

KEY FOCUS AREA: Economic Vibrancy
Better Cultural, Arts and Recreational Amenities
Education Enhancements

AGENDA DATE: August 27, 2008

COUNCIL DISTRICT(S): 5

DEPARTMENT: Park & Recreation
Trinity River Corridor Project

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

MAPSCO: 68-A

SUBJECT

Authorize an increase in the contract with Sedalco, LP for audio and lighting revisions to the interactive flood model; modifications required by the Texas Commission on Environmental Quality to the septic and drain field; french drain at the mechanical yard; additional safety fencing; and other minor modifications to the Trinity River Audubon Center - Not to exceed \$82,870, from \$12,125,684 to \$12,208,554 - Financing: 1998 Bond Funds

BACKGROUND

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

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

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

BACKGROUND (Continued)

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

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

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

Change Order No. 6, approved by Council on May 28, 2008 by Resolution No. 08-1545 was for the installation of a public address system and credit for trail modifications at the Trinity River Audubon Center for a net amount not to exceed of \$56,686, making a revised contract amount of \$11,864,879.

Change Order No. 7, approved by Council on June 11, 2008 by Resolution No. 08-1703 was for furnishing and installing furniture, additional handrails along arrival path, additional humidistats and carbon dioxide sensors to assure Leadership in Energy and Environmental Design (LEED) Gold certified status, regrading and reseeding along access road, and structural steel modifications for the Trinity River Audubon Center, in an amount not to exceed \$260,805, making a revised contract amount of \$12,125,684.

Change Order No. 8, authorizes an increase to the contract for audio and lighting revisions to the interactive Trinity River flood demonstration model to make it automated at times when no docent is present to provide information; modifications required to the septic and drain field required by the Texas Commission on Environmental Quality to allow the necessary distance to ponds during flood level conditions; french drain at the mechanical yard entrance to eliminate ponding; additional safety railing due to final field elevations of the arrival deck above existing ground; and other minor modifications to the Trinity River Audubon Center, in an amount not to exceed \$82,870, making a revised contract amount of \$12,208,554.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	March 2007
Complete Construction	October 2008

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

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

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

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

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

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

Authorized Change Order No. 2 on September 12, 2007, by Resolution No. 07-2612.

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

Authorized Change Order No. 3 on November 12, 2007, by Resolution No. 07-3323.

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

Authorized Change Order No. 4 on January 9, 2008, by Resolution No. 08-0157.

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

The Park and Recreation Board authorized Change Order No. 7 on May 15, 2008.

Authorized Change Order No. 6 on May 28, 2008, by Resolution No. 08-1545.

Authorized Change Order No. 7 on June 11, 2008, by Resolution No. 08-1703.

The Park and Recreation Board authorized Change Order No. 8 on August 7, 2008.

FISCAL INFORMATION

1998 Bond Funds - \$82,870

Original Contract	\$10,789,400
Change Order No. 1	\$12,083
Change Order No. 2	\$813,147
Change Order No. 3	\$100,714
Change Order No. 4	\$73,435
Change Order No. 5	\$19,414
Change Order No. 6	\$56,686
Change Order No. 7	\$260,805
Change Order No. 8 (this action)	<u>\$82,870</u>
Total	\$12,208,554

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Sedalco, LP

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

OWNER

Sedalco, LP

Tom Kader, President

MAP

Attached

GOOD FAITH EFFORT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with Sedalco, LP for audio and lighting revisions to the interactive flood model; modifications required by the Texas Commission on Environmental Quality to the septic and drain field; french drain at the mechanical yard; additional safety fencing; and other minor modifications to the Trinity River Audubon Center - Not to exceed \$82,870, from \$12,125,684 to \$12,208,554 - Financing: 1998 Bond Funds

Sedalco, LP is a non-local, non-minority firm, has signed the "Good Faith Effort" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$8,333.70	10.06%
Non-local contracts	\$74,536.30	89.94%
TOTAL THIS ACTION	\$82,870.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Metal Design/Build Corporation	PFDB36233Y1208	\$1,500.00	18.00%
Maroney Excavation	WFDB35162Y1008	\$4,790.00	57.48%
Curtis Mechanical	WFWB3826N0709	\$860.89	10.33%
Total Minority - Local		\$7,150.89	85.81%

