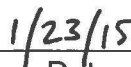



**JANUARY 28, 2015 CITY COUNCIL ADDENDUM  
CERTIFICATION**

This certification is given pursuant to Chapter XI, Section 9 of the City Charter for the City Council Addendum dated January 28, 2015. We hereby certify, as to those contracts, agreements, or other obligations on this Agenda authorized by the City Council for which expenditures of money by the City are required, that all of the money required for those contracts, agreements, and other obligations is in the City treasury to the credit of the fund or funds from which the money is to be drawn, as required and permitted by the City Charter, and that the money is not appropriated for any other purpose.

  
\_\_\_\_\_  
A.C. Gonzalez  
City Manager

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Edward Scott  
City Controller

  
\_\_\_\_\_  
Date



RECEIVED

2015 JAN 23 PM 3:43

CITY SECRETARY  
DALLAS, TEXAS

**ADDENDUM  
CITY COUNCIL MEETING  
WEDNESDAY, JANUARY 28, 2015  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TX 75201  
9:00 A.M.**

**REVISED ORDER OF BUSINESS**

Agenda items for which individuals have registered to speak will be considered no earlier than the time indicated below:

9:00 a.m.      **INVOCATION AND PLEDGE OF ALLEGIANCE**

**OPEN MICROPHONE**

**CLOSED SESSION**

**MINUTES**

Item 1

**CONSENT AGENDA**

Items 2 - 42

**CONSENT ADDENDUM**

Items 1 - 2

**ITEMS FOR INDIVIDUAL CONSIDERATION**

No earlier  
than 9:15 a.m.

Items 43 - 44  
Addendum Item 3

**PUBLIC HEARINGS AND RELATED ACTIONS**

1:00 p.m.

Items 45 - 60



**ADDENDUM  
CITY COUNCIL MEETING  
JANUARY 28, 2015  
CITY OF DALLAS  
1500 MARILLA  
COUNCIL CHAMBERS, CITY HALL  
DALLAS, TEXAS 75201  
9:00 A. M.**

ADDITIONS:

Closed Session

Attorney Briefings (Sec. 551.071 T.O.M.A.)

- Legal issues relating to gate accommodations requested by Delta Airlines at Dallas Love Field.
- Paul Heller et al., v. City of Dallas, Civil Action No. 3:13-CV-4000-L; Overpasses for America v. City of Dallas, Civil Action No. 3:14-CV-02910-L.

CONSENT ADDENDUM

**Communication and Information Services**

1. Authorize **(1)** the acceptance of the 2014 IBM Smarter Cities Challenge Grant for consulting services from International Business Machines Corporation (IBM) for the period February 2, 2015 to February 20, 2015; and **(2)** execution of the grant agreement - Financing: No cost consideration to the City

**Public Works Department**

2. Authorize an increase in the contract with Gilbert May, Inc. dba Phillips/May Corporation for electrical and lighting improvements including additional power requirements for new escalators, elevators and hand dryers, temporary manual dimming in the ballroom, additional circuits and rezoning for light fixtures in ballroom, additional keypad lighting controls and fixtures for the men's restroom, redesign of ballroom ceiling area to reduce cost for fire sprinkler changes; mechanical and plumbing improvements including additional cooling to audio/visual room, replacement of existing water valves in Upper C Restrooms and replacement of damaged sanitary sewer line at the Kay Bailey Hutchison Convention Center Dallas - Not to exceed \$150,662, from \$12,189,630 to \$12,340,292 - Financing: 2009 Convention Center Revenue Bonds

**ADDENDUM  
CITY COUNCIL MEETING  
JANUARY 28, 2015**

ADDITIONS: (Continued)

ITEMS FOR INDIVIDUAL CONSIDERATION

**City Secretary's Office**

3. Consideration of appointments to the Dallas/Fort Worth International Airport Board of Directors for Positions 1, 5 and 11 (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) (List of nominees in the City Secretary's Office)

CORRECTION:

**Aviation**

2. Authorize **(1)** the City Manager, and the President of the Love Field Airport Modernization Corporation (LFAMC) ~~and the Vice President of Southwest Airlines~~ to execute the First Amendment to the Program Development Agreement for the Love Field Modernization Program (PDA LFMP) with Southwest Airlines Co. and LFAMC to expand the scope of the Love Field Modernization Program (LFMP), allowing for construction and financing of a new permanent public parking garage at Dallas Love Field (~~Love Field~~); **(2)** the City Manager to execute the ~~First~~ Second Amendment to the Amended and Restated Lease of Terminal Building Premises (~~Airport~~ Use and Lease Agreement) with the ~~S~~ignatory Airlines to facilitate the construction and financing of a new permanent public parking garage at Dallas Love Field Airport as part of the LFMP; **(3)** the City Manager to execute the First Amendment to the Ground Lease for Cargo and General Use Buildings (Ground Lease) at Dallas Love Field with Southwest Airlines Co. to facilitate construction of a new permanent public parking garage at Love Field; and **(4)** interim financing by transferring \$8,000,000 for initial pre-construction enabling projects from the Aviation Capital Construction Fund to the ~~Love Field Airport Modernization Corporation (LFAMC)~~; said funds to be reimbursed from the proceeds of the sale of bonds from a projected General Airport Revenue Bond Sale - Not to exceed \$8,000,000 - Financing: Aviation Capital Construction Funds (to be reimbursed from the LFAMC bond proceeds)

