

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 22, 2015

COUNCIL DISTRICT(S): 11

DEPARTMENT: Public Works Department
Water Utilities

CMO: Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: 15D T V Y 16A

SUBJECT

Authorize a contract with Barson Utilities, Inc., lowest responsible bidder of three, for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater main and adjustment improvements for Alley Reconstruction Groups 12-2028 and 12-2029 (list attached) - Not to exceed \$2,087,050 - Financing: General Obligation Commercial Paper Funds (\$1,525,377), 2012 Bond Funds (\$160,442), 2006 Bond Funds (\$205,361) , Water Utilities Capital Improvement Funds (\$192,370) and Water Utilities Capital Construction Funds (\$3,500)

BACKGROUND

Alley Reconstruction Groups 12-2028 and 12-2029 were approved in the 2012 Bond Program. On September 25, 2013, Resolution No. 13-1731 authorized a professional services contract with Arredondo, Zepeda & Brunz, LLC for Alley Reconstruction Group 12-2029 for engineering design services, and on December 11, 2013, Resolution No. 13-2070 authorized a professional services contract with Mandy Vassigh Engineering, Inc. for Alley Reconstruction Group 12-2028 . This action will authorize a construction contract for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater main and adjustment improvements for Alley Reconstruction Groups 12-2028 and 12-2029, which consists of the alley between Churchill Way (6824-6838) and Yorkwood Circle from end of alley to Hillcrest Road; the alley between Delmeta Drive (6811-6957) and Quarterway Drive (6810-6950) from Delmeta Drive to Vistaridge Drive; the alley between Knollview Drive (14810-14856) and Tophill Circle (7105-7115) from Belt Line Road to Hillcrest Road; the alley between Lafayette Way (6207-6263) and Preston Crest Lane (6206-6262) from Whitley Lane to Hughes Lane; the alley between Marbrook Drive (12109-12323) and Madeleine Circle (12104-12136) from Willow Lane to Churchill Way; the alley between Chattington Drive (7403-7439)

BACKGROUND (Continued)

and Meandering Place (15105-15115) from Meandering Way to Chattington Drive; the alley between Chattington Drive (7507-7625) and Woodstone Lane (7524-7625) from Carriage Lane to Chattington Drive; the alley between Indian Springs Road (7609-7679) and Tophill Lane (7614-7652) from Carriage Lane to Tophill Lane; the alley between Lacehaven Drive (14907-14957) and Knollview Drive (14908-14944) from Hillcrest Road to alley No. 5; the alley between Leameadow Drive (7008-7028) and Knollview Drive (14944-14956) from Lacehaven Drive to Hillcrest Road; and the alley between Tophill Lane (7405-7449) and Lynworth Drive (7408-7444) from Meandering Way to Chattington Drive.

The project includes reconstruction of a 10-foot wide reinforced concrete alley pavement and drive approaches, storm drainage, and wastewater main and adjustment improvements.

Barson Utilities, Inc. has no completed contractual activities with the City of Dallas within the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	January 2014
Completed Design	June 2015
Begin Construction	November 2015
Complete Construction	December 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Arredondo, Zepeda & Brunz, LLC for engineering design services on September 25, 2013, by Resolution No. 13-1731.

Authorized a professional services contract with Mandy Vassigh Engineering, Inc. for engineering design services on December 11, 2013, by Resolution No. 13-2070.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 15, 2015.

FISCAL INFORMATION

- 2006 Bond Funds - \$205,361
- 2012 Bond Funds - \$160,442
- 2006 Bond Program (General Obligation Commercial Paper Funds) - \$1,525,377
- Water Utilities Capital Improvement Funds - \$192,370
- Water Utilities Capital Construction Funds - \$3,500

FISCAL INFORMATION (Continued)

Design - PBW	\$ 251,373.83
Design - DWU	\$ 10,764.00
Construction (this action)	
Paving & Drainage - PBW	\$1,891,180.00
Wastewater - DWU	<u>\$ 195,870.00</u>
Total Project Cost	\$2,349,187.83

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Barson Utilities, Inc.

Hispanic Female	0	Hispanic Male	19
African-American Female	0	African-American Male	2
Other Female	0	Other Male	0
White Female	4	White Male	6

BID INFORMATION

The following bids with quotes were received and opened on July 9, 2015:

*Denotes successful bidder(s)

<u>BIDDERS</u>	<u>BID AMOUNT</u>
*Barson Utilities, Inc. 5326 West Ledbetter Road Dallas, Texas 75236	\$2,087,050.00
Camino Construction, LP	\$2,592,903.45
Texas Standard Construction Company	\$3,354,283.25
Original estimate: PBW - \$1,505,337.80 WTR - <u>\$ 126,741.45</u>	
Total	\$1,632,079.25

OWNER

Barson Utilities, Inc.

Ronald Barson, President

MAPS

Attached.

September 22, 2015

WHEREAS, on September 25, 2013, Resolution No. 13-1731 authorized a professional services contract with Arredondo, Zepeda & Brunz, LLC for the engineering design services for Alley Reconstruction Groups 12-2029; and,

WHEREAS, on December 11, 2013, Resolution No. 13-2070 authorized a professional services contract with Mandy Vassigh Engineering, Inc. for the engineering design services for Alley Reconstruction Groups 12-2028; and,

WHEREAS, bids were received on July 9, 2015, for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater main and adjustment improvements for Alley Reconstruction Groups 12-2028 and 12-2029, as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
Barson Utilities, Inc.	\$2,087,050.00
Camino Construction, LP	\$2,592,903.45
Texas Standard Construction Company	\$3,354,283.25

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with Barson Utilities, Inc. for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater main and adjustment improvements for Alley Reconstruction Groups 12-2028 and 12-2029 in an amount not to exceed \$2,087,050, this being the lowest responsible bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

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

Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit S236, Act. AREC Obj. 4510, Program #PB12S236, CT PBW12S232A1 Vendor #359382, in amount not to exceed	\$ 79,684.00
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Street and Transportation Improvements Fund Fund 3T22, Department PBW, Unit S247, Act. AREC Obj. 4510, Program #PB12S247, CT PBW12S232A1 Vendor #359382, in amount not to exceed	\$ 246,792.00
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September 22, 2015

Street and Transportation Improvements Fund Fund 3T22, Department PBW, Unit S266, Act. AREC Obj. 4510, Program #PB12S266, CT PBW12S232A1 Vendor #359382, in amount not to exceed	\$ 113,882.00
Street and Transportation Improvements Fund Fund 3T22, Department PBW, Unit S275, Act. AREC Obj. 4510, Program #PB12S275, CT PBW12S232A1 Vendor #359382, in amount not to exceed	\$ 140,110.00
Street and Transportation Improvements Fund Fund 3T22, Department PBW, Unit S284, Act. AREC Obj. 4510, Program #PB12S284, CT PBW12S232A1 Vendor #359382, in amount not to exceed	\$ 234,818.00
Street and Transportation Improvements Fund Fund 1U22, Department PBW, Unit S232, Act. AREC Obj. 4510, Program #PB12S232, CT PBW12S232A1 Vendor #359382, in amount not to exceed	\$ 101,226.00
Street and Transportation Improvements Fund Fund 2U22, Department PBW, Unit S232, Act. AREC Obj. 4510, Program #PB12S232, CT PBW12S232A1 Vendor #359382, in amount not to exceed	\$ 59,216.00
Street and Transportation Improvements Fund Fund 3T22, Department PBW, Unit S233, Act. AREC Obj. 4510, Program #PB12S233, CT PBW12S232A1 Vendor #359382, in amount not to exceed	\$ 209,757.00
Street and Transportation Improvements Fund Fund 3T22, Department PBW, Unit S262, Act. AREC Obj. 4510, Program #PB12S262, CT PBW12S232A1 Vendor #359382, in amount not to exceed	\$ 149,509.00
Street and Transportation Improvements Fund Fund 3T22, Department PBW, Unit S274, Act. AREC Obj. 4510, Program #PB12S274, CT PBW12S232A1 Vendor #359382, in amount not to exceed	\$ 292,338.00

September 22, 2015

Street and Transportation Improvements Fund Fund 6T22, Department PBW, Unit S282, Act. AREC Obj. 4510, Program #PB12S282, CT PBW12S232A1 Vendor #359382, in amount not to exceed	\$ 125,677.00
Street and Transportation Improvements Fund Fund 3T22, Department PBW, Unit S305, Act. AREC Obj. 4510, Program #PB12S305, CT PBW12S232A1 Vendor #359382, in amount not to exceed	\$ 138,171.00
Wastewater Capital Improvement Fund Fund 3116, Department DWU, Unit PS42 Obj. 4560, Program #715032, CT PBW715032CP Vendor #359382, in amount not to exceed	\$ 192,370.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Obj. 3222, Program #715032X, CT PBW715032EN Vendor #359382, in amount not to exceed	<u>\$ 3,500.00</u>
Total amount not to exceed	\$2,087,050.00

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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with Barson Utilities, Inc., lowest responsible bidder of three, for the reconstruction of alley paving, storm drainage, drive approaches, and wastewater main and adjustment improvements for Alley Reconstruction Groups 12-2028 and 12-2029 (list attached) - Not to exceed \$2,087,050 - Financing: General Obligation Commercial Paper Funds (\$1,525,377), 2012 Bond Funds (\$160,442), 2006 Bond Funds (\$205,361), Water Utilities Capital Improvement Funds (\$192,370) and Water Utilities Capital Construction Funds (\$3,500)

Barson Utilities, Inc. is a local, non-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

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$1,895,000.00	90.80%
Total non-local contracts	\$192,050.00	9.20%
TOTAL CONTRACT	\$2,087,050.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
F Hall Mowing	BFDB22479Y0518	\$341,355.00	18.01%
Total Minority - Local		\$341,355.00	18.01%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
LKT & Associates	WFDB55111Y1013	\$22,050.00	11.48%
Total Minority - Non-local		\$22,050.00	11.48%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$341,355.00	18.01%	\$341,355.00	16.36%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
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%	\$22,050.00	1.06%
Total	<u>\$341,355.00</u>	<u>18.01%</u>	<u>\$363,405.00</u>	<u>17.41%</u>

Alley Reconstruction Groups 12-2028 and 12-2029

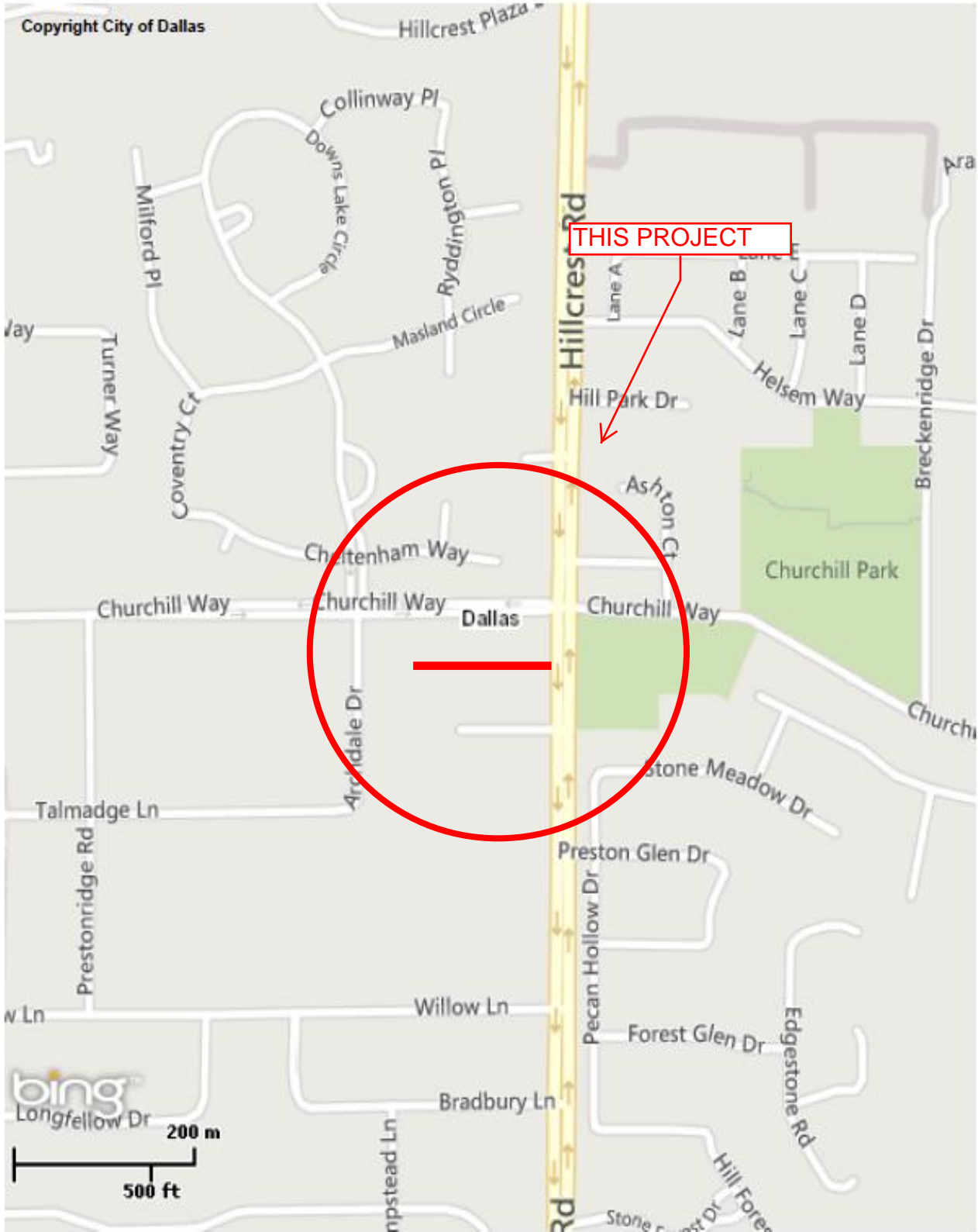
<u>Alley Reconstruction Group 12-2028</u>	<u>Council District</u>
Alley between Churchill Way (6824-6838) and Yorkwood Circle from end of alley to Hillcrest Road	11
Alley between Delmeta Drive (6811-6957) and Quarterway Drive (6810-6950) from Delmeta Drive to Vistaridge Drive	11
Alley between Knollview Drive (14810-14856) and Tophill Circle (7105-7115) from Belt Line Road to Hillcrest Road	11
Alley between Lafayette Way (6207-6263) and Preston Crest Lane (6206-6262) from Whitley Lane to Hughes Lane	11
Alley between Marbrook Drive (12109-12323) and Madeleine Circle (12104-12136) from Willow Lane to Churchill Way	11
<u>Alley Reconstruction Group 12-2029</u>	
Alley between Chattington Drive (7403-7439) and Meandering Place (15105-15115) from Meandering Way to Chattington Drive	11
Alley between Chattington Drive (7507-7625) and Woodstone Lane (7524-7625) from Carriage Lane to Chattington Drive	11
Alley between Indian Springs Road (7609-7679) and Tophill Lane (7614-7652) from Carriage Lane to Tophill Lane	11
Alley between Lacehaven Drive (14907-14957) and Knollview Drive (14908-14944) from Hillcrest Road to alley No. 5	11

Alley Reconstruction Groups 12-2028 and 12-2029 (Continued)

<u>Alley Reconstruction Group 12-2029</u>	<u>Council District</u>
Alley between Leameadow Drive (7008-7028) and Knollview Drive (14944-14956) from Lacehaven Drive to Hillcrest Road	11
Alley between Tophill Lane (7405-7449) and Lynworth Drive (7408-7444) from Meandering Way to Chattington Drive	11

ALLEY GROUP 12-2028

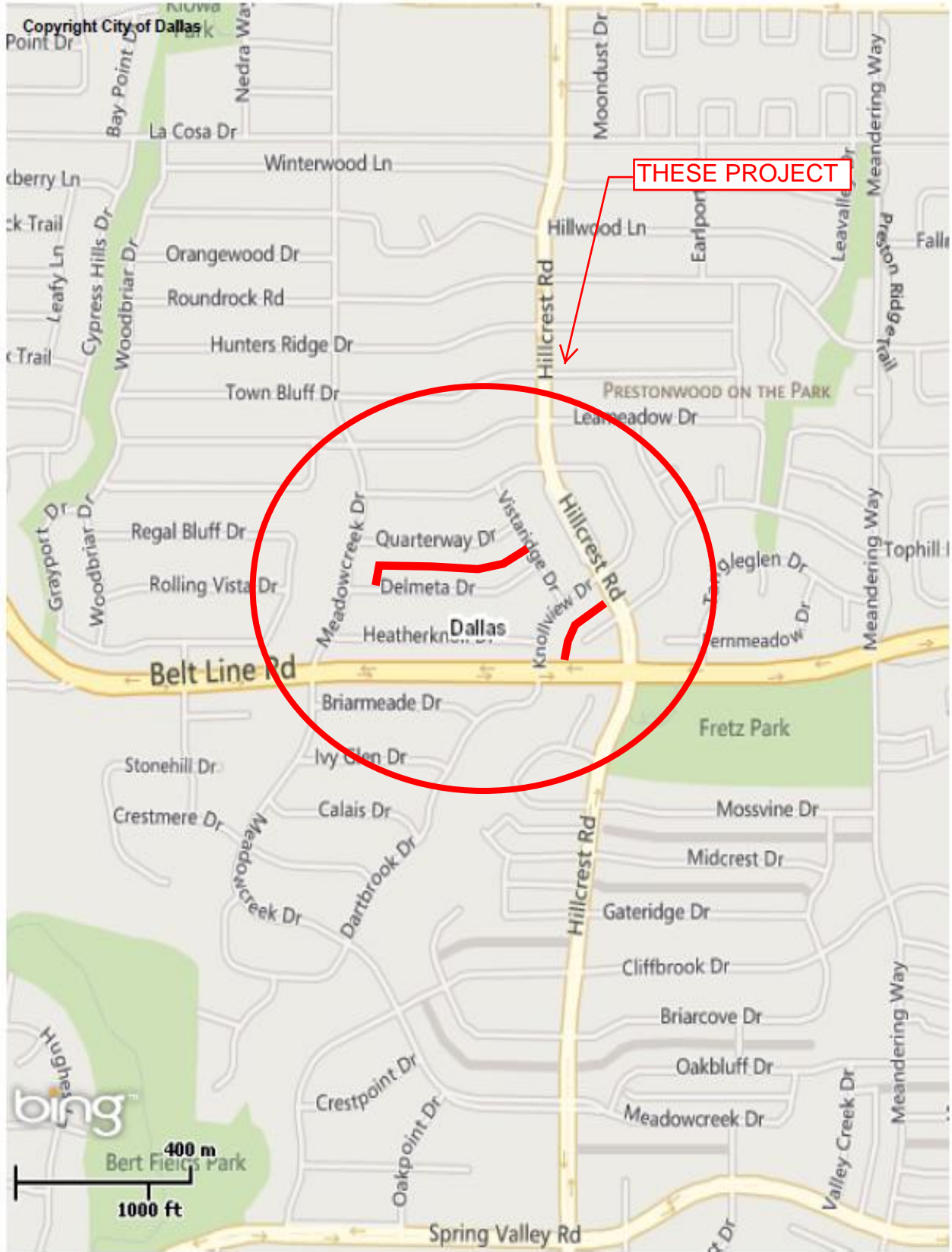
ALLEY BETWEEN CHURCHILL WAY & YORKWOOD CIR. FROM END OF ALLEY TO HILLCREST RD.



MAPSCO 15V

ALLEY GROUP 12-2028

ALLEY BETWEEN DELMETA DR. & QUARTERWAY DR. FROM DELMETA DR. TO VISTARIDGE DR.
ALLEY BETWEEN KNOLLVIEW DR. & TOPHILL CIR. FROM BELT LINE RD. TO HILLCREST RD.

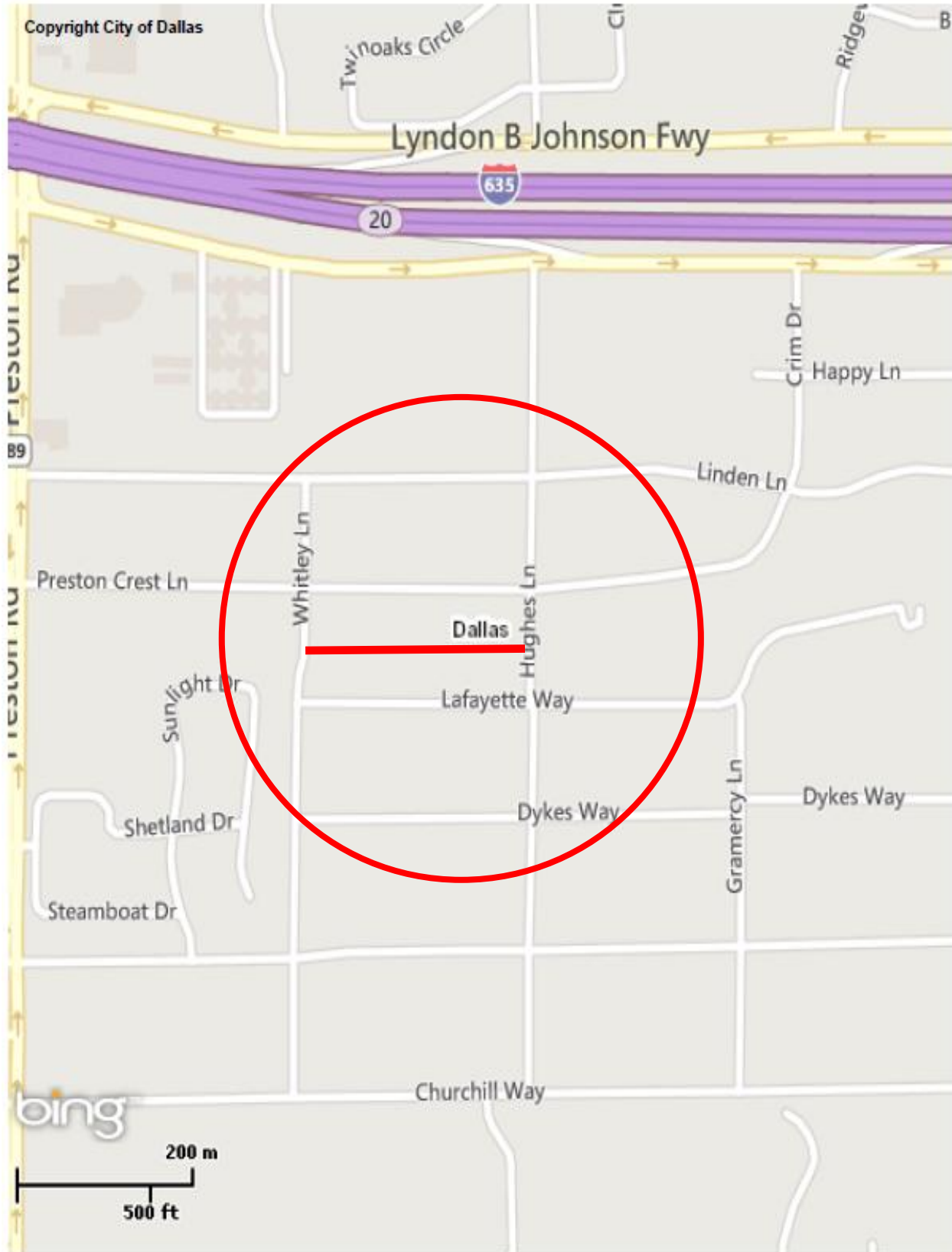


MAPSCO 15D

ALLEY GROUP 12-2028

ALLEY BETWEEN LAFAYETTE WAY & PRESTON CREST LN.

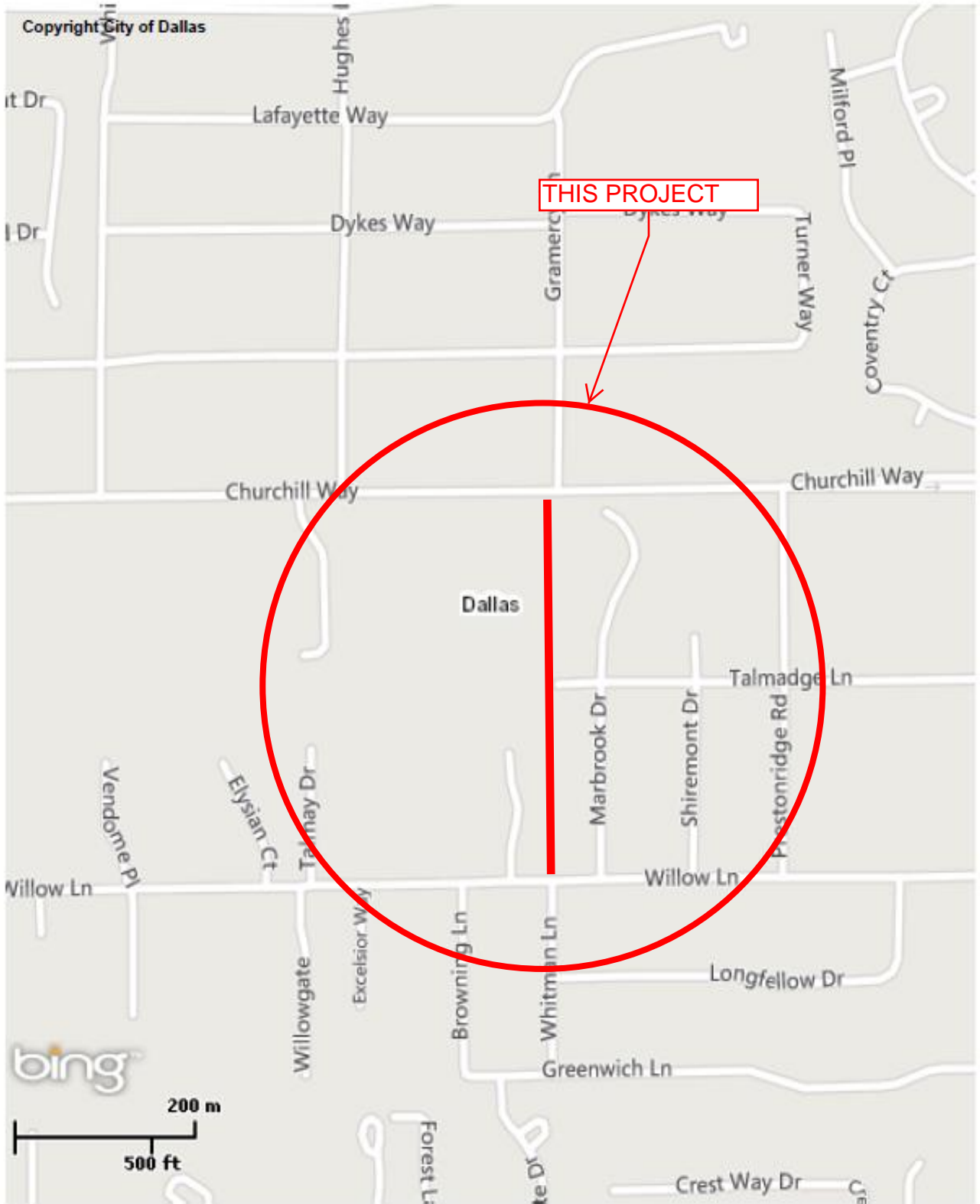
FROM WHITLEY LN. TO HUGHES LN.



