

KEY FOCUS AREA: A Cleaner, Healthier City Environment
AGENDA DATE: October 22, 2008
COUNCIL DISTRICT(S): 5
DEPARTMENT: Trinity River Corridor Project
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 57P, Q, S, T, U, W, X, Y, Z

SUBJECT

Authorize a professional services contract with Terracon Consultants, Inc. for environmental investigation, assessment and remedial designs related to the Elam and South Loop Landfills, and Simpkins tracks for the Trinity River Corridor Project - \$814,484 - Financing: 1998 Bond Funds

BACKGROUND

The site consists of approximately 1,415 acres of land located along the east bank of the Trinity River to the north and south of Loop 12 in the southeastern portion of Dallas. The site was owned by Metropolitan Sand & Gravel Co., L.L.C., consisting of two permitted landfills of 340 acres of permitted landfill area and approximately 30 acres of unpermitted landfill areas.

On August 29, 1975, the Texas State Department of Health issued Municipal Solid Waste, MSW Permit No. 88, to operate the Elam and South Loop 12 Landfills. The total permitted area for MSW No. 88 is approximately 340 acres.

The Elam Landfill is approximately 85 acres located north of State Highway Loop 12. It also includes an unfilled area north of Elam Road and is approximately 5 acres on neighboring property to the east of the site. The permit application indicated that there were three additional landfill areas south, west, and northwest of the permitted Elam Landfill comprising approximately 30 acres, which were filled prior to the March 1975 permit application, and are not included in the permit. The Texas Commission on Environmental Quality (TCEQ) Central Registry lists the closed Elam Road Landfill as Regulated Entity No. RN104990460, and lists Metropolitan Sand & Gravel (CN6008988811) as owner. The closed Elam Road Landfill is recorded at 5920 Elam Road, Dallas, TX 75217, and is recorded to be in the Municipal Solid Waste Non Permitted Program (ID No. 455040167).

BACKGROUND (Continued)

The permitted South Loop Landfill occupies approximately 255 acres of land on the south side of Highway Loop 12. The TCEQ Central Registry lists the South Loop 12 Landfill as Regulated Entity No. RN101665743, and lists the City of Dallas (CN600331730) as Operator and Metropolitan Sand & Gravel (CN600898811) as Owner. The South Loop 12 Landfill is recorded at 6000 E. South Loop 12, Dallas, TX, 75217, and is recorded to be in the Municipal Solid Waste Disposal Program (Permit No. 88).

The site consisted primarily of undeveloped and agricultural land in the 1940s, prior to portions of the site being utilized for sand and gravel mining operations in the 1950s and 1960s. Based on a review of aerial photographs, approximately 160 acres or more have been used for gravel mining operations. In the late 1950s and early 1960s, it appears that landfill operations began on-site. The Elam Landfill operated from approximately 1957 until closure in 1980, and the South Loop Landfill operated from approximately 1962 until closure in 1983.

Terracon Consultants, Inc. conducted a Phase I Environmental Site Assessment on August 24, 2005. In addition, Terracon Consultants, Inc. also prepared a Limited Solid Waste Evaluation Report in October 12, 2005, a Limited Site Investigation on January 8, 2008, and a Methane and Landfill Cap Evaluation and Proposed Response Actions on January 30, 2008. Based on preliminary investigation and assessments Terracon Consultants, Inc. recommends further detailed investigations and assessment.

On May 28, 2008, Dallas City Council Resolution No. 08-1591 authorized a settlement in lieu of proceeding further with condemnation for the acquisition of approximately 1,415 acres of land located near the intersection of Loop 12 and Pemberton Hill Road from Metropolitan Sand and Gravel Company, L.L.C. or its successor, and approximately 111 acres of land located near the intersection of Linfield Road and Hull Avenue from Weir Bros. Partners, L.L.C., for the Trinity River Corridor Project. The Resolution also authorized the City Attorney to assume, on behalf of the City, the responsibility for the costs to remediate those environmental conditions on the METROPOLITAN TRACT and the LINFIELD TRACT known by the City as of the date the settlement is closed, and to waive any right to contribution for those costs from Metropolitan Sand and Gravel Co., L.L.C. and Weir Brothers Partners, L.L.C., including their officers, successors, and assigns.

