

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: June 15, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Office Of Environmental Quality

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

A resolution authorizing the City of Dallas to communicate its positions and requests regarding the Texas Commission on Environmental Quality's (TCEQ's) proposed State Implementation Plan for the Dallas-Fort Worth Region ozone pollution to the State of Texas, the TCEQ, and other agencies - Financing: No cost consideration to the City

BACKGROUND

Since 1991, the Dallas-Fort Worth (D-FW) region has been out of compliance with the ozone air quality standard. The Environmental Protection Agency (EPA) required the Texas Commission on Environmental Quality (TCEQ) to develop a State Implementation Plan (SIP) because the region is out of compliance with the ozone standard of 75 parts per billion. Implementation of the actions contained in the SIP are supposed to bring the air quality in the D-FW region into compliance with the standard. The TCEQ received public comment on its draft SIP, and will submit the final SIP to the EPA in July 2016.

The EPA commented on the draft SIP stating that the actions proposed for mobile sources were adequate. However, the actions proposed for stationary sources need significantly more emission reductions. In addition, the models used in the plan are not sufficient because they overestimate ozone reductions. Overall, the EPA stated that the draft SIP will not get the air quality in the region into compliance with the ozone standard.

If the EPA determines that the final TCEQ SIP is inadequate for bringing the region into compliance, there could be economic consequences. These potentially include the denial of air permits for new businesses in the region, limiting the approval of the expansion of current air permits for businesses in the region, and the withholding of federal highway funds.

BACKGROUND (Continued)

Additionally, there are public health consequences if the EPA determines the TCEQ SIP is inadequate. People's health would continue to be impacted by the air in this region. Ozone is detrimental to human health. Studies show it exacerbates or leads to premature death from asthma, Chronic Obstructive Pulmonary Disease, and other pulmonary and cardiac issues. Thus, people and businesses may not want to move to this region because of the unhealthy air. Also, business may not be able to relocate here because of the limitations from the sanctions.

Scientists have determined there are three types of stationary sources inside and outside the region that need to be addressed in order to reduce ozone inside the region. These include the three cement plants located in Midlothian; the natural gas compressors and other gas production equipment located in the Barnett Shale Natural Gas Production Area; and the five coal-fired power plants located south, southeast, and east of the region.

Given the severity of the consequences and EPA's evaluation of the draft SIP, a stronger SIP is needed. This resolution is an opportunity to encourage the TCEQ to develop a stronger SIP by utilizing accelerated measures, requiring reductions in the stationary sources, encouraging more renewable energy development, and implementing the EPA's Clean Power Plan.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 23, 2016, the Quality of Life and Environment Committee approved sending a resolution regarding the proposed State Implementation Plan for DFW ozone pollution to the full City Council for approval.

FISCAL INFORMATION

No cost consideration to the City.

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: June 15, 2016

COUNCIL DISTRICT(S): 6

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 33-B F

SUBJECT

Authorize a Multiple Use Agreement with the Texas Department of Transportation (TxDOT) for the construction and maintenance of a natural surface trail within TxDOT right-of-way at Hines Park located at 9700 Harry Hines Boulevard - Financing: No cost consideration to the City

BACKGROUND

This action will authorize a Multiple Use Agreement with TxDOT for the construction and maintenance of a natural surface trail within TxDOT right-of-way at Hines Park. The trail will be constructed and maintained by Groundwork Dallas, Inc. The Park and Recreation Department authorized a previous agreement with Groundwork Dallas, Inc., a non-profit group formed for the purpose of developing and promoting trails and other enhancements in addition to community programming to promote the quality of life in the Trinity River Corridor.

Groundwork Dallas, Inc. has been removing trash from Hines Park and has constructed natural surface trails to provide opportunities to view wildlife in the wetland. It now desires to create a natural surface trail to circumnavigate the entire wetland at Hines Park. Due to the property boundaries and irregular shape of the wetland it is necessary to enter into a Multiple Use Agreement with TxDOT for the construction of a natural surface trail within TxDOT right-of-way.

The agreement would be subject to the following terms:

1. The agreement has no term length; however, the agreement may be terminated upon notice by either party. The site must be restored to a condition satisfactory to TxDOT if the trail is abandoned.

BACKGROUND (Continued)

2. TxDOT retains its use of the land for highway purposes and does not grant any interest in the land to the City.
3. Maintenance, repair, and operation of the trail shall be the responsibility of the City including trash removal, mowing, and otherwise keeping the trail in a clean and sanitary condition.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 19, 2016, the Park and Recreation Board authorized the Multiple Use Agreement with TxDOT.

Information about this item will be provided to the Quality of Life & Environment Committee on June 13, 2016.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

AGENDA ITEM # 15

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: June 15, 2016

COUNCIL DISTRICT(S): 12

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: 656-X

SUBJECT

Authorize an application for a matching grant through the Collin County Parks and Open Space Project Funding Assistance Program in the amount of approximately \$660,000 for development of Moss Glen Park located at 5200 Bentwood Trail - Financing: This action has no cost consideration to the City

BACKGROUND

The 4.5-acre Moss Glen Park was acquired in 2000 as part of the President George Bush Turnpike Segment I construction project. The park contains a detention basin and trees, but otherwise has remained undeveloped since the Park and Recreation Department acquired the property.

A master plan (Exhibit A) for the park was developed in late May 2013 with neighborhood input and support. The master plan calls for a loop trail, berms, preservation of existing trees, stone performance stage with stone seat walls, exercise equipment, tree, shrub, and perennial plantings, native plantings, and enhancement of the detention basin as a natural area planted with riparian and upland native plants. A future connector trail, which will link Timberglen Trail and Preston Ridge Trail, will pass through Moss Glen Park and provide access to additional amenities in other parks.