Non-Local Contractors / Sub-Contractors

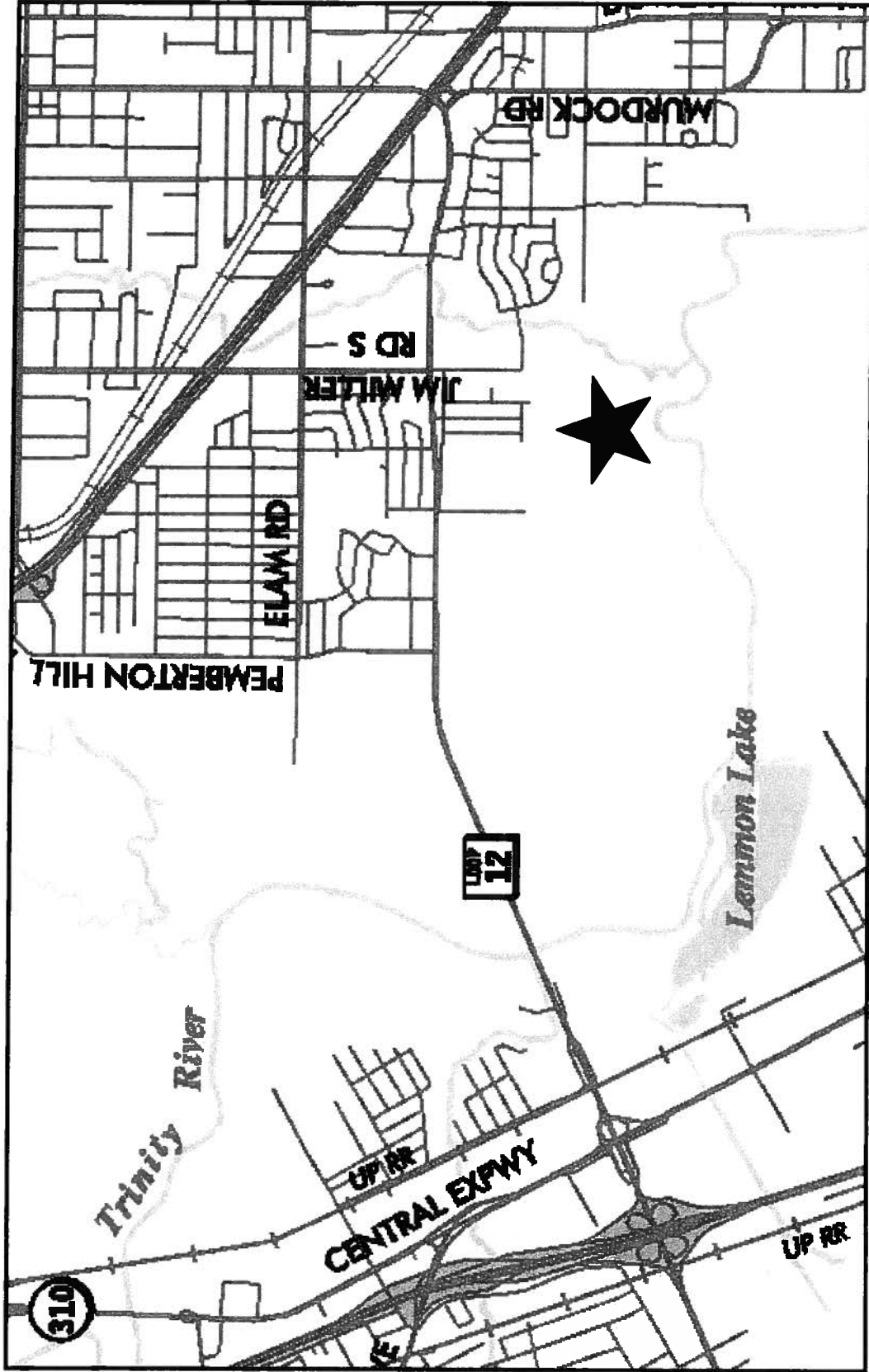
None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$104,029.00	0.85%
Hispanic American	\$0.00	0.00%	\$74,620.00	0.61%
Asian American	\$1,500.00	1.81%	\$405,824.00	3.32%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$5,650.89	6.82%	\$2,156,400.84	17.66%
Total	\$7,150.89	8.63%	\$2,740,873.84	22.45%

