Memorandum

DATE: October 24, 2008

TO: Pauline Medrano, Chair 
and Members of the Quality of Life Committee

SUBJECT: Asbestos Abatement and Demolition Services - Eastern Sector of Dallas 
Agenda Item # 57 - November 10, 2008 Council Meeting

This action will provide for the ongoing asbestos abatement and clearance of 
structures in the eastern sector of the City for a period of 12 months from the 
date of the contract execution, or up to $1,944,377.70 with an option to renew 
in 12 months if there are funds remaining after the initial contract term.

The City contracts with private contractors to abate asbestos and demolish and 
clear sites ordered demolished by municipal court order, the emergency 
demolition of unsafe buildings due to fire damage, and the demolition of city-
owned buildings as required.

In order to provide adequate asbestos abatement and demolition capacity, and 
to provide expedient demolition services for both substandard buildings 
ordered demolished by a municipal judge and structures purchased for city 
construction projects, the City bid two separate demolition contracts for the 
eastern and western sectors of the City. The eastern sector includes all areas 
east of the Dallas North Tollway, north of Interstate 30 through downtown, and 
east of Interstate 45. The western sector includes all areas west of the Dallas 
North Tollway, south of Interstate 30 through downtown, and west of Interstate 
45. The bid documents included a provision that allows the City to award to 
the second lowest bidder if the same contractor was the lowest bidder for both 
contracts. The bid documents included an estimated quantity of materials or 
work for each line item. Each individual contractor bid his unit cost for each 
line item. The total bids were used to establish the ranking order of the 
bidders.

Intercon Environmental, Inc. is recommended for award of the demolition 
contract for the eastern sector over the lowest bidder, RNDI Companies, Inc. 
On this same date, RNDI Companies, Inc. will be recommended for award of a 
demolition contract for the western sector of the City. Funds will be 
encumbered only as needed for asbestos abatement and demolition projects.

"Dallas, the City that works: diverse, vibrant and progressive"
Please let me know if you need more information.

Ramon F. Miguez, P.E.
Assistant City Manager

c: Mary K. Suhm, City Manager
   Thomas P. Perkins, Jr., City Attorney
   Deborah Watkins, City Secretary
   Craig Kinton, City Auditor
   Judge C. Victor Land, Judiciary
   Ryan S. Evans, First Assistant City Manager
   Jill A. Jordan, P.E., Assistant City Manager
   A. C. González, Assistant City Manager
   Forest Turner, Interim Assistant City Manager
   David Cook, Chief Financial Officer
   Jeanne Chipperfield, Director, Budget and Management Services
   Edward Scott, Director, Controller’s Office
   Helena Stevens-Thompson, Assistant to the City Manager, Mayor and Council Office
   Rick Galceran, P.E., Director, Public Works and Transportation
Memorandum

DATE   October 24, 2008

TO     Pauline Medrano, Chair
        and Members of the Quality of Life Committee

SUBJECT Asbestos Abatement and Demolition Services - Western Sector of Dallas
        Agenda Item # 58 - November 10, 2008 Council Meeting

This action will provide for the ongoing asbestos abatement and clearance of
structures for a period of 12 months from the date of the contract execution, or
up to $1,833,285.50 with an option to renew in 12 months if there are funds
remaining after the initial contract term.

The City contracts with private contractors to abate asbestos and demolish and
clear sites ordered demolished by municipal court order, the emergency
demolition of unsafe buildings due to fire damage, and the demolition of City-
owned buildings as required.

In order to provide adequate asbestos abatement and demolition capacity to
address both sub-standard buildings ordered demolished by a municipal judge
and structures purchased for city construction projects, a decision was made to
procure these activities from two separate contractors.

Each contractor will be assigned to the East and West sector of the City. The
Western Sector includes all areas west of the Dallas North Tollway, south of
Interstate 30 through downtown, and west of Interstate 45. The Easter Sector
includes all areas east of the Dallas North Tollway, north of Interstate 30 through
downtown, and east of Interstate 45.