In November 2007 the voters of Collin County approved a \$17 million bond proposition for Parks and Open Space administered through the Collin County Project *Funding Assistance Program*. In this, the seventh series and final call for proposals, a total of \$2.3 million is planned to be made available. Funding is allocated on a competitive application basis to projects which are consistent with and further the objectives of the *Collin County Parks and Open Space Strategic Plan* (October 2001). The program requires a dollar for dollar match, funds being provided by the applicant in any combination of cash, materials, in-kind services, or the appraised value of undeveloped parkland. There must be a reasonable expectation that matching funds will be secured by the applicant within six months from the time Commissioners Court approves funding for a project.

BACKGROUND (Continued)

The scoring criteria for this grant program focuses on projects that: 1) Support and advance objectives of the *Collin County Parks and Open Space Strategic Plan* (such objectives include: acquisition of land, coordinated development of an interconnected system, development of a wide variety of recreational facilities with priority on trails, with an emphasis on trail interconnectedness, active sports, floodplain greenways, and regional prairie parks); 2) Adequacy of funding and level of funding commitment; and 3) Perception of need and benefit to the citizens of Collin County.

Currently available for the grant match are \$30,000 in funds allocated for improvements to Moss Glen Park and approximately \$630,000 in parkland value. An appraisal is forthcoming at which time the exact land value match amount will be determined. Construction of the entire park is estimated at \$750,000.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 19, 2016, the Park and Recreation Board authorized an application for a matching grant through the Collin County Parks and Open Space Project Funding Assistance Program.

Information about this item will be provided to the Quality of Life & Environment Committee on June 13, 2016.

FISCAL INFORMATION

This action has no cost consideration to the City.

If awarded, the \$660,000 grant requires a 1-to-1 local match. This match will come from \$30,000 of 2006 Bond Funds as well as an in-kind match of \$630,000 from the estimated value of the parkland (value to be determined by forthcoming appraisal).

MAP

Attached

AGENDA ITEM # 16

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): 10
DEPARTMENT: Park & Recreation
CMO: Willis Winters, 670-4071
MAPSCO: 16-T X

SUBJECT

Authorize a contract with Going Forward, Inc., best value proposer of three, for pavilion repairs at Hamilton Park located at 12225 Willowdell Drive - Not to exceed \$154,000 - Financing: 2006 Bond Funds

BACKGROUND

On April 1, 2016, three proposals were received for pavilion repairs at Hamilton Park. Going Forward, Inc. was selected as the best value proposer for the Base Price and Alternate Nos. 1 and 2, in the amount of \$154,000.

Proposals based on Request for Competitive Sealed Proposals (RFCSP) are evaluated on pre-set criteria which include 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 criterion with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criterion.

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

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

ESTIMATED SCHEDULE OF PROJECT

Began Design April 2010
Completed Design February 2011
Begin Construction July 2016
Complete Construction May 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized proceeding with construction procurement on January 13, 2011.

On May 19, 2016, the Park and Recreation Board authorized award of the contract.

Information about this item will be provided to the Quality of Life & Environment Committee on June 13, 2016.

FISCAL INFORMATION

2006 Bond Funds - \$154,000

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Going Forward, Inc.

White Male	1	White Female	0
Hispanic Male	0	Hispanic Female	1
Black Male	2	Black Female	3
Other Male	1	Other Female	0

PROPOSAL INFORMATION

The following three proposals were received and opened on April 1, 2016:

*Denotes the successful proposer

<u>Proposer's</u>	<u>Base Price</u>	<u>Alter. Nos. 1 and 2**</u>	<u>Total Price</u>	<u>Scores</u>
*Going Forward, Inc. 100 North Central Expy. Dallas, Texas 75080	\$138,000	\$16,000	\$154,000	4410.00

PROPOSAL INFORMATION (Continued)

<u>Proposer's</u>	<u>Base Price</u>	<u>Alter. Nos. 1 and 2**</u>	<u>Total Price</u>	<u>Scores</u>
DENCO CS Corporation	\$242,769	\$12,700	\$255,469	3486.05
MART, Inc.	\$285,000	\$15,000	\$300,000	3354.30

**Alternate No. 1 - provides for painting of concrete roof canopies and supporting columns after repairs.

**Alternate No. 2 - provides for painting of the existing decorative concrete masonry after repair.

Note: The best and final offer from Going Forward, Inc. for Base Price and Alternate Nos. 1 and 2 was for \$154,000.

OWNER

Going Forward, Inc.

Tom Chawana, President

MAP

Attached

AGENDA ITEM # 17

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Park & Recreation
CMO: Willis Winters, 670-4071
MAPSCO: 21B-R 21B-V 22-N S

SUBJECT

Authorize a contract with Henneberger Construction, Inc., lowest responsible bidder of five, for fire line and fire lane improvements at Elm Fork Shooting Sports located at 10751 Luna Road - Not to exceed \$267,512 - Financing: 2006 Bond Funds (\$217,512) and Park and Recreation Beautification Funds (\$50,000)

BACKGROUND

On April 8, 2016, five bids were received for fire line and fire lane improvements at Elm Fork Shooting Sports. This item authorizes award of the construction contract to Henneberger Construction, Inc., with a total contract amount of \$267,512.

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

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>
Projects Completed	0	0	4
Change Orders	0	0	6
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design March 2015
Completed Design October 2015
Begin Construction July 2016
Complete Construction January 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized proceeding with advertisement for construction procurement on December 3, 2015.

On May 19, 2016, the Park and Recreation Board authorized award of the contract.

Information about this item will be provided to the Quality of Life & Environment Committee on June 13, 2016.

FISCAL INFORMATION

2006 Bond Funds - \$217,512
Park and Recreation Beautification Funds - \$50,000

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Henneberger Construction, Inc.

White Male	2	White Female	1
Hispanic Male	8	Hispanic Female	0
Black Male	0	Black Female	0
Other Male	0	Other Female	0

BID INFORMATION

The following five bids were received and opened on April 8, 2016:

*Denotes the successful bidder

<u>Bidders</u>	<u>Total Bid</u>
*Henneberger Construction, Inc. 8928 Fairglen Drive Dallas, Texas 75231	\$267,512
MART, Inc.	\$279,000
Northstar Construction, LLC	\$331,992
Wall Enterprises	\$334,712
DENCO CS Corporation	\$337,450

OWNER

Henneberger Construction, Inc.

