

RECEIVED

MOBILITY SOLUTIONS, INFRASTRUCTURE & SUSTAINABILITY COMMITTEE

DALLAS CITY COUNCIL COMMITTEE AGENDA

2018 NOV -9 AM 10:21

CITY SECRETARY
DALLAS, TEXAS

MONDAY, NOVEMBER 12, 2018
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA STREET
DALLAS, TEXAS 75201
2:00 P.M. – 3:30 P.M.

Chair, Councilmember Lee M. Kleinman
Vice Chair, Councilmember Rickey D. Callahan
Councilmember Sandy Greyson
Councilmember Adam Medrano
Councilmember Casey Thomas, II
Councilmember Tennell Atkins

Call to Order

1. Approval of October 22, 2018 Minutes

BRIEFINGS

2. Infrastructure Management Program
Robert Perez, Director (I)
Department of Public Works
3. Klyde Warren Park: Completing the Vision –
Connecting and Unifying
Majed Al-Ghafry, Assistant City Manager
City of Dallas

Jody Grant, Chairman
Woodall Rodgers Park Foundation

BRIEFING MEMO

4. Four-Way Stop Notification Process

5. UPCOMING AGENDA ITEMS

November 14, 2018

- A. Agenda Item #5: Authorize a contract for the construction of the Miscellaneous Drainage Improvements Project at Dallas Love Field - Reyes Group, LTD, lowest responsible bidder of three - Not to exceed \$1,253,650.00 - Financing: Aviation Capital Construction Funds (AVI)
- B. Agenda Item #6: Authorize a five-year service contract with Harris Miller Miller & Hanson, Inc. for annual noise reports including day-night average sound level contours at Dallas Love Field - Not to exceed \$287,888.00 - Financing: Aviation Fund (subject to annual appropriations) (AVI)
- C. Agenda Item #8: Authorize (1) a Project Specific Agreement with Dallas County for funding participation in the repair, maintenance, and improvements for Royal Lane from Hillcrest Road to St. Judes Drive; (2) the receipt and deposit of funds from Dallas County in an amount not to

A quorum of the City Council may attend this Council Committee meeting

- exceed \$249,000.00 for Dallas County's share of the project costs; and (3) an increase in appropriations in an amount not to exceed \$249,000.00 in the Capital Projects Reimbursement Fund - Not to exceed \$249,000.00 - Financing: Capital Projects Reimbursement Funds (PBW)
- D. Agenda Item #9: Authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering design for the repair of four bridges as Bridge Repair Group 17-0001 (list attached to the Agenda Information Sheet) - Not to exceed \$197,590.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (PBW)
- E. Agenda Item #10: Authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of Street Reconstruction Group 17-1006 (list attached to the Agenda Information Sheet) - Not to exceed \$186,715.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$144,455.00) and Water Capital Improvement Fund (\$42,260.00) (PBW)
- F. Agenda Item #11: Authorize a professional services contract with Lockwood, Andrews & Newnam, Inc. for the engineering design of Street Reconstruction Group 17-1007 (list attached to the Agenda Information Sheet) - Not to exceed \$250,847.36 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$241,218.56) and Wastewater Capital Improvement Fund (\$9,628.80) (PBW)
- G. Agenda Item #12: Authorize a professional services contract with MV Engineering, Inc. for the engineering design of Street Reconstruction Group 17-1010 (list attached to the Agenda Information Sheet) - Not to exceed \$134,711.14 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$126,135.90) and Water Capital Improvement Fund (\$8,575.24) (PBW)
- H. Agenda Item #13: Authorize a professional services contract with Dunaway Associates, L.P. for the engineering design of Target Neighborhood Group 17-4010 (list attached to the Agenda Information Sheet) - Not to exceed \$131,479.27 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$115,979.27) and Wastewater Capital Improvement Fund (\$15,500.00) (PBW)
- I. Agenda Item #14: Authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. for the engineering design of Street Reconstruction Group 17-5007 (list attached to the Agenda Information Sheet) - Not to exceed \$167,001.57 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$115,621.57) and Water Utilities Capital Improvement Funds (\$51,380.00) (PBW)
- J. Agenda Item #15: Authorize a professional services contract with CP&Y, Inc. for the engineering design of Street Reconstruction Group 17-6001 (list attached to the Agenda Information Sheet) - Not to exceed \$479,630.64 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$429,369.59) and Water Utilities Capital Improvement Funds (\$50,261.05) (PBW)
- K. Agenda Item #16: Authorize a professional services contract with Hayden Consultants, Inc. for the engineering design of Alley Reconstruction Group 17-10001 (list attached to the Agenda Information Sheet) - Not to exceed \$225,122.22 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (PBW)
- L. Agenda Item #17: Authorize a construction contract for the 2019 Maintenance & Street Improvements Project - Heritage Asphalt Company LLC, lowest responsible bidder of three - Not to exceed \$31,425,116.30 - Financing: 2019 Street and Alley Improvements Fund (\$18,777,096.30), General Fund (\$12,399,020.00), and Capital Projects Reimbursement Fund (\$249,000.00) (PBW)
- M. Agenda Item #18: Authorize two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities with Brown & Root Industrial Services, LLC, RS Commercial Construction, LLC, Phoenix 1 Restoration & Construction, Ltd., Gilbert May, Inc. dba Phillips/May Corporation, and METCO Engineering, Inc., most advantageous proposers of

- eight - Not to exceed \$9,000,000.00 - Financing: 2017 Bond Funds (subject to annual appropriations) (PBW)
- N. Agenda Item #19: Authorize a twenty-four-month contract for the 2019 Sidewalk and Barrier Free Ramp Improvements that includes water and wastewater adjustments in Service Maintenance Areas 3 and 4 – Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of eight - Not to exceed \$2,519,924.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$2,380,674.00) and Water Utilities Capital Construction Funds (\$139,250.00) (PBW)
- O. Agenda Item #20: A resolution authorizing the conveyance of an Easement and Right-Of-Way for a tract of land containing approximately 29,836 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Elam and North Prairie Creek Roads - Financing: No cost consideration to the City (SDC)
- P. Agenda Item #21: A resolution authorizing the conveyance of an Easement and Right-of-Way for a tract of land containing approximately 1,078 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Second Avenue and Robert B. Cullum Boulevard - Financing: No cost consideration to the City (SDC)
- Q. Agenda Item #22: An ordinance granting a private license to Mary Martha Black for the use of approximately 75 square feet of land to occupy, maintain and utilize five evergreen trees and irrigation on a portion of Hillside Drive right-of-way located near the intersection of Hillside Drive and Velasco Avenue - Revenue: \$200.00 one-time fee, plus the \$20.00 ordinance publication fee (SDC)
- R. Agenda Item #23: An ordinance abandoning a sidewalk easement to LHTC Retail, LP, the abutting owner, containing approximately 877 square feet of land, located near the intersection of Skillman and Lookout Point Streets; and authorizing the quitclaim; and providing for the dedication of approximately 1,075 square feet of land needed for a sidewalk and utility easement - Revenue: \$10,524.00, plus the \$20.00 ordinance publication fee (SDC)
- S. Agenda Item #24: An ordinance abandoning a water easement to Donald Hilgemann and Christiane Baud, the abutting owners, containing approximately 3,000 square feet of land, located near the intersection of Preston Park Drive and Stanford Avenue - Revenue: \$5,400.00, plus the \$20.00 publication fee (SDC)
- T. Agenda Item #25: An ordinance abandoning portions of a water easement and public utility easement to City of Dallas, the abutting owner, containing a total of approximately 6,576 square feet of land, located near the intersection of Crouch Road and Patrol Way - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee (SDC)
- U. Agenda Item #26: An ordinance abandoning a portion of a utility easement to GPIF Houston Street LLC, the abutting owner, containing approximately 7,663 square feet of land, located near the intersection of Houston Street and Ross Avenue - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee (SDC)
- V. Agenda Item #27: An ordinance providing for the closure and vacation of portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail, containing a total of approximately 698,180 square feet of land, located near the intersections of Westmoreland Road and Red Bird Lane - Financing: No cost consideration to the City (SDC)
- W. Agenda Item #28: Authorize (1) the receipt and deposit of funds in an amount not to exceed \$21,482.15 from the Dallas Theological Seminary for certain material and labor costs associated

- with the installation of two Rapid Rectangular Flashing Beacons at the intersection of Apple Street and Live Oak Street; and (2) an increase in appropriations in an amount not to exceed \$21,482.15 in the Capital Projects Reimbursement Fund - Not to exceed \$21,482.15 - Financing: Capital Projects Reimbursement Funds (TRN)
- X. Agenda Item #29: Authorize (1) the rejection of the bids received for traffic signal construction for the Department of Transportation; and (2) the re-advertisement for a new solicitation - Financing: No cost consideration to the City (TRN)
- Y. Agenda Item #44: Authorize a professional services contract with Mbroh Engineering, Inc. to provide engineering services for the design, construction administration, and start-up of Wastewater Facilities Security and Safety upgrades - Not to exceed \$998,820.00 - Financing: Water Utilities Capital Construction Funds (DWU)
- Z. Agenda Item #45: Authorize a contract with the North Texas Municipal Water District to transport North Texas Municipal Water District owned water supply from Lake Fork to Lake Tawakoni from November 14, 2018 through October 13, 2025 - Estimated Annual Revenue: \$2,228,169.00 (at current untreated water transportation rate) (DWU)
- AA. Agenda Item #46: Authorize a construction contract for improvements to wastewater conveyance infrastructure at the Cadiz Pump Station - BAR Constructors, Inc., lowest responsible bidder of two - Not to exceed \$13,291,400.00 - Financing: Water Utilities Capital Improvement Funds (DWU)
- BB. Agenda Item #47: Authorize a ten-year agreement with the Texas Commission on Environmental Quality to participate in the Sanitary Sewer Overflow Initiative program to address sanitary sewer overflows and encourage publicly-owned treatment works to develop and implement corrective action plans to protect public health and the environment - Financing: No cost consideration to the City (DWU)
- CC. Agenda Item #55: A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Jackson Street from Pearl Expressway to Cesar Chavez Boulevard from a three-lane eastbound roadway in 36 feet of pavement and 70 feet of right-of-way to a one-lane westbound roadway with on-street parking and bicycle facilities in 46 feet of pavement and 70 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City (TRN)
- DD. Agenda Item #56: A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Wood Street from Harwood Street to Pearl Expressway; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City (see Fiscal Information for potential future costs) (TRN)

Adjourn



Lee M. Kleinman, Chair
Mobility Solutions, Infrastructure and Sustainability Committee

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]

HANDGUN PROHIBITION NOTICE FOR MEETING OF GOVERNMENTAL ENTITIES

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

Mobility Solutions, Infrastructure & Sustainability Committee Meeting Record

The Mobility Solutions, Infrastructure & Sustainability Committee meetings are recorded. Agenda materials are available online at www.dallascityhall.com. Recordings may be reviewed/copied by contacting the Mobility Solutions, Infrastructure & Sustainability Committee Coordinator at 214-671-9465.

Meeting Date: October 22, 2018

Convened: 2:05 p.m.

Adjourned: 3:30 p.m.

Committee Members Present:

Lee M. Kleinman, Chair
Rickey D. Callahan, Vice Chair
Tennell Atkins
Sandy Greyson
Adam Medrano
Casey Thomas, II

Committee Members Absent:

N/A

Other Council Members Present:

N/A

Presenters:

Kris Sweckard, Director, Sustainable Development & Construction
Mark Duebner, Director, Department of Aviation
Katherine Seale, Chair, Dallas Landmark Commission
Robert M. Perez, Interim Director, Department of Public Works

City Staff Present:

Kim Tolbert, City Manager's Office
Mark Duebner, Department of Aviation
Brita Andercheck, Department of Transportation
Casey Burgess, City Attorney's Office

Zoe Halfmann, Government Affairs
Michael Rogers, Department of Transportation
Robert Perez, Department of Public Works
Chris Turner-Noteware, Department of Public Works

AGENDA

Call to Order (2:05 p.m.)

1. Approval of the October 8, 2018 Meeting Minutes

Presenter(s): Lee M. Kleinman, Chair

Action Taken/Committee Recommendation(s): A motion was made to approve the minutes for the October 8, 2018 Mobility Solutions, Infrastructure & Sustainability Committee meeting.

Motion made by: Rickey D. Callahan
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Adam Medrano
Item passed on a divided vote:
Item failed on a divided vote:

2. Upcoming Agenda Items

Presenter(s): Lee M. Kleinman, Chair

Action Taken/Committee Recommendation(s): A motion was made to move all agenda items forward to the full City Council for consideration.

Motion made by: Rickey D. Callahan
Item passed unanimously: X
Item failed unanimously:

Motion seconded by: Sandy Greyson
Item passed on a divided vote:
Item failed on a divided vote:

3. Parking Rates and Ground Transportation Management at Dallas Love Field

Presenter(s): Mark Duebner, Director, Department of Aviation, and Kim Tolbert, Chief of Staff

Action Taken/Committee Recommendation(s): Several Councilmembers asked about pricing and logistics for the new parking garage at Dallas Love Field. Additionally, Councilmembers made suggestions including partnering with airlines, advertising space availability, and creating a loyalty program. A motion was made to move this item forward to the full City Council for consideration.

Motion made by: Adam Medrano

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Rickey D. Callahan

Item passed on a divided vote:

Item failed on a divided vote:

4. Landmark Initiation and Appeals

Presenter(s): Kris Sweckard, Director, Sustainable Development and Construction, and Katherine Seale, Chair, Dallas Landmark Commission

Action Taken/Committee Recommendation(s): Councilmembers Atkins and Callahan recommended changing the 15-day response time to 15 business days. Councilmember Kleinman suggested a change in language from 'intent' to 'review'. A motion was made to move this item forward to the full City Council for consideration, with the recommended changes.

Motion made by: Tennell Atkins

Item passed unanimously: X

Item failed unanimously:

Motion seconded by: Rickey D. Callahan

Item passed on a divided vote:

Item failed on a divided vote:

5. Deployment Update of Small Cell Network Nodes

Presenter(s): Robert M. Perez, Director (I), Department of Public Works and Don Knight, Senior Assistant City Attorney

Action Taken/Committee Recommendation(s): Several Councilmembers expressed concern about the lack of opportunities for input from the City Council and community regarding the pilot program. Some of the concern was the proposed locations and the replacement of other existing light poles. Councilmembers Greyson and Atkins had concerns over the aesthetics of the small cells network nodes and asked staff to bring the final design back to the MSIS Committee for approval. Information only.

6. Extension of Dallas Road to the North DFW Airport TEXRail Station

Presenter(s): Lee Kleinman, Chair

Action Taken/Committee Recommendation(s): Information Only.

7. Interagency Transportation Report

Presenter(s): Lee Kleinman, Chair

Action Taken/Committee Recommendation(s): Information Only.

Adjourn (3:30 p.m.)

APPROVED BY:

ATTESTED BY:

Lee M. Kleinman, Chair
Mobility Solutions, Infrastructure, &
Sustainability Committee

Kate Bower, Coordinator
Mobility Solutions, Infrastructure, &
Sustainability Committee

Memorandum



CITY OF DALLAS

DATE November 9, 2018

TO Honorable Members of the Mobility Solutions, Infrastructure and Sustainability Committee

SUBJECT **Infrastructure Management Program**

On Monday, November 12, 2018, Robert Perez, Interim Director of the Department of Public Works, will brief the Mobility Solutions, Infrastructure and Sustainability Committee on the Five-Year Infrastructure Management Plan. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in blue ink, appearing to read 'Majed A. Al-Ghafry'.

Majed A. Al-Ghafry, P.E.
Assistant City Manager

[Attachment]

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney (I)
Carol A. Smith, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge

Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors

Infrastructure Management Program

**Mobility Solutions,
Infrastructure and
Sustainability Committee
November 12, 2018**

**Robert M. Perez, Interim Director
Department of Public Works
City of Dallas**



Purpose of Briefing

- Provide an overview of the FY 2019-2023 Infrastructure Management Program (IMP)
- Review of the City's Pavement Condition Index (PCI) Ratings
- Present program information on:
 - Streets
 - Sidewalks
 - Alleys
- Future Actions


FY 2019-2023 IMP Overview

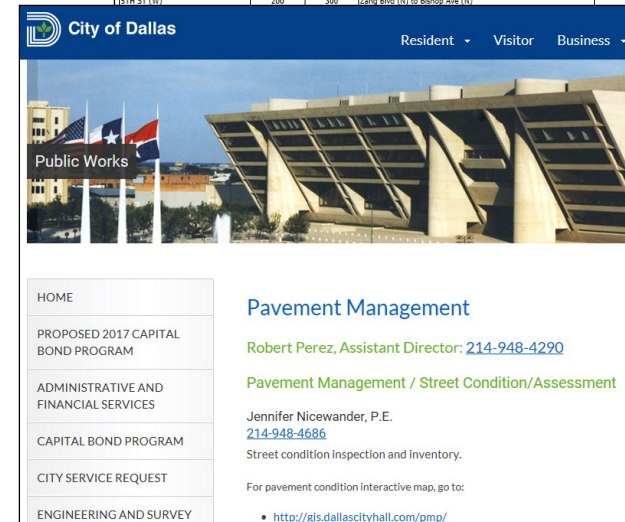
- City of Dallas' Public Works Department has developed a 5-Year Infrastructure Management Program (IMP)
 - Lists the streets, alleys, and sidewalks programmed for maintenance outside of the Bond Program
 - Will be utilized for program/project planning, budgeting, and coordination
 - Provides pavement condition assessment data

3

FY 2019-2023 IMP Overview

- Consistent with the City's goal of transparency, the IMP, the project listings by Council District, and tracking of the completion of projects is posted on the Public Works' Pavement Management Website

Public Works Street Maintenance Projects - FY 18					
Project Street	From Block	To Block	Project Description	Council District	Treatment Type
10TH ST (E)	300	300	Dead-end to Patton Ave (S)	1	Preservation
10TH ST (E)	800	900	Eving Ave (S) to R.L. Thornton Serv W (S)	1	Maintenance
10TH ST (W)	2300	2300	Hollywood Ave to Tennant St (S)	1	Preservation
12TH ST (W)	1500	1600	Windomere Ave (S) to Rosemont Ave (S)	1	Maintenance
12TH ST (W)	2500	2600	Franklin St (S) to Superior St	1	Maintenance
15TH ST (W)	200	300	Zang Blvd (N) to Bishop Ave (N)	1	Preservation
City of Dallas					
Resident - Visitor Business -					
					
Pavement Maintenance					



<https://dallascityhall.com/departments/public-works/Pages/pavement-management.aspx>

FY 2019-2023 IMP Overview

- The IMP will be developed on an annual basis based upon infrastructure assessments and funding availability

<i>Proposed Five-Year IMP Program Budgets</i>						
<i>Program</i>	<i>FY 19</i>	<i>FY 20</i>	<i>FY 21</i>	<i>FY 22</i>	<i>FY 23</i>	<i>Total</i>
Streets	\$60.2M	\$50.8M	\$50.5M	\$50.5M	\$50.5M	\$262.5M
Sidewalks	\$2.2M	\$2.2M	\$2.2M	\$2.2M	\$2.2M	\$11.0M
Alleys	\$1.6M	\$4.0M	\$4.0M	\$4.0M	\$4.0M	\$17.6M
Total	\$64.0M	\$57.0M	\$56.7M	\$56.7M	\$56.7M	\$291.1M

5

FY 2019-2023 IMP Overview

- Over the next five years, \$531.0M of street reconstruction and maintenance is planned
- \$60.2M of maintenance/preservation projects in FY 2019

<i>Funding for Street Improvements/Maintenance - FY 2019-2023</i>						
<i>Funding Source</i>	<i>FY 19</i>	<i>FY 20</i>	<i>FY 21</i>	<i>FY 22</i>	<i>FY 23</i>	<i>Total</i>
Bonds*	\$46.5M	\$106.2M	\$56.7M	\$9.1M	\$50.0M**	\$268.5M
Maint.	\$60.2M	\$50.8M	\$50.5M	\$50.5M	\$50.5M	\$262.5M
Total	\$106.7M	\$157.0M	\$107.2M	\$59.6M	\$100.5M	\$531.0M

*Street Reconstruction and Resurfacing in 2017 Bond

**Assumes passage of new bond in 2020

FY 2019-2023 IMP Overview

- Breakdown of FY 2017 Bond Proposition A: Streets and Transportation

Resurfacing	\$145.0M ^a
Reconstruction	\$108.7M ^{a,b}
Projects with Matching Funds	\$ 55.2M ^{a,d}
Misc. Projects	\$ 50.7M
Traffic Signals	\$ 38.5M
Alley Reconstruction	\$ 38.4M
Complete Street	\$ 30.7M
Thoroughfares	\$ 26.9M
Street, Alley Sidewalk Petition	\$ 13.5M ^{a,c}
Target Neighborhood	\$ 11.6M
Sidewalk	\$ 7.2M
Streetscape	\$ 5.1M
Street Lighting	\$ 2.6M
Total Proposition A	\$534.0M

a - Used for Modeling in IMP; b - Construction costs only used in IMP development,
c - \$12.5 allocated for Street Petition Projects, d – portion of funds used in IMP development

7

Pavement Condition Index (PCI) Ratings

8

Pavement Condition Index (PCI) Ratings

- As part of the City's Pavement Management Strategy, each street segment is assigned a Pavement Condition Index (PCI) rating of 0-100
 - Score of "0" is a completely failed street and "100" would be a brand new street
- PCI data is obtained through field assessment and data modeling (consultant)
- ¼ of the City is updated through field assessment annually

9

Pavement Condition Index (PCI) Ratings

- Street conditions have been reported in Percent Satisfaction (A-C Streets; 77%)
- Moving forward, staff will be reporting the average PCI as a more comprehensive assessment
- Average PCI of Dallas' 11,775 miles of streets is 65.4

City of Dallas PCI Ranges	
Letter	PCI Range
A	100-85
B	70-84.9
C	55-69.9
D	40-54.9
E	0-39.9

Pavement Condition Index (PCI) Ratings

- District street condition ratings
- Takes into account all work (bond and maintenance) completed in FY 2018

Street Lane Miles and Citywide and District Ratings - FY18			
City	Lane Miles	Percent Satisfaction	Average PCI
1	751	69%	61.0
2	938	71%	61.8
3	992	88%	71.3
4	922	72%	62.2
5	709	73%	63.5
6	1,071	81%	66.4
7	874	77%	66.0
8	877	80%	70.0
9	909	77%	63.9
10	734	86%	69.0
11	622	82%	66.3
12	626	90%	72.4
13	1,010	77%	64.3
14	740	60%	58.2
Total	11,775	77%	65.4

11

Program Information – Streets

12

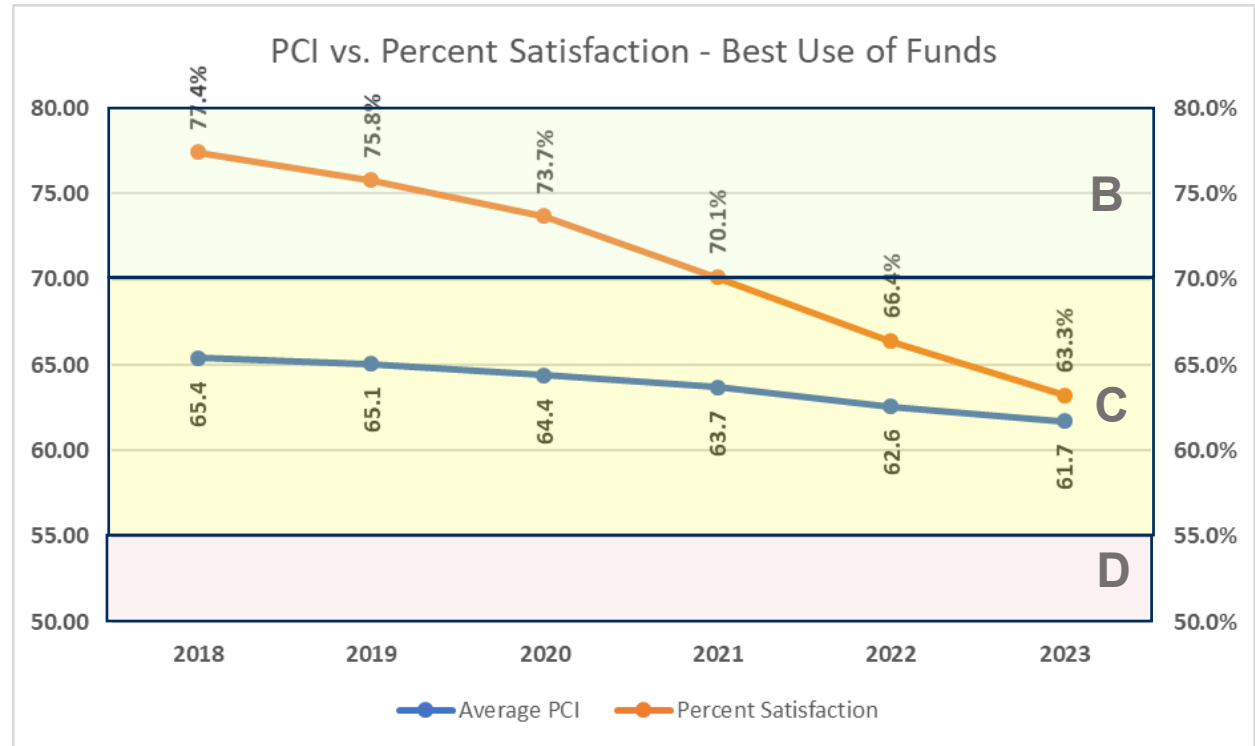
Program Information - Streets

- Three approaches to Pavement Management
 - Maintain current programmed repairs vs. “Best Use” model
 - Achieve Zero Degradation
 - Increase PCI 1 point per year over the next 10 years to achieve average PCI of 75

13

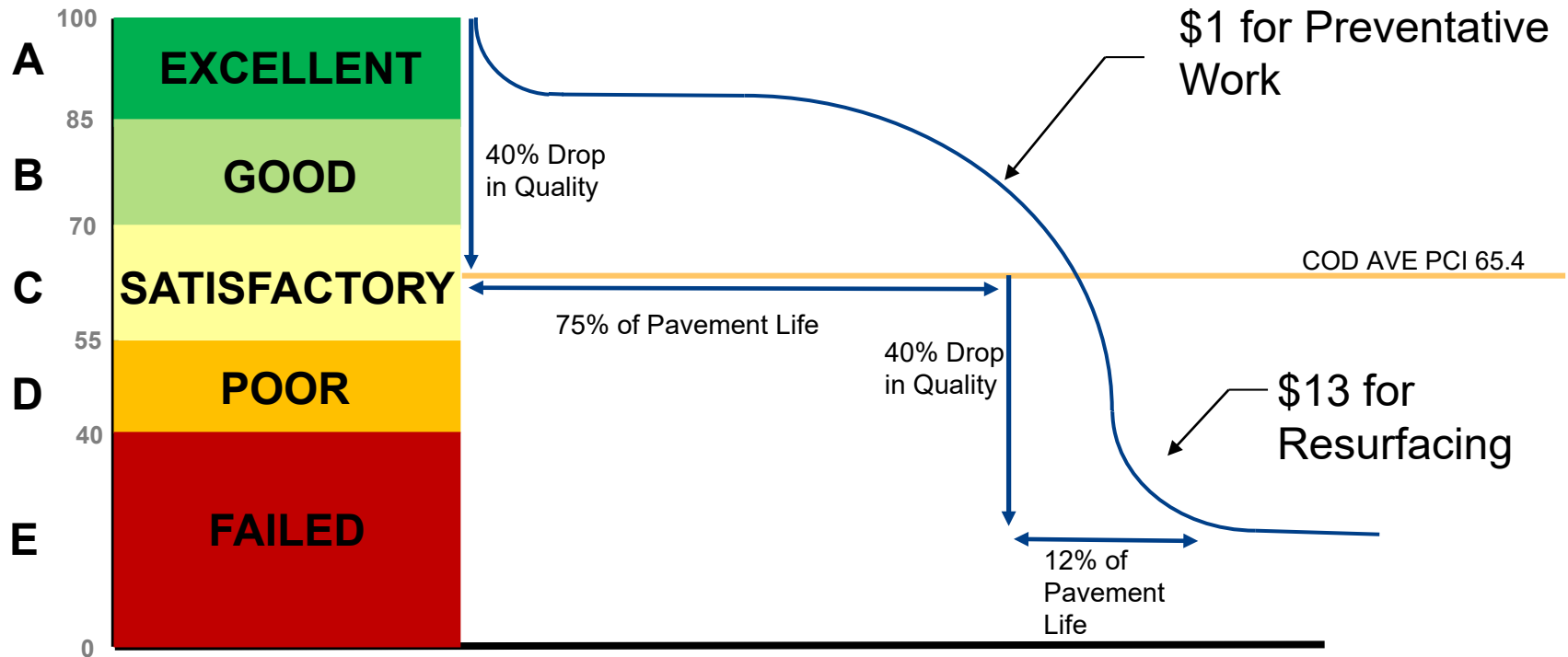
Program Information - Streets

- Maintain current budget and programmed repairs vs. “Best Use” model



Program Information - Streets

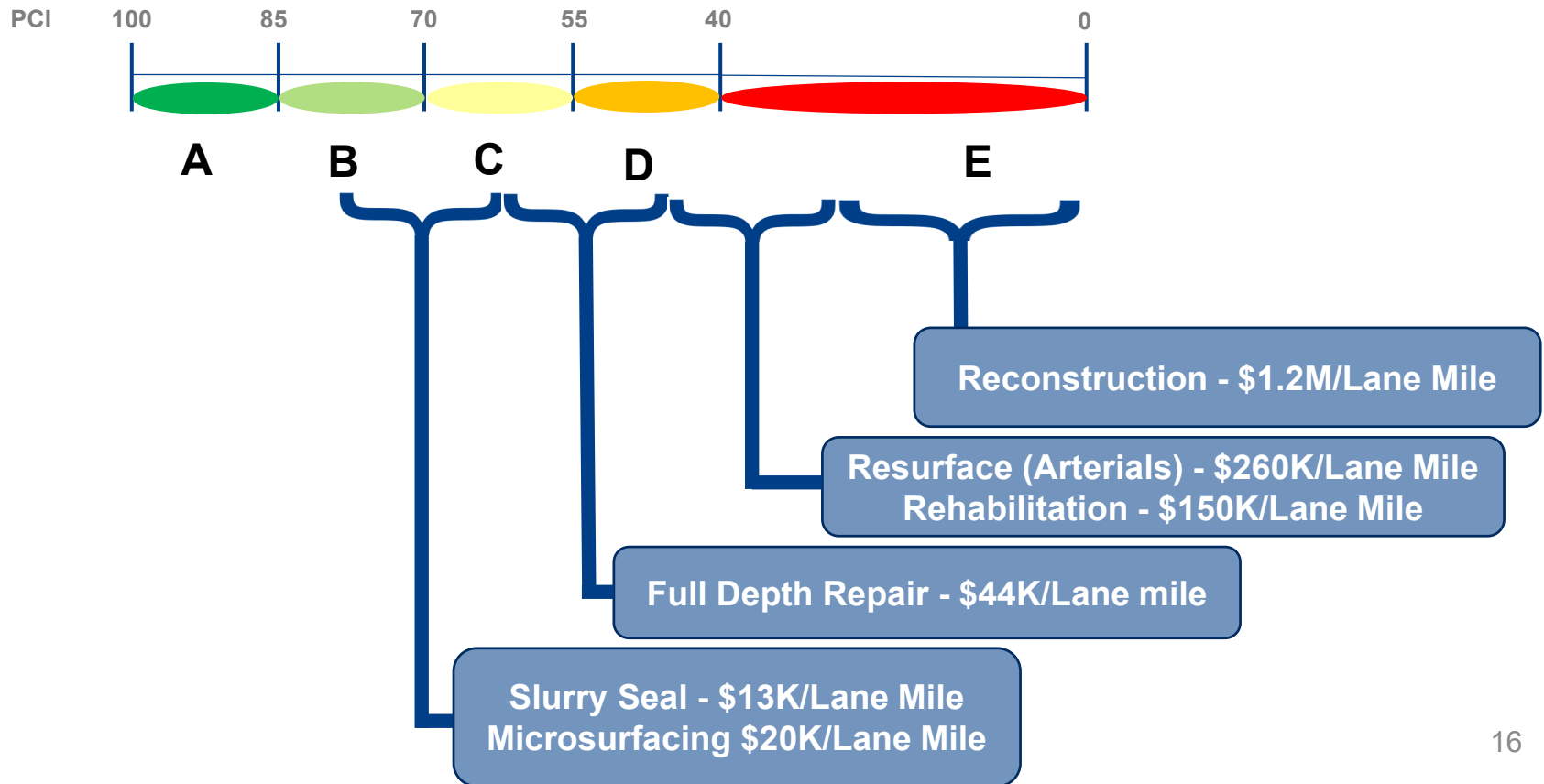
Maintenance Cost Comparison



15

Program Information - Streets

Maintenance Cost Comparison



16

Program Information - Streets

- Zero Degradation using 'Best Use of Funds' approach
- Using this approach:
 - Additional funding needed beginning in FY 2021
 - Avg. annual budget need: \$269.4M