The bid documents for this project included an estimated quantity of materials or
work for each line item. Each individual contractor bid his unit cost for each line
item. The total bids were used to establish the rank order of the bidders. Funds
will be encumbered only as needed for Asbestos Abatement and Demolition
projects.
Asbestos Abatement and Demolition Services - Western Sector of Dallas
Agenda Item # 58 - November 10, 2008 Council Meeting
October 24, 2008
Page 2

RNDI Companies, Inc. currently provides asbestos abatement and demolition services for the City of Dallas.

Please let me know if you need more information.

Ramon F. Miguez, P.E.
Assistant City Manager

c: Mary K. Suhr, City Manager
    Thomas P. Perkins, Jr., City Attorney
    Deborah Watkins, City Secretary
    Craig Kinton, City Auditor
    Judge C. Victor Lander, Judiciary
    Ryan S. Evans, First Assistant City Manager
    Jill A. Jordan, P.E., Assistant City Manager
    A. C. González, Assistant City Manager
    Forest Turner, Interim Assistant City Manager
    David Cook, Chief Financial Officer
    Jeanne Chipperfield, Director, Budget and Management Services
    Edward Scott, Director, Controller’s Office
    Helena Stevens-Thompson, Assistant to the City Manager, Mayor and Council Office
    Rick Galceran, P.E., Director, Public Works and Transportation
Memorandum

DATE October 22, 2008

TO Members of the Quality of Life Committee: Pauline Medrano, Chair, Voncie Jones Hill, Vice Chair, Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David Neumann, Steve Salazar

SUBJECT Draft Agenda Item No. 47 (Council District No. 2)

SUBJECT

Authorize a contract for a new pedestrian plaza, security lighting, landscaping, irrigation and site furnishings at Pike Park located at 2807 Harry Hines Boulevard – Texas Standard Construction, Ltd., lowest responsible bidder of four - $140,250 – Financing: 2003 Bond Funds

BACKGROUND

On July 31, 2008, four bids were received for a new pedestrian plaza, security lighting, landscaping, irrigation and site furnishings at Pike Park located at 2807 Harry Hines Boulevard. This item authorizes award of the construction contract to Texas Standard Construction, Ltd. for Base Bid and Alternate Nos. 1, 2, 3 and 4, with a bid of $140,250.

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

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<thead>
<tr>
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<th>PWT</th>
<th>DWU</th>
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<tr>
<td>Projects Completed by</td>
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<tr>
<td>Bonding Company</td>
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</tr>
</tbody>
</table>
ESTIMATED SCHEDULE OF PROJECT

Began Design: October 2007
Completed Design: March 2008
Begin Construction: January 2009
Complete Construction: April 2009

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the advertisement for bids on April 3, 2008.

FISCAL INFORMATION

2003 Bond Funds - $140,250

ETHNIC COMPOSITION

Texas Standard Construction, Ltd.

<table>
<thead>
<tr>
<th>Gender</th>
<th>White Male</th>
<th>White Female</th>
<th>Black Male</th>
<th>Black Female</th>
<th>Hispanic Male</th>
<th>Hispanic Female</th>
<th>Other Male</th>
<th>Other Female</th>
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<tbody>
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<td>White Male</td>
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<td>0</td>
<td>58</td>
<td>2</td>
<td>0</td>
<td>0</td>
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</table>

BID INFORMATION

The following four bids with quotes were received and opened on July 31, 2008:

*Denotes successful bidder

<table>
<thead>
<tr>
<th>Bidder</th>
<th>Base Bid</th>
<th>Alter. Nos. 1,2,3&amp;4**</th>
<th>Total Bid</th>
</tr>
</thead>
<tbody>
<tr>
<td>*Texas Standard Construction, Ltd.</td>
<td>$104,850.00</td>
<td>$35,400.00</td>
<td>$140,250.00</td>
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<tr>
<td>5511 West Ledbetter, Dallas, TX</td>
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<tr>
<td>A S Con, Inc.</td>
<td>$130,200.00</td>
<td>$25,000.00</td>
<td>$155,200.00</td>
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<tr>
<td>Mart, Inc.</td>
<td>$116,681.38</td>
<td>$68,678.84</td>
<td>$185,360.22</td>
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<tr>
<td>Phoenix I Restoration and Construction, Ltd.</td>
<td>$175,000.00</td>
<td>$46,120.00</td>
<td>$221,120.00</td>
</tr>
</tbody>
</table>
**Bid Information** (Continued)

**Alternate No. 1** - provides for plainwell bench and concrete slab.

**Alternate No. 2** - provides for trash receptacles and concrete slab.

**Alternate No. 3** - provides for tree grates and frame.

**Alternate No. 4** - provides for trees.

**Owners**

Texas Standard Construction, Ltd.

