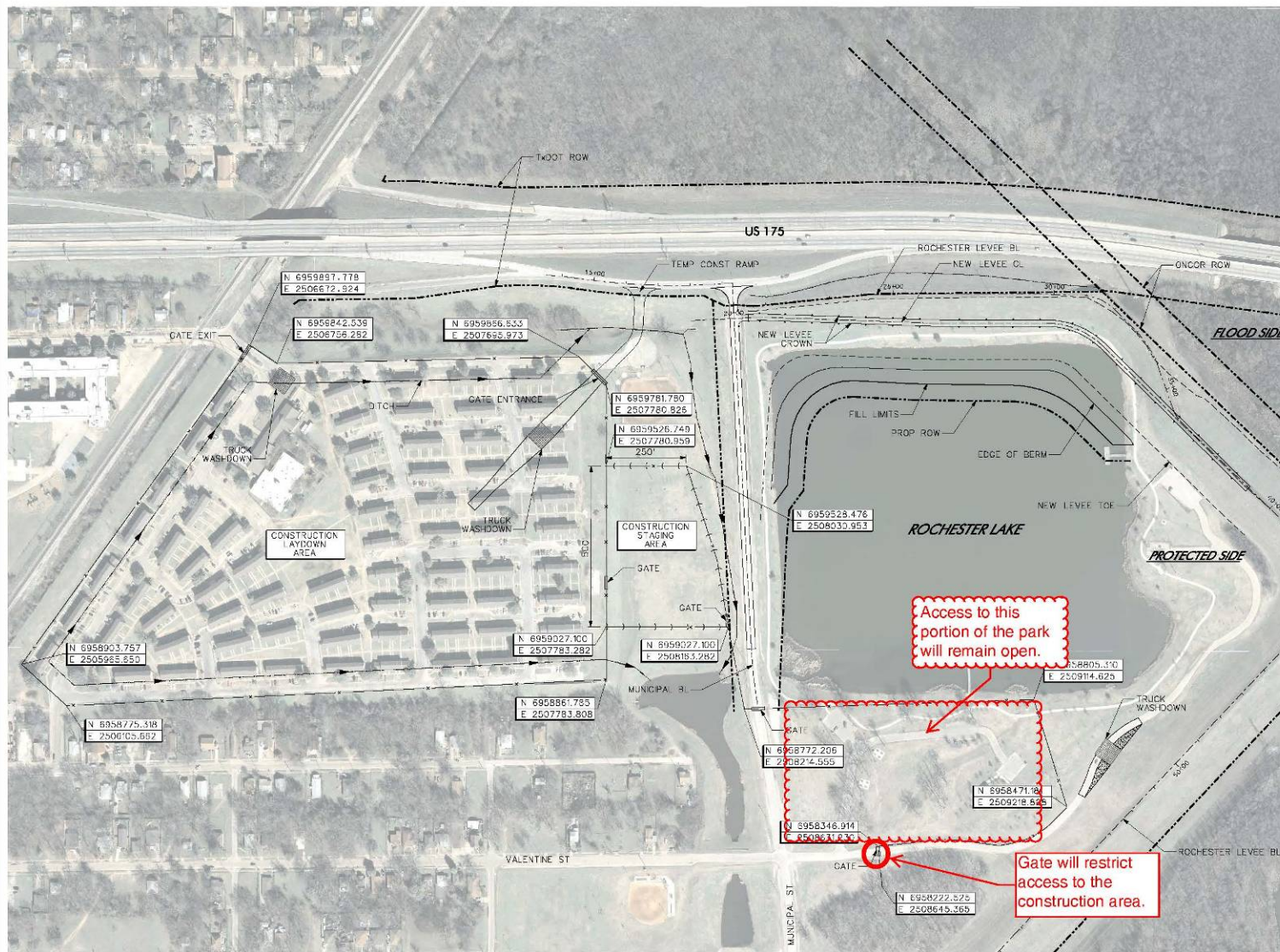
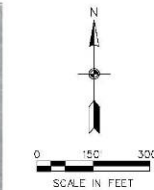


PHOTO SOURCE: NCTCOG (2007)

PLAN



- NOTES:
1. SEE SHEET G4-01 FOR ABBREVIATIONS AND LEGEND.
  2. SEE SHEET G5-01 FOR GENERAL NOTES.
  3. SEE SHEET G6-01 FOR DEMOLITION/REMOVAL PLAN.
  4. SEE SHEET G7-01 FOR EROSION CONTROL.
  5. SEE SHEETS G8-01 THRU G8-03 FOR ROCHESTER LEVEE PLAN.
  6. SEE SHEET G9-01 FOR SECURITY FENCE DETAILS.

Access to this portion of the park will remain open.

Gate will restrict access to the construction area.

PRELIMINARY  
95% SUBMITTAL  
JUNE 2, 2010



US Army Corps of Engineers  
Fort Worth District

Project No.	17000000-0001
Contract No.	17000000-0001
Drawn by	17000000-0001
Checked by	17000000-0001
Reviewed by	17000000-0001
Approved by	17000000-0001
Date	17000000-0001

Designed by	URS
Drawn by	URS
Checked by	URS
Reviewed by	URS
Approved by	URS
Date	17000000-0001

ROCHESTER LEVEE ATTENTION PHASE I  
DALLAS FLOODWAY EXTENSION  
TRINITY RIVER  
FENCING PLAN

Sheet reference number:  
C2-08

# Rochester Park Levee, Phase I

## ► Construction Process / Schedule (cont'd)

- 4 – 5 months after construction start – Allow lake to begin refilling
- 8 – 10 months – Complete earthwork
- Oct 2011 – Complete flood protection project
  - ▷ Earthen levee sufficient for 100-year certification to be completed prior to Aug 2011
- Spring 2012 – Complete restoration / replacement of park facilities



# Rochester Park Levee, Phase I

## ► Project Funding

- Cost-shared project between the Corps of Engineers and City of Dallas
- Federal Funds – Construction
- City Funds – Real Estate acquisition; Relocation of facilities/utilities
- Phase I Project Costs – Estimated at \$10M - \$15M



# Rochester Park Levee, Phase I

## ► Future Actions (Phase II)

- Remainder of Rochester Park Levee being investigated to determine if levee meets current Corps design standards and required level of protection
- No future impacts to lake or park area anticipated
- Levee access will be limited during construction
- Increased amount of construction traffic during construction



# Memorandum



CITY OF DALLAS

DATE June 17, 2010

TO Trinity River Corridor Project Committee Members:  
David A. Neumann (Chairman)                      Vonciel Jones Hill  
Steve Salazar (Vice-Chair)                      Delia Jasso  
Mayor Pro Tem Dwaine Caraway                      Linda Koop  
Deputy Mayor Pro Tem Pauline Medrano  
Carolyn R. Davis

SUBJECT **FEMA Flood Insurance Rate Map Update Information Campaign**

At the next Trinity River Corridor Project Committee meeting on June 22, 2010, the attached briefing will be presented by Dorcy Clark, Chief Planner, Sustainable Development and Construction. This briefing describes the proposed FEMA remapping public outreach campaign led by the City of Dallas.

Please contact me if you have questions.

Jill A. Jordan, P.E.  
Assistant City Manager



THE TRINITY  
DALLAS

Attachment

C: Honorable Mayor and Members of the City Council  
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# FEMA Flood Insurance Rate Map Update Information Campaign

Trinity River Corridor Project  
Committee

June 22, 2010



THE TRINITY  
DALLAS



# Overview



- USACE (Corps of Engineers) revoked levee certification of the Trinity River levees in March 2009
- FEMA is updating the Flood Insurance Rate Maps (FIRMs) to show existing risk along levee system
- FEMA is modeling the areas along the Trinity as if the levee embankment is not in place
- The City of Dallas has begun design to improve levees to 1% annual chance (100-year) protection level
  - Goal is to complete construction prior to August 2011





# FEMA's anticipated timeline

- Preliminary Issuance of FIRMs with updated analysis depicted released to community for comment
  - estimated September 2010
- Letter of Final Determination
  - estimated August 2011
- Final effective maps issued
  - estimated February 2012
  - flood insurance will be required for all federally backed mortgages
  - constrained development in the remapped area



# Purpose of Public Information Campaign



- Inform property owners within the potentially affected areas (neighborhoods behind East Levee, West Levee, Rochester Levee) of the FIRM update process and the impact of FEMA's remapping on property owners
- Provide outlets for property owners to voice questions and concerns about the floodway system and FEMA's remapping efforts

# Informational outreach timeline



## 1. Phase I: Community Leadership

April – June 2010

Staff meetings with community and business leaders

## 2. Phase II: Citizen Information Campaign

August – September 2010

Council and staff launch information campaign prior to FEMA's release of preliminary maps

## 3. Phase III: Preliminary Map Meetings

October 2010

public review of preliminary maps



The meeting timeline is based on FEMA's map release preliminary schedule

# Outreach Coordination with FEMA



- City staff has been coordinating with FEMA on the public outreach campaign
- In April, staff met with FEMA and received the following messages:
  1. The City's proposed outreach plan is comprehensive and planned for sufficient time to educate the citizens of Dallas
  2. FEMA will act as partner during outreach efforts
  3. Initial widespread outreach should focus on risk of living or having property behind a levee and ways to mitigate risk
  4. Initial education should also focus on FEMA's remapping efforts/process and inform citizens to watch for release of preliminary maps



# Phase I: Community Leadership



- The goals of these meetings are:
  - Ensure that leaders have facts about the status of the floodway system and FEMA's remapping efforts
  - Seek input for wide-spread information campaign
  - Answer questions they might have about situation
- To date, 37 meetings have been held and over 50 community organization leaders have been briefed
- See appendix A for list of meetings with community leaders to date
- Phase I efforts nearing completion



# Phase I: Community Leadership



- Feedback is:
  - appreciativeness to have facts about situation
  - understanding that there are still “unknowns”
  - concern about impact of re-mapping, particularly related to insurance and restricted lending
  - curious about ways to reduce burden on property owners
  - willingness to provide support and assistance with relaying information to potentially affected owners
  - desire to “take action”



# Phase II: Citizen Information Campaign

- Allow individuals to get information about the status of the Dallas Floodway System and the FEMA re-mapping process
- Distribution of information (English and Spanish):
  - emails from neighborhood organization leaders to their membership
  - mailers from the City to potentially affected property owners
- FEMA publications on City's website
- Meetings will focus on:
  - status of the Dallas Floodway System
  - risks of living or owning property behind a levee and risk mitigation
  - need to keep eyes and ears open for the release of preliminary map meetings
  - City's Emergency Action and Evacuation Plan



# Phase II: Citizen Information Campaign

There will be a minimum of 10 information meetings provided within the potentially affected communities.