Trinity River Audubon Center

Council District 5



Mapsc0 #68-A

August 27, 2008

WHEREAS, on February 14, 2007, Resolution No. 07-0470, Sedalco, LP was awarded a contract for the construction of the Trinity River Audubon Center (formerly "Trinity Interpretive Center") and additional work associated with the Deepwood Landfill closure, including utilities, landscaping, and a barrier fence for a contract amount of \$10,789,400; and

WHEREAS, on July 17, 2007, Administrative Action No. 07-2231, approved Change Order No. 1 for labor and materials for two additional fire hydrants and associated components along the Trinity River Audubon Center (formerly "Trinity Interpretive Center") entrance road, in an amount not to exceed \$12,083, increasing the original contract amount from \$10,789,400 to \$10,801,483; and

WHEREAS, on September 12, 2007, Resolution No. 07-2612, approved Change Order No. 2 for the construction of the discovery garden, evaporative condensed water chiller, TXU service and transformer cost, and additional select fill at the Trinity River Audubon Center (formerly "Trinity Interpretive Center"), in an amount not to exceed \$813,147, increasing the contract amount from \$10,801,483 to \$11,614,630; and

WHEREAS, on November 12, 2007, Resolution No. 07-3323, approved Change Order No. 3 for the purchase of a rainwater harvesting system which collects run-off from the roof and stores the water in tanks to be used for landscape irrigation at the Trinity River Audubon Center (formerly " Trinity Interpretive Center"), in an amount not to exceed \$100,714, increasing the contract amount from \$11,614,630 to \$11,715,344; and

WHEREAS, on January 9, 2008, Resolution No. 08-0157, approved Change Order No. 4 for the removal of a damaged tree and installation of a signature tree near the main entrance, additional guardrails for the elevated trails and boardwalks, enhancements to the cafe, and additional electrical and plumbing upgrades for the maintenance area for the Trinity River Audubon Center, in an amount not to exceed \$73,435, increasing the contract amount from \$11,715,344 to \$11,788,779; and

WHEREAS, on February 26, 2008, Administrative Action No. 08-0783, approved Change Order No. 5 for the modifications to structural steel components, hardware for the student by-pass door emergency release, ozone and pressure relief containment to Discovery Garden aquarium filter system and add three opposite hand animal "paws" to create two paws per animal for prints for the Trinity River Audubon Center, in an amount not to exceed \$19,414, increasing the contract amount from \$11,788,779 to \$11,808,193; and

WHEREAS, on May 28, 2008, Resolution No. 08-1545, approved Change Order No. 6 for the installation of a public address system, and credit for trail modifications at the Trinity River Audubon Center, in an amount not to exceed \$56,686, increasing the contract amount of \$11,808,193 to \$11,864,879; and

August 27, 2008

WHEREAS, on June 11, 2008, Resolution No. 08-1703, approved Change Order No. 7 for furnishing and installing furniture, additional handrails along arrival path, additional humidistats and carbon dioxide sensors to assure LEED Gold certified status, regrading and reseeding along access road, and structural steel modifications at the Trinity River Audubon Center, in an amount not to exceed \$260,805, increasing the contract amount from \$11,864,879 to \$12,125,684.

WHEREAS, this Change Order provides for audio and lighting revisions to the interactive flood model, modifications required by Texas Commission on Environmental Quality to the septic and drain field, french drain at the mechanical yard, additional safety fencing, and other minor modifications to the Trinity River Audubon Center, in an amount not to exceed \$82,870, increasing the contract amount from \$12,125,684 to \$12,208,554.