MAPSCO 15T

ALLEY GROUP 12-2028

ALLEY BETWEEN MARBROOK DR. & MADELEINE CIR. FROM WILLOW LN. TO CHURCHILL WAY



MAPSCO 15Y

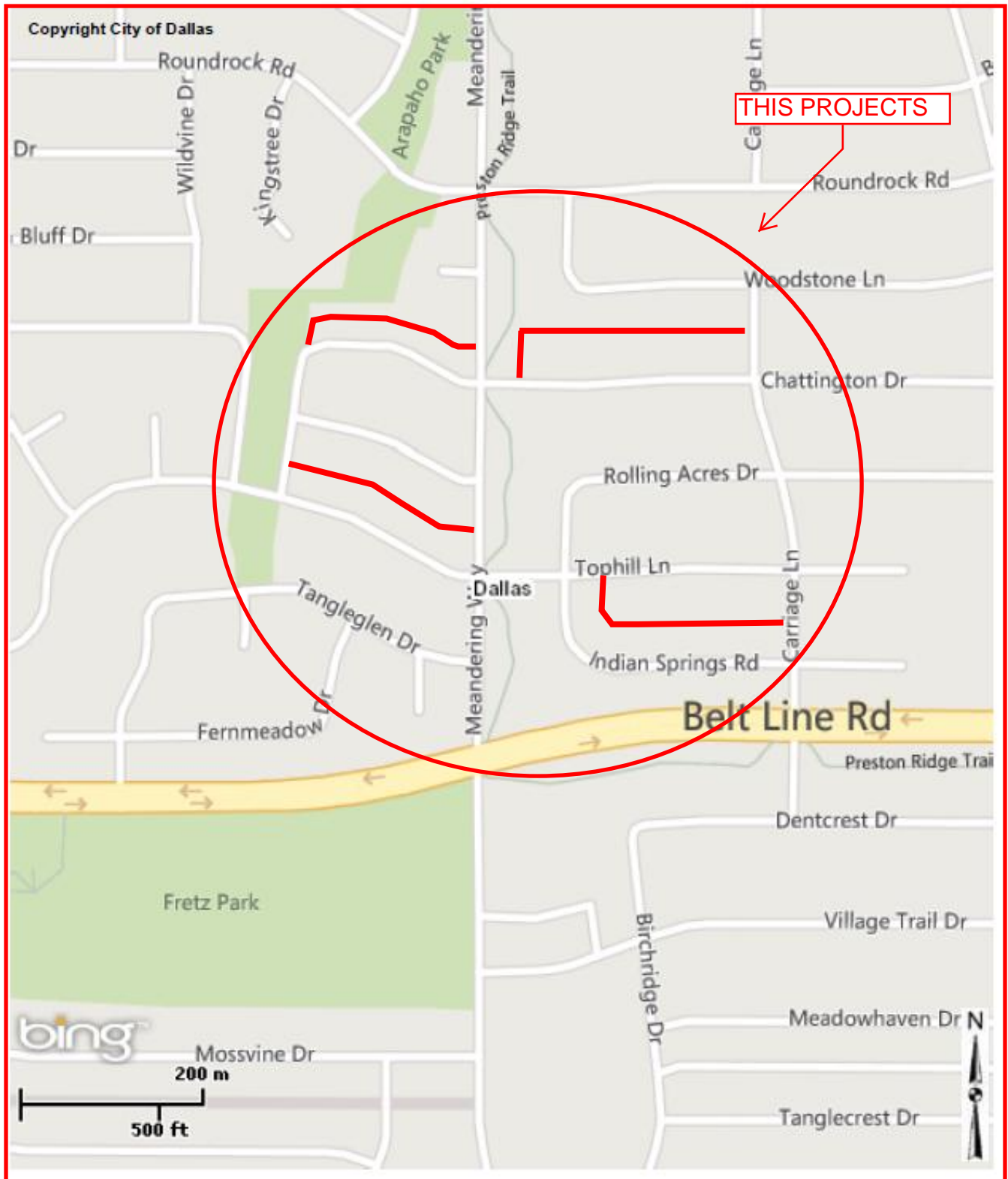
ALLEY GROUP 12-2029

ALLEY BETWEEN CHATTINGTON DR. & MEANDERING PL. FROM MEANDERING WAY TO CHATTINGTON DR.

ALLEY BETWEEN CHATTINGTON DR. & WOODSTONE LN. FROM CARRIAGE LN. TO CHATTINGTON DR.

ALLEY BETWEEN INDIAN SPRINGS RD. & TOPHILL LN. FROM CARRIAGE LN. TO TOPHILL LN.

ALLEY BETWEEN LACEHAVEN DR. & KNOLLVIEW DR. FROM HILLCREST RD. TO ALLEY NO. 5

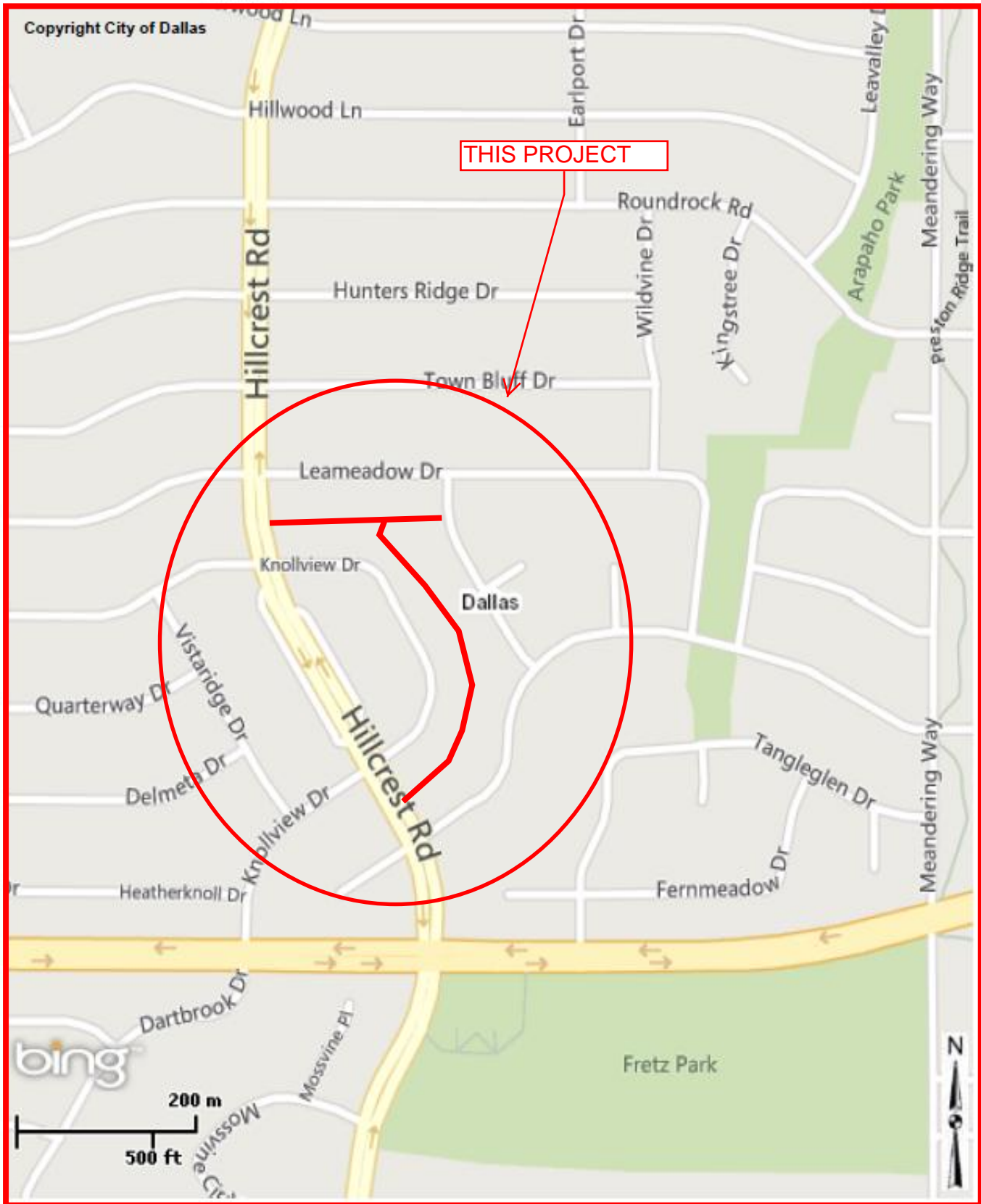


MAPSCO 16A

ALLEY GROUP 12-2029

ALLEY BETWEEN LEAMEADOW DR. & KNOLLVIEW DR. FROM LACEHAVEN DR. TO HILLCREST RD.

ALLEY BETWEEN TOPHILL LN. & LYNWORTH DR. FROM MEANDERING WAY TO CHATTINGTON DR.



KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 22, 2015

COUNCIL DISTRICT(S): 4

DEPARTMENT: Public Works Department
Water Utilities

CMO: Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: 55Y

SUBJECT

Authorize a contract with SYB Construction Company, Inc., lowest responsible bidder of six, for the reconstruction of street paving, storm drainage, erosion control, markings, water and wastewater main improvements for Overton Road east from Biglow Street to Garrison Street - Not to exceed \$2,555,355 - Financing: General Obligation Commercial Paper Funds (\$1,889,596), Water Utilities Capital Improvement Funds (\$651,659) and Water Utilities Capital Construction Funds (\$14,100)

BACKGROUND

Overton Road (E) from Biglow Street to Garrison Street was approved in the 2012 Bond Program. A professional services contract with H. W. Lochner, Inc. was authorized on September 25, 2013, by Resolution No. 13-1731 for the engineering design of Overton Road (E) from Biglow Street to Garrison Street. This action will authorize a contract with SYB Construction Company, Inc. for the reconstruction of street paving, storm drainage, erosion control, markings, water and wastewater main improvements for Overton Road (E) from Biglow Street to Garrison Street.

The project consists of reconstructing the existing 4-lane undivided thoroughfare roadway with sidewalks, concrete driveways, drainage, markings and pedestrian crosswalks. The improvements will also include water and wastewater upgrades.

BACKGROUND (Continued)

The following chart shows SYB Construction Company, Inc. completed contractual activities for the past three years:

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

ESTIMATED SCHEDULE OF PROJECT

Began Design	January 2014
Completed Design	May 2015
Begin Construction	October 2015
Complete Construction	October 2016

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering services on September 25, 2013, by Resolution No. 13-1731.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 15, 2015.

FISCAL INFORMATION

2012 Bond Program (General Obligation Commercial Paper Funds) - \$1,889,596
Water Utilities Capital Improvement Funds - \$651,659
Water Utilities Capital Construction Funds - \$14,100

Design - PBW	\$ 171,117.80
Design - DWU	\$ 43,800.00
Construction (this action)	
Paving & Drainage - PBW	\$1,889,596.00
Water & Wastewater - DWU	<u>\$ 665,759.00</u>
Total	\$2,770,272.80

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

SYB Construction Company, Inc.

Hispanic Female	1	Hispanic Male	87
African-American Female	0	African-American Male	0
Other Female	0	Other Male	0
White Female	8	White Male	16

BID INFORMATION

The following bids with quotes were received and opened on July 9, 2015:

*Denotes successful bidder(s)

<u>BIDDERS</u>	<u>BID AMOUNT</u>
*SYB Construction Company, Inc. 412 Compton Avenue Irving, Texas 75061	\$2,555,355.00
Tiseo Paving Company	\$2,667,631.80
Texas Standard Construction, Ltd.	\$2,705,033.00
Pavecon, Ltd.	\$2,728,826.95
Camino Construction, LP	\$2,861,546.00
RBR	\$3,248,830.00
Engineer's Estimate: PBW	\$1,742,819.00
DWU	<u>\$ 606,291.02</u>
Total	\$2,349,110.02

OWNER

SYB Construction Company, Inc.

Shirley Y. Bennett, President

MAP

Attached.

September 22, 2015

WHEREAS, on September 25, 2013, Resolution No. 13-1731 authorized an engineering design contract with H. W. Lochner, Inc. for the engineering design of Overton Road (E) from Biglow Street to Garrison Street in the amount of \$214,917.80; and,

WHEREAS, bids were received on July 9, 2015 for the reconstruction of street paving, storm drainage, erosion control, streetscape, markings, water and wastewater main improvements for Overton Road east from Biglow Street to Garrison Street as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
SYB Construction Company, Inc.	\$2,555,355.00
Tiseo Paving Company	\$2,667,631.80
Texas Standard Construction, Ltd.	\$2,705,033.00
Pavecon, Ltd.	\$2,728,826.95
Camino Construction, LP	\$2,861,546.00
RBR	\$3,248,830.00

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to execute a contract with SYB Construction Company, Inc. for the reconstruction of street paving, storm drainage, erosion control, streetscape, markings, water and wastewater main improvements for Overton Road east from Biglow Street to Garrison Street in an amount not to exceed \$2,555,355.00, this being the lowest responsive bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

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

Street and Transportation Improvements Fund	
Fund 3U22, Department PBW, Unit S319, Act. SREC	
Obj. 4510, Program #PB12S319, CT PBW12S319L2	
Vendor #507202, in an amount not to exceed	\$1,889,596.00

September 22, 2015

Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Obj. 4550, Program #715285, CT PBW715285CP Vendor #507202, in an amount not to exceed	\$ 337,875.00
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Obj. 3221, Program #715285X, CT PBW715285EN Vendor #507202, in an amount not to exceed	\$ 7,400.00
Wastewater Capital Improvement Fund Fund 3116, Department DWU, Unit PS42 Obj. 4560, Program #715286, CT PBW715286CP Vendor #507202, in an amount not to exceed	\$ 313,784.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Obj. 3222, Program #715286X, CT PBW715286EN Vendor #507202, in an amount not to exceed	<u>\$ 6,700.00</u>
Total amount not to exceed	\$2,555,355.00

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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with SYB Construction Company, Inc., lowest responsible bidder of six, for the reconstruction of street paving, storm drainage, erosion control, markings, water and wastewater main improvements for Overton Road east from Biglow Street to Garrison Street - Not to exceed \$2,555,355 - Financing: General Obligation Commercial Paper Funds (\$1,889,596), Water Utilities Capital Improvement Funds (\$651,659) and Water Utilities Capital Construction Funds (\$14,100)

SYB Construction Company, Inc. is a non-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

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$2,529,155.00	98.97%
Total non-local contracts	\$26,200.00	1.03%
TOTAL CONTRACT	\$2,555,355.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
SYB Construction Company, Inc.	WFDB86338Y0516	\$1,678,715.10	66.37%
American Striping Company	WFDB90006Y0416	\$15,505.00	0.61%
Total Minority - Local		\$1,694,220.10	66.99%

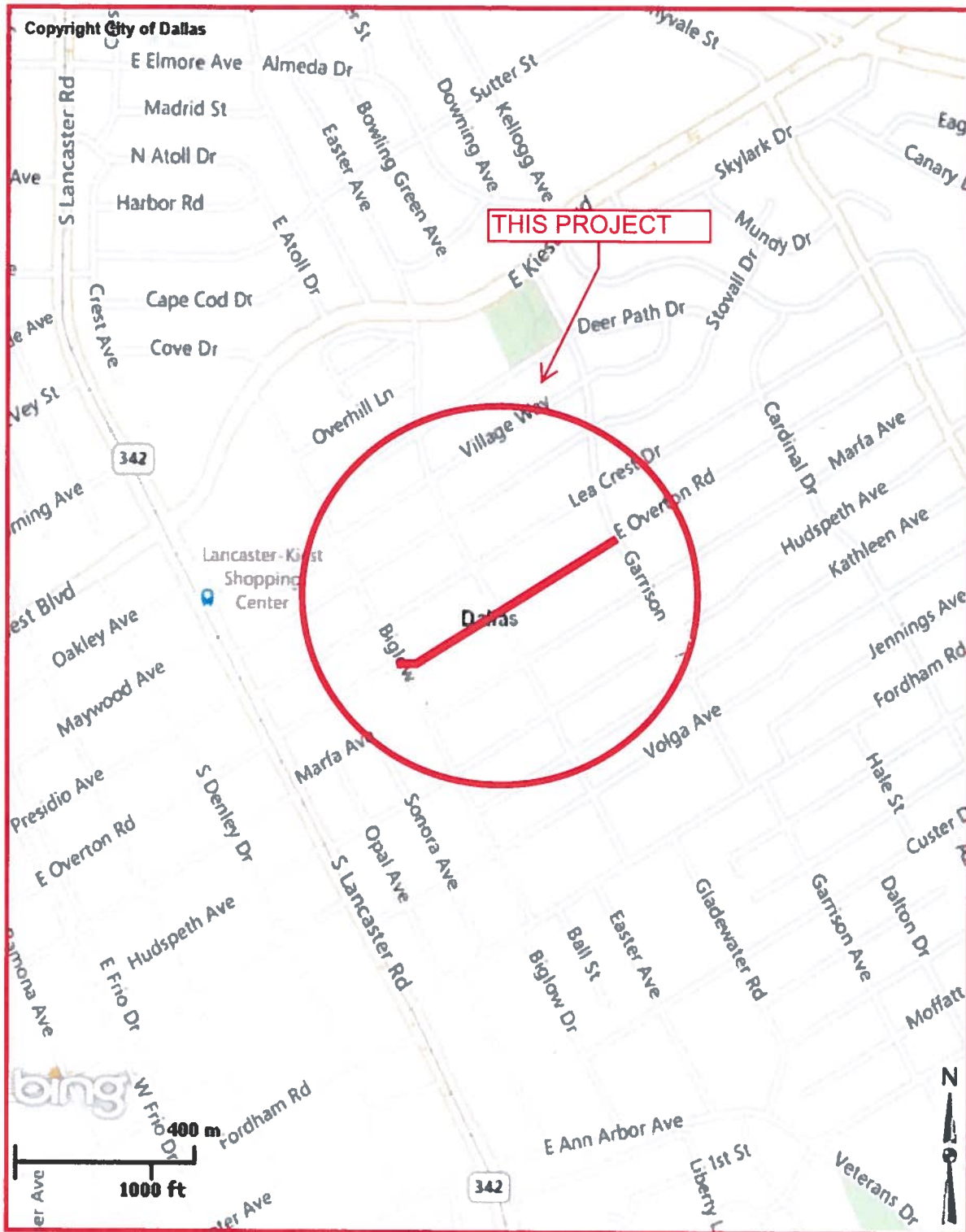
Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Ricochet Fuel	WFWB63913Y0117	\$15,000.00	57.25%
Miller Surveying	WFWB64425N0317	\$10,000.00	38.17%
MMG Building & Construction	WFWB62284N0616	\$1,200.00	4.58%
Total Minority - Non-local		\$26,200.00	100.00%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$1,694,220.10	66.99%	\$1,720,420.10	67.33%
Total	<u>\$1,694,220.10</u>	<u>66.99%</u>	<u>\$1,720,420.10</u>	<u>67.33%</u>

OVERTON ROAD FROM BIGLOW STREET TO GARRISON STREET



MAPSCO 55Y

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 22, 2015

COUNCIL DISTRICT(S): 3, 8

DEPARTMENT: Public Works Department
Water Utilities

CMO: Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: 64 U 65 T 66 Q, T

SUBJECT

Authorize a contract with Tiseo Paving Company, lowest responsible bidder of three, for the reconstruction of street paving, drainage, drive approaches, sidewalks, curb and gutter, barrier free ramps, water and wastewater main improvements for Street Reconstruction Group 12-631 (list attached) - Not to exceed \$4,996,583 - Financing: General Obligation Commercial Paper Funds (\$3,230,310), 2012 Bond Funds (\$65,694) , 2006 Bond Funds (\$198,441), Water Utilities Capital Improvement Funds (\$1,376,848) and Water Utilities Capital Construction Funds (\$125,290)

BACKGROUND

Street Reconstruction Group 12-631 was approved in the 2012 Bond Program. On September 25, 2013, Resolution No. 13-1731 authorized a professional services contract with EJES, Incorporated for engineering design services. This action will authorize a construction contract for the reconstruction of street paving, drainage, drive approaches, sidewalks, curb and gutter, barrier free ramps, water and wastewater main improvements for Street Reconstruction Group 12-631 which consists of Brierfield Drive from Brierfield Circle to Camp Wisdom Road (W) including Brierfield Circle from Brierfield Drive to end of pavement; Gentle River Drive from end of pavement to Hidden Trail Drive; Highland Hills Drive from Simpson Stuart Road to Bonnie View Road; and Sweet Sue Lane from Hidden Valley Drive to Camp Wisdom Road (E).

BACKGROUND (Continued)

The following chart shows Tiseo Paving Company's completed contractual activities for the past three years:

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

ESTIMATED SCHEDULE OF PROJECT

Began Design	December 2013
Completed Design	June 2013
Begin Construction	October 2015
Complete Construction	March 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract for engineering design services on September 25, 2013, by Resolution No. 13-1731.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 15, 2015.

FISCAL INFORMATION

2006 Bond Funds - \$198,441.00
2012 Bond Funds - \$65,694.20
2006 Bond Program (General Obligation Commercial Paper Funds) - \$457,269.25
2012 Bond Program (General Obligation Commercial Paper Funds) - \$2,773,040.00
Water Utilities Capital Improvement Funds - \$1,376,848
Water Utilities Capital Construction Funds - \$125,290

Design - PBW	\$ 361,641.69
Design - DWU	\$ 126,611.50
Construction (this action)	
Paving & Drainage - PBW	\$3,494,444.45
Water and Wastewater - DWU	<u>\$1,502,138.00</u>
Total Project Cost	\$5,484,835.64

FISCAL INFORMATION (Continued)

<u>Council District</u>	<u>Amount</u>
3	\$1,350,406.51
8	<u>\$3,646,175.94</u>
Total	\$4,996,582.45

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Tiseo Paving Company

Hispanic Female	1	Hispanic Male	78
African-American Female	0	African-American Male	2
Other Female	0	Other Male	0
White Female	2	White Male	25

BID INFORMATION

The following bids with quotes were received and opened on July 9, 2015:

*Denotes successful bidder(s)

<u>BIDDERS</u>	<u>BID AMOUNT</u>
*Tiseo Paving Company P. O. Box 270040 Dallas, Texas 75227	\$4,996,582.45
Texas Standard Construction, Ltd.	\$5,390,490.65
Camino Construction, L.P.	\$5,480,633.00
Original estimate: PBW - \$3,083,173.00 WTR - <u>\$1,593,033.00</u>	
Total	\$4,676,206.00

OWNER

Tiseo Paving Company

Arthur Tiseo, President

MAPS

Attached.

September 22, 2015

WHEREAS, on September 25, 2013, Resolution No. 13-1731 authorized a professional services contract with EJES, Incorporated for the engineering design services for Street Reconstruction Group 12-631 in the amount of \$488,253.19; and,

WHEREAS, bids were received on July 9, 2015, for the reconstruction of street paving, drainage, drive approaches, sidewalks, curb and gutter, barrier free ramps, water and wastewater main improvements for Street Reconstruction Group 12-631, as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
Tiseo Paving Company	\$4,996,582.45
Texas Standard Construction, Ltd.	\$5,390,490.65
Camino Construction, L.P.	\$5,480,633.00

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a contract with Tiseo Paving Company for the reconstruction of street paving, drainage, drive approaches, sidewalks, curb and gutter, barrier free ramps, water and wastewater main improvements for Street Reconstruction Group 12-631 in an amount not to exceed \$4,996,582.45, this being the lowest responsible bid received as indicated by the tabulation of bids, after it has been approved as to form by the City Attorney.