1. Brookhollow
2. Stemmons
3. Design District
4. Cedars West/Mixmaster
5. Rochester
6. The Bottom
7. Oak Cliff
8. West Dallas
9. West Dallas
10. Eagle Ford



## Phase II: Citizen Information Campaign

- Lenders and Real Estate Brokers will be informed through organization meetings that represent these industries. For example:
  - The Real Estate Council
  - Stemmons Corridor Business Association
  - West Dallas Chamber of Commerce
  - Oak Cliff Chamber of Commerce
  - Residential and Commercial Realtor Associations
- Builders will continue to receive flyers from Building Inspection when building permits are pulled within areas behind the levees informing applicants of levee decertification.



# Phase III: Preliminary Map Meetings



- Up to three large-scale public open house forum meetings once FEMA releases preliminary maps
  - Hosted by the City of Dallas with support from FEMA and its contractors
  - Phase III meetings will be more centrally located, rather than neighborhood based
- Will allow property owners to see if their property is affected and learn what this means for them as well as how the appeal and protest process works



# Phase III: Preliminary Map Meetings



- Experts will staff the open house(s):
  - City Council
  - City staff – floodplain, Trinity River Corridor
  - FEMA - outreach from multiple branches including risk analysis, floodplain management & insurance, community education & outreach, and external affairs
  - City's Consultants – HNTB
- Distribution of information (English and Spanish):
  - media (press releases)
  - Mailers to potentially affected property owners
  - City's website



# Outreach Budget Estimates



- Phase II costs (current FY): \$19,300 Subtotal
  - Advertising/mailers \$16,300
  - Reproduction/handouts \$2,500
  - Facility rental \$500
  
- Phase III costs (FY 10-11): \$21,300 Subtotal
  - Advertising/mailers \$16,300
  - Reproduction/handouts \$2,500
  - Facility rental \$2,500

Source of Funds: Stormwater and Trinity Watershed Management; staff will work with FEMA on potential resource support



# Summary



- In summary, the campaign will:
  - Educate leadership about the floodplain system and remapping (similar to City Council April 21<sup>st</sup> Briefing) and seek input for widespread outreach – this work is nearing completion
  - Educate property owners about mitigating their risk associated with living near a levee and understanding the remapping process - late summer/fall
  - Provide large open house meetings once the preliminary maps are released (preliminarily scheduled for fall 2010) so that property owners can determine if their property is affected by the new maps



# Appendix A: Community Leadership meetings as of 6.17.10



Bachman/ Northwest Highway Association  
Brookhollow Representatives (Stream Realty)  
Builders of Hope CDC  
Cedars Neighborhood Association  
Chicago Title  
Children's Hospital  
City Planning Commission  
Dallas Design and Arts District  
Dallas Housing Authority  
Design District TIF  
DISD  
Downtown Dallas, Inc.  
East Kessler Neighborhood Association  
Golden Gate Missionary Baptist Church  
Greenleaf Village Neighborhood Association  
Habitat for Humanity  
La Bajada Neighborhood Association  
Land Bank Board (staff)

Ledbetter Gardens Neighborhood Association  
Medical District  
NAIOP (Commercial Real Estate Development Association)  
NTCAR (North Texas Commercial Realtors and Real Estate Professionals)  
Republic Title  
Rick Holden, Urban Archeologist  
Serve West Dallas  
Stemmons Corridor Business Association  
The Davis Advocates, LLC  
The Real Estate Council (TREC)  
Trinity Association (Design District)  
Trinity Commons  
Trinity Commons Business Coalition  
UT Southeastern  
Vecinos Unidos  
Voice of Hope  
West Dallas Community Church and School  
West Dallas Weed and Seed  
Westmoreland Heights Neighborhood Association

Note: meetings continue to be held and contact list continues to be expanded;  
some meetings had numerous community leaders in attendance



# Memorandum



CITY OF DALLAS

DATE June 17, 2010

TO Trinity River Corridor Project Committee Members:  
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Mayor Pro Tem Dwaine Caraway                      Linda Koop  
Deputy Mayor Pro Tem Pauline Medrano  
Carolyn R. Davis

SUBJECT **Independent External Peer Review Team**

On the June 23, 2010 Council Addendum, there will be three individual items to contract for services for an Independent External Peer Review (IEPR) team. This team is required, in accordance with the Water Resources Development Act of 2007, Section 2034 and 2035, to review projects during design and construction if that project is federally authorized, such as the Dallas Floodway Project. The US Army Corps of Engineers (USACE) has determined that the design and construction of the 100-Year Levee Improvements, Pavaho Pump Station, and Baker Pump Station require an independent external peer review. The team will serve as reviewers throughout the duration of design and construction, which is estimated to be three years.

The independent external peer review team is comprised of individuals with expertise in hydraulics and hydrology, geotechnical, civil and construction disciplines. Each team member has submitted the appropriate qualifications and the conflict disclosure forms in accordance with National Academy of Sciences' policy for committee selection with respect to evaluating the potential for conflicts. In addition, team members have been approved by the USACE.

This team will review scientific and technical matters related to the designs at 35% and 95% submittals and submit a report to the City of Dallas in accordance with USACE guidance. They will also deal with any issues that may arise during the construction phases to ensure that the completed projects function properly for their intended purpose. Each team member has participated in previous independent external peer reviews. This team also has experience with projects of similar size and similar time constraints.

The team members and their fees are as follows:

David Williams (Lead Team Member and Hydraulics/Hydrology) - \$226,900

George Sills (Geotechnical) - \$201,353

Arun Wagh (Construction) - \$114,400

Please contact me if you have questions.



Jill A. Jordan, P.E.  
Assistant City Manager



THE TRINITY  
DALLAS

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Kelly High, Director, Trinity Watershed Management  
Rebecca Rasor, P.E., Managing Director, Trinity River Corridor Project

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 23, 2010  
**COUNCIL DISTRICT(S):** 7  
**DEPARTMENT:** Trinity Watershed Management  
**CMO:** Jill A. Jordan, P.E., 670-5299  
**MAPSCO:** 56L

---

**SUBJECT**

Authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, from 5901 Lamar, LP, of approximately 18,157 square feet of land, located on Lamar Street near its merging with SM Wright Freeway, for the Dallas Floodway Extension portion of the Trinity River Corridor Project - Not to exceed \$446,000 (\$440,000, plus closing costs not to exceed \$6,000) – Financing: U.S. Army Corps of Engineers Project Cooperation Funds

**BACKGROUND**

This item authorizes the acquisition of approximately 18,157 square feet of land improved with a 4,000 square foot commercial building from 5901 Lamar, LP. This property is located on Lamar Street near it's merging with SM Wright Freeway and will be used for the Dallas Floodway Extension. The consideration is based upon an independent appraisal.

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

This item has no prior action.

**FISCAL INFORMATION**

U.S. Army Corps of Engineers Project Cooperation Funds - \$446,000 (\$440,000, plus closing costs not to exceed \$6,000)

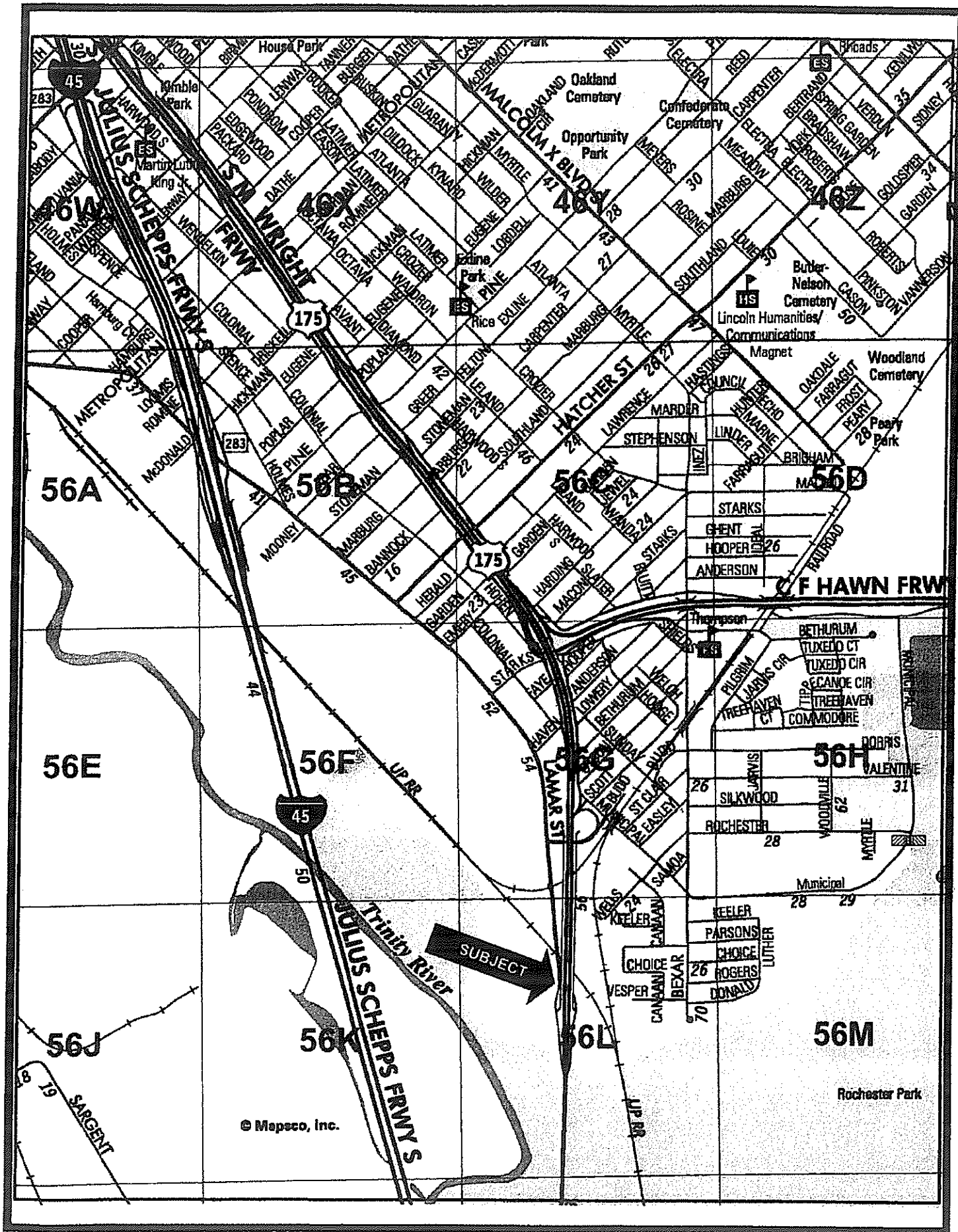
**OWNER**

**5901 Lamar, LP**

Dallas Lamar Partners, LLC  
Barbara Duncan, Member

**MAPS**

Attached

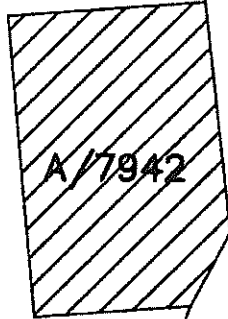


© Mapsc, Inc.