Cynthia Henneberger, President

MAP

Attached

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: June 15, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Public Works Department

CMO: Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize the first amendment to Contract No. 582-16-60016 with the Texas Commission on Environmental Quality to accept additional state grant funds to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2016 through August 31, 2017 - Not to exceed \$483,321, from \$477,811 to \$961,132 - Financing: Texas Commission on Environmental Quality Grant Funds

BACKGROUND

Since 1967, the City of Dallas has worked with the Texas Commission on Environmental Quality (TCEQ) to support clean air monitoring and enforcement of air quality regulations through a set of renewing contracts for services.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized the acceptance of grant funds for the Whole Air Sampling Contract No. 582-10-86403 to conduct air monitoring activities from September 1, 2009 through August 31, 2010 on May 13, 2009, by Resolution No. 09-1170.

Briefed to the Transportation & Environment Committee on May 24, 2010.

Authorized the first amendment to Contract No. 582-10-86403 to extend the term of the contract period from September 1, 2010 through August 31, 2011 on June 23, 2010, by Resolution No. 10-1611.

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

Authorized the second amendment to Contract No. 582-10-86403 to extend the term of the contract period from September 1, 2011 through August 31, 2012 on June 8, 2011, by Resolution No. 11-1526.

Authorized Contract No. 582-13-30015 with the Texas Commission on Environmental Quality to accept state grant funds to continue to operate and maintain whole air samplers and conduct BioWatch air monitoring activities in Dallas County for the period September 1, 2012 through August 31, 2013.

Authorized the first amendment to Contract No. 582-13-30015 to extend the term of the contract period from September 1, 2013 through August 31, 2014 on June 26, 2013, by Resolution No. 13-1077.

Authorized the second amendment for the acceptance of additional grant funds for the Whole Air Sampling Contract No. 582-13-30015 to conduct air monitoring activities from September 1, 2013 through August 31, 2014 on March 26, 2014, by Resolution No. 14-0516.

Authorized the third amendment for the acceptance of additional grant funds for the Whole Air Sampling Contract No. 582-13-30015 to conduct air monitoring activities from September 1, 2014 through August 31, 2015 on June 25, 2014, by Resolution No. 14-1024.

Authorized Contract No. 582-16-60016 with TCEQ for BioWatch air monitoring from September 1, 2015 to August 31, 2016, on August 26, 2015, by Resolution No. 15-1563.

Information about this item will be provided to the Quality of Life and Environment Committee on June 13, 2016.

FISCAL INFORMATION

Texas Commission on Environmental Quality Grant Funds - \$483,320.62

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: N/A

SUBJECT

Authorize **(1)** the second amendment to Contract No. 582-15-50121 with the Texas Commission on Environmental Quality to accept additional state grant funds in the amount of \$525,117, from \$1,050,234 to \$1,575,351 to continue the Air Pollution Compliance Program to provide investigative services and complaint responses within the City of Dallas for a one-year period, from September 1, 2016 through August 31, 2017; and **(2)** a local match in an amount not to exceed \$258,640 - Total not to exceed \$783,757, from \$1,567,514 to \$2,351,271 - Financing: Texas Commission on Environmental Quality Grant Funds (\$525,117) and Current Funds (\$258,640) (subject to appropriations)

BACKGROUND

Since 1967, the City of Dallas has worked with the Texas Commission on Environmental Quality (TCEQ) to support clean air monitoring and enforcement of air quality regulations through a set of renewing contracts for services.

Under this contract, the City's Air Quality Specialists conduct periodic inspections of industries and business in Dallas that have the potential to emit pollutants, as defined in the city code. These may include manufacturing entities, fueling stations, paint-and-body shops, and so on. Field staff also respond to citizen complaints of odor, smoke or other airborne pollutants. The TCEQ may also ask City staff to review air permit requests made by potential emitters.

This action will authorize Amendment No. 2 to Contract No. 582-15-50121, renewing the service agreement through FY '17. The City and the TCEQ share in the cost of this annual program on a 33%-to-67% funding basis.

PRIOR ACTION/REVIEW (COUNCILS, BOARDS, COMMISSIONS)

Authorized Contract No. 582-4-64437 to accept to accept grant funds for FY 2003-05 on August 13, 2003, by Resolution No. 03-2151.

Authorized the first amendment of Contract No. 582-6-74390 to accept grant funds for FY 2005-07 on August 10, 2005, by Resolution No. 05-2198.

Authorized the second amendment to Contract No. 582-6-74390 to accept grant funds for FY 2007-08 on June 27, 2007, by Resolution No. 07-1971.

Authorized the third amendment to Contract No. 582-6-74390 to accept grant funds for FY 2008-09 on June 25, 2008, by Resolution No. 08-1793.

Authorized Contract No. 582-10-90257 to accept grant funds for FY 2009-10 on June 24, 2009, by Resolution No. 09-1628.

Briefed to the Transportation & Environmental Committee on May 24, 2010.

Authorized the first amendment of Contract No. 582-10-90257 to accept grant funds for FY 2010-11 on June 23, 2010, by Resolution No. 10-1612.

Authorized the second amendment to Contract No. 582-10-90257 to accept grant funds for FY 2011-12 on June 8, 2011, by Resolution No. 11-1527.

Authorized the third amendment to Contract No. 582-10-90257 to decrease the amount of grant funds for the period September 1, 2011 through August 31, 2012.

Authorized the fourth amendment to Contract No. 582-10-90257 to accept grant funds for FY 2012-13 on June 1, 2012, by Resolution No. 12-1543.

Authorized Contract No. 582-14-40025 to accept grant funds for FY 2013-14 on June 26, 2013, by Resolution No. 13-1076.

Authorized Contract No. 582-15-50121 with TCEQ for the period September 1, 2014 to August 31, 2015, on June 25, 2014, by Resolution No. 14-1023.

Information about this item was provided to the Quality of Life and Environment Committee on August 10, 2015.