Zero Degradation Budget Needs (in millions)				
Year	FY	Budget Needed	Projected Budget	Annual Shortage
1	19	\$103.0	\$106.7	\$3.20
2	20	\$149.0	\$157.0	\$8.40
3	21	\$201.0	\$107.2	(\$94.00)
4	22	\$290.0	\$59.6	(\$229.90)
5	23	\$281.0	\$100.5	(\$180.10)
6	24	\$352.0	\$100.5	(\$251.60)
7	25	\$353.0	\$100.5	(\$252.30)
8	26	\$320.0	\$100.5	(\$219.50)
9	27	\$321.0	\$100.5	(\$220.90)
10	28	\$324.0	\$100.5	(\$223.60)
Average		\$269.4	\$103.4	(\$166.0)
Total		\$2,694	\$1,033.5	(\$1,660.0)

Program Information - Streets

- Increase PCI by 1 point using Best Use of Funds approach
- Using this approach:
 - Additional funding needed beginning in FY 2019
 - Avg. annual budget need: \$351.0M

Zero Degradation Budget Needs (in millions)				
Year	FY	Budget Needed	Projected Budget	Annual Shortage
1	19	\$132.3	\$106.7	(\$25.6)
2	20	\$199.1	\$157.0	(\$42.1)
3	21	\$310.5	\$107.2	(\$203.3)
4	22	\$367.5	\$59.6	(\$307.9)
5	23	\$460.4	\$100.5	(\$359.9)
6	24	\$429.5	\$100.5	(\$329.0)
7	25	\$406.8	\$100.5	(\$306.3)
8	26	\$402.1	\$100.5	(\$301.6)
9	27	\$401.7	\$100.5	(\$301.2)
10	28	\$400.4	\$100.5	(\$299.9)
Average		\$351.0	\$103.4	(\$247.7)
Total		\$3,510.3	\$1,033.5	(\$2,476.7)

Program Information – Sidewalks

19

Program Information - Sidewalks

<i>Proposed Five-Year IMP Sidewalk Maintenance Program Budgets</i>						
<i>Program</i>	<i>FY 19</i>	<i>FY 20</i>	<i>FY 21</i>	<i>FY 22</i>	<i>FY 23</i>	<i>Total</i>
Sidewalks	\$2.2M	\$2.2M	\$2.2M	\$2.2M	\$2.2M	\$11.0M
Sidewalk Miles*	5	5	5	5	5	25

- IMP has programmed \$11.0M for 49 sidewalk projects over the next five years
- Assumes an annual program budget of \$2.2M (only FY 2019 funded)

Program Information - Sidewalks

- IMP project focus on smaller scale projects to fill-in gaps of missing sidewalk and broken panel
 - Projects were identified by former City Safety Advisory Committee, Needs Inventory, and sidewalk condition
- 5,079 linear miles of sidewalks adjacent to its improved and unimproved roads
- 670 miles, or 13.2% of the City's sidewalks, are in unsatisfactory condition

21

Program Information – Alleys

22

Program Information - Alleys

- The proposed IMP includes \$17.6M for 544 alley maintenance projects over the next five years
- Projects in the Five-Year IMP would provide maintenance to a total of 116 miles, or 8.3%, of the City's 1,400 miles of alleys

<i>Proposed Five-Year IMP Alley Maintenance Program Budgets</i>						
<i>Program</i>	<i>FY 19</i>	<i>FY 20</i>	<i>FY 21</i>	<i>FY 22</i>	<i>FY 23</i>	<i>Total</i>
Improved Alleys Funding/Miles	-	\$2.0M/16 miles	\$2.0M/16 miles	\$2.0M/16 miles	\$2.0M/16 miles	\$8.0M/64 miles
Unimproved Alleys Funding/Miles	\$1.6M/8 miles	\$2.0M/11 miles	\$2.0M/11 miles	\$2.0M/11 miles	\$2.0M/11 miles	\$9.6M/52 miles
Total	\$1.6M/8 miles	\$4.0M/27 miles	\$4.0M/27miles	\$4.0M/27 miles	\$4.0M/27miles	\$17.6M/116miles

23

Program Information - Alleys

- Unimproved Alley Program
 - \$1.6M programmed for 80 projects
 - Treatments would include brush clearing, remove and replace 6"-8" of base material, install 1" of rock, and address any known drainage issues
- Ranking of the alleys based on the following criteria:
 - Gravel Alley
 - Sanitation – currently used by Sanitation for trash pick up
 - Alleys in "C" condition

Program Information - Alleys

- Improved Alley Program
 - \$2M programmed for 16 miles of partial reconstruction (only replacement of damaged panels) of concrete alleys
- Ranking of the alleys based on the following criteria:
 - Sanitation – currently used by Sanitation for trash pick up
 - Alleys in “C” condition
 - Partial repairs make up less than 25% of entire alley
- Program would begin in FY 2020 if funded

25

Future Actions

26

Future Actions

- Evaluate including additional City assets such as traffic signals, sidewalks, bike lanes, stormwater facilities, striping, etc.
- Proposed modification to Pavement Design Manual to include asphalt street sections
- Full City Council briefing in early 2019

Infrastructure Management Program

**Mobility Solutions,
Infrastructure and
Sustainability Committee
November 12, 2018**

**Robert M. Perez, Interim Director
Department of Public Works
City of Dallas**



Memorandum



CITY OF DALLAS

DATE November 9, 2018

TO Honorable Members of the Mobility Solutions, Infrastructure and Sustainability Committee

SUBJECT **Klyde Warren Park: Completing the Vision – Connecting and Unifying**

On Monday, November 12, 2018, the Mobility Solutions, Infrastructure and Sustainability Committee (MSIS) will be briefed on phase II of Klyde Warren Park including projected timeline, funding sources, and value to the City. The briefing materials are attached for your review.

Please contact me if you have any questions or concerns.



Majed A. Al-Ghafry, P.E.
Assistant City Manager

[Attachment]

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney (I)
Carol A. Smith, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge

Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors

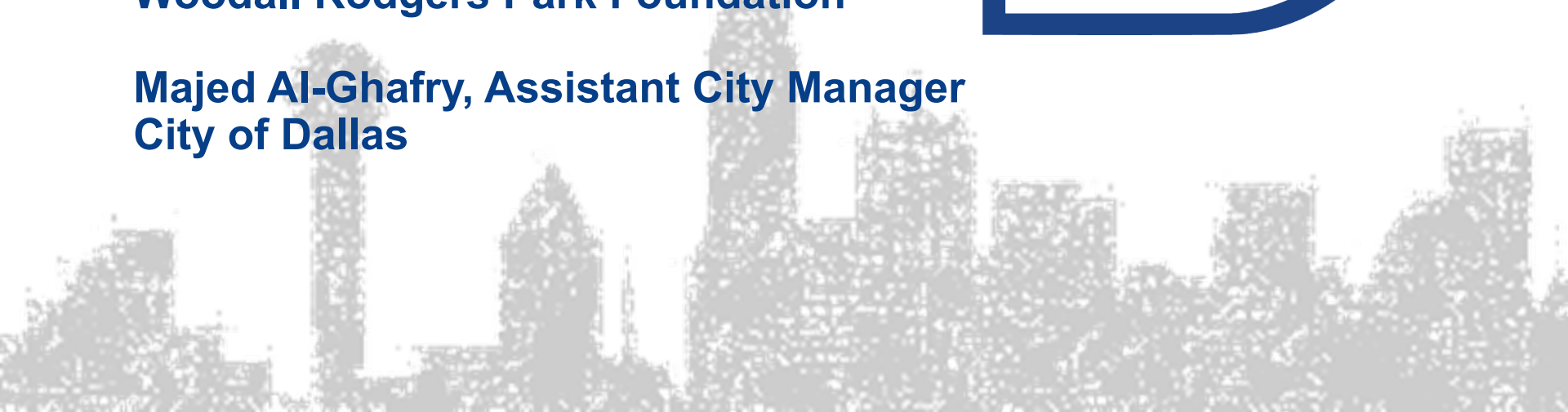
Klyde Warren Park: Completing the Vision – Connecting and Unifying

**Mobility Solutions,
Infrastructure and
Sustainability Committee**

November 12, 2018

**Jody Grant, Chairman
Woodall Rodgers Park Foundation**

**Majed Al-Ghafry, Assistant City Manager
City of Dallas**



Klyde Warren Park: Connecting Uptown and Downtown



2009



2016

2

Klyde Warren Park: Epicenter of Dallas

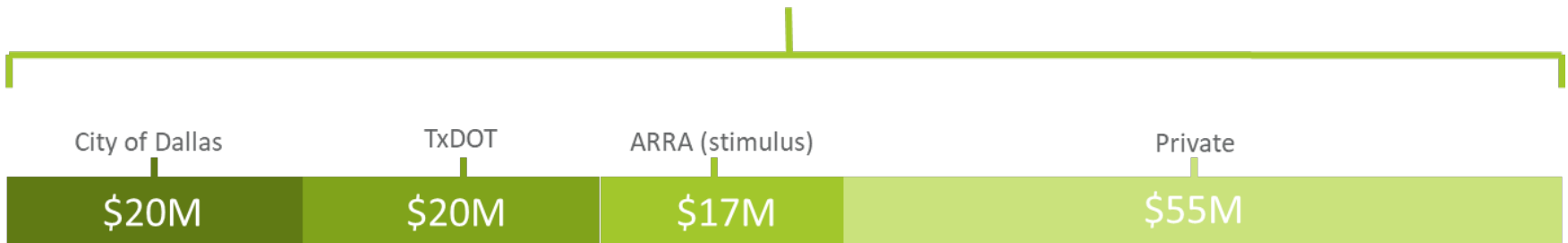
"Dallas' new main street has become Woodall Rodgers Freeway....
Now downtown's epicenter has shifted again, with Klyde Warren Park the
centerpiece."

The Dallas Morning News, January 7, 2016



Funding for Phase I of Park

Total: \$112M

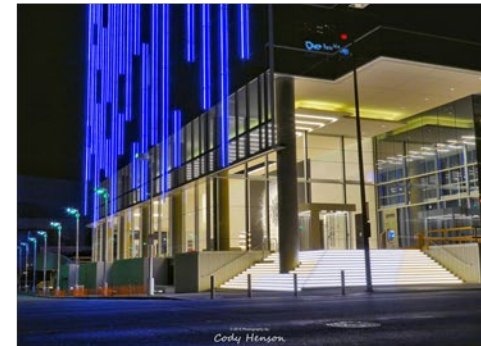


Payback period on City's investment: 2.75 Years

Created \$20+ M of new Dallas tax revenue

Economic Value Added

Current Estimate: \$2 Billion



Completing the Vision

“This is something that is going to happen at some point.
It’s a natural progression for the park.”

Mike Rawlings

The Dallas Morning News, December 23, 2015



KLYDE WARREN
PARK

Completing the Vision: Pavilion Rendering



7

Pavilion and Akard Deck Rendering

Akard Deck is an opportunity to enhance the park experience through an outdoor space concept. Comments and suggestions will be sought for inclusion in final design.



8

Klyde Warren Park Pavilion

VisitDallas Experience Center

- New home of VisitDallas Experience Center
- Three-level, 20,000 square-foot building
- Introduces visitors to Dallas, its history and traditions using high-tech, state-of-the-art technology
- Provides centralized ticketing for sports and cultural events
- 250,000-500,000 visitors expected annually
- Includes 10,000 square-foot event space
- Roof-top terrace

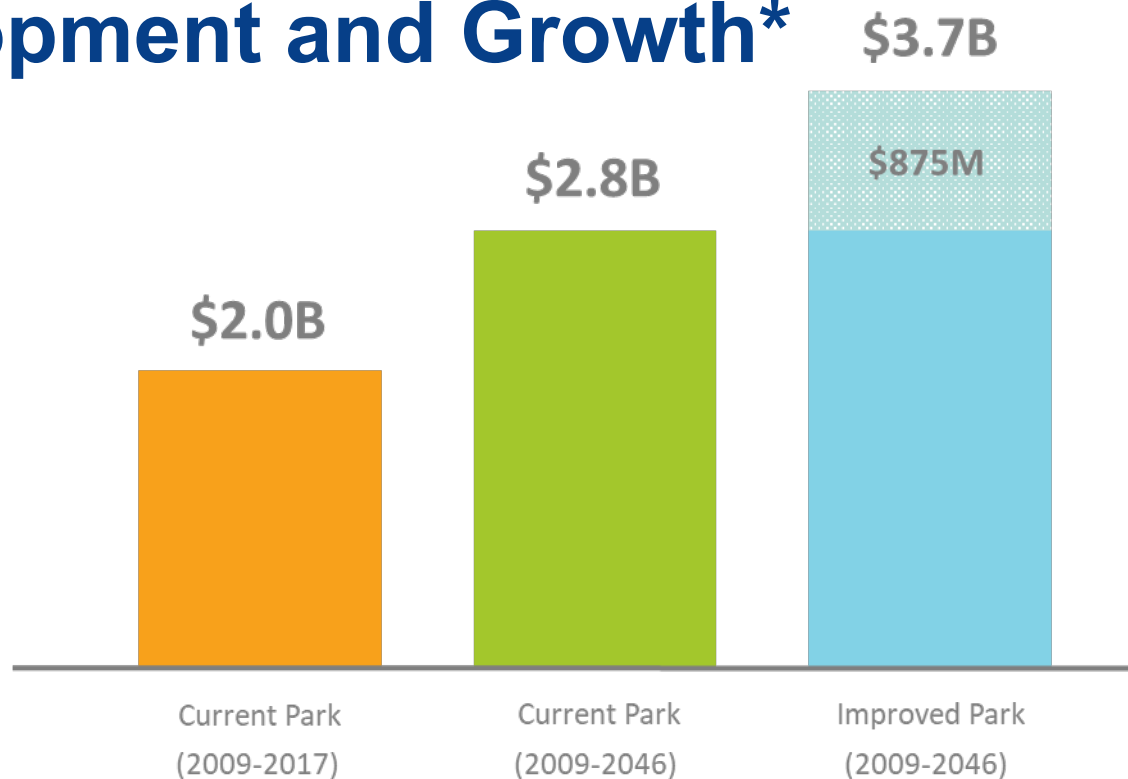
Quality of Life

- Improves and completes the original bridging of Woodall Rodgers Freeway
- Enhances the all-important connectivity between Dallas Arts District, Klyde Warren Park, and Perot Museum
- Provides countless additional programming opportunities
- New multi-purpose event center for Klyde Warren Park



10

Creating Unprecedented Economic Development and Growth*



*net present value

Source: Klyde Warren Park: The Economic Rationale for Improvements. HR&A. July 2016.

11

Creating Unprecedented Economic Development and Growth



TOTAL = \$875 million
in value from improvements

Benefits

- 1.1 million new park visitors annually
- \$875 million of present value added
- \$540 million in new tax revenues over 30 years
- Financial support and sustainability for KWP

Current Proposed Project Funding

Public-Private Partnership:

- Woodall Rodgers Park Foundation
- North Central Texas Council of Governments (NCTCOG)
- City of Dallas
- TxDOT
- VisitDallas

Total: \$80+M



*Regional Transportation Council (RTC) Funds include the following:

- \$20 million grant appropriation from Surface Transportation Block Grant (STBG)
- \$5 million loan to be paid by private funding over a ten-year period
- \$5 million in TIF funds (subject to approval by the TIF Board of Directors and City Council)

Proposed Project Schedule

- November 2018: Preliminary Design Concept
- December 2018: Klyde Warren Park Project Manager begins work
- Spring 2019: Update MSIS Committee and seek input on design

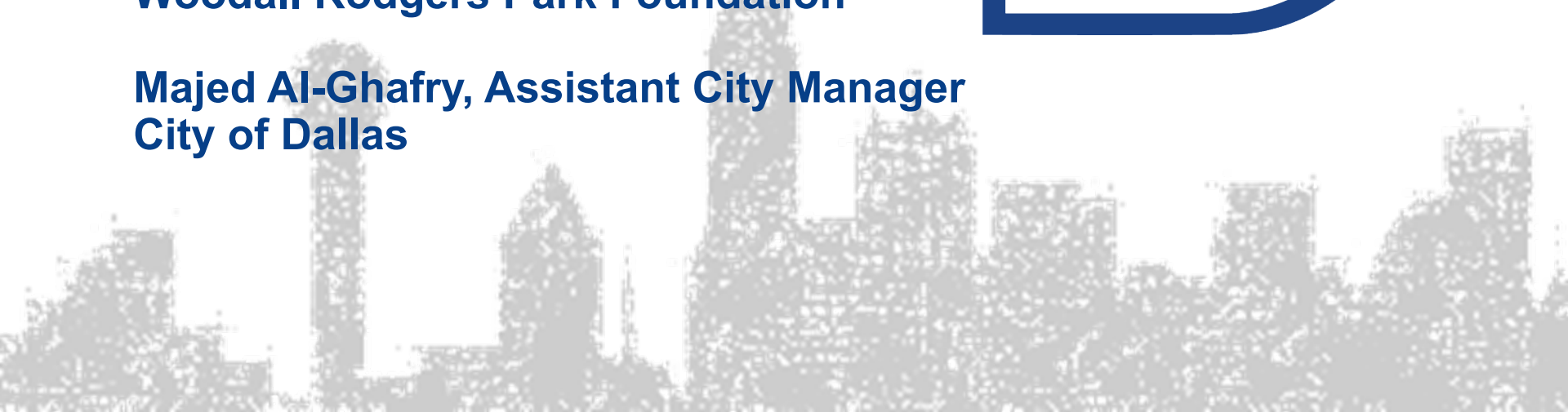
Klyde Warren Park: Completing the Vision – Connecting and Unifying

**Mobility Solutions,
Infrastructure and
Sustainability Committee**

November 12, 2018

**Jody Grant, Chairman
Woodall Rodgers Park Foundation**

**Majed Al-Ghafry, Assistant City Manager
City of Dallas**



Memorandum



DATE November 9, 2018

CITY OF DALLAS

TO Honorable Members of the Mobility Solutions, Infrastructure and Sustainability Committee

SUBJECT **Four-Way Stop Notification Process**

On September 24, 2018, the Mobility Solutions, Infrastructure and Sustainability Committee reviewed a briefing memo regarding the notification process for all-way stop petitions. Several City Council Members asked questions regarding the history of the issue. Answers to those questions as well as additional information has been provided below.

Background:

June 24, 2015 Original Proposal

1. Installation of four-way/all-way stop controls at residential intersections based on petition supported by at least 2/3 of owners or tenants residing within 900 feet of the intersection at issue.
2. A proposed amendment to reduce the petition distance to 300 feet was presented to the Public Safety and Criminal Justice (PSCJ) Committee on June 23, 2014, which recommended that it be presented to the Dallas City Council. The amendment was presented to the City Plan Commission at its December 4, 2014 and January 22, 2015 meetings. CPC voted to keep the petition distance at 900 feet.
3. At its May 26, 2015 meeting, the PSCJ committee proposed an alternate amendment for council consideration: to revise the 900-foot petition distance to the 70 closest lots from the intersection at issue. City Council was briefed on the potential amendment on June 24, 2015. City Council modified the petition distance to 70 closest lots, or 900 feet, whichever was closest to the intersection at issue.
4. City Council did not approve the item on the August 26, 2015 voting agenda.

Council Request:


August 15, 2018 Five-Signature Memo Proposal

1. Installation of four-way/all-way stop controls at residential intersections must be supported by 2/3 of the 70 closest owners or tenants residing within 900 feet of the residential intersection at issue. An application must have the support of at least two-thirds of ALL the owners or tenants within 900-foot radius.
2. Owners or tenants residing within 900 feet of the residential intersection at issue, but across a thoroughfare, flood plain or waterway are NOT counted toward the 70 closest owners or tenants. Exception: If a bridge connects owners or tenants separated by a flood plain or water way to the neighborhood seeking the four-way/all-ways stop control, the owners or tenants may be counted toward the 70 closest owners or tenants.

DATE November 9, 2018
SUBJECT Four-Way Stop Notification Process

Department of Transportation Recommendation:

The Department of Transportation has no objections to the amendments to the four way/all-way stop control regulations at residential intersections in Section 51A-9.401 of the Dallas City Code proposed in Councilmember Kingston's five-person memorandum dated August 15, 2018.



Majed A. Al-Ghafry, P.E.
Assistant City Manager

c: Honorable Mayor and Members of the City Council
T.C. Broadnax, City Manager
Chris Caso, City Attorney (I)
Carol A. Smith, City Auditor (I)
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge

Kimberly Bizzor Tolbert, Chief of Staff to the City Manager
Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Nadia Chandler Hardy, Assistant City Manager and Chief Resilience Officer
M. Elizabeth Reich, Chief Financial Officer
Directors and Assistant Directors



Agenda Information Sheet

File #: 18-975

Item #: 5.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize a contract for the construction of the Miscellaneous Drainage Improvements Project at Dallas Love Field - Reyes Group, LTD, lowest responsible bidder of three - Not to exceed \$1,253,650.00 - Financing: Aviation Capital Construction Funds

BACKGROUND

On July 18, 2018, the Miscellaneous Drainage Improvements Project at Dallas Love Field was publicly advertised for construction bids. On August 17, 2018, three bids were received. Reyes Group, LTD was the apparent low bidder of the three and it is recommended that the City of Dallas enter into a construction contract with Reyes Group, LTD for the scope of work detailed in the project specifications and construction documents.

This action will authorize a construction contract with Reyes Group, LTD for the Miscellaneous Drainage Improvements Project at Dallas Love Field. The project includes improvements for three drainage areas. Area No. 1 (Runway 31R and Taxiway A) will include conveying the surface runoff with a new inlet and underground pipes and re-grade the area within the Runway 13L-31R Runway Safety Area to improve runoff. Area No. 2 (Taxiway H) will include the installation of a new drainage pipe underneath Taxiway H and inlets on both sides of the taxiway. Area No. 3 (Taxiway E and Taxiway A slope erosion) will include stabilizing the slope by reducing the slope from 3:1 to 4:1 and installing erosion control matting in conjunction with concrete slope protection.

Reyes Group, LTD's has had no contractual activities with the City of Dallas for the past three years.

ESTIMATED SCHEDULE OF PROJECT

Began Design	June 2016
Completed Design	June 2018
Begin Construction	December 2018
Complete Construction	March 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 22, 2016, City Council authorized a contract with EJES, Incorporated to provide engineering services for the design and preparation of construction documents for the Miscellaneous Drainage Improvements Project at Dallas Love Field by Resolution No. 16-1069.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Aviation Capital Construction Funds - \$1,253,650.00

Design	\$ 164,812.00
Construction Administration	\$ 125,000.00 (est.)
Materials Testing Services	\$ 27,500.00 (est.)
Construction (this action)	<u>\$1,253,650.00</u>

Total Project Cost \$1,570,962.00 (est.)

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$1,253,650.00	Construction	25.00%	100.00%	\$1,253,650.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following three bids were received and opened on August 17, 2018:

*Denotes successful bidder

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Reyes Group, LTD	1520 Parker Rd. Grand Prairie, TX 75050	\$1,253,650.00
Texas Standard Construction	P.O. Box 210768 Dallas, TX 75211	\$1,392,175.00
Canary Construction	802 N Kealy Ave. #101 Lewisville, TX 75057	\$1,988,985.00

OWNER

Reyes Group, LTD

Marcos G. Reyes, President

MAP

Attached

November 14, 2018

WHEREAS, on June 22, 2016, City Council authorized a professional services contract with EJES, Incorporated for engineering services for the design and preparation of construction documents for the Miscellaneous Drainage Improvements Project at Dallas Love Field in an amount not to exceed \$148,662.00, by Resolution No. 16-1069; and

WHEREAS, on July 11, 2017, Administrative Action No. 17-6366 authorized Supplemental Agreement No. 1 to the professional services contract with EJES, Incorporated for additional scope of services to locate existing electrical conduit north of Taxiway H Drainage Improvement Area No. 2 and to perform a survey of the communication line to obtain both vertical and horizontal information and provide vertical and horizontal service of a new data communication line being installed around Drainage Improvement Area No. 1 in an amount not to exceed \$16,150.00, from \$148,662.00 to 164,812.00; and

WHEREAS, it is desirable for the Department of Aviation to improve the drainage system at Dallas Love Field; and

WHEREAS, the Department of Aviation employed the Request for Bids process in accordance with City of Dallas and Federal Aviation Administration procurement guidelines for construction services; and

WHEREAS, construction bids were publicly advertised, received and opened on August 17, 2018 for the Miscellaneous Drainage Improvements Project at Dallas Love Field as follows:

<u>Bidders</u>	<u>Bid Amount</u>
Reyes Group, LTD	\$1,253,650.00
Texas Standard Construction	\$1,392,175.00
Canary Construction	\$1,988,985.00

WHEREAS, it is now necessary to authorize a contract with Reyes Group, LTD lowest responsive bidder of three, for the construction of the Miscellaneous Drainage Improvements Project at Dallas Love Field, in an amount not to exceed \$1,253,650.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a contract with Reyes Group, LTD, approved as to form by the City Attorney, for the construction of the Miscellaneous Drainage Improvements Project at Dallas Love Field, in an amount not to exceed \$1,253,650.00.

November 14, 2018

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$1,253,650.00 to Reyes Group, LTD in accordance with the terms and conditions of the construction services contract from Aviation Capital Construction Fund, Fund 0131, Department AVI, Unit W007, Activity AAIP, Object 4599, Program AVIW007, Commodity 92500, Encumbrance/Contract No. CX-AVI-2018-00007753, Vendor VS0000067162.

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.



Agenda Information Sheet

File #: 18-720

Item #: 6.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Aviation

EXECUTIVE: Kimberly Bizer Tolbert

SUBJECT

Authorize a five-year service contract with Harris Miller Miller & Hanson, Inc. for annual noise reports including day-night average sound level contours at Dallas Love Field - Not to exceed \$287,888.00 - Financing: Aviation Fund (subject to annual appropriations)

BACKGROUND

This action will authorize a five-year service contract with Harris Miller Miller & Hanson, Inc. (HMMH), who will continue preparing an annual noise report including Day-Night Average Sound Level (DNL) contours for Dallas Love Field to reflect the previous calendar year operations for the next five years, along with an annual report for each year (2018 - 2022). The DNL contour study is a technical analysis of the year's noise conditions.

The DNL contours are developed using the latest version of the Federal Aviation Administration (FAA) Integrated Noise Model (INM) and data pre-processor called Real Contours. Real contours converts every useable radar track into outputs for the noise model ensuring that the modeling includes runway closures, deviation from flight patterns, changes in flight schedules, and deviation from average runway use.

The Department of Aviation (DOA) has asked HMMH to continue to develop annual noise contours that reflect previous calendar year operations for the next five years along with an annual report for each year. Annual DNL contours were prepared for the past five years (2013 - 2017) for Dallas Love Field under a contract with HMMH.

Analysis of the noise contours for 2013-2017 indicates the following:

- Estimated Land Area Exposed to > 65 dB *Airport property is included in total 1.93 sq. mi.
 - 2006 (Master Plan) - 4.19 sq. mi.
 - 2013 - 2.17 sq. mi.
 - 2014 - 2.28

- 2015 - 3.31
- 2016 - 3.72
- 2017 - 3.75
- Estimated Population Within Noise Exposure Area >65 dB *Based on 2010 census
 - 2006 (Master Plan) - 16,798
 - 2013 - 3,091
 - 2014 - 4,083
 - 2015 - 8,597
 - 2016 - 10,916
 - 2017 - 9,712

Consistency in the methods of producing the contours is essential to the quality of the comparison made with previous contour sets. HMMH prepared the 2013 - 2017 DNL noise contours for Dallas Love Field and has a long history with the City of Dallas of producing annual DNL noise contours for the airport. Therefore, it is in the best interest of the City to award HMMH the aircraft noise consultant services contract to ensure the ongoing consistency of the resulting DNL contours. The contours are to be developed using the latest version of the FAA noise model Aviation Environmental Design Tool (AEDT) and incorporating data for the DOA Noise and Operations Monitoring System (NOMS).

HMMH was selected following the Special Need/Justification for consultant contracts selection process, in accordance with the City of Dallas Administrative Directive 4-5, Section 10.5.6.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 13, 2016, City Council authorized a three-year service contract with Harris Miller Miller & Hanson Inc. for annual noise reports including day-night average sound level contours at Dallas Love Field by Resolution No. 16-0515.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Aviation Fund - \$287,888.00 (subject to annual appropriations)

FY 2018-19 - \$91,084.00

FY 2019-20 - \$47,238.00 (subject to annual appropriations)

FY 2020-21 - \$48,436.00 (subject to annual appropriations)

FY 2021-22 - \$49,839.00 (subject to annual appropriations)

FY 2022-23 - \$51,291.00 (subject to annual appropriations)

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$287,888.00	Other Services	23.80%	0.00%	\$0.00
• This contract does not meet the M/WBE goal, but complies with good faith efforts.				

OWNER**Harris Miller Miller & Hanson, Inc.**

Mary Ellen Eagan, President and Chief Executive Officer

MAP

Attached



Map of Dallas Love Field

November 14, 2018

WHEREAS, on April 7, 2014, Administrative Action No. 14-5719 authorized approval of the 2013 Noise Contours provided by Harris Miller Miller & Hanson, Inc. (HMMH) for Dallas Love Field, in an amount not to exceed \$42,780.00; and

WHEREAS, on April 23, 2015, Administrative Action No. 15-5710 authorized approval of the 2014 Noise Contours provided by HMMH for Dallas Love Field, in an amount not to exceed \$49,770.00; and

WHEREAS, on April 13, 2016, City Council authorized a three-year service contract with HMMH for annual noise reports including day-night average sound level contours at Dallas Love Field, in an amount not to exceed \$152,917.00, by Resolution No. 16-0515; and

WHEREAS, it is now desirable to authorize a five-year service contract with HMMH for annual noise reports including day-night average sound level contours at Dallas Love Field, in an amount not to exceed \$287,888.00.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a five-year service contract with Harris Miller Miller & Hanson, Inc., approved as to form by the City Attorney, for annual noise reports including day-night average sound level contours at Dallas Love Field, in an amount not to exceed \$287,888.00.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$287,888.00 (subject to annual appropriations) to Harris Miller Miller & Hanson, Inc. in accordance with the terms and conditions of the contract from the Aviation Fund, Fund 0130, Department AVI, Unit 7729, Object 3070, Activity AAIP, Encumbrance/Contract No. MASC AVI-2019-00008498, Commodity 91843, Vendor VS0000083633.

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.



Agenda Information Sheet

File #: 18-1050

Item #: 8.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 11

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** a Project Specific Agreement with Dallas County for funding participation in the repair, maintenance, and improvements for Royal Lane from Hillcrest Road to St. Judes Drive; **(2)** the receipt and deposit of funds from Dallas County in an amount not to exceed \$249,000.00 for Dallas County's share of the project costs; and **(3)** an increase in appropriations in an amount not to exceed \$249,000.00 in the Capital Projects Reimbursement Fund - Not to exceed \$249,000.00 - Financing: Capital Projects Reimbursement Funds

BACKGROUND

Royal Lane from Hillcrest Road to St. Judes Drive is a partnership project between the City of Dallas and Dallas County for repair, maintenance, and improvements. The City is the lead agency responsible for administering construction of the project. This action will authorize a Project Specific Agreement with Dallas County for the repair, maintenance, and improvements for Royal Lane from Hillcrest Road to St. Judes Drive to be performed by city contractors.