MAPSCO 56L



AREA TO BE ACQUIRED



S. Lamar Street

S-M Wright Frwy

Access Road

June 23, 2010

**A RESOLUTION DETERMINING UPON THE NECESSITY OF ACQUIRING REAL PROPERTY AND AUTHORIZING ITS APPROPRIATION AND/OR CONDEMNATION FOR A MUNICIPAL PURPOSE AND PUBLIC USE.**

**DEFINITIONS:** For the purposes of this resolution, the following definitions of terms shall apply:

"CITY": The City of Dallas.

"PROPERTY": Approximately 18,157 square feet of property located in Dallas County, and being the same property more particularly described in "Exhibit A", attached hereto and made a part hereof for all purposes.

"PROJECT": Trinity River Corridor Project – Dallas Floodway Extension

"PROPERTY INTEREST": Fee Simple

"OWNER": 5901 Lamar, LP, provided, however, that the term "OWNER" as used in this resolution means all persons having an ownership interest, regardless of whether those persons are actually named herein.

"OFFER AMOUNT": \$440,000.00

"CLOSING COSTS": Not to exceed \$6,000.00

"AUTHORIZED AMOUNT": \$446,000.00

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the PROJECT is a municipal and public purpose and a public use.

**SECTION 2.** That public necessity requires that the CITY acquire the PROPERTY INTEREST in the PROPERTY for the PROJECT.

**SECTION 3.** That for the purpose of acquiring the PROPERTY INTEREST in the PROPERTY, the Assistant Director of the Sustainable Development and Construction Department, Real Estate Division, or such person as she may designate, is hereby authorized and directed to offer the OFFER AMOUNT as payment for the PROPERTY INTEREST in the PROPERTY.

June 23, 2010

**SECTION 4.** That in the event the OWNER accepts the OFFER AMOUNT, the City Controller is authorized and directed to draw a warrant in favor of the OWNER, or the then current owner of record, or the title company closing the transaction described herein in the OFFER AMOUNT and CLOSING COSTS payable out of the U.S. Army Corps of Engineers Project Cooperation Funds, Fund No. TP14, Department TWM, Unit N962, Activity TRPP, Program No. PB 98N962, Object 4210, Encumbrance No. CT-PBW98N962H7. The OFFER AMOUNT and the CLOSING COSTS together shall not exceed the AUTHORIZED AMOUNT.

**SECTION 5.** That the CITY is to have possession of the PROPERTY at closing; and the CITY will pay any title expenses and closing costs. In the event of condemnation, the CITY will pay court costs as may be assessed by the Special Commissioners or the court. Further, that litigation expenses determined by the City Attorney to be necessary are authorized for payment. All costs and expenses described in this section shall be paid from the previously described funds.

**SECTION 6.** That if the OWNER refuses to accept the OFFER AMOUNT, the CITY will appropriate the PROPERTY INTEREST in the PROPERTY for the PROJECT under the laws of eminent domain and the provisions of the Charter of the City of Dallas. In such case, the City Attorney is authorized and requested to file the necessary suit(s) and take the necessary action for the prompt acquisition of the PROPERTY INTEREST in the PROPERTY by condemnation or in any manner provided by law.

**SECTION 7.** That in the event it is subsequently determined that additional persons other than those named herein have an interest in the PROPERTY, the City Attorney is authorized and directed to join said parties as defendants in said condemnation suit(s).

**SECTION 8.** That in the event the Special Commissioners in Condemnation appointed by the Court return an award that is the same amount or less than the OFFER AMOUNT, the City Attorney is hereby authorized to settle the lawsuit for that amount and the City Controller is hereby authorized to issue a check drawn on the previously described funds in an amount not to exceed the Commissioners' award made payable to the County Clerk of Dallas County, to be deposited into the registry of the Court, to enable the CITY to take possession of the PROPERTY without further action of the Dallas City Council.

June 23, 2010

**SECTION 9.** That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**APPROVED AS TO FORM:**  
**THOMAS P. PERKINS, JR., City Attorney**

BY   
Assistant City Attorney

**Exhibit A**  
**BOUNDARY SURVEY OF**  
**0.417 OF AN ACRE**  
**5815 SOUTH LAMAR STREET**  
**CITY BLOCK 7942**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**METES AND BOUNDS DESCRIPTION**

Being a 18,157 square feet tract of land situated in the John M. Crockett Survey, Abstract No. 353, City of Dallas, Dallas County, Texas, and being located in City Block 7942 and being all of a 0.4047 acre tract of land (by deed) designated "First Tract" deeded to 5901 Lamar, LP in the Special Warranty Deed recorded in the Instrument No. 200600129928 of the Official Public Records, Dallas County, Texas, and being a portion of the WEIL-SEGALL SUBDIVISION, a subdivision of the City of Dallas as recorded in Volume 70141, Page 1696 of the Deed Records, Dallas County, Texas, said 18,157 square foot tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod (controlling monument) found for the most southerly southeast corner of said 0.4047 acre tract of land, the most southerly southeast corner of said WEIL-SEGALL SUBDIVISION and a northeasterly corner of a 18.80 acre tract of land (by deed) deeded to 5901 South Lamar Street LLC as recorded in Instrument No. 200900299717 of said Public Records and being in the westerly right-of-way line of South Lamar Street / South Central Expressway (a variable width right-of-way)

**THENCE** South 84 degrees 50 minutes 50 seconds West, along the southerly line of said 0.4047 acre tract of land and the southerly line of said WEIL-SEGALL SUBDIVISION and a northerly line of said 18.80 acre tract of land, a distance of 84.03 feet to a 1-inch iron pipe (controlling monument) found for the southwest corner of said 0.4047 acre tract of land and an interior ell corner of said 18.80 acre tract of land;

**THENCE** North 05 degrees 09 minutes 10 seconds West, along the westerly line of said 0.4047 acre tract of land and an easterly line of said 18.80 acre tract of land, a distance of 180.00 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the northwest corner of said 0.4047 acre tract of land and an interior ell corner of said 18.80 acre tract of land;


REVIEWED BY: *Just Holt 5-27-2010*

**Exhibit A**  
**BOUNDARY SURVEY OF**  
**0.417 OF AN ACRE**  
**5815 SOUTH LAMAR STREET**  
**CITY BLOCK 7942**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

- THENCE** North 84 degrees 48 minutes 17 seconds East, along the northerly line of said 0.4047 acre tract of land and a southerly line of said 18.80 acre tract of land, a distance of 102.87 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for the northeast corner of said 0.4047 acre tract of land and a southeast corner of said 18.80 acre tract of land, being in the easterly line of said WEIL-SEGALL SUBDIVISION and the westerly right-of-way line of said South Lamar Street / South Central Expressway;
- THENCE** South 05 degrees 20 minutes 24 seconds East, along the easterly line of said 0.4047 acre tract of land, the easterly line of said WEIL-SEGALL SUBDIVISION and the westerly right-of-way line of said South Lamar Street / South Central Expressway, a distance of 137.14 feet to a 5/8 inch iron rod with cap stamped "GORRONDONA & ASSOCIATES" set for an angle point;
- THENCE** South 19 degrees 02 minutes 03 seconds West, continuing along the easterly line of said 0.4047 acre tract of land, the easterly line of said WEIL-SEGALL SUBDIVISION and the westerly right-of-way line of said South Lamar Street / South Central Expressway, a distance of 47.07 feet to the **POINT OF BEGINNING** and containing 18,157 square feet or 0.417 of an acre of land, more or less.

Basis of Bearing is the northeast line of the adjoining 5901 South Lamar Street LLC tract of land, called South 42 degrees 00 minutes 00 seconds East, as recorded in Instrument No. 200900299717 of the Official Public Records, Dallas County, Texas.

I, Lyndon M. Hodgin, a Registered Professional Land Surveyor licensed by the State of Texas do hereby certify that the boundary survey shown hereon depicts the results of an actual on-the-ground survey made under my direct supervision during the months of December, 2009 and January, 2010.

  
Lyndon M. Hodgin  
Registered Professional Land Surveyor  
Texas No. 4584

5-26-10



REVIEWED BY: *Justin Hood* 5-27-2010

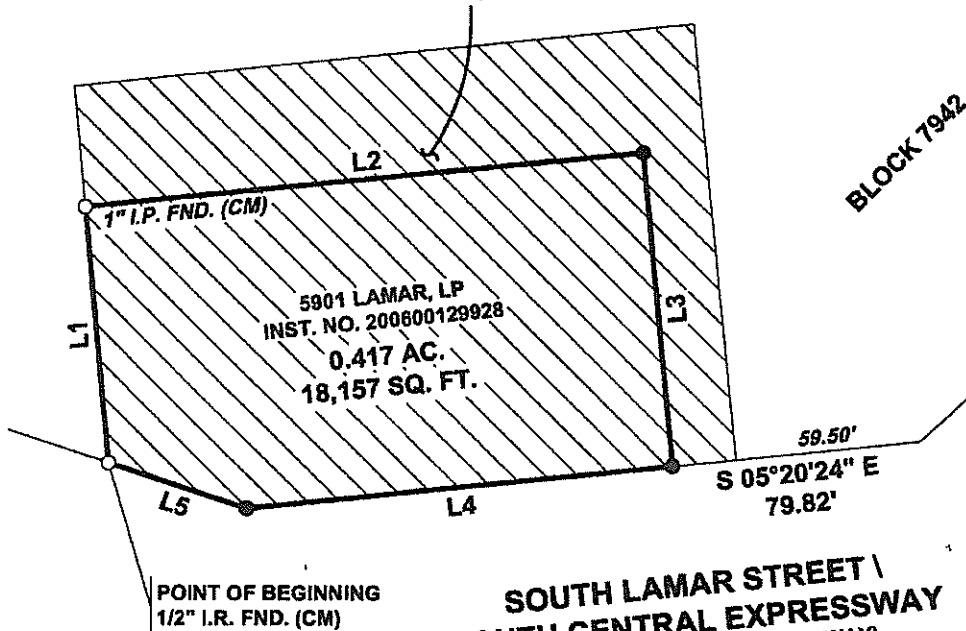
# Exhibit A

## BOUNDARY SURVEY OF 0.417 OF AN ACRE 5815 SOUTH LAMAR STREET CITY BLOCK 7942 CITY OF DALLAS, DALLAS COUNTY, TEXAS

JOHN M. CROCKETT SURVEY  
A - 353

WEIL-SEGALL  
SUBDIVISION  
VOL. 70141, PG. 1696

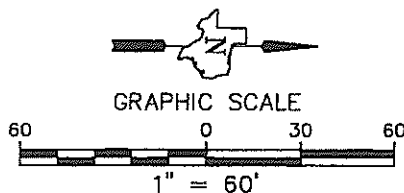
5901 SOUTH LAMAR STREET LLC  
INST. NO. 200900299717



POINT OF BEGINNING  
1/2" I.R. FND. (CM)

BASIS OF BEARINGS  
S 42°00'00" E

SOUTH LAMAR STREET /  
SOUTH CENTRAL EXPRESSWAY  
(VARIABLE WIDTH RIGHT-OF-WAY)



### LEGEND

- FND. FOUND
- (CM) CONTROLLING MONUMENT
- SET 5/8-INCH IRON ROD  
WITH CAP STAMPED  
"GORRONDONA & ASSOCIATES"
- PROPERTY TO BE ACQUIRED

5901 SOUTH LAMAR STREET LLC  
INST. NO. 200900299717

BASIS OF BEARING IS THE NORTHEAST LINE OF THE  
ADJOINING 5901 SOUTH LAMAR STREET LLC TRACT  
OF LAND, CALLED SOUTH 42 DEGREES 00 MINUTES  
00 SECONDS EAST, AS RECORDED IN INSTRUMENT  
NO. 200900299717 OF THE OFFICIAL PUBLIC  
RECORDS, DALLAS COUNTY, TEXAS.