Authorized the first amendment of Contract No. 582-15-50121 to accept grant funds for FY 2015-2016 on August 26, 2015, by Resolution No. 15-1566.

Information about this item will be provided to the Quality of Life and Environment Committee on June 13, 2016.

FISCAL INFORMATION

Texas Commission on Environmental Quality Grant Funds - \$525,117.00
Current Funds - \$258,640.00 (subject to appropriations)

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: N/A

SUBJECT

Authorize the third amendment to Contract No. 582-15-50031 with the Texas Commission on Environmental Quality to accept additional state grant funds to conduct the Rockwall Ambient Air Monitoring Program for the period September 1, 2016 through August 31, 2017 - Not to exceed \$28,054, from \$56,106 to \$84,160 - Financing: Texas Commission on Environmental Quality Grant Funds

BACKGROUND

Since 1967, the City of Dallas has received various state and federal grants to support the Air Pollution Control Program. The Air Pollution Control Program consists of: (1) Monitoring Ambient Air Quality; (2) Enforcing the Texas Clean Air Act and the City's Clean Air Ordinance; and (3) reviewing permits for the construction and/or modification of industrial plants which have the potential for emitting airborne contaminants.

The Texas Commission on Environmental Quality (TCEQ) requested that the City of Dallas operate the Rockwall (Rockwall County) continuous ambient air monitoring station as a part of the City's and Dallas/Fort Worth region's ambient air monitoring network. TCEQ purchased and installed major components of the station and will maintain these components at their expense, including all hardware and equipment required for the facility to be operational.

This action will authorize the third amendment to Contract No. 582-15-50031 for grant funds to conduct continuing service of the Rockwall Ambient Air Monitoring Program in FY 2017 with the same scope of work and compensation level as provided by TCEQ in FY 2016.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized Contract No. 582-11-86427 to accept grant funds to operate and maintain an ambient air monitoring station in Rockwall County on June 23, 2010, by Resolution No. 10-1603.

Authorized the first amendment to Contract No. 582-11-86427 to accept additional grant funds to operate and maintain an ambient air monitoring station on June 8, 2011, by Resolution No. 11-1524.

Authorized the second amendment to Contract No. 582-11-86427 to accept additional grant funds to operate and maintain an ambient air monitoring station on June 13, 2012, by Resolution No. 12-1540.

Third amendment to Contract No. 582-11-86427 issued by TCEQ to reduce grant funds specific to state funding requirements on October 8, 2012; no council resolution required.

Authorized the fourth amendment to Contract No. 582-11-86427 to accept additional grant funds to operate and maintain an ambient air monitoring station on June 26, 2013, by Resolution No. 13-1079.

Authorized Contract No. 582-15-50031 to accept grant funds to operate and maintain an ambient air monitoring station in Rockwall County on June 25, 2014, by Resolution No. 14-1021.

Authorized the first amendment to Contract No. 582-15-50031 to accept grant funds to operate and maintain an ambient air monitoring station in Rockwall County on August 26, 2015, by Resolution No. 15-1564.

Information about this item will be provided to the Quality of Life and Environment Committee on June 13, 2016.

FISCAL INFORMATION

Texas Commission on Environmental Quality Grant Funds - \$28,053.19

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Public Works Department
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: N/A

SUBJECT

Authorize the third amendment to Contract No. 582-15-50039 with the Texas Commission on Environmental Quality to accept additional grant funds in the amount of \$67,587 for air quality monitoring of the particulate matter 2.5 network for the period September 1, 2016 through August 31, 2017 - Not to exceed \$67,587, from \$135,173 to \$202,760 - Financing: Texas Commission on Environmental Quality Grant Funds

BACKGROUND

Since 1967, the City of Dallas has received various state and federal grants to support the Air Pollution Control Program. The Air Pollution Control Program, funded by the U.S. Environmental Protection Agency (EPA) through the Texas Commission on Environmental Quality (TCEQ), consists of: (1) monitoring ambient air quality; (2) enforcing the Texas Clean Air Act and the City's Clean Air Ordinances; and (3) reviewing permits for the construction and/or modification of facilities/sources which have the potential for emitting airborne contaminants.

The TCEQ has, for many years, looked to the City to support the monitoring of particulate matter 2.5 (PM 2.5) in the air because of evidence of serious health effects associated with exposure to fine particulates. This action will authorize execution of the third amendment to Contract No. 582-15-50039, which funds the continuance of the monitoring of PM 2.5 in FY 2017 under the same terms as provided in FY 2016.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized Contract No. 582-11-86432 to accept grant funds to operate air samplers for particulate matter 2.5 on June 23, 2010, by Resolution No. 10-1602.

Authorized the first amendment to Contract No. 582-11-86432 to accept additional grant funds to operate air samplers for particulate matter 2.5 on June 8, 2011, by Resolution No. 11-1525.

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

Authorized the second amendment to Contract No. 582-11-86432 to accept additional grant funds to operate air samplers for particulate matter 2.5 on June 13, 2012, by Resolution No. 12-1541.

Authorized the third amendment to Contract No. 582-11-86432 to accept additional grant funds to operate air samplers for particulate matter 2.5 on June 26, 2013, by Resolution No. 13-1078.

Authorized Contract No. 582-15-50039 to accept grant funds to operate air samplers for particulate matter 2.5 on June 25, 2014, by Resolution No. 14-1022.

Authorized the first amendment to Contract No. 582-15-50039 to accept additional grant funds to operate air samplers for particulate matter 2.5 on August 26, 2015, by Resolution No. 15-1565.

Information about this item will be provided to the Quality of Life and Environment Committee on June 13, 2016.