This action will authorize such detailed investigation, assessment and remedial designs. Based on the findings of detailed investigation and assessment, Terracon Consultants, Inc., will develop the remedial designs to address the restoration of landfill caps and other corrective measures.

BACKGROUND (Continued)

The additional tasks also include:

- enrolling under Voluntary Cleanup Program (VCP) with TCEQ
- all necessary regulatory coordination and reporting with TCEQ
- necessary topographic survey for the engineering designs
- assessment and design for the development and enhancement of wetlands adjacent to landfills
- response to TCEQ’s notice of violation for capped area
- investigation, assessment and development of a plan for removing all surface waste

ESTIMATED SCHEDULE OF PROJECT

Began Design	October 2008
Completed Design	September 2009
Began Construction	December 2009
Completed Construction	December 2010

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized settlement in lieu of proceeding further with condemnation for the acquisition of approximately 1,415 acres of land located near the intersection of Loop 12 and Pemberton Hill Road from Metropolitan Sand and Gravel Company, L.L.C. or its successor, and approximately 111 acres of land located near the intersection of Linfield Road and Hull Avenue from Weir Bros. Partners, L.L.C., for the Trinity River Corridor Project on May 28, 2008, by Resolution No. 08-1591.

Authorized acquisition of approximately 1415 acres from Metropolitan Sand & Gravel Co., L.L.C. on February 13, 2008, by Resolution No. 08 -0398.

Authorized acquisition of approximately 61 acres from Weir Bros, Partners, L.L.C. out of the above referenced 111 acres tract on April 28, 2004, by Resolution No. 04-1416.

FISCAL INFORMATION

\$814,484.00 - 1998 Bond Funds

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Terracon Consultants, Inc.

Hispanic Female	4	Hispanic Male	14
African-American Female	1	African-American Male	6
Other Female	3	Other Male	6
White Female	15	White Male	62

OWNER(S)

Terracon Consultants, Inc.

Carl Parten, PG, Associate

Ralph B. Barnes, Jr., Principal

MAP

Attached.

GOOD FAITH EFFORT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Terracon Consultants, Inc. for environmental investigation, assessment and remedial designs related to the Elam and South Loop Landfills, and Simpkins tracks for the Trinity River Corridor Project - \$814,484 - Financing: 1998 Bond Funds

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

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$695,852.00	85.43%
Total non-local contracts	\$118,632.00	14.57%
TOTAL CONTRACT	\$814,484.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Pacheco Koch	HMDB38318Y0909	\$137,657.00	19.78%
Cheryl's Drafting	WFWB37050N0409	\$3,700.00	0.53%
Total Minority - Local		\$141,357.00	20.31%