OWNER: 5901 LAMAR, LP

JOB NO. 0910-3864

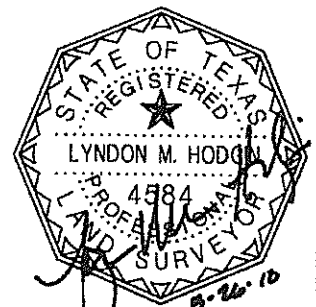
DATE: APRIL 30, 2010

DRAWN/CHK BY: JDS/LMH

PAGE 3 OF 3

CADD FILE: LAMAR 8X11

SCALE: 1" = 60'



L1	S 84°50'50" W	84.03'
L2	N 05°09'10" W	180.00'
L3	N 84°48'17" E	102.87'
L4	S 05°20'24" E	137.14'
L5	S 19°02'03" W	47.07'

REVIEWED BY: *Justin Host* 5-27-2010

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 23, 2010  
**COUNCIL DISTRICT(S):** 5  
**DEPARTMENT:** Trinity Watershed Management  
**CMO:** Jill A. Jordan, P.E., 670-5299  
**MAPSCO:** 57 Z

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**SUBJECT**

Authorize the deposit of a Special Commissioners' Award in the lawsuit styled, City of Dallas v. Lanny Gatlin, The Estate of Steve Gatlin, Cause No. 10-01369-D, pending in the County Court at Law No. 4, for acquisition from Lanny Gatlin and the Estate of Steve Gatlin of approximately 55,154 square feet of land located at the intersection of Long Acre Lane and Loop 12 for the Trinity River Corridor Project Audubon Center – Not to exceed \$382,500 (\$378,000, plus closing costs not to exceed \$4,500) - Financing: 1998 Bond Funds

**BACKGROUND**

This item authorizes deposit of a Special Commissioners' Award for the acquisition of approximately 55,154 square feet of land. The property is improved with a used car sales lot. The original offer of \$185,000 was based on an independent appraisal. The offer was not accepted by the owners and an eminent domain case was filed to acquire the land. The Special Commissioners awarded \$378,000.

The City has no control over Special Commissioners appointed by the county court at law judges or any award that is subsequently rendered by the Special Commissioners. The City, in order to acquire possession and proceed with its improvements, must deposit the Commissioners' Award in the Registry of the Court.

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

Authorized acquisition on September 10, 2008, by Resolution No. 08-2485.

**FISCAL INFORMATION**

\$382,500 (\$378,000, plus closing costs not to exceed \$4,500) – 1998 Bond Funds

**OWNERS**

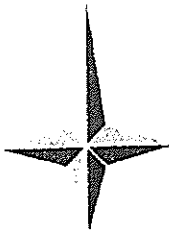
Lanny Gatlin  
The Estate of Steve Gatlin

**MAPS**

Attached

1

N



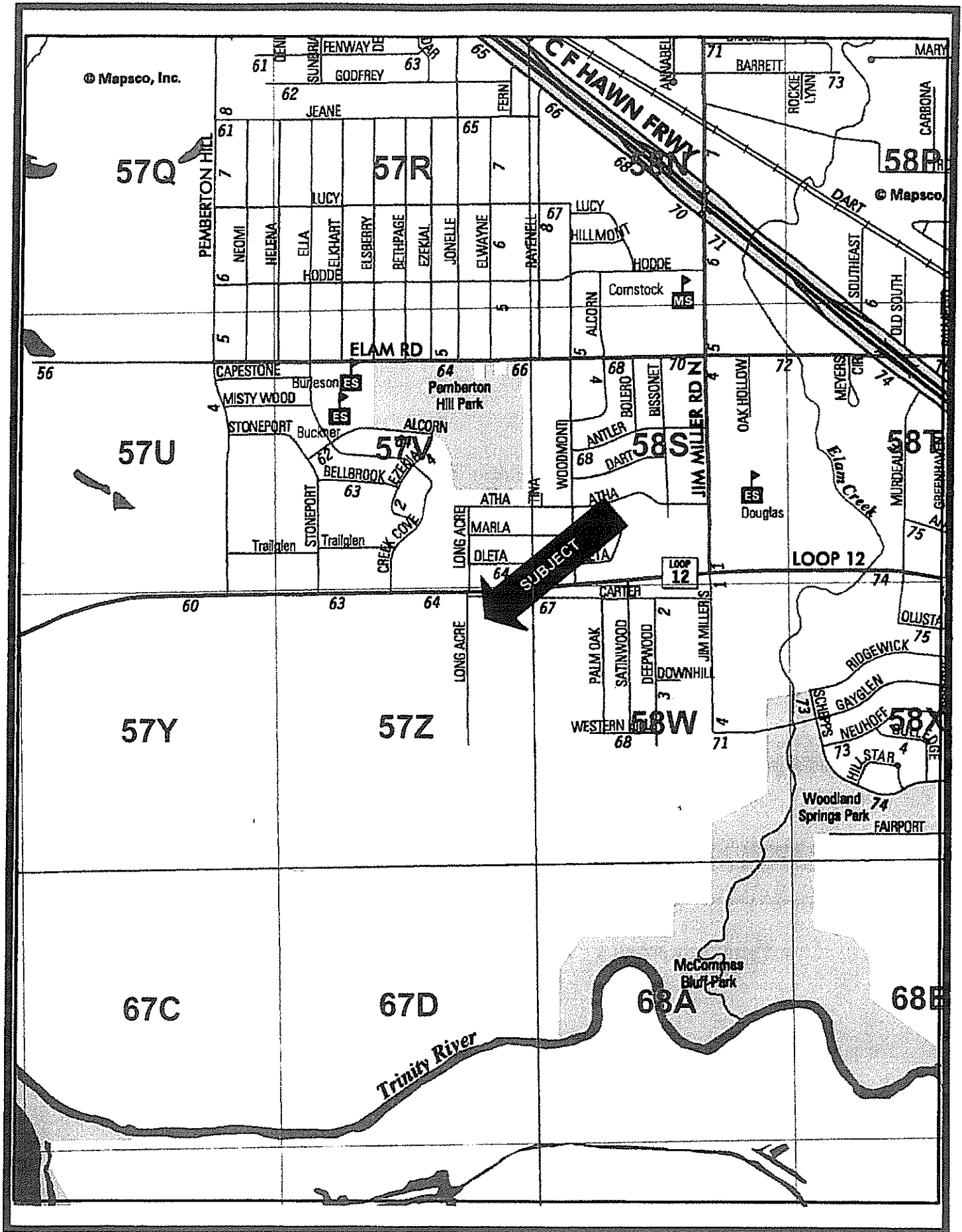
## STATE HIGHWAY LOOP 12

Longacre Lane  
(20' Right-of-Way)

BLOCK  
6263



Area To Be Acquired



June 23, 2010

**A RESOLUTION AUTHORIZING THE DEPOSIT OF THE COMMISSIONERS' AWARD**

**DEFINITIONS:** For the purposes of this resolution, the following definitions of terms shall apply:

CONDEMNATION SUIT: Cause No. 10-01369-D in County Court at Law No. 4, and styled City of Dallas v. Lanny Gatlin, The Estate of Steve Gatlin filed pursuant to City Council Resolution No. 082485

PROPERTY: Fee simple containing approximately 55,154 square feet of land situated in City Block 6263 in the City of Dallas, Dallas County, Texas, as described in Exhibit A, attached hereto and made a part hereof for all purposes

PROJECT: Trinity River Corridor Project - Audubon Center

OFFICIAL OFFER: \$185,000

AWARD: \$378,000

CLOSING COSTS: Not to exceed \$4,500

DESIGNATED FUNDS: \$189,000 from Trinity River Corridor Project Fund No. 5P14, Department PBW, Unit N966, Object 4210, Activity TRPP, Program No. PB98N966, Encumbrance No. CT-PBW98N966K3; and \$193,500.00 from Trinity River Corridor Project Fund No. 6P14, Department PBW, Unit N966, Object 4210, Activity TRPP, Program No. PB98N966, Encumbrance No. CT-PBW98N966K3

**WHEREAS**, the OFFICIAL OFFER having been made and refused, the City Attorney instituted a condemnation suit for the acquisition of the PROPERTY for the PROJECT; and

**WHEREAS**, the Special Commissioners appointed by the Court in the CONDEMNATION SUIT made an AWARD which the City Council wishes to deposit with the County Clerk of Dallas County, Texas, so that the City may take possession of the PROPERTY; and the City will pay any title expenses and closing costs;

June 23, 2010

Now, Therefore,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:**

**SECTION 1.** That the City Controller is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in the amount of the AWARD payable to the County Clerk of Dallas County, Texas, to be deposited by the City Attorney with the County Clerk.

**SECTION 2.** That the City Controller is hereby authorized and directed to issue a check, paid out of and charged to the DESIGNATED FUNDS, in the amount of the CLOSING COSTS payable to the title company.