 Ronald H. Dalton, President
 Sam Dalton, Vice President

**Recommendation**

Staff recommends approval of this item.

Forest Turner
Interim Assistant City Manager

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

DATE          October 24, 2008

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

SUBJECT       Council Agenda November 10, 2008 – Draft Agenda Item #7

SUBJECT
Authorize a service contract to replace five existing air conditioning units at City Hall - Trevino
Mechanical Contractors, lowest responsible bidder of four - Not to exceed $224,610 - Financing:
1995 Bond Funds ($150,000), 2006 Bond Funds ($74,610)

BACKGROUND
This service contract will enable the City to replace five existing Liebert air conditioning units
(three twenty-ton and two fifteen-ton). The purchase and installation of the new units will replace
existing air conditioning equipment which has been in place for over 20 years. The existing
equipment has undergone numerous repairs and is no longer able to operate efficiently or
consistently maintain required temperature.

The air conditioning units are used to maintain the computer server room’s optimal temperature
during daily operation which is vital to the City's computer systems. Currently, the average
temperature in the server rooms range from 75-80 degrees Fahrenheit. The temperature in the
server rooms must remain between 65-70 degrees Fahrenheit at all times to prevent servers from
overheating which can cause equipment failure; thus causing disruption to the computer system
infrastructure.

As part of the solicitation process and in an effort to increase competition, Business Development
and Procurement Services (BDPS) used its procurement system to send out 434 email bid
notifications to vendors registered under respective commodities. To further increase competition,
BDPS uses historical solicitation information, the internet, and vendor contact information obtained
from user departments to contact additional vendors by phone. Additionally, in an effort to secure
more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of
commerce, the DFW Minority Business Council and the Women's Business Council - Southwest,
to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)
This item has no prior action.

"Dallas, the City that Works: Diverse, Vibrant and Progressive"
FISCAL INFORMATION

$150,000.00 - 1995 Bond Funds
$ 74,610.00 - 2006 Bond Funds

M/WBE INFORMATION

99 - Vendors contacted
98 - No Response
  1 - Response (Bid)
  0 - Response (No Bid)
  1 - Successful

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

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

ETHNIC COMPOSITION

Trevino Mechanical Contractors

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<thead>
<tr>
<th>Gender</th>
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<td>Hispanic Female</td>
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<td>78</td>
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<tr>
<td>Other Female</td>
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</tr>
</tbody>
</table>

BID INFORMATION

The following bids were received from solicitation number BV0825 and were opened on August 28, 2008. This service contract is being awarded in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

<table>
<thead>
<tr>
<th>Bidders</th>
<th>Address</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>*Trevino Mechanical Contractors</td>
<td>9606 Brockbank Drive</td>
<td>$224,610.00</td>
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<tr>
<td></td>
<td>Dallas, TX  75220</td>
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<tr>
<td>American Mechanical Services</td>
<td>3033 Kellway Drive #118</td>
<td>$238,348.00</td>
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<tr>
<td></td>
<td>Carrollton, TX 75006</td>
<td></td>
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<tr>
<td>Air Performance Service, Inc.</td>
<td>10625 Control Place</td>
<td>$244,995.00</td>
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<tr>
<td></td>
<td>Dallas, TX  75238</td>
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<tr>
<td>Momentum Mechanical</td>
<td>5014 Mark IV Parkway</td>
<td>$249,246.00</td>
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<tr>
<td></td>
<td>Ft. Worth, TX  76106</td>
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</tbody>
</table>
OWNERS
Trevino Mechanical Contractors