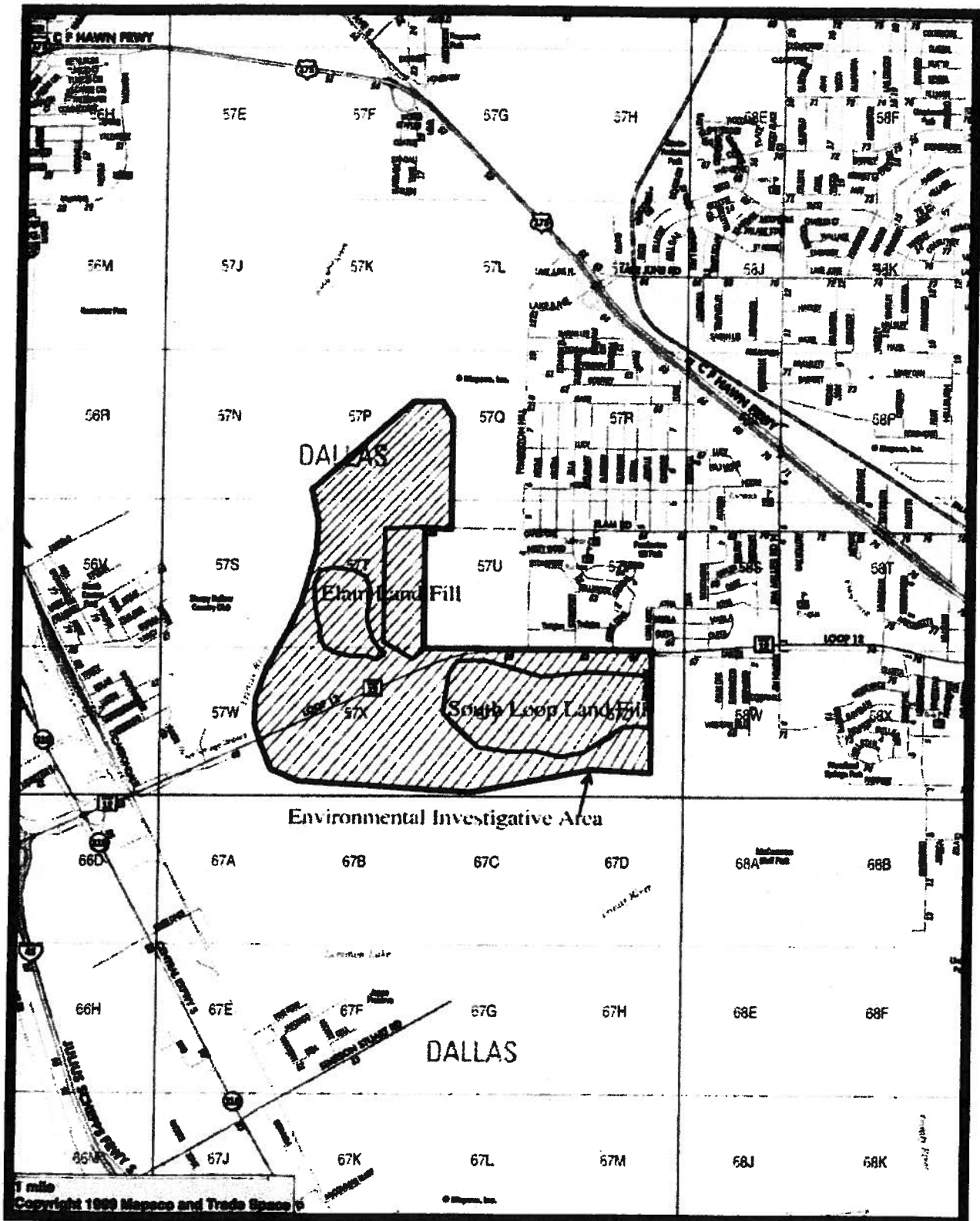
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Sunbelt Industrial Services	WFWB35171Y1008	\$73,632.00	62.07%
Total Minority - Non-local		\$73,632.00	62.07%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$137,657.00	19.78%	\$137,657.00	16.90%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$3,700.00	0.53%	\$77,332.00	9.49%
Total	\$141,357.00	20.31%	\$214,989.00	26.40%

ELAM AND SOUTH LOOP LANDFILLS AND SIMPKINS TRACKS



MAPSCO 57P, Q, S, T, U, W, X, Y, & Z

October 22, 2008

WHEREAS, on May 28, 2008, Resolution No. 08-1591 to authorized settlement in lieu of proceeding further with condemnation for the acquisition of approximately 1,415 acres of land located near the intersection of Loop 12 and Pemberton Hill Road from Metropolitan Sand and Gravel Company, L.L.C. or its successor, and approximately 111 acres of land located near the intersection of Linfield Road and Hull Avenue from Weir Bros. Partners, L.L.C., for the Trinity River Corridor Project; and

WHEREAS, on May 28, 2008, Resolution No. 08-1591 authorized the City Attorney to assume, on behalf of the City, the responsibility for the costs to remediate environmental conditions on the METROPOLITAN TRACT and the LINFIELD TRACT known by the City as of the date the settlement closed, and to waive any right to contribution for those costs from Metropolitan Sand and Gravel Co., L.L.C. and Weir Brothers Partners, L.L.C., including their officers, successors, and assigns; and

WHEREAS, Terracon Consultants Inc., has conducted a Phase I Environmental Site Assessment on August 24, 2005. In addition, Terracon also prepared a Limited Solid Waste Evaluation Report on October 12, 2005, a Limited Site Investigation on January 8, 2008, and a Methane and Landfill Cap Evaluation and Proposed Response Actions on January 30, 2008. Based on the preliminary investigation and findings, Terracon Consultants, Inc. recommends further detailed investigations and assessment, before remedial designs are prepared.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a professional services contract with Terracon Consultants Inc., for such detailed environmental investigation, assessment, remedial designs, and coordination with TCEQ, in an amount not to exceed \$814,464 after it has been approved as to form by the City Attorney.