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

Street and Transportation Improvements Fund Fund 1T22, Department PBW, Unit S433, Act. SREC Obj. 4510, Program #PB12S433, CT PBW12S433K1 Vendor #011466, in amount not to exceed	\$ 198,441.00
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Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S433, Act. SREC Obj. 4510, Program #PB12S433, CT PBW12S433K1 Vendor #011466, in amount not to exceed	\$ 387,940.00
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Street and Transportation Improvements Fund Fund 2U22, Department PBW, Unit S435, Act. SREC Obj. 4510, Program #PB12S435, CT PBW12S433K1 Vendor #011466, in amount not to exceed	\$ 21,619.20
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September 22, 2015

Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S435, Act. SREC Obj. 4510, Program #PB12S435, CT PBW12S433K1 Vendor #011466, in amount not to exceed	\$1,068,960.00
Street and Transportation Improvements Fund Fund 2U22, Department PBW, Unit S445, Act. SREC Obj. 4510, Program #PB12S445, CT PBW12S433K1 Vendor #011466, in amount not to exceed	\$ 44,075.00
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S445, Act. SREC Obj. 4510, Program #PB12S445, CT PBW12S433K1 Vendor #011466, in amount not to exceed	\$ 828,580.00
Street and Transportation Improvements Fund Fund 3T22, Department PBW, Unit S449, Act. SREC Obj. 4510, Program #PB12S449, CT PBW12S433K1 Vendor #011466, in amount not to exceed	\$ 457,269.25
Street and Transportation Improvements Fund Fund 3U22, Department PBW, Unit S449, Act. SREC Obj. 4510, Program #PB12S449, CT PBW12S433K1 Vendor #011466, in amount not to exceed	\$ 487,560.00
Water Capital Improvement Fund Fund 3115, Department DWU, Unit PW42 Obj. 4550, Program #715165, CT PBW715165CP Vendor #011466, in amount not to exceed	\$ 735,316.50
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Obj. 3221, Program #715165X, CT PBW715165EN Vendor #011466, in amount not to exceed	\$ 74,205.00
Wastewater Capital Improvement Fund Fund 3116, Department DWU, Unit PS42 Obj. 4560, Program #715166, CT PBW715166CP Vendor #011466, in amount not to exceed	\$ 641,531.50

September 22, 2015

Wastewater Construction Fund	
Fund 0103, Department DWU, Unit CS42	
Obj. 3222, Program #715166X, CT PBW715166EN	
Vendor #011466, in amount not to exceed	\$ <u>51,085.00</u>
Total amount not to exceed	\$4,996,582.45

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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract with Tiseo Paving Company, lowest responsible bidder of three, for the reconstruction of street paving, drainage, drive approaches, sidewalks, curb and gutter, barrier free ramps, water and wastewater main improvements for Street Reconstruction Group 12-631 (list attached) - Not to exceed \$4,996,583 - Financing: General Obligation Commercial Paper Funds (\$3,230,310), 2012 Bond Funds (\$65,694), 2006 Bond Funds (\$198,441), Water Utilities Capital Improvement Funds (\$1,376,848) and Water Utilities Capital Construction Funds (\$125,290)

Tiseo Paving Company is a local, non-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

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$2,344,145.83	46.91%
Total non-local contracts	\$2,652,436.62	53.09%
TOTAL CONTRACT	\$4,996,582.45	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
A & M Construction & Utilities, Inc.	HFMB64813N0417	\$1,911,174.50	72.05%
Axis Contracting	WFDB03204Y0516	\$607,030.00	22.89%
Brock Environmental	WFWB61711Y0516	\$45,525.00	1.72%
Total Minority - Non-local		\$2,563,729.50	96.66%

TOTAL M/WBE CONTRACT PARTICIPATION

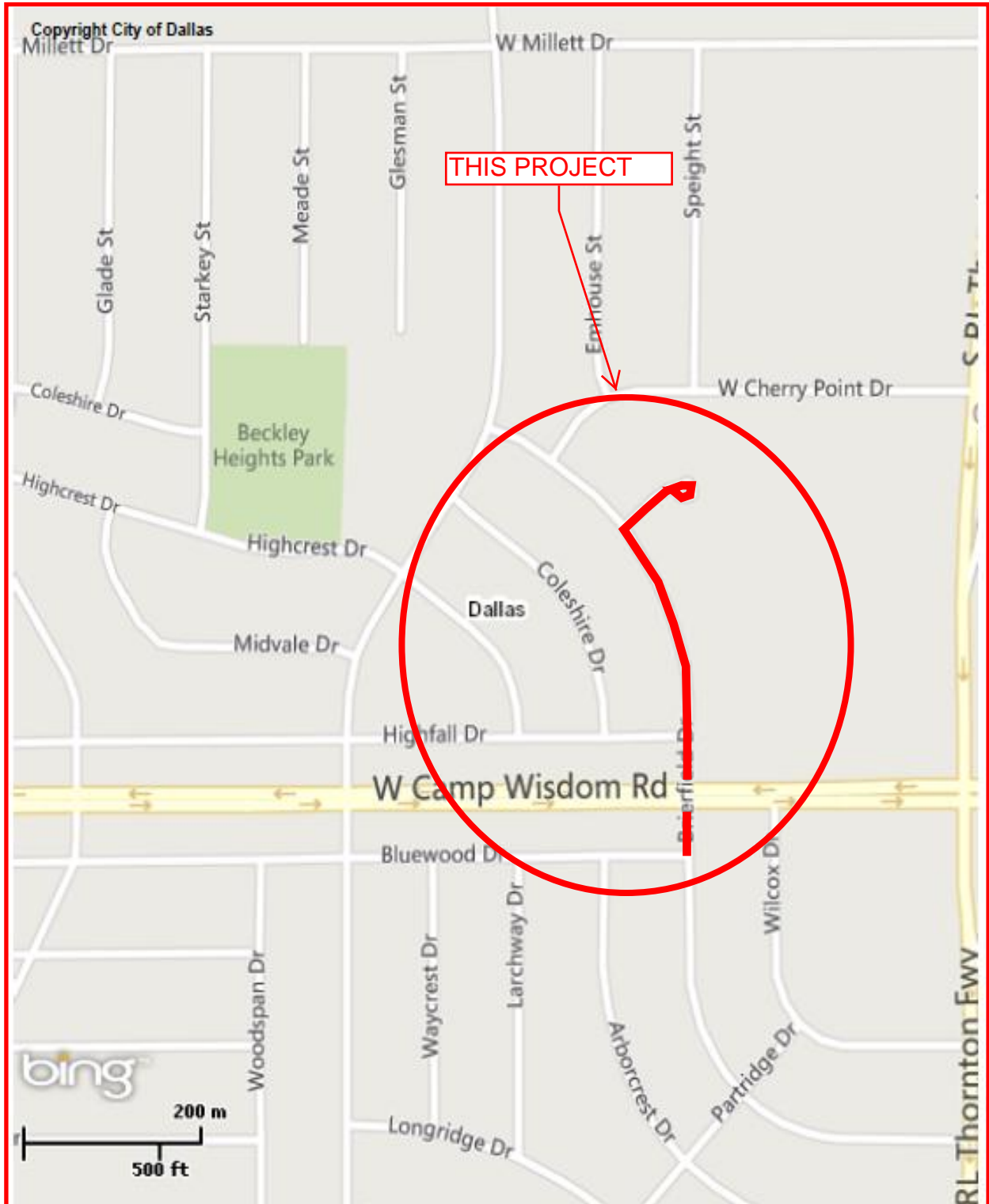
	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$1,911,174.50	38.25%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$652,555.00	13.06%
Total	<u>\$0.00</u>	<u>0.00%</u>	<u>\$2,563,729.50</u>	<u>51.31%</u>

Street Reconstruction Group 12-631

<u>Project</u>	<u>Limits</u>	<u>Council District</u>
Brierfield Drive	Brierfield Circle to Camp Wisdom Road (W) including Brierfield Circle from Brierfield Drive to end of pavement	3
Gentle River Drive	End of pavement to Hidden Trail Drive	8
Highland Hills Drive	Simpson Stuart Road to Bonnie View Road	8
Sweet Sue Lane	Hidden Valley Drive to Camp Wisdom Road (E)	8

STREET RECONSTRUCTION GROUP 12-631

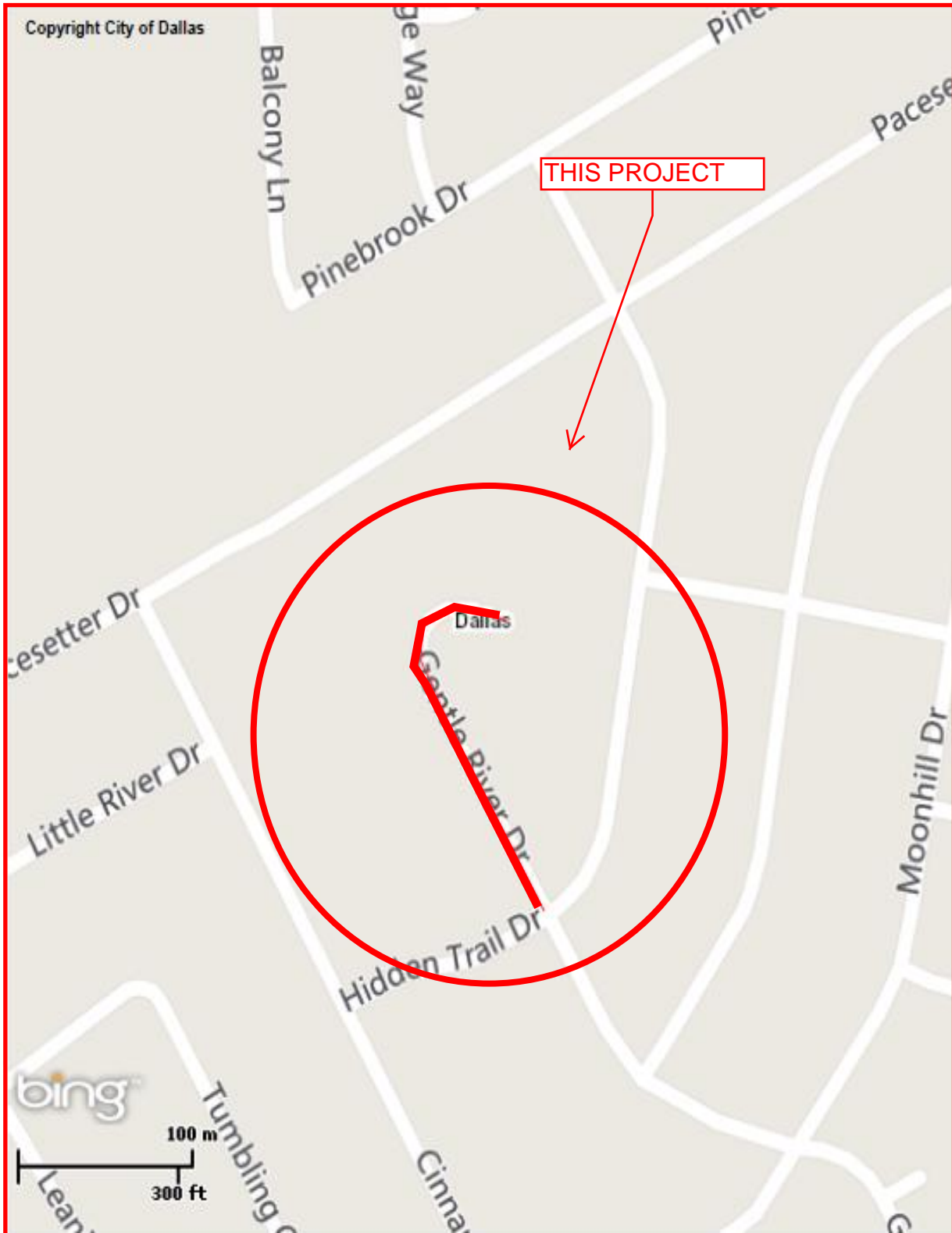
BRIERFIELD DRIVE FROM BRIERFIELD CIRCLE TO CAMP WISDOM ROAD (W) INCLUDING
BRIERFIELD CIRCLE FROM BRIERFIELD DRIVE TO END OF PAVEMENT



MAPSCO 64U

STREET RECONSTRUCTION GROUP 12-631

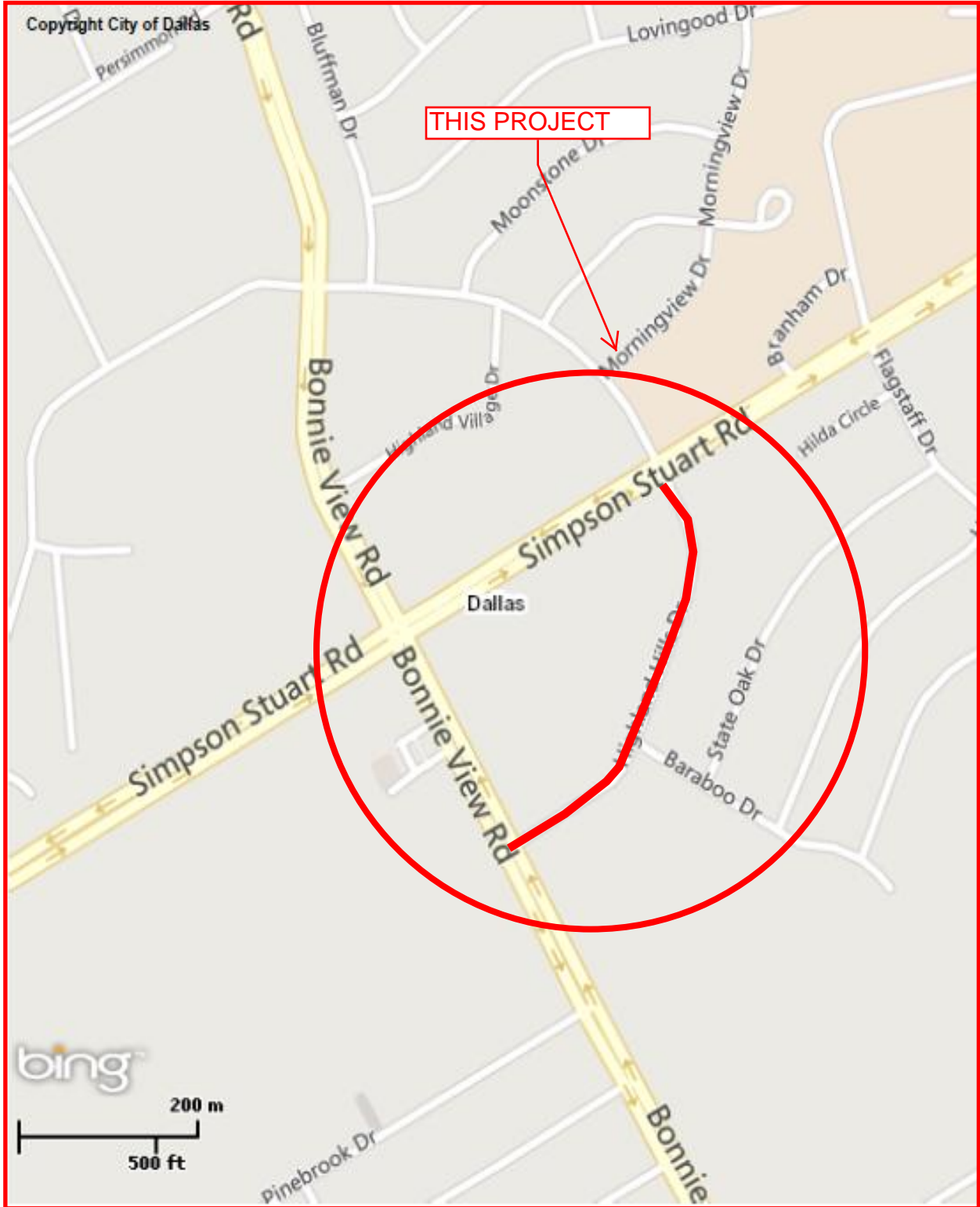
GENTLE RIVER DRIVE FROM END OF PAVEMENT TO HIDDEN TRAIL DRIVE



MAPSCO 66T

STREET RECONSTRUCTION GROUP 12-631

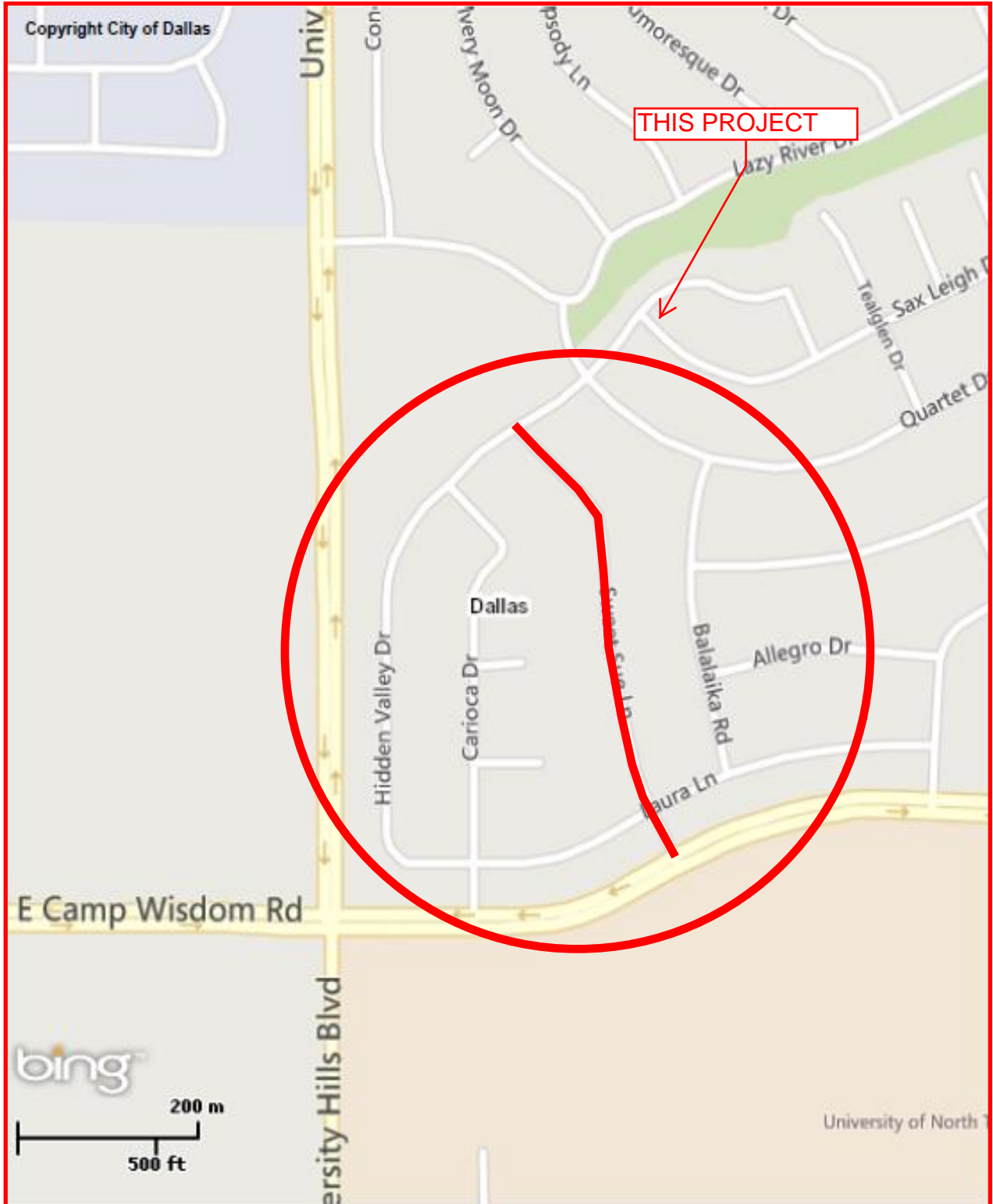
HIGHLAND HILLS DRIVE FROM SIMPSON STUART ROAD TO BONNIE VIEW ROAD



MAPSCO 66Q

STREET RECONSTRUCTION GROUP 12-631

SWEET SUE LANE FROM HIDDEN VALLEY DRIVE TO CAMP WISDOM ROAD (E)



MAPSCO 65T

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 22, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Trinity Watershed Management
CMO: Mark McDaniel, 670-3256
MAPSCO: 46K

SUBJECT

Authorize settlement in lieu of proceeding with condemnation of a subsurface easement under approximately 6,563 square feet of land from Bernardina Pedroza located on Main Street near its intersection with Haskell Avenue for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$16,800 (\$15,000 plus closing costs and title expenses not to exceed \$1,800); an increase of \$5,812 from the amount Council originally authorized for this acquisition - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes a settlement for the acquisition of a subsurface easement located under approximately 6,563 square feet of land from Bernardina Pedroza for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. This settlement will allow acquisition of the property without proceeding with condemnation proceedings.

The original authorizing resolution authorized an offer amount of \$9,188, including the exercise of the right of eminent domain. The second authorizing resolution authorized a settlement amount of \$12,000 plus closing costs and title expenses not to exceed \$1,800, in lieu of proceeding with condemnation. That amount is being increased to \$15,000 plus closing costs and title expenses not to exceed \$1,800.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

On February 25, 2015, City Council approved Resolution No. 15-0441.

On April 8, 2015, City Council approved Resolution No. 15-0673.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 15, 2015.

FISCAL INFORMATION

2006 Bond Funds - \$16,800 (\$15,000 plus closing costs and title expenses not to exceed \$1,800)

OWNER

Bernardina Pedroza

MAP

Attached

September 22, 2015

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR A NEGOTIATED AMOUNT HIGHER THAN THE SECOND RESOLUTION OFFER AMOUNT.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, and by the SECOND RESOLUTION authorized settlement in lieu of proceeding with condemnation of the PROPERTY INTEREST in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER refused the FIRST RESOLUTION OFFER AMOUNT and the SECOND RESOLUTION SETTLEMENT AMOUNT, but has agreed to the SETTLEMENT AMOUNT stated herein; and

WHEREAS, the City Council desires to authorize the City Manager to acquire the PROPERTY INTEREST in the PROPERTY for the SETTLEMENT AMOUNT stated herein: **Now, Therefore**,

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

SECTION 1. That the following definitions shall apply to this resolution:

“CITY”: The City of Dallas.

“CLOSING COSTS AND TITLE EXPENSES”: Not to exceed \$1,800.00.

“FIRST RESOLUTION”: Resolution No. 15-0441 approved by the Dallas City Council on February 25, 2015.

“FIRST RESOLUTION OFFER AMOUNT”: \$9,188.00.

“OWNER”: Bernardina Pedroza, provided, however, that the term “OWNER” as used in this resolution means all persons having an ownership interest in the PROPERTY, regardless of whether those persons are actually named herein.

“PROJECT”: Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

September 22, 2015

“PROPERTY”: Located under approximately 6,563 square feet in area, lying between the subsurface elevations of 198 feet and 372 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in “Exhibit A”, attached hereto and made a part hereof for all purposes.

“PROPERTY INTEREST”: Flood Control Tunnel Easement.

“REVISED AUTHORIZED AMOUNT”: \$16,800.00.

“SECOND RESOLUTION”: Resolution No. 15-0673 approved by the Dallas City Council on April 8, 2015.

“SECOND RESOLUTION SETTLEMENT AMOUNT”: \$12,000.00

“SETTLEMENT AMOUNT”: \$15,000.00.

“USE”: The below ground construction, installation, use and maintenance of a deep tunnel for the storage and transmission of stormwater drainage.

SECTION 2. That the City Manager, and/or the City Manager’s designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to the CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyance instrument approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating the transaction.

SECTION 3. That the Chief Financial Officer is authorized to draw checks for the SETTLEMENT AMOUNT, payable out of 2006 Bond Funds: Fund No. 1T23, Dept. TWM, Unit T525, Activity SDRS, Object 4210, Program No. PB06T525 Encumbrance No. CT-PBW06T525E39, and CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Dept. TWM, Unit T525, Activity SDRS, Object 4230, Program No. PB06T525 Encumbrance No. CT-PBW06T525E40.

SECTION 4. That the payment referenced in Section 3 shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney.

SECTION 5. The SETTLEMENT AMOUNT - \$15,000.00 and the CLOSING COSTS AND TITLE EXPENSES - \$1,800.00 together shall not exceed the REVISED AUTHORIZED AMOUNT - \$16,800.00 which includes amounts authorized in the previous resolutions.

September 22, 2015

SECTION 6. That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing.

SECTION 7. That the CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. 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.

**APPROVED AS TO FORM:
WARREN M. S. ERNST, CITY ATTORNEY**

BY: _____
Assistant City Attorney

September 22, 2015

SECTION 6. That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing.

SECTION 7. That the CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

SECTION 8. 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.

**APPROVED AS TO FORM:
WARREN M. S. ERNST, CITY ATTORNEY**

BY: 
Assistant City Attorney

**FIELD NOTES DESCRIBING 0.1507 ACRE (6,563 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 309)
PART OF LOT 2, CITY BLOCK 803-1/2, EAST MAIN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM BERNARDINA PEDROZA**

BEING a 0.1507 acre (6,563-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, and being part of Lot 2, City Block 803-1/2, East Main Addition, an addition to the City of Dallas recorded in Volume 86199, Page 5586 of the Deed Records of Dallas County, Texas, and being part of that certain tract of land conveyed to Bernardina Pedroza as evidenced by deed recorded in Volume 97221, Page 3673 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the southeast line of Main Street, a 100-foot right-of-way, and the northwest line of said Lot 2, City Block 803-1/2, East Main Addition, having coordinates of N=6974433.5357, E=2500182.0909 (not monumented), from which an "X" cut in concrete found (controlling monument) at the west corner of City Block 803-1/2 and the intersection of the northeast line of Haskell Avenue, a variable width right-of-way, and the southeast line of Main Street bears South 44 degrees 38 minutes 08 seconds West along the southeast line of Main Street a distance of 345.92 feet;

THENCE North 44 degrees 38 minutes 08 seconds East along the southeast line of Main Street and the northwest line of said Lot 2, City Block 803-1/2, East Main Addition a distance of 73.46 feet, having coordinates of N=6974485.8055, E=2500233.6998 (not monumented);

THENCE South 09 degrees 45 minutes 00 seconds East departing the southeast line of Main Street and the northwest line of said Lot 2, City Block 803-1/2, East Main Addition, over and across said Lot 2 a distance of 9.27 feet to the point of curvature of a curve to the left, having coordinates of N=6974476.6660, E=2500235.2703 (not monumented);

THENCE continuing over and across said Lot 2 along said curve to the left, having a central angle of 03 degrees 15 minutes 01 seconds, a radius of 1970.00 feet, an arc length of 111.76 feet, and a chord bearing South 11 degrees 22 minutes 31 seconds East a distance of 111.74 feet to the southeast line of said Lot 2 and the northwest line of Lot 3 of City Block 803-1/2, East Main Addition, having coordinates of N=6974367.1341, E=2500257.3064 (not monumented);

THENCE South 44 degrees 38 minutes 08 seconds West along the common line of said Lot 2 and said Lot 3 a distance of 42.27 feet to the south corner of said Lot 2 and the west corner of said Lot 3 in the northeast line of a variable width alley, having coordinates of N=6974337.0584, E=2500227.6110 (not monumented);

THENCE North 45 degrees 13 minutes 07 seconds West along the northeast line of said alley and the southwest line of said Lot 2 a distance of 45.45 feet to the beginning of a non-tangent curve to the right, having coordinates of N=6974369.0718, E=2500195.3524 (not monumented);

THENCE departing the northeast line of said alley and the southwest line of said Lot 2, continuing over and across tract said Lot 2 along said curve to the right, having a central angle of 01 degrees 51 minutes



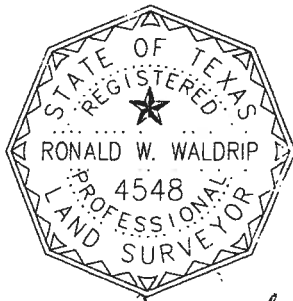
FIELD NOTES APPROVED:
DER 9/12/13

**FIELD NOTES DESCRIBING 0.1507 ACRE (6,563 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 309)
PART OF LOT 2, CITY BLOCK 803-1/2, EAST MAIN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM BERNARDINA PEDROZA**

28 seconds, a radius of 2030.00 feet, an arc length of 65.83 feet, and a chord bearing North 11 degrees 37 minutes 29 seconds West a distance of 65.82 feet to the **POINT OF BEGINNING**;

CONTAINING within the metes recited 0.1507 acre (6,563 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