Now, Therefore,

BE IT RESOLVED BY THE PARK AND RECREATION BOARD AND THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute Change Order No. 8 to the contract with Sedalco, LP for audio and lighting revisions to the interactive flood model, modifications required by Texas Commission on Environmental Quality to the septic and drain field, french drain at the mechanical yard, additional safety fencing, and other minor modifications to the Trinity River Audubon Center, in an amount not to exceed \$82,870, increasing the contract amount from \$12,125,684 to \$12,208,554.

SECTION 2. That the City Controller be and is hereby authorized to pay the amount of \$82,870 to Sedalco, LP from:

1998 Trinity River Corridor Fund 5P14,
Dept. PBW, Unit N966, Act TRPP, Object 4310,
Program #PB98N966, CTPBW98N966E1,
Commodity 91200, Vendor #500168, in an amount not to exceed \$82,870

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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: August 27, 2008
COUNCIL DISTRICT(S): 2, 6
DEPARTMENT: Department of Development Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 44 M R; 45 J N S T

SUBJECT

A public hearing to receive comments regarding a City Council authorized hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District, CS Commercial Service District, CA-2(A) Central Area District, MU-2(SAH) Mixed Use District, Planned Development District No. 774, within the Downtown Special Provision Sign District with Specific Use Permit No. 432 for a Private Animal Pound and Specific Use Permit No. 1203 for a Government Installation Other Than Listed on property generally bounded by Continental Avenue to the north, Interstate 35 to the east and south, and the Trinity River levee to the west with consideration being given to appropriate zoning for that area including use, development standards, parking, landscaping, sign, and other appropriate regulations and an ordinance granting a Planned Development District and an ordinance terminating Specific Use Permit No. 432

Recommendation of Staff and CPC: Approval of a planned development district, subject to conditions and a regulating plan for property located south of the Union Pacific Rail Line, with termination of Specific Use Permit No. 432, and no change to zoning for property located north of the Union Pacific Rail Line
Z067-148(DW)

Note: This item was considered by the City Council at public hearings on May 28, June 11 and June 25, 2008, and was taken under advisement until August 27, 2008, with the public hearing open.

Memorandum



CITY OF DALLAS

DATE August 15, 2008

TO Trinity River Corridor Project Committee Members:
David A. Neumann (Chairman) Pauline Medrano
Mayor Pro Tem Dr. Elba Garcia (Vice-Chair) Mitchell Rasansky
Deputy Mayor Pro Tem Dwaine Caraway Steve Salazar
Carolyn R. Davis Linda Koop

SUBJECT August 27, 2008 Pending Addendum Item
Authorize Supplemental Agreement #1 - Santa Fe Trestle Trail Design Contract

On August 27, 2008 there is a pending addendum item which would authorize Supplemental Agreement #1 to the contract with Halff Associates Inc. for additional design services to complete construction documents for the Santa Fe Trestle Trail Project including additional cultural resource investigation for the Standing Wave Project. The funding source is the 1998 Bond Fund for an amount not to exceed \$334,745.

The original project included removing the existing wooden trestles and earthen embankment, preservation and rehabilitation of the existing steel truss structure that crosses the river and installing new bridge structure from levee to levee. Input from the US Army Corps of Engineers (USACE) and schematic design value engineering efforts have increased the length of the trail by 28%. The trail begins at Moore Park and would continue at grade on the downtown side of the river and terminate at a new parking lot within the levees. A temporary soft surface trail would connect to the existing levee maintenance road and a temporary road would take vehicle traffic back to Industrial Blvd. The project includes a USACE 408 Process and a cultural resource investigation for the Standing Wave Project.

Should you have any questions, please let me know.

A handwritten signature in black ink, appearing to read 'Jill Jordan'.