Section 2. That the City Controller is hereby authorized to disburse funds in accordance with the terms and conditions of the contract from:

1998 Bond Fund
Fund 5P14, Unit N962, Dept. PBW, Act. TRPP
Obj. 4111, Program # PB98N962, PD PBW98N962A3
Vendor # 341409, in an amount not to exceed \$814,484.00

October 22, 2008

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.

Distribution: Trinity River Corridor Project, Natalie Wilson, 6BS, City Hall
Public Works and Transportation, Raj Guntnur, OCMC, Room 307
Public Works and Transportation, Rosemary Prichard, OCMC, Room 101
Office of Financial Services, 4BN, City Hall
City Attorney's Office, 7DN
City Controller's Office, Sherian Parham, 4BN

AGENDA ITEM # 53

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

AGENDA DATE: October 22, 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 a new double-sided monument sign at the Loop 12 entry, a new entry fence and gate, landscaping and irrigation from the Loop 12 entry to the parking lot, replacement of site landscaping and irrigation, and a building dedication plaque for the Trinity River Audubon Center - Not to exceed \$212,518, from \$12,232,827 to \$12,445,345 - 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 \$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, approved by Council on August 27, 2008 by Resolution No. 08-2264 was 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.

BACKGROUND (Continued)

Change Order No. 9, approved by Administrative Action No. 08-2356 on September 3, 2008 was for widening and relocation of 600 linear feet the entry road to the West side (Simpkins property) including a revised Loop 12 exit approach since the east property is not available, relocation of one fire hydrant, electrical service to the front entry, and distribution of 1,000 yards of mulch over the building site remaining from the Landfill closure contract for the Trinity River Audubon Center, in an amount not to exceed \$24,273, making a revised contract amount of \$12,232,827.

Change Order No. 10, authorizes an increase in the contract with Sedalco, LP for a new double-sided monument sign at the Loop 12 entry, a new entry fence and 24' wide gate, landscaping and irrigation from the Loop 12 entry to the parking lot, replacement of site landscaping and irrigation reinstated from the Base Bid, and a building dedication plaque for the Trinity River Audubon Center, in an amount not to exceed \$212,518, making a revised contract amount of \$12,445,345.

ESTIMATED SCHEDULE OF PROJECT

Began 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.

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

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.

Authorized Change Order No. 8 on August 27, 2008, by Resolution No. 08-2264.

The Park and Recreation Board authorized Change Order No. 10 on September 18, 2008.

FISCAL INFORMATION

1998 Bond Funds - \$212,518

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	\$82,870
Change Order No. 9	\$24,273
Change Order No. 10 (this action)	<u>\$212,518</u>
Total	\$12,445,345

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

October 22, 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. 08-1515, 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

GOOD FAITH EFFORT PLAN SUMMARY

PROJECT: Authorize an increase in the contract with Sedalco, LP for a new double-sided monument sign at the Loop 12 entry, a new entry fence and gate, landscaping and irrigation from the Loop 12 entry to the parking lot, replacement of site landscaping and irrigation, and a building dedication plaque for the Trinity River Audubon Center - Not to exceed \$212,518, from \$12,232,827 to \$12,445,345 - 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	\$43,560.63	20.50%
Non-local contracts	\$168,957.37	79.50%
TOTAL THIS ACTION	\$212,518.00	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>
Alpha Applicators	BMDB3599Y1208	\$2,930.00	6.73%
MetalMan Design/Build Corporation	PFDB6233Y1208	\$30,406.00	69.80%
Maroney Excavation	WFDB35162Y1008	\$8,223.00	18.88%
Total Minority - Local		\$41,559.00	95.40%