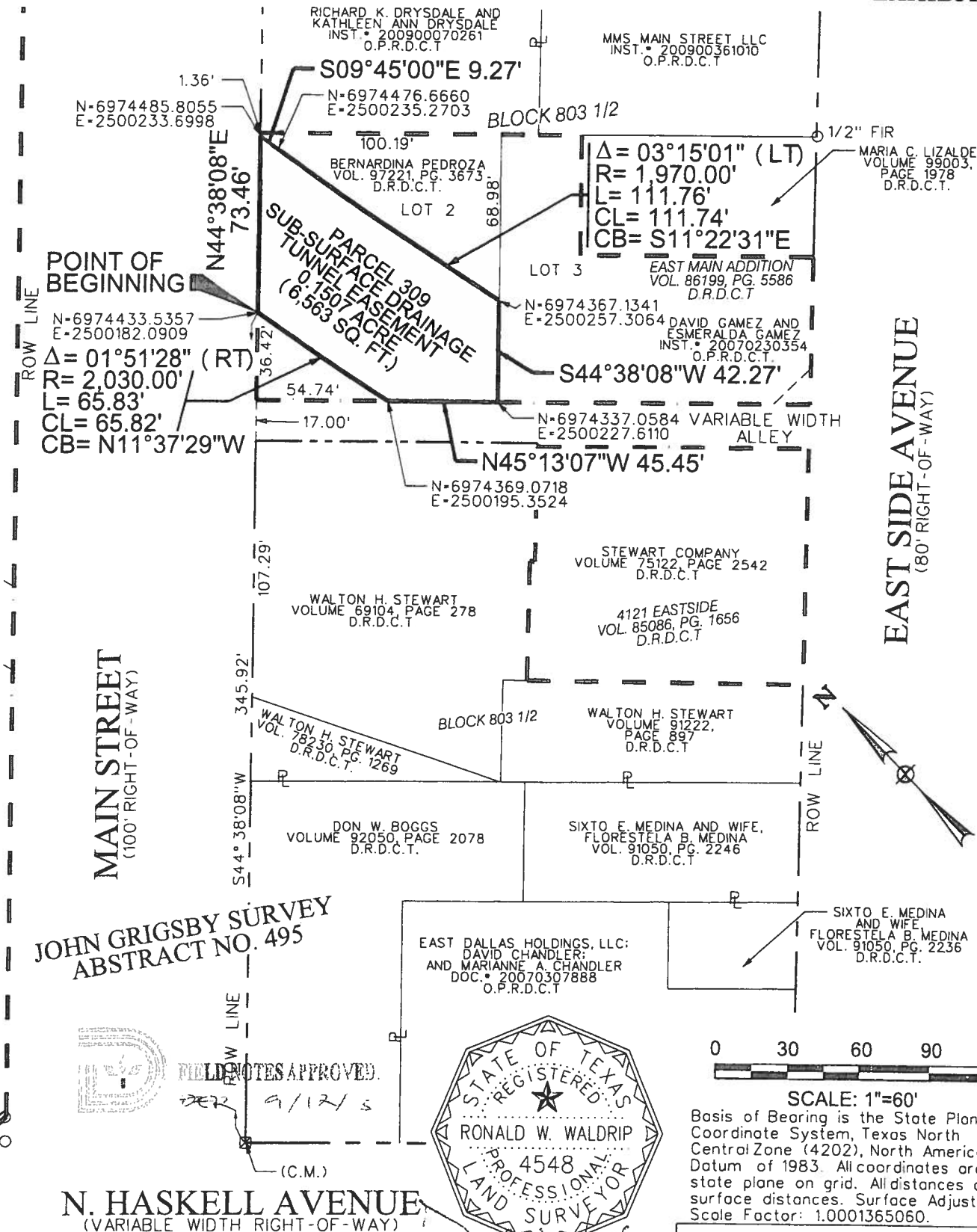


Ronald W. Waldrup 4/29/13



FIELD NOTES APPROVED:

WR 9, 12/13



**JOHN GRIGSBY SURVEY
ABSTRACT NO. 495**



FIELD NOTES APPROVED
DER 9/12/15



SCALE: 1"=60'

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

**N. HASKELL AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)**

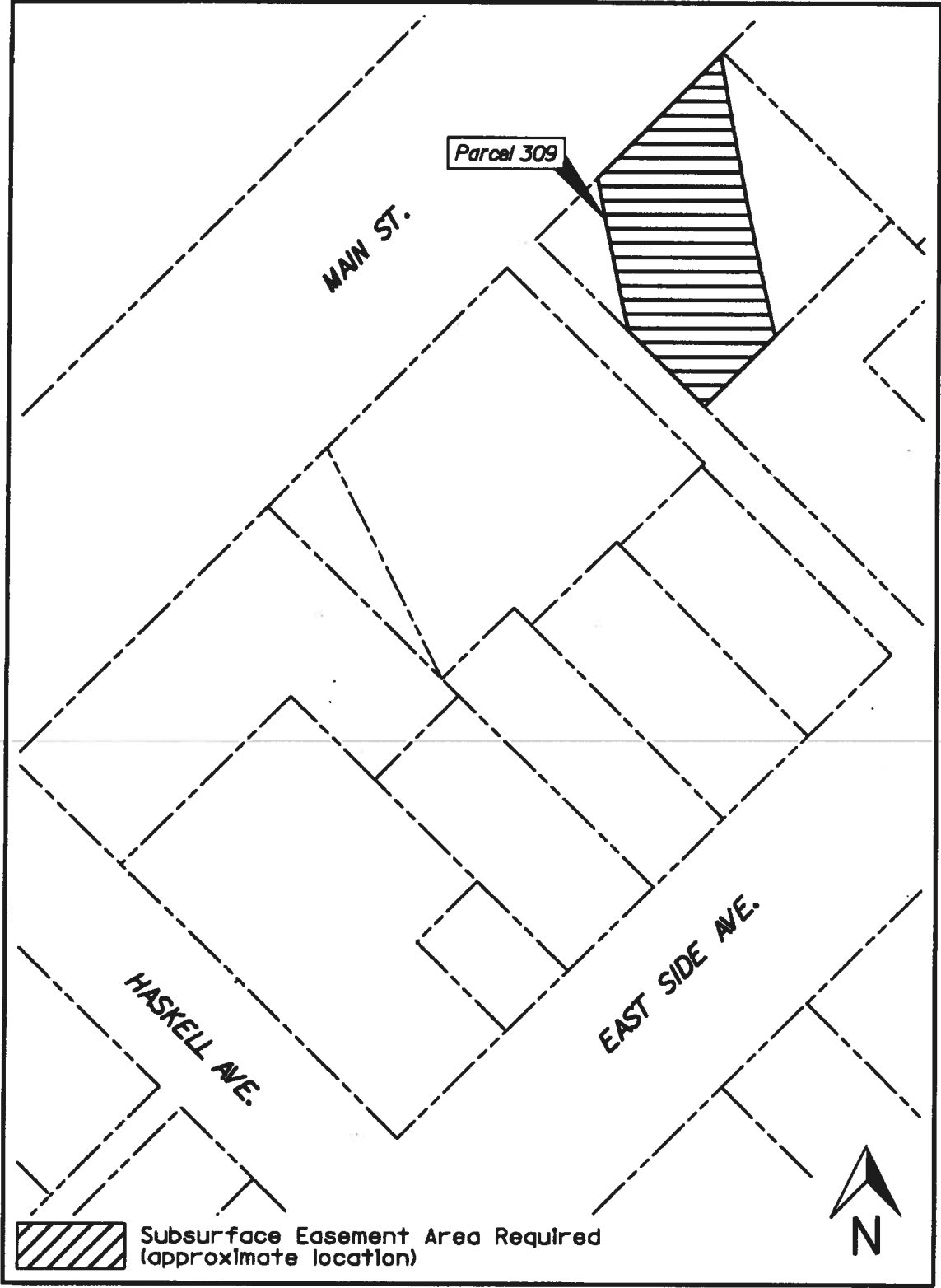
LEGEND

	ROW LINE	(C.M.)	CONTROL MONUMENT
	PROPERTY LINE	FIR	FOUND IRON ROD
	LOT LINE	FIP	FOUND IRON PIPE
	SUBDIVISION LINE	D.R.D.C.T.	DEED RECORDS DALLAS COUNTY TEXAS
	PROP. EASEMENT LINE	O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
	IRON ROD		
	X-CUT MONUMENT		

NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 309)
PART OF LOT 2, CITY BLOCK 803-1/2, EAST MAIN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS Engineers, Inc.
Surv. Firm No. 10131900
12801 N. Central Expressway, Suite 1250
Dallas, Texas 75243
(214) 739-3152 Fax (214) 739-3169



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 22, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Trinity Watershed Management
CMO: Mark McDaniel, 670-3256
MAPSCO: 46E

SUBJECT

Authorize settlement in lieu of proceeding with condemnation of a subsurface easement under approximately 9,686 square feet of land from FRIS CHKN LLC, located on Gaston Avenue at its intersection with Peak Street for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project – Not to exceed \$32,269 (\$30,269 plus closing costs and title expenses not to exceed \$2,000); an increase of \$6,054 from the amount Council originally authorized for this acquisition - Financing: 2006 Bond Funds

BACKGROUND

This item authorizes a settlement for the acquisition of a subsurface easement located under approximately 9,686 square feet of land from FRIS CHKN LLC for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. This settlement will allow acquisition of the property without proceeding with condemnation proceedings.

The original authorizing resolution authorized an offer amount of \$24,215 plus closing costs and title expenses not to exceed \$2,000. That amount is being increased to \$30,269 plus closing costs and title expenses not to exceed \$2,000.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

On March 25, 2015, City Council approved Resolution No. 15-0558.

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 15, 2015.

FISCAL INFORMATION

2006 Bond Funds - \$32,269 (\$30,269 plus closing costs and title expenses not to exceed \$2,000)

OWNER

FRIS CHKN LLC

Spirit SPE Manager LLC, Manager

MAP

Attached

September 22, 2015

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR AN AMOUNT HIGHER THAN THE FIRST RESOLUTION OFFER AMOUNT.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the PROPERTY INTEREST in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER refused the FIRST RESOLUTION OFFER AMOUNT, but has agreed to the SETTLEMENT AMOUNT stated herein; and

WHEREAS, the City Council desires to authorize the City Manager to acquire the PROPERTY INTEREST in the PROPERTY for the SETTLEMENT AMOUNT stated herein; Now, Therefore,

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

SECTION 1. That the following definitions shall apply to this resolution:

“CITY”: The City of Dallas.

“CLOSING COSTS AND TITLE EXPENSES”: Not to exceed \$2,000.00.

“FIRST RESOLUTION”: Resolution No. 15-0558 approved by the Dallas City Council on March 25, 2015.

“FIRST RESOLUTION OFFER AMOUNT”: \$24,215.00.

“OWNER”: FRIS CHKN LLC, provided, however, that the term “OWNER” as used in this resolution means all persons having an ownership interest in the PROPERTY, regardless of whether those persons are actually named herein.

“PROJECT”: Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

“PROPERTY”: Located under approximately 9,686 square feet in area, lying between the subsurface elevations of 213 feet and 387 feet (U.S. Survey Feet), inclusive, North American Vertical Datum of 1988, located in Dallas County, Texas, the boundary of which property being more particularly described in “Exhibit A”, attached hereto and made a part hereof for all purposes.

September 22, 2015

“PROPERTY INTEREST”: Flood Control Tunnel Easement.

“REVISED AUTHORIZED AMOUNT”: \$32,269.00.

“SETTLEMENT AMOUNT”: \$30,269.00.

“USE”: The below ground construction, installation, use and maintenance of a deep tunnel for the storage and transmission of stormwater drainage.

SECTION 2. That the City Manager, and/or the City Manager’s designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to the CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyance instrument approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating the transaction.

SECTION 3. That the Chief Financial Officer is authorized to draw checks for the SETTLEMENT AMOUNT, payable out of 2006 Bond Funds: Fund No. 1T23, Dept. TWM, Unit T525, Activity SDRS, Object 4210, Program No. PB06T525 Encumbrance No. CT-PBW06T525F29, and CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Dept. TWM, Unit T525, Activity SDRS, Object 4230, Program No. PB06T525 Encumbrance No. CT-PBW06T525F10.

SECTION 4. That the payment referenced in Section 3 shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney.

SECTION 5. The SETTLEMENT AMOUNT - \$30,269.00 and the CLOSING COSTS AND TITLE EXPENSES - \$2,000.00 together shall not exceed the REVISED AUTHORIZED AMOUNT - \$32,269.00.

SECTION 6. That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing.

SECTION 7. That the CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

September 22, 2015

SECTION 8. 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.

**APPROVED AS TO FORM:
WARREN M. S. ERNST, CITY ATTORNEY**

BY: _____
Assistant City Attorney

September 22, 2015

SECTION 8. 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.

**APPROVED AS TO FORM:
WARREN M. S. ERNST, CITY ATTORNEY**

BY: 
Assistant City Attorney

**FIELD NOTES DESCRIBING 0.2224 ACRE (9,686 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 412)
PART OF LOT 3, CITY BLOCK 6/774, CHURCH'S FRIED CHICKEN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM FRIS CHKN LLC**

EXHIBIT A

BEING a 0.2224 acre (9,686-square-foot) tract of land situated in the John Grigsby Survey, Abstract Number 495, and being part of Lot 3 of City Block 6/774 of Church's Fried Chicken Addition, an addition to the City of Dallas, as evidenced by Plat recorded in Volume 80113, Page 625 of the Deed Records of Dallas County, Texas, and being part of that certain tract of land conveyed to Fris Chkn LLC, as evidenced by Special Warranty Deed recorded in Volume 2005081, Page 3054 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

(NOTE: Subsurface easement corners are not monumented.)

BEGINNING in the common southwest line of Peak Street, a 60-foot right-of-way, and northeast line of said City Block 6/774, for the common east corner of said Church's Fried Chicken Addition and north corner of that certain tract of land conveyed to 4-Golden Properties, LLC as evidenced by Special Warranty Deed recorded in Instrument Number 201200369101 of the Official Public Records of Dallas County, Texas, having coordinates of N=6976483.7157, E=2498569.6215 (not monumented), from which a 1/2-inch iron rod (controlling monument) found for said corner bears South 44 degrees 26 minutes 46 seconds West a distance of 0.60 feet;

THENCE South 44 degrees 26 minutes 46 seconds West departing said common southwest line of Peak Street and northeast line of said City Block 6/774, along the southeast line of said Church's Fried Chicken Addition a distance of 59.19 feet, having coordinates of N=6976441.4623, E=2498528.1771 (not monumented);

THENCE North 75 degrees 10 minutes 00 seconds West departing the southeast line of Church's Fried Chicken Addition, over and across said Addition, a distance of 162.82 feet to the common northwest line of said City Block 6/774, northwest line of said Church's Fried Chicken Addition, and the southeast line of Gaston Avenue, a variable width right-of-way, having coordinates of N=6976483.1397, E=2498370.8052 (not monumented);

THENCE North 44 degrees 24 minutes 29 seconds East along the common northwest line of said City Block 6/774, northwest line of said Church's Fried Chicken Addition, and southeast line of Gaston Avenue a distance of 68.99 feet, having coordinates N=6976532.4165, E=2498419.0742 (not monumented);

THENCE South 75 degrees 10 minutes 00 seconds East departing the common northwest line of said City Block 6/774, northwest line of said Church's Fried Chicken Addition, and southeast line of Gaston Avenue, over and across said Addition and said City Block 6/774, a distance of 143.06 feet to the common southwest line of Peak Street, northeast line of said City Block 6/774, and northeast line of said Addition, having coordinates N=6976495.7971, E=2498557.3473 (not monumented);

THENCE South 45 degrees 27 minutes 14 seconds East along the common southwest line of Peak Street, northeast line of said City Block 6/774, and northeast line of said Addition a distance of 17.22 feet to the **POINT OF BEGINNING**;

Page 1 of 3



FIELD NOTES APPROVED:

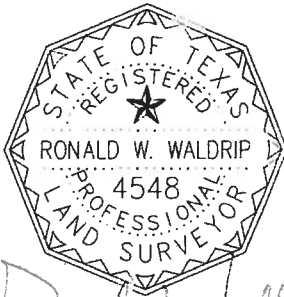
JER 9/12/13

**FIELD NOTES DESCRIBING 0.2224 ACRE (9,686 SQ. FEET)
SUB-SURFACE DRAINAGE TUNNEL EASEMENT
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 412)
PART OF LOT 3, CITY BLOCK 6/774, CHURCH'S FRIED CHICKEN ADDITION
JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM FRIS CHKN LLC**

EXHIBIT A

CONTAINING within the metes recited 0.2224 acre (9,686 square feet) of land, more or less.

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.



Ronald W. Waldrup 8/29/13



FIELD NOTES APPROVED:
DER 9/12/13

EXHIBIT A

BIOCONSULT USA, INC.
 INST. • 201100253769
 O.P.R.D.C.T.

JOSE DEJULIAN AND WIFE
 MARIA GUADALUPE DEJULIAN
 VOLUME 2002124, PAGE 8151
 D.R.D.C.T.

5/8" FIR

ROW LINE

5/8" FIR

PEAK STREET
 (60' RIGHT-OF-WAY)

POINT OF BEGINNING

S45°27'14"E 17.22'

(C.M.)
 1/2" FIR
 BRS.
 S44°26'46"W 0.60'
 N=6976483.7157
 E=2498569.6215

ROW LINE

GASTON AVENUE
 (VARIABLE WIDTH RIGHT-OF-WAY)

PK FND.

114.42'

N=6976495.7971
 E=2498557.3473

CHURCH'S FRIED CHICKEN
 ADDITION
 VOLUME 80113, PAGE 625
 D.R.D.C.T.

S75°10'00"E 143.06'

S44°26'46"W
 59.19'

PARCEL 412
SUB-SURFACE DRAINAGE
TUNNEL EASEMENT
 0.2224 ACRE
 (9,686 SQ. FT.)

N=6976441.4623
 E=2498528.1771

A-GOLDEN PROPERTIES LLC
 DOC. • 201200369101
 D.R.D.C.T.

LOT 3

N75°10'00"W 162.82'

FRIS CHKN LLC
 VOLUME 2005081, PAGE 3054
 O.P.R.D.C.T.

82.81'

N44°24'29"E
 68.99'

N=6976483.1397
 E=2498370.8052

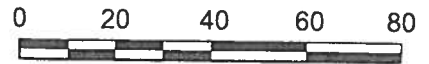
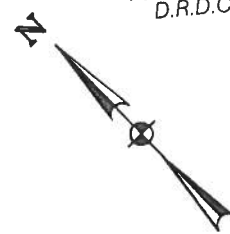
2.10'

141.55'

BLOCK 6/774

PEAK'S SUBURBAN
 ADDITION
 VOL. 45, PG. 56
 D.R.D.C.T.

ALDI (TEXAS) L.L.C.
 INST. • 20080155493
 O.P.R.D.C.T.



SCALE: 1"=40'

Basis of Bearing is the State Plane
 Coordinate System, Texas North
 Central Zone (4202), North American
 Datum of 1983. All coordinates are
 state plane on grid. All distances are
 surface distances. Surface Adjustment
 Scale Factor: 1.0001365060.

SUB-SURFACE DRAINAGE TUNNEL EASEMENT
 CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 412)
 PART OF CITY BLOCK 6/774,
 CHURCH'S FRIED CHICKEN ADDITION
 JOHN GRIGSBY SURVEY, ABSTRACT NUMBER 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

ARS Engineers, Inc.

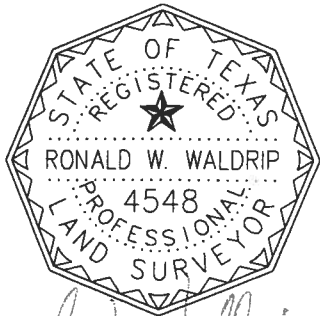
Firm No. F-819

12801 N. Central Expressway, Suite 1250
 Dallas, Texas 75243
 (214) 739-3152 Fax (214) 739-3169

NORTH PEAK CENTER, LLC
 INST. • 200900037207
 O.P.R.D.C.T.

ROW LINE

MSC-I, L.P.
 VOLUME 2001228, PAGE 3303
 D.R.D.C.T.



Ronald W. Waldrip
 8/29/13

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495



FIELD NOTES APPROVED:

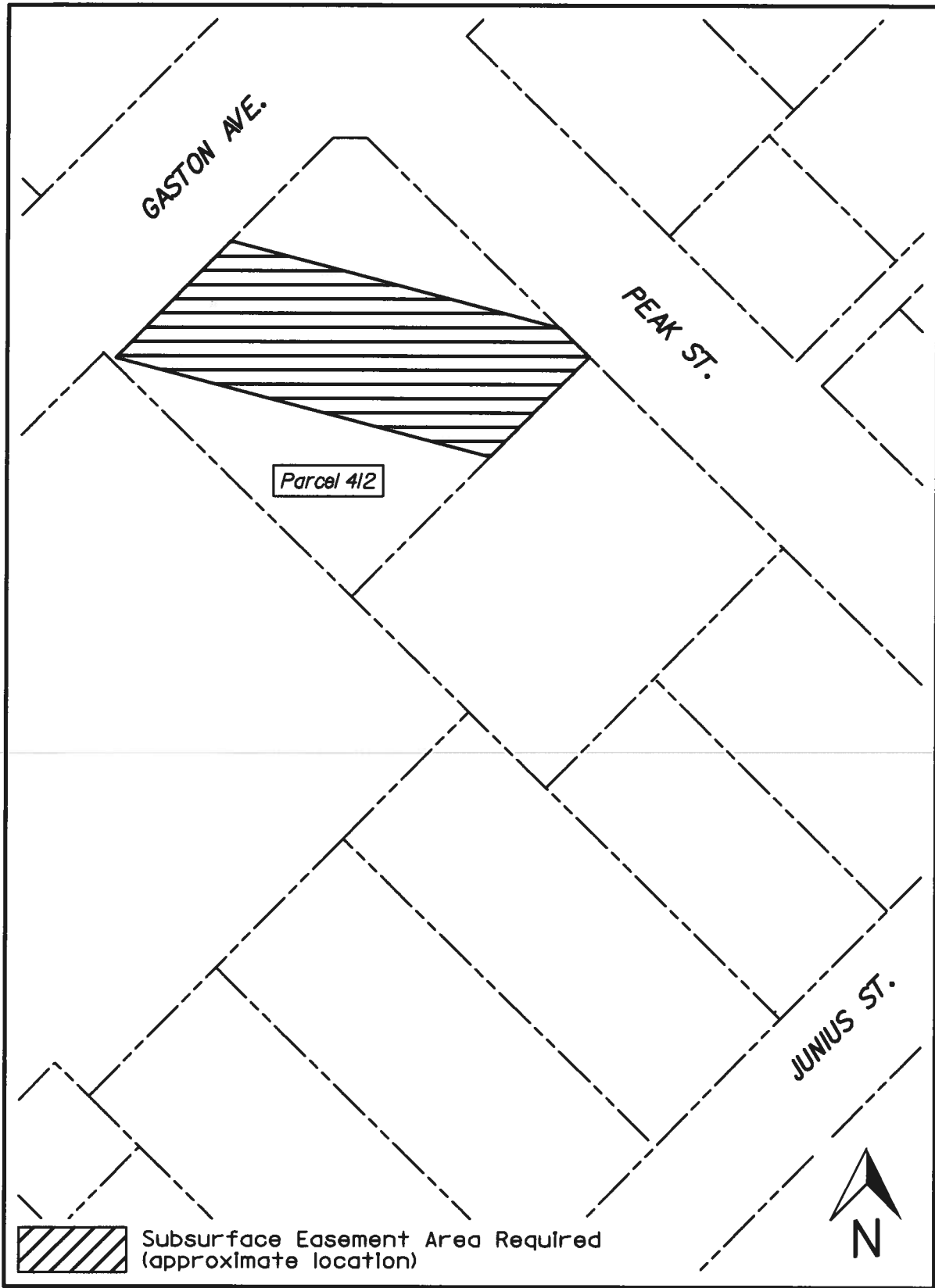
7297 7 12 3

LEGEND

- ROW LINE
 - - - PROPERTY LINE
 - LOT LINE
 - - - SUBDIVISION LINE
 - - - PROP. EASEMENT LINE
 - IRON ROD
 - ⊗ X-CUT
 - △ MONUMENT
- NOTE: SUBSURFACE EASEMENT CORNERS ARE NOT MONUMENTED

(C.M.)
 FIR
 FIP
 D.R.D.C.T.
 O.P.R.D.C.T.

CONTROL MONUMENT
 FOUND IRON ROD
 FOUND IRON PIPE
 DEED RECORDS DALLAS
 COUNTY TEXAS
 OFFICIAL PUBLIC RECORDS
 DALLAS COUNTY TEXAS



GASTON AVE.

PEAK ST.

JUNIUS ST.

Parcel 412



Subsurface Easement Area Required (approximate location)



KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 22, 2015
COUNCIL DISTRICT(S): 2
DEPARTMENT: Trinity Watershed Management
CMO: Mark McDaniel, 670-3256
MAPSCO: 46K

SUBJECT

Authorize settlement in lieu of proceeding further with condemnation for an improved tract of land containing approximately 64,836 square feet from Hal G. Hinckley, Sr., et al., located on Hill Avenue at its intersection with IH 30 for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project - Not to exceed \$860,900 (\$852,400 plus closing costs and title expenses not to exceed \$8,500); a total increase of \$370,900 from the amount Council originally authorized for this acquisition – Financing: 2006 Bond Funds

BACKGROUND

This item authorizes a settlement for the acquisition of approximately 64,836 square feet of land improved with an open steel shed with canopy from Hal G. Hinckley, Sr., et al., for the Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project. This settlement will allow for the acquisition of the property without proceeding further with condemnation.

The original authorizing resolution authorized an offer amount of \$485,000 plus closing costs and title expenses not to exceed \$5,000. That amount is being increased to \$852,400 plus closing costs and title expenses not to exceed \$8,500.

PRIOR ACTION / REVIEW (COUNCIL BOARDS, COMMISSIONS)

On September 26, 2012, Council approved Resolution No. 12-2392

Information about this item will be provided to the Transportation and Trinity River Project Committee on September 15, 2015.

FISCAL INFORMATION

2006 Bond Funds - \$860,900 (\$852,400 plus closing costs and title expenses not to exceed \$8,500)

OWNERS

Hinckley, Inc., d/b/a Hinckley Cold Storage, Inc.

Hal G. Hinckley, Sr., President

Hal G. Hinckley, Sr.
Mary Ann Hinckley Abbott
Bobby Wayne Hinckley
Johnny Mack Hinckley
Tommy Lynn Hinckley
Dorothy Ada Hinckley

MAPS

Attached

September 22, 2015

Rev. 12-3-14

A RESOLUTION AUTHORIZING THE ACQUISITION OF REAL PROPERTY FOR AN AMOUNT HIGHER THAN THE FIRST RESOLUTION OFFER AMOUNT.

WHEREAS, the Dallas City Council by the FIRST RESOLUTION authorized acquisition, by purchase and/or eminent domain, of the PROPERTY INTEREST in the PROPERTY held by OWNER for the PROJECT (all said capitalized terms being defined below); and

WHEREAS, OWNER refused the FIRST RESOLUTION OFFER AMOUNT, but has agreed to the SETTLEMENT AMOUNT stated herein; and

WHEREAS, the City Council desires to authorize the City Manager to acquire the PROPERTY INTEREST in the PROPERTY for the SETTLEMENT AMOUNT stated herein; Now, Therefore,

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

SECTION 1. That the following definitions shall apply to this resolution:

“CITY”: The City of Dallas.