**ADDENDUM  
CITY COUNCIL MEETING  
JANUARY 28, 2015**

**DELETIONS:**

**Office of Management Services**

58. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by City of Dallas and Oncor Electric Delivery Company, LLC generally located near Irving Boulevard extending southeast along the Trinity River to the Texas Utilities Right-of-Way past Corinth Street; and an ordinance authorizing support of the issuance of a municipal setting designation to the City of Dallas by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City  
Recommendation of Staff: Approval
  
59. A public hearing to receive comments on a proposed municipal setting designation to prohibit the use of groundwater as potable water beneath property owned by McKinney OH LLC located near the intersection of McKinney Avenue and Fairmount Street and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to McKinney OH LLC by the Texas Commission on Environmental Quality and prohibiting the use of groundwater beneath the designated property as potable water - Financing: No cost consideration to the City  
Recommendation of Staff: Approval





**ADDENDUM DATE January 28, 2015**

ITEM		IND								DESCRIPTION
#	OK	DEF	DISTRICT	TYPE	DEPT.	DOLLARS	LOCAL	MWBE		
1			All	C	CIS, CCS, CDS, FIR, OEM, POL	NC	NA	NA	Authorize the acceptance of the 2014 IBM Smarter Cities Challenge Grant for consulting services from International Business Machines Corporation (IBM) for the period February 2, 2015 to February 20, 2015; and execution of the grant agreement	
2			2	C	PBW, CES	\$150,661.46	12.29%	39.07%	Authorize an increase in the contract with Gilbert May, Inc. dba Phillips/May Corporation for electrical and lighting improvements including additional power requirements for new escalators, elevators and hand dryers, temporary manual dimming in the ballroom, additional circuits and rezoning for light fixtures in ballroom, additional keypad lighting controls and fixtures for the men's restroom, redesign of ballroom ceiling area to reduce cost for fire sprinkler changes; mechanical and plumbing improvements including additional cooling to audio/visual room, replacement of existing water valves in Upper C Restrooms and replacement of damaged sanitary sewer line at the Kay Bailey Hutchison Convention Center Dallas	
3			All	I	SEC	NC	NA	NA	Consideration of appointments to the Dallas/Fort Worth International Airport Board of Directors for Positions 1, 5 and 11 (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) (List of nominees in the City Secretary's Office)	

**TOTAL            \$150,661.46**



**KEY FOCUS AREA:** E-Gov

**AGENDA DATE:** January 28, 2015

**COUNCIL DISTRICT(S):** All

**DEPARTMENT:** Communication and Information Services  
Code Compliance  
Court & Detention Services  
Fire  
Office of Emergency Management  
Police

**CMO:** Jill A. Jordan, P.E., 670-5299  
Joey Zapata, 670-3009  
Eric Campbell, 670-3255

**MAPSCO:** N/A

---

**SUBJECT**

Authorize **(1)** the acceptance of the 2014 IBM Smarter Cities Challenge Grant for consulting services from International Business Machines Corporation (IBM) for the period February 2, 2015 to February 20, 2015; and **(2)** execution of the grant agreement - Financing: No cost consideration to the City

**BACKGROUND**

The Smarter Cities Challenge is a competitive grant program that deploys IBM experts to select cities and regions worldwide to provide pro bono consulting services on critical issues faced by those communities. The City of Dallas is one of only sixteen cities worldwide selected during the 2014 review and award process.

Under the Smarter Cities Challenge grant, IBM will provide consulting services to identify ways to help enable the City to predict, prevent and better respond to crime and emergencies. Services will be delivered by five to six IBM executives working full-time in the City for 3 weeks. IBM executives will meet in person with dozens of members of the local government, citizens, businesses, and not-for-profit communities. In doing so, they will gather diverse perspectives about the causes and potential solutions to face the challenge at hand. They will collect and study various types of data from public safety departments such as crime statistics, vacant property ratios, traffic accidents and road hazards. IBM will also review current City information technology (IT) systems and business processes for these departments to determine and recommend ways to help the City become more effective.

**BACKGROUND** (Continued)

At the conclusion of the engagement, IBM will deliver to the City a roadmap document identifying short and long-term opportunities for improving the delivery of services to the citizens of Dallas. This roadmap will identify solutions that can bridge the gaps in information and operations to enhance collaborations within and across departments, use civic engagements to better drive results, optimize solutions to decrease high crime impacts in neighborhoods and identify investments in IT infrastructure that can introduce long-term efficiencies in public safety.

These consulting services will be provided at no charge to the City. It is an award of services only and the City will not receive funds in connection with this grant.

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

This item has no prior action.

**FISCAL INFORMATION**

No cost consideration to the City

January 28, 2015

**WHEREAS**, IBM through philanthropic donations has made consulting services available to the City under the IBM Smarter Cities Grant Program; and

**WHEREAS**, the City was awarded this grant on October 7, 2014; and

**WHEREAS**, it is in the interest of the City to accept IBM's consulting services to deliver a roadmap identifying short and long-term opportunities for improvement within public safety; **Now, Therefore,**

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

**Section 1.** That the City Manager is hereby authorized to accept a grant from IBM Smarter Cities Challenge for consulting services to the City of Dallas for the period February 2, 2015 through February 20, 2015.