Mike Trevino, Sr., President
Mike Trevino, Jr., Vice President

David Cook
Chief Financial Officer

c: Mary K. Suhm, City Manager
   Deborah Watkins, City Secretary
   Thomas Perkins, Jr., City Attorney
   Craig Kinton, City Auditor
   Administrative Judge Victor Lander, Judiciary
   Ryan S. Evans, First Assistant City Manager
   Jill A. Jordan, P.E., Assistant City Manager
   A.C. Gonzalez, Assistant City Manager
   David O. Brown, Interim Assistant City Manager
   Ade Williams, Director, Business Development and Procurement Services
Memorandum

Date: October 6, 2008

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

Subject: Draft Agenda Item No. 29 (Council District - 2)

SUBJECT

Authorize (1) a professional services contract with SafirRosetti, Inc., for City Hall
physical security enhancements, and (2) an increase in appropriations in
Equipment and Building Services budget - Not to exceed - $31,168, from
$15,390,801 to $15,421,969 - Financing: Contingency Reserve Funds

BACKGROUND

This action will authorize professional security and architectural design services
to implement physical security improvements to the Mayor, City Council and City
Manager’s meeting spaces at City Hall. The improvements will address security
recommendations made by the Dallas Police Department and Homeland
Security. The affected City Hall meeting spaces include 6E/South, 5E/South
and 4E/North.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.
ESTIMATED SCHEDULE OF PROJECT

Begin Design: November 2008
Complete Design: February 2009
Begin Construction: June 2009
Complete Construction: November 2009

FISCAL INFORMATION

$31,167.25 - Contingency Reserve Funds

Recommendation

Staff recommends approval of this item.

Forest E. Turner
Interim Assistant City Manager

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

DATE October 22, 2008

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

SUBJECT Draft Agenda Item No. 49 (Council District No. 7)

SUBJECT

Authorize (1) an increase in the contract with MetalMan Design/Build Corporation for the "Our History" and community recognition ("The Conversation") components of the project at Opportunity Park located 3105 Pine Street; and (2) approval of the use of 2006 Bond Funds for public art funding for Opportunity Park in the amount of $89,327 – Not to exceed $136,268, from $590,246 to $726,514 – Financing: Capital Gifts, Donation and Development Funds ($2,500), 1998 Bond Funds ($33,341), 2003 Bond Funds $12,845 and 2006 Bond Funds ($87,582)

BACKGROUND

The original contract with MetalMan Design/Build Corporation was approved by Council on December 13, 2006 by Resolution No. 06-3358 for the construction of a new pavilion, parking lot, security lighting, landscaping, and sidewalks at Opportunity Park, in an amount not to exceed $590,246.

Authorize an increase to the contract with MetalMan Design/Build Corporation in the amount of $136,268 thereby increasing the contract from $590,246 to $726,514 for the "Our History" and Community Recognition ("The Conversation") components of the project. Funding for this project is from 2003 Bond Funds and 2006 Bond Funds.

The "Our History" component will be a 20-foot diameter cylindrical shaped perforated metal enclosure that includes four (4) interpretive story board panels. These panels will provide information about the community, including: 1) South Dallas Neighborhoods - Then and Now), 2) South Dallas Business Community – The Early Years, 3) Early Black High Schools (Washington, Lincoln and Madison) and 4) African American Dallas Pioneers. Additionally, an inspirational word will be suspended across cables at the top of the cylinder.
The Community Recognition component, “The Conversation”, will include 100 honorees in eight categories, or professions. A painted steel pipe will be installed for each honoree, with each category in a circular layout with the pipes arranged in a circular formation. A small plaque will wrap each pipe with the honoree’s name and biographical information, including the importance of their contribution. Each pipe will be fitted with a bell at the top that provides the voice to the conversation.

ESTIMATED SCHEDULE OF PROJECT

Began Construction January 2007
Complete Construction February 2009

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the advertisement for a Request for Competitive Sealed Proposals on June 15, 2006.

The Park and Recreation Board authorized award of the contract on November 2, 2006.

Authorized award of the contract on December 13, 2006, by Resolution No. 06-3358.