“CLOSING COSTS AND TITLE EXPENSES”: Not to exceed \$8,500.00.

“FIRST RESOLUTION”: Resolution No. 12-2392 approved by the Dallas City Council on September 26, 2012.

“FIRST RESOLUTION OFFER AMOUNT”: \$485,000.00.

“OWNER”: Hinckley, Inc., d/b/a Hinckley Cold Storage, Inc., Hal G. Hinckley, Sr., Mary Ann Hinckley Abbott, Bobby Wayne Hinckley, Johnny Mack Hinckley, Tommy Lynn Hinckley and Dorothy Ada Hinckley provided, however, that the term “OWNER” as used in this resolution means all persons having an ownership interest in the PROPERTY, regardless of whether those persons are actually named herein.

“PROJECT”: Mill Creek/Peaks Branch/State Thomas Drainage Relief Tunnel Project.

“PROPERTY”: Approximately 64,836 square feet of land Dallas County, Texas, and being the same property more particularly described in “Exhibit A”, attached hereto and made a part hereof for all purposes, and any and all improvements, rights and appurtenances appertaining hereto.

September 22, 2015

“PROPERTY INTEREST”: Fee Simple, subject to the exceptions, reservations, covenants, conditions and/or interests, if any provided in the form instrument more particularly described in Exhibit “B” attached hereto and made a part hereof for all purposes..

“REVISED AUTHORIZED AMOUNT”: \$860,900.00.

“SETTLEMENT AMOUNT”: \$852,400.00.

“USE”: The construction, installation, use, and maintenance of a storm drainage intake structure and connecting lines for the transmission of storm drainage, and a construction staging area for the intake structure and connecting lines, together with such appurtenant facilities as may be necessary

SECTION 2. That the City Manager, and/or the City Manager's designees, is hereby authorized and directed to consummate and accept the purchase, grant, and conveyance to the CITY of the PROPERTY INTEREST in and to the PROPERTY pursuant to the conveyance instrument approved as to form by the City Attorney and to execute, deliver and receive such other usual and customary documents necessary, appropriate and convenient to consummating the transaction.

SECTION 3. That the Chief Financial Officer is authorized to draw checks for the SETTLEMENT AMOUNT, payable out of 2006 Bond Funds: Fund No. 1T23, Dept. TWM, Unit T525, Activity SDRS, Object 4210, Program No. PB06T525, Encumbrance No. CT-PBW06T525L1, and CLOSING COSTS AND TITLE EXPENSES payable out of 2006 Bond Funds: Fund No. 1T23, Dept. TWM, Unit T525, Activity SDRS, Object 4230, Program No. PB06T525, Encumbrance No. CT-PBW06T525D7.

SECTION 4. That the payment referenced in Section 3 shall be delivered to a title insurance company after evidence of satisfactory title has been provided to and approved by the City Attorney.

SECTION 5. The SETTLEMENT AMOUNT - \$852,400.00 and the CLOSING COSTS AND TITLE EXPENSES - \$8,500.00 together shall not exceed the REVISED AUTHORIZED AMOUNT - \$860,900.00.

SECTION 6. That the CITY is to have possession and/or use, as applicable, of the PROPERTY at closing.

SECTION 7. That the CITY will pay any title expenses and closing costs. All costs and expenses described in this section shall be paid from the previously described funds.

September 22, 2015

SECTION 8. 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.

**APPROVED AS TO FORM:
WARREN M. S. ERNST, CITY ATTORNEY**

BY: _____
Assistant City Attorney

September 22, 2015

SECTION 8. 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.

**APPROVED AS TO FORM:
WARREN M. S. ERNST, CITY ATTORNEY**

BY: 
Assistant City Attorney

**FIELDNOTES DESCRIBING A 1.488-ACRE (64,836-SQUARE-FOOT)
TRACT OF LAND TO BE ACQUIRED BY THE CITY OF DALLAS (IN FEE)
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 205)
PART OF OFFICIAL CITY OF DALLAS BLOCK NUMBER 2/808 (UNPLATTED)
AND PART OF LOTS 6 AND 7 OF STOUT'S SUBDIVISION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM FRANK BROWN HINCKLEY III,
JOE CORY HINCKLEY, AND JERE BOB HINCKLEY**

EXHIBIT A

BEING a 1.488-acre (64,836-square-foot) tract of land in the John Grigsby Survey, Abstract Number 495, in the City of Dallas, Dallas County, Texas and the remaining westwardly part of Lots 6 and 7, Block 808 (Official City of Dallas Block Number 2/808), of Stout's Subdivision, an addition to the City of Dallas, as evidenced by plat recorded in Volume 91, Page 274 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), all of a tract of land conveyed to F. B. Hinckley III, Joe Cory Hinckley and Jere Bob Hinckley as evidenced by Warranty Deed recorded in Volume 5383, Page 550 of the D.R.D.C.T. (including said part of Lots 6 and 7 and a portion of land unplatted), all of a tract of land conveyed to F. B. Hinckley III, Joe Cory Hinckley and Jere Bob Hinckley as evidenced by Warranty Deed recorded in Volume 5385, Page 524 of the D.R.D.C.T. (unplatted), all of a tract of land conveyed to Hinckley Cold Storage, Inc. as evidenced by Warranty Deed recorded in Volume 75172, Page 991 of the D.R.D.C.T. (unplatted), all of a tract of land conveyed to Frank B. Hinckley III, Joe C. Hinckley and Jere B. Hinckley as evidenced by Warranty Deed recorded in Volume 83068, Page 1201 of the D.R.D.C.T. (unplatted), all of a tract of land conveyed to Frank Brown Hinckley III, Joe Cory Hinckley and Jere Bob Hinckley as evidenced by Special Warranty Deed recorded in Volume 90248, Page 1497 of the D.R.D.C.T. (unplatted), and being more particularly described as follows:

BEGINNING a at a 1/2-inch iron rod (controlling monument) found at the southwest corner of said Hinckley tract (V.90248, P.1497), at the intersection of the north right-of-way line of Dallas Area Rapid Transit (DART), formerly Texas & Pacific Railroad (T. & P. R.R.), (80-foot right-of-way) and the east right-of-way line of DART, formerly Gulf Colorado & Santa Fe Railroad (G. C. & S.F. R.R.), (variable width right-of-way);

THENCE North 30°14'39" East departing the north line of said DART tract, along the common west line of said Hinckley tract (V.90248, P.1497) and the east line of said DART tract at a distance of 278.05 feet pass the projected south line of Hill Avenue, (variable width right-of-way), for a total distance of 329.39 feet from which a railroad spike found bears South 30°56'15" East a distance of 0.21 feet and from which a "PK" nail found, at the described southwest corner of a tract of land conveyed to Don Valk as evidenced by deed recorded in Instrument Number 200600315780 of the Official Public Records of Dallas County, Texas, bears North 30°14'39" East a distance of 2.36 feet;

THENCE South 73°04'12" East departing the east line of DART tract, along the north line of said Hinckley tract (V.90248, P.1497), a distance of 20.97 feet to a railroad spike (controlling monument) found at the northeast corner of said Hinckley tract (V.90248, P.1497);

THENCE South 16°31'48" West along the east line of said Hinckley tract (V.90248, P.1497), a distance of 50.00 feet to a railroad rail (controlling monument) found at the northwest corner of said Hinckley tract (V.83068, P.1201) and in the south line of Hill Avenue;

THENCE South 73°28'12" East along the common north line of said Hinckley tract (V.83068, P.1201) and the south line of Hill Avenue, passing at a distance of 80.00 feet the common northeast of said Hinckley tract (V. 83068, P. 1201) and northwest corner of said Hinckley Cold Storage tract from which a 1/2-inch iron rod found bears South 15°14'32" East a distance 0.24 feet, passing at a distance of 120.00 feet the common northeast corner of said Hinckley Cold Storage tract and the northwest corner of said Hinckley tract (V. 5383, P. 550) from which a 1/2-inch iron rod found bears South 44°43'42" East a distance 0.15 feet, for a total distance of 160.00 feet to an "X" cut in concrete set at an angle point in the common south line of Hill Avenue and a northeast corner of said Hinckley tract (V.5383, P.550);



**FIELDNOTES DESCRIBING A 1.488-ACRE (64,836-SQUARE-FOOT)
TRACT OF LAND TO BE ACQUIRED BY THE CITY OF DALLAS (IN FEE)
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 205)
PART OF OFFICIAL CITY OF DALLAS BLOCK NUMBER 2/808 (UNPLATTED)
AND PART OF LOTS 6 AND 7 OF STOUT'S SUBDIVISION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM FRANK BROWN HINCKLEY III,
JOE CORY HINCKLEY, AND JERE BOB HINCKLEY**

EXHIBIT A

THENCE South 16°31'48" West continuing along said common line a distance of 25.00 feet to an "X" cut in concrete set for a re-entrant corner of said Hinckley tract and the northwest corner of said Lot 7;

THENCE South 73°28'12" East continuing along said common line and the north line of said Lot 7 a distance of 50.00 feet to a chain link fence corner found at the northeast corner of said Hinckley tract (V.5383, P.550) and in the west line of Interstate Highway 30, (variable width right-of-way);

THENCE South 29°03'32" West departing the south line of Hill Avenue, along the common east line of said Hinckley tract (V.5383, P.550) and in the west line of Interstate Highway 30 a distance of 230.49 feet to an "X" cut in concrete set at the southeast corner of said Hinckley tract (V.5383, P.550) and the intersection of the north line of Pacific Avenue, (20-foot right-of-way), with the west line of Interstate Highway 30, from which a brass monument stamped TXDOT found bears South 34°42'42" East a distance of 1.73 feet and a 1-inch iron rod found bears South 06°45'03" West a distance of 2.18 feet;

THENCE North 73°28'12" West departing the west line of Interstate Highway 30, along the north line of Pacific Avenue, passing at a distance of 40.00 feet the common southwest corner of said Hinckley tract (V. 5383, P. 550) and the southwest corner of said Hinckley tract (V. 5385, P. 524) from which a 5/8-inch iron rod with cap stamped "LGG" found bears South 02°20'56" West a distance 0.62 feet, and passing at a distance of 80.00 feet the common southwest corner of said Hinckley tract (V. 5385, P. 524) and the southeast corner of said Hinckley tract (V. 83068, P. 1201) from which a 1/2-inch iron rod found bears South 56°10'39" East a distance 0.19 feet, for a total distance of 160.00 feet to the common northwest corner of Pacific Avenue and the southwest corner of said Hinckley tract (V.83068, P.1201) and in the east line of said Hinckley tract (V.90248, P.1497), from which a 5/8-inch iron rod with cap stamped "LGG" found bears South 46°25'36" East a distance 0.17 feet;

THENCE South 16°31'48" West along the common west line of Pacific Avenue and the east line of said Hinckley tract (V.90248, P.1497), a distance of 20.00 feet to a 1/2-inch iron rod (controlling monument) found at the common southwest corner of Pacific Avenue and the southeast corner of said Hinckley tract (V.90248, P.1497), in the north line of said DART (T. & P. R.R.) tract;

THENCE North 73°23'12" West along the north line of said DART tract a distance of 99.06 feet to the POINT OF BEGINNING;



EXHIBIT A

**FIELDNOTES DESCRIBING A 1.488-ACRE (64,836-SQUARE-FOOT)
TRACT OF LAND TO BE ACQUIRED BY THE CITY OF DALLAS (IN FEE)
CITY OF DALLAS DRAWING NO. 423R-54 (PARCEL 205)
PART OF OFFICIAL CITY OF DALLAS BLOCK NUMBER 2/808 (UNPLATTED)
AND PART OF LOTS 6 AND 7 OF STOUT'S SUBDIVISION
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
FROM FRANK BROWN HINCKLEY III,
JOE CORY HINCKLEY, AND JERE BOB HINCKLEY**

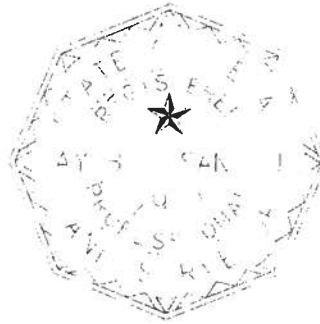
CONTAINING within the metes recited 1.488 acre (64,836 square feet) of land, more or less.

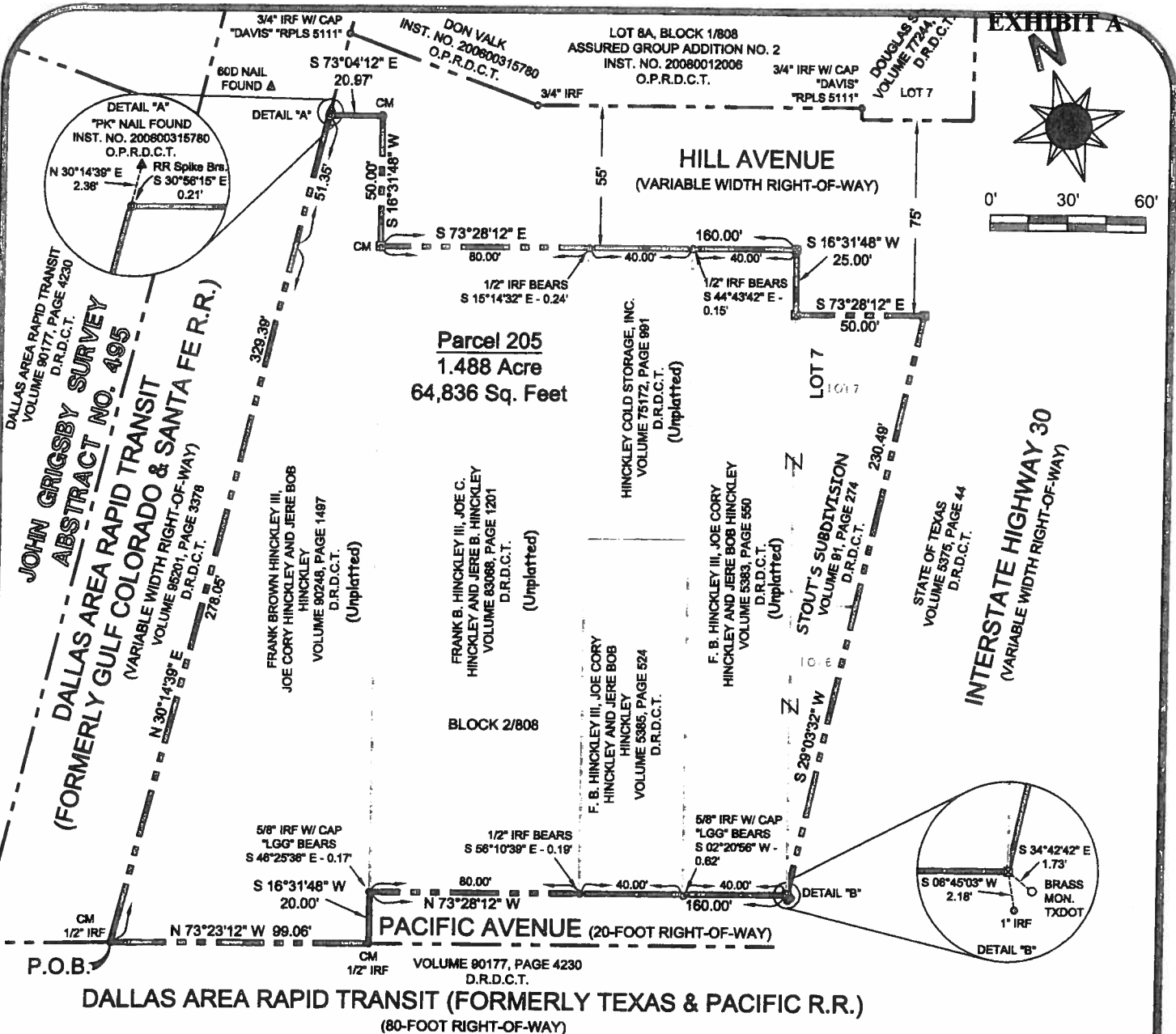
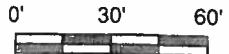
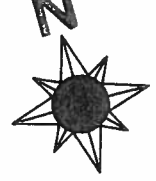
Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983. All coordinates are state plane on grid. All distances are surface distances. Surface Adjustment Scale Factor: 1.0001365060.

A plat of even survey date herewith accompanies this description.

I, Ayub R. Sandhu, a Registered Professional Land Surveyor, hereby certify that the legal description hereon and the accompanying plat represent an actual survey made on the ground under my supervision.

Ayub R. Sandhu 9-24-13
Ayub R. Sandhu, R.P.L.S.
Texas Registration No. 2910





LEGEND

- These standard symbols can be found in this drawing.
- IRON ROD FOUND
 - ▲ RAILROAD SPIKE FOUND
 - △ NAIL FOUND
 - VERTICAL RAILROAD RAIL FOUND
 - ⊠ "X" CUT SET
 - ▣ CHAIN LINK FENCE CORNER FOUND
 - BRASS TXDOT MONUMENT FOUND
 - P.O.B. - POINT OF BEGINNING
 - CM - CONTROLLING MONUMENT
 - IRF - IRON ROD FOUND
 - D.R.D.C.T. - DEED RECORDS DALLAS COUNTY, TEXAS
 - O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS DALLAS COUNTY, TEXAS
 - R.O.W. LINE
 - - - LOT OR TRACT LINE
 - · - · - SUBDIVISION LINE

A TRACT OF LAND TO BE ACQUIRED FOR STORM WATER IMPROVEMENTS BY THE CITY OF DALLAS IN FEE SIMPLE FROM FRANK BROWN HINCKLEY III, JOE CORY HINCKLEY, AND JERE BOB HINCKLEY
 A 1.488 ACRE TRACT, INCLUDING THE REMAINDER OF LOTS 6 AND 7, BLOCK 808 (OFFICIAL CITY OF DALLAS BLOCK NUMBER 2/808) OF STOUT'S SUBDIVISION PART OF THE JOHN GRIGSBY SURVEY, ABSTRACT NO. 495
 CITY OF DALLAS, DALLAS COUNTY, TEXAS

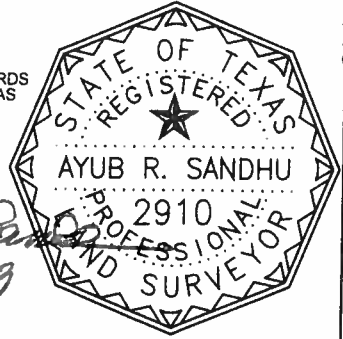
BEARING BASIS: BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202). DISTANCES SHOWN HAVE BEEN MODIFIED TO SURFACE BY APPLYING A SCALE FACTOR OF 1.000136506 TO THE STATE PLANE COORDINATES

REV. SEPTEMBER 24, 2013

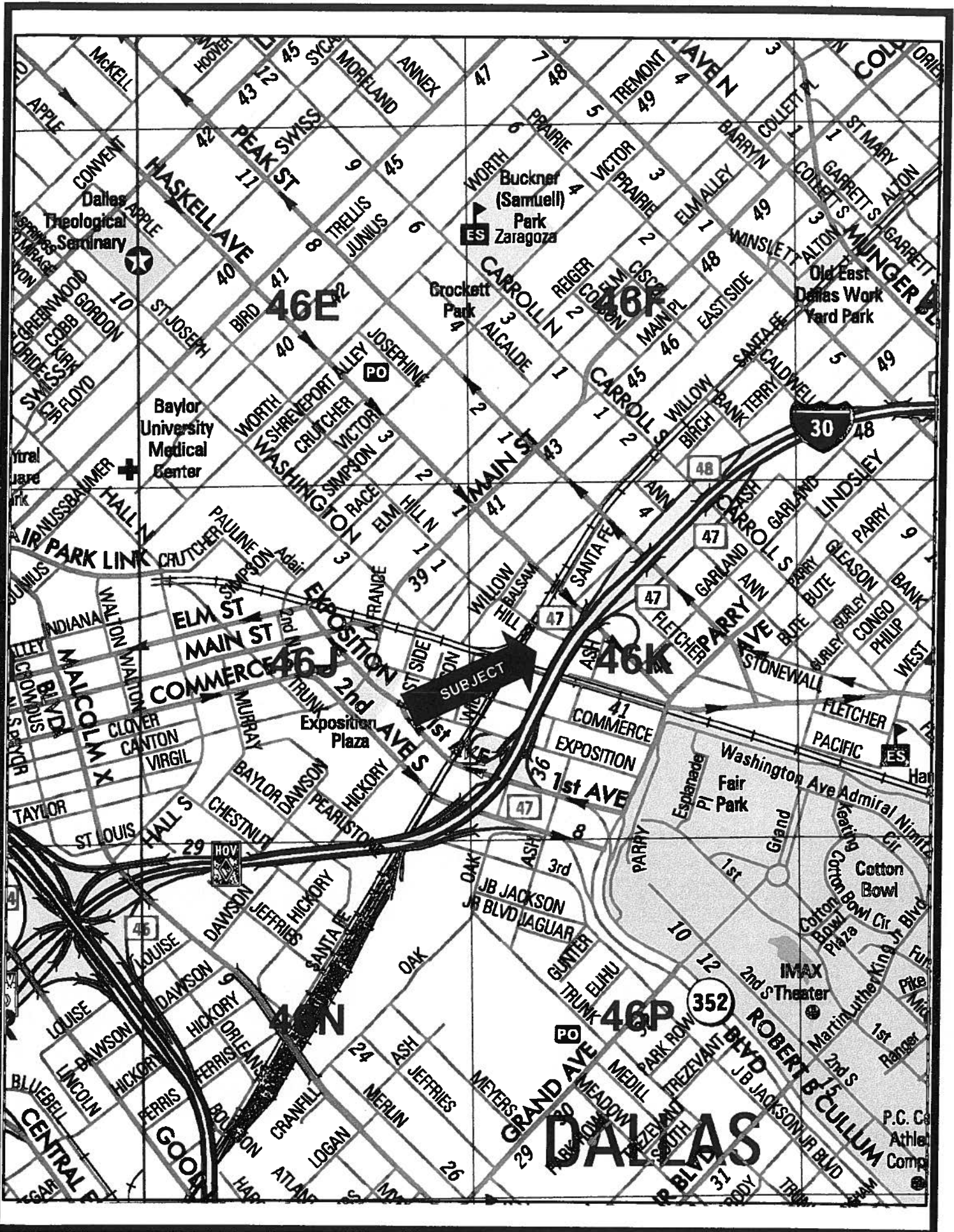
DRAWN BY:	J. WALDRIP	DATE:	NOVEMBER 23, 2010
CHECKED BY:	R. WALDRIP	SCALE:	1 INCH = 60 FEET
JOB NUMBER:	301-07-002	SHEET:	4 OF 4

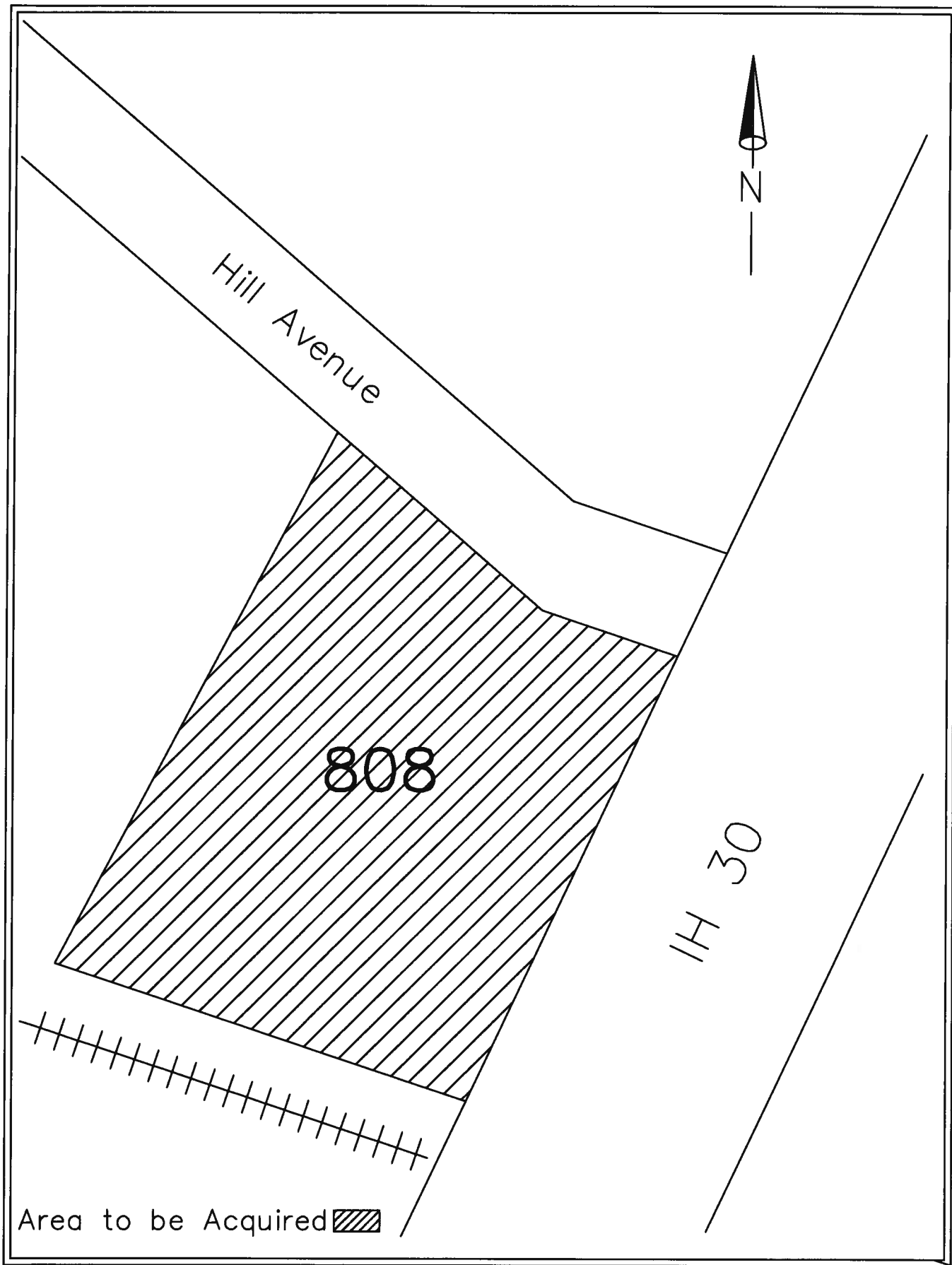
ARS Engineers, Inc.