The total estimated project cost for design and construction is \$498,000.00 of which \$249,000.00 is to be funded by Dallas County and \$249,000.00 is to be funded by the City of Dallas.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	March 2019
Complete Construction	August 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 13, 2017, City Council authorized a Master Interlocal Agreement with Dallas County pertaining to the coordination of responsibilities for transportation-related maintenance on roadways and bridges within the city of Dallas by Resolution No. 17-1892.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Capital Projects Reimbursement Funds - \$249,000.00

Project Costs

Dallas County ("Type B" Roadway)	\$ 249,000.00
Construction (est.)	<u>\$ 249,000.00</u>

Total Project Costs	\$ 498,000.00
---------------------	---------------

Project Share Cost

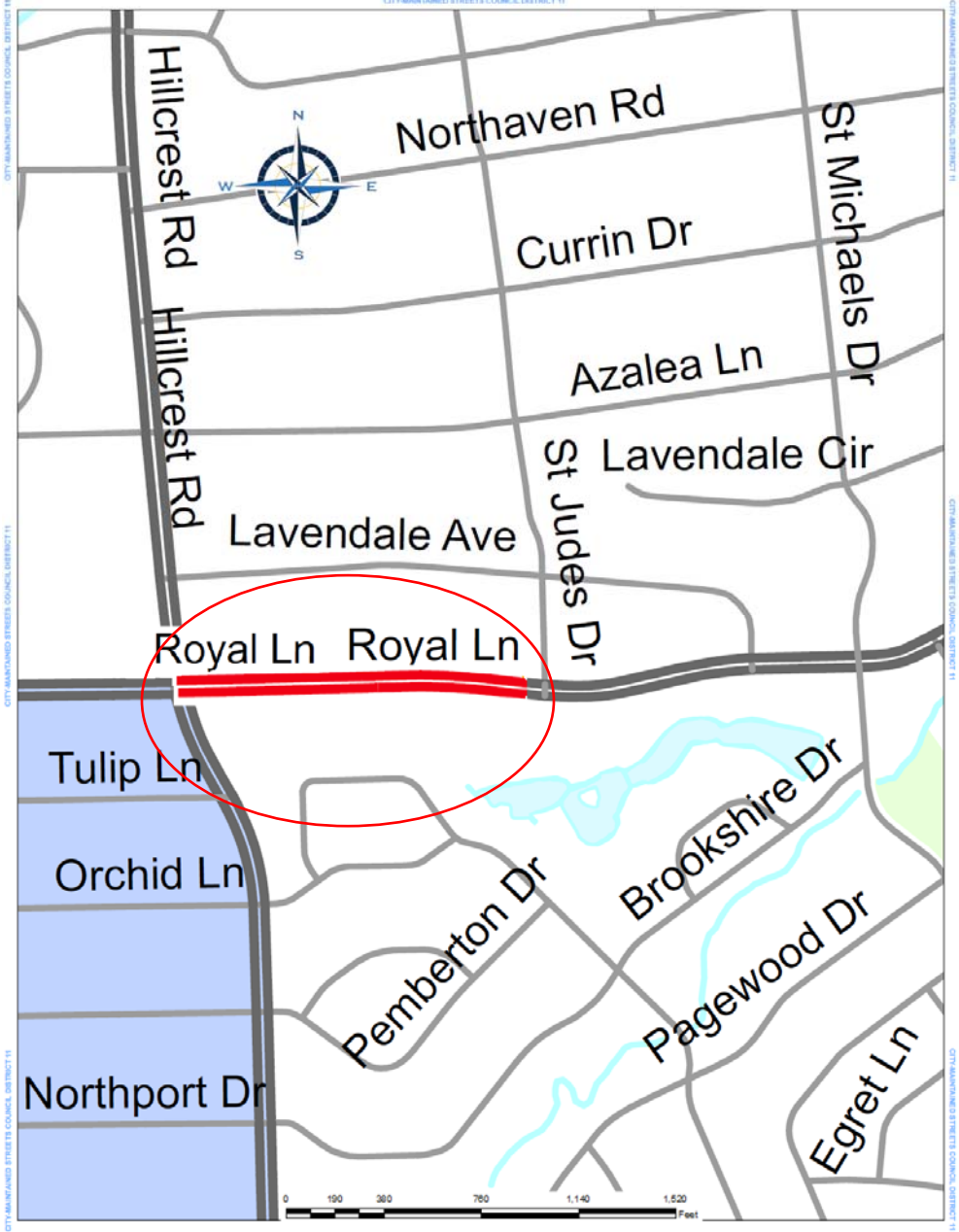
City's Share of Cost (2017 Bond Funds)	\$ 249,000.00
Dallas County's Share ("Type B" Roadway) (this action)	<u>\$ 249,000.00</u>

Total Project Share Costs	\$ 498,000.00
---------------------------	---------------

MAP

Attached

PSA-Dallas County-Royal Lane from Hillcrest Road to St. Judes Drive



Council District 11

November 14, 2018

WHEREAS, on December 13, 2017, City Council authorized a Master Interlocal Agreement with Dallas County pertaining to the coordination of responsibilities for transportation-related maintenance on roadways and bridges within the city of Dallas by Resolution No. 17-1892; and

WHEREAS, the City of Dallas is the lead agency for administering the repair, maintenance, and improvements of Royal Lane from Hillcrest Road to St. Judes Drive; and

WHEREAS, it is now necessary to authorize a Project Specific Agreement with Dallas County for funding participation in the repair, maintenance, and improvements of Royal Lane from Hillcrest Road to St. Judes Drive, and the receipt and deposit of payment from Dallas County, in an amount not to exceed \$249,000.00 for Dallas County's share of the project costs.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a Project Specific Agreement with Dallas County, approved as to form by the City Attorney, for funding participation in the repair, maintenance, and improvements for Royal Lane from Hillcrest Road to St. Judes Drive to be performed by city contractors.

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed \$249,000.00 from Dallas County in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit W333, Revenue Code 6499.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed \$249,000.00 in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit W333, Object 3072.

SECTION 4. That in accordance with provisions of the Project Specific Agreement with Dallas County, the Chief Financial Officer is hereby authorized to return any unused funds and interest earned on the funds upon completion of this project to Dallas County.

SECTION 5. That this contract is designated as Contract No. PBW-2018-00008116.

SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 18-1057

Item #: 9.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2, 3, 4, 8, 12, 14

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering design for the repair of four bridges as Bridge Repair Group 17-0001 (list attached to the Agenda Information Sheet) - Not to exceed \$197,590.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. Nathan D. Maier Consulting Engineers, Inc. was selected following a qualifications-based selection process in accordance with the City of Dallas Procurement guidelines for the Bridge Repair Group 17-0001.

This action will authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering design for the repair of four bridges as Bridge Repair Group 17-0001. The scope of projects will include, but not be limited to, the repair of retaining walls, wing walls, bridge decks, bridge seals, surface drains on bridge decks, adjacent sidewalks, erosion, and removal of sediment/debris.

Following are the location and design costs for each project:

Bridge Repair Group 17-0001

<u>Location</u>	<u>Council District</u>	<u>Amount</u>
Maple Avenue Bridge over Turtle Creek	2	\$33,055.00
	14	\$33,055.00
Marsh Lane Bridge over Furneaux Creek	12	\$12,000.00

Camp Wisdom Road Bridge over Ricketts Creek	3	\$46,990.00
	8	\$46,990.00
Marsalis Avenue Bridge over Dallas Zoo entrance	4	\$25,500.00

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	September 2019
Begin Construction	January 2020
Complete Construction	October 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$197,590.00

Estimated Future Cost - Construction - \$1,635,010.00

<u>Council District</u>	<u>Amount</u>
2	\$ 33,055.00
3	\$ 46,990.00
4	\$ 25,500.00
8	\$ 46,990.00
12	\$ 12,000.00
14	\$ 33,055.00
Total	\$197,590.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$197,590.00	Professional Services	36.30%	100.00%	\$197,590.00
• This contract exceeds the M/WBE goal.				

OWNER

Nathan D. Maier Consulting Engineers, Inc.

Jean Maier Dean, President/Chief Executive Officer

MAPS

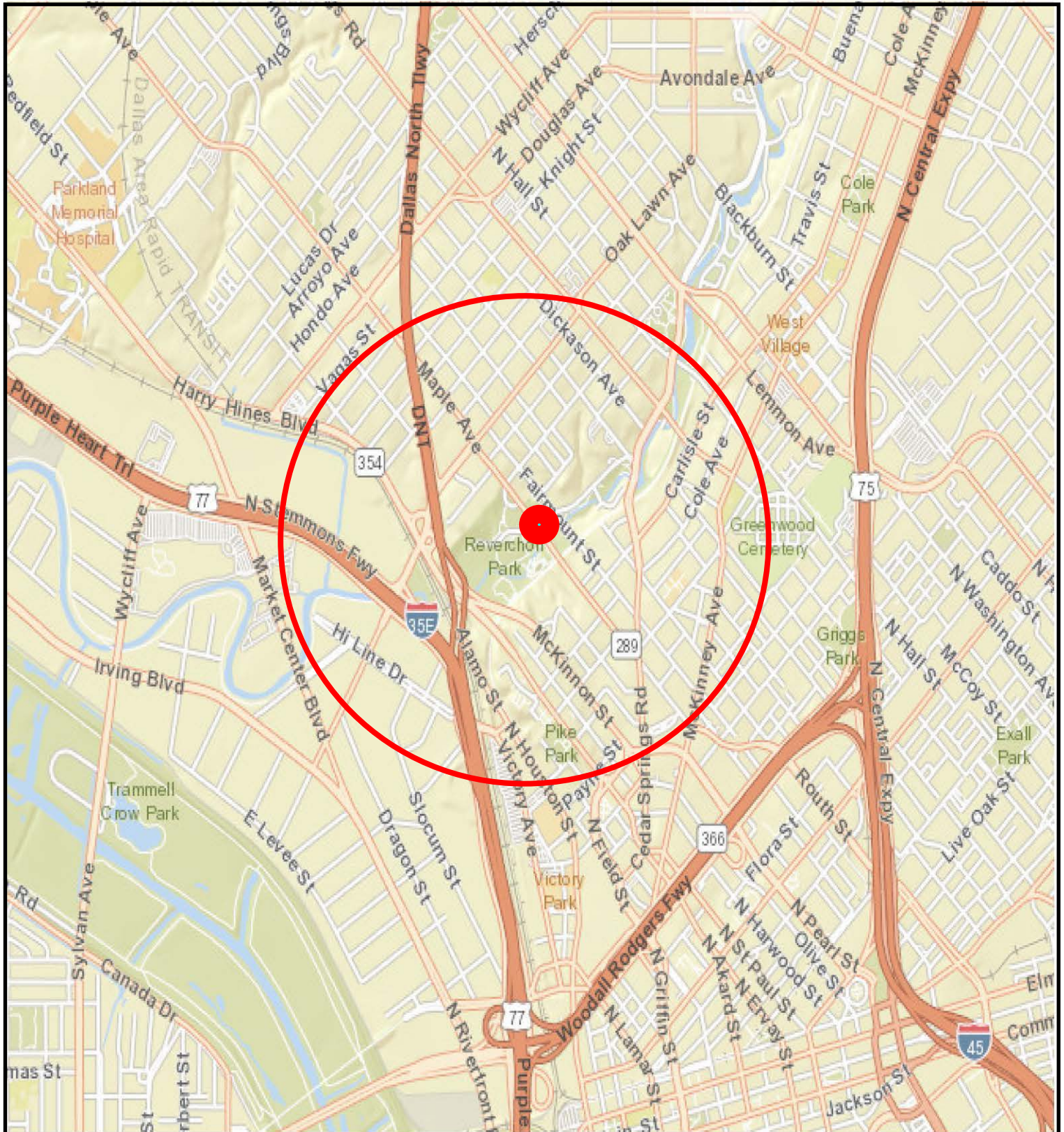
Attached

Bridge Repair Group 17-0001

<u>Location</u>	<u>Council District</u>
Maple Avenue Bridge over Turtle Creek	2 14
Marsh Lane Bridge over Furneaux Creek	12
Camp Wisdom Road Bridge over Ricketts Creek	3 8
Marsalis Avenue Bridge over Dallas Zoo entrance	4

BRIDGE REPAIR GROUP 17-0001

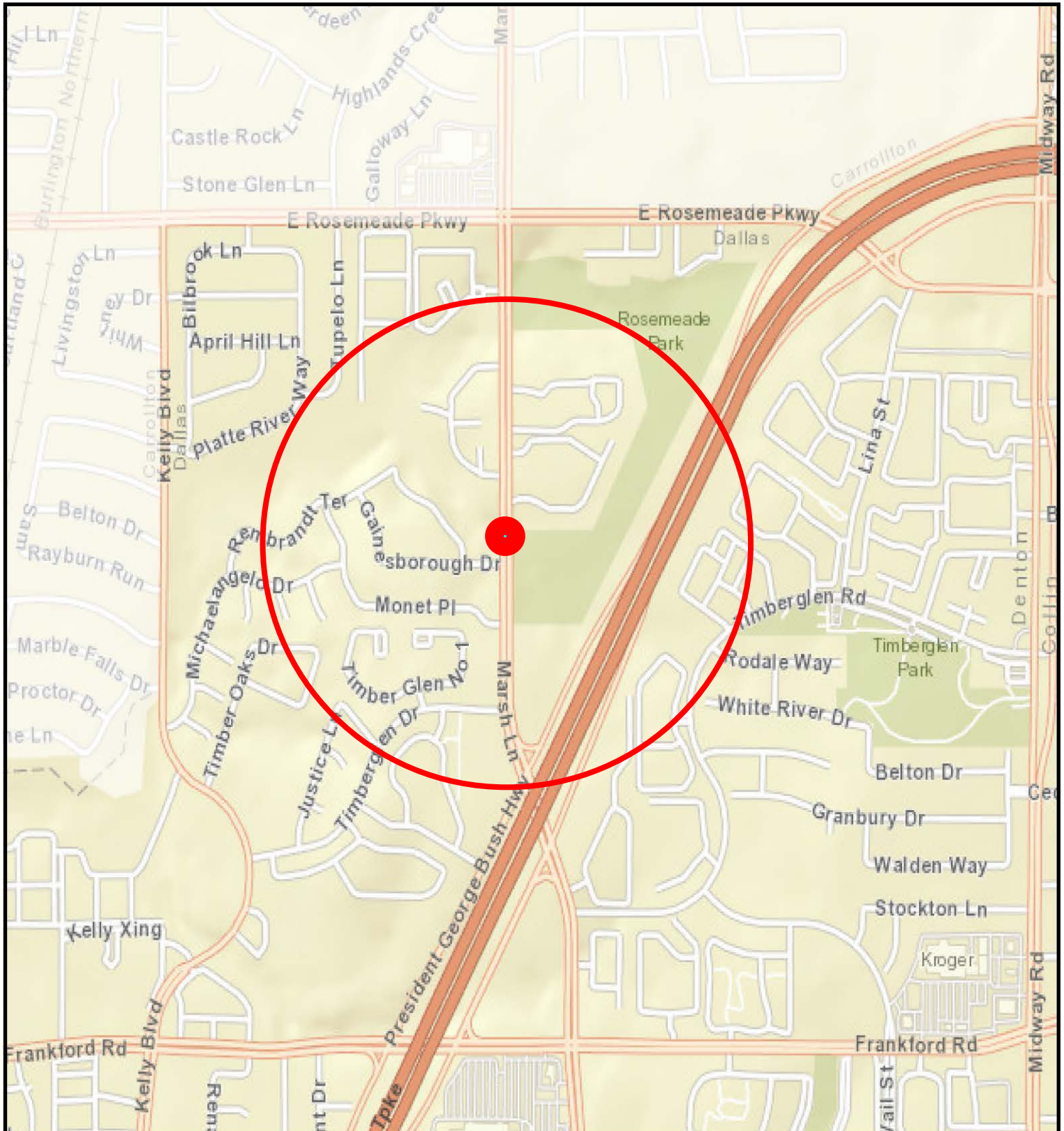
MAPLE AVENUE BRIDGE OVER TURTLE CREEK



COUNCIL DISTRICT 2, 14

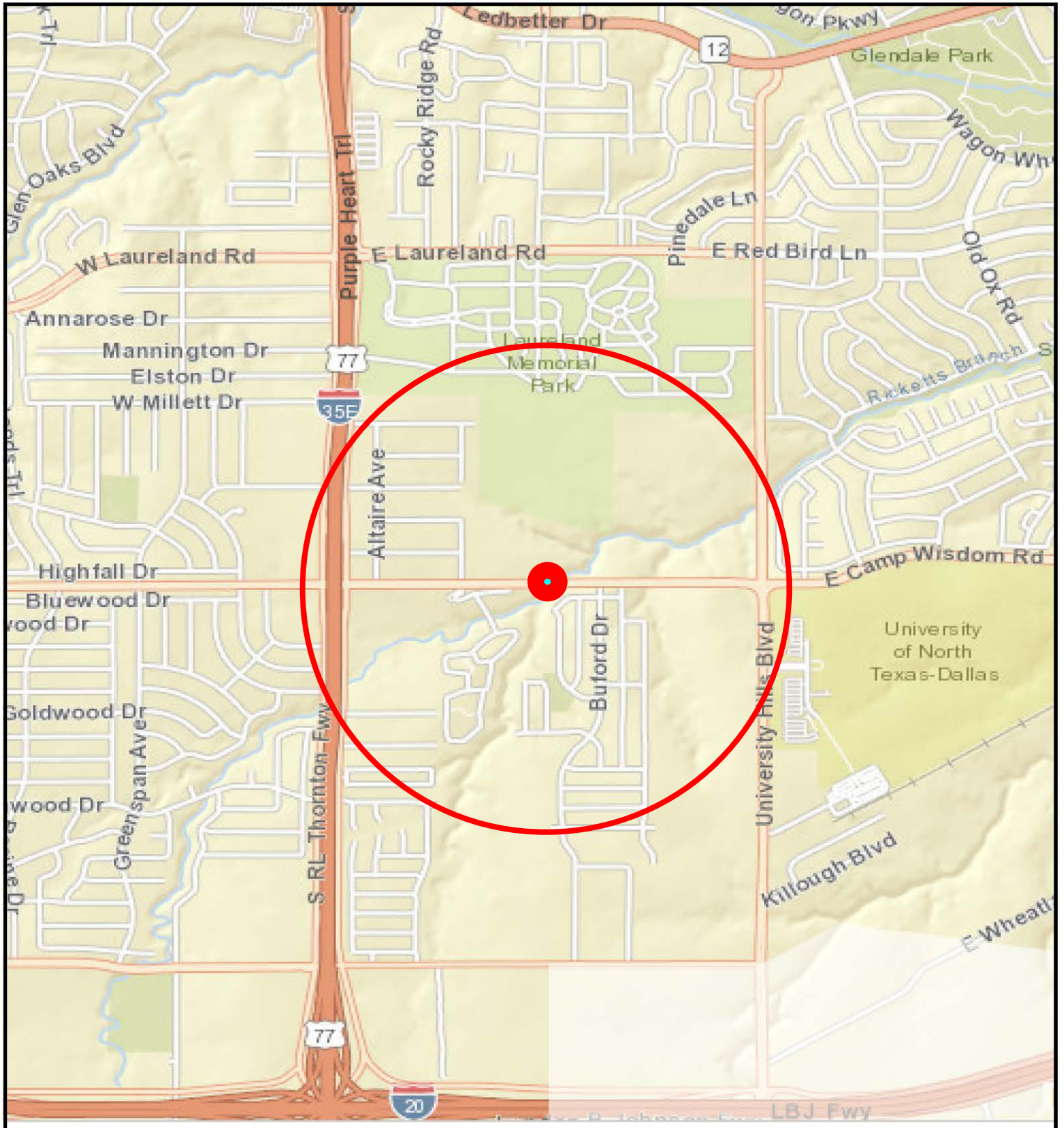
BRIDGE REPAIR PROJECT GROUP 17-0001

MARSH LANE BRIDGE OVER FURNEAUX CREEK



COUNCIL DISTRICT 12

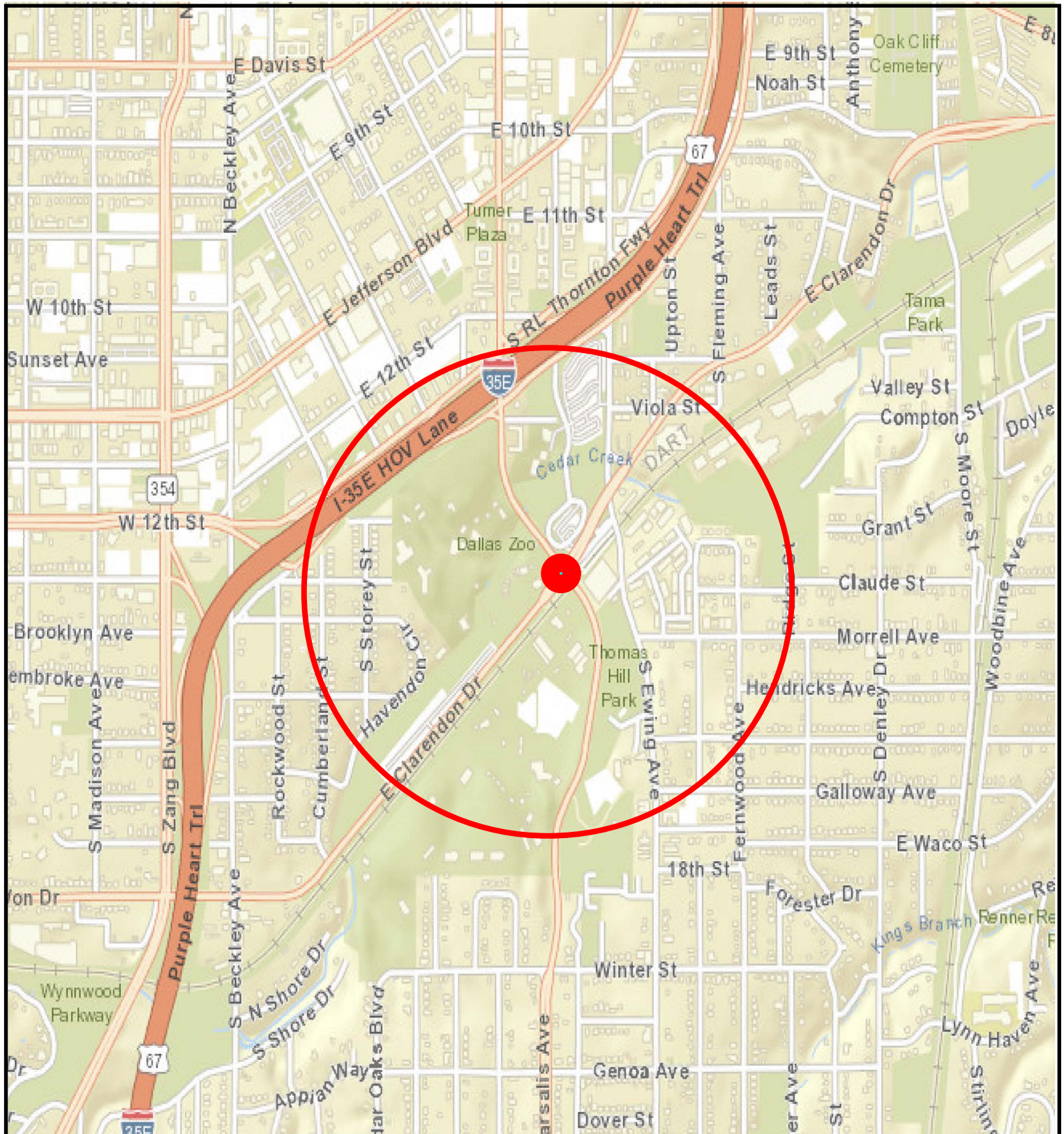
BRIDGE REPAIR GROUP 17-0001
CAMP WISDOM BRIDGE OVER RICKETTS CREEK



COUNCIL DISTRICT 3, 8

BRIDGE REPAIR PROJECT GROUP 17-0001

MARSALIS AVENUE BRIDGE OVER DALLAS ZOO ENTRANCE



COUNCIL DISTRICT 4

November 14, 2018

WHEREAS, Nathan D. Maier Consulting Engineers, Inc. was selected through the Request for Qualifications (CIZ1721) for the Bridge Repair Group 17-0001; and

WHEREAS, the City desires to enter into a professional services contract with Nathan D. Maier Consulting Engineers, Inc. to provide engineering design for the repair of four bridges as the Bridge Repair Group 17-0001.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Nathan D. Maier Consulting Engineers, Inc., approved as to form by the City Attorney, to provide engineering design for the repair of four bridges as Bridge Repair Group 17-0001, in an amount not to exceed \$197,590.00.

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

Nathan D. Maier Consulting Engineers, Inc., for the engineering design of bridge repair projects: Maple Avenue Bridge over Turtle Creek, Marsh Lane Bridge over Furneaux Creek, Camp Wisdom Road Bridge over Ricketts Creek, and Marsalis Avenue Bridge over the Dallas Zoo entrance:

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit VA30, Activity BRAM	
Object 3210, Program PB17VA30	
Encumbrance/Contract CX-PBW-2018-00008053	
Vendor 354434	\$ 66,110.00

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit VA32, Activity BRAM	
Object 3210, Program PB17VA32	
Encumbrance/Contract CX-PBW-2018-00008053	
Vendor 354434	\$ 12,000.00

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit VA33, Activity BRAM	
Object 3210, Program PB17VA33	
Encumbrance/Contract CX-PBW-2018-00008053	
Vendor 354434	\$ 93,980.00

November 14, 2018

SECTION 2. (continued)

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit VA35, Activity BRAM	
Object 3210, Program PB17VA35	
Encumbrance/Contract CX-PBW-2018-00008053	
Vendor 354434	<u>\$ 25,500.00</u>
 Total amount not to exceed	 \$197,590.00

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.



Agenda Information Sheet

File #: 18-1053

Item #: 10.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of Street Reconstruction Group 17-1006 (list attached to the Agenda Information Sheet) - Not to exceed \$186,715.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$144,455.00) and Water Capital Improvement Fund (\$42,260.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Urban Engineers Group, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Urban Engineers Group, Inc. for the engineering design of two street reconstruction projects of local streets as Street Reconstruction Group 17-1006. The street reconstruction projects will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, and possible replacement of the drainage system, and water improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
Rugged Drive from Berkley Avenue to Ferndale Avenue	1	\$92,915.00
South Van Buren Avenue from West Pembroke Avenue to Page Avenue	1	\$93,800.00

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	December 2019
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$144,455.00
Water Capital Improvement Fund - \$42,260.00

Estimated Future Cost - Construction - \$1,705,086.29

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$186,715.00	Architecture & Engineering	25.66%	100.00%	\$186,715.00
• This contract exceeds the M/WBE goal.				

OWNER

Urban Engineering Group, Inc.

Faisal Syed, P.E., Principal

MAPS

Attached

Street Reconstruction Group 17-1006

Street Reconstruction - Local Streets - Improvements

<u>Project</u>	<u>Council District</u>
Rugged Drive from Berkley Avenue to Ferndale Avenue	1
South Van Buren Avenue from West Pembroke Avenue to Page Avenue	1

November 14, 2018

WHEREAS, Urban Engineers Group, Inc., was selected to provide engineering design for Street Reconstruction Group 17-1006.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Urban Engineers Group, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed \$186,715.00.

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

Urban Engineers Group, Inc. for the engineering design of street reconstruction projects on local streets on: Rugged Drive from Berkley Avenue to Ferndale Avenue; and South Van Buren Avenue from West Pembroke Avenue to Page Avenue.

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V189, Activity SREC	
Object 4111, Program PB17V189	
Encumbrance/Contract No. CX-PBW-2018-00008087	
Vendor 511462	\$ 76,045.00

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V191, Activity SREC	
Object 4111, Program PB17V191	
Encumbrance/Contract No. CX-PBW-2018-00008087	
Vendor 511462	\$ 68,410.00

Water Capital Improvement Fund	
Fund 3115, Department DWU, Unit PW42, Activity RELO	
Object 4111, Program 719021	
Encumbrance/Contract No. CX-PBW-2018-00008087	
Vendor 511462	<u>\$ 42,260.00</u>

Total amount not to exceed	\$186,715.00
----------------------------	--------------

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.



Agenda Information Sheet

File #: 18-1056

Item #: 11.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Lockwood, Andrews & Newnam, Inc. for the engineering design of Street Reconstruction Group 17-1007 (list attached to the Agenda Information Sheet) - Not to exceed \$250,847.36 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$241,218.56) and Wastewater Capital Improvement Fund (\$9,628.80)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Lockwood, Andrews & Newnam, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Lockwood, Andrews & Newnam, Inc. for the engineering design of two street reconstruction projects of local streets as Street Reconstruction Group 17-1007. The street reconstruction projects will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, possible replacement of the drainage system, and wastewater improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
Bombay Avenue from Huron Drive to Thurston Drive	2	\$134,156.83
Fillmore Drive from Empire Central Drive to Register Avenue	2	\$116,690.53

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	December 2019
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$241,218.56
Wastewater Capital Improvement Fund - \$9,628.80

Estimated Future Cost - Construction - \$2,148,155.08

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$250,847.36	Architecture & Engineering	25.66%	39.98%	\$100,290.00
• This contract exceeds the M/WBE goal.				

OWNER

Lockwood, Andrews & Newnam, Inc.

Leo Daly, III, Owner

MAPS

Attached

Street Reconstruction Group 17-1007

Street Reconstruction - Local Streets - Improvements

<u>Project</u>	<u>Council District</u>
Bombay Avenue from Huron Drive to Thurston Drive	2
Fillmore Drive from Empire Central Drive to Register Avenue	2

November 14, 2018

WHEREAS, Lockwood, Andrews & Newnam, Inc. was selected to provide engineering design for Street Reconstruction Group 17-1007.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Lockwood, Andrews & Newnam, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed \$250,847.36.

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

Lockwood, Andrews & Newnam, Inc. for the engineering design of street reconstruction projects on local streets on: Bombay Avenue from Huron Drive to Thurston Drive and Fillmore Drive from Empire Central Drive to Register Avenue:

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V193, Activity SREC	
Object 4111, Program PB17V193	
Encumbrance/Contract No. CX PBW-2018-00008135	
Vendor VS0000075003	\$124,528.03

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V195, Activity SREC	
Object 4111, Program PB17V195	
Encumbrance/Contract No. CX PBW-2018-00008135	
Vendor VS0000075003	\$116,690.53

Wastewater Capital Improvement Fund	
Fund 2116, Department DWU, Unit PS42, Activity RELO	
Object 4111, Program 719028	
Encumbrance/Contract No. CX PBW-2018-00008135	
Vendor VS0000075003	<u>\$ 9,628.80</u>

Total amount not to exceed	\$250,847.36
----------------------------	--------------

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.



Agenda Information Sheet

File #: 18-1058

Item #: 12.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 1

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with MV Engineering, Inc. for the engineering design of Street Reconstruction Group 17-1010 (list attached to the Agenda Information Sheet) - Not to exceed \$134,711.14 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$126,135.90) and Water Capital Improvement Fund (\$8,575.24)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, MV Engineering, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with MV Engineering, Inc. for the engineering design of one street reconstruction of thoroughfares and one street reconstruction of local streets project as Street Reconstruction Group 17-1010. The street reconstruction projects will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, possible replacement of the drainage system, and water improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
North Lancaster Avenue from East Colorado Boulevard to Addison Street	1	\$43,982.47

Street Reconstruction - Thoroughfares - Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
East Davis Street from Beckley Avenue to Patton Avenue	1	\$90,728.67

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	December 2019
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$126,135.90
Water Capital Improvement Fund - \$8,575.24

Estimated Future Cost - Construction - \$1,168,697.16

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$134,711.14	Architecture & Engineering	25.66%	69.05%	\$93,015.73
• This contract exceeds the M/WBE goal.				

OWNER

MV Engineering, Inc.

David Hosseiny, P.E., Vice President

MAPS

Attached

Street Reconstruction Group 17-1010

Street Reconstruction - Local Streets - Improvements

<u>Project</u>	<u>Council District</u>
North Lancaster Avenue from East Colorado Boulevard to Addison Street	1

Street Reconstruction - Thoroughfares - Improvements

<u>Project</u>	<u>Council District</u>
East Davis Street from Beckley Avenue to Patton Avenue	1

November 14, 2018

WHEREAS, MV Engineering, Inc. was selected to provide engineering design for Street Reconstruction Group 17-1010.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with MV Engineering, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed \$134,711.14.

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

MV Engineering, Inc. for the engineering design of street reconstruction projects on local streets and thoroughfares on: North Lancaster Avenue from East Colorado Boulevard to Addison Street and East Davis Street from Beckley Avenue to Patton Avenue:

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V238, Activity SREC	
Object 4111, Program PB17V238	
Encumbrance/Contract No. CX-PBW-2018-00008162	
Vendor VS0000014785	\$ 35,407.23

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V303, Activity SREC	
Object 4111, Program PB17V303	
Encumbrance/Contract No. CX-PBW-2018-00008162	
Vendor VS0000014785	\$ 90,728.67

Water Capital Improvement Fund	
Fund 3115, Department DWU, Unit PW42, Activity RELO	
Object 4111, Program 719031	
Encumbrance/Contract No. CX-PBW-2018-00008162	
Vendor VS0000014785	\$ <u>8,575.24</u>

Total amount not to exceed	\$134,711.14
----------------------------	--------------

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.