**Section 2.** 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:** January 28, 2015

**COUNCIL DISTRICT(S):** 2

**DEPARTMENT:** Public Works Department  
Convention and Event Services

**CMO:** Jill A. Jordan, P.E., 670-5299  
Ryan S. Evans, 671-9837

**MAPSCO:** 45P

---

**SUBJECT**

Authorize an increase in the contract with Gilbert May, Inc. dba Phillips/May Corporation for electrical and lighting improvements including additional power requirements for new escalators, elevators and hand dryers, temporary manual dimming in the ballroom, additional circuits and rezoning for light fixtures in ballroom, additional keypad lighting controls and fixtures for the men's restroom, redesign of ballroom ceiling area to reduce cost for fire sprinkler changes; mechanical and plumbing improvements including additional cooling to audio/visual room, replacement of existing water valves in Upper C Restrooms and replacement of damaged sanitary sewer line at the Kay Bailey Hutchison Convention Center Dallas - Not to exceed \$150,662, from \$12,189,630 to \$12,340,292 - Financing: 2009 Convention Center Revenue Bonds

**BACKGROUND**

A construction contract with Gilbert May, Inc. dba Phillips/May Corp. to furnish materials and labor for the construction of interior finishes for C Lobby and Pre-function, Lower C Meeting Rooms, C Ballroom, and C/D/E associated restrooms at the Kay Bailey Hutchison Convention Center Dallas was authorized by Resolution No. 13-1763 on October 8, 2013.

These improvements are part of the \$60 million Convention Center Improvement Project. This project is one of multiple projects identified in the facility assessment within the Convention Center Facility Improvement Program. Construction projects which have been authorized to date are the Upper Level D Meeting Rooms, Chilled Water Loop, Lobby A and A/B Pre-function Areas, Fire Alarm and Emergency Lighting Replacement, Roof Replacement of Exhibit Halls, A, B, lower C, and Administration Building, and the Exterior Waterproofing and Storm Drain Repair.

**BACKGROUND** (Continued)

On September 10, 2014, Resolution No. 14-1468 authorized Change Order No. 2 to the construction contract of the C Area Renovation Project. The changes to the contractor's scope of work associated with Change Order No. 2 were audio/visual cabling, electrical, alarm strobes, dimmers, mechanical, supply grills, fixtures, and miscellaneous interior finish items.

This action will authorize Change Order No. 4 to the construction contract of the C Area Renovation Project. The changes to the contractor's scope of work associated with this action are: Electrical and Lighting - additional power requirements for new escalators, elevators and hand dryers, temporary manual dimming in ballroom, additional circuits and rezoning for light fixtures in ballroom, height adjustment of Type C light fixtures in ballroom, additional keypad lighting controls, and additional C fixtures in men's restrooms; Mechanical and Interior - redesign of ballroom ceiling area to reduce cost for fire sprinkler changes; Mechanical and Plumbing - additional cooling to audio/visual room, replacement of existing water valves in Upper C Restrooms, and replacement of damaged existing sanitary sewer line.

**ESTIMATED SCHEDULE OF PROJECT**

Began Design	February 2012
Completed Design	June 2013
Began Construction	October 2013
Complete Construction	February 2015

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

Authorized a professional services contract with HKS, Inc. for architectural and engineering design services to include the finishout of the Upper Level D Meeting Rooms and assessment for operational improvements and renovation of existing spaces for the Kay Bailey Hutchison Convention Center Dallas on January 27, 2010, by Resolution No. 10-0328.

Authorized Supplemental Agreement No. 1 to increase the professional services contract with HKS, Inc. for architectural and engineering design services to include renovations to the chilled water loop and mechanical equipment in Central Plant No. 3 for the Kay Bailey Hutchison Convention Center Dallas Improvement Program on August 25, 2010, by Resolution No. 10-2142.

Authorized Supplemental Agreement No. 2 to increase the professional services contract with HKS, Inc. for architectural and engineering design services to include waterproofing building envelope, fire alarm and emergency lighting system replacement, and Area C concept design for the Kay Bailey Hutchison Convention Center Dallas Improvement Program on June 22, 2011, by Resolution No. 11-1709.



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

Authorized Supplemental Agreement No. 3 to increase the professional services contract with HKS, Inc. for architectural and engineering design services to include interior improvements for Lobby A and A/B Pre-function areas for the Kay Bailey Hutchison Convention Center Dallas Improvement Program on December 14, 2011, by Resolution No. 11-3257.

Authorized Supplemental Agreement No. 4 to increase the professional services contract with HKS, Inc. for architectural and engineering design services to include interior design, roof inspections, drainage system video investigation, and construction administration services for the Kay Bailey Hutchison Convention Center Dallas Improvement Program on February 22, 2012, by Resolution No. 12-0564.

Authorized Supplemental Agreement No. 5 to increase the professional services contract with HKS, Inc. for architectural and engineering design services to include digital signage system, additional electrical power supply for Upper Level D/C areas, a photovoltaic feasibility study, and Lamar Streetscape Conceptual Design for the Kay Bailey Hutchison Convention Center Dallas Improvement Program on April 25, 2012, by Resolution No. 12-1195.

Authorized Supplemental Agreement No. 7 to increase the professional services contract with HKS, Inc. for architectural and engineering design services to include a lightning protection study, roof replacement, Area C furniture and restroom improvements for the Kay Bailey Hutchison Convention Center Dallas Improvement Program on January 23, 2013, by Resolution No. 13-0181.

Authorized a contract with Gilbert May, Inc. dba Phillips May Corp. for the construction of interior improvements to C Lobby and Pre-function areas, Lower C Meeting Rooms, C Ballroom, and C/D/E associated restrooms at the Kay Bailey Hutchison Convention center Dallas, on October 8, 2013, by Resolution No. 13-1763.

Authorized Change Order No. 2 to the contract with Gilbert May, Inc. dba Phillips/May Corp., increasing the contractor's scope of work to include mechanical, electrical, audio visual, and interior finish changes to the construction of interior improvements on September 10, 2014, by Resolution No. 14-1468.