FISCAL INFORMATION

Capital Gifts, Donation and Development Funds - $2,500
1998 Bond Funds - $33,341
2003 Bond Funds - $12,845
2006 Bond Funds - $87,582

Original Contract $590,246
Change Order No. 1 (this action) $136,268

Total $726,514

ETHNIC COMPOSITION

MetalMan Design/Build Corporation

<table>
<thead>
<tr>
<th>Ethnicity</th>
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<th>Female</th>
</tr>
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<td>Total</td>
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OWNERS

MetalMan Design/Build Corporation

Tamara S. Crooks, President
J.V. McClure, Vice President

Recommendation

Staff recommends approval of this item.

Forest Turner
Interim Assistant City Manager

c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, City Attorney
Deborah A. Watkins, City Secretary
Craig Kinton, City Auditor
Judge C. Victor Lander
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
A.C. Gonzalez, Assistant City Manager
David K. Cook, Chief Financial Officer
Helena Stevens-Thompson, Assistant to the City Manager
Date: October 6, 2008

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

Subject: Draft Agenda Item No. 28 (Council District - 7)

SUBJECT

Ratify installation of an additional cooling unit at the Science Place 1 IMAX Theater located at 1318 South Second Avenue - V Tec Mechanical, Inc., lowest responsible bidder of three - Not to exceed $49,672 - Financing: 2007 Certificates of Obligation

BACKGROUND

The Science Place 1 IMAX Theater is a city facility built in 1936. It is served by 4 gas fired absorption chillers. As of August 20, 2008, two of the four chillers are inoperable. All options to repair the chillers have been reviewed and it is determined that repairs can not be made. The remaining two chillers will not adequately cool the State Fair capacity loads, and will disrupt services in the IMAX Theater. The State Fair of Texas took operating control of the Fair Park grounds on September 1, 2008.

Three proposals were received to provide temporary chiller services. V Tec Mechanical, Inc., the lowest bidder of three has provided and set up a temporary trailer mounted replacement for the failed 100 ton Yazaki gas chiller. The City of Dallas will own the chiller at the end of the contract.

This action ratifies and provision of temporary cooling services until a permanent replacement is installed.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 27, 2008, City Council Resolution No. 08-2308 authorized a professional services contract with IDA Engineering, Inc. to design and manage.
ESTIMATED SCHEDULE OF PROJECT

Begin Design                        September 2008
Complete Design                     January 2009

FISCAL INFORMATION

2007 Certificates of Obligations - $49,672

Recommendation

Staff recommends approval of this item.

Forest E. Turner
Interim Assistant City Manager

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

Dallas Together, we do it better
Memorandum

Date       October 6, 2008
To         Member of the Quality of Life Committee: Pauline Medrano, Chair Vonciel
           Jones Hill, Vice Chair, Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David A.
           Neumann, Steve Salazar
Subject    Draft Agenda Item No. 30 (Council District - 7)

SUBJECT

Authorize a construction contract for the improvements and restoration of the Hall of State located at 3939 Grand Avenue - Gilbert May, Inc. dba Phillips/May Corporation - $6,253,000 - Financing: 1995 Bond Funds ($59,000) and 2006 Bond Funds ($6,194,000)

BACKGROUND

The Hall of State was constructed for the 1936 Texas Centennial Exposition at Fair Park. Fair Park is a National Historic Landmark with the largest collection of 1930's Art Deco exposition style architecture in the United States. In recent years, elements of the grounds and several buildings at Fair Park have been restored. The Hall of State currently houses the Dallas Historical Society. Years of varying humidity levels resulting from leaking skylights, water infiltration and ultra-violet light have contributed to the deterioration of the building structure and interior finishes of this historic facility. The work required to restore this asset will be completed in various phases. This project will complete the first phase which will stabilize and protect the building for future generations.

The consulting contract executed on August 22, 2007 with Quimby McCoy Preservation Architecture, LLP for the Waterproofing and Mechanical Improvements at the Hall of State Building in Fair Park included an assessment of the existing conditions of the architectural, structural, electrical system, mechanical system and artwork.

This contract includes replacing the mechanical and electrical systems, installing a sprinkler system, replacing the roof, restoring the skylights, providing accessibility improvements to the interior, and removing trees which are damaging the foundation and the exterior.
Page 2
Agenda Item No. 30 (Council District - 7)

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction        November 2008
Complete Construction    August 2009

FISCAL INFORMATION

1995 Bond Funds - $59,000
2006 Bond Funds - $6,194,000

Recommendation

Staff recommends approval of this item.