Agenda Information Sheet

File #: 18-1062

Item #: 13.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 4

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Dunaway Associates, L.P. for the engineering design of Target Neighborhood Group 17-4010 (list attached to the Agenda Information Sheet) - Not to exceed \$131,479.27 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$115,979.27) and Wastewater Capital Improvement Fund (\$15,500.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Dunaway Associates, L.P., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Dunaway Associates, L.P. for the engineering design of two street improvements and two alley improvements as Target Neighborhood Group 17-4010. These target neighborhood improvements will include replacing the existing deteriorating alleys and street asphalt pavement with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, possible replacement of the drainage system, and wastewater improvements.

Following are the locations and design costs for each project:

Target Neighborhood Group 17-4010

Street Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
12 th Street from Upton Street to 200 feet east of Upton Street	4	\$31,011.47

Upton Street from Interstate Highway 35E to 12 th Street	4	\$51,143.78
--	---	-------------

Alley Improvements

Alley improvement between 8 th Street and Church Street from Interstate Highway 35E to North Cliff Street	4	\$31,632.28
--	---	-------------

Alley improvement between Ewing Avenue and Upton Street from Viola Street to Clarendon Drive	4	\$17,691.74
--	---	-------------

ESTIMATED SCHEDULE OF PROJECT

Begin Design	January 2019
Complete Design	January 2020
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$115,979.27
Wastewater Capital Improvement Fund - \$15,500.00

Estimated Future Cost - Construction - \$1,126,462.90

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$131,479.27	Architecture & Engineering	25.66%	34.83%	\$45,790.00
• This contract exceeds the M/WBE goal.				

OWNER

Dunaway Associates, L.P.

Kervin Campbell, P.E., Civil Engineering Executive

MAPS

Attached

Target Neighborhood Group 17-4010

Target Neighborhood Improvements

Project

Council District

Street Improvements

12 th Street from Upton Street to 200 feet east of Upton Street	4
Upton Street from Interstate Highway 35E to 12 th Street	4

Alley Improvements

Between 8 th Street and Church Street from Interstate Highway 35E to North Cliff Street	4
Between Ewing Avenue and Upton Street from Viola Street to Clarendon Drive	4

November 14, 2018

WHEREAS, Dunaway Associates, L.P. was selected to provide engineering design for Target Neighborhood Group 17-4010.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Dunaway Associates, L.P., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed \$131,479.27.

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

Dunaway Associates, L.P. for the engineering design of Target Neighborhood Improvement Projects as follows: Street improvements - 12th Street from Upton Street to 200 feet east of Upton Street; and Upton Street from Interstate Highway 35E to 12th Street.

Alley improvements between 8th Street and Church Street from Interstate Highway 35E to North Cliff Street; and between Ewing Avenue and Upton Street from Viola Street to Clarendon Drive:

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V992, Activity TGTN	
Object 4111, Program PB17V992	
Encumbrance/Contract No. CX-PBW-2018-00008095	
Vendor VS0000059194	\$ 31,011.47

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V993, Activity TGTN	
Object 4111, Program PB17V993	
Encumbrance/Contract No. CX-PBW-2018-00008095	
Vendor VS0000059194	\$ 25,482.28

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V994, Activity TGTN	
Object 4111, Program PB17V994	
Encumbrance/Contract No. CX-PBW-2018-00008095	
Vendor VS0000059194	\$ 17,691.74

November 14, 2018

SECTION 2. (continued)

Street and Transportation (A) Fund
Fund 1V22, Department PBW, Unit V995, Activity TGTN
Object 4111, Program PB17V995
Encumbrance/Contract No. CX-PBW-2018-00008095
Vendor VS0000059194 \$ 41,793.78

Wastewater Capital Improvement Fund
Fund 2116, Department DWU, Unit PS42, Activity RELO
Object 4111, Program 719034
Encumbrance/Contract No. CX-PBW-2018-00008095
Vendor VS0000059194 \$ 15,500.00

Total amount not to exceed \$131,479.27

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.



Agenda Information Sheet

File #: 18-1087

Item #: 14.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 5

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. for the engineering design of Street Reconstruction Group 17-5007 (list attached to the Agenda Information Sheet) - Not to exceed \$167,001.57 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$115,621.57) and Water Utilities Capital Improvement Funds (\$51,380.00)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Nathan D. Maier Consulting Engineers, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Nathan D. Maier Consulting Engineers, Inc. for the engineering design of two street reconstruction projects of local streets as Street Reconstruction Group 17-5007. The street reconstruction projects will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, possible replacement of the drainage system, water and wastewater improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
Donnybrook Lane from North Prairie Creek Road to Riverway Drive	5	\$71,252.93
Palisade Drive from North Prairie Creek Road		

to Riverway Drive	5	\$95,748.64
-------------------	---	-------------

ESTIMATED SCHEDULE OF PROJECT

Begin Design	January 2019
Complete Design	January 2020
Begin Construction	April 2020
Complete Construction	April 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$115,621.57
 Water Utilities Capital Improvement Funds - \$51,380.00

Estimated Future Cost - Construction - \$1,634,625.30

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$167,001.57	Architecture & Engineering	25.66%	100.00%	\$167,001.57
• This contract exceeds the M/WBE goal.				

OWNER

Nathan D. Maier Consulting Engineers, Inc.

Jean Maier Dean, President

MAPS

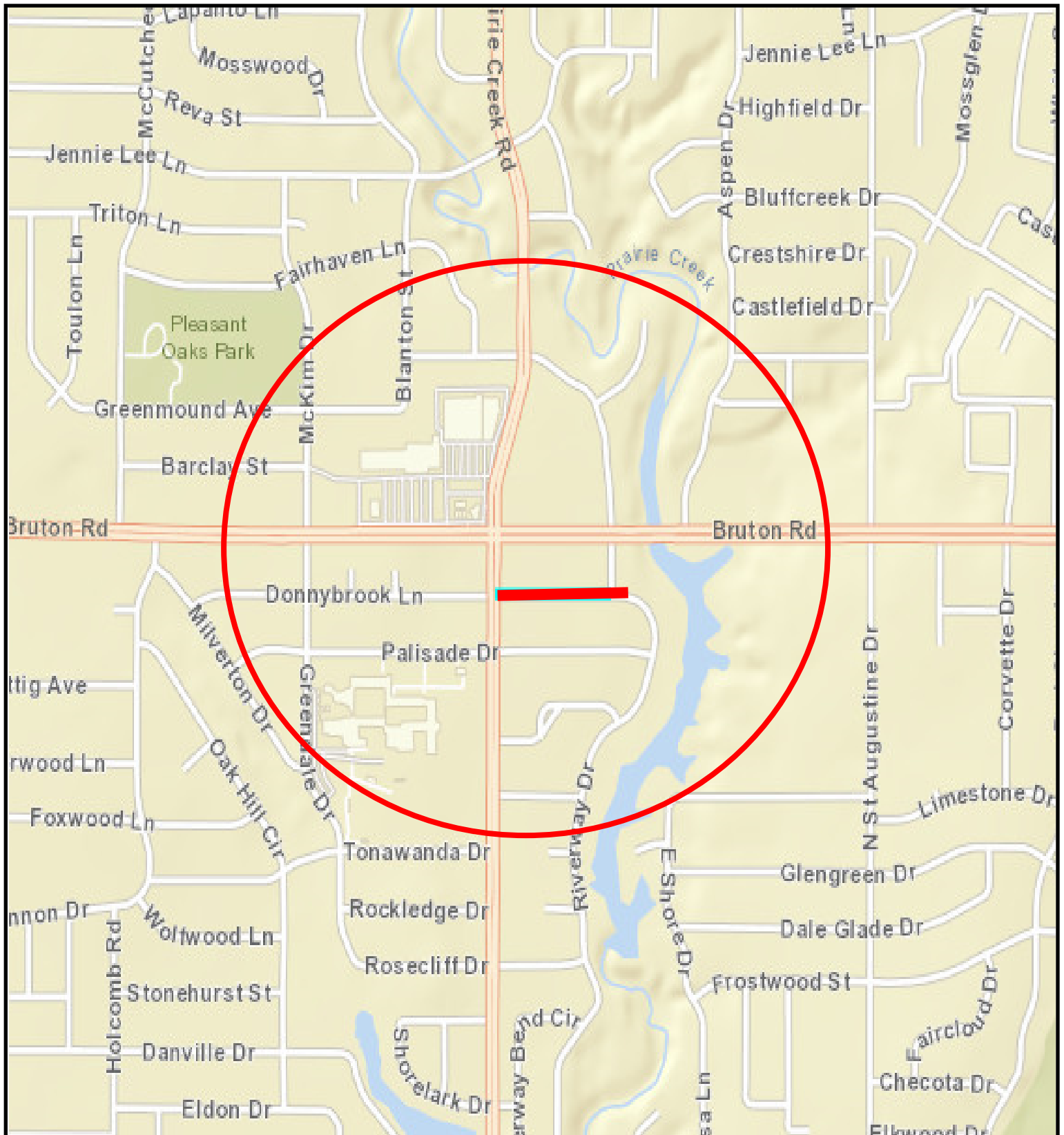
Attached

Street Reconstruction Group 17-5007

Street Reconstruction - Local Streets - Improvements

<u>Project</u>	<u>Council District</u>
Donnybrook Lane from North Prairie Creek Road to Riverway Drive	5
Palisade Drive from North Prairie Creek Road to Riverway Drive	5

**STREET RECONSTRUCTION
DONNYBROOK LANE FROM NORTH PRAIRIE
CREEK ROAD TO RIVERWAY DRIVE**



COUNCIL DISTRICT 5

November 14, 2018

WHEREAS, Nathan D. Maier Consulting Engineers, Inc. was selected to provide engineering design of Street Reconstruction Group 17-5007.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Nathan D. Maier Consulting Engineers, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed \$167,001.57.

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

Nathan D. Maier Consulting Engineers, Inc., for the engineering design of street reconstruction projects on Donnybrook Lane from North Prairie Creek Road to Riverway Drive and Palisade Drive from North Prairie Creek Road to Riverway Drive:

Street and Transportation (A) Fund
Fund 1V22, Department PBW, Unit V254, Activity SREC
Object 4111, Program PB17V254
Encumbrance/Contract No. CX-PBW-2018-00008161
Vendor 354434 \$ 46,962.93

Street and Transportation (A) Fund
Fund 1V22, Department PBW, Unit V255, Activity SREC
Object 4111, Program PB17V255
Encumbrance/Contract No. CX-PBW-2018-00008161
Vendor 354434 \$ 68,658.64

Water Capital Improvement Fund
Fund 3115, Department DWU, Unit PW42, Activity RELO
Object 4111, Program 719035
Encumbrance/Contract No. CX-PBW-2018-00008161
Vendor 354434 \$ 23,155.83

Wastewater Capital Improvement Fund
Fund 2116, Department DWU, Unit PS42, Activity RELO
Object 4111, Program 719036
Encumbrance/Contract No. CX-PBW-2018-00008161
Vendor 354434 \$ 28,224.17

Total amount not to exceed \$167,001.57

November 14, 2018

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.



Agenda Information Sheet

File #: 18-1063

Item #: 15.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2, 6

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with CP&Y, Inc. for the engineering design of Street Reconstruction Group 17-6001 (list attached to the Agenda Information Sheet) - Not to exceed \$479,630.64 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$429,369.59) and Water Utilities Capital Improvement Funds (\$50,261.05)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, CP&Y, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with CP&Y, Inc. for the engineering design of three street reconstruction projects of local streets as Street Reconstruction Group 17-6001. The street reconstruction projects will include replacing the existing deteriorating concrete streets with reinforced concrete pavement, curb, gutter, sidewalk, driveway approaches, paving marking, possible replacement of the drainage system, water and wastewater improvements.

Following are the locations and design costs for each project:

Street Reconstruction - Local Streets - Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
Lenel Place from Clover Lane to Wemdon Drive	2 6	\$107,342.38 \$107,342.40
Lenel Place from Lively Lane to Clover Lane	6	\$107,342.40

Lenel Place from Wemdon Drive
to Mixon Drive

6

\$157,603.46

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	December 2019
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$429,369.59

Water Utilities Capital Improvement Funds - \$50,261.05

Estimated Future Cost - Construction - \$3,874,470.00

<u>Council District</u>	<u>Amount</u>
2	\$107,342.38
6	<u>\$372,288.26</u>
Total	\$479,630.64

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$479,630.64	Architecture & Engineering	25.66%	100.00%	\$479,630.64
• This contract exceeds the M/WBE goal.				

OWNER

CP&Y, Inc.

Tom Cochill, P.E., Vice President

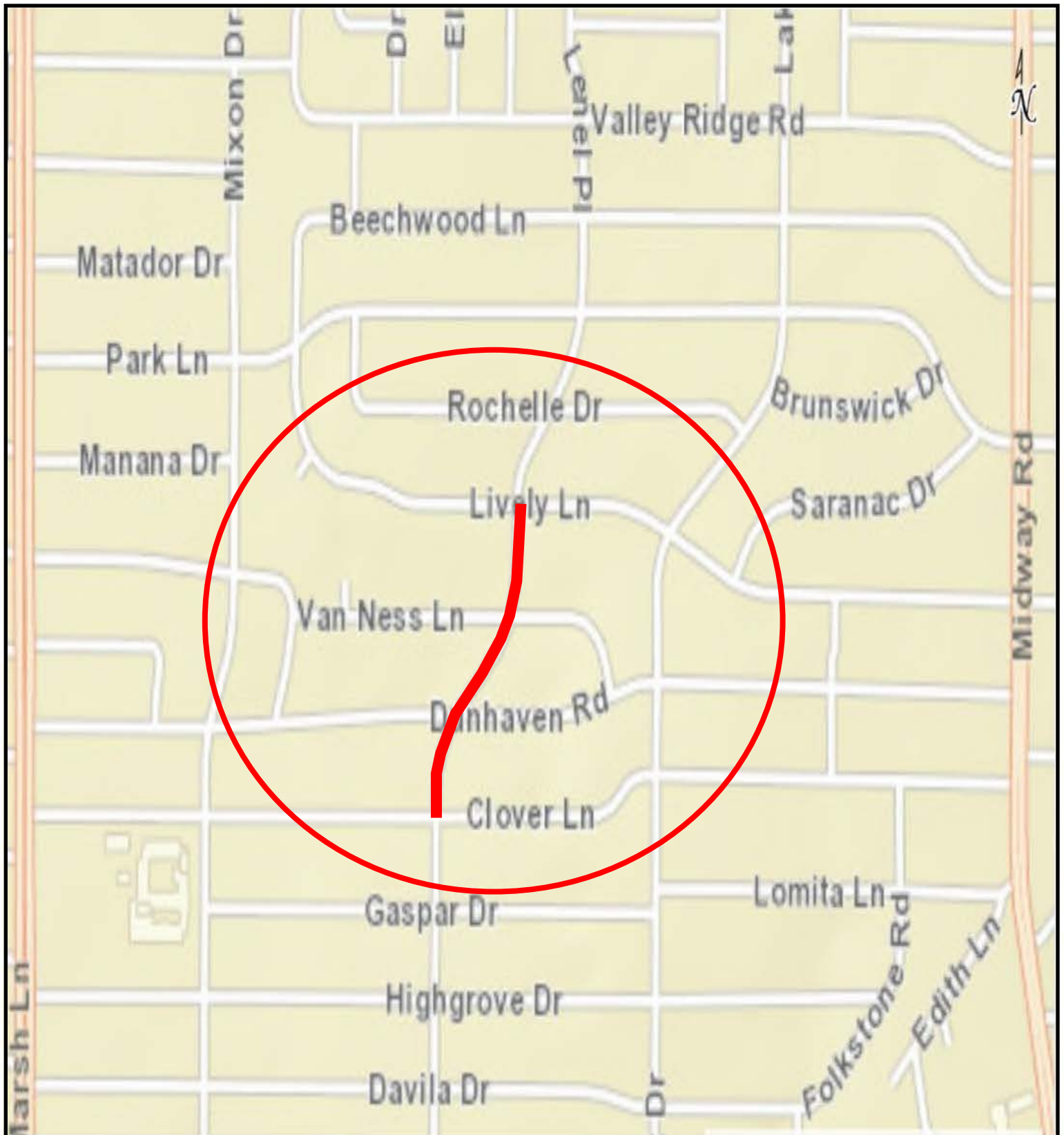
MAPS

Attached

Street Reconstruction Group 17-6001

<u>Project</u>	<u>Council District</u>
Lenel Place (Partnership with District 2 from Clover Lane to Wemdon Drive	2,6
Lenel Place from Lively Lane to Clover Lane	6
Lenel Place from Wemdon Drive to Mixon Drive	6

**STREET RECONSTRUCTION
LENEL PLACE FROM LIVELY LANE TO CLOVER LANE**



COUNCIL DISTRICT 6

November 14, 2018

WHEREAS, CP&Y, Inc. was selected to provide engineering design of Street Group 17-6001.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with CP&Y, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed \$479,630.64.

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

CP&Y, Inc. for the engineering design of street reconstruction projects on Lenel Place from Wemdon Drive to Mixon Drive, Lenel Place from Clover Lane to Wemdon Drive, and Lenel Place from Lively Lane to Clover Lane:

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V207, Activity SREC	
Object 4111, Program PB17V207	
Encumbrance/Contract No. CX-PBW-2018-00008067	
Vendor VC0000005625	\$107,342.41

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V208, Activity SREC	
Object 4111, Program PB17V208	
Encumbrance/Contract No. CX-PBW-2018-00008067	
Vendor VC0000005625	\$107,342.38

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V240, Activity SREC	
Object 4111, Program PB17V240	
Encumbrance/Contract No. CX-PBW-2018-00008067	
Vendor VC0000005625	\$107,342.40

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V258, Activity SREC	
Object 4111, Program PB17V258	
Encumbrance/Contract No. CX-PBW-2018-00008067	
Vendor VC0000005625	\$107,342.40

November 14, 2018

SECTION 2. (continued)

Water Capital Improvement Fund
Fund 3115, Department DWU, Unit PW42, Activity RELO
Object 4111, Program 719009
Encumbrance/Contract No. CX-PBW-2018-00008067
Vendor VC0000005625 \$ 32,669.68

Wastewater Capital Improvement Fund
Fund 2116, Department DWU, Unit PS42, Activity RELO
Object 4111, Program 719010
Encumbrance/Contract No. CX-PBW-2018-00008067
Vendor VC0000005625 \$ 17,591.37

Total amount not to exceed \$479,630.64

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.



Agenda Information Sheet

File #: 18-1051

Item #: 16.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 10

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Hayden Consultants, Inc. for the engineering design of Alley Reconstruction Group 17-10001 (list attached to the Agenda Information Sheet) - Not to exceed \$225,122.22 - Financing: Street and Transportation (A) Fund (2017 Bond Funds)

BACKGROUND

The Request for Qualifications (CIZ1721) was issued on May 31, 2018 for the 2017 Bond projects. The consulting firm, Hayden Consultants, Inc., was selected following a qualifications-based selection process in accordance with the City of Dallas procurement guidelines.

This action will authorize a professional services contract with Hayden Consultants, Inc. for the engineering design of seven alley reconstruction projects as Alley Reconstruction Project Group 17-10001. The alley reconstruction projects will include replacing the existing deteriorating concrete alleys with new reinforced concrete alley pavement, and storm drainage improvements.

Following are the locations and design costs for each project:

Alley Reconstruction Improvements

<u>Project</u>	<u>Council District</u>	<u>Amount</u>
10106-10160 Caribou Trail and 10127-10143 Ferndale Road	10	\$31,118.80
10163-10199 Vistadale Drive and 10200-10200 Trailcliff Drive	10	\$24,926.30
9003-9131 Webb Kay Drive		

and 9006-9132 Windy Crest Drive	10	\$53,956.75
9506-9650 Dartridge Drive and 9605-9679 Covemeadow Drive	10	\$41,723.21
9603-9616 Greensprint Drive and 9626-9626 Church Road	10	\$14,219.73
9606-9734 Shady Dale Lane and 9709-9733 Shoreview Road	10	\$27,140.29
9805-9847 Buxhill Drive and 9804-9846 Chiswell Road and 8805-8817 Fenchurch Road	10	\$32,037.14

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2018
Complete Design	December 2019
Begin Construction	March 2020
Complete Construction	March 2021

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$225,122.22

Estimated Future Cost - Construction - \$1,596,457.87

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$225,122.22	Architecture & Engineering	25.66%	27.12%	\$61,052.60
• This contract exceeds the M/WBE goal.				

OWNER

Hayden Consultants, Inc.

Rachel R. Hayden, P.E., President

MAPS

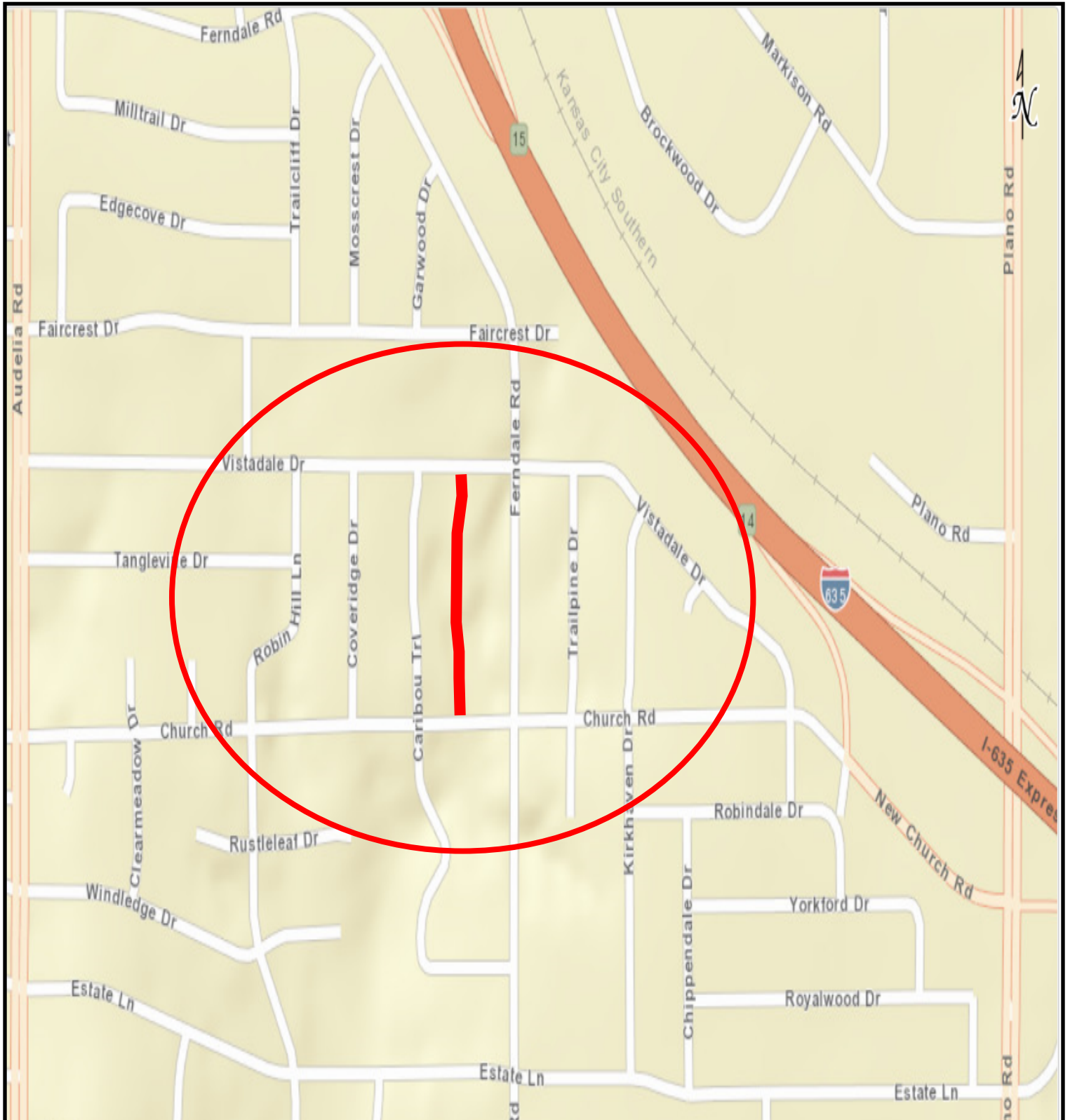
Attached

Alley Reconstruction Group 17-10001

<u>Project</u>	<u>Council District</u>
Caribou Trail (10106-10160) and Ferndale Road (10127-10143)	10
Vistadale Drive (10163-10199) and Trailcliff Drive (10200-10200)	10
Webb Kay Drive (9003-9131) and Windy Crest Drive (9006-9132)	10
Dartridge Drive (9506-9650) and Covemeadow Drive (9605-9679)	10
Greensprint Drive (9603-9616) and Church Road (9626-9626)	10
Shady Dale Lane (9606-9734) and Shoreview Road (9709-9733)	10
Buxhill Drive (9805-9847) and Chiswell Road (9804-9846) and Fenchurch Road (8805-8817)	10

ALLEY RECONSTRUCTION

10106 - 10160 CARIBOU TRAIL & 10127 - 10143 FERNDALE ROAD



COUNCIL DISTRICT 10

ALLEY RECONSTRUCTION

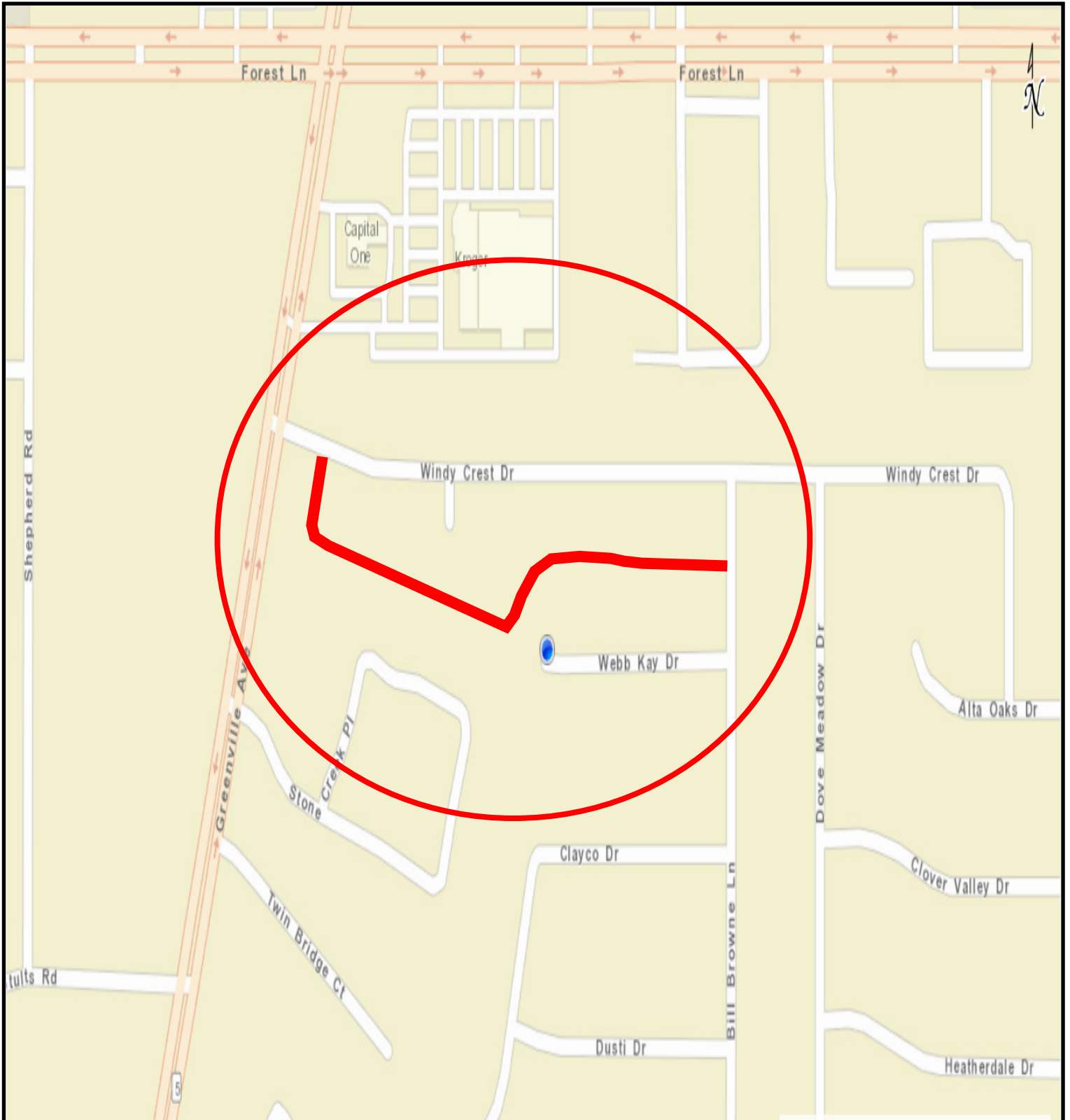
10163 - 10199 VISTADALE DRIVE & 10200 - 10200 TRAILCLIFF DRIVE



COUNCIL DISTRICT 10

ALLEY RECONSTRUCTION

9003 - 9131 WEBB KAY DRIVE & 9006 - 9132 WINDY CREST DRIVE



COUNCIL DISTRICT 10

ALLEY RECONSTRUCTION

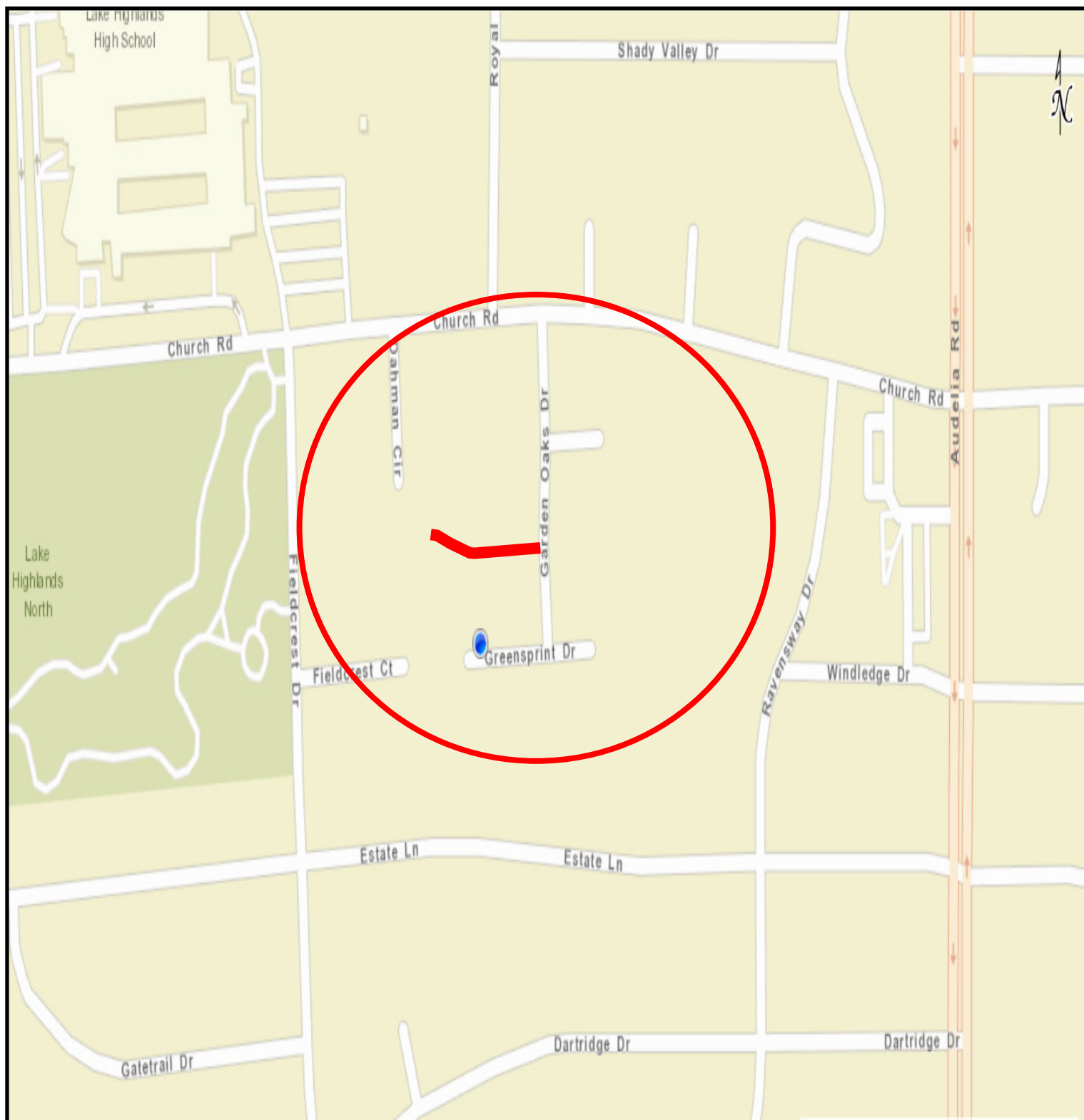
9506 - 9650 DARTRIDGE DRIVE & 9605 - 9679 COVEMEADOW DRIVE