**SECTION 3.** That this Resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

**APPROVED AS TO FORM**

**Thomas P. Perkins, Jr.**

**City Attorney**

By: 

**Assistant City Attorney**

## Exhibit A

### **FIELD NOTES DESCRIBING 1.266 Acres (55,154 Sq. Ft.) OF LAND IN BLOCK 6263, TO BE ACQUIRED FROM LANNY & STEVE GATLIN**

BEING a 1.266 Acre (55,154 Sq. Ft.) tract of land in the George Markham Survey, Abstract Number 980, Dallas County, Texas, lying in Block 6263, Official City of Dallas Numbers, and being all of the land conveyed to Lanny Gatlin and Steve Gatlin from L.A. Parks and Grace Parks, by Warranty Deed with Vendor's Lien dated February 3, 1988 and recorded in Volume 88027, Page 4256 of the Deed Records of Dallas County, and being more particularly described as follows:

**COMMENCING** at a wooden Railroad Tie fence corner with a PK nail set in the top, found in the South line of Carter Road (a variable-width Right-of-Way) at the Northwest corner of a tract of land conveyed to LaPoleon Denson, Jr., by deed dated April 14, 1995, recorded in Volume 95077, Page 03368 of the Dallas County Deed Records, same being the most Easterly Northeast corner of a tract of land conveyed to North Benson, Inc., by deed dated April 4, 2003 and recorded in Volume 2003065, Page 05458 of said deed records:

**THENCE** North 89°34'18" West, along the North line of said North Benson, Inc. tract, same being the South line of said Carter Road, pass at 688.76 feet the most Westerly Northwest corner of said North Benson, Inc. tract, being also the Northeast corner of a tract of land conveyed to James Robert McDaniel by Deed dated October 30, 1968 and recorded in Volume 68217, Page 1480 of the Deed Records of Dallas County, and continuing for a total distance of 787.20 feet to a 5/8 inch dia. steel rod with cap marked "CITY OF DALLAS" set at the common North corner between said Gatlin and McDaniel tracts, being the Northeast corner and **POINT OF BEGINNING** of the herein described tract:

**THENCE** South 00°31'03" East, departing the last said South line of Carter Road, with the common line between said McDaniel and Gatlin tracts a distance of 499.64 feet to a 5/8 inch dia. steel rod with cap marked "CITY OF DALLAS" set at the common South corner of said tracts, being also the Southeast corner of this tract:

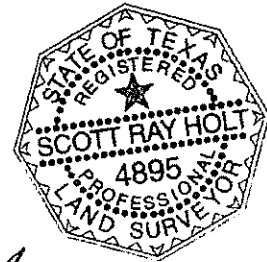
**THENCE** South 89°56'36" West a distance of 111.52 feet to a 5/8 inch dia. steel rod with cap marked "CITY OF DALLAS" set at the Southwest corner of this tract, in the East line of Longacre Lane, a twenty-foot wide roadway easement granted to the City of Dallas by Deed dated April 16, 1963 and recorded in Volume 60, Page 1331 of the Dallas County Deed Records:

**THENCE** North 00°14'11" West with the said East line of Longacre Lane a distance of 500.55 feet to a 5/8 inch dia. steel rod with cap marked "CITY OF DALLAS" set at the Northwest corner of this tract, in the said South line of Carter Road:

**FIELD NOTES DESCRIBING 1.266 Acres (55,154 Sq. Ft.) OF LAND IN  
BLOCK 6263, TO BE ACQUIRED FROM  
LANNY & STEVE GATLIN**

**THENCE** South 89°34'18" East with the said South line of Carter Road a distance of 109.07 feet to the **POINT OF BEGINNING**, containing 1.266 acres (55,154 Sq. Ft.) of land.

**BASIS OF BEARINGS** is the Texas State Plane, North Central Zone, Geodetic bearing as established by Global Positioning System observations taken from the U.S.C. & G.S. Triangulation Station "BUCKNER RESET," North American Datum of 1983.



*Scott Holt*  
4.27.2010



**ADDENDUM ITEM # 10**

**KEY FOCUS AREA:** Better Cultural, Arts and Recreational Amenities

**AGENDA DATE:** June 23, 2010

**COUNCIL DISTRICT(S):** 5

**DEPARTMENT:** Park & Recreation  
Trinity Watershed Management

**CMO:** Paul D. Dyer, 670-4071  
Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 56-Z 57U-Z 58-S T W X

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**SUBJECT**

Authorize a professional services contract with Brown Reynolds Watford Architects, Inc. for design services for the Loop 12 Gateway project, including widening of the entrance road at the Trinity River Audubon Center; and solar lighting and signage along Loop 12 - Not to exceed \$198,700 - Financing: 1998 Bonds Funds

**BACKGROUND**

Trinity River Corridor Master Implementation Plan identified the Loop 12 Gateway as a highly desirable project. This action will include design services for widening and improvements to the entrance road at the Trinity River Audubon Center; solar powered street lights along a portion of Loop 12; monument signs at the Loop 12 entrances to the Great Trinity Forest; and signage along Loop 12 to identify facilities.

This action will authorize the award of a professional services contract to Brown Reynolds Watford Architects, Inc. for the Loop 12 Gateway project, including widening of the entrance road at the Trinity River Audubon Center; and solar lighting and signage along Loop 12.

**ESTIMATED SCHEDULE OF PROJECT**

Begin Design	July 2010
Complete Design	February 2011
Begin Construction	July 2011
Complete Construction	January 2012

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

The Trinity River Corridor Committee Project was briefed on February 16, 2010.

### **FISCAL INFORMATION**

1998 Bond Funds - \$198,700

### **M/WBE INFORMATION**

See attached.

### **ETHNIC COMPOSITION**

Brown Reynolds Watford Architects, Inc.

White Male	32	White Female	26
Black Male	0	Black Female	1
Hispanic Male	1	Hispanic Female	6
Other Male	1	Other Female	4

### **OWNERS**

**Brown Reynolds Watford Architects, Inc.**

Craig S. Reynolds, President

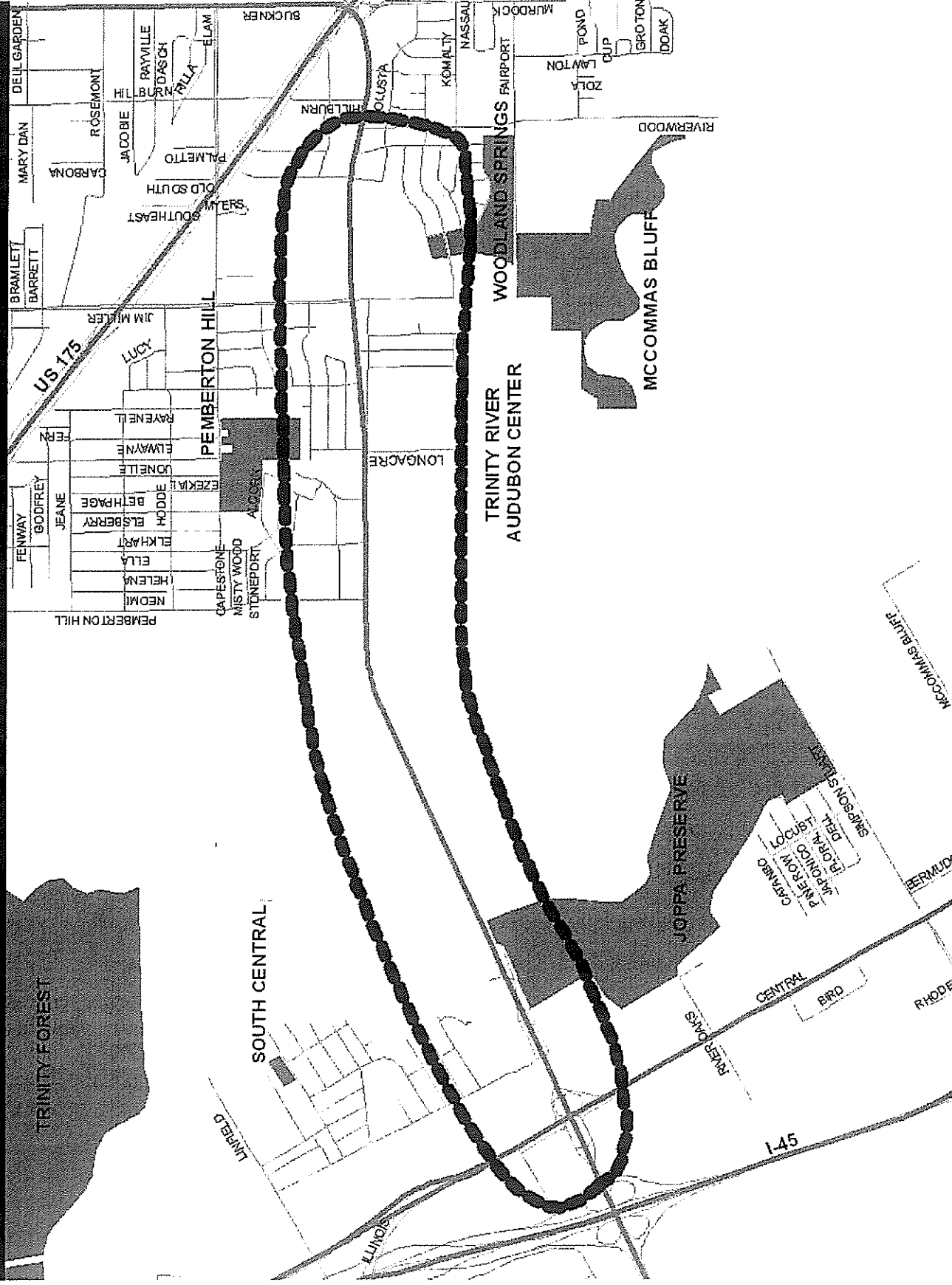
Mark E. Watford, Vice President

### **MAP**

Attached

# Loop 12 Gateway

## Council District 5



Mapscos 56-Z, 57U-Z, and 58-S,T,W,X

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** June 23, 2010

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Trinity Watershed Management

**CMO:** Jill A. Jordan, P.E., 670-5299

**MAPSCO:** N/A

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**SUBJECT**

Authorize a professional services contract with George Sills Geotechnical Engineering Consultant, LLC for independent external peer review services for the 100-Year Levee Improvement Project, Pavaho Pump Station and Baker Pump Station for the Trinity River Corridor Project - Not to exceed \$201,353 - Financing: 2006 Bond Funds

**BACKGROUND**

The City of Dallas, in accordance with the Water Resources Development Act of 2007, Section 2034 and 2035, is required to perform an independent external peer review of projects during design and construction of large federally authorized flood control projects, such as the Dallas Floodway Project. The U.S. Army Corps of Engineers (USACE) has determined that the design and construction of the 100-Year Levee Improvements, Pavaho Pump Station, and Baker Pump Station require an independent external peer review.

The independent external peer review will be a team with expertise in hydraulics and hydrology, geotechnical, civil and construction management disciplines. Each team member has submitted the appropriate qualifications and submitted the conflict disclosure forms in accordance with National Academy of Sciences' policy for committee selection with respect to evaluating the potential for conflicts. In addition, team members have been approved by the USACE.

This team will review scientific and technical matters. The team will review the designs at 35% and 95% submittals and submit a report to the City of Dallas in accordance with USACE guidance. Each team member has participated in previous independent external peer reviews. This team also has experience with projects of similar size and similar time constraints.

## **BACKGROUND (Continued)**

George Sills will serve as the geotechnical expert and ensure compatibility of the designs for the 100-Year Levee Improvements, Pavaho Pump Station, and Baker Pump Station. He has extensive experience in subsurface investigations, soil mechanics, seepage and slope stability evaluations, erosion protection design, and construction and earthwork construction.

The Water Resources Development Act (WRDA) of 2007 provided authorization for the Dallas Floodway Project which includes the Balanced Vision Plan and Interior Drainage Plan for the East and West Levees. The 100-Year Levee Improvement are anticipated to be included as phase 1 of the Balanced Vision Plan. The Pavaho Pump Station and Baker Pump Station are part of the Interior Drainage Plan. This independent external peer review contract will serve as a portion of the City of Dallas' in-kind credit towards the construction of the Dallas Floodway Project. This contract is being fully coordinated with the U. S. Army Corps of Engineers with respect to their ongoing development of the Dallas Floodway Environmental Impact Statement (EIS) and future construction activities.

