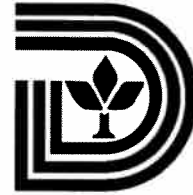


# Memorandum



CITY OF DALLAS

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.

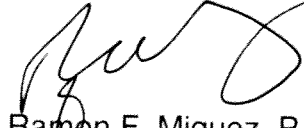
The City contracts with private contractors to abate asbestos and demolish and clear sites ordered demolished by municipal court order, the emergency demolition of unsafe buildings due to fire damage, and the demolition of city-owned buildings as required.

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.

Asbestos Abatement and Demolition Services - Eastern Sector of Dallas  
Agenda Item # 57 - November 10, 2008 Council Meeting  
October 24, 2008  
Page 2

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 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



CITY OF DALLAS

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.

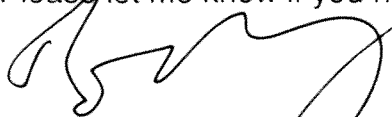
Each contractor will be assigned to the East and West sector of the City. The Western Sector includes all areas west of the Dallas North Tollway, south of Interstate 30 through downtown, and west of Interstate 45. The Eastern Sector includes all areas east of the Dallas North Tollway, north of Interstate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

A handwritten signature in black ink, appearing to read 'R. Miguez', written over the printed name.

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 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



CITY OF DALLAS

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. 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:

	<u>PWT</u>	<u>DWU</u>	<u>PKR</u>
Projects Completed	1	0	3
Change Orders	0	0	2
Projects Requiring			
Liquidated Damages	0	0	0
Projects Completed			
by Bonding Company	0	0	0

**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.

White Male	8	White Female	3
Black Male	0	Black Female	0
Hispanic Male	58	Hispanic Female	2
Other Male	0	Other Female	0

**BID INFORMATION**

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

\*Denotes successful bidder

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

**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



CITY OF DALLAS

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.



## **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**

White Female	0	White Male	116
Black Female	1	Black Male	19
Hispanic Female	4	Hispanic Male	78
Other Female	0	Other Male	1

## **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

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

## 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 Manger  
A.C. Gonzalez, Assistant City Manager  
David O. Brown, Interim Assistant City Manager  
Ade Williams, Director, Business Development and Procurement Services

# Memorandum



CITY OF DALLAS

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



CITY OF DALLAS

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.

**Page 2**  
**Draft Agenda Item No. 49**

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)	<u>\$136,268</u>

Total	\$726,514
-------	-----------

**ETHNIC COMPOSITION**

**MetalMan Design/Build Corporation**

White Male	2	White Female	0
Black Male	0	Black Female	0
Hispanic Male	16	Hispanic Female	0
Other Male	0	Other Female	0

**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

# Memorandum



CITY OF DALLAS

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**

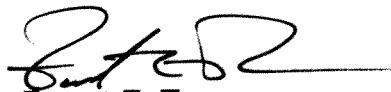
Begin Design	September 2008
Complete Design	January 2009

**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

# Memorandum



CITY OF DALLAS

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.

**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



CITY OF DALLAS

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. 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:

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

**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.**

White Male	164	White Female	19
Black Male	10	Black Female	3
Hispanic Male	112	Hispanic Female	5
Other Male	0	Other Female	1

**PROPOSAL INFORMATION**

\*Denotes successful proposer

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

\*\*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

**Page 4**  
**Draft Agenda Item No. 48**

- 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



CITY OF DALLAS

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.



**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.



Forest E. Turner  
Interim Assistant City Manager

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

# Memorandum



CITY OF DALLAS

Date 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

**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  
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