COUNCIL DISTRICT 10

ALLEY RECONSTRUCTION

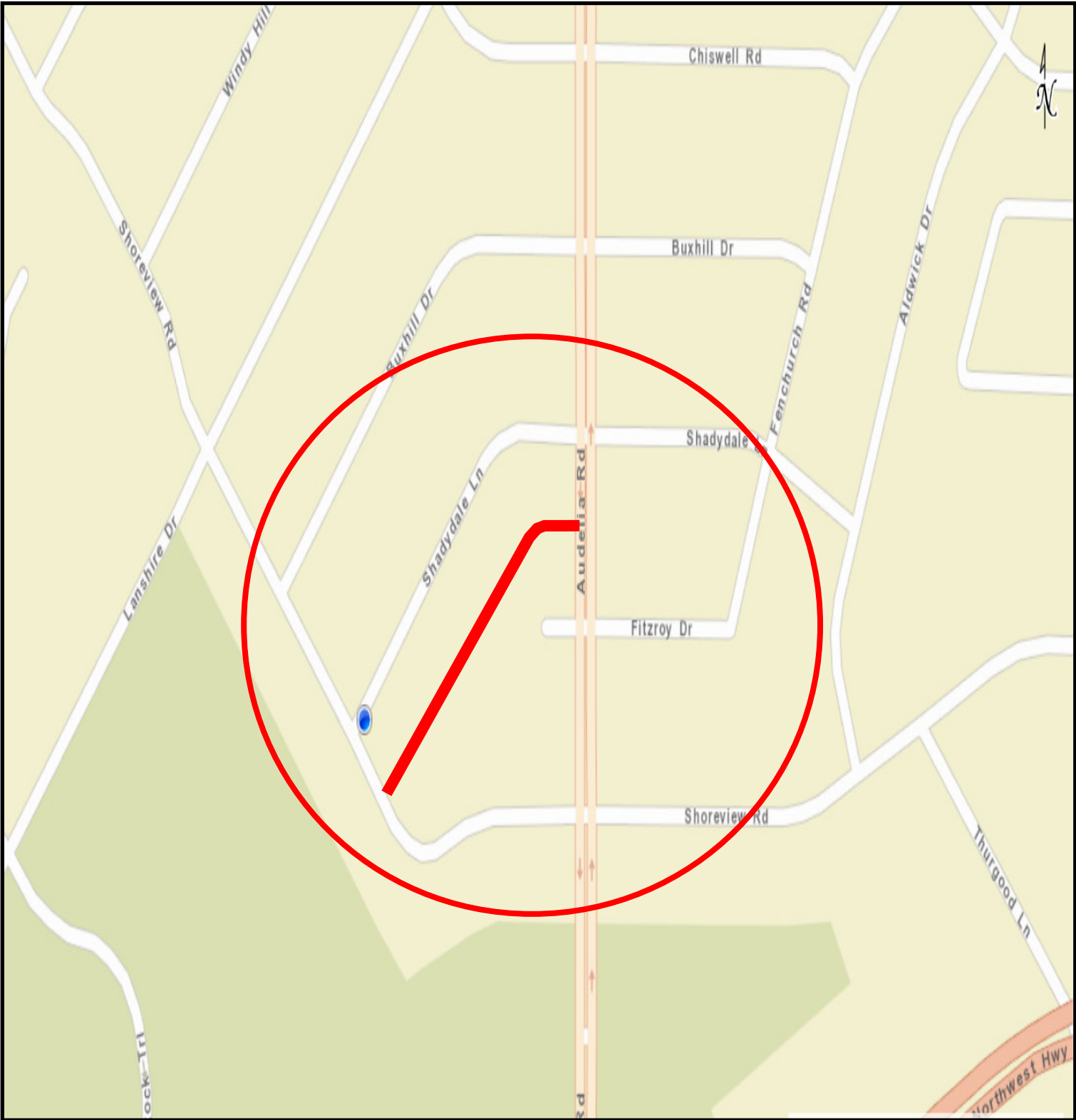
9603 - 9616 GREENSPRINT DRIVE & 9626 - 9626 CHURCH ROAD



COUNCIL DISTRICT 10

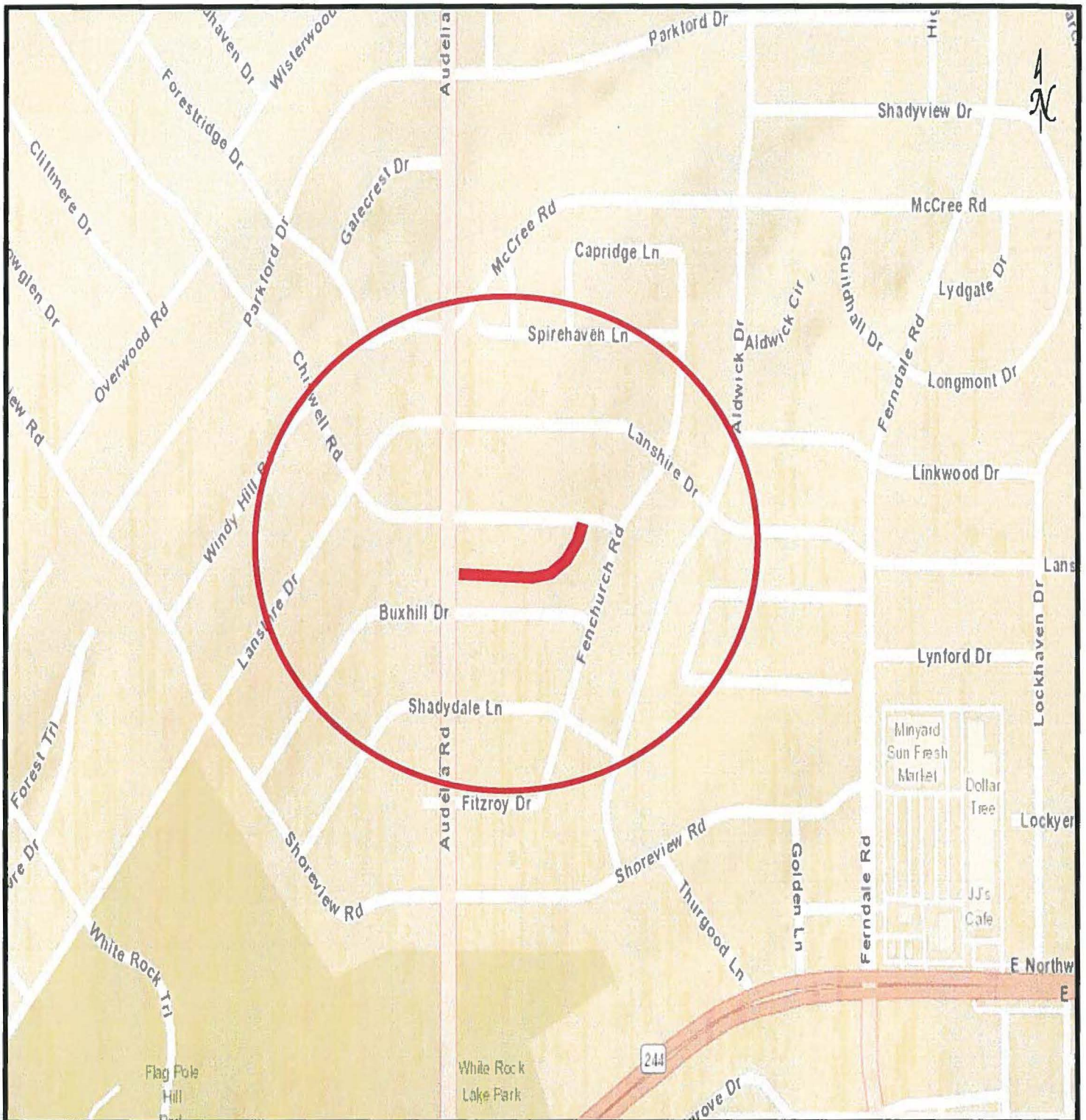
ALLEY RECONSTRUCTION

9606 - 9734 SHADY DALE LANE & 9709 - 9733 SHOREVIEW ROAD



COUNCIL DISTRICT 10

**ALLEY RECONSTRUCTION
9805 - 9847 BUXHILL DRIVE & 9804 - 9846 CHISWELL ROAD
& 8805 - 8817 FENCHURCH ROAD**



COUNCIL DISTRICT 10

November 14, 2018

WHEREAS, Hayden Consultants, Inc., was selected to provide engineering design for Alley Reconstruction Group 17-10001.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a professional services contract with Hayden Consultants, Inc., approved as to form by the City Attorney, for engineering design services for the indicated projects, in an amount not to exceed \$225,122.22.

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

Hayden Consultants, Inc. for the engineering design of alley reconstruction projects on alleys between: Caribou Trail (10106-10160) and Ferndale Road (10127-10143); Vistadale Drive (10163-10199) and Trailcliff Drive (10200-10200); Webb Kay Drive (9003-9131) and Windy Crest Drive (9006-9132); Dartridge Drive (9506-9650) and Covemeadow Drive (9605-9679); Greensprint Drive (9603-9616) and Church Road (9626-9626); Shady Dale Lane (9606-9734) and Shoreview Road (9709-9733); and Buxhill Drive (9805-9847) and Chiswell Road (9804-9846) and Fenchurch Road (8805-8817):

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V079, Activity AREC	
Object 4111, Program PB17V079	
Encumbrance/Contract No. CX-PBW-2018-00008103	
Vendor 352614	\$ 31,118.80

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V080, Activity AREC	
Object 4111, Program PB17V080	
Encumbrance/Contract No. CX-PBW-2018-00008103	
Vendor 352614	\$ 24,926.30

Street and Transportation (A) Fund	
Fund 1V22, Department PBW, Unit V081, Activity AREC	
Object 4111, Program PB17V081	
Encumbrance/Contract No. CX-PBW-2018-00008103	
Vendor 352614	\$ 53,956.75

November 14, 2018

SECTION 2. (continued)

Street and Transportation (A) Fund
Fund 1V22, Department PBW, Unit V082, Activity AREC
Object 4111, Program PB17V082
Encumbrance/Contract No. CX-PBW-2018-00008103
Vendor 352614 \$ 41,723.21

Street and Transportation (A) Fund
Fund 1V22, Department PBW, Unit V083, Activity AREC
Object 4111, Program PB17V083
Encumbrance/Contract No. CX-PBW-2018-00008103
Vendor 352614 \$ 14,219.73

Street and Transportation (A) Fund
Fund 1V22, Department PBW, Unit V084, Activity AREC
Object 4111, Program PB17V084
Encumbrance/Contract No. CX-PBW-2018-00008103
Vendor 352614 \$ 27,140.29

Street and Transportation (A) Fund
Fund 1V22, Department PBW, Unit V085, Activity AREC
Object 4111, Program PB17V085
Encumbrance/Contract No. CX-PBW-2018-00008103
Vendor 352614 \$ 32,037.14

Total amount not to exceed \$225,122.22

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.



Agenda Information Sheet

File #: 18-926

Item #: 17.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for the 2019 Maintenance & Street Improvements Project - Heritage Asphalt Company LLC, lowest responsible bidder of three - Not to exceed \$31,425,116.30 - Financing: 2019 Street and Alley Improvements Fund (\$18,777,096.30), General Fund (\$12,399,020.00), and Capital Projects Reimbursement Fund (\$249,000.00)

BACKGROUND

This action will authorize a construction contract with Heritage Asphalt Company LLC, lowest responsible bidder of three, to provide construction services for the 2019 Maintenance and Street Improvements Project.

This project provides for construction services scheduled for Fiscal Year 2019. Bid specifications were developed and publicly advertised on August 8 and August 15, 2018 for competitive bids associated with the 2019 Maintenance and Street Improvements Project.

The following chart illustrates Heritage Asphalt Company LLC 's contractual activities with the City of Dallas for the past three years:

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

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	December 2018
Complete Construction	September 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

2019 Street and Alley Improvements Fund - \$18,777,096.30

General Fund - \$12,399,020.00

Capital Projects Reimbursement Fund - \$249,000.00

Construction (this action) \$31,425,116.30

Testing (Est.) \$ 235,688.37

Total Project Costs \$31,660,804.67

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$31,425,116.30	Construction	25.00%	25.46%	\$8,000,000.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following bids with quotes were opened on August 31, 2018:

*Denotes successful bidder

Bidders**Bid Amount**

*Heritage Asphalt Company LLC

\$ 31,425,116.30

608 Henrietta Creek Road

Roanoke, TX 76262

NPL

\$ 33,877,617.10

Acerts Inc.

\$150,640,452.00

OWNER

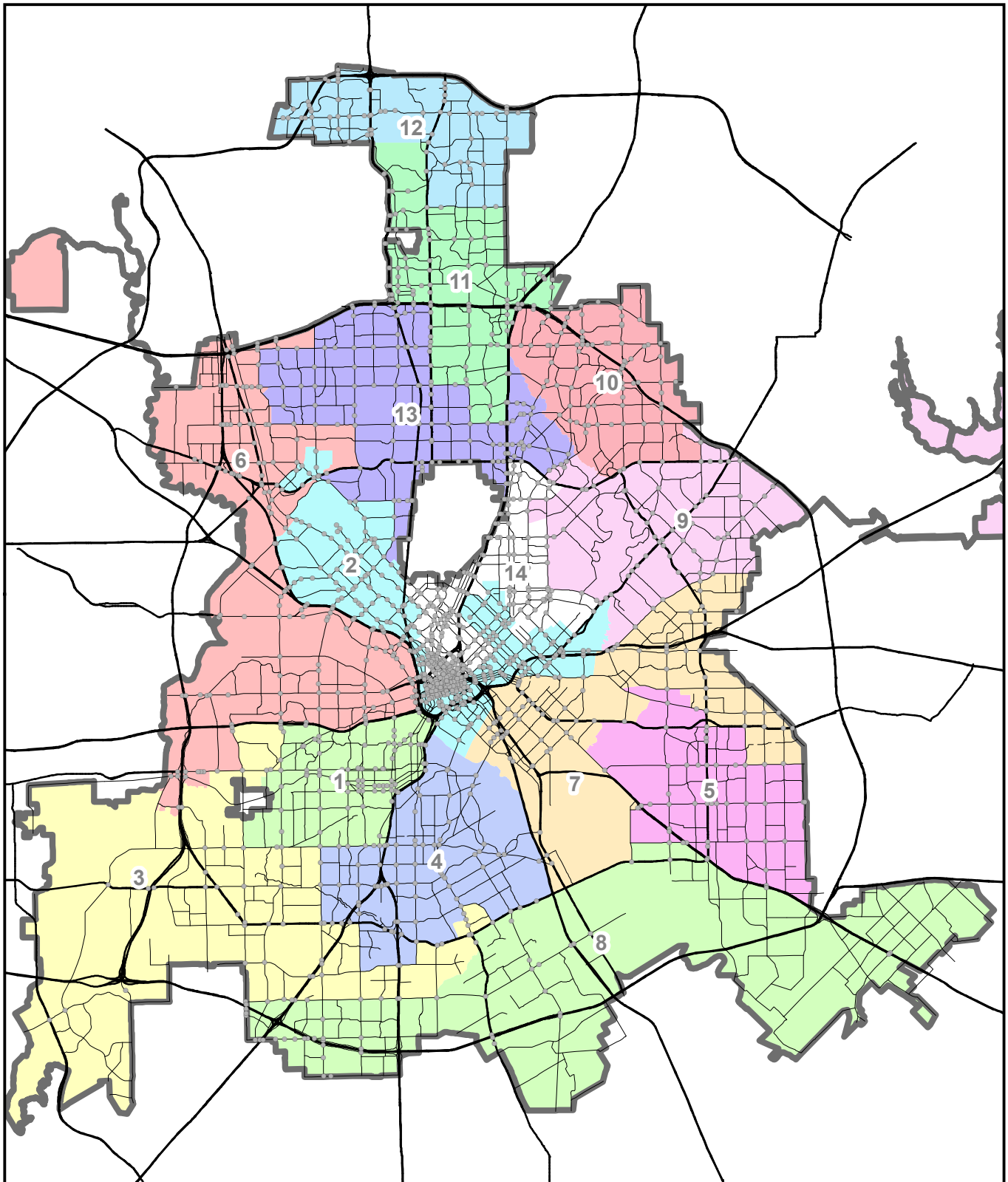
Heritage Asphalt Company LLC

Frank Renda, Vice President

MAP

Attached

2019 Maintenance & Street Improvements Project



November 14, 2018

WHEREAS, it became necessary to supplement City Forces for maintenance and street improvements throughout the City; and

WHEREAS, bid specifications were developed and publicly advertised for competitive bids associated with the 2019 Maintenance and Street Improvements Project; and

WHEREAS, three bids were received on August 31, 2018, for the construction of the 2019 Maintenance and Street Improvements Project as follows:

<u>Bidders</u>	<u>Bid Amount</u>
Heritage Asphalt Company LLC	\$ 31,425,116.30
NPL	\$ 33,877,617.10
Acerts Inc.	\$150,640.452.00

WHEREAS, it is now desirable to authorize a construction contract with Heritage Asphalt Company LLC, lowest responsible bidder of three, to provide construction services for the 2019 Maintenance & Street Improvements Project, in an amount not to exceed \$31,425,116.30.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign a construction contract with Heritage Asphalt Company LLC, lowest responsible bidder of three, to provide construction services for the 2019 Maintenance & Street Improvements Project, in an amount not to exceed \$31,425,116.30, this being the lowest responsive bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is here by authorized to disburse funds in an amount not to exceed \$31,425,116.30 to Heritage Asphalt Company LLC as follows:

Fiscal Year 2019 Street and Alley Improvements Fund Fund 0715, Department PBW, Unit W222, Activity PB51 Object 3072, Program Various Encumbrance/Contract No. CX-PBW-2018-00007900 Vendor VS98584	\$18,777.096.30
---	-----------------

Fiscal Year 2019 General Fund Fund 0001, Department PBW, Unit 3008, Activity PB51 Object 3072, Program Various Encumbrance/Contract No. CX PBW-2018-00007900 Vendor VS98584	\$12,399,020.00
---	-----------------

November 14, 2018

SECTION 2. (continued)

Fiscal Year 2019 Capital Projects Reimbursement Fund
Fund 0556, Department PBW, Unit W333, Activity PB51
Object 3072, Program Various
Encumbrance/Contract No. CX-PBW-2018-00007900
Vendor VS98584

\$ 249,000.00

Total amount not to exceed

\$31,425,116.30

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.



Agenda Information Sheet

File #: 18-933

Item #: 18.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize two-year construction services contracts, with two one-year renewal options, for job order contracting services at City facilities with Brown & Root Industrial Services, LLC, RS Commercial Construction, LLC, Phoenix 1 Restoration & Construction, Ltd., Gilbert May, Inc. dba Phillips/May Corporation, and METCO Engineering, Inc., most advantageous proposers of eight - Not to exceed \$9,000,000.00 - Financing: 2017 Bond Funds (subject to annual appropriations)

BACKGROUND

This action will authorize construction services contracts to provide job order contracting services for repairs, alterations, renovations, remediation, and minor construction at City facilities including Library facilities, Cultural and Performing Arts facilities, and Public Safety facilities. Services will be performed on one or more of the following building systems: accessibility components, building envelopes, heating, venting, and air-conditioning (HVAC) systems, electrical systems, plumbing systems, interior finishes, exterior finishes, historical facility components, and roofing systems.

This action does not encumber funds. The purpose of a job order services contract is to establish firm pricing for the above-mentioned services, for a specified term, which are ordered on an as-needed basis.

Brown & Root Industrial Services, LLC, RS Commercial Construction, LLC, Phoenix 1 Restoration & Construction, Ltd., Gilbert May, Inc. dba Phillips/May Corporation, and METCO Engineering, Inc. were selected by an evaluation committee as the most advantageous proposers to the City, in accordance with the City of Dallas procurement guidelines.

The following chart illustrates Brown & Root Industrial Services, LLC's contractual activities with the City of Dallas for the past three years.

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TWM</u>
Projects Completed	47	0	7	0
Change Orders	20	0	6	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates RS Commercial Construction's contractual activities with the City of Dallas for the past three years.

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TWM</u>
Projects Completed	96	0	0	0
Change Orders	8	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates Phoenix 1 Restoration & Construction, Ltd.'s contractual activities with the City of Dallas for the past three years.

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TWM</u>
Projects Completed	3	0	3	0
Change Orders	9	0	7	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

The following chart illustrates Gilbert May, Inc. dba Phillips/May Corporation's contractual activities with the City of Dallas for the past three years.

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TWM</u>
Projects Completed	4	0	1	0
Change Orders	12	0	1	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

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

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TWM</u>
Projects Completed	31	0	32	0
Change Orders	0	0	0	0
Projects Requiring Liquidated Damages	0	0	0	0
Projects Completed by Bonding Company	0	0	0	0

ESTIMATED SCHEDULE OF PROJECT

Begin Construction December 2018
 Complete Construction December 2022

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure, and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

2017 Bond Funds - \$9,000,000 (subject to annual appropriations)

Final distribution of funds among the selected Respondents by fiscal year will be subject to the respective job scope assignments.

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$9,000,000.00	Construction	25.00%	N/A	N/A
Job order contracting services at City facilities require 25.00% M/WBE participation. M/WBE participation efforts will be made at the time each contract is awarded.				

PROCUREMENT INFORMATION

The following eight proposals were received and opened on August 10, 2018. The proposers were ranked as follows:

*Denotes successful proposers

<u>Proposers</u>	<u>Rank</u>
*Brown & Root Industrial Services, LLC 2451 Crystal Drive, Suite 425 Arlington, Virginia 22202	1
*RS Commercial Construction, LLC 4808 Simonton Dallas, Texas 75244	2
*Gilbert May, Inc., dba Phillips May Corporation 1125 Longpoint Avenue Dallas, Texas 75247	3

*Phoenix 1 Restoration & Construction, Ltd. 14032 Distribution Way Farmers Branch, TX 75234	3
*METCO Engineering, Inc. 3333 Lee Parkway, Suite #600 Dallas, TX 75219	4
Big Sky Construction Co., Inc.	5
Nouveau Construction & Technology Services	6
3i Contracting, LLC	7

OWNERS**Brown & Root Industrial Services, LLC**

Nelson A. Dupuy, President

RS Commercial Construction, LLC

David DeMattia, President

Phoenix 1 Restoration & Construction, Ltd.

Dale C. Sellers, President

Gilbert May, Inc. dba Phillips/May Corporation

Gilbert May, President

METCO Engineering, Inc.

Barry Bagheri, President

November 14, 2018

WHEREAS, the State of Texas Local Government Code Chapter 2269 provides for Job Order Contracting by local municipalities; and

WHEREAS, Job Order Contracting is desirable and necessary to perform repair, alteration, renovation, remediation, and minor construction at City facilities; and

WHEREAS, it is now desirable to authorize construction services contracts, using 2017 Bond Funds, with Brown & Root Industrial Services, LLC; RS Commercial Construction, LLC; Phoenix 1 Restoration & Construction, Ltd.; Gilbert May, Inc. dba Phillips/May Corporation; and METCO Engineering, Inc. to provide job order contracting services at City facilities for a contract term of two years with two one-year renewal options, in a total amount not to exceed \$9,000,000.00 (subject to annual appropriations).

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to sign construction services contracts, using 2017 Bond Funds, with Brown & Root Industrial Services, LLC (Vendor VC15293), RS Commercial Construction, LLC (Vendor VS98430), Phoenix 1 Restoration & Construction, Ltd. (Vendor VC0000003594), Gilbert May, Inc. dba Phillips/May Corporation (Vendor 242277), and METCO Engineering, Inc. (Vendor VS0000025965), approved as to form by the City Attorney, to provide job order contracting services at City facilities for a contract term of two years with two one-year renewal options, in a total amount not to exceed \$9,000,000.00 (subject to annual appropriations).

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$9,000,000.00 from service contract MASC PBW-2018-00007888, using 2017 Bond Funds, to Brown & Root Industrial Services, LLC; RS Commercial Construction, LLC; Phoenix 1 Restoration & Construction, Ltd.; Gilbert May, Inc. dba Phillips/May Corporation; and METCO Engineering, Inc., in accordance with the terms and conditions of the contract from the applicable project fund for the individual construction for which the services are being performed (subject to annual appropriations).

SECTION 3. That the Department Director or designee is authorized to request services as needed with the authorized firms in accordance with accepted pricing.

SECTION 4. That each contract shall provide for termination by the City Manager, without liability, in the event of non-appropriation of funding available for these contracts by the City Council.

SECTION 5. 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.



Agenda Information Sheet

File #: 18-954

Item #: 19.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2, 6, 7, 9, 10, 11, 12, 13, 14

DEPARTMENT: Department of Public Works

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a twenty-four-month contract for the 2019 Sidewalk and Barrier Free Ramp Improvements that includes water and wastewater adjustments in Service Maintenance Areas 3 and 4 - Vescorp Construction, LLC dba Chavez Concrete Cutting, lowest responsible bidder of eight - Not to exceed \$2,519,924.00 - Financing: Street and Transportation (A) Fund (2017 Bond Funds) (\$2,380,674.00) and Water Utilities Capital Construction Funds (\$139,250.00)

BACKGROUND

This action will authorize a twenty-four-month sidewalk and barrier-free ramp installation paving services contract for the Sidewalk and Barrier-free Ramp Program. The installation of barrier-free ramps throughout the city is required in order to be in compliance with the Americans with Disabilities Act. Sidewalk projects in Service Maintenance Areas 3 and 4 will also be implemented through this contract with funding provided in the 2017 Bond Program.

Projects being implemented with this contract include the Willow Lane (north side) from Preston Road to Hillcrest Road Project, Ferguson Road (east side) from Rockyglenn Drive to Graycliff Drive Project, and the Greentree Lane/Rockaway Drive (north side) from Fisher Road to Westbrook Lane and Fisher Road (south side) from Rockaway Drive to Trammel Drive Project, and other locations to be determined in Service Maintenance Areas 3 and 4. These projects will be constructed with funds from the 2017 Bond Program.

The following chart illustrates Vescorp Construction, LLC dba Chavez Concrete Cutting's contractual activities with the City of Dallas for the past three years:

	<u>PBW</u>	<u>DWU</u>	<u>PKR</u>	<u>TWM</u>
Projects Completed	0	0	0	1
Change Orders	1	0	0	1
Projects Requiring Liquidated Damages	0	0	0	0

Projects Completed by Bonding Company 0 0 0 0

ESTIMATED SCHEDULE OF PROJECT

Begin Construction December 2018
Complete Construction December 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Street and Transportation (A) Fund (2017 Bond Funds) - \$2,380,674.00
Water Utilities Capital Construction Funds - \$139,250.00

<u>Council District</u>	<u>Amount</u>
2	\$ 46,024.67
6	\$ 46,024.67
7	\$ 245,000.00
9	\$ 598,776.00
10	\$ 46,024.67
11	\$1,400,000.00
12	\$ 46,024.67
13	\$ 46,024.66
14	\$ 46,024.66
Total Amount	\$2,519,924.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$2,519,924.00	Construction	25.00%	97.54%	\$2,457,874.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following eight bids with quotes were received and opened on August 31, 2018.

*Denotes successful bidder

<u>Bidders</u>	<u>Bid Amount</u>
* Vescorp Construction, LLC dba Chavez Concrete Cutting 2405 Peachtree Road Balch Springs, TX 75180	\$2,519,924.00
Ragle, Inc.	\$2,794,512.00
Rebar Placers Inc.	\$2,922,774.00
Camino Construction, L.P.	\$2,928,576.00
Macval Associates, LLC.	\$2,981,660.00
Heritage Asphalt Company, LLC.	\$3,064,950.00
Joe Funk Construction, Inc.	\$3,266,130.00
FNH Construction, LLC.	\$3,379,535.00

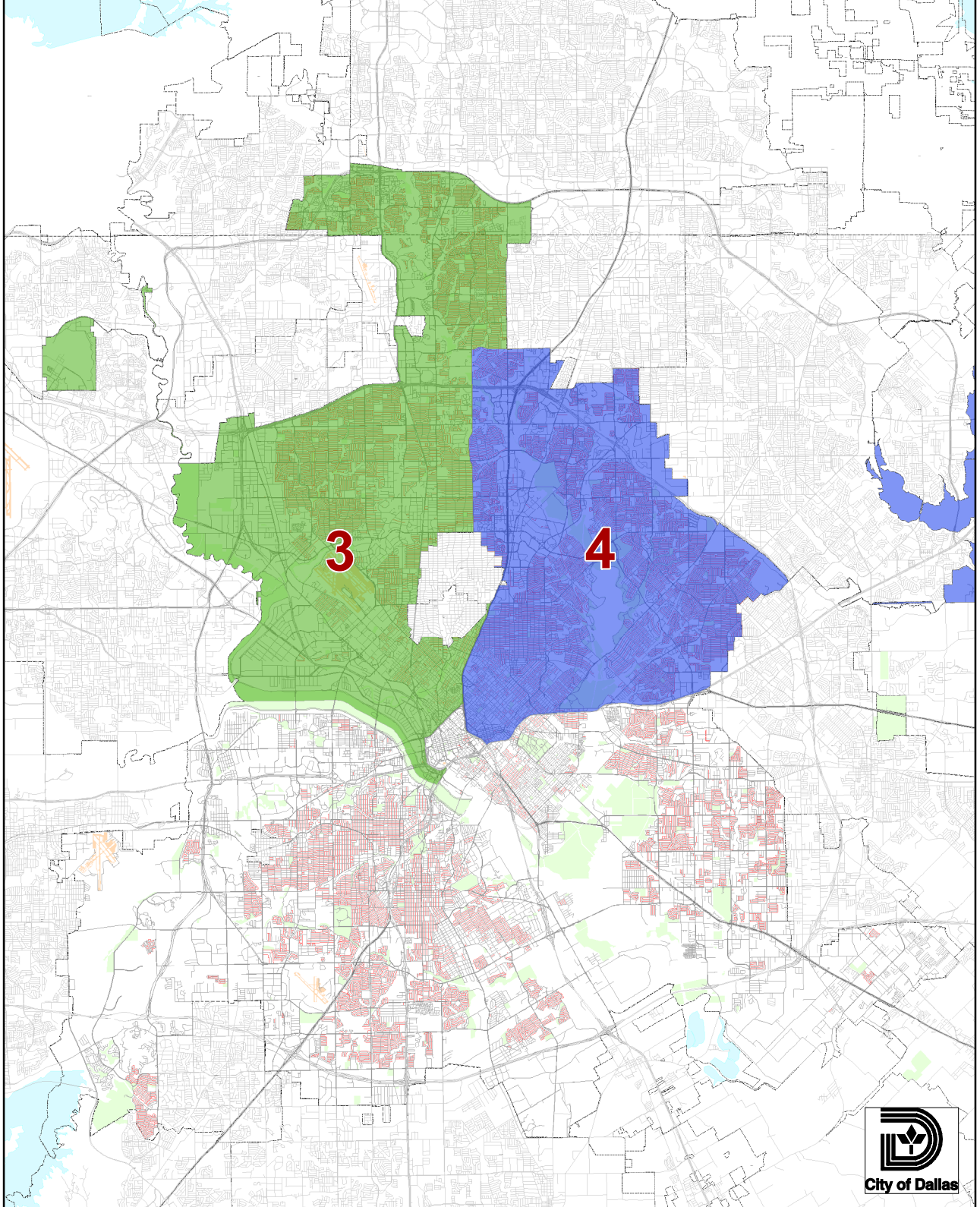
OWNER**Vescorp Construction, LLC dba Chavez Concrete Cutting**

Hugo Chavez, President

MAP

Attached

2019 SIDEWALK & BARRIER FREE RAMP IMPROVEMENTS IN SERVICE MAINTENANCE AREAS 3 & 4



November 14, 2018

WHEREAS, in November 2017, a Capital Bond Program was approved by voters; and

WHEREAS, bid specifications were developed and publicly advertised for competitive bids associated with the 2019 Sidewalk and Barrier-Free Ramp Improvements contract in Service Maintenance Areas 3 and 4; and

WHEREAS, on August 31, 2018, eight bids were received for the 2019 Sidewalk and Barrier Free Ramp Improvements in Service Maintenance Areas 3 and 4 contract that includes water and wastewater adjustments; and

<u>Bidders</u>	<u>Bid Amount</u>
Vescorp Construction, LLC. dba Chavez Concrete Cutting	\$2,519,924.00
Ragle, Inc.	\$2,794,512.00
Rebar Placers Inc.	\$2,922,774.00
Camino Construction, L.P.	\$2,928,576.00
Macval Associates, LLC.	\$2,981,660.00
Heritage Asphalt Company, LLC.	\$3,064,950.00
Joe Funk Construction, Inc.	\$3,266,130.00
FNH Construction, LLC.	\$3,379,535.00

WHEREAS, the bid submitted by Vescorp Construction, LLC dba Chavez Concrete Cutting in the amount of \$2,519,924.00 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 City Manager is hereby authorized to sign a twenty-four-month contract with Vescorp Construction, LLC dba Chavez Concrete Cutting, approved as to form by the City Attorney, for the 2019 Sidewalk and Barrier Free Ramp Improvements that includes water and wastewater adjustments in Service Maintenance Areas 3 and 4, in an amount not to exceed \$2,519,924.00 this being the lowest responsive bid received as indicated by the tabulation of bids.