12801 N. Central Expressway, Suite 1250
 Dallas, Texas 75248
 Phone: (214) 739-3152 Fax: (214) 739-3169



Ayub R. Sandhu
 9-24-13





Hill Avenue

808

IH 30



Area to be Acquired 

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 22, 2015

COUNCIL DISTRICT(S): 1, 2, 3, 5, 6, 7, 9, 12, 14, Outside City Limits

DEPARTMENT: Water Utilities
Park & Recreation
Trinity Watershed Management

CMO: Mark McDaniel, 670-3256
Willis Winters, 670-4071

MAPSCO: Various

SUBJECT

Authorize an engineering services contract with Arcadis U.S., Inc. to perform safety inspections and emergency action plan updates for dams owned and operated by the City of Dallas - Not to exceed \$1,851,737 - Financing: Stormwater Drainage Management Capital Construction Funds (\$998,086) and Water Utilities Capital Construction Funds (\$853,651)

BACKGROUND

The City of Dallas (Trinity Watershed Management Department, Dallas Water Utilities and Park and Recreation Department) owns numerous dams and levees, which impound water for flood control, water supply, and recreation purposes. The Texas Commission on Environmental Quality, the National Dam Safety Act, and the Federal Emergency Management Agency all have requirements and recommendations for dam and levee safety inspections, operations and maintenance programs, and Emergency Action Plans (EAP). Twenty-four dams owned by the City of Dallas have been identified as subject to at least a part of these requirements.

This action will provide a five-year comprehensive inspection of the dams and will update the EAP for the dams, as well as the Trinity River Levee system, which has its own separate EAP. Review and update of these EAPs and the development of a digital mapping system compliant with recommended federal guidelines for use during flood events, will be provided in this project. Federal and State regulations require EAPs to be exercised through a tabletop or full-scale exercise. Both a tabletop exercise and functional exercise are included as part of this project. These exercises will be coordinated to provide training for all potentially impacted departments in the City. This action also includes the development of a consistent city-wide dam safety program managed within each of the three responsible departments. Training for the required periodic dam inspections will be provided for the responsible operations staff to ensure continued compliance.

BACKGROUND (Continued)

There is no anticipated construction associated with this project.

ESTIMATED SCHEDULE OF PROJECT

Begin Services October 2015
Complete Services August 2016

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Transportation & Trinity River Project Committee on September 15, 2015.

FISCAL INFORMATION

\$853,651.00 - Water Utilities Capital Construction Funds
\$998,086.00 - Stormwater Drainage Management Capital Construction Funds

<u>Council District</u>	<u>Amount</u>
1	\$ 224,730.10
2	\$ 36,363.98
3	\$ 261,094.08
5	\$ 261,094.08
6	\$ 310,198.78
7	\$ 36,363.98
9	\$ 303,205.37
12	\$ 36,363.98
14	\$ 145,455.92
Outside City Limits	<u>\$ 236,866.73</u>
Total	\$1,851,737.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Arcadis U.S., Inc.

Hispanic Female	89	Hispanic Male	153
Black Female	78	Black Male	100
Other Female	124	Other Male	186
White Female	1,517	White Male	2,864

OWNER

Arcadis U.S., Inc.

John Jastrem, Chief Executive Officer

MAP

Attached

September 22, 2015

WHEREAS, the National Dam Safety Act requires ongoing inspections of dams every five years; and,

WHEREAS, engineering services are required for the inspection of dams and other dam safety related work for the dams and the Trinity River Levee System owned and operated by the City of Dallas; and,

WHEREAS, Arcadis U.S., Inc., 12400 Coit Road, Suite 1200, Dallas, Texas 75251, has submitted an acceptable proposal to provide these engineering services.

Now, Therefore,

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

Section 1. That the proposal submitted by Arcadis U.S., Inc. in the amount of \$1,851,737.00 be approved and the consultant be authorized to perform the required engineering services.

Section 2. That the City Manager is hereby authorized to enter into a contract with Arcadis U.S., Inc., to provide engineering services for the inspection of dams and other dam safety related work for the dams and the Trinity River Levee System owned and operated by the City of Dallas, after approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,851,737.00 from the Water Construction Fund and Stormwater Drainage Management Capital Construction Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
0102	DWU	CW10	3070	715189X	CT-DWU715189EN	VC0000011086

Arcadis U.S., Inc. - (Contract No. 15-189E) - \$853,651.00

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>ACT</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
0063	SDM	W026	3070	STMP	SDMW026BM01	VC0000011086

Arcadis U.S., Inc. - (Contract No. 15-189E) - \$998,086.00

Section 4. 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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize an engineering services contract with Arcadis U.S., Inc. to perform safety inspections and emergency action plan updates for dams owned and operated by the City of Dallas - Not to exceed \$1,851,737 - Financing: Stormwater Drainage Management Capital Construction Funds (\$998,086) and Water Utilities Capital Construction Funds (\$853,651)

Arcadis U.S., Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-consultants.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$1,851,737.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$1,851,737.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

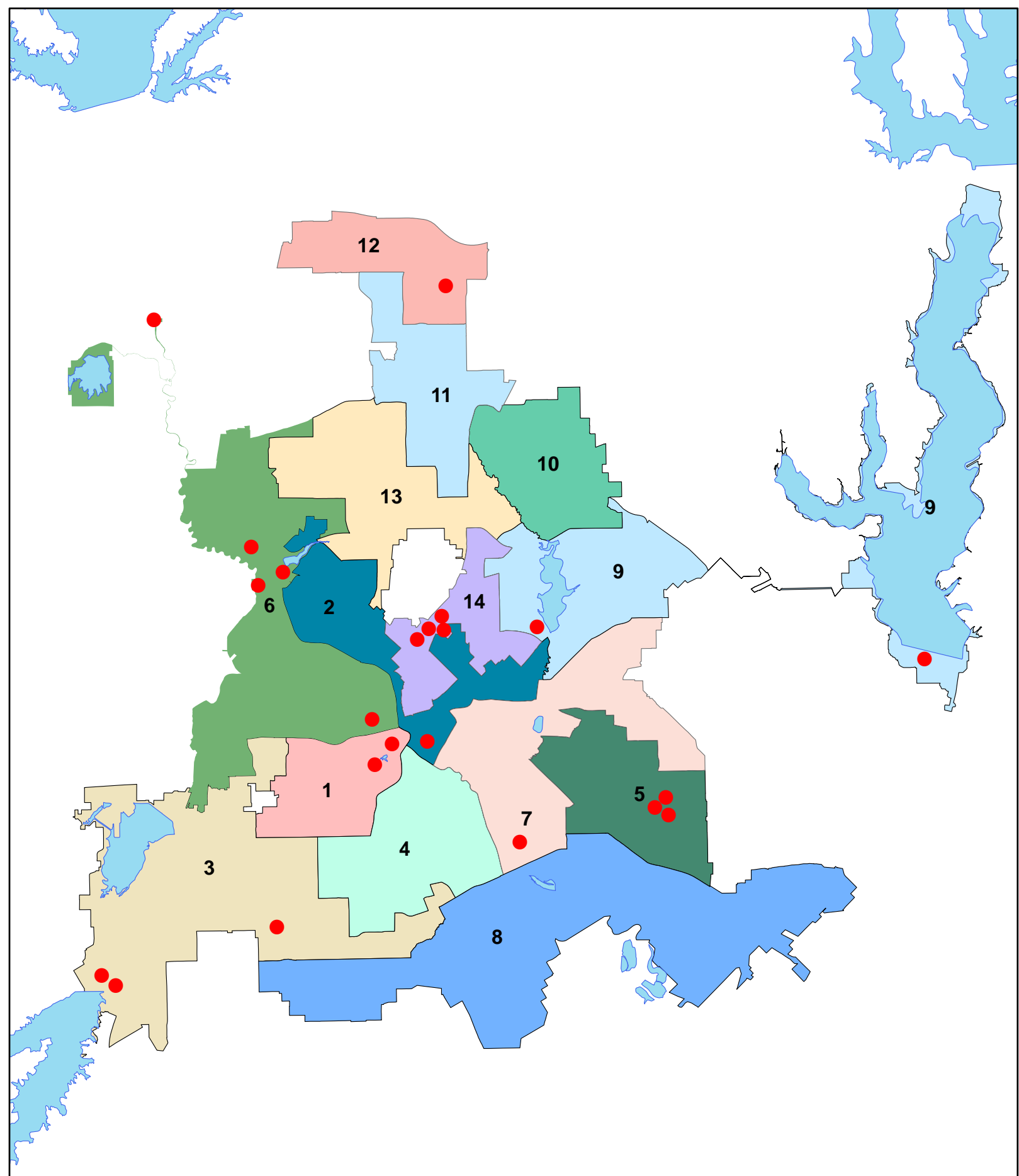
<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
HVJ Associates, Inc.	BMMB61733N0516	\$49,080.00	2.65%
JQ Infrastructure, LLC	IMDB80158Y0716	\$428,828.00	23.16%
Total Minority - Local		\$477,908.00	25.81%

Non-Local Contractors / Sub-Contractors

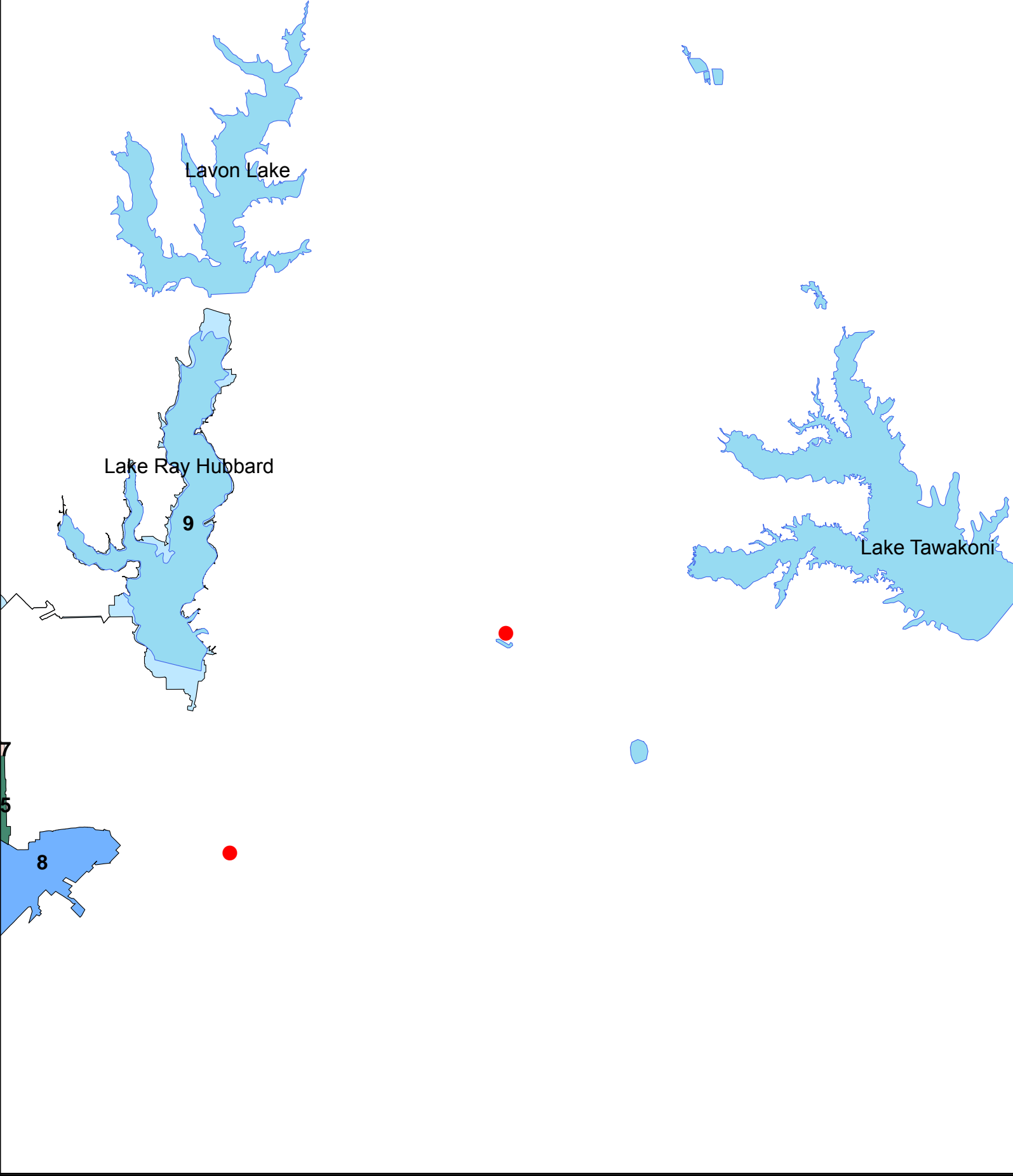
None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$49,080.00	2.65%	\$49,080.00	2.65%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$428,828.00	23.16%	\$428,828.00	23.16%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$477,908.00	25.81%	\$477,908.00	25.81%



**Dallas Water Utilities
Contract No. 15-189E
Dam and Levee System Safety Project**



Lavon Lake

Lake Ray Hubbard

Lake Tawakoni

9

8

5

7

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: September 22, 2015
COUNCIL DISTRICT(S): 2, 3
DEPARTMENT: Water Utilities
CMO: Mark McDaniel, 670-3256
MAPSCO: Various

SUBJECT

Authorize a contract for the installation of water and wastewater mains at 12 locations (list attached) - John Burns Construction Company of Texas, Inc., lowest responsible bidder of four - Not to exceed \$10,528,912 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

This action consists of the installation and rehabilitation of approximately 30,120 feet of water and wastewater mains primarily located in the Dallas Love Field Airport area. This includes the installation of approximately 287 feet of 6-inch, 764 feet of 8-inch, 1,016 feet of 12-inch, 6,183 feet of 16-inch, 2,728 feet of 24-inch, 2,446 feet of 30-inch and 2,062 feet of 36-inch water mains, and the installation of approximately 30 feet of 6-inch, 68 feet of 8-inch, 5,400 feet of 15-inch, 1,276 feet of 18-inch, and 6,075 feet of 21-inch wastewater mains. The project also includes the rehabilitation of 1,785 feet of existing 10-inch wastewater main.

The existing water and wastewater mains were built between 1926 and 1988. These mains are contributing to an increase in maintenance costs as well as service interruptions. The installation of the proposed segments will improve the capacity of the water and wastewater systems and reduce maintenance costs.

BACKGROUND (Continued)

The existing mains located in the Dallas Love Field Air Operations Area (AOA) are in need of relocation due to aging infrastructure and proximity to AOA facilities. The location of the mains and restricted access to AOA are sources of major disruptions to Aviation and Dallas Water Utilities (DWU) operations during maintenance and repair activities. It is in the best interest of the City to initiate relocation efforts in order to avoid potential catastrophic impacts due to main failures, particularly to mains crossing runways or adjacent to taxiways. The installation of the proposed segments will improve the capacity of the water and wastewater systems, minimize disruptions to DWU and Aviation operations, and reduce maintenance efforts and costs by relocating a significant portion of water and wastewater mains outside the AOA.

In addition to water and wastewater main replacements in the Dallas Love Field Airport area, the project includes the installation of water transmission mains at Mountain Creek Parkway and Eagle Ford Drive. The proposed water transmission mains are needed to meet future demands as identified in master planning efforts.

John Burns Construction Company of Texas, Inc. completed contractual activities in the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>
Projects Authorized	0	3	0
Change Orders	0	4	0
Projects Requiring Liquidated Damages	0	0	0
Projects Completed by Bonding Company	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Began Design	December 2013
Completed Design	March 2015
Begin Construction	November 2015
Complete Construction	June 2017

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a professional services contract with Huitt-Zollars, Inc. to provide engineering design services for the renewal of water and wastewater mains at 32 locations on September 11, 2013, by Resolution No. 13-1582.

Information about this item will be provided to the Transportation & Trinity River Project Committee on September 15, 2015.

FISCAL INFORMATION

\$10,528,912.00 - Water Utilities Capital Improvement Funds

Design	\$ 1,398,698.00
Construction (this action)	<u>\$10,528,912.00</u>
Total Project Cost	\$11,927,610.00

<u>Council District</u>	<u>Amount</u>
2	\$ 8,775,022.30
3	<u>\$ 1,753,889.70</u>
Total	\$10,528,912.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

John Burns Construction Company of Texas, Inc.

Hispanic Female	0	Hispanic Male	45
Black Female	0	Black Male	0
Other Female	0	Other Male	0
White Female	3	White Male	21

BID INFORMATION

The following bids with quotes were opened on June 11, 2015:

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
*John Burns Construction Company of Texas, Inc. 655 East Main Street Lewisville, Texas 75057	\$10,528,912.00
Ark Contracting Services, LLC	\$11,377,869.00
Webber, LLC	\$11,781,776.50
Atkins Bros. Equipment Co., Inc.	\$12,762,802.20

OWNER

John Burns Construction Company of Texas, Inc.

William B. O'Malley, Owner

MAPS

Attached

September 22, 2015

WHEREAS, bids were received on June 11, 2015 for the installation of water and wastewater mains at 12 locations, Contract No. 15-103/104, listed as follows:

<u>BIDDERS</u>	<u>BID AMOUNT</u>
John Burns Construction Company of Texas, Inc.	\$10,528,912.00
Ark Contracting Services, LLC	\$11,377,869.00
Webber, LLC	\$11,781,776.50
Atkins Bros. Equipment Co., Inc.	\$12,762,802.20

WHEREAS, the bid submitted by John Burns Construction Company of Texas, Inc., 655 East Main Street, Lewisville, Texas 75057, in the amount of \$10,528,912.00, is the lowest and best of all bids received.

Now, Therefore,

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

Section 1. That the bid submitted by John Burns Construction Company of Texas, Inc., in the amount of \$10,528,912.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 15-103/104, be accepted.

Section 2. That the City Manager is hereby authorized to execute a contract with John Burns Construction Company of Texas, Inc., for the installation of water and wastewater mains at 12 locations, after approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$10,528,912.00 from the Water Capital Improvement Fund and Wastewater Capital Improvement Fund as follows:

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
3115	DWU	PW40	4550	715103	CT-DWU715103CP	199054

John Burns Construction Company of Texas, Inc. - \$6,829,333.38

<u>FUND</u>	<u>DEPT</u>	<u>UNIT</u>	<u>OBJ</u>	<u>PRO</u>	<u>ENCUMBRANCE</u>	<u>VENDOR</u>
3116	DWU	PS40	4560	715104	CT-DWU715104CP	199054

John Burns Construction Company of Texas, Inc. - \$3,699,578.62

Section 4. 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.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a contract for the installation of water and wastewater mains at 12 locations (list attached) - John Burns Construction Company of Texas, Inc., lowest responsible bidder of four - Not to exceed \$10,528,912 - Financing: Water Utilities Capital Improvement Funds

John Burns Construction Company of Texas, Inc. is a local, non-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

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$7,697,454.92	73.11%
Total non-local contracts	\$2,831,457.08	26.89%
TOTAL CONTRACT	\$10,528,912.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Llano River Fence Co.	BFDB64704Y0316	\$180,886.00	2.35%
Bussey Trucking, Inc.	BMMB62596Y0716	\$226,874.50	2.95%
Partnering for Success, Inc.	HFMB61772Y0516	\$8,400.00	0.11%
Rocha Trucking, Inc.	HMDB28608Y0716	\$226,874.50	2.95%
Supreme Sawing & Seal	HMDB15304Y0816	\$116,002.00	1.51%
Magnum Manhole & Underground Co.	WFDB64723Y0416	\$38,965.00	0.51%
Total Minority - Local		\$798,002.00	10.37%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
C. Green Scaping, LP	HFDB22088Y0716	\$61,533.00	2.17%
LB Transportation	WFWB63580N1116	\$256,165.00	9.05%
Buyers Barricades	WFDB24016Y0516	\$49,895.00	1.76%
Total Minority - Non-local		\$367,593.00	12.98%

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY
Page 2

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$407,760.50	5.30%	\$407,760.50	3.87%
Hispanic American	\$351,276.50	4.56%	\$412,809.50	3.92%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$38,965.00	0.51%	\$345,025.00	3.28%
	-----	-----	-----	-----
Total	\$798,002.00	10.37%	\$1,165,595.00	11.07%

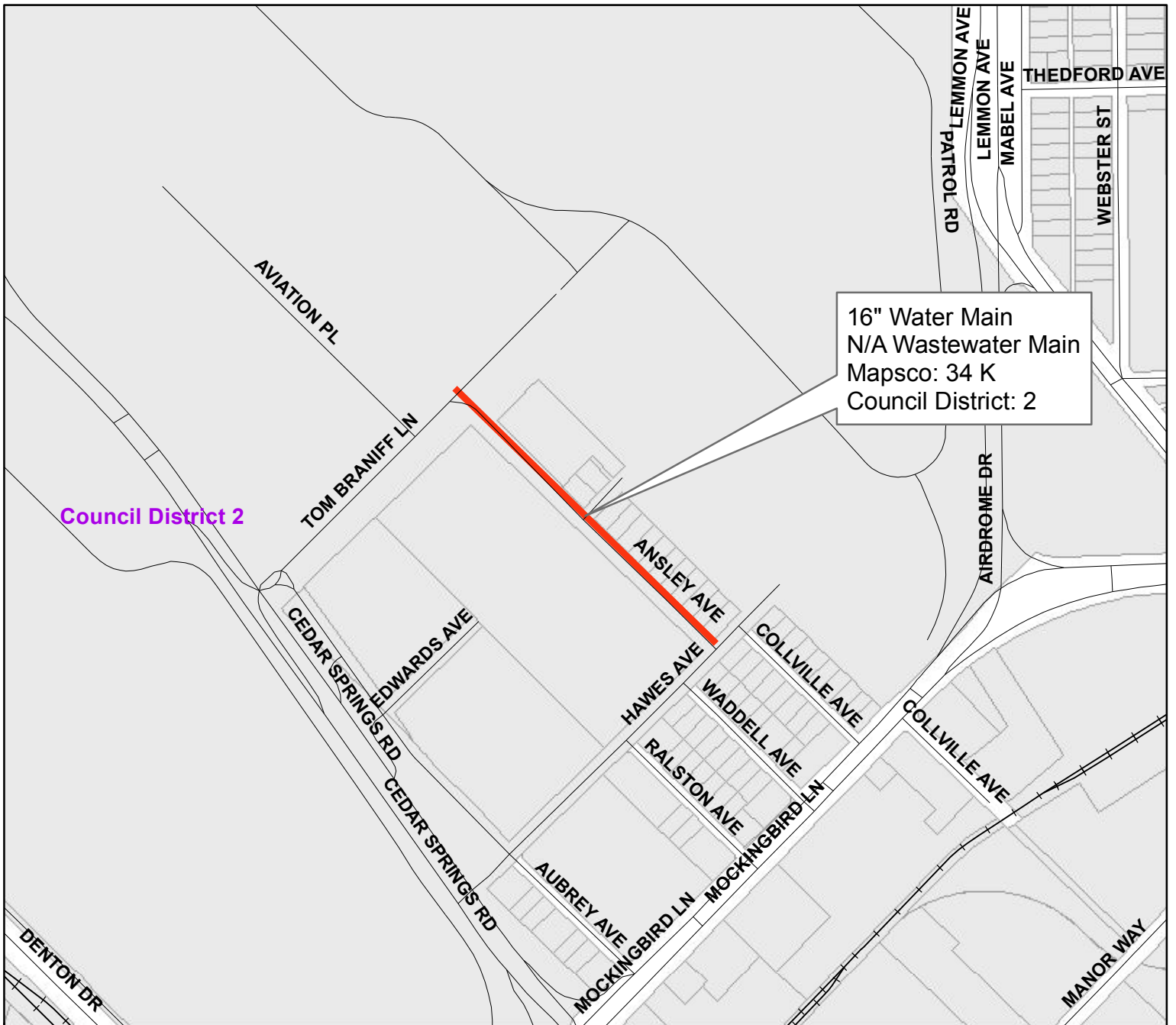
Installation of Water and Wastewater Mains

District 2

Ansley Avenue from Tom Braniff Lane to Hawes Avenue
Aubrey Avenue from Tom Braniff Lane to Hawes Avenue
Aviation Place from Tom Braniff Lane to end
Easement in Love Field southeast of Taxiway Bravo
Easement in Love Field from Herb Kelleher Way northeast
Hawes Avenue from Maple Avenue to Lemmon Avenue
Herb Kelleher Way from Love Field Airport to Tom Braniff Lane
Lemmon Avenue from Love Field Airport southeast
Lemmon Avenue from Airdrome Drive southeast
Love Field East Runway from Tom Braniff Lane to Hawes Avenue

District 3

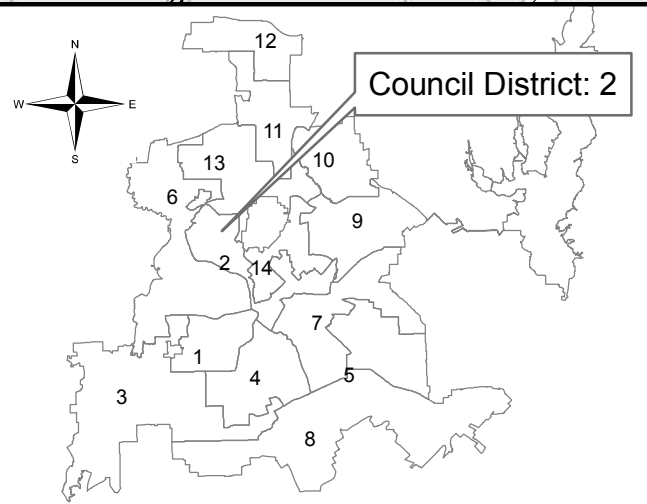
Eagle Ford Drive from Mountain Creek Parkway northeast
Mountain Creek Parkway from Highbrush Drive southeast



16" Water Main
 N/A Wastewater Main
 Mapsco: 34 K
 Council District: 2

Council District 2

Ansley Avenue
 from Tom Braniff Lane to Hawes
 Avenue



Council District: 2

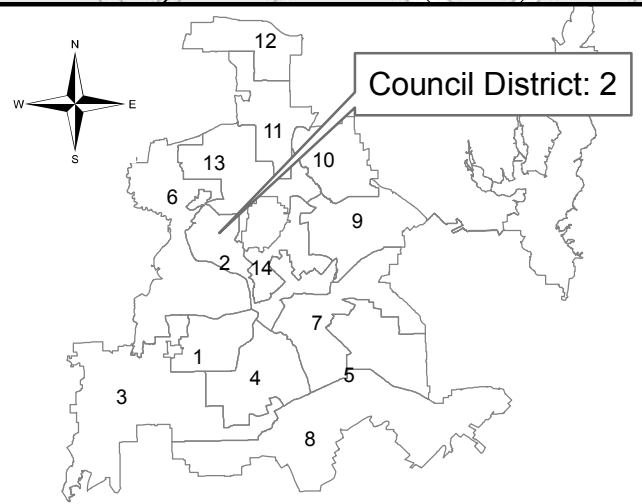
Dallas Water Utilities
Contract No. 15-103/104
Water and Wastewater Main Installations
at 12 Locations