Non-Local Contractors / Sub-Contractors

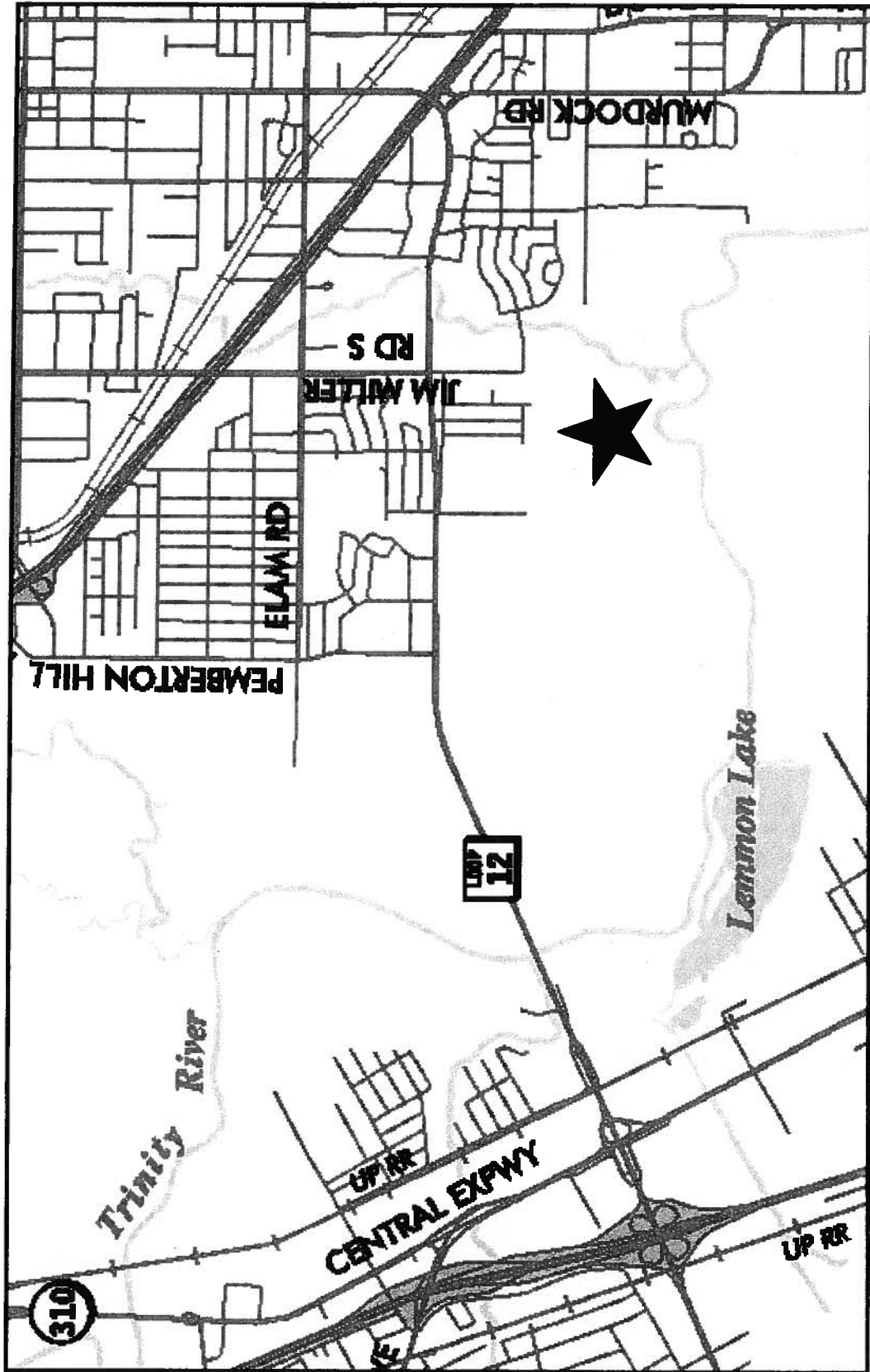
None

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	\$2,930.00	1.38%	\$106,959.40	0.86%
Hispanic American	\$0.00	0.00%	\$74,620.00	0.60%
Asian American	\$30,406.00	14.31%	\$436,230.00	3.51%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$8,223.00	3.87%	\$2,014,668.89	16.19%
Total	\$41,559.00	19.56%	\$2,632,478.29	21.15%