SECTION 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$2,519,924.00 to Vescorp Construction, LLC dba Chavez Concrete Cutting in accordance with the terms and conditions of the contract, as follows:

November 14, 2018

SECTION 2. (continued)

Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V170, Activity SIDI Object 4530, Program PB17V170 Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	\$1,400,000.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V151, Activity SIDI Object 4530, Program PB17V151 Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	\$ 476,776.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V163, Activity SIDI Object 4530, Program PB17V163 Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	\$ 245,000.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V173, Activity SIDI Object 4530, Program PB17V173 Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	\$ 122,000.00
Street and Transportation (A) Fund Fund 1V22, Department PBW, Unit V146, Activity SIDI Object 4530, Program PB17V146 Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	\$ 136,898.00
Water Construction Fund Fund 0102, Department DWU, Unit CW42 Object 3221, Program 7A1394X Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	\$ 94,250.00
Wastewater Construction Fund Fund 0103, Department DWU, Unit CS42 Object 3222, Program 7A1395X Encumbrance/Contract No. CX-PBW-2018-00007951 Vendor VS89922	<u>\$ 45,000.00</u>
Total amount not to exceed	\$2,519,924.00

November 14, 2018

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.



Agenda Information Sheet

File #: 18-806

Item #: 20.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: November 14, 2018
COUNCIL DISTRICT(S): 5
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A resolution authorizing the conveyance of an Easement and Right-Of-Way for a tract of land containing approximately 29,836 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Elam and North Prairie Creek Roads - Financing: No cost consideration to the City

BACKGROUND

This item authorizes the conveyance of an Easement and Right-Of-Way for a tract of land containing approximately 29,836 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Elam and North Prairie Creek Roads. This easement will provide for electrical service to the recently constructed aquatic facility in Crawford Memorial Park.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On May 17, 2018, the Park and Recreation Board authorized the conveyance of an easement and right-of-way to Oncor Electric Delivery Company, LLC.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

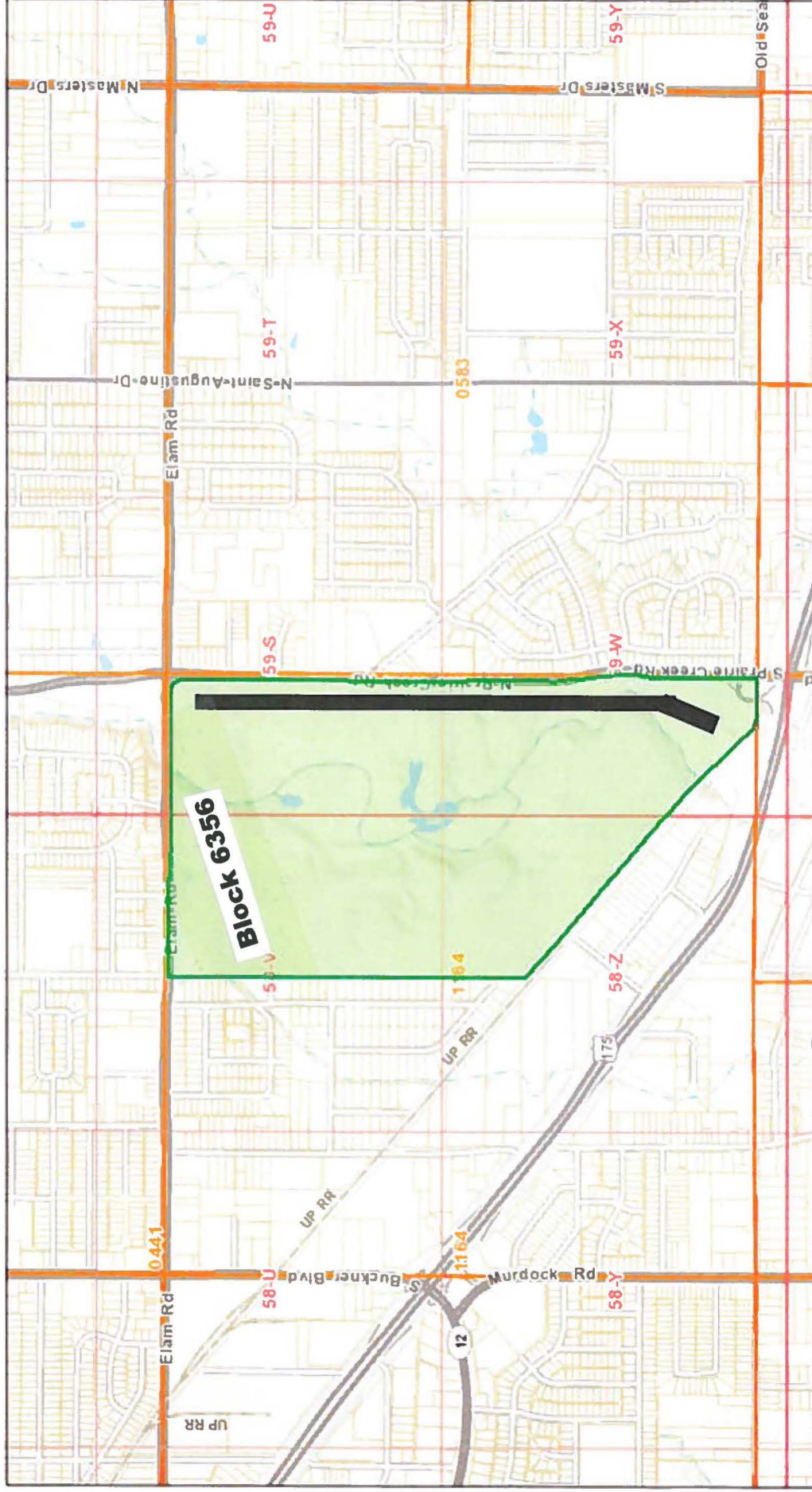
FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached

8530 Elam Road



SUBJECT: **█**



November 14, 2018

WHEREAS, the City of Dallas owns certain land in City Block 6356, Dallas, Dallas County, Texas which is used for Crawford Memorial Park; and

WHEREAS, Oncor Electric Delivery Company, LLC has requested an Easement and Right-of-Way containing approximately 29,836 square feet of land, and being more fully described in Exhibit "A", attached hereto and incorporated herein for all purposes for the construction, maintenance, and use of powerlines and electric transformer facilities to service the Crawford Memorial Park Aquatic Center; and

WHEREAS, the City of Dallas needs and desires said utility service to the Crawford Memorial Park Aquatic Center and will be benefitted by granting of this Easement and Right-of-Way.

Now Therefore,

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

SECTION 1. That the City Manager or designee is hereby authorized to execute and deliver to Oncor Electric Delivery Company, LLC an Easement and Right-of-Way to be attested by City Secretary, upon approval as to form by the City Attorney, for the construction, maintenance and use of powerlines and electric transformer facilities to service Crawford Memorial Park Aquatic Center.

SECTION 2. That this resolution is designated for City purposes as Contract No. PKR-2018-00007732.

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.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO, Interim City Attorney

BY: 
Assistant City Attorney

**10-FOOT WIDE ELECTRIC EASEMENT
29,836 SQUARE FEET (0.685 ACRES)
TO BE ACQUIRED OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS**

Exhibit A

BEING a 29,836 square feet (0.685 acres) tract of land out of City Block 6356 in the Sarah Perry Survey, Abstract No. 1164, City of Dallas, Dallas County, Texas, also being out of that tract of land conveyed to the City of Dallas, Texas, according to the warranty deed thereof recorded in Volume 4141, Page 582 of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being more particularly described as follows:

COMMENCING at a ½-inch iron rod found at the point of intersection of the northerly right-of-way line of Fostoria Drive (a 50-foot right-of-way) and the westerly right-of-way line of Nachita Drive (a 50-foot right-of-way);

THENCE North 00 degrees 34 minutes 16 seconds West, along the westerly right-of-way line of said Nachita Drive, a distance of 326.34 feet to the northeasterly corner of Lot 15, Block E/7876 of the Crawford Park Terrace Addition No. 3, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 39, Page 211 of the Map Records of Dallas County, Texas, said point also being the southeasterly corner of Lot 16 of said Block E/7876;

THENCE South 89 degrees 25 minutes 44 seconds West, along the common line of said Lots 15 & 16, a distance of 125.00 feet to the northwesterly corner of said Lot 15, said being the southwest corner of said Lot 16, said point also being in the easterly right-of-way line of Prairie Creek Road (a 70-foot right-of-way);

THENCE North 89 degrees 44 minutes 35 seconds West, departing the easterly right-of-way line of said Prairie Creek Road, a distance of 100.01 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" for the POINT OF BEGINNING of the herein described tract of land, said point also being in the proposed westerly alignment of Prairie Creek Road (per Prairie Creek Road design plan file No. 321D-127A and 321D-127, filed at City of Dallas Survey Records Vault);

THENCE South 64 degrees 25 minutes 44 seconds West, departing the proposed westerly alignment of said Prairie Creek Road, over and across said City of Dallas tract, a distance of 88.88 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 00 degrees 34 minutes 16 seconds East, a distance of 1.98 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 89 degrees 25 minutes 44 seconds West, a distance of 15.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 00 degrees 34 minutes 16 seconds West, a distance of 15.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 89 degrees 25 minutes 44 seconds East, a distance of 15.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";



**10-FOOT WIDE ELECTRIC EASEMENT
29,836 SQUARE FEET (0.685 ACRES)
TO BE ACQUIRED OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS**

Exhibit A

THENCE South 00 degrees 34 minutes 16 seconds East, a distance of 1.98 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 64 degrees 25 minutes 44 seconds East, a distance of 77.85 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC", said point being at 110.00 feet perpendicular distant to the easterly right-of-way line of said Prairie Creek Road;

THENCE at all times being parallel and at 110.00 feet perpendicular distant from the easterly right-of-way line of said Prairie Creek Road and also being parallel and at 10.00 feet perpendicular distant from the proposed westerly alignment of said Prairie Creek Road, the following courses and distances:

THENCE North 00 degrees 34 minutes 16 seconds West, a distance of 325.20 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the right having a radius of 1,317.89 feet and a chord that bears North 04 degrees 48 minutes 29 seconds East, a distance of 247.10 feet;

THENCE Northerly, along said curve to the right, through a central angle of 10 degrees 45 minutes 30 seconds, an arc distance of 247.46 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 10 degrees 11 minutes 17 seconds East, a distance of 13.96 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 01 degree 52 minutes 27 seconds West, being parallel and at 10.00 feet perpendicular distant from the easterly line of said City of Dallas tract, the same being the westerly right-of-way line of said Prairie Creek Road, a distance of 14.95 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 00 degrees 33 minutes 34 seconds West, being parallel and at 10.00 feet perpendicular distant from the easterly line of said City of Dallas tract, the same being the westerly right-of-way line of said Prairie Creek Road, a distance of 214.50 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE at all times being parallel and at 110.00 feet perpendicular distant from the easterly right-of-way line of said Prairie Creek Road and also being parallel and at 10.00 feet perpendicular distant from the proposed westerly alignment of said Prairie Creek Road, the following courses and distances:

THENCE North 13 degrees 09 minutes 34 seconds West, a distance of 260.95 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the right having a radius of 1,165.79 feet and a chord that bears North 06 degrees 51 minutes 34 seconds West, a distance of 255.85 feet;

THENE Northwesterly, along said curve to the right, through a central angle of 12 degrees 36 minutes 00 seconds, an arc distance of 256.37 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";



**10-FOOT WIDE ELECTRIC EASEMENT
29,836 SQUARE FEET (0.685 ACRES)
TO BE ACQUIRED OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS**

Exhibit A

THENCE North 00 degrees 33 minutes 34 seconds West, a distance of 679.84 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the left having a radius of 2,997.67 feet and a chord that bears North 02 degrees 24 minutes 09 seconds West, a distance of 192.82 feet;

THENCE Northerly, along said curve to the left, through a central angle of 03 degrees 41 minutes 10 seconds, an arc distance of 192.85 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 04 degrees 14 minutes 44 seconds West, a distance of 33.53 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the right having a radius of 3,217.67 feet and a chord that bears North 02 degrees 24 minutes 09 seconds West, a distance of 206.97 feet;

THENCE Northerly, along said curve to the right, and said proposed westerly alignment of Prairie Creek Road, through a central angle of 03 degrees 41 minutes 10 seconds, an arc distance of 207.01 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 00 degrees 33 minutes 34 seconds West, a distance of 205.95 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the right having a radius of 1,640.61 feet and a chord that bears North 03 degrees 01 minute 46 seconds East, a distance of 205.39 feet;

THENCE Northerly, along said curve to the right, through a central angle of 07 degrees 10 minutes 40 seconds, an arc distance of 205.53 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE North 06 degrees 37 minutes 06 seconds East, being parallel and at 10.00 feet perpendicular distant from the proposed westerly alignment of said Prairie Creek Road, a distance of 4.59 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the left having a radius of 1,411.76 feet and a chord that bears North 06 degrees 21 minutes 57 seconds East, a distance of 12.44 feet;

THENCE Northerly, along said curve to the left, through a central angle of 00 degrees 30 minutes 18 seconds, an arc distance of 12.44 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 83 degrees 53 minutes 11 seconds East, a distance of 10.00 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" in the proposed westerly alignment of said Prairie Creek Road, said point also being the beginning of a circular curve to the right having a radius of 1,421.76 feet and a chord that bears South 06 degrees 21 minutes 57 seconds West, a distance of 12.53 feet;



**10-FOOT WIDE ELECTRIC EASEMENT
29,836 SQUARE FEET (0.685 ACRES)
TO BE ACQUIRED OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS**

Exhibit A

THENCE Southerly, along said curve to the right and the proposed westerly alignment of said Prairie Creek Road, through a central angle of 00 degrees 30 minutes 18 seconds, an arc distance of 12.53 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 06 degrees 37 minutes 06 seconds West, along the proposed westerly alignment of said Prairie Creek Road, a distance of 4.59 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the left having a radius of 1,630.61 feet and a chord that bears South 03 degrees 01 minute 46 seconds West, a distance of 204.14;

THENCE Southerly, along said curve to the left and the proposed westerly alignment of said Prairie Creek Road, through a central angle of 07 degrees 10 minutes 40 seconds, an arc distance of 204.28 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE at all times being parallel and 100.00 feet perpendicular distant from the easterly right-of-way line of said Prairie Creek Road and along the proposed westerly alignment of said Prairie Creek Road, the following courses and distances:

THENCE South 00 degrees 33 minutes 34 seconds East, a distance of 205.95 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the left having a radius of 3,207.67 feet and a chord that bears South 02 degrees 24 minutes 09 seconds East, a distance of 206.33 feet;

THENCE Southerly, along said curve to the left, through a central angle of 03 degrees 41 minutes 10 seconds, an arc distance of 206.36 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 04 degrees 14 minutes 44 seconds East, a distance of 33.53 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the right having a radius of 3,007.67 feet and a chord that bears South 02 degrees 24 minutes 09 seconds East, a distance of 193.46 feet;

THENCE Southerly, along said curve to the right, through a central angle of 03 degrees 41 minutes 10 seconds, an arc distance of 193.50 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 00 degrees 33 minutes 34 seconds East, a distance of 679.84 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the left having a radius of 1,155.79 feet and a chord that bears South 06 degrees 51 minutes 34 seconds East, a distance of 253.66 feet;

THENCE Southerly, along said curve to the left, through a central angle of 12 degrees 36 minutes 00 seconds, an arc distance of 254.17 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";



**10-FOOT WIDE ELECTRIC EASEMENT
29,836 SQUARE FEET (0.685 ACRES)
TO BE ACQUIRED OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS**

Exhibit A

THENCE South 13 degrees 09 minutes 34 seconds East, a distance of 262.05 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" in the easterly line of said City of Dallas tract;

THENCE South 00 degrees 33 minutes 34 seconds East, along the easterly line of said City of Dallas tract, the same being the westerly right-of-way line of Prairie Creek Road, a distance of 215.49 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 01 degree 52 minutes 27 seconds East, continuing along the easterly line of said City of Dallas tract, the same being the westerly right-of-way line of Prairie Creek Road, a distance of 15.89 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE at all times being parallel and at 100.00 feet perpendicular distant from the easterly right-of-way line of said Prairie Creek Road and along the proposed westerly alignment of said Prairie Creek Road, the following courses and distances:

THENCE South 10 degrees 11 minutes 17 seconds West, departing the easterly line of said City of Dallas tract, a distance of 15.02 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC" at the beginning of a circular curve to the left having a radius of 1,307.89 feet and a chord that bears South 04 degrees 48 minutes 29 seconds West, a distance of 245.22 feet;

THENCE Southerly, along said curve to the left, through a central angle of 10 degrees 45 minutes 30 seconds, an arc distance of 245.58 feet to a ½-inch iron rod set with yellow plastic cap stamped "LIM ASSOC";

THENCE South 00 degrees 34 minutes 16 seconds East, a distance of 331.57 feet to the POINT OF BEGINNING and containing 29,836 square feet or 0.685 acres 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 distance are surface projection values converted and adjusted to surface values using a surface adjustment factor of 1.000136506.



FIELD NOTES APPROVED:

DRR 7-24-18

PAGE 5 OF 10



Exhibit A

MATCH LINE (SEE PAGE 7)

10-FOOT WIDE
ELECTRIC EASEMENT
29,836 SQUARE FEET
(0.685 ACRES)

CITY OF DALLAS
VOL. 4141, PG. 582
D.R.D.C.T.

N 64° 25' 44" E
77.85'

BLOCK 6356
(UNPLATTED TRACT)

S 64° 25' 44" W
88.88'

S 00° 34' 16" E
1.98'

N 89° 25' 44" E
15.00'

N 64° 25' 44" E
77.85'

S 89° 25' 44" W
15.00'

S 64° 25' 44" W
88.88'

S 00° 34' 16" E
1.98'

SARAH PERRY SURVEY
ABSTRACT NO. 1164

PROPOSED
ALIGNMENT

P.O.B.

SARAH PERRY SURVEY - ABSTRACT NO. 1164
NOAH HENDERSON SURVEY - ABSTRACT NO. 583

PRAIRIE CREEK ROAD
(70' R.O.W.)
(VOL. 39, PG. 211, M.R.D.C.T.)

PARK PROPERTY LINE
= ABSTRACT LINE

EXISTING
R.O.W.

REFERENCE LINE
N 89° 44' 35" W
100.01'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

61'

**SARAH PERRY SURVEY
ABSTRACT NO. 1164**

**BLOCK 6356
(UNPLATTED TRACT)**

**CITY OF DALLAS
VOL. 4141, PG. 582
D.R.D.C.T.**

**10-FOOT WIDE
ELECTRIC EASEMENT
29,836 SQUARE FEET
(0.685 ACRES)**

R = 1,317.89'
D = 10° 45' 30" (RT)
L = 247.46'
C = 247.10'
CB = N 04° 48' 29" E

R = 1,307.89'
D = 10° 45' 30" (LT)
L = 245.58'
C = 245.22'
CB = S 04° 48' 29" W

N 00° 34' 16" W
325.20'

MATCH LINE (SEE PAGE 8)

**PRAIRIE CREEK ROAD
(BY USE AND OCCUPATION)
(VARIABLE WIDTH ROADWAY)
(CITY OF DALLAS
VOL. 4141, PG. 582, D.R.D.C.T.)**

**PROPOSED
ALIGNMENT**

N 13° 09' 34" W
260.95'
S 13° 09' 34" E
262.05'
(REFERENCE LINE)
N 33° 49' 32" E
137.00'

**PRAIRIE CREEK ROAD
(VARIABLE R.O.W.)
(VOL. 35, PG. 225, M.R.D.C.T.)**

N 00° 33' 34" W 214.50'

**PROPOSED ALIGNMENT
SARAH PERRY SURVEY - ABSTRACT NO. 1164
NOAH HENDERSON SURVEY - ABSTRACT NO. 583**

**PRAIRIE CREEK ROAD
(VARIABLE R.O.W.)
(VOL. 39, PG. 211, M.R.D.C.T.)**

**LOT 10
BLOCK D/7876
CRAWFORD PARK TERRACE
ADDITION NO. 2
(VOL. 35, PG. 225, M.R.D.C.T.)**

**ORINOCO DRIVE
(50' R.O.W.)
(VOL. 35, PG. 225, M.R.D.C.T.)**

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

BLOCK E/7876

**CRAWFORD PARK TERRACE ADDITION NO. 2
(VOL. 35, PG. 225, M.R.D.C.T.)**

**CRAWFORD PARK TERRACE ADDITION NO. 3
(VOL. 39, PG. 211, M.R.D.C.T.)**

**NACHITA DRIVE
(50' R.O.W.)
(VOL. 35, PG. 225, M.R.D.C.T.)**

**12' UTILITY ESMT.
VOL. 35, PG. 225
M.R.D.C.T.**

0 50 100
SCALE: 1"=100'

LEGEND:

- C.M. - CONTROLLING MONUMENT
- I.R.S. - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- I.R.F. - IRON ROD FOUND
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

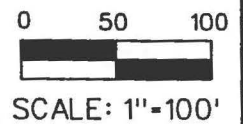
NOTE:
BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. All distance are surface projection values converted and adjusted to surface values using a surface adjustment factor of 1.000136506.



& ASSOCIATES, inc.
engineering & surveying consultants
TBPLS Reg. 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-9881

**10-FOOT WIDE
ELECTRIC EASEMENT
29,836 SQUARE FEET
(0.685 ACRES)
TO BE ACQUIRED
OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS**

MATCH LINE (SEE PAGE 9)



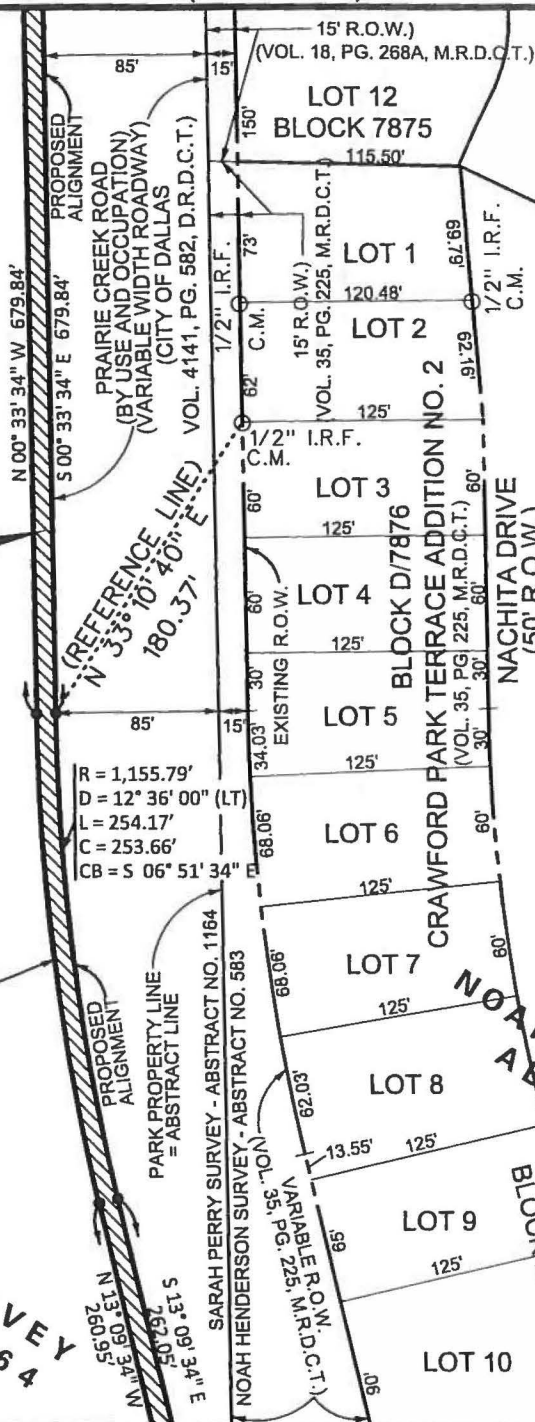
10-FOOT WIDE
ELECTRIC EASEMENT
29,836 SQUARE FEET
(0.685 ACRES)

BLOCK 6356
(UNPLATTED TRACT)

CITY OF DALLAS
VOL. 4141, PG. 582
D.R.D.C.T.

R = 1,165.79'
D = 12° 36' 00" (RT)
L = 256.37'
C = 255.85'
CB = N 06° 51' 34" W

SARAH PERRY SURVEY
ABSTRACT NO. 1164



LEGEND:

- C.M. - CONTROLLING MONUMENT
- I.R.S. - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- I.R.F. - IRON ROD FOUND
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

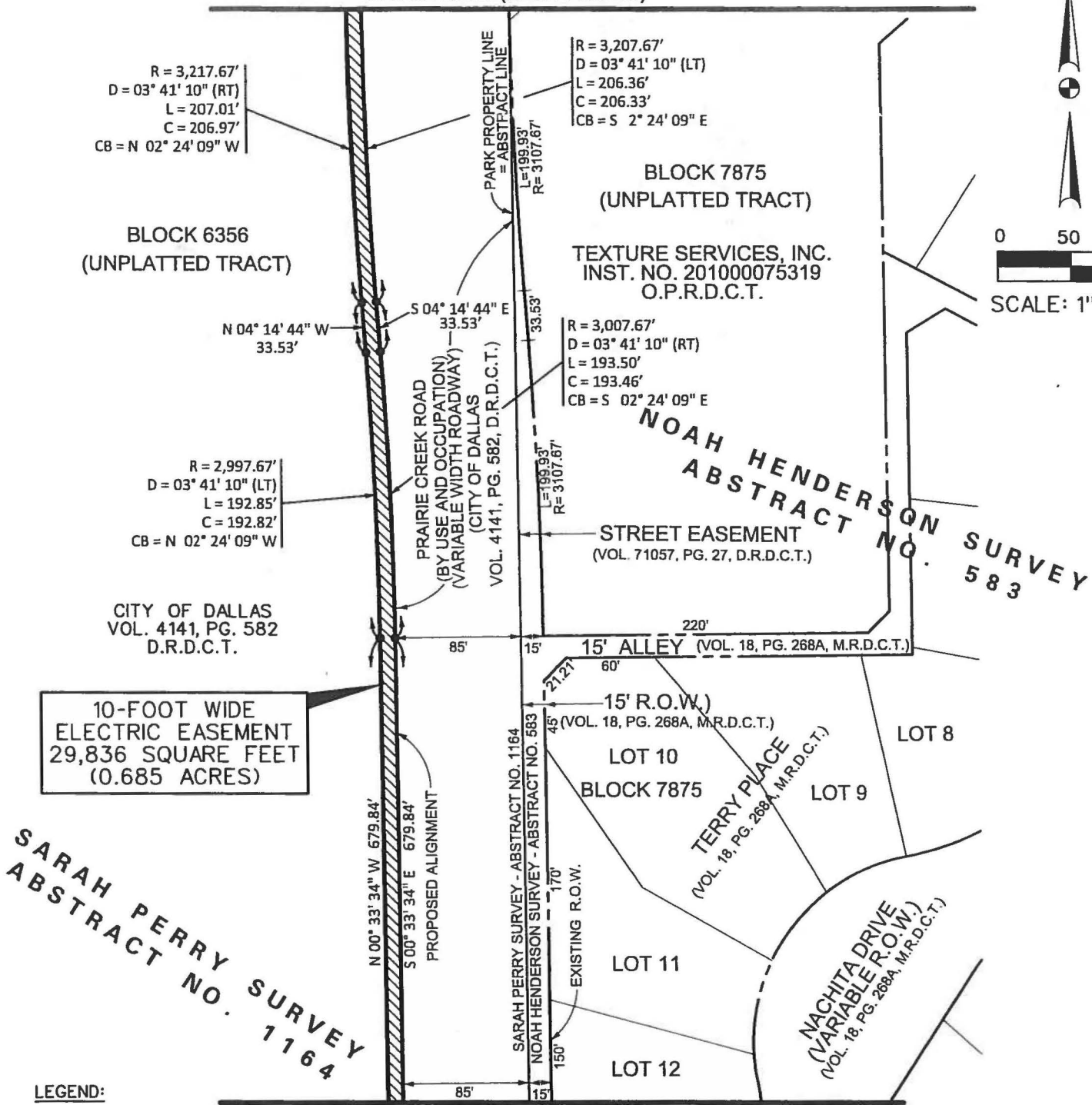
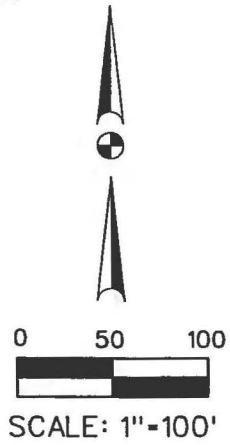
NOTE:
BASIS OF BEARING is the State Plane Coordinate System,
Texas North Central Zone 4202, North American Datum
of 1983. All distance are surface projection values converted
and adjusted to surface values using a surface adjustment
factor of 1.000136506.



& ASSOCIATES, inc.
engineering & surveying consultants
TBPLS Reg. 101236-00
1112 N Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-9881

10-FOOT WIDE
ELECTRIC EASEMENT
29,836 SQUARE FEET
(0.685 ACRES)
TO BE ACQUIRED
OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS

MATCH LINE (SEE PAGE 10)



LEGEND:

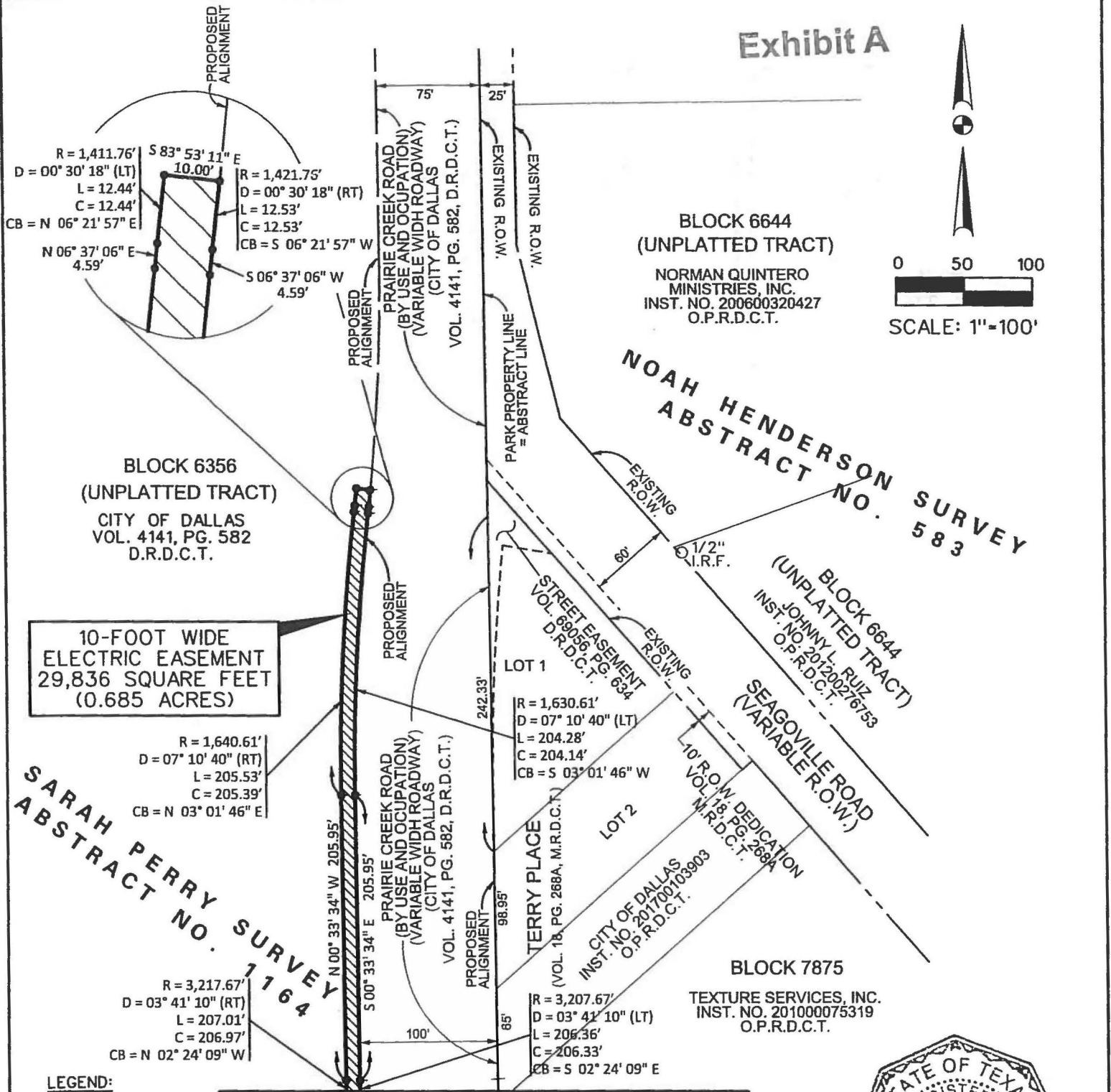
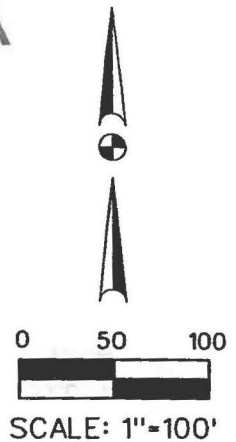
- C.M. - CONTROLLING MONUMENT
- I.R.S. - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- I.R.F. - IRON ROD FOUND
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTE:
BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. All distance are surface projection values converted and adjusted to surface values using a surface adjustment factor of 1.000136506.

LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPLS Reg. 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1888 • Fax (214) 942-9881

**10-FOOT WIDE
ELECTRIC EASEMENT
29,836 SQUARE FEET
(0.685 ACRES)
TO BE ACQUIRED
OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS**

Exhibit A



LEGEND:

- C.M. - CONTROLLING MONUMENT
- I.R.S. - 1/2-INCH IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LIM ASSOC"
- I.R.F. - IRON ROD FOUND
- D.R.D.C.T. - DEED RECORDS, DALLAS COUNTY, TEXAS
- M.R.D.C.T. - MAP RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. - OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

NOTE:
BASIS OF BEARING is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. All distance are surface projection values converted and adjusted to surface values using a surface adjustment factor of 1.000136506.

LIM & ASSOCIATES, inc.
engineering & surveying consultants
TBPLS Reg. 101236-00
1112 N. Zang Boulevard, Suite 200
Dallas, Texas 75203
Tel. (214) 942-1688 • Fax (214) 942-9881



**10-FOOT WIDE
ELECTRIC EASEMENT
29,836 SQUARE FEET
(0.685 ACRES)
TO BE ACQUIRED
OUT OF CITY BLOCK 6356
FROM THE CITY OF DALLAS**



Agenda Information Sheet

File #: 18-898

Item #: 21.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: November 14, 2018
COUNCIL DISTRICT(S): 7
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

A resolution authorizing the conveyance of an Easement and Right-of-Way for a tract of land containing approximately 1,078 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Second Avenue and Robert B. Cullum Boulevard - Financing: No cost consideration to the City

BACKGROUND

This item authorizes the conveyance of an Easement and Right-of-Way for a tract of land containing approximately 1,078 square feet to Oncor Electric Delivery Company, LLC for the construction, maintenance and use of powerlines and electric transformer facilities across City-owned land located near the intersection of Second Avenue and Robert B. Cullum Boulevard. This easement will provide for electrical service to the Science Building within Fair Park.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 20, 2018, the Park and Recreation Board authorized the conveyance of an easement and right-of-way to Oncor Electric Delivery Company, LLC.

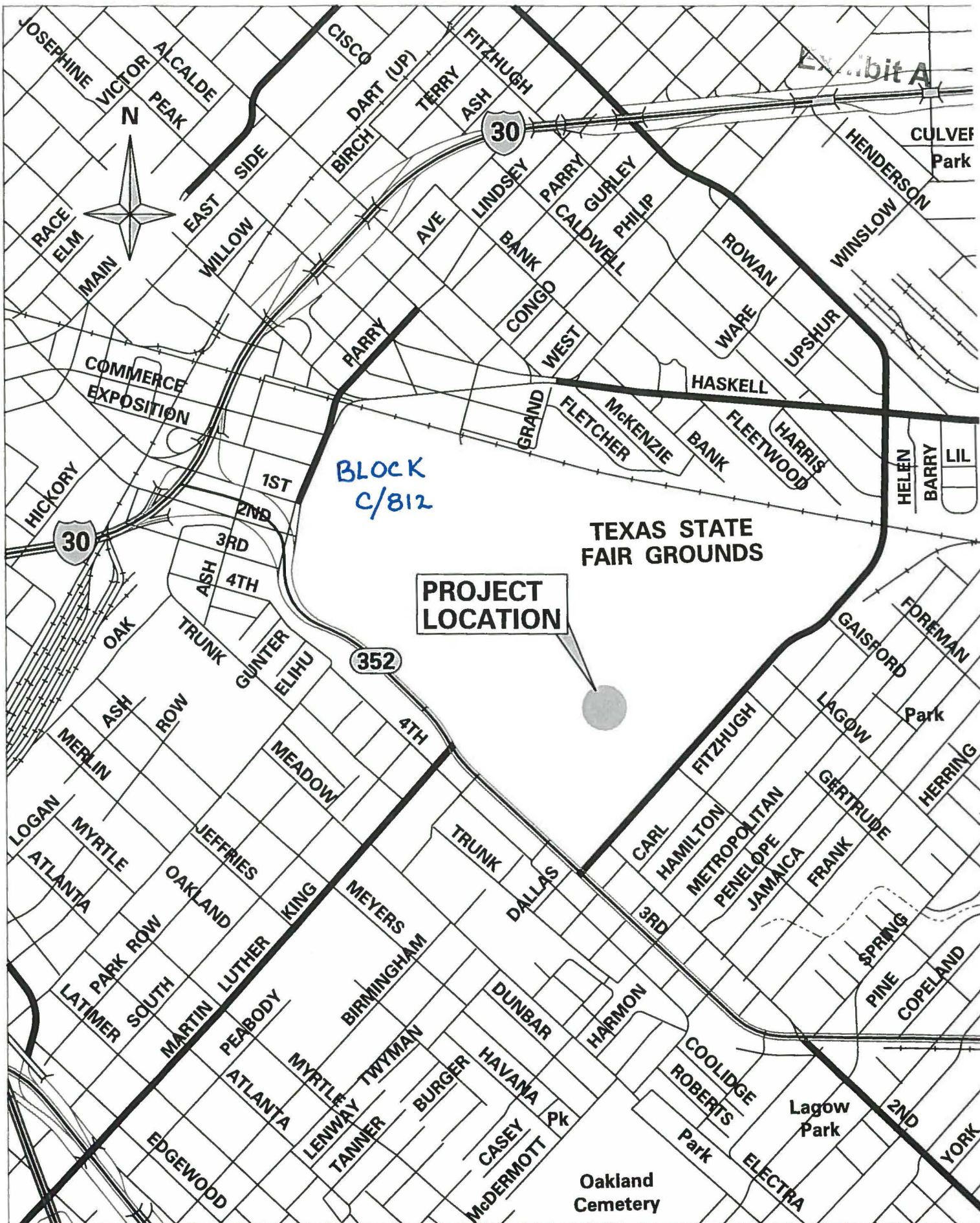
Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached



VICINITY MAP: WATERLINE EASEMENT

November 14, 2018

WHEREAS, the City of Dallas owns certain land in City Block C/812, Dallas, Dallas County, Texas which is used for the Science Building within Fair Park; and

WHEREAS, Oncor Electric Delivery Company, LLC has requested an Easement and Right-of-Way containing approximately 1,078 square feet of land, and being more fully described in Exhibit "A", attached hereto and incorporated herein for all purposes, for the construction, maintenance and use of powerlines and electric transformer facilities to service the Science Building within Fair Park; and

WHEREAS, the City of Dallas needs and desires said utility service to the Science Building at Fair Park and will be benefitted by granting of this Easement and Right-of-Way.

Now, Therefore,

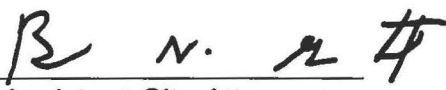
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager or designee is hereby authorized to execute and deliver to Oncor Electric Delivery Company, LLC an Easement and Right-of-Way to be attested by the City Secretary, upon approval as to form by the City Attorney, for the construction, maintenance and use of powerlines and electric transformer facilities to service the Science Building within Fair Park.

SECTION 2. That this resolution is designated for City purposes as Contract No. PKR-2018-00007883.

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.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO, Interim City Attorney

BY: 
Assistant City Attorney

Field Notes Describing a 1,078 Square Foot (0.025 Acre)
ONCOR Electric Distribution Easement
in the Texas State Fairgrounds Addition
City Block C/812, Lot 1A

Being a 1,078 Square Foot (0.025 Acre) tract of land lying in the John Grigsby Survey, Abstract 495, City of Dallas, Dallas County, Texas, and being a part of Lot 1A of Block C/812 of the Texas State Fairgrounds Addition, an addition to the City of Dallas, dated April 22, 1988 and recorded in Volume 88084, Page 617 of the Deed Records of Dallas County, Texas, and being a portion of that property conveyed to the City of Dallas by the Texas State Fair, by Deed dated June 27, 1904, and recorded in Volume 325, Page 392 of the Deed Records of Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 60-D Nail with washer marked "CITY OF DALLAS" set at the most Northerly corner of the herein described tract of land, *from which* the Southeast corner of a tract of land conveyed by William H. Gaston to the Texas and Pacific Railroad Company (current ownership is in Dallas Area Rapid Transit) by deed dated December 20, 1872 and recorded in Volume S, Page 368 of the Deed Records of Dallas County, Texas (being also an inside corner of the boundary of said Texas State Fairgrounds Addition), bears North $34^{\circ}20'12''$ West a distance of 3,241.96 feet:

THENCE South $45^{\circ}33'41''$ East, over and across a portion of said Fairgrounds property a distance of 36.43 feet to a 60-D Nail with washer marked "CITY OF DALLAS" set at an inside corner of the herein described tract of land:

THENCE North $89^{\circ}26'19''$ East, continuing over and across a portion of said Fairgrounds property a distance of 12.57 feet to a Mag Nail with washer marked "CITY OF DALLAS" driven into a hole drilled in concrete pavement at the Northeast corner of the herein described tract of land:

THENCE South $00^{\circ}33'41''$ East, continuing over and across a portion of said Fairgrounds property a distance of 10.00 feet to a Mag Nail with washer marked "CITY OF DALLAS" set at the most Easterly Southeast corner of the herein described tract of land:

THENCE South $89^{\circ}26'19''$ West, continuing over and across a portion of said Fairgrounds property a distance of 17.01 feet to a Mag Nail with washer marked "CITY OF DALLAS" set at an inside corner of the herein described tract of land:

THENCE South $44^{\circ}26'19''$ West, continuing over and across a portion of said Fairgrounds property a distance of 13.38 feet to the most Southerly corner of the herein described tract of land, falling in the face of the Northeast wall of the Science Plaza Planetarium building (unable to monument):

Exhibit A

Field Notes Describing a 1,078 Square Foot (0.025 Acre)
ONCOR Electric Distribution Easement
in the Texas State Fairgrounds Addition
City Block C/812, Lot 1A

THENCE North 45°33'41" West, continuing over and across a portion of said Fairgrounds property and along the face of said Planetarium building a distance of 40.21 feet to the most Westerly corner of the herein described tract of land (unable to monument):

THENCE North 44°04'35" East, departing the Northeast wall of said Planetarium building and continuing over and across a portion of said Fairgrounds property a distance of 23.59 feet to the **POINT OF BEGINNING**, containing 1,078 Square Feet, or 0.025 Acres of land.

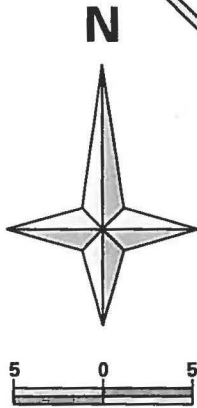
BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (2011).

Scott Holt
4/20/2018



Exhibit A

Dallas Area Rapid Transit (Texas & Pacific Railroad)
Volume S, Page 368
Property Boundary



60-D Nail /COD Washer
POINT OF BEGINNING
N:6969737.0068
E:2503578.0129

JOHN GRIGSBY SURVEY
ABSTRACT NO. 495

City of Dallas
Vol. 325, Pg. 392

1,078 Sq. Ft. (0.025 Ac.)
Oncor Electric Distribution
Easement To Be Conveyed

Science Plaza Planetarium
Exterior Building Wall

LOT 1A
BLOCK
C812

TEXAS STATE
FAIRGROUNDS ADDITION
Volume 88084, Page 617

Sheet 3 of 3

□ Indicates Mag Nail w/COD Washer Set
⊙ Indicates 60-D Nail w/COD Washer Set
Basis of Bearings: Bearing are Based on the State
Plane Coordinate System, Texas North Central Zone
4202, North American Datum of 1983 (2011)

UTILITY EASEMENT			
Oncor Electric Distribution At Dallas Fair Park; Planetarium			
DEPARTMENT OF PUBLIC WORKS			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
OPERNAME	DESIGN FILE NAME	SCALE	DATE
Holt	N:\ENGR\SURVEY\HOLT\Fairpark\Fairpark Easements.dgn	As Noted	4-17-2018
PARTY CHIEF	CALCULATIONS	FOLDER	Drawing Number
Prunty	Holt	Block K/1997	041D-86



Agenda Information Sheet

File #: 18-612

Item #: 22.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: November 14, 2018
COUNCIL DISTRICT(S): 9
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance granting a private license to Mary Martha Black for the use of approximately 75 square feet of land to occupy, maintain and utilize five evergreen trees and irrigation on a portion of Hillside Drive right-of-way located near the intersection of Hillside Drive and Velasco Avenue - Revenue: \$200.00 one-time fee, plus the \$20.00 ordinance publication fee

BACKGROUND

The item grants a private license to Mary Martha Black for the use of approximately 75 square feet of land to occupy, maintain and utilize five evergreen trees and irrigation on a portion of Hillside Drive right-of-way located near the intersection of Hillside Drive and Velasco Avenue. The use of this area will not impede pedestrian or vehicular traffic.

The licensee will indemnify the City and carry general liability insurance naming the city as an additional insured.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

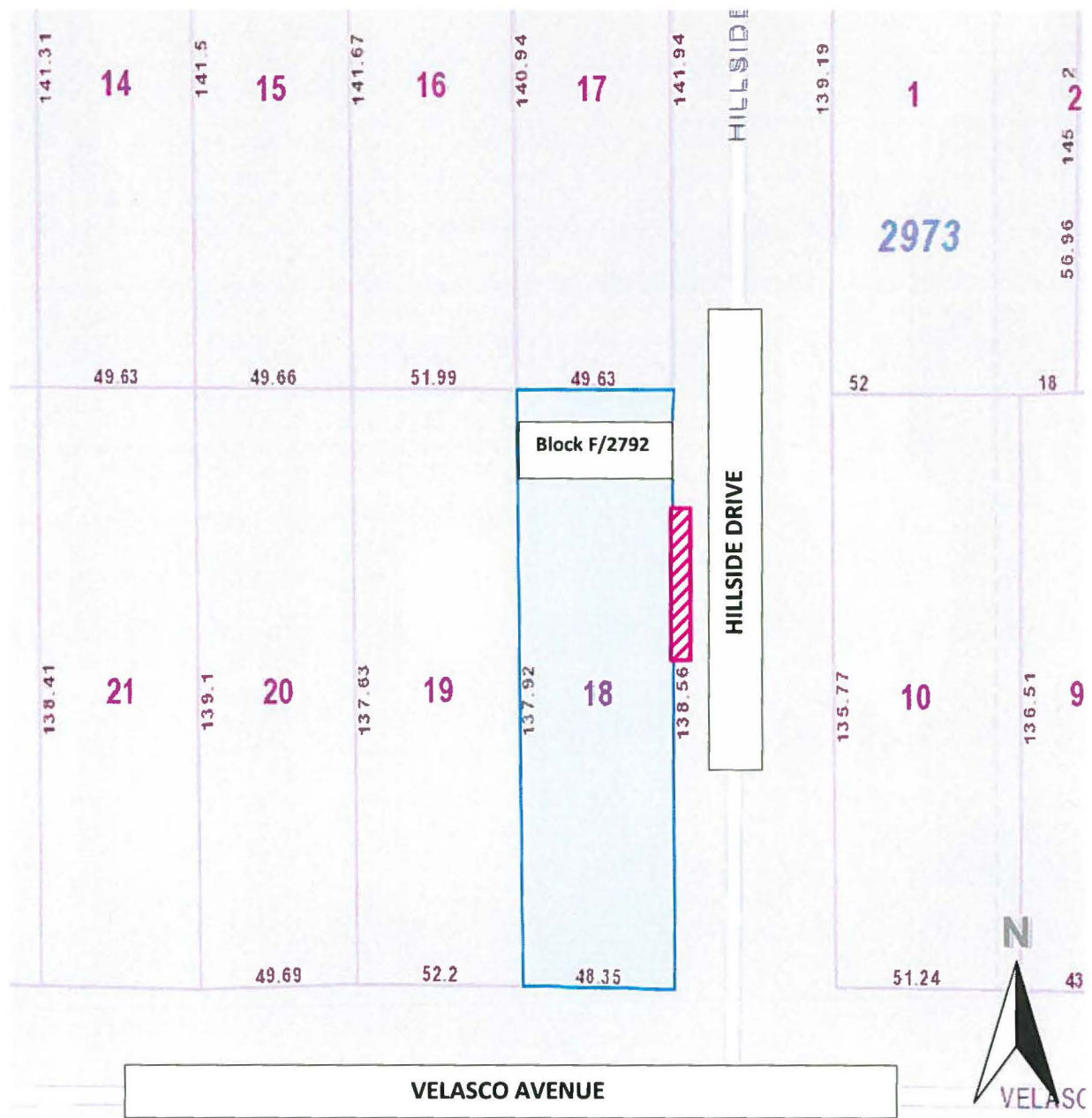
Revenue: \$200.00 one-time fee, plus the \$20.00 ordinance publication fee

OWNER

Mary Martha Black

MAP

Attached



 **LICENSE AREA**

ORDINANCE NO. _____

An ordinance granting a private license to Mary Martha Black to occupy, maintain and utilize a portion of Hillside Drive right-of-way located near its intersection with Velasco Avenue adjacent to City Block F/2792 within the limits hereinafter more fully described, for the purpose of occupying, maintaining, and utilizing five (5) evergreen trees and irrigation; providing for the terms and conditions of this license; providing for the one-time fee compensation to be paid to the City of Dallas; providing for payment of the publication fee; and providing an effective date of this license and ordinance.

ooo0ooo

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

SECTION 1. That a private license, hereinafter referred to as “license”, subject to the restrictions and conditions of this ordinance, is hereby granted to Mary Martha Black, an individual, her heirs, hereinafter referred to as “**GRANTEE**”, to occupy, maintain and utilize for the purpose set out hereinbelow the tract of land described in Exhibit A, hereinafter referred to as “licensed area” which is attached hereto and made a part hereof.

SECTION 2. That this license is granted for a term of forty (40) years, unless sooner terminated according to other terms and provisions herein contained.

SECTION 3. That **GRANTEE** shall pay to the City of Dallas a one-time license fee in the sum of **TWO HUNDRED AND NO/100 DOLLARS (\$200.00)**, for the license herein granted, said sum to be paid prior to the final passage of this ordinance and shall cover the consideration for the license term, in accordance with the special fees established by Section 43-115.1 of the Dallas City Code. Such consideration shall be in addition to and exclusive of any other taxes or special assessments required by law to be paid by **GRANTEE**. All sums payable to the City of Dallas hereunder shall be paid to the Chief Financial Officer of the City of Dallas and deposited in General Fund, Fund 0001, Department DEV, Unit 1181, Revenue Code 8200. In the event **GRANTEE's** check for the license fee is dishonored, **GRANTEE** shall pay to the City a processing fee of \$25.00 for each dishonored check. Additionally, all monies owed to the City under this license shall be subject to the assessment of interest at a rate of 10 percent a year from the day

after any monies become due until it is paid in full, in accordance with Section 2-1.1 of the Dallas City Code.

SECTION 4. That the licensed area shall be used by **GRANTEE** for the following purpose under the direction of the Director of Department of Sustainable Development and Construction of the City of Dallas: occupy, maintain, and utilize five (5) evergreen trees and irrigation.

SECTION 5. That this license is subject to the provisions set forth in Exhibit B, attached hereto and made a part hereof.

SECTION 6. That this license is nonexclusive and is made expressly subject and subordinate to the right of the City to use the licensed area for any public purpose. The Governing Body of the City of Dallas reserves the right by Resolution duly passed by said Governing Body, to terminate and cancel this license upon giving **GRANTEE** sixty (60) days' notice of its intent to cancel. Upon termination, all rights granted hereunder shall thereupon be considered fully terminated and cancelled and the City of Dallas shall not be held liable by reason thereof. Said Resolution shall be final and shall not be subject to review by the Courts. **GRANTEE** shall have the right of cancellation upon giving the City of Dallas sixty (60) days written notice of its intention to cancel, and in either event upon the termination or cancellation by the City or **GRANTEE**, as the case may be, this license shall become null and void and **GRANTEE** or anyone claiming any rights under this instrument shall remove, to the extent required by the Director of Department of Sustainable Development and Construction, any improvements and encroachments from the licensed area at **GRANTEE's** expense. Failure to do so shall subject **GRANTEE** to the provisions contained in Exhibit B, Subsection (a). All work shall be done at the sole cost of **GRANTEE** and to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 7. That the license is subject to the following conditions, terms and reservations:

- (a) **GRANTEE** shall ensure there is a minimum of six feet unobstructed parkway based on Complete Streets Vision and Manual, adopted by City Council in January 2016.

- (b) **GRANTEE** shall obtain a Right-Of-Way Permit prior to any work in the right-of-way.
- (c) **GRANTEE** shall ensure that evergreen trees are used and not any type of tree that would interfere with the overhead power lines currently on Hillside right-of-way.
- (d) **GRANTEE** acknowledges that AT&T has active facilities in the area and will need to be able to access.

SECTION 8. That upon the effectiveness of this ordinance, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a NOTICE OF LICENSE and to file same in the deed records of Dallas County, Texas. Additionally, the Director of Department of Sustainable Development and Construction, or designee, is hereby authorized to execute a cancellation of Notice of License upon termination by the City or **GRANTEE** and to file such cancellation of Notice of License in the deed records of Dallas County, Texas.

SECTION 9. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, her heirs.

SECTION 10. That this license may not be assigned without prior written approval from the Director of Department of Sustainable Development and Construction, or designee. Such assignment shall recite that it is subject to the terms, restriction and conditions contained in this ordinance. The assignee shall deliver evidence of ownership of property abutting the licensed area, and a copy of the assignment, along with the assignee's written acceptance of the provisions of this ordinance, to the Director of Department of Sustainable Development and Construction within 10 days of such assignment; said assignment and written acceptance shall be forwarded to the City Secretary of the City of Dallas. Should **GRANTEE** fail to obtain prior written approval for assignment of this license or fail to provide the City of Dallas with the required written acceptance and a copy of the assignment, the Director of Department of Sustainable Development and Construction, or designee, may terminate this license.

SECTION 11. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable

Development and Construction, or designee. Upon receipt of the fee pursuant to Section 3 of this ordinance, an acceptable certificate of insurance and the fee for publishing this ordinance which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee, shall deliver to **GRANTEE** the certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 12. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00006523.

SECTION 13. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY:


Assistant City Attorney

BY:


Assistant Director

Passed _____.

EXHIBIT A

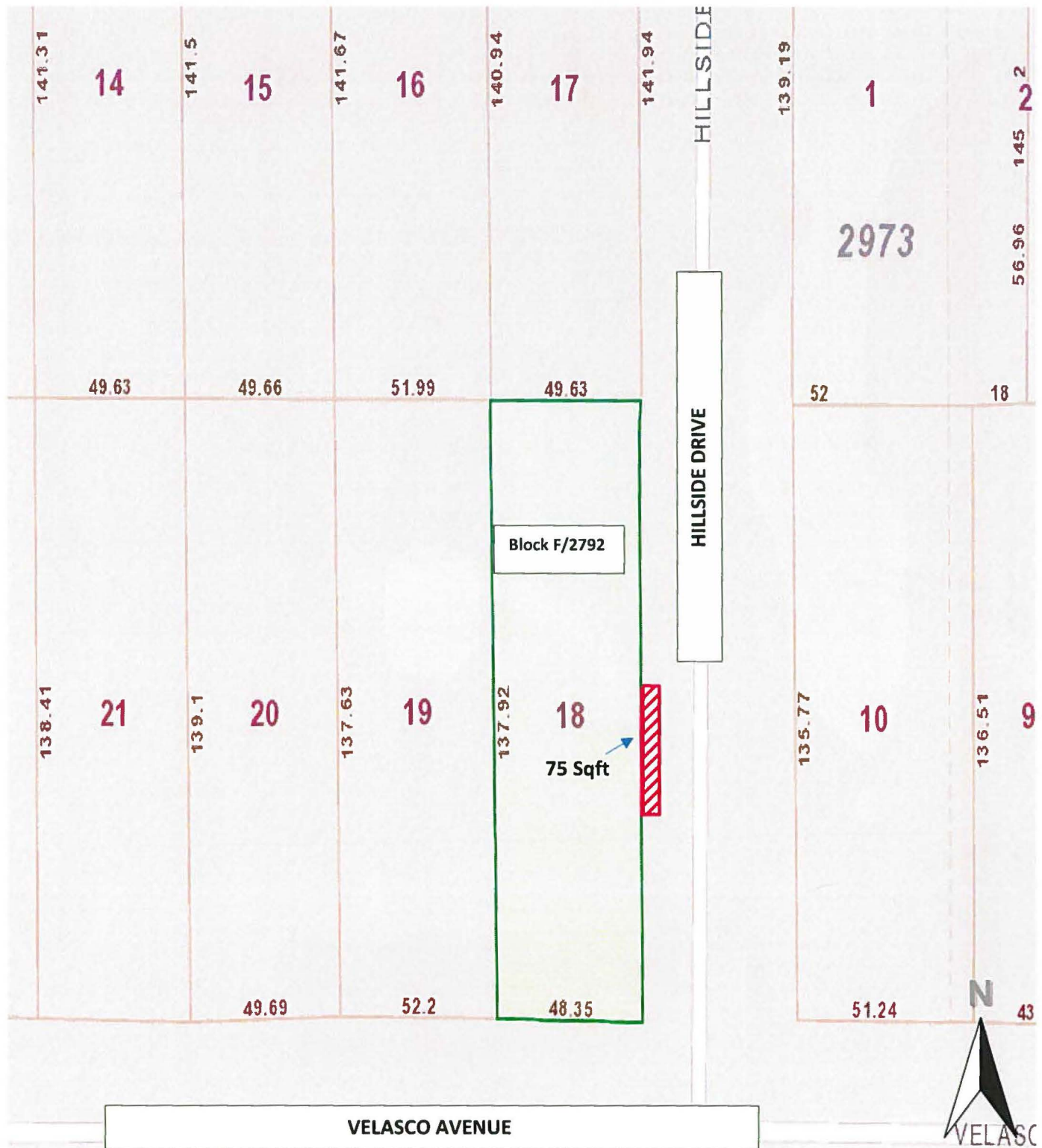


EXHIBIT B
RESIDENTIAL ENTITY (SINGLE FAMILY OR DUPLEX)
ADDITIONAL LICENSE PROVISIONS

That this license is granted subject to the following additional conditions, terms and reservations:

- (a) That at such time as this license is terminated or canceled for any reason whatsoever, **GRANTEE**, upon orders issued by the City acting through the Director of Sustainable Development and Construction, or designee, shall remove all installations, improvements and appurtenances owned by it situated in, under or attached to the licensed area and shall restore the premises to its former condition in accordance with the requirements of the Director of Sustainable Development and Construction at the sole cost of **GRANTEE**. In the event, upon termination of this license, **GRANTEE** shall fail to remove its installations, improvements and appurtenances and to restore the licensed area in compliance with orders issued by City, or such work is not done to the satisfaction of the Director of Sustainable Development and Construction, then in either event the City shall have the right to do all work necessary to restore said area to its former condition or cause such work to be done, and to assess the cost of all such work against **GRANTEE**; in neither event shall by the City of Dallas be liable to **GRANTEE** on account thereof.
- (b) It is further understood that if and when the City of Dallas, in the exercise of its discretion, shall determine that the grade of any street, sidewalk or parkway should be modified or changed, or that any other work should be done in connection with any public improvement which will affect the licensed area, and/or any of **GRANTEE's** installations and improvements thereon, any modifications or changes to **GRANTEE's** facilities in the licensed area or in construction or reconstruction of any public improvement attributable to **GRANTEE's** use of the licensed area and/or its installations and improvements thereon, shall be made at the sole expense of **GRANTEE** and to the satisfaction of the Director of Sustainable Development and Construction.
- (c) At such time as this license is granted, it is agreed, and a condition hereof, that **GRANTEE** shall procure and keep in full force and effect **Personal Liability Insurance** coverage issued by an insurance company authorized and approved by the State of Texas, acceptable to the City of Dallas and issued in the standard form approved by the Texas Department of Insurance. The Personal Liability coverage must include, but not limited to, Premises/Operations, Independent Contractors and Contractual Liability with minimum combined bodily injury (including death) and property damage limit of \$300,000 per occurrence. This insurance shall also include coverage for underground, explosion and collapse hazards (i.e. not excluded). The City of Dallas reserves the right to review the insurance requirements set forth during the effective term of the license and to adjust insurance coverages and their limits when deemed necessary and prudent by the City of Dallas' Risk Management based upon changes in statutory law, court decisions, or the claims history of the industry as well as the City of Dallas.
 - 1. **GRANTEE** agrees that with respect to the above required insurance, all insurance contracts and certificates of insurance will contain and state, in writing, that coverage

EXHIBIT B
RESIDENTIAL ENTITY (SINGLE FAMILY OR DUPLEX)
ADDITIONAL LICENSE PROVISIONS

shall not be canceled, nonrenewed or materially changed except after thirty (30) days written notice by certified mail to Department of Sustainable Development and Construction.

2. **GRANTEE** shall carry said insurance at its expense and shall furnish the City of Dallas proof of such insurance. In the event said insurance should terminate during the licensing term hereof, or **GRANTEE** fails to furnish proof of insurance coverage in accordance with the specifications as required by this section, the Director of Sustainable Development and Construction, or designee, may terminate the license granted herein.
- (d) **GRANTEE** is prohibited from using the licensed area in any manner which violates Federal, State or local laws, regulations, rules and orders, regardless of when they become or became effective, including without limitation, those related to health, safety, noise, environmental protection, waste disposal and water and air quality, and shall provide satisfactory evidence of compliance upon the request of the City of Dallas. Should any discharge, leakage, spillage, emission or pollution of any type occur upon or from the licensed area due to **GRANTEE's** use and occupancy thereof, **GRANTEE**, at its expense, shall be obligated to clean up the licensed area to the satisfaction of the City of Dallas and any governmental body having jurisdiction thereover. The City of Dallas may, at its option, clean the licensed area. If the City of Dallas elects to do so, **GRANTEE** shall promptly pay to the City of Dallas the reasonable cost of such cleanup upon receipt of bills therefor. **GRANTEE** agrees that the indemnity provisions contained in paragraph (g) herein shall be fully applicable to the requirements of this paragraph, in event of **GRANTEE's** breach of this paragraph, or as a result of any such discharge, leakage, spillage, emission or pollution arising out of the **GRANTEE's** use of the licensed area.
- (e) This license is subject to all State laws, the provisions of the Charter of the City of Dallas as it now exists, or may hereafter be adopted or amended, and the ordinances of the City of Dallas now in effect or those which may hereafter be passed or adopted. The City of Dallas shall have the right to increase or decrease the compensation to be charged for the use contemplated by this grant in accordance with the provisions of the Dallas City Code as it now exists, or as may hereafter be adopted or amended.
- (f) The Governing Body of the City of Dallas reserves the right, at any time without notice, to terminate and cancel this license, by resolution, upon a finding by the Governing Body that this license is inconsistent with the public use of the property or whenever the purpose or use of the license is likely to become a nuisance, and all rights granted hereunder shall thereupon be considered fully terminated and canceled and the City of Dallas shall not be held liable by reason thereof. The decision of the Governing Body of the City in this matter shall be final and binding upon all parties insofar as the City's determination as to whether the **GRANTEE's** use of this license constitutes a nuisance or is inconsistent with the public use of the property.