## **ESTIMATED SCHEDULE OF PROJECTS**

Independent External Peer Review Begin	July 2010
Independent External Peer Review Complete	February 2013

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

Trinity River Corridor Project Committee will be briefed (by memo) on June 22, 2010.

## **FISCAL INFORMATION**

2006 Bond Funds - \$201,353

## **ETHNIC COMPOSITION**

Hispanic Female	0	Hispanic Male	0
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	0	White Male	1

**OWNER**

**George Sills Geotechnical Engineering Consultant, LLC**

George Sills, Owner

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** June 23, 2010

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Trinity Watershed Management

**CMO:** Jill A. Jordan, P.E., 670-5299

**MAPSCO:** N/A

---

**SUBJECT**

Authorize a professional services contract with David T. Williams and Associates, Engineers, LLC for independent external peer review services for the 100-Year Levee Improvement Project, Pavaho Pump Station and Baker Pump Station for the Trinity River Corridor Project - Not to exceed \$226,900 - Financing: 2006 Bond Funds

**BACKGROUND**

The City of Dallas, in accordance with the Water Resources Development Act of 2007, Section 2034 and 2035, is required to perform an independent external peer review of projects during design and construction of large federally authorized flood control projects, such as the Dallas Floodway Project. The U. S. Army Corps of Engineers (USACE) has determined that the design and construction of the 100-Year Levee Improvements, Pavaho Pump Station, and Baker Pump Station require an independent external peer review.

The independent external peer review will be a team with expertise in hydraulics and hydrology, geotechnical, civil and construction management disciplines. Each team member has submitted the appropriate qualifications and submitted the conflict disclosure forms in accordance with National Academy of Sciences' policy for committee selection with respect to evaluating the potential for conflicts. In addition, team members have been approved by the USACE.

## **BACKGROUND (Continued)**

This team will review scientific and technical matters. The team will review the designs at 35% and 95% submittals and submit a report to the City of Dallas in accordance with USACE guidance. Each team member has participated in previous independent external peer reviews. This team also has experience with projects of similar size and similar time constraints. The City of Dallas, in accordance with the Water Resources Development Act of 2007, Section 2034 and 2035, is required to perform an independent external peer review of projects under design through construction if the City intends on seeking in-kind credit or reimbursement upon completion of the construction activities. The U. S. Army Corps of Engineers (USACE) has determined that the design and construction of the 100-Year Levee Improvements, Pavaho Pump Station, and Baker Pump Station require an independent external peer review.

David T. Williams will serve as the Team Lead and the hydraulics and hydrology expert. In addition to ensuring compatibility of the designs for the 100-Year Levee Improvements, Pavaho Pump Station, and Baker Pump Station, he will perform administrative functions and serve as the primary contact for recommendations from the Independent External Peer Review Team. He has extensive experience serving as the lead role as well as performing hydrologic analysis and design of hydraulic structures.

The Water Resources Development Act (WRDA) of 2007 provided authorization for the Dallas Floodway Project which includes the Balanced Vision Plan and Interior Drainage Plan for the East and West Levees. The 100-Year Levee Improvement are anticipated to be included as phase 1 of the Balanced Vision Plan. The Pavaho Pump Station and Baker Pump Station are part of the Interior Drainage Plan. This independent external peer review contract will serve as a portion of the City of Dallas' in-kind credit towards the construction of the Dallas Floodway Project. This contract is being fully coordinated with the U. S. Army Corps of Engineers with respect to their ongoing development of the Dallas Floodway Environmental Impact Statement (EIS) and future construction activities.

## **ESTIMATED SCHEDULE OF PROJECTS**

Independent External Peer Review Begin	July 2010
Independent External Peer Review Complete	February 2013

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

Trinity River Corridor Project Committee was briefed (by memo) on June 22, 2010.

## **FISCAL INFORMATION**

2006 Bond Funds - \$226,900

**ETHNIC COMPOSITION**

Hispanic Female	0	Hispanic Male	0
African-American Female	0	African-American Male	0
Other Female	0	Other Male	1
White Female	0	White Male	0

**OWNER**

**David T. Williams and Associates, Engineers, LLC**

David T. Williams, Owner

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** June 23, 2010

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Trinity Watershed Management

**CMO:** Jill A. Jordan, P.E., 670-5299

**MAPSCO:** N/A

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**SUBJECT**

Authorize a professional services contract with Arun Wagh, Inc. for independent external peer review services for the 100-Year Levee Improvement Project, Pavaho Pump Station and Baker Pump Station for the Trinity River Corridor Project - Not to exceed \$114,400 - Financing: 2006 Bond Funds

**BACKGROUND**

The City of Dallas, in accordance with the Water Resources Development Act of 2007, Section 2034 and 2035, is required to perform an independent external peer review of projects during design and construction of large federally authorized flood control projects, such as the Dallas Floodway Project. The U. S. Army Corps of Engineers (USACE) has determined that the design and construction of the 100-Year Levee Improvements, Pavaho Pump Station, and Baker Pump Station require an independent external peer review.

The independent external peer review will be a team with expertise in hydraulics and hydrology, geotechnical, civil and construction management disciplines. Each team member has submitted the appropriate qualifications and submitted the conflict disclosure forms in accordance with National Academy of Sciences' policy for committee selection with respect to evaluating the potential for conflicts. In addition, team members have been approved by the USACE.

This team will review scientific and technical matters. The team will review the designs at 35% and 95% submittals and submit a report to the City of Dallas in accordance with USACE guidance. Each team member has participated in previous independent external peer reviews. This team also has experience with projects of similar size and similar time constraints.

**BACKGROUND (Continued)**

Arun Wagh will serve as the construction expert and ensure compatibility of the designs and associated construction for the 100-Year Levee Improvements, Pavaho Pump Station, and Baker Pump Station. He has extensive experience in subsurface investigations, soil mechanics, seepage and slope stability evaluations, erosion protection design, and construction and earthwork construction.

The Water Resources Development Act (WRDA) of 2007 provided authorization for the Dallas Floodway Project which includes the Balanced Vision Plan and Interior Drainage Plan for the East and West Levees. The 100-Year Levee Improvement are anticipated to be included as phase 1 of the Balanced Vision Plan. The Pavaho Pump Station and Baker Pump Station are part of the Interior Drainage Plan. This independent external peer review contract will serve as a portion of the City of Dallas' in-kind credit towards the construction of the Dallas Floodway Project. This contract is being fully coordinated with the U. S. Army Corps of Engineers with respect to their ongoing development of the Dallas Floodway Environmental Impact Statement (EIS) and future construction activities.

#### **ESTIMATED SCHEDULE OF PROJECTS**

Independent External Peer Review begins	July 2010
Independent External Peer Review completes	February 2013

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

Trinity River Corridor Project Committee will be briefed (by memo) on June 22, 2010.

#### **FISCAL INFORMATION**

2006 Bond Funds - \$114, 400

#### **ETHNIC COMPOSITION**

Hispanic Female	0	Hispanic Male	0
African-American Female	0	African-American Male	0
Other Female	0	Other Male	1
White Female	0	White Male	0

**OWNER**

**Arun Wagh, Inc.**

Arun Wagh, P.E.

**ADDENDUM ITEM # 23**

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** June 23, 2010

**COUNCIL DISTRICT(S):** 6

**DEPARTMENT:** Trinity Watershed Management

**CMO:** Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 44L

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**SUBJECT**

Authorize a contract for the construction of the Pavaho Pump Station for the Trinity River Corridor Project - BAR Constructors, Inc., lowest responsible bidder of six - Not to exceed \$26,532,270 - Financing: 2006 Bond Funds

**BACKGROUND**

The 2006 Bond Program included \$334M in Proposition No. 2 for storm drainage and flood management projects. Proposition No. 2 included Levee Drainage System - Pavaho Sump, also referred to as the Pavaho Pump Station. On June 13, 2007, a professional services contract with Carter Burgess, Inc., a wholly-owned subsidiary of the Jacobs Engineer Group, Inc., was authorized to design the levee drainage system at Hampton/Oak Lawn Sump, also referred to as the Baker Pump Station, and Pavaho Pump Station. Under this contract, Carter Burgess, Inc., completed the design for the Pavaho Pump Station in April of 2010 and will complete the Baker Pump Station

Supplemental Agreement No. 1 to the professional services contract authorized additional design services to provide USACE Design Analysis documents related to the Baker and Pavaho Pump Stations.

This action will authorize a contract with BAR Constructors, Inc. to construct a new Pavaho Pump Station that will be approximately 10,890 square feet in size consisting of three 125,000-gpm pumps (375,000 gpm total capacity), and one 6,000 gpm low-flow pump.

## **BACKGROUND** (Continued)

In addition, under this contract there will be a minor improvement to the existing Pavaho Pump Station. This improvement will ensure compatibility with the new Pavaho Pump Station. Also, a liner will be installed in the sump area immediately adjacent to the new Pavaho Pump Station to improve stormwater conveyance by minimizing the maintenance needs associated with erosion, silting and vegetation.

This project will provide 100-year flood protection to a large residential area in West Dallas that has flooded several times in recent years, by reducing the flood elevation from 408.1 to 405.5 feet. Floodwaters will be contained within the sump channels. About eight homes adjacent to the pump station will remain in the floodplain because they were originally built too low. Voluntary purchase will be offered to the homeowners.

The Water Resources Development Act (WRDA) of 2007 provided authorization for the Dallas Floodway Project which includes the Balanced Vision Plan and Interior Drainage Plan for the East and West Levees. The Pavaho Storm Water Pumping Station is part of the Interior Drainage Plan and has been released for construction by the U. S. Army Corps of Engineers. This construction contract will serve as a portion of the City of Dallas' in-kind credit towards the construction of the Dallas Floodway Project. This contract is being fully coordinated with the U. S. Army Corps of Engineers with respect to their ongoing development of the Dallas Floodway Environmental Impact Statement (EIS) and future construction activities.

## **ESTIMATED SCHEDULE OF PROJECT:**

Begin Construction	July 2010
Complete Construction	July 2012

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

Authorized a professional services contract for design and engineering services on June 13, 2007, by Resolution No. 07-1833.

Authorized Supplemental Agreement No. 1 to the design contract on October 28, 2009, by Resolution No. 09-2652.