FISCAL INFORMATION

Texas Commission on Environmental Quality Grant Funds - \$67,586.52

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): 6
DEPARTMENT: Office Of Environmental Quality
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 22 N P S T

SUBJECT

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 Ryan Street Developers, LLC, JCR Team LLC, and Hugh W. Rucker located near the intersection of Ryan and Luna Roads and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Ryan Street Developers, 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

BACKGROUND

Based on information provided by the Applicant, the designated property is underlain by a perched shallow groundwater bearing unit encountered at approximately 11.5 feet to just above the underlying Eagle Ford Shale Formation at 34 feet below ground surface (bgs). The Eagle Ford Shale Formation is considered an aquitard with an estimated thickness of 208 feet in the area. The general direction of groundwater flow beneath the designated property is to the southeast and is considered variable over time with flow expected to the southwest. A portion of the groundwater has been affected by cis-1,2-dichloroethylene (cis-1,2-DCE), vinyl chloride, and arsenic at concentrations above groundwater ingestion standards. The probable historical source of chemicals has not been identified onsite. The potential offsite sources for cis-1,2-DCE and vinyl chloride are from surrounding industrial facilities with similar chemical use and storage.

A portion of the designated property was entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) in October 2015 and is designated as VCP Facility ID No. 2772.

BACKGROUND (Continued)

The applicant has requested that the City support its application for a Municipal Setting Designation (MSD). A public meeting was held on May 23, 2016 to receive comments and concerns. Notices of the meeting were sent to 91 property owners within 2,500 feet of the property and 126 private well owners within 5 miles of the property. The City of Irving is the only other municipality located within one-half mile of the property.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of Ryan and Luna Roads including adjacent street rights-of-way; and supporting the issuance of a MSD by TCEQ.

The applicant's current plan is to obtain closure through the Voluntary Cleanup Program supported by a MSD. Currently, the designated property is undeveloped and there is light truck maintenance at 1840 Ryan Road. The portion of the designated property currently located at 10704 Luna Road is a drainage culvert owned by the City of Dallas with a future use that is expected to remain the same. The anticipated future use at 1860 Ryan Road is a metal recycling facility for Venture Metals LLC and the anticipated future use of the remaining portions of the property is unknown at this time.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be presented to the Quality of Life and Environment Committee on June 13, 2016.

FISCAL INFORMATION

No cost consideration to the City.

OWNERS

Ryan Street Developers, LLC

Michael Uhrick, Manager

JCR Team LLC

Rebekah K Nix, Managing Member

Hugh W. Rucker

MAP

Attached

ADDENDUM ITEM # 1

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: June 15, 2016

COUNCIL DISTRICT(S): 7

DEPARTMENT: Intergovernmental Services

CMO: A. C. Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

Authorize an application to the Texas Commission on the Arts under the Cultural Districts Program to designate Fair Park as a Cultural District – Financing: No cost consideration to the City

BACKGROUND

The Texas Commission on the Arts (TCA) can designate cultural arts districts in cities, as authorized by House Bill 2208 of the 79th Legislature. Cultural districts can increase business, generate activity, attract tourists, stimulate cultural and economic activities, and help support community revitalization.

The goal of the TCA cultural arts program is to recognize outstanding community cultural efforts across the state in an effort to promote cultural tourism opportunities for designated places and bring audiences to the community. Those receiving a cultural district designation are able to apply for Arts Respond project support grants that comply with the priority areas of Texas government (education, health and human services, economic development, criminal justice and public safety, and natural resources and agriculture) from TCA to support activity that takes place in the cultural district.

Fair Park has been a gathering place for people for more than a hundred and thirty years and it was the Texas Centennial of 1936 that launched its permanence on the Dallas landscape. In addition to its current cultural institutions, many of Dallas' cultural institutions had their beginnings at Fair Park to include the Dallas Museum of Art, the Perot Museum of Nature and Science, the Dallas Symphony, the Dallas Opera, and numerous theater groups.

BACKGROUND (Continued)

Fair Park has the largest collection of Art Deco architecture in the United States and extensive public art. In addition to its cultural institutions, the Park annually hosts large events such as Earth Day Texas, North Texas Irish Festival, KwanzaaFest, the Taste of Dallas, Fair Park Fourth, the Diwali Mela Festival, Festival de Mayo, the State Fair of Texas, and the Zaxby's Heart of Dallas Bowl at the Cotton Bowl.

Securing designation as a cultural district would invigorate a new level of vibrancy for the Park's future with all cultural institutions and events being encouraged to actively support, promote and help maintain activities and events in said district.

This item is on the addendum because the authorization to submit the application must be acted on before the next available agenda.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board approved award of this item on June 2, 2016.

Information about this item will be provided to the Quality of Life and Environment Committee on June 13, 2016.

FISCAL INFORMATION

No cost consideration to the City.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Street Services
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: Various

SUBJECT

Agreement with TxDOT

- * Authorize an amendment to the Municipal Maintenance Interlocal Agreement with the Texas Department of Transportation (TxDOT) to authorize the City to mow, clean, and control litter on state highway rights-of-way for an additional five years (list attached) - Revenue: \$871,000 (see Fiscal Information for potential future costs)
- * Authorize a Landscape Maintenance Agreement with the Texas Department of Transportation for the City to maintain the median, planters and bridge crossings related landscape improvements of succulent plantings along US 75 from Spur 366 (Woodall Rodgers Freeway) to IH 635 within TxDOT right-of-way - Financing: This action has no cost consideration to the City (see Fiscal Information for potential future costs)

BACKGROUND

This item was placed on the addendum to authorize the Municipal Maintenance Interlocal Agreement with TxDOT to allow the City to continue to mow, clean, and control litter on TxDOT right-of-way; therefore to authorize partial reimbursement. TxDOT requires an approval from the City before TxDOT will fund the landscape installation project.

BACKGROUND (Continued)

With respect to the Municipal Maintenance Interlocal Agreement, on April 13, 2011, Resolution No. 11-0929 authorized an amendment to the Municipal Maintenance Interlocal Agreement with TxDOT that allowed the City to mow, clean, and control litter on state highways within the Dallas City limits. At the request of the City, TxDOT agreed to allow the City to perform mowing, cleaning, and litter control services for no less than five (5) years on approximately 3,300 acres along 17 corridors previously managed by TxDOT. The estimated cost for TxDOT right-of way maintenance is \$2.4 million per year or \$12 million over the five year term of the agreement. The City currently funds \$2.4 million per year to maintain TxDOT rights-of-way.