**FISCAL INFORMATION**

2009 Convention Center Revenue Bonds - \$150,661.46

Design	\$ 2,616,466.00
Supplemental Agreement No. 1	\$ 54,625.00
Supplemental Agreement No. 2	\$ 1,437,740.00
Supplemental Agreement No. 3	\$ 142,720.00
Supplemental Agreement No. 4	\$ 1,217,060.00
Supplemental Agreement No. 5	\$ 245,266.00
Supplemental Agreement No. 6	\$ 46,500.00
Supplemental Agreement No. 7	\$ 488,445.00
Construction Contract	\$11,879,291.00
Change Order No. 1	\$ 38,518.98
Change Order No. 2	\$ 221,899.69
Change Order No. 3	\$ 49,920.06
Change Order No. 4 (this action)	<u>\$ 150,661.46</u>
Total Project Cost	\$18,589,113.19

**M/WBE INFORMATION**

See attached.

**ETHNIC COMPOSITION**

Gilbert May, Inc. dba Phillips/May Corp.

Hispanic Female	8	Hispanic Male	42
African-American Female	0	African-American Male	4
White Female	7	White Male	48
Other Female	0	Other Male	1

**OWNER(S)**

**Gilbert May, Inc. dba Phillips/May Corp.**

Gilbert May, President  
Chris Escobedo, Managing Director

**MAP**

Attached.

## **BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY**

**PROJECT:** Authorize an increase in the contract with Gilbert May, Inc. dba Phillips/May Corporation for electrical and lighting improvements including additional power requirements for new escalators, elevators and hand dryers, temporary manual dimming in the ballroom, additional circuits and rezoning for light fixtures in ballroom, additional keypad lighting controls and fixtures for the men's restroom, redesign of ballroom ceiling area to reduce cost for fire sprinkler changes; mechanical and plumbing improvements including additional cooling to audio/visual room, replacement of existing water valves in Upper C Restrooms and replacement of damaged sanitary sewer line at the Kay Bailey Hutchison Convention Center Dallas - Not to exceed \$150,662, from \$12,189,630 to \$12,340,292 - Financing: 2009 Convention Center Revenue Bonds

Gilbert May, Inc. dba Phillips/May Corporation is a local, minority firm, has signed the "Business Inclusion & Development" 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	\$18,512.26	12.29%
Non-local contracts	\$132,149.20	87.71%
<b>TOTAL THIS ACTION</b>	<b>\$150,661.46</b>	<b>100.00%</b>

### LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

#### Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Gentzler Electric	HFDL09449N0615	\$77,870.00	51.68%
Gilbert May dba Phillips/May/Corp.	HMMB63478Y1116	\$23,265.26	15.44%
Innovation Mechanical LLC	HMDB63691Y1115	\$11,674.00	7.75%
<b>Total Minority - Local</b>		<b>\$112,809.26</b>	<b>74.87%</b>

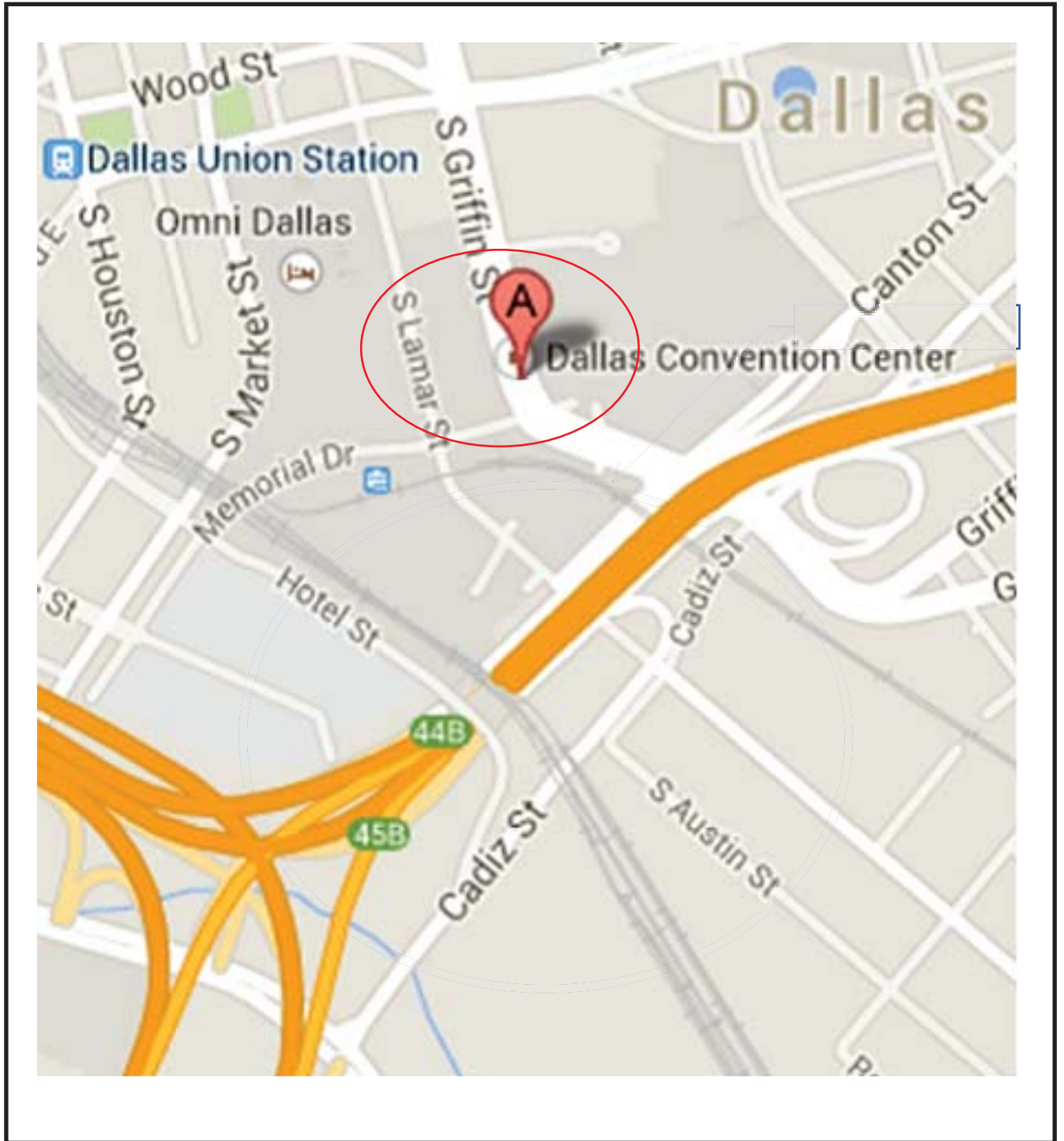
#### Non-Local Contractors / Sub-Contractors