## **FISCAL INFORMATION**

2006 Bond Funds - \$26,532,270

## **ETHNIC COMPOSITION**

### **BAR Constructors, Inc.**

Hispanic Female	3	Hispanic Male	150
African-American Female	0	African-American Male	5
Other Female	0	Other Male	0
White Female	4	White Male	28

## **BID INFORMATION**

The following bids with quotes were received and opened on May 27, 2010:

\*Denotes successful bidder

### **BIDDERS**

### **BID AMOUNT**

* BAR Constructors, Inc. 805 Katy Street Lancaster, TX 75146	\$26,532,270.00
Archer Western Contractors, Ltd.	\$27,656,000.00
Oscar Renda Contracting, Inc.	\$28,629,491.00
Western Summit Constructors, Inc.	\$30,403,290.00
AUI Contractors, Inc.	\$32,358,200.00
ARK Contracting Services, LLP	\$34,354,050.00

### **OWNER**

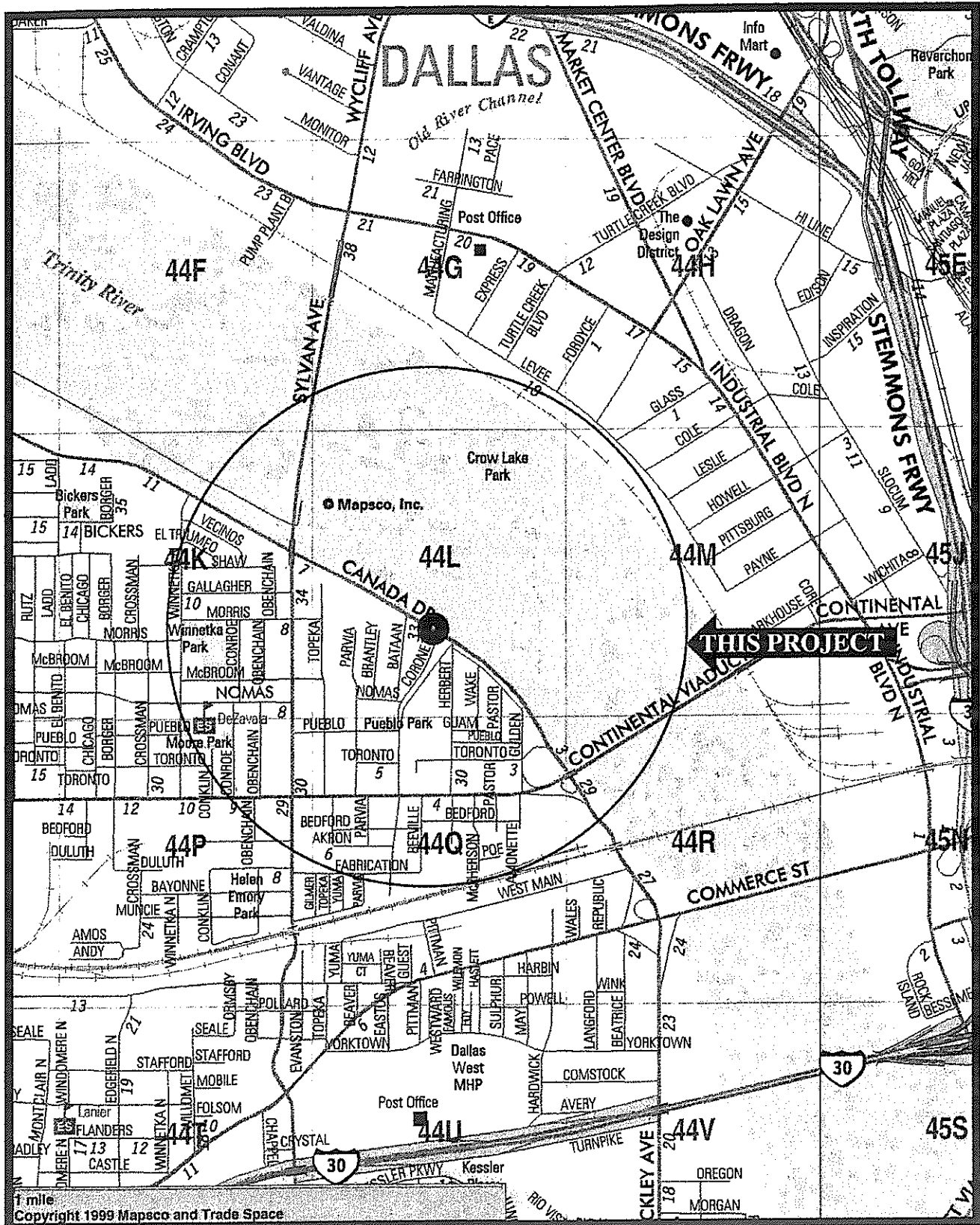
#### **Bar Constructors, Inc.**

Marle Arrambide, President

### **MAP(S)**

See attached.

# Pavaho Pump Station



Mapsco - 44L

**KEY FOCUS AREA:** Economic Vibrancy

**AGENDA DATE:** June 23, 2010

**COUNCIL DISTRICT(S):** 2, 6

**DEPARTMENT:** Trinity Watershed Management

**CMO:** Jill A. Jordan, P.E., 670-5299

**MAPSCO:** 44L

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**SUBJECT**

Authorize Supplemental Agreement No. 2 to the professional services contract with Carter & Burgess, Inc., a wholly owned subsidiary of the Jacobs Engineering Group, Inc., for construction management services and design support during construction of the Pavaho Pump Station and Baker Pump Station for the Trinity River Corridor Project - Not to exceed \$3,727,000, from \$8,151,440 to \$11,878,440 - Financing: 2006 Bond Funds

**BACKGROUND**

The professional services contract with Carter & Burgess, Inc., a wholly owned subsidiary of the Jacobs Engineering Group, Inc., was authorized by City Council on June 13, 2007, by Resolution No. 07-1833. Under this contract, Carter & Burgess is providing engineering design services for improvements to the Baker Pump Station (also referred in the 2006 Bond Program as the Hampton/Oak Lawn Sump) and the Pavaho Pump Station. The design for Pavaho Pump Station was completed in April 2010. This action will authorize funding for construction management services and for design support during construction of both pump stations.

On October 28, 2009, Council authorized, by Resolution No. 09-2652, Supplemental Agreement No. 1 to provide additional design services on the Pavaho and Baker Pump Station projects as required by the U. S. Army Corps of Engineers.

## **BACKGROUND** (Continued)

Construction is scheduled to begin in July 2010 for Pavaho Pump Station and in December 2010 for Baker Pump Station. These projects require specialized construction management due to the complexity of pump station design and construction. This action will authorize a contract with Carter & Burgess, a wholly owned subsidiary of the Jacob Engineering Group who will serve as the City's construction manager for both projects, providing management, oversight and field inspection for the administration, coordination, and design assistance during construction of both pump stations.

In November 2007, \$459 million was authorized for the Dallas Floodway Project in the Water Resources Development Act of 2007 (WRDA). The authorization of the Dallas Floodway Project in the WRDA allows the City of Dallas to seek annual appropriations from the Federal Government to support floodway projects in the Trinity River Corridor Project. The \$459 million authorization consists of an estimated Federal cost of \$298 million and an estimated non-Federal cost of \$161 million. As a portion of the estimated \$161 million non-Federal cost, the Baker Pump Station and Pavaho Pump Station improvements were included in WRDA. For inclusion in WRDA, these projects are required to undergo a Design Analysis to meet the USACE requirements.

## **ESTIMATED SCHEDULE OF PROJECT**

Begin Construction	July 2010
Complete Construction	July 2014

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

Authorized professional services contracts with four consulting firms to provide program management and engineering design of major flood management and storm drainage projects included in the 2006 Bond Program on June 13, 2007, by Resolution No. 07-1833.

Authorized Supplemental Agreement No. 1 to the professional services contract with Carter & Burgess, Inc., for additional design services on the Levee Drainage System-Hampton/Oak Lawn, also referred to as the Baker Pump Station, and the Levee Drainage System-Pavaho Pump Station on October 28, 2009, by Resolution No. 09-2652.

### **FISCAL INFORMATION**

2006 Bond Funds - \$3,727,000

Design	\$7,621,000
Supplemental Agreement No. 1	\$ 530,440
Construction Management and Design Support During Construction (this action)	<u>\$ 3,727,000</u>

Total Project Cost	\$11,878,440
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### **COUNCIL DISTRICT**

### **AMOUNT**

2	\$2,013,000
6	<u>\$1,714,000</u>
Total	\$3,727,000

### **M/WBE INFORMATION**

See attached.

### **ETHNIC COMPOSITION**

Carter & Burgess, Inc., a wholly owned subsidiary of the Jacobs Engineering Group, Inc.

Hispanic Female	8	Hispanic Male	29
African-American Female	11	African-American Male	16
Other Female	9	Other Male	22
White Female	53	White Male	187

### **OWNER**

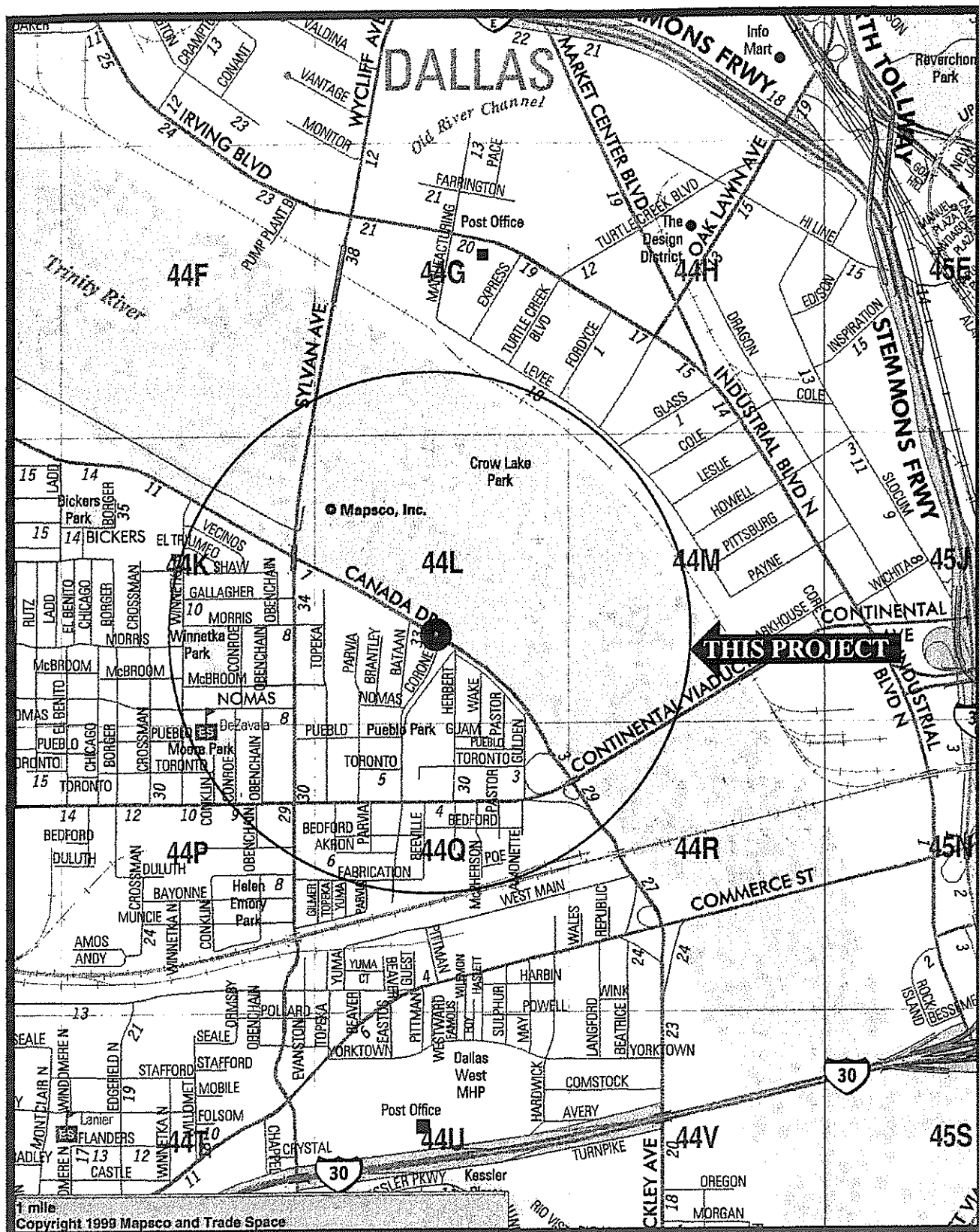
**Carter & Burgess, Inc., a wholly owned subsidiary of the Jacobs Engineering Group, Inc.**

Brian K. Adams, P.E., Managing Principal

### **MAP**

Attached.