TxDOT will partially reimburse the City for mowing and litter removal; and the estimated amount of annual reimbursement is \$871,000, based on production levels of 3 mowing cycles per year, and up to 12 litter cycles per year. The City provides an enhanced level of service for an estimated cost of \$2.4 million per year. This Municipal Maintenance Interlocal Agreement contract term is for five (5) years.

With respect to the Landscape Maintenance Agreement, TxDOT is proposing changes to the existing native grasses and will remove and install succulents along US 75 from Spur 366 (Woodall Rodgers Freeway) to IH 635 within TxDOT right-of-way due to their resiliency during drought conditions. The Quality of Life and Environment committee recommended the installation of succulents as an aesthetic enhancement over the existing native grasses.

TxDOT will fund, approximately \$840,000, for the succulent installation. In turn, the City will agree to be responsible for all required landscape maintenance, including but not limited to, plant maintenance, plant replacement, weeding, trimming, and manual watering, as required. The typical annualized maintenance cost to the City would be \$704,060. Incremental future cost to the City for the succulent maintenance is \$232,180 annually.

This action will authorize (1) an amendment to the Municipal Maintenance Interlocal Agreement with TxDOT to allow the City continued control to mow, clean, and control litter on state highway rights-of-way; and (2) a Landscape Maintenance Agreement with TxDOT for the City to maintain median/planter and bridge crossings related landscape improvements of succulent plantings along US 75 from Spur 366 (Woodall Rodgers Freeway) to IH 635 within TxDOT right-of-way. Council approval is required to move forward with the amendment to the Municipal Maintenance Interlocal Agreement and the Landscape Maintenance Agreement with TxDOT. The Landscape Maintenance Agreement with TxDOT has no specified contract term. As stated in the termination clause of the agreement, it is understood and agreed between the parties hereto that should either party fail to properly fulfill its obligations as herein outlined, the other party may terminate this agreement upon thirty days written notice. Additionally, this agreement may be terminated by mutual agreement and consent of both parties.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a master Municipal Maintenance Agreement with the State of Texas on December 14, 1983, by Resolution No. 83-4008.

Authorized a Municipal Maintenance Interlocal Agreement with TxDOT to formally define the duties of each agency related to all aspects of roadway maintenance on state highways within the city limits on December 13, 2006, by Resolution No. 06-3471.

Authorized an amendment to the Municipal Maintenance Interlocal Agreement with TxDOT to authorize the City to operate red light camera enforcement systems at signals located on state highways on December 13, 2006, by Resolution No. 06-3472.

Briefed to the Transportation and Environment Committee regarding North Central Expressway landscaping on February 11, 2008.

Briefed to the Transportation and Environment Committee regarding North Central Expressway landscaping on September 8, 2008.

Briefed to the Transportation and Environment Committee regarding North Central Expressway landscaping on April 12, 2010.

Deferred Landscape Maintenance Agreement with TxDOT for US 75 from Spur 366 (Woodall Rodgers Freeway) to IH 635 on June 23, 2010.

Deferred Landscape Maintenance Agreement with TxDOT for US 75 from Spur 366 (Woodall Rodgers Freeway) to IH 635 by Council Majority on August 11, 2010.

Authorized a Landscape Maintenance Agreement with TxDOT to provide supplemental mowing in the parkways and maintain median landscape improvements along US 75 from Spur 366 (Woodall Rodgers Freeway) to IH 635 within TxDOT right-of-way on September 22, 2010, by Resolution No. 10-2413.

Authorized an amendment to the Municipal Maintenance Interlocal Agreement with TxDOT to authorize the City to mow, clean, and control litter on state highway rights-of-way on April 13, 2011, by Resolution No. 11-0929.

Briefed to the Quality of Life and Environment Committee regarding Landscape Maintenance Agreements on January 9, 2012.

Authorize a Landscape Maintenance Agreement with TxDOT for the City to maintain bridge crossing related landscape improvements along US 75 from Spur 366 (Woodall Rodgers Freeway) to IH 635 within TxDOT right-of-way on February 8, 2012, by Resolution No. 12-0461.

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

Briefed to the Quality of Life and Environment Committee regarding Landscape Maintenance Agreements and Potential TxDOT and City Partnerships on January 11, 2016.

Information about this item will be provided to the Quality of Life and Environment Committee on June 13, 2016.

FISCAL INFORMATION

Revenue - \$871,000 (Net expense for the city to maintain the rights-of-way is estimated to be \$1,520,800 (\$2,391,800 annually; of which \$871,000 is reimbursed by TxDOT) (subject to appropriations)

When the City assumes maintenance responsibility for the new vegetation, the annualized expense is estimated to be \$704,060 (subject to appropriations)

MAP

Attached

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 9
DEPARTMENT: Office Of Environmental Quality
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 38 J

SUBJECT

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 9371 Garland, LLC and the City of Dallas, located near the intersection of Garland Road and North Buckner Boulevard and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to 9371 Garland, 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

BACKGROUND

Based on information provided by the Applicant, the Designated Property is underlain by a perched shallow groundwater bearing unit encountered at approximately 15 feet below ground surface (bgs) and extending to approximately 25 feet bgs where the Austin Chalk Limestone is first encountered. The Austin Chalk is considered a regional aquitard and is composed primarily of light gray limestone chalk and marl. The estimated thickness of the Austin Chalk in the area is approximately 200 feet. The Austin Chalk is underlain by a second regional aquitard, the Eagle Ford Shale, which has an estimated thickness of 450 feet in the area. The direction of groundwater flow beneath the Designated Property is to the west-northwest. A portion of the groundwater has been affected by tetrachloroethene (PCE), trichloroethene (TCE), and Cis-1,2-dichloroethene (Cis-1,2-DCE) at concentrations above groundwater ingestion standards. There are two suspected sources of these chemicals, one on-site and one off-site. The suspected onsite source is the former Dry Clean Super Center that operated as a dry cleaning facility from at least 1999 until November 2015, and was located on the northeastern tract of the Designated Property. The suspected offsite source is the historical dry cleaning operations located approximately 200 feet east of the Designated Property at 9440 Garland Road in Suite 110 of the Casa Linda Plaza Shopping Center. This suite was occupied by multiple dry cleaning tenants from at least 1967 through sometime around 1989, including the former Top Hat Cleaners facility.