None

**TOTAL M/WBE PARTICIPATION**

	<b>This Action</b>		<b>Participation to Date</b>	
	<b><u>Amount</u></b>	<b><u>Percent</u></b>	<b><u>Amount</u></b>	<b><u>Percent</u></b>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$112,809.26	74.88%	\$4,820,794.50	39.07%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	<u>\$112,809.26</u>	<u>74.87%</u>	<u>\$4,820,794.50</u>	<u>39.07%</u>

# Kay Bailey Hutchison Convention Center - Dallas



Mapsc0 45P



January 28, 2015

**WHEREAS**, the Kay Bailey Hutchison Convention Center Dallas initiated a \$60 million Facility Improvement Program; and,

**WHEREAS**, on January 27, 2010, Resolution No. 10-0328 authorized a professional services contract with HKS, Inc. for architectural and engineering design for the Kay Bailey Hutchison Convention Center Dallas Improvement Program in the amount of \$2,616,466; and,

**WHEREAS**, the facility assessment has identified numerous projects that will require architectural and engineering design services; and,

**WHEREAS**, on August 25, 2010, Resolution No. 10-2142 authorized Supplemental Agreement No. 1 to the professional services contract with HKS, Inc. for architectural and engineering design services to include renovations to the chilled water loop and mechanical equipment in Central Plant No. 3 for the Kay Bailey Hutchison Convention Center Dallas Improvement Program in an amount not to exceed \$54,625, increasing the contract from \$2,616,466 to \$2,671,091; and,

**WHEREAS**, on June 22, 2011, Resolution No. 11-1709 authorized Supplemental Agreement No. 2 to the professional services contract with HKS, Inc. for architectural and engineering design services to include waterproofing building envelope, fire alarm and emergency lighting system replacement, and Area C concept design for the Kay Bailey Hutchison Convention Center Dallas Improvement Program in an amount not to exceed \$1,437,740, increasing the contract from \$2,671,091 to \$4,108,831; and,

**WHEREAS**, on December 14, 2011, Resolution No. 11-3257 authorized Supplemental Agreement No. 3 to the professional services contract with HKS, Inc. for architectural, engineering, and interior design services to include interior improvements for Lobby A and A/B Pre-function areas for the Kay Bailey Hutchison Convention Center Dallas Improvement Program in an amount not to exceed \$142,720, increasing the contract from \$4,108,831 to \$4,251,551; and,

**WHEREAS**, on February 22, 2012, Resolution No. 12-0564 authorized Supplemental Agreement No. 4 to the professional services contract with HKS, Inc. for architectural, engineering, interior design, roof inspections, drainage system video investigation, and construction administration services for the Kay Bailey Hutchison Convention Center Dallas Facility Improvement Program in the amount of \$1,217,060, increasing the contract from \$4,251,551 to \$5,468,611; and,

January 28, 2015

**WHEREAS**, on April 25, 2012, Resolution No. 12-1195 authorized Supplemental Agreement No. 5 to the professional services contract with HKS, Inc. for architectural, engineering, and construction administration services for digital signage system, additional electrical power supply for Upper Level D/C areas, a photovoltaic feasibility study, and Lamar Streetscape Conceptual Design for the Kay Bailey Hutchison Convention Center Dallas Improvement Program, in an amount not to exceed \$245,266, from \$5,468,611 to \$5,713,877; and,

**WHEREAS**, on November 5, 2012, Administrative Action No. 12-2814 authorized Supplemental Agreement No. 6 to the professional services contract with HKS, Inc. for additional architectural, engineering and construction administration services for alterations of existing Elevator No. 7, additional rigging points in C Lobby and lounge spaces, design of digital signage systems for the Hall C Ballroom, Hall C Meeting Rooms, Lower Hall D Meeting Rooms and HVAC revisions in the Concourse C, C Ballroom and Lobby A for the Kay Bailey Hutchison Convention Center Dallas Improvement Program, in an amount not to exceed \$46,500, from \$5,713,877 to \$5,760,377; and,

**WHEREAS**, on January 23, 2013, Resolution No. 13-0181 authorized Supplemental Agreement No. 7 to the professional services contract with HKS, Inc. for architectural and engineering services for a lightning protection study, roof replacement, Area C furniture and restroom improvements for the Kay Bailey Hutchison Convention Center Dallas Improvement Program in an amount not to exceed \$488,445, from \$5,760,377 to \$6,248,822; and,