Forest E. Turner
Interim Assistant City Manager

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

DATE October 22, 2008

TO Members of the Quality of Life Committee: Pauline Medrano, Chair, Voncie Jones Hill, Vice Chair, Carolyn R. Davis, Angela Hunt, Sheffie Kadane, David Neumann, Steve Salazar

SUBJECT Draft Agenda Item No. 48 (Council District No. 7)

SUBJECT

Authorize a contract for the reconstruction of the Esplanade fountain, including reconstruction of the fountain basin, historic lights, historic pylon and paving; construction of new water features, mechanical equipment, underground vaults, electrical equipment, and landscaping; and restoration of the Parry Avenue gate at Fair Park – Rogers-O’Brien Construction Company, Inc., best value proposer of four – Not to exceed $12,616,675 – Financing: 2006 Bond Funds

BACKGROUND

This contract award is for reconstruction of the Esplanade fountain, including reconstruction of the fountain basin, historic lights, historic pylon and paving; construction of new water features, mechanical equipment, underground vaults, electrical equipment, and landscaping; and restoration of the Parry Avenue gate at Fair Park to Rogers-O’Brien Construction Company, Inc., best value proposer of four, in an amount not to exceed $12,616,675.

On June 19, 2008, the Park and Recreation Board approved the advertisement for a Request for Competitive Sealed Proposals for the reconstruction of the Esplanade fountain at Fair Park.

On August 21, 2008, four proposals were received and it was determined that Rogers-O’Brien Construction Company, Inc., was the best value proposer. Proposals based on RFCSP are evaluated on pre-set criteria which includes cost, qualifications of the prime contractor, construction amount and schedule ratings, which are based on mathematical formulas, with the best price and best schedule being given the highest scores. Ratings "1" to "10" are given for each criteria with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criteria.
BACKGROUND (Continued)

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

<table>
<thead>
<tr>
<th>Rating Criteria</th>
<th>Value</th>
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<tbody>
<tr>
<td>1. Proposed Construction Contract Award</td>
<td>45%</td>
</tr>
<tr>
<td>2. Qualifications/Experience/References for Prime Firm</td>
<td>20%</td>
</tr>
<tr>
<td>3. Subcontractor Experience</td>
<td>15%</td>
</tr>
<tr>
<td>4. Good Faith Effort Plan</td>
<td>10%</td>
</tr>
<tr>
<td>5. Financial Sufficiency</td>
<td>5%</td>
</tr>
<tr>
<td>6. Schedule/Time of Completion</td>
<td>5%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

ESTIMATED SCHEDULE OF PROJECT

Began Design  April 2007  
Completed Design  July 2008  
Begin Construction  December 2008  
Complete Construction  August 2009

PRIOR ACTION/REVIEW (Council, Boards, Commissions)

The Park and Recreation Board authorized the advertisement for a Request for Competitive Sealed Proposals on June 19, 2008.

FISCAL INFORMATION

2006 Bond Funds

ETHNIC COMPOSITION

Rogers-O'Brien Construction Company, Inc.

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Male</th>
<th>Female</th>
</tr>
</thead>
<tbody>
<tr>
<td>White Male</td>
<td>164</td>
<td>19</td>
</tr>
<tr>
<td>Black Male</td>
<td>10</td>
<td>3</td>
</tr>
<tr>
<td>Hispanic Male</td>
<td>112</td>
<td>5</td>
</tr>
<tr>
<td>Other Male</td>
<td>0</td>
<td>1</td>
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</tbody>
</table>
PROPOSAL INFORMATION