BACKGROUND (Continued)

A portion of the designated property was entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) in November 2015 and is designated as VCP Facility ID No. 2787.

The applicant has requested that the City support its application for a Municipal Setting Designation (MSD). A public meeting will be held on June 15, 2016 to receive comments and concerns. Notices of the meeting were sent to 576 property owners within 2,500 feet of the property and 46 private well owners within 5 miles of the property. There are no other municipalities within one-half mile of the property.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of Garland Road and North Buckner Boulevard including adjacent street rights-of-way; and supporting the issuance of a MSD by TCEQ.

The applicant's current plan is to obtain closure through the Voluntary Cleanup Program supported by a MSD. Currently, the northeastern tract located at 9371 Garland Road is vacant and anticipated to be redeveloped for commercial use. The southwestern tract located at 9365 Garland Road is currently a City of Dallas Fire Station and is anticipated to continue use as a Fire Station.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Quality of Life and Environment Committee on June 13, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNERS

9371 Garland, LLC

Douglas M. MacMahon, Manager

City of Dallas

A.C. Gonzalez, City Manager

MAP

Attached

KEY FOCUS AREA: Clean, Healthy Environment
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 2
DEPARTMENT: Office Of Environmental Quality
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 46 J K

SUBJECT

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 Willow Building 3800 Ltd., located near the intersection of Willow Street and Commerce Street and adjacent street rights-of-way; and an ordinance authorizing support of the issuance of a municipal setting designation to Willow Building 3800 Ltd., 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

BACKGROUND

Based on information provided by the Applicant, the designated property is underlain by shallow groundwater that is encountered at approximately 34 feet below ground surface (bgs) and extends to approximately 58 feet bgs at the top of the underlying Austin Chalk and Eagle Ford Shale confining units. These confining units are expected to be many hundreds of feet thick in this area of Dallas. The direction of groundwater flow beneath the designated property is to the south-southwest. The groundwater has been affected by chlorinated volatile organic compounds (CVOCs) including trichloroethylene (TCE), cis-1,2-dichloroethylene (Cis-1,2-DCE), and tetrachloroethylene (PCE); total petroleum hydrocarbons (TPH); and metals including arsenic, cadmium, and lead at concentrations above groundwater ingestion standards. The potential onsite source of CVOCs and TPH is from historical operations at the former John E. Mitchell Company, a machining and manufacturing facility that was used as a sheet metal works and machinery warehouse and operated from 1941 through at least 1970. The potential onsite source for metals is unknown, and there are no current or historical sources. However, the detected metals are naturally occurring and are reported at relatively low concentrations. The potential offsite source of CVOCs and TPH are historical operations at nearby facilities that used or stored similar chemicals.

BACKGROUND (Continued)

A portion of the designated property was entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) in January 2014 and is designated as VCP Facility ID No. 2629.

The applicant has requested that the City support its application for a Municipal Setting Designation (MSD). A public meeting will be held on June 14, 2016 to receive comments and concerns. Notices of the meeting were sent to 554 property owners within 2,500 feet of the property and 84 private well owners within 5 miles of the property. There are no other municipalities within one-half mile of the property.

This item is a municipal setting designation ordinance prohibiting the use of potable groundwater beneath property located near the intersection of Willow Street and Commerce Street including adjacent street rights-of-way; and supporting the issuance of a MSD by TCEQ.

The applicant's current plan is to obtain closure through the Voluntary Cleanup Program supported by a MSD. Currently, the designated property is occupied by various commercial entities including a woodworking business, automotive refurbishment and restoration businesses, a motorcycle restoration company, and vehicle and equipment storage. The anticipated near-term future use of the designated property is expected to continue as commercial use. The long-term future use will likely include redevelopment for commercial and/or residential purposes.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Quality of Life and Environment Committee on June 13, 2016.

FISCAL INFORMATION

No cost consideration to the City

OWNER

Willow Building 3800 Ltd.

Millennium Urban Village, Inc., General Partner
John Miller, President

MAP

Attached

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 8
DEPARTMENT: Park & Recreation
CMO: Willis Winters, 670-4071
MAPSCO: 65-U V

SUBJECT

Authorize a contract with MART, Inc., best value proposer of four, for a new recreation center at Singing Hills Recreation Center located at 6805 Patrol Way - Not to exceed \$4,470,000 - Financing: Park and Recreation Program Funds (\$500,000), Capital Construction Funds (\$900,000), 2006 Bond Funds (\$147,082), and General Obligation Commercial Paper Funds (\$2,922,918)

BACKGROUND

On March 25, 2016, four proposals were received for a new Singing Hills Recreation Center. MART, Inc. was selected as the best value proposer for the Base Price and Alternate Nos. 1, 2b and 7, in the amount of \$4,470,000. The new recreation center includes: reception/waiting area, administration area, exercise room, fitness room, game room and two multipurpose rooms. There are plans for a future gym.

Proposals based on Request for Competitive Sealed Proposals (RFCSP) are evaluated on pre-set criteria which include 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 criterion with "10" being the best rating. These ratings are multiplied by the weighting to obtain the score for each criterion.

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

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

ESTIMATED SCHEDULE OF PROJECT

Began Design September 2013
Completed Design February 2016
Begin Construction July 2016
Complete Construction March 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board authorized proceeding with construction procurement on November 20, 2014.

The Park and Recreation Board authorized the rejection of proposals on August 6, 2015.

Information about this item was provided to the Quality of Life & Environment Committee on August 24, 2015.

On June 2, 2016, the Park and Recreation Board will consider this item.

Information about this item will be provided to the Quality of Life & Environment Committee on June 13, 2016.