**WHEREAS**, the design and construction documents were complete and the construction of the next Improvement Program Project was publicly procured; and,

**WHEREAS**, on October 8, 2013, Resolution No. 13-1763 authorized a contract with Gilbert May, Inc. dba Phillips May Corp. for the construction of interior improvements to C Lobby and Pre-function areas, Lower C Meeting Rooms, C Ballroom, and C/D/E associated restrooms at the Kay Bailey Hutchison Convention Center Dallas, not to exceed \$11,879,291; and,

**WHEREAS**, on July 8, 2014, Administrative Change Order No. 14-1108 authorized Change Order No. 1 to the contract with Gilbert May, Inc. dba Phillips/May Corp., increasing the contractor's scope of work to include Facilities Performance Associates for Environmental Investigation and abating rust encountered on C-100 Meeting Room's operable partitions in an amount not to exceed \$38,518.98, from \$11,879,291.00 to \$11,917,809.98; and,



January 28, 2015

**WHEREAS**, on September 10, 2014, Resolution No. 14-1468 authorized Change Order No. 2 to the contract with Gilbert May, Inc. dba Phillips/May Corp., increasing the contractor's scope of work to include mechanical, electrical, audio visual, and interior finish changes to the construction of interior improvements to C Lobby and Pre-function, Lower C Meeting Rooms, C Ballroom and C/D/E associated restrooms at the Kay Bailey Hutchison Convention Center Dallas, in an amount not to exceed \$221,899.69, from \$11,917,809.98 to \$12,139,709.67; and,

**WHEREAS**, on December 1, 2014, Administrative Change Order No. 14-2012 authorized Change Order No. 3 to the contract with Gilbert May, Inc. dba Phillips/May Corp., increasing the contractor's scope of work to include installation of Crestron Keypads in Meeting Rooms in lieu of manual dimming switches as requested by the Convention Center, in an amount not to exceed \$49,920.06, from \$12,139,709.67 to \$12,189,629.73; and,

**WHEREAS**, it is now desirable to authorize Change Order No. 4 to the construction contract with Gilbert May, Inc. dba Phillips/May, Corp. for the mechanical, electrical, audio visual and interior finish changes to the construction of interior improvements to the C Lobby and Pre-function areas, Lower C Meeting Rooms, C Ballroom, and C/D/E associated restrooms at the Kay Bailey Hutchison Convention Center Dallas in an amount not to exceed \$150,661.46, from \$12,189,629.73 to \$12,340,291.19.

**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 Change Order No. 4 to the construction contract with Gilbert May, Inc. dba Phillips/May Corp. for the mechanical, electrical, audio visual and interior finish changes to the construction of interior improvements to C Lobby and Pre-function areas, Lower C Meeting Rooms, C Ballroom, and C/D/E associated restrooms at the Kay Bailey Hutchison Convention Center Dallas in an amount not to exceed \$150,661.46, from \$12,189,629.73 to \$12,340,291.19, 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:

2009 Convention Center Revenue Bonds  
Fund 0568, Dept. CCT, Unit P505, Act. CCIM  
Obj. 4310, Program #PBC00038, CT PBWC00038L1  
Vendor # VS0000039750 in an amount not to exceed \$150,661.46

January 28, 2015

**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:** E-Gov  
**AGENDA DATE:** January 28, 2015  
**COUNCIL DISTRICT(S):** All  
**DEPARTMENT:** City Secretary  
**CMO:** Rosa A Rios, 670-3738  
**MAPSCO:** N/A

---

**SUBJECT**

Consideration of appointments to the Dallas/Fort Worth International Airport Board of Directors for Positions 1, 5 and 11 (Closed Session, if necessary, Personnel, Sec. 551.074, T.O.M.A.) (List of nominees in the City Secretary's Office)

**BACKGROUND**

This item is on the addendum to provide for the Transportation and Trinity River Project Committee to interview and select the top 3 candidates to recommend to the city council.

The Dallas/Fort Worth (D/FW) International Airport Board was created by agreement between the City of Dallas and the City of Fort Worth. The Dallas City Council is authorized to appoint six (6) members to the Dallas/Fort Worth International Airport Board (Place Nos. 1, 4, 5, 6, 9 and 11). The terms for Places 1, 5 and 11 expire on January 31<sup>st</sup> of odd-numbered years; and the terms for Places 4, 6 and 9 expire on January 31<sup>st</sup> of even-numbered years. Per City Council Resolution No. 76-1888, the “duly elected Mayor of the City of Dallas is automatically appointed to fill Place 10.”

Previous practice of the City Council has been for City Councilmembers to nominate individuals before terms expire (between October and December), with special attention given to including “persons of all races and ethnicity” (Dallas City Charter, Chapter XXIV, Section 13(d)). Nominees would then undergo conflict of interest/background checks and are interviewed by the Transportation and Trinity River Project Committee (TTRPC), with final recommendations for appointment being presented to the City Council in late-January (terms expire on January 31<sup>st</sup> of each year).

The City Council has the opportunity to appoint individuals recommended by the TTRPC or make substitute appointments as long as the substitute nominee(s) were interviewed by the TTRPC.

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

On November 16, 2011, the City Council approved Resolution No. 11-3106 formalizing the selection process for use in appointing members the DFW Board.

At its January 26, 2015 meeting, the TTRPC interviewed all five (5) nominees submitted for possible appointment to the board for positions 1, 5 and 11 and subsequently selected three nominees to recommend to the City Council for appointment. Each nominee is recommended for a two-year term.