# Pavaho Pump Station



Mapsco - 44L

**KEY FOCUS AREA:** Economic Vibrancy  
**AGENDA DATE:** June 23, 2010  
**COUNCIL DISTRICT(S):** 4, 7  
**DEPARTMENT:** Water Utilities  
**CMO:** Ryan S. Evans, 670-3314  
**MAPSCO:** 56 H 57 E

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**SUBJECT**

Authorize a Memorandum of Agreement with the U.S. Army Corps of Engineers for the relocation of a 30-inch water transmission main in association with improvements to the Rochester Levee, Phase 1 near State Highway 175 (C.F. Hawn Freeway) and Municipal Street - \$800,000 - Financing: Water Utilities Capital Improvement Funds

**BACKGROUND**

On December 12, 2001, Council authorized a Project Cooperation Agreement with the United States Army Corps of Engineers (USACE) for the construction of the Dallas Floodway Extension project, which specifies the construction cost responsibilities of the USACE and the City of Dallas. Included in the agreement are provisions that the Non-Federal Sponsor, the City of Dallas, shall be responsible for costs associated with utility relocations that the USACE determines to be necessary for the construction, operation, and maintenance of the project.

In December 2007, the USACE performed a periodic inspection on the Dallas Floodway system using new, standardized criteria for inspecting and assessing levee systems. On March 31, 2009, the USACE issued a report titled "Dallas Floodway Project - Periodic Inspection Report Number 9" (Periodic Inspection Report Number 9). The report issued an "unacceptable" rating to the Dallas Floodway system and the USACE withdrew their letter of support for the Federal Emergency Management Agency (FEMA) accreditation of the Dallas Levee System. As a result of the USACE withdrawal of support, FEMA began the de-accreditation process for the Dallas Levee System in April 2009.

## **BACKGROUND** (Continued)

The Periodic Inspection Report Number 9 provides a list of deficiencies with the Dallas levee system. The City of Dallas has begun efforts to address these deficiencies and complete levee repairs for 100-year flood protection, by August 2011, before FEMA releases revised flood maps for the Dallas Floodway. One of the unacceptable deficiencies cited in the Periodic Inspection Report Number 9 is the mechanically stabilized earth retaining wall on the riverside levee slope of the Rochester Levee. In order to address this deficiency and others cited in the report for the Rochester Levee, the USACE and the City of Dallas plan to construct improvements to the levee at this location under the Rochester Levee Phase 1 project.

Part of the improvements required with the Rochester Levee, Phase 1 project include the relocation and removal of approximately 1,650 feet of 30-inch water main owned and operated by the City of Dallas. The relocation and removal of the water main is required to bring the levee into compliance with USACE requirements for the design, and construction of levees. To accomplish this work in a timely and efficient manner it is necessary for the USACE and the City of Dallas to enter into a Memorandum of Agreement (MOA).

Under the MOA with the USACE, the City will provide design plans and specifications for the water main relocation, construction funding, construction inspection services, and will approve all design changes for the water main relocation. The USACE will be responsible for the advertisement and construction of the relocation and removal of the abandoned water main. The USACE has designed the levee improvements and Dallas Water Utilities has designed the water main relocation. The USACE will administer the construction project and has agreed to incorporate the water main relocation as part of their contract. The USACE is scheduled to advertise the construction project in July 2010.

## **ESTIMATED SCHEDULE OF PROJECT**

Begin Construction      September 2010  
Complete Construction    August 2011

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

Authorized a Project Cooperation Agreement with the U.S. Army Corps of Engineers for the construction of the Dallas Floodway Extension project and a variance to the Corridor Development Certificate permit requirements for the Dallas Floodway Extension project, on December 12, 2001, by Resolution No. 01-3720.

Briefed the City Council on Periodic Inspection Report No. 9, on April 1, 2009.

Briefed the City Council on Periodic Inspection Report No. 9, on June 3, 2009.

Briefed the City Council on Dallas Floodway System, on April 21, 2010.

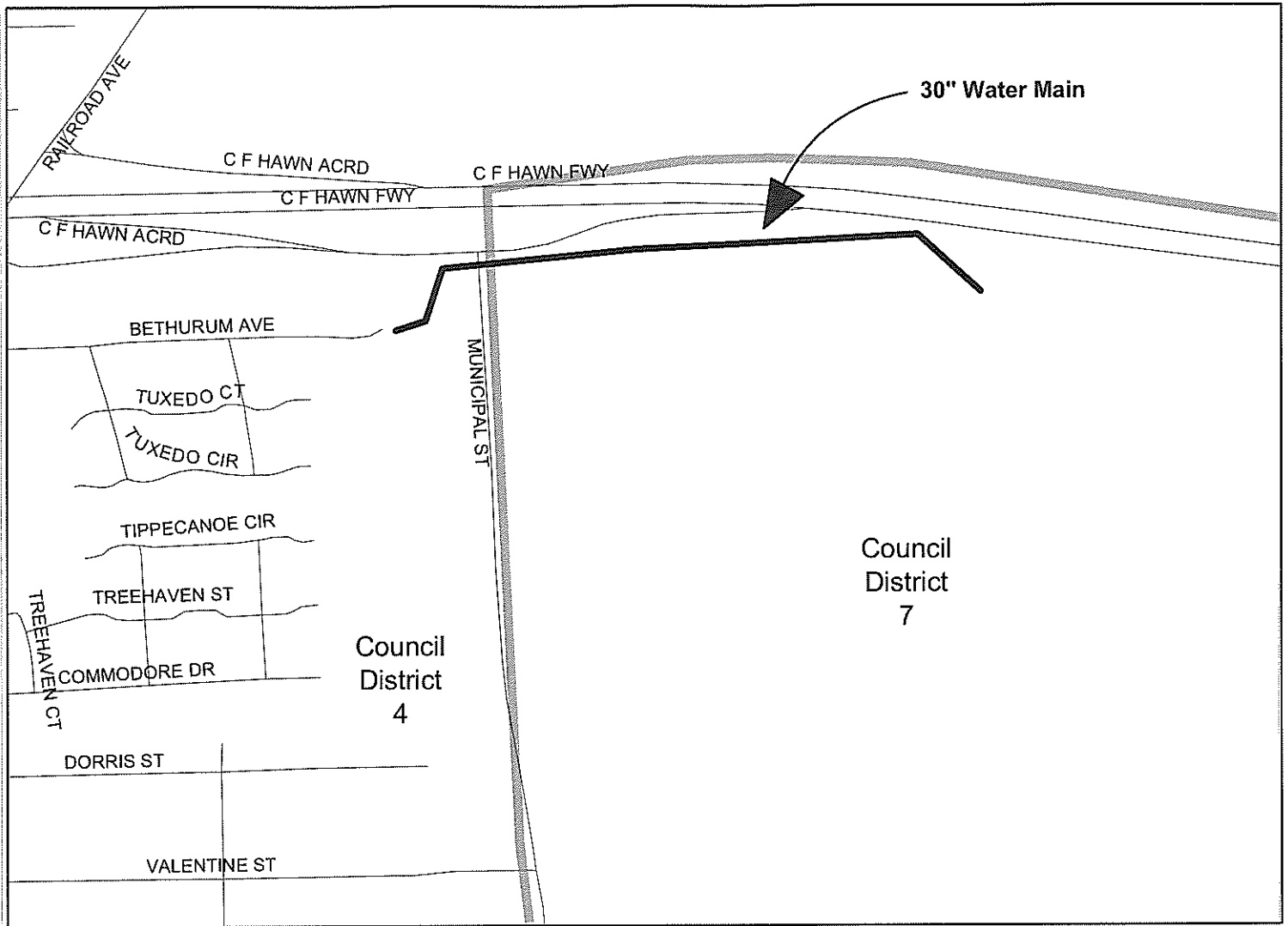
## **FISCAL INFORMATION**

\$800,000.00 - Water Utilities Capital Improvement Funds

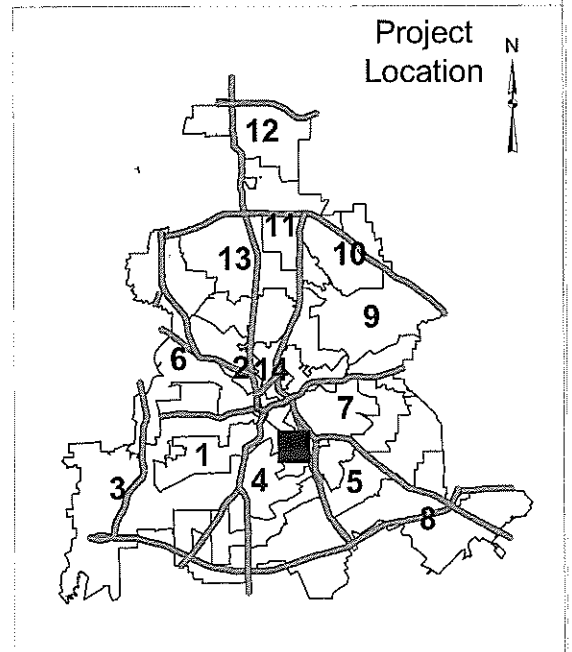
<b><u>Council District</u></b>	<b><u>Amount</u></b>
4	\$640,000.00
7	<u>\$160,000.00</u>
Total	\$800,000.00

## **MAP**

Attached



MAPSCO : 56H, 57E  
Council District : 4, 7



Water Utilities Department  
Contract No. 10-215F  
30-inch Water Main Relocation  
Rochester Levee Phase 1 of 2  
Near State Highway 175 (C.F. Hawn Freeway) and Municipal Street