FISCAL INFORMATION

Park and Recreation Program Funds - \$500,000.00
Capital Construction Funds - \$900,000.00
2006 Bond Funds - \$147,081.64
2006 Bond Program (General Obligation Commercial Paper Funds) - \$2,922,918.36

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

MART, Inc.

White Male	27	White Female	6
Hispanic Male	7	Hispanic Female	2
Black Male	0	Black Female	1
Other Male	0	Other Female	0

PROPOSAL INFORMATION

The following four proposals were received and opened on March 25, 2016:

*Denotes the successful proposer

<u>Proposer's</u>	<u>Base Price</u>	<u>Alter. Nos. 1, 2b and 7**</u>	<u>Total Price</u>	<u>Scores</u>
*MART, Inc. 1503 Perry Street Irving, Texas 75060	\$4,272,000	\$198,000	\$4,470,000	4,217.25
J.C. Commercial, Inc.	\$4,600,777	\$214,000	\$4,814,777	4,204.12
DENCO CS Corporation	\$6,006,568	\$162,929	\$6,169,497	2,784.70
3i Contracting, LLC			***Withdraw	

**Alternate No. 1 - provides for installation of LED lighting in lieu of conventional lighting.

**Alternate No. 2b - provides for installation of fitness equipment.

**Alternate No. 7 - provides for installation of epoxy resin terrazzo flooring in lieu of polished concrete.

***3i Contracting, LLC withdrew their proposal.

Note: The best and final offer from MART, Inc. for Base Price and Alternate Nos. 1, 2b and 7 was for \$4,470,000.

OWNER

MART, Inc.

Vernon Proctor, President/Treasurer
Tim Proctor, Vice President
Linda Proctor, Corporate Secretary

MAP

Attached

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements
AGENDA DATE: June 22, 2016
COUNCIL DISTRICT(S): 14
DEPARTMENT: Park & Recreation
CMO: Willis Winters, 670-4071
MAPSCO: 45-L

SUBJECT

Authorize a development agreement with Pacific Plaza, LLC for schematic design of Pacific Plaza located at 401 North Harwood Street - Financing: No cost consideration to the City

BACKGROUND

This item will authorize an agreement with Pacific Plaza, LLC, which was formed by and wholly owned by Parks for Downtown Dallas, formerly known as The Belo Foundation, for the purpose of developing a schematic design for Pacific Plaza in downtown Dallas.

As part of the 2004 *Downtown Parks Master Plan* Pacific Plaza was identified for development as one of the downtown parks network. In 2013 the City updated the *Downtown Parks Master Plan* with funding provided by The Decherd Foundation and Maureen H. and Robert W. Decherd. This plan identified Pacific Plaza, along with Carpenter Park, West End Plaza, and Harwood Park, as four priority parks in downtown Dallas for design and construction. The plan envisioned Pacific Plaza as "...a place of respite, a companion park to Carpenter Park, and a release valve to the heavy use of Main Street Garden."

The agreement allows Pacific Plaza, LLC to provide services for the creation of a schematic design for Pacific Plaza. The agreement will be subject to the following terms:

1. The agreement expires upon completion of the schematic design and the Director of Park and Recreation's acceptance and approval of the schematic design.
2. The City shall not be responsible for any of the costs associated with the design.

BACKGROUND (Continued)

3. Pacific Plaza, LLC shall have reasonable access to the park to facilitate creation of the schematic design.
4. Pacific Plaza, LLC shall contract with SWA Group, a landscape architecture, planning and urban design firm, for fulfillment of all PacificPlaza, LLC obligations.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 2, 2016, the Park and Recreation Board authorized the development agreement.

Information about this item will be provided to the Quality of Life & Environment Committee on June 13, 2016.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: June 22, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Park & Recreation

CMO: Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

Authorize a Memorandum of Understanding with the Trust for Public Land in order to implement the proposed Smart Growth for Dallas program – Financing: No cost consideration to the City

BACKGROUND

The City of Dallas Park and Recreation Board wishes to enter into a partnership with the Trust for Public Land (TPL) to develop a set of strategies for Dallas' parks, open spaces, and green infrastructure called Smart Growth for Dallas. The privately-funded effort will use computer modeling and community engagement to identify areas of Dallas where parks can grow the local economy, connect communities, improve public health, and protect the city's most important natural places.

By combining sophisticated Geographic Information System (GIS) computer modeling and on-the-ground engagement with residents and park users, Smart Growth for Dallas will create an interactive "decision support tool" to help Dallas prioritize its investments in parks based on their economic, social, and ecological benefits. Using this decision support tool, Dallas will be able to create parks that can cool neighborhoods during summertime heat waves, protect homes from floods, improve the health of nearby residents, and build wealth for residents and tax base for the city. The results of the program will be available to city staff, non-profit partners, and the public at large through an interactive website.

As partners in Smart Growth for Dallas, The Texas Trees Foundation will continue its groundbreaking work studying Dallas's urban forest and the heat islands and bcWORKSHOP will lead community engagement and storytelling activities, while furthering its work on racial equity and park access. The Texas Trees Foundation's 2015 State of the Dallas Urban Forest Report and bcWORKSHOP's 2014 Race and the Control of Public Parks were important milestones in Dallas's efforts to understand how parks, open space, and other natural assets can improve the city's resiliency and social equity.

BACKGROUND (Continued)

The Smart Growth for Dallas program will create an unprecedented data library and analysis of how parks and open space can offer social, economic, and environmental benefits to the city. The complete analysis will be available through a website featuring maps, data visualizations, storytelling about the importance of parks to neighborhoods, and other innovative features which will allow users to interact with the data.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 3, 2015, the Park and Recreation Board authorized a resolution supporting the partnership with the City of Dallas and the Trust for Public Land.

On March 10, 2016, the Park and Recreation Board was briefed regarding the proposed partnership.

On June 2, 2016, the Park and Recreation Board authorized a Memorandum of Understanding.

Information about this item will be provided to the Quality of Life & Environment Committee on June 13, 2016.

FISCAL INFORMATION

No cost to consideration to the City. Private donors will fund the work of this partnership.