Council District 2

16" Water Main
 18" Wastewater Main
 Mapsco: 34 K
 Council District: 2

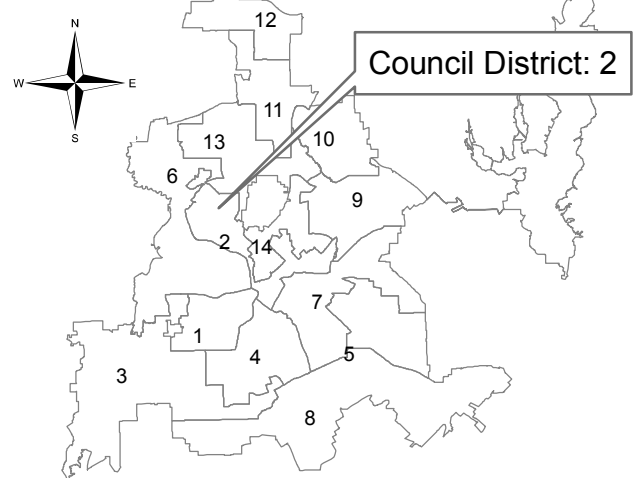
Aubrey Avenue
 from Tom Braniff Lane to Hawes Avenue



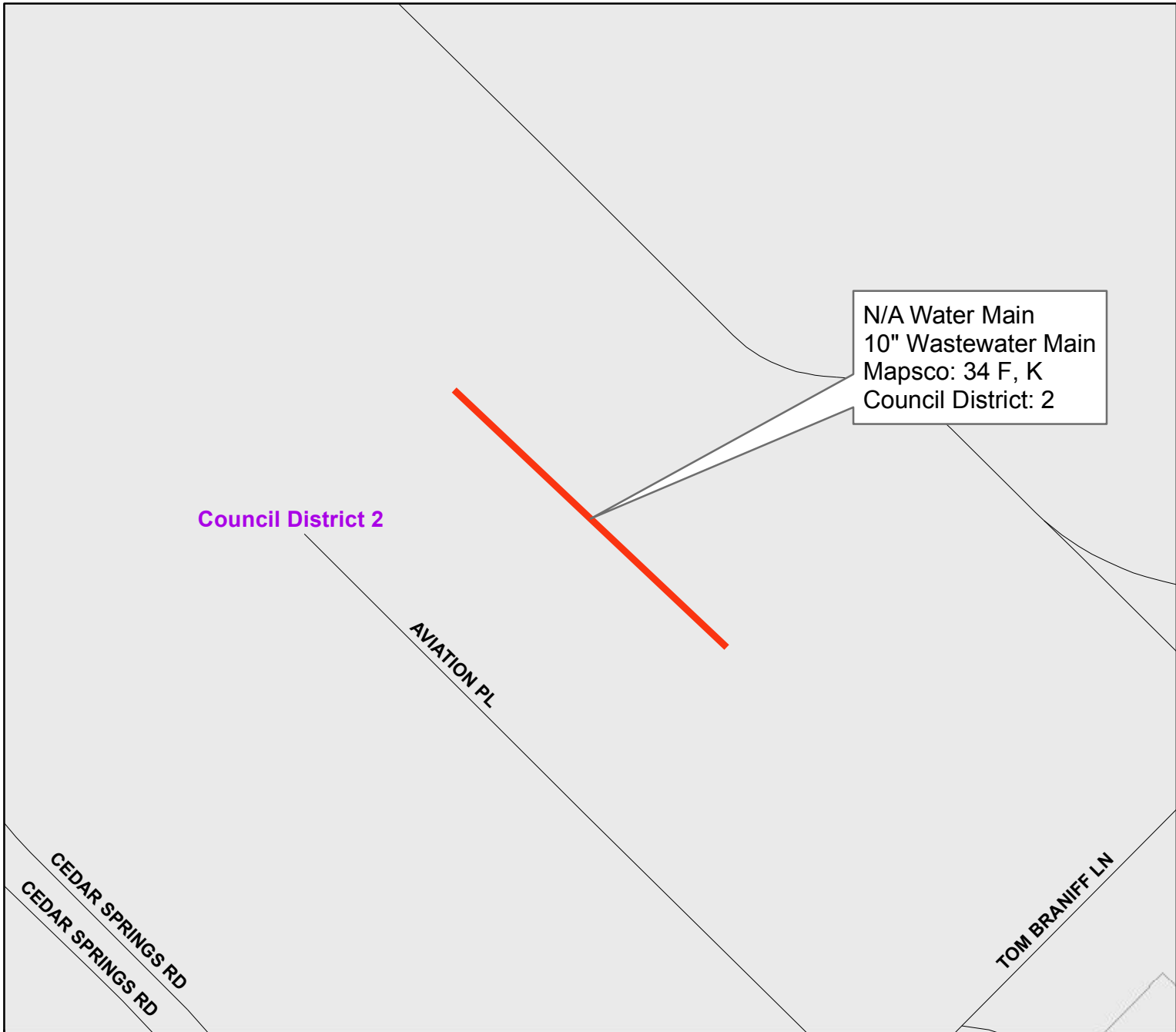
Dallas Water Utilities
Contract No. 15-103/104
Water and Wastewater Main Installations
at 12 Locations



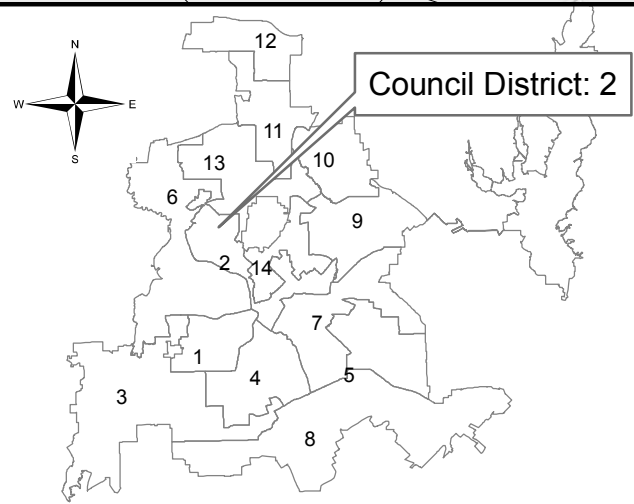
Aviation Place
from Tom Braniff Lane to end



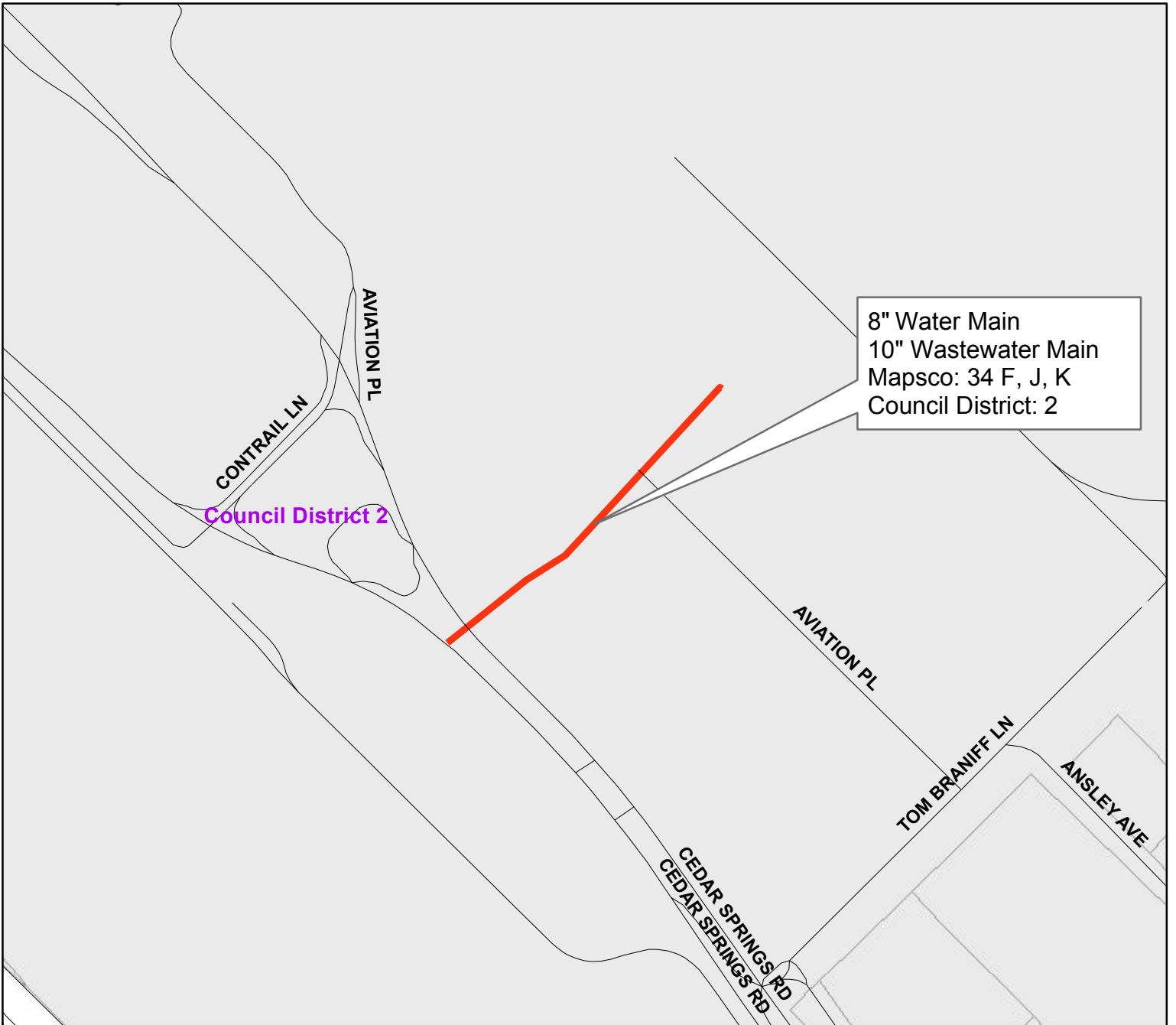
Dallas Water Utilities
Contract No. 15-103/104
Water and Wastewater Main Installations
at 12 Locations



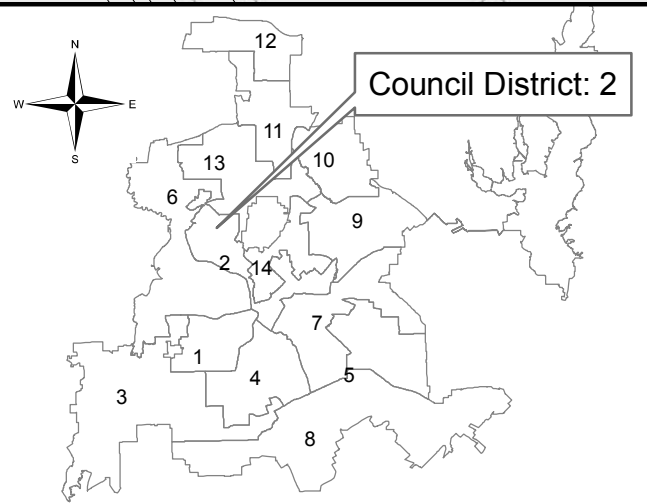
Easement in Love Field
southeast of Taxiway Bravo



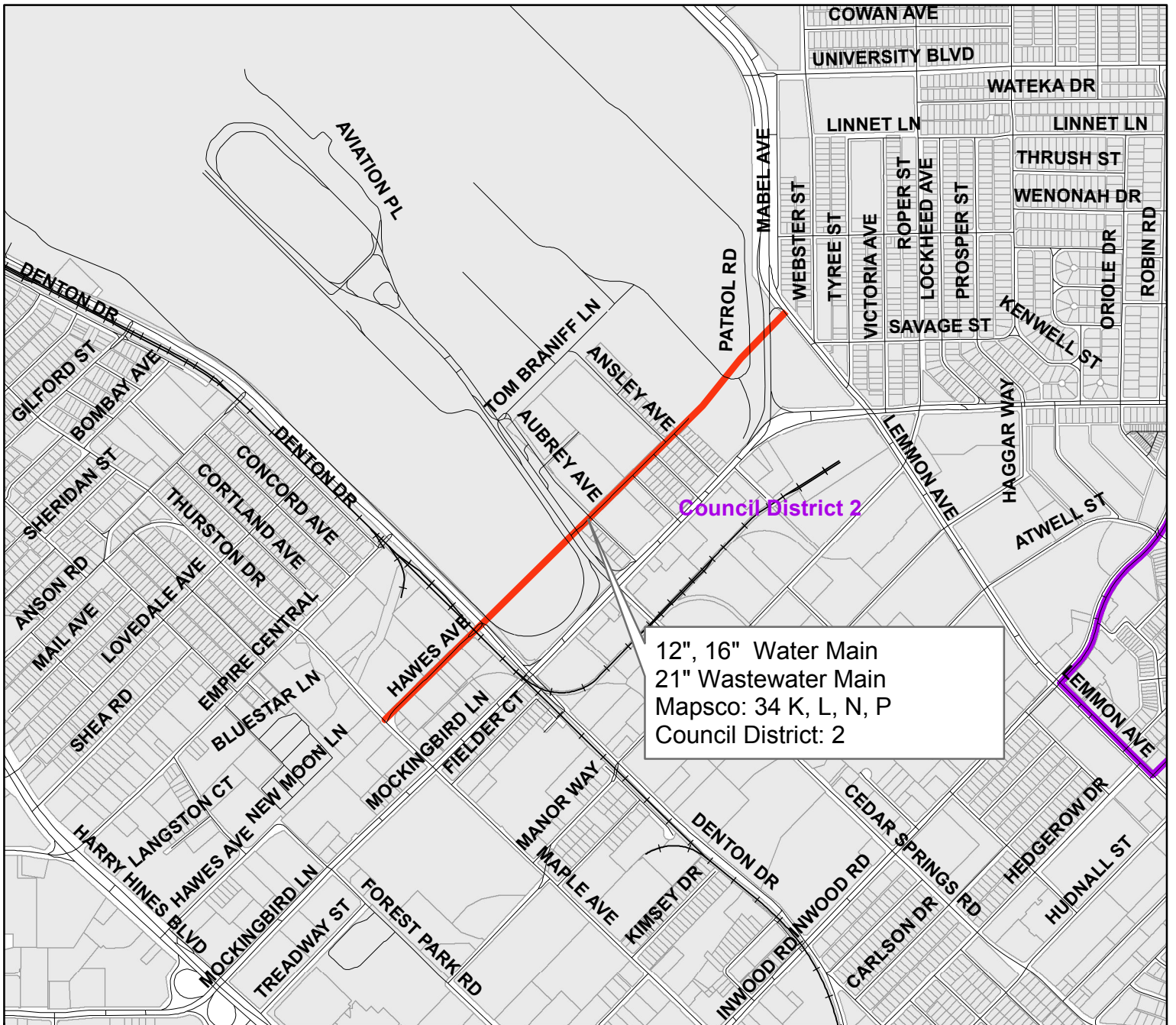
Dallas Water Utilities
Contract No. 15-103/104
Water and Wastewater Main Installations
at 12 Locations



Easement in Love Field
from Herb Kelleher Way northeast

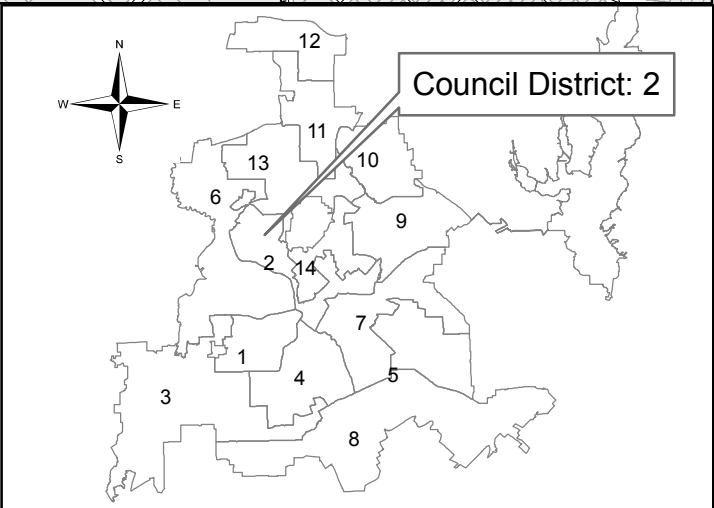


Dallas Water Utilities
Contract No. 15-103/104
Water and Wastewater Main Installations
at 12 Locations

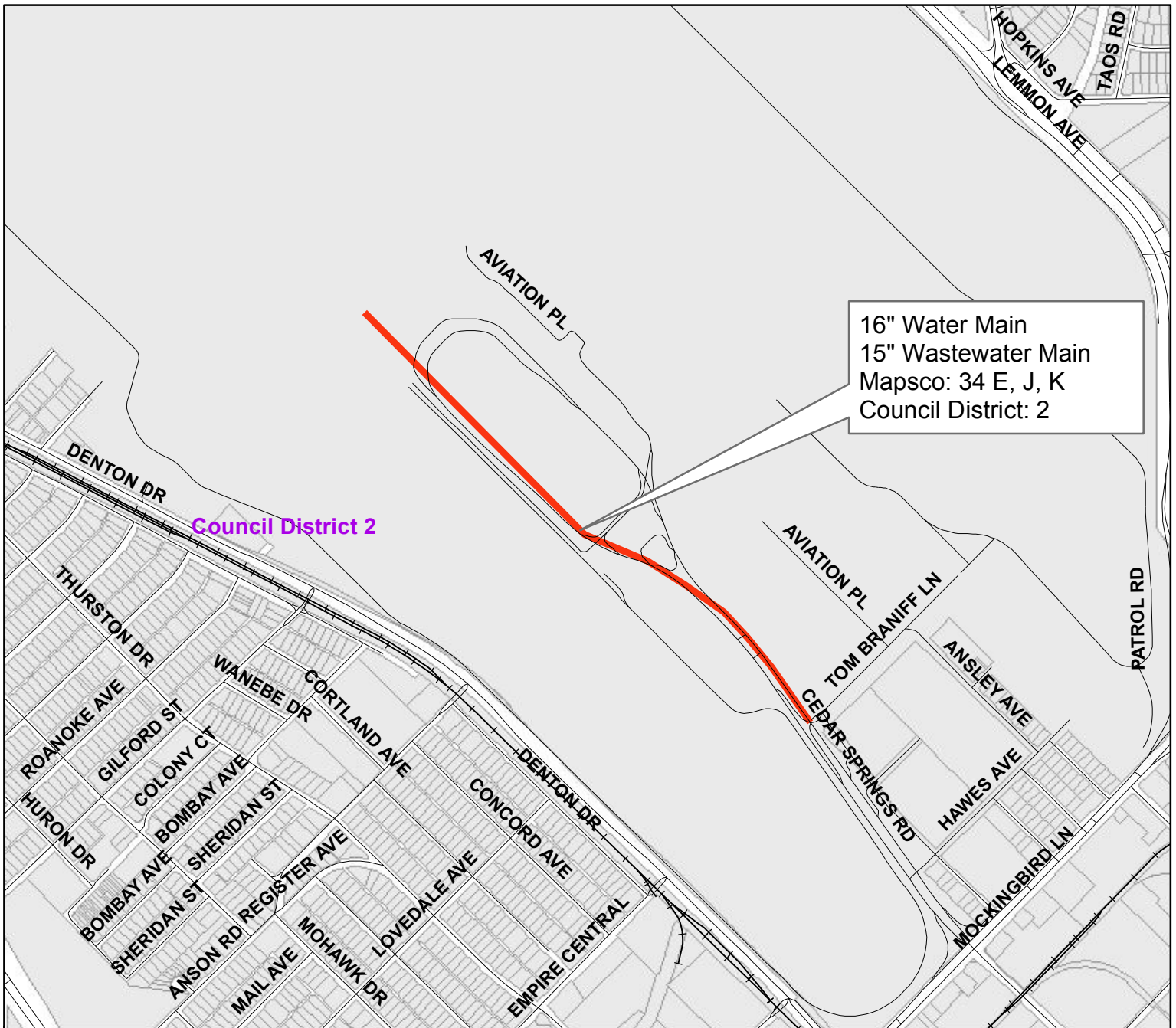


12", 16" Water Main
 21" Wastewater Main
 Mapsco: 34 K, L, N, P
 Council District: 2

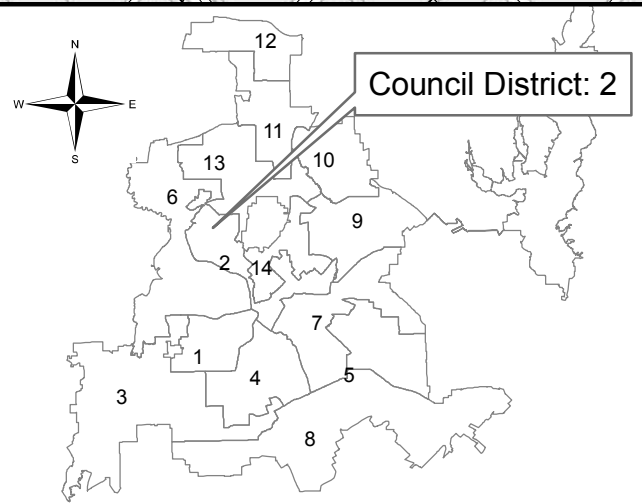
Hawes Avenue
 from Maple Avenue to Lemmon Avenue



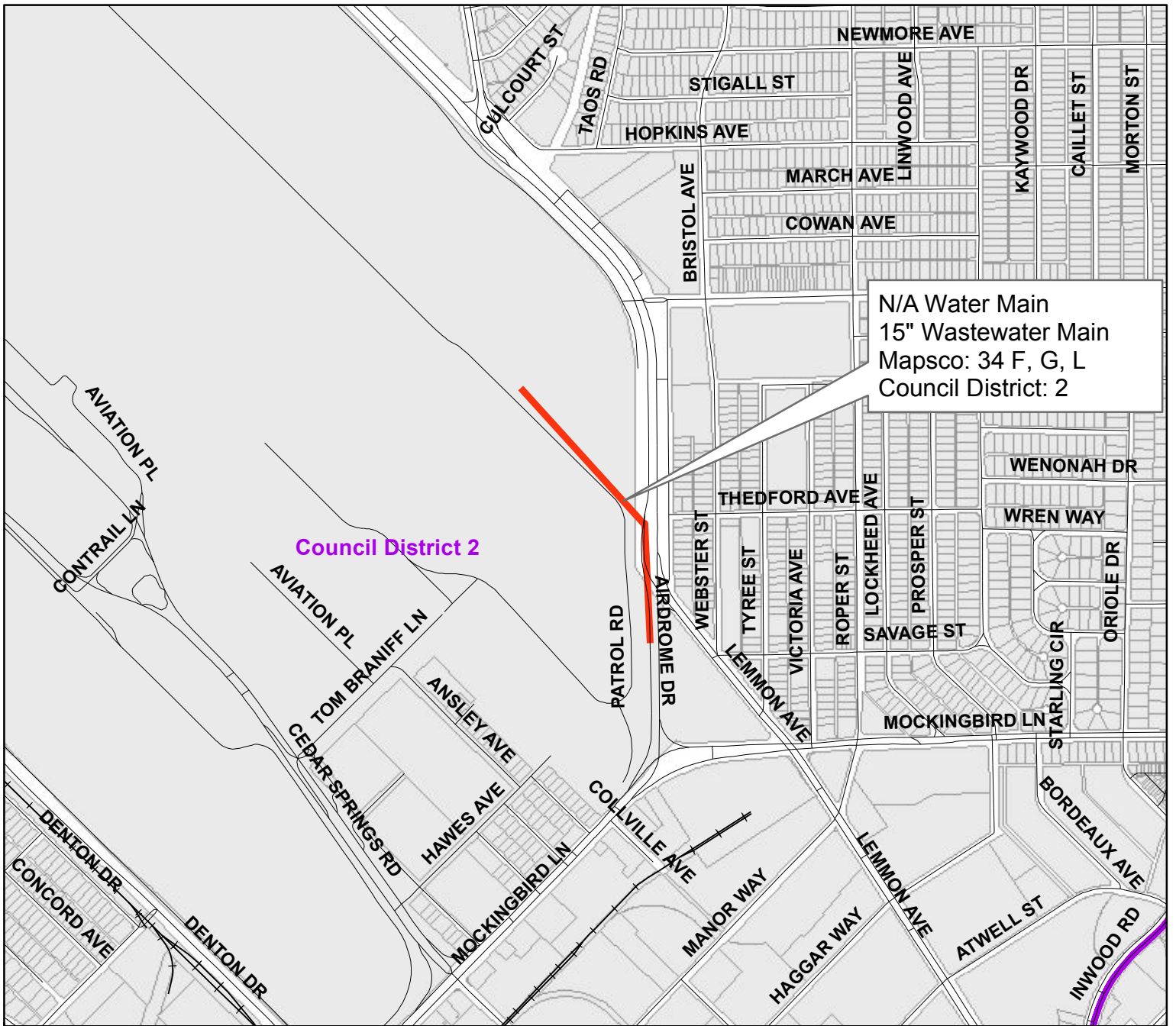
Dallas Water Utilities
Contract No. 15-103/104
Water and Wastewater Main Installations
at 12 Locations



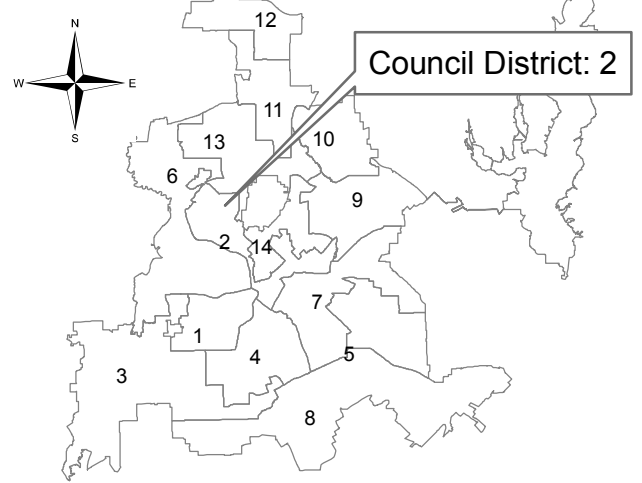
Herb Kelleher Way
 from Love Field Airport to Tom Braniff Lane