### **FISCAL INFORMATION**

No cost consideration to the City.

January 28, 2015

**WHEREAS**, in 1968, the cities of Dallas and Fort Worth entered into a contract ("Contract") to provide for the construction and operation of the Dallas-Fort Worth International Airport ("DFW Airport"); and pursuant to the terms of the Contract, as amended, the Dallas City Council is authorized to appoint six (6) members to the DFW Airport Board of Directors, such appointments to be evidenced by a resolution on file in the Dallas city records; and

**WHEREAS**, each Dallas board member shall be appointed to occupy designated Positions Nos. 1, 4, 5, 6, 9, 11 and that Position 10 shall at all times be filled by the duly elected Mayor of the City of Dallas; and

**WHEREAS**, the terms of office for three of the six Dallas appointed members serving in Positions 1, 5 and 11 will expire on January 31, 2015;

**Now, Therefore,**

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

**Section 1.** The following three individuals are hereby (re)appointed to the DFW Airport Board of Directors with terms to begin February 1, 2015, and expire January 31, 2017:

POSITION 00 \_  
POSITION 00 \_  
POSITION 00 \_

**Section 2.** That, upon selection of individuals to serve on the DFW Airport Board of Directors, the City Secretary's Office shall assign these individuals to one of the available board positions.

**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:** January 28, 2015  
**COUNCIL DISTRICT(S):** 2  
**DEPARTMENT:** Aviation  
**CMO:** Ryan S. Evans, 671-9837  
**MAPSCO:** N/A

---

**SUBJECT**

Authorize **(1)** the City Manager, and the President of the Love Field Airport Modernization Corporation (LFAMC) ~~and the Vice President of Southwest Airlines~~ to execute the First Amendment to the Program Development Agreement for the Love Field Modernization Program (PDA LFMP) with Southwest Airlines Co. and LFAMC to expand the scope of the Love Field Modernization Program (LFMP), allowing for construction and financing of a new permanent public parking garage at Dallas Love Field ~~(Love Field)~~; **(2)** the City Manager to execute the ~~First~~ Second Amendment to the Amended and Restated Lease of Terminal Building Premises ~~(Airport Use and Lease Agreement)~~ with the ~~Signatory Airlines~~ to facilitate the construction and financing of a new permanent public parking garage at Dallas Love Field Airport as part of the LFMP; **(3)** the City Manager to execute the First Amendment to the Ground Lease for Cargo and General Use Buildings (Ground Lease) at Dallas Love Field with Southwest Airlines Co. to facilitate construction of a new permanent public parking garage at Love Field; and **(4)** interim financing by transferring \$8,000,000 for initial pre-construction enabling projects from the Aviation Capital Construction Fund to the Love Field Airport Modernization Corporation (LFAMC); said funds to be reimbursed from the proceeds of the sale of bonds from a projected General Airport Revenue Bond Sale - Not to exceed \$8,000,000 - Financing: Aviation Capital Construction Funds (to be reimbursed from the LFAMC bond proceeds)

**BACKGROUND**

In June 2006, the City executed the Five Party Agreement to repeal the Wright Amendment, obligating the City to undertake the Love Field Modernization Program (LFMP). On June 25, 2008, the City Council approved a Term Sheet with Southwest Airlines Co., authorizing the creation of a local government corporation, the Love Field Airport Modernization Corporation (LFAMC), and negotiation of a Program Development Agreement (PDA) with Southwest Airlines Co. (SWA).

## **BACKGROUND** (Continued)

The original PDA specifically excluded the Design and Construction of additional parking at Dallas Love Field but expressly contemplated possible expenses of the LFMP to include other developments and improvements such as parking facilities. Passenger forecasts developed in 2008 projected 6 million enplanements / 12 million total passengers would occur in 2017 / 2018 and the existing 7,000 public parking spaces was projected to be adequate until that time. The original PDA also contemplated expansion of the LFMP upon agreement of the parties to the PDA.

On October 13, 2014, the Wright Amendment was officially lifted, allowing unrestricted flight activity to and from Love Field. Daily commercial flights at Love Field immediately increased from 112 to 148, with total daily flights planned to increase to 190 by mid-2015. Associated passenger activity levels are also increasing quickly. Pre-Wright Amendment activity included monthly passenger enplanement levels of approximately 345,000 enplanements, equivalent to annual levels of over 4 million enplanements / 8 million total passengers in 2013. Post-Wright Amendment activity has seen an immediate increase to approximately 500,000 monthly enplanements, equivalent to approximately 6 million annual enplanements / 12 million annual passengers. Peak travel times have resulted in a parking shortage at Love Field. All parking garages, valet lot and adjacent parking lots were at capacity during the 2014 holiday period. Based on current projections, Love Field will have additional parking requirements of approximately 1,000 spaces in 2015, 2,400 spaces in 2017 and 3,500 - 4,000 spaces in 2020.

The Love Field Master Plan identified the area for a future Parking Garage to be located adjacent to the Love Field ticket hall. This location can accommodate a structured parking facility of approximately 4,000 spaces and includes an area for future development, such as a hotel, to serve Dallas Love Field. A portion of this area is currently under lease by SWA for future development and is identified in the Ground Lease.