*Denotes successful proposer

<table>
<thead>
<tr>
<th>Proposers</th>
<th>Base Bid</th>
<th>Alter. Nos. 1,3,4,7**</th>
<th>Total Bid</th>
<th>Scores</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rogers-O'Brien Construction Co.</td>
<td>$10,951,650</td>
<td>$1,665,025</td>
<td>$12,616.67</td>
<td>2746.74</td>
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<tr>
<td>Inc. 1901 Regal Row, Dallas, TX</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>AUI Contractors, Inc.</td>
<td>$11,357,000</td>
<td>$1,408,000</td>
<td>$12,765,000</td>
<td>2307.76</td>
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<tr>
<td>Gilbert May, Inc. dba</td>
<td>$12,298,333</td>
<td>$1,765,000</td>
<td>$14,063,333</td>
<td>2171.86</td>
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<tr>
<td>Phillips/May Corporation</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Con-Real, LP</td>
<td></td>
<td></td>
<td></td>
<td>Withdrew***</td>
</tr>
</tbody>
</table>

**Alternate No. 1 - provides for Parry Avenue gate restoration.

**Alternate No. 3 - provides for electrical for show fountain lighting.

**Alternate No. 4 - provides for sound for show fountain

**Alternate No. 7 - provides for one month earlier start date.

***Con-Real, LP withdrew their bid due to calculation error during the bid preparation for this project.

OWNERS

Rogers-O'Brien Construction Company, Inc.

Patrick D. O'Brien, Chairman of the Board
Preston McAfee, President and Chief Executive Officer

Recommendation

Staff recommends approval of this item.

Forest Turner
Interim Assistant City Manager
c: Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Thomas P. Perkins, City Attorney
Deborah A. Watkins, City Secretary
Craig Kinton, City Auditor
Judge C. Victor Lander
Ryan S. Evans, First Assistant City Manager
Ramon F. Miguez, P.E., Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
A.C. Gonzalez, Assistant City Manager
David K. Cook, Chief Financial Officer
Helena Stevens-Thompson, Assistant to the City Manager
Date: October 6, 2008

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

Subject: Draft Agenda Item No. 31 (Council District - 8)

SUBJECT

Authorize a professional services contract with Mitchell Enterprises, Ltd. to provide design and construction management services for the build-out of the City facility located at 5221 South Westmoreland Road - $165,663 - Financing: Building Inspection Current Funds

BACKGROUND

In August 2008, the City of Dallas purchased the partially complete building, for use by various City departments. The building is located at 5221 South Westmoreland Road and will be occupied by Building Inspection, Code Compliance and Community Prosecutor’s Office. Completed elements of the building consist of foundation, building envelope, some parking, and on-site storm water retention pond.

This action will authorize a professional services contract with Mitchell Enterprises, Ltd. to provide the design and construction management services required to complete construction of the building and construct office space. Council will later be asked to approve the award of construction to complete the renovation of the building. This project is expected to be completed in March 2010.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.
Page 2

Agenda Item No. 31 (Council District - 8)

ESTIMATED SCHEDULE OF PROJECT

Begin Design November 2008
Complete Design March 2009

FISCAL INFORMATION

2006 Building Inspection Funds - $165,663

Recommendation

Staff recommends approval of this item.

[Signature]
Forest E. Turner
Interim Assistant City Manager

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

Date: October 23, 2008

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

Subject: Draft Agenda Item No. 43 (All)

SUBJECT

Authorize the acceptance of a Loan Star Libraries Grant from the Texas State Library and Archives Commission for improving public access to library resources and services at the Dallas Public Library for the period September 1, 2008 through August 31, 2009; and execution of the grant agreement - $241,604 - Financing: Loan Star Libraries Grant Funds

BACKGROUND

The 80th Session of the Texas State Legislature appropriated funding for the Loan Star Libraries program, a program of direct aid to public libraries in the State of Texas. This grant program provides direct grants-in-aid to public libraries that are members of the Texas Library System for minor renovations and to maintain, improve, expand or enhance resources or services. Dallas Public Library has been awarded $241,604 under this grant program for the State fiscal year which began September 1, 2008 and ends August 31, 2009. Dallas Public Library will use these funds for public programs, electronic information services, and materials acquisition.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

This item has no prior action.

FISCAL INFORMATION

$241,604 - Loan Star Libraries Grant Funds
Draft Agenda Item No. 43 (All)

Recommendation

Staff recommends approval of this item.

[Signature]
Forest E. Turner
Interim Assistant City Manager

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