Trinity River Audubon Center

Council District 5



Mapsc0 #68-A

October 22, 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; and

WHEREAS, on August 27, 2008, Resolution No. 08-2264, approved Change Order No. 8 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, increasing the contract amount from \$12,125,684 to \$12,208,554; and

WHEREAS, on September 3, 2008, Administrative Action No. 08-2356, approved Change Order No. 9 for widening and relocation of 600 linear feet of the entry road to the West side (Simpkins property), including a revised Loop 12 exit approach since the east property is not available, relocation of one fire hydrant, electrical service to the front entry, and distribution of 1,000 yards of mulch over the building site remaining from the Landfill closure contract for the Trinity River Audubon Center, in an amount not to exceed \$24,273, increasing the contract amount of \$12,208,554 to \$12,232,827; and

WHEREAS, this Change Order provides for a new double-sided monument sign at the Loop 12 entry, a new entry fence and 24' wide gate, landscaping and irrigation from the Loop 12 entry to the parking lot, replacement of site landscaping and irrigation reinstated from the Base Bid, and a building dedication plaque for the Trinity River Audubon Center, in an amount not to exceed \$212,518, increasing the contract amount from \$12,232,827 to \$12,421,072.

Now, Therefore,

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

October 22, 2008

SECTION 1. That the City Manager is hereby authorized to execute Change Order No. 10 to the contract with Sedalco, LP for a new double-sided monument sign at Loop 12 entry, a new entry fence and gate, landscaping and irrigation from the Loop 12 entry to the parking lot, replacement of site landscaping and irrigation reinstated from the Base Bid, and a building dedication plaque for the Trinity River Audubon Center, in an amount not to exceed \$212,518, increasing the contract amount from \$12,232,827 to \$12,421,072.

SECTION 2. That the City Controller be and is hereby authorized to pay the amount of \$212,518 to Sedalco, LP from:

1998 Trinity River Corridor Project Fund 3P14,
Dept. PBW, Unit N966, Act TRPP, Object 4310,
Program #PB98N966, CTPBW98N966E1,
Commodity 91200, Vendor #500168, in an amount not to exceed \$212,518

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: October 22, 2008
COUNCIL DISTRICT(S): 2
DEPARTMENT: Department of Development Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 45 T U X Y Z

SUBJECT

A public hearing to receive comments regarding a City Council authorized hearing to determine proper zoning on property zoned an MU-2 Mixed Use District, CS Commercial Service District, IM Industrial Manufacturing District, with Specific Use Permit No. 1484 for Commercial Amusement (Inside) for Class A Dance Hall with consideration given to appropriate zoning for that area including use, development standards, parking, landscaping, sign, and other appropriate regulations in an area generally bounded by Interstate 35 and Interstate 30 to the northwest, the Union Pacific Railroad right-of-way to the northeast, the DART Railroad right-of-way to southeast, and the Trinity Levee to the southwest and an ordinance granting a new subarea within Planned Development District No. 784, the Trinity River Corridor Special Purpose District

Recommendation of Staff and CPC: Approval of a new subarea and form districts within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to conditions and a regulating plan for property located southeast of Interstate 35 and Interstate 30, with retention of Specific Use Permit No. 1484 and no change of zoning to property generally bounded by Cadiz Street, the existing sumps, Industrial Boulevard, and the Union Pacific Railroad
Z067-147(SA)

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: October 22, 2008
COUNCIL DISTRICT(S): 6
DEPARTMENT: Department of Development Services
CMO: A. C. Gonzalez, 671-8925
MAPSCO: 44 K L

SUBJECT

A public hearing to receive comments regarding authorization of a public hearing to determine the proper zoning on property zoned R-5(A) Single Family District with consideration being given to suitable zoning to allow R-5(A) Single Family District uses and a local utility use of an electrical transition station to allow the undergrounding of a portion of the West Levee-Norwood transmission line in an area generally east of Sylvan Avenue, north of Morris Street, west of Topeka Street and south of Canada Drive

Recommendation of Staff and CPC: Approval of a Planned Development District, subject to a development/landscape plan and conditions Z078-310(DW)