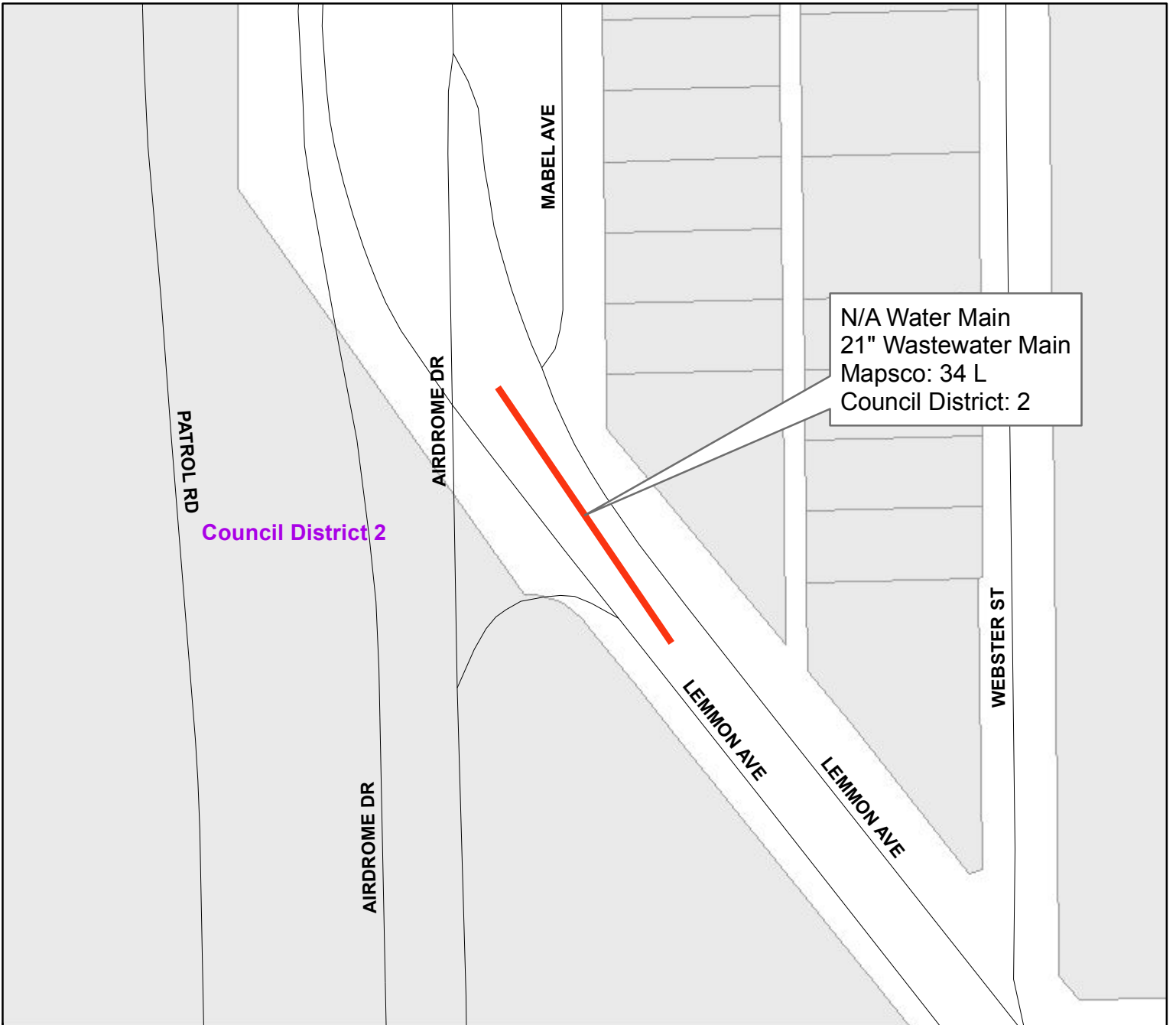
Dallas Water Utilities
Contract No. 15-103/104
Water and Wastewater Main Installations
at 12 Locations



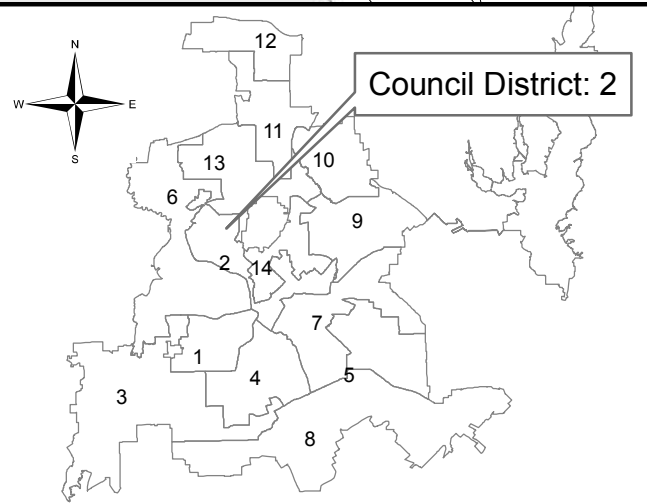
Lemmon Avenue
from Love Field Airport southeast



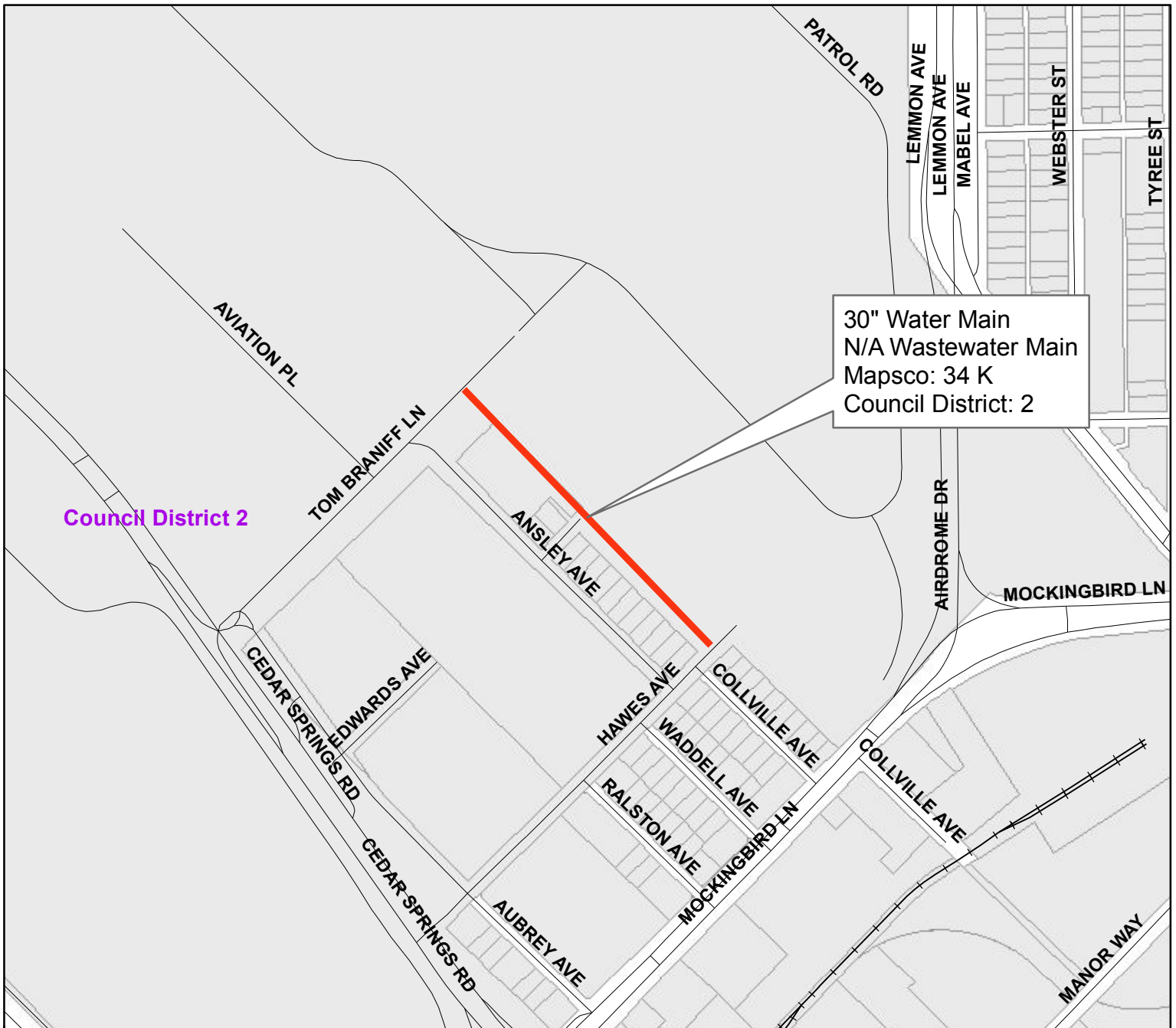
Dallas Water Utilities
Contract No. 15-103/104
Water and Wastewater Main Installations
at 12 Locations



Lemmon Avenue
from Airdrome Drive southeast



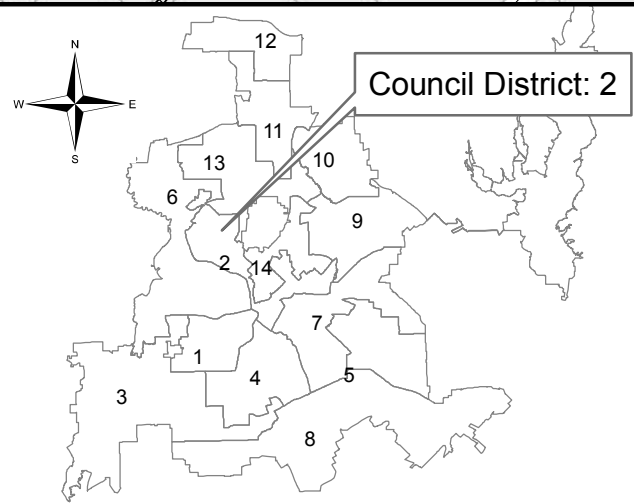
Dallas Water Utilities
Contract No. 15-103/104
Water and Wastewater Main Installations
at 12 Locations



Council District 2

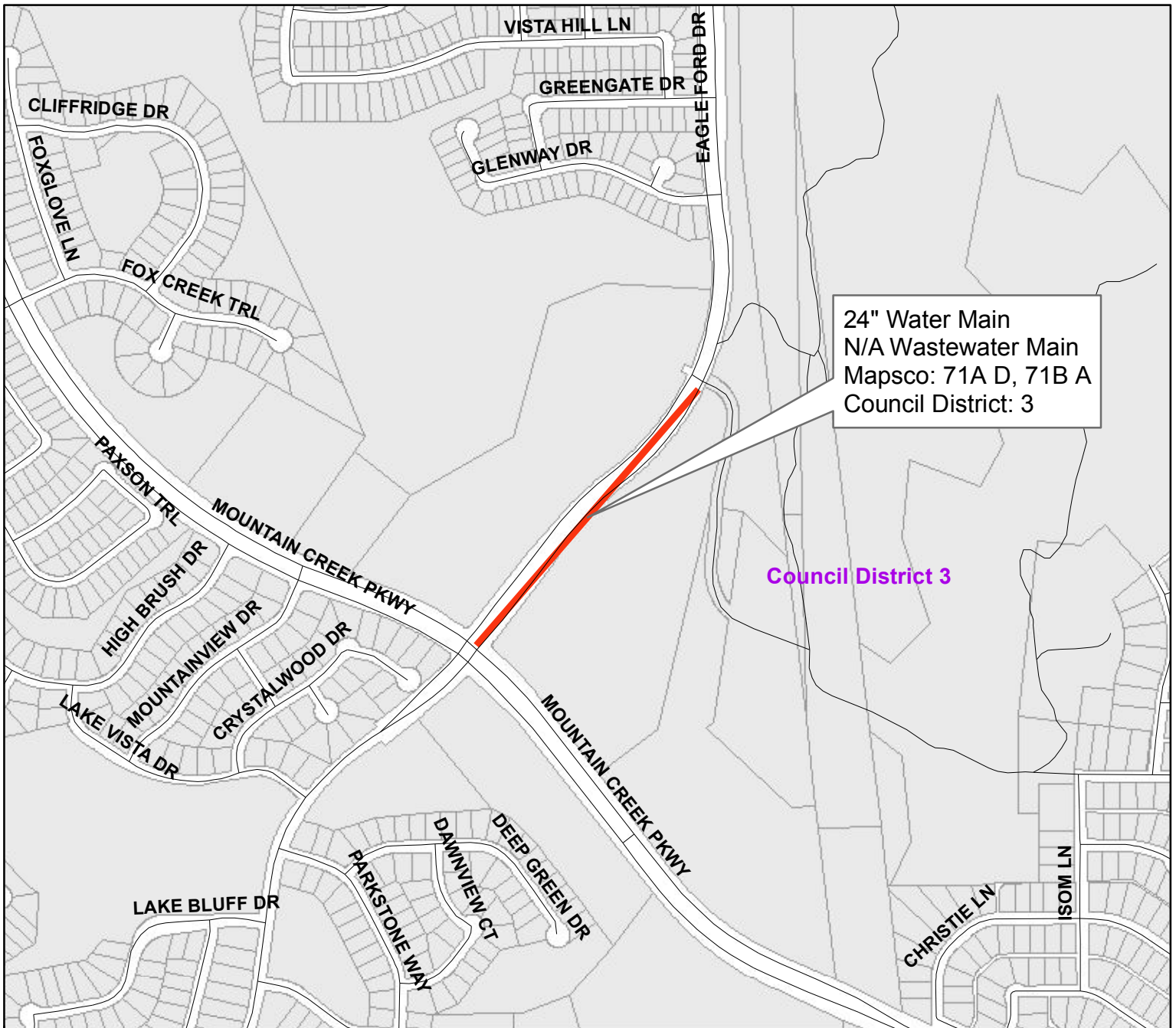
30" Water Main
 N/A Wastewater Main
 Mapsco: 34 K
 Council District: 2

Love Field East Runway
 from Tom Braniff Lane to Hawes Avenue

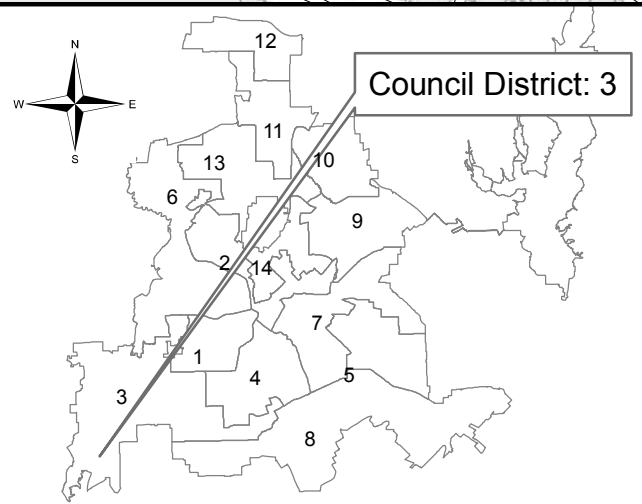


Council District: 2

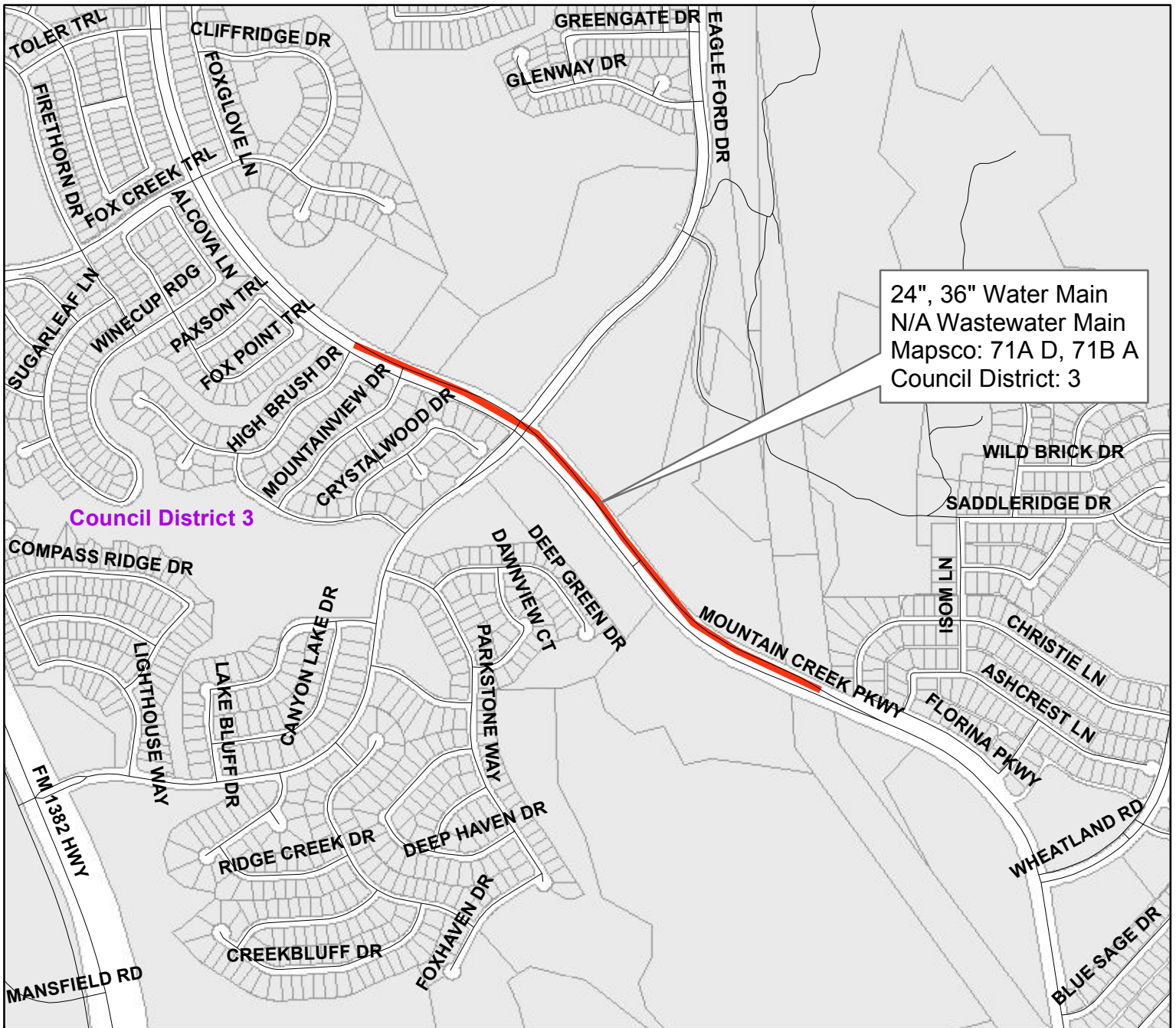
Dallas Water Utilities
Contract No. 15-103/104
Water and Wastewater Main Installations
at 12 Locations



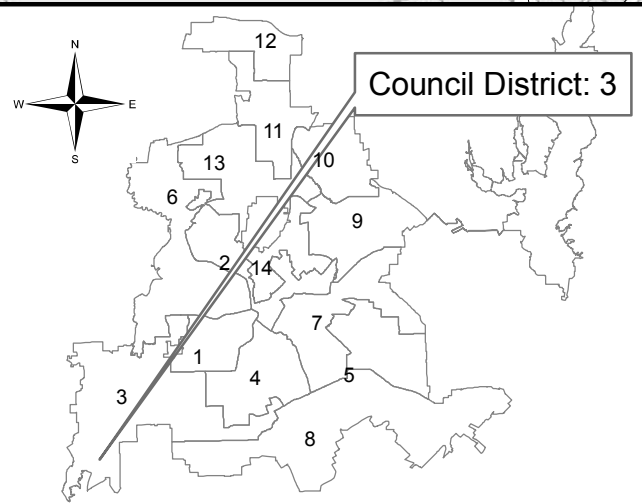
Eagle Ford Drive
from Mountain Creek Parkway northeast



Dallas Water Utilities
Contract No. 15-103/104
Water and Wastewater Main Installations
at 12 Locations



Mountain Creek Parkway
from Highbrush Drive southeast



Dallas Water Utilities
Contract No. 15-103/104
Water and Wastewater Main Installations
at 12 Locations

Memorandum



CITY OF DALLAS

DATE September 11, 2015

TO The Honorable Members of the Transportation and Trinity River Project Committee: Lee M. Kleinman (Chair), Deputy Mayor Pro Tem Erik Wilson (Vice Chair), Sandy Greyson, Mayor Pro Tem Monica R. Alonzo, Adam Medrano, and Casey Thomas II

SUBJECT **Upcoming Agenda Item on the September 22, 2015 Council Agenda – Walcrest Pump Station and Reservoir Improvements**

The September 22, 2015 Council Agenda will include an item to authorize a contract with Webber, LLC, in the amount of \$36,850,500, for construction improvements to the Walcrest Pump Station and Reservoir. This facility is located at the northeast corner of Hillcrest Road and Walnut Hill Lane and was constructed in 1954. The facility has a current pumping capacity of 85 MGD (million gallons per day) and potable water storage capacity of 20 million gallons. Due to its age, improvements are necessary to address aging infrastructure as well as operational and regulatory deficiencies.

This item includes the demolition of the existing pump station at the Walcrest site and construction of a new 85 MGD pump station. The new pump station will incorporate newer, more efficient technology and provide greater reliability for the distribution system. This item also includes the construction of two 10 million gallon storage reservoirs to replace the existing 20 million gallon reservoir. The individual reservoir cells will increase flexibility and reduce maintenance costs. The new reservoir will also include an overflow capture and an above grade roof as required by the Texas Commission on Environmental Quality.

The design of the pump station and reservoir, including the landscaping, has been coordinated with extensive input from the Walcrest neighborhood Ad-Hoc group with consideration to the concerns of the residents and the environmental impact to the surrounding area. In order to ensure the highest quality during installation and maintenance, the landscaping portion of this project will be awarded under a separate contract to a landscaping contractor near the completion of the reservoir and pump station construction.

Please let me know if you have any questions or need additional information.

A handwritten signature in black ink, appearing to read 'Mark McDaniel'.

Mark McDaniel
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M. S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jill A. Jordan, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Council Office

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: September 22, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Planning and Neighborhood Vitality

CMO: A. C. Gonzalez, 670-3297

MAPSCO: N/A

SUBJECT

A resolution adopting Neighborhood Plus to serve as an implementation action plan to initiate a shift in community and neighborhood revitalization efforts in the City of Dallas - Financing: No cost consideration to the City

BACKGROUND

On June 25, 2014, the Dallas City Council authorized a professional services contract with Fregonese Associates to develop a housing plan. Subsequently, the Dallas City Council authorized two separate agreements with Mercedes Marquez of Marquez Community Strategy and Dan Babers of Babers Group, Inc., to provide thought leadership and to bring federal housing policy expertise to the development of this plan. An important emphasis of the scope of this plan was to expand the focus beyond publicly subsidized housing development to address other key aspects of healthy neighborhoods, including transportation options, and access to education, health care, jobs, recreation and healthful foods. The intent is to integrate housing strategies with neighborhood revitalization strategies and to align Dallas' housing goals more closely with fiscal, economic development, land use, and transportation goals.

During the development of this plan, the City completed extensive public engagement, including a Council Workshop, a kick-off block party event, five community workshops at locations spread throughout the City, participation at National Night Out events, partners forums with key external organizations, two regional fair housing symposia, numerous meetings and presentations to stakeholder groups and neighborhood organizations, and presentations to the City Plan Commission, Dallas Housing Finance Corporation Board, the Community Development Commission and the Senior Affairs Commission.

BACKGROUND (Continued)

Through this process, a draft “Neighborhood Plus” document has been developed to include strategic goals, policies and actions related to community and neighborhood revitalization in the City of Dallas. All information has been made available to the public via a project website.

Neighborhood Plus is intended to serve as an implementation action plan aimed at initiating a shift in the approach to community and neighborhood revitalization efforts in the City of Dallas. It is also ultimately intended to serve as an ongoing policy guide to housing and neighborhood development to be integrated into comprehensive citywide policy by incorporation into the *forwardDallas!* Comprehensive Plan at a future date.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 5, 2014, the City Council was briefed on the approach to developing a housing plan for Dallas.

On June 2, 2014, the City Council Housing Committee was briefed on the key consultant team members and the recommended planning process and schedule.

On June 4, 2014, the City Council was briefed on the key consultant team members and the recommended planning process and schedule.

On June 25, 2014, the Dallas City Council authorized a professional services contract with Fregonese Associates to develop a housing plan.

On August 7, 2014, the Community Development Commission was briefed on the planning approach, process and schedule.

On August 19, 2014, the Dallas City Council authorized an agreement with Dan Barbers of Babers Group, Inc., to provide federal housing policy expertise to the development of this plan.

On August 27, 2014, the Dallas City Council authorized an agreement with Mercedes Marquez of Marquez Community Strategy, to provide thought leadership and to bring federal housing policy expertise to the development of this plan.

On December 4, 2014, the Community Development Commission was briefed on the findings and preliminary recommendations of Neighborhood Plus.

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

On January 5, 2015, the Senior Affairs Commission was briefed on the findings and preliminary recommendations of Neighborhood Plus.

On February 18, 2015, the City Council was briefed on the findings and preliminary recommendations of Neighborhood Plus.

On April 16, 2015, the City Plan Commission was briefed on the findings and preliminary recommendations of Neighborhood Plus.

On May 12, 2015, the Dallas Housing Finance Corporation Board was briefed on the findings and preliminary recommendations of Neighborhood Plus.

On August 3, 2015 and September 3, 2015, the Housing Committee was briefed on the findings and preliminary recommendations of Neighborhood Plus.

FISCAL INFORMATION

No cost consideration to the City

September 22, 2015

WHEREAS, on June 25, 2014, Dallas City Council Resolution No. 14-0995 authorized a professional services contract with Fregonese Associates to develop a comprehensive housing and neighborhoods plan for the City of Dallas; and

WHEREAS, on August 27, 2014, Dallas City Council Resolution No. 14-1429 authorized an agreement with Mercedes Marquez with Marquez Community Strategy, to provide thought leadership and to bring federal housing policy expertise to the development of this plan; and

WHEREAS, City staff in close collaboration with consultants has completed extensive public engagement through workshops, symposia, partner forums, community and stakeholder presentations and has received community input that has shaped the development of Neighborhood Plus; and

WHEREAS, Neighborhood Plus is intended to serve as an implementation action plan to initiate a shift in the approach to community and neighborhood revitalization efforts in the City of Dallas; and

WHEREAS, Neighborhood Plus also provides a general policy framework to guide ongoing housing and neighborhood development and is intended to be incorporated into the Comprehensive Plan of the City of Dallas at a future date; and

Now, Therefore,

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

SECTION 1. That Neighborhood Plus, intended to serve as an implementation action plan to initiate a shift in community and neighborhood revitalization efforts in the City of Dallas, is hereby adopted.

SECTION 2. That the City Council directs the City Manager to consider and consult Neighborhood Plus as an implementation action plan in conjunction with other plans for all future actions related to community and neighborhood revitalization in the City of Dallas.

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.