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

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
A.C. Gonzalez, Assistant City Manager
David O. Brown, Interim Assistant City Manager
Dave K. Cook, Chief Financial Officer
Deborah A. Watkins, City Secretary

Thomas P. Perkins, Jr., City Attorney
Craig D. Kinton, City Auditor
Judge Jay E. Robinson
Helena Stevens-Thompson, Asst. to the City Manager
Frank Libro, Director, Public Information Office

Memorandum



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SUBJECT August 27, 2008 Pending Addendum Item
Authorize Supplemental Agreement #2 – Moore Park Gateway Design Contract

On August 27, 2008 there is a pending addendum item which would authorize Supplemental Agreement #2 to the contract with MESA Design Group for additional design services to prepare construction documents for phases 2 thru 4 for Moore Park Gateway which includes items such as expanded parking and an amphitheater. The funding source is private funds for an amount not to exceed \$294,195.

The Trinity Trust Foundation secured a grant from the Hoblitzelle Foundation to provide a \$2 million grant toward improvements to the Moore Park Gateway. The grant will be paid in \$500,000 increments to the Trinity Trust's Fund at the Dallas Foundation, beginning in May 2008 with future payments made in yearly increments through 2011. This supplemental agreement starts the additional improvements to Moore Park Gateway, as stipulated in this grant.

Should you have any questions, please let me know.


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

c: Honorable Mayor and Members of the City Council
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Ramon F. Miguez, P.E., Assistant City Manager
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Frank Libro, Director, Public Information Office

Memorandum



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DATE August 15, 2008

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Deputy Mayor Pro Tem Dwaine Caraway Steve Salazar
Carolyn R. Davis Linda Koop

SUBJECT August 27, 2008 Addendum Item
Purchase and Sale Agreement for UPRR Right-of-Way

This is to make you aware of a pending Council agenda item for the August 27, 2008 Addendum which would authorize a purchase and sale agreement for a 4.1 mile long section of Union Pacific Railroad (UPRR) Right-of-Way running northward from the Continental St. Bridge to near Mockingbird Lane along the dry side of the east Trinity levee. Acquisition of portions of this property will be required for purposes directly related to the Trinity River Corridor Project and the Trinity Parkway, as well as expansion of Baker Pump Station.

The funding source is 1998 Bond Funds for an amount not to exceed \$2,110,000.

Should you have any questions, please let me know.

A handwritten signature in black ink, appearing to read 'Jill A. Jordan'.

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

c: Honorable Mayor and Members of the City Council
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SUBJECT August 27, 2008 Addendum Item
Property Acquisition for Sylvan Avenue Bridge and Oncor Transition Facility

This is to make you aware of a pending Council agenda item for the August 27, 2008 Addendum which would authorize acquisition, including the exercise of the right of eminent domain, if such becomes necessary, of six properties improved with single-family homes located near the intersection of Sylvan Avenue and Morris Street for the Oncor Transition Facility Site associated with the West Levee Norwood 345 kV Transmission Line and the Sylvan Avenue Bridge Project. The funding source is the 2006 Bond Fund for an amount not to exceed \$432,500.

Acquisition of these properties is necessary at this time in order to provide Oncor Electric Delivery with a site to construct an underground to overhead transition facility associated with the West Levee Norwood 345 kV Transmission Line that the City of Dallas and Oncor Electric Delivery Company have worked closely over a period of several years to obtain approval of the locally preferred route for the new transmission line. The Public Utility Commission of Texas (PUCT) approved the West Levee Norwood 345 kV Transmission Line in June 2007.

Oncor plans to begin construction of the underground portion of the West Levee Norwood 345 kV Transmission Line in March 2009, and to have the entire transmission line in service by December 2009.

In order to meet this schedule, the City and Oncor have been coordinating the West Levee Norwood 345 kV Transmission Line project with other City projects to avoid any potential conflicts. Two of the properties to be acquired through this action are necessary for the Sylvan Avenue Bridge project. The portion of the properties acquired through this action that will not be needed for the Sylvan Avenue Bridge project will be sold at fair market value to Oncor to be utilized for the underground to overhead transition facility.

A map is attached which shows the approximate location of the subject properties in relation to the approved route of the West Levee Norwood 345 kV Transmission Line.

Should you have any questions, please let me know.



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

Attachment

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
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West Levee Norwood Transmission Line - Approved Route