~~There are two project delivery methods available to construct a new parking garage: the traditional "hard bid" alternative, which would require over four years for procurement, design and construction of the garage; and to utilize the existing LFMP design team and general contractors that are in place, which would reduce the procurement, design and construction of the garage to three years.~~



## **BACKGROUND** (Continued)

The City Council has previously approved the LFMP contracting method and the most efficient delivery method is to utilize the LFMP contracts for the design and general contractor to allow the design and pre-construction to begin immediately. The efficient use of existing teams with knowledge and expertise to “hit the ground running” is economical and reduces the schedule duration. Consolidating the procurement will advance the schedule approximately 12-16 months. The construction of the garage, which is approximately 80% of the project cost, will be bid upon completion of design and will allow opportunities for MWDBE firms. This delivery method ensures parking will be available to meet the future demand.

The Future Parking Development Project will include the design and construction of a new multi-story parking garage and other associated improvements to the entire parking system located at Dallas Love Field. The project will have a series of enabling elements, estimated at approximately \$8 million, which includes:

- Preliminary planning and implementation plan (\$500,000)
- Program definition document (PDD) and project charter (\$500,000)
- Underground utility and communication lines relocation requirements (\$2,000,000)
- Survey and geo-technical studies (\$200,000)
- Valet parking relocation (\$200,000)
- Access roadway modifications (\$1,500,000)
- Site demolition (\$3,100,000)

Utilizing the existing LFMP structure for the parking garage requires amendments to three existing documents: the PDA, Use and Lease Agreement and the Ground Lease in order to encompass the new parking garage project. In addition, City intends to finance the parking garage at Love Field by initially transferring funds \$8,000,000 for use as pre-construction project enabling funds from the Aviation Capital Construction Fund to the LFAMC and then reimbursing the Aviation Capital Construction Fund of those pre-construction project enabling funds and financing the rest of the parking garage project from the proceeds of the future sale of the General Airport Revenue Funds.

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

On June 25, 2008, by Resolution No. 08-1877, the City Council approved a Term Sheet with “SWA” which, among other things, established the scope and preliminary budget of the LFMP, and authorized the City to create the “LFAMC” and negotiate a “PDA” with SWA.

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

On August 27, 2008, by Resolution No. 08-2227, City Council approved the Use and Lease Agreement with signatory airlines operating at Dallas Love Field Airport.

On November 10, 2008, by Resolution No. 08-3117, City Council approved the execution of the "PDA" with SWA and the LFAMC.

On December 10, 2008, by Resolution No. 08-3403, City Council approved execution of the Grand Lease ~~General Use Building Lease~~ with "SWA".

Briefed to the Transportation Committee on December 8, 2014 and the committee recommended approval.

**FISCAL INFORMATION**

\$8,000,000 - Aviation Capital Construction Funds (to be reimbursed from the LFAMC bond proceeds)

January 28, 2015

**WHEREAS**, in June 2006, the City executed the Five Party Agreement which, among other things, obligated the City to undertake the Love Field Modernization Program (LFMP); and

**WHEREAS**, on June 25, 2008, by Resolution No. 08-1877, the City Council approved and authorized the City to create the Love Field Airport Modernization Corporation (LFAMC) and negotiate a Program Development Agreement (PDA) with Southwest Airlines Co. (SWA) for implementation of the LFMP; and

**WHEREAS**, the City, LFAMC and SWA desire to amend the PDA for development of a future passenger parking garage at Dallas Love Field as part of the LFMP; and

**WHEREAS**, the City, LFAMC and SWA desire to modify the Ground Lease for Cargo and General Use Building and ground lease by reducing the lease footprint in order to accommodate for the siting and development of a future passenger parking garage at Love Field; and

**WHEREAS**, the City, LFAMC and SWA desire to amend ~~supplement~~ the Amended and Restated Lease of Terminal Building Premises (Airport Use and Lease Agreement) to include development of a future passenger parking garage at Dallas Love Field; and

**WHEREAS**, the City has expressed intent to finance expenditures to be incurred for airport improvements for a future passenger parking garage at Love Field; and hereby authorizes interim financing in the amount of \$8,000,000 to be transferred to ~~from~~ the Love Field Modernization Corporation ~~to~~ from the Aviation Capital Construction Fund ~~to~~ in order to provide initial project funds to be used for the permanent public parking garage at Love Field; and, upon receipt of the LFAMC bond proceeds, the LFAMC will repay the interim financing to the Aviation Capital Construction Fund.

**NOW, THEREFORE,**

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

**Section 1.** That the proposed ~~First~~ Second Amendment to the Program Development Agreement is hereby approved and the City Manager is authorized to execute, on behalf of the City of Dallas and the LFAMC President, on behalf of the LFAMC, the PDA amendment after approval as to form by the City Attorney.

**Section 2.** That the proposed modification to the ~~General~~ Ground Lease for Cargo and General Use Building Lease between the City and SWA is hereby approved and the City Manager is authorized to execute, on behalf of the City of Dallas after approval as to form by the City Attorney.

January 28, 2015

**Section 3.** That the proposed ~~supplementation~~ amendment to the Amended and Restated Lease of Terminal Building Premises between the City of Dallas and the signatory airlines (~~Airport Use and Lease Agreement~~) is hereby approved and the City Manager is authorized to execute, on behalf of the City of Dallas, after approval as to form by the City Attorney.

**Section 4.** That the City Controller is hereby authorized to disburse funds from Aviation Capital Construction Fund to the Love Field Airport Modernization Corporation, Aviation Capital Construction Fund: 0131, Dept: AVI, BSA 0169, in an amount not to exceed \$8,000,000.00; said funds intended to be reimbursed from the proceeds of the sale of future General Airport Revenue Bonds.

**Section 5.** That the City Controller is hereby authorized to deposit the repayment of the interim financing from the LFAMC, to the Aviation Capital Construction Fund 0131, Dept. AVI, BSA 0169.

**Section 6.** 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.