EXHIBIT B
RESIDENTIAL ENTITY (SINGLE FAMILY OR DUPLEX)
ADDITIONAL LICENSE PROVISIONS

- (g) As a condition hereof, **GRANTEE** agrees and is bound to defend, indemnify and hold the City of Dallas, its officers, agents and employees, harmless against any and all claims, lawsuits, judgments, costs and expenses for bodily injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons, that may arise out of or be occasioned by the use, occupancy and maintenance of the licensed area or **GRANTEE's** installations and improvements within the licensed area, from any act or omission of any representative, agent, customer and/or employee of **GRANTEE**, or by **GRANTEE's** breach of any of the terms or provisions of this license, or by any negligent or strictly liable act or omission of **GRANTEE**, its officers, agents, employees or subcontractors in the use, occupancy and maintenance of **GRANTEE's** installations and improvements within the licensed area; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence or fault of the City of Dallas, its officers, agents, employees or separate contractors, and in the event of joint and concurring negligence or fault of both the **GRANTEE** and the City of Dallas, responsibility and liability, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity available to the City of Dallas under Texas law and without waiving any defenses of the parties under Texas law. This obligation to indemnify and defend shall also include any claim for damage that any utility or communication company, whether publicly or privately owned, may sustain or receive by reason of **GRANTEE's** use of the licensed area or **GRANTEE's** improvements and equipment located thereon. In addition to the foregoing, **GRANTEE** covenants and agrees never to make a claim of any kind or character whatsoever against the City of Dallas for damage of any kind that it may suffer by reason of the installation, construction, reconstruction, operation or maintenance of any public improvement, utility or communication facility on the licensed area, whether presently in place or which may in the future be constructed or installed, including but not limited to, any water or wastewater mains or storm sewer facilities, regardless of whether such damage is due to flooding, infiltration, backflow or seepage caused from the failure of any installation, natural causes, City's negligence, or from any other cause whatsoever.
- (h) This license is subject to any existing utilities or communication facilities, including drainage, presently located within the licensed area, owned and/or operated by the City of Dallas or any utility or communications company, public or private, and to any vested rights presently owned by an utility or communications company, public or private, for the use of the licensed area for facilities presently located within the boundaries of said licensed area. It is the intent of the foregoing that this permission herein is made expressly subject to the utilization of the licensed area for communication and utility purposes, both public and private, including drainage, over, under, through, across and along the licensed area. No buildings shall be constructed or placed upon, over or across the licensed area in such a manner as to interfere with the operation of any utilities

EXHIBIT B
RESIDENTIAL ENTITY (SINGLE FAMILY OR DUPLEX)
ADDITIONAL LICENSE PROVISIONS

and communication facilities. All and any communication company and utility, both public and private, shall have the right to remove and keep removed all or parts of any buildings which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems within the licensed area. All communication companies and utilities, both public and private, shall have the full right to remove and keep removed all parts of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance and efficiency of its respective systems and shall at all times have the full right of ingress and egress to or from and upon the licensed area for the purpose of constructing, relocating, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.



Agenda Information Sheet

File #: 18-662

Item #: 23.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: November 14, 2018
COUNCIL DISTRICT(S): 10
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a sidewalk easement to LHTC Retail, LP, the abutting owner, containing approximately 877 square feet of land, located near the intersection of Skillman and Lookout Point Streets; and authorizing the quitclaim; and providing for the dedication of approximately 1,075 square feet of land needed for a sidewalk and utility easement - Revenue: \$10,524.00, plus the \$20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a sidewalk easement to LHTC Retail, LP, the abutting owner. The area will be included with the property of the abutting owner to construct a retail building. The owner will dedicate approximately 1,075 square feet of land needed for a sidewalk and utility easement. The abandonment fee is based on Dallas Central Appraisal District values.

Notices were sent to 10 property owners located within 300 feet of the proposed abandonment area. There were no responses in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Revenue: \$10,524.00, plus the \$20.00 ordinance publication fee

OWNER

LHTC Retail, LP

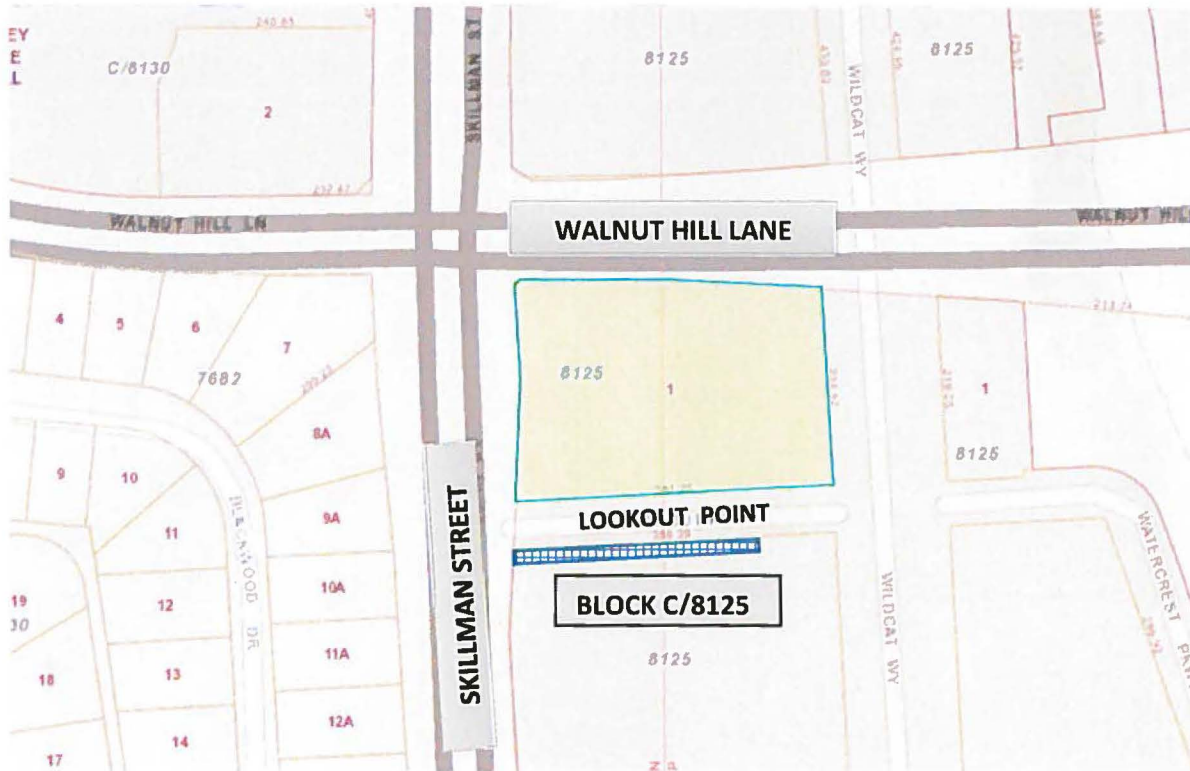
CRVI LHTC RETAIL GP, LLC, General Partner

Cypress Real Estate Advisors, Inc., Manager

Brent Heath, Vice President

MAP

Attached



SIDEWALK EASEMENT ABANDONMENT

ORDINANCE NO. _____

An ordinance providing for the abandonment of a portion of a sidewalk easement located in City Block C/8125 in the City of Dallas and County of Dallas, Texas; subject to a reverter; providing for the quitclaim thereof to LHTC Retail, LP; providing for the terms and conditions of the abandonment and quitclaim made herein; providing for barricading; providing for the conveyance of needed land to the City of Dallas; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; providing a future effective date for this abandonment; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of LHTC Retail, LP, a Delaware limited partnership, hereinafter referred to as **GRANTEE**, deems it advisable to abandon and quitclaim, subject to a reverter, the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions and reverter herein provided, said sidewalk easement is not needed for public use, and same should be abandoned and quitclaimed to **GRANTEE**, as hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the public will be served by abandoning and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms, conditions and reverter hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the tract of land described in Exhibit A, which is attached hereto and made a part hereof for all purposes, be and the same is abandoned, vacated and closed insofar as the right, title and interest of the public are concerned; subject, however, to the reverter and the conditions and future effective date hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **TEN THOUSAND FIVE HUNDRED TWENTY FOUR AND NO/100 DOLLARS (\$10,524.00)** paid by **GRANTEE**, and the further consideration described in Sections 8, 9, 10 and 11, the City of Dallas does by these presents **QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, future effective date, the reverter, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all of its right, title and interest in and to the certain tract of land hereinabove described in Exhibit A. Provided however, that if **GRANTEE**, its successors and assigns, fails to file a final replat of the adjoining properties as required in Section 10 of this ordinance by the earlier of (i) the date applicable pursuant to the requirements of the Dallas Development Code Chapter 51A-8.403(a)(4)(D) which provides in pertinent part, as may be amended:

“(D) Except as provided in this subparagraph, a preliminary plat approved by the commission expires five years after the commission action date approving the plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005. An approved minor plat, amending plat (minor), or an administrative plat expires two years after the commission action date approving the plat or within two years after the date of the subdivision administrator’s action letter approving the administrative plat if no progress has been made toward completion of the project in accordance with Texas Local Government Code Section 245.005”;

or (ii) the date that is the sixth anniversary of the passage of this ordinance; THEN this ordinance and quitclaim shall be rendered null and void and the right, title and easement of the public shall absolutely revert without any necessity for suit or re-entry by the City; and no act or omission on the part of the City, its successors and assigns, shall be a waiver of the operation or enforcement of this ordinance. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE**.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, future effective date and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise, and are further subject to the conditions contained in Exhibit B, which is attached hereto and made a part hereof for all purposes.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon and vacate.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A; (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns, agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A.

GRANTEE, its successors and assigns, hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall:

- (a) construct and maintain a five feet sidewalk along southside of Lookout Point, connecting to Wildcat Way to Skillman Street.
- (b) ensure Lookout Point right-of-way is maintained for City governmental access in order to facilitate emergency response and water supply during and after completion of the project.
- (c) contact Texas Excavation Safety System (Texas 811) to have facilities marked and located within affected easement before commencing any excavation in area.
- (d) comply with Landscaping Planned Development District (PDD) No. 758 regulations.

(e) retention of Exhibit B for the existing 6" watermain extension.

(f) adhere to the Complete Streets Manual suggested minimum of six feet sidewalk clear zone on mixed-use street and five feet on a commercial street.

SECTION 10. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall file a final replat of the adjoining properties prior to the issuance of any building permits affecting the tract of land abandoned and quitclaimed herein. This final replat shall be recorded by **GRANTEE** in the official real property records of the county in which the abandoned area is located after its approval by the City Plan Commission of the City of Dallas.

SECTION 11. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall convey a sidewalk and utility easement to the City of Dallas, within 90 days of the effective date of this ordinance, good, indefeasible and marketable fee simple title, subject to only those title exceptions approved by the City Attorney to certain properties located in City Block C/8125, containing approximately 1,075 square feet of land, a description of which is attached hereto and made a part hereof as Exhibit C. This abandonment shall not be effective unless and until this dedication is completed as herein provided and failure to convey the above described property as set forth shall render this ordinance null and void and of no further effect.

SECTION 12. That at such time as the instrument described in Section 11 above is executed and delivered to the City of Dallas and has been approved as to form by the City Attorney it be accepted, and thereafter, the Director of Department of Sustainable Development and Construction is authorized and directed to record said instrument in the official real property records of the county in which the subject property is located; and the recorded instrument shall be forwarded to the City Secretary for permanent record.

SECTION 13. That as a condition of this abandonment, the City of Dallas shall have the right to grade or fill a slope of three to one (3:1) across **GRANTEE's** remaining property along Lookout Point right-of-way as required by the proposed improvements to Look Point right-of-way.

SECTION 14. That as a condition of this abandonment and as a part of the consideration for the quitclaim made herein, **GRANTEE** shall, immediately upon the effectiveness of this ordinance, close, barricade and/or place signs in the area described in Exhibit A in accordance with detailed plans approved by the Director of Department of Sustainable Development and Construction. **GRANTEE's** responsibility for keeping the area described in Exhibit A closed, barricaded and/or the signs in place shall continue until the street improvements and intersection returns are removed by **GRANTEE**, its successors and assigns, to the satisfaction of the Director of Department of Sustainable Development and Construction.

SECTION 15. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the official real property records of the county in which the abandonment area is located, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay and completion of the dedication set forth in Section 11, the Director of Department of Sustainable Development and Construction, or designee: (i) shall deliver to **GRANTEE** a certified copy of this ordinance, and (ii) is authorized to and shall prepare and deliver a **QUITCLAIM DEED** with regard to the area abandoned herein, subject to a reverter interest, to **GRANTEE** hereunder, same to be executed by the City Manager on behalf of the City of Dallas, attested by the City Secretary and approved as to form by the City Attorney. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 16. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00004757.

SECTION 17. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY:


Assistant City Attorney

BY:


Assistant Director

Passed _____.

Exhibit A

BEING a 877 square foot (0.020 acre) tract of land situated in the W. P. Wyche Survey, Abstract No. 1522, City of Dallas, Dallas County, Texas, being a portion of a 3.5' Sidewalk Easement created in the Final Plat of Lake Highlands Town Center, Phase One, as recorded in Instrument No. 200900128293 of the Official Public Records of Dallas County, Texas, and being in Lot 1, Block C/8125 of the Amending Plat [Minor] of Lake Highlands Town Center, Phase One, as recorded in Instrument No. 201000062332 of the Official Public Records of Dallas County, Texas, said 877 square foot tract also being a portion of a called 5.795 acre tract of land described as Tract 1 in Special Warranty Deed with Vendor's Lien to LHTC Retail, LP, as recorded in Instrument No. 201600151594 of the Official Public Records of Dallas County, Texas, said 877 square foot tract being described by metes and bounds as follows:

BEGINNING at an "X" found in concrete at the northwest corner of said Lot 1, same being the northwest corner of said Tract 1, same also being at the intersection of the easterly right-of-way line of Skillman Street, a variable width right-of-way, recorded in Volume 3892, Page 532 of the Deed Records of Dallas County, Texas, with the southerly right-of-way line of Lookout Point, a 53 foot wide right-of-way, recorded in said Instrument No. 200900128293 of the Official Public Records of Dallas County, Texas, from which a 5/8-inch iron rod with plastic cap stamped "Pacheco Koch" bears North 35°05'24" East, 0.41 feet;

THENCE North 85°57'53" East, along the northerly line of said Lot 1 and said Tract 1, and along the southerly right-of-way line of Lookout Point, a distance of 250.27 feet to a corner, from which a 5/8-inch iron rod with plastic cap stamped "Pacheco Koch" found for the northeast corner of said Lot 1 and said Tract 1 bears North 85°57'53" East, 136.23 feet;

THENCE South 04°02'07" East, departing the northerly line of said Lot 1 and said Tract 1, and the southerly right-of-way line of Lookout Point, crossing said Lot 1 and said Tract 1, a distance of 3.50 feet to a corner on the southerly line of aforesaid 3.5' Sidewalk Easement;

THENCE South 85°57'53" West, continuing across said Lot 1 and said Tract 1, and along the southerly line of said 3.5' Sidewalk Easement, a distance of 250.64 feet to a corner on the westerly line of said Lot 1, the westerly line of said Tract 1, and the easterly right-of-way line of aforesaid Skillman Street;

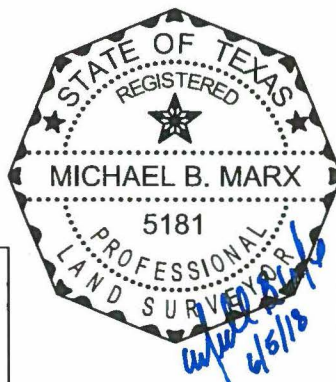
THENCE North 02°06'46" East, along the westerly line of said Lot 1, the westerly line of said Tract 1, and the easterly right-of-way line of said Skillman Street, a distance of 2.48 feet to an "X" found in concrete;

THENCE North 01°37'39" East, continuing along the easterly right-of-way line of said Skillman Street, along the westerly line of said Lot 1, and the westerly line of said Tract 1, a distance of 1.04 feet to the **POINT OF BEGINNING** and containing 0.020 of an acre (877 sq. ft.) of land, more or less.

Note:

All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System of 1983, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com



**3.5' SIDEWALK EASEMENT
ABANDONMENT**
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
LOT 1, BLOCK C/8125
W. P. WYCHE SURVEY
ABSTRACT NO. 1522
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	06/04/2018	069315100	1 OF 3

(For SPRG use only)

Reviewed By: A. Rodriguez

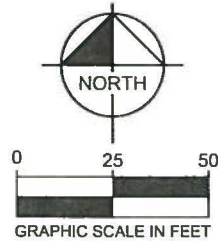
Date: 6/8/18

SPRG NO: 4516

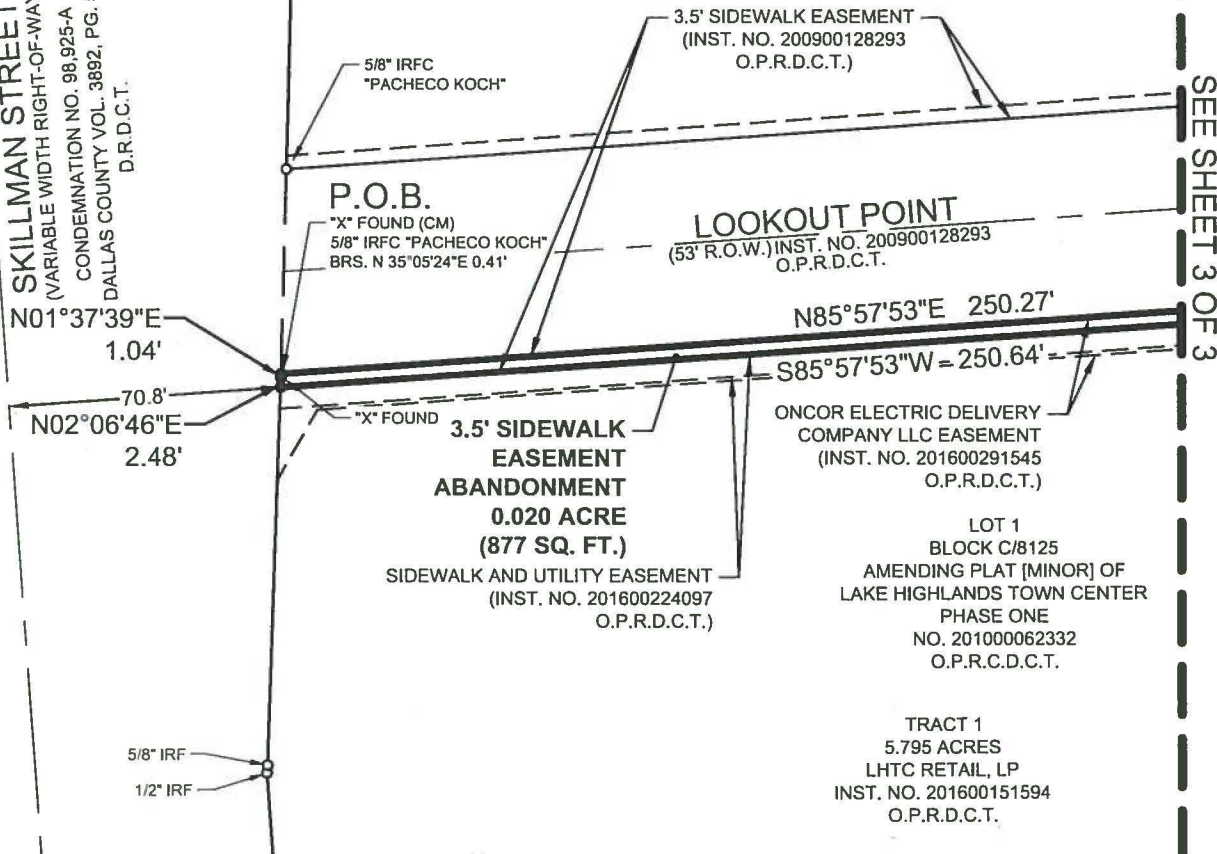
Exhibit A

W.P. WYCHE SURVEY
ABSTRACT NO. 1522

LOT 1
BLOCK D/8125
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
INST. NO. 201000062332
O.P.R.D.C.T.



SKILLMAN STREET
(VARIABLE WIDTH RIGHT-OF-WAY)
CONDEMNATION NO. 98,925-A
DALLAS COUNTY VOL. 3892, PG. 532
D.R.D.C.T.



SEE SHEET 3 OF 3

LEGEND

P.O.C. = Point of Commencing
P.O.B. = Point of Beginning
IRF = Iron rod found
IRFC = Iron rod w/cap found
D.R.D.C.T. = Deed Records of Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
INST. NO. = Instrument Number
VOL., PG. = Volume, Page
CM = Controlling monument
BRS. = Bears
R.O.W. = Right-of-way
SQ. FT. = Square Feet

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

Note:

All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System of 1983, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.

**3.5' SIDEWALK EASEMENT
ABANDONMENT**
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
LOT 1, BLOCK C/8125
W. P. WYCHE SURVEY
ABSTRACT NO. 1522
CITY OF DALLAS
DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: A. Rodriguez

Date: 6/8/18

SPRG NO: 4516

Kimley»Horn

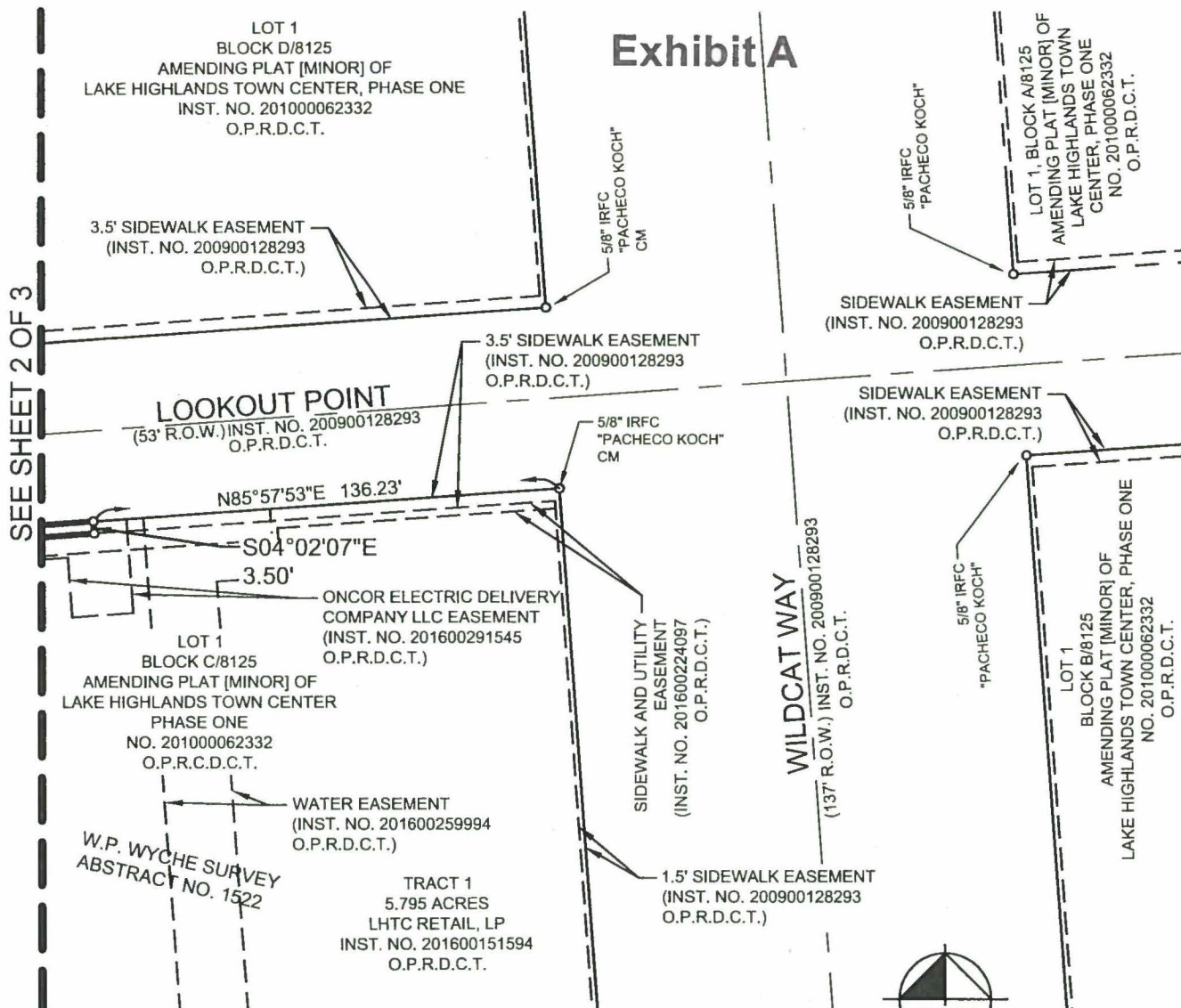
5750 Genesis Court, Suite 200
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	06/04/2018	069315100	2 OF 3

Exhibit A



LEGEND

P.O.C. = Point of Commencing
P.O.B. = Point of Beginning
IRF = Iron rod found
IRFC = Iron rod w/cap found
D.R.D.C.T. = Deed Records of Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
INST. NO. = Instrument Number
VOL., PG. = Volume, Page
CM = Controlling monument
BRS. = Bears
R.O.W. = Right-of-way
SQ. FT. = Square Feet

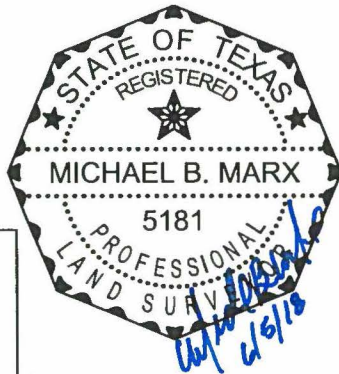
MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

Note:

All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System of 1983, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.



**3.5' SIDEWALK EASEMENT
ABANDONMENT**
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
LOT 1, BLOCK C/8125
W. P. WYCHE SURVEY
ABSTRACT NO. 1522
CITY OF DALLAS
DALLAS COUNTY, TEXAS



(For SPRG use only)

Reviewed By: A. Rodriguez
Date: 6/8/18
SPRG NO: 4516

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	MBM	KHA	06/04/2018	069315100	3 OF 3

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.

EXHIBIT C

BEING a 1,075 square foot tract of land situated in the W. P. Wyche Survey, Abstract No. 1522, City of Dallas, Dallas County, Texas, being in Lot 1, Block C/8125 of the Amending Plat [Minor] of Lake Highlands Town Center, Phase One, as recorded in Instrument No. 201000062332 of the Official Public Records of Dallas County, Texas, said 1,075 square foot tract also being a portion of a called 5.795 acre tract of land described as Tract 1 in Special Warranty Deed with Vendor's Lien to LHTC Retail, LP, as recorded in Instrument No. 201600151594 of the Official Public Records of Dallas County, Texas, said 1,075 square foot tract being described by metes and bounds as follows:

BEGINNING at an "X" found in concrete at the northwest corner of said Lot 1, same being the northwest corner of said Tract 1, same also being at the intersection of the easterly right-of-way line of Skillman Street, a variable width right-of-way, recorded in Volume 3892, Page 532 of the Deed Records of Dallas County, Texas, with the southerly right-of-way line of Lookout Point, a 53 foot wide right-of-way, recorded in said Instrument No. 200900128293 of the Official Public Records of Dallas County, Texas, from which a 5/8-inch iron rod with plastic cap stamped "Pacheco Koch" bears North 35°05'24" East, 0.41 feet, also from which, a 5/8-inch iron rod with plastic cap stamped "Pacheco Koch" found for the northeast corner of said Lot 1 and said Tract 1 bears North 85°57'53" East, 386.50 feet;

THENCE North 85°57'53" East, departing the easterly right-of-way line of said Skillman Street, along the northerly line of said Lot 1 and said Tract 1, and the southerly right-of-way line of Lookout Point, a distance of 250.27 feet to a corner, from which aforesaid 5/8-inch iron rod with plastic cap stamped "Pacheco Koch" found for the northeast corner of said Lot 1 and said Tract 1 bears North 85°57'53" East, 136.23 feet;

THENCE South 04°02'07" East, departing the northerly line of said Lot 1 and said Tract 1, and the southerly right-of-way line of Lookout Point, crossing said Lot 1 and said Tract 1, a distance of 3.50 feet to a corner on the southerly line of a 3.5' Sidewalk Easement created in said Final Plat of Lake Highlands Town Center, Phase One, as recorded in Instrument No. 200900128293 of the Official Public Records of Dallas County, Texas;

THENCE North 85°57'53" East, continuing across said Lot 1 and said Tract 1, and along the southerly line of said 3.5' Sidewalk Easement, a distance of 134.73 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for the intersection of the southerly line of said 3.5' Sidewalk Easement with the westerly line of a 1.5' Sidewalk Easement created in said Final Plat of Lake Highlands Town Center, Phase One, as recorded in Instrument No. 200900128293 of the Official Public Records of Dallas County, Texas;

THENCE South 04°02'07" East, continuing across said Lot 1 and said Tract 1, and along the westerly line of said 1.5' Sidewalk Easement, a distance of 2.24 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for a corner;

All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System of 1983, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

"CORRECTED"
SIDEWALK AND UTILITY EASEMENT
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
LOT 1, BLOCK C/8125
W. P. WYCHE SURVEY
ABSTRACT NO. 1522
CITY OF DALLAS
DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: A. Rodriguez
Date: 6/8/18
SPRG NO: 4517

Kimley»Horn

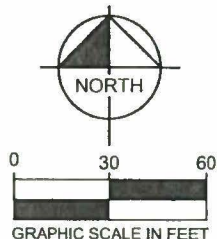
5750 Genesis Court, Suite 200
Frisco, Texas 75034

FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	06/04/2018	069315100	1 OF 4

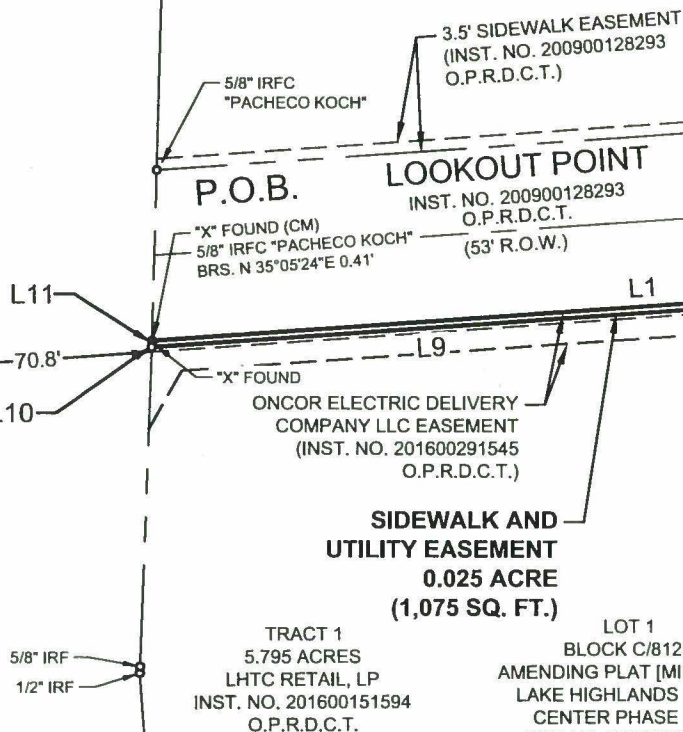
EXHIBIT C



LOT 1
BLOCK D/8125
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
INST. NO. 201000062332
O.P.R.D.C.T.

SKILLMAN STREET

(VARIABLE WIDTH RIGHT-OF-WAY)
CONDEMNATION NO. 98,925-A
DALLAS COUNTY VOL. 3892, PG. 532
D.R.D.C.T.



SEE SHEET 4 OF 4

**SIDEWALK AND
UTILITY EASEMENT**
0.025 ACRE
(1,075 SQ. FT.)

TRACT 1
5.795 ACRES
LHTC RETAIL, LP
INST. NO. 201600151594
O.P.R.D.C.T.

LOT 1
BLOCK C/8125
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN
CENTER PHASE ONE
INST. NO. 201000062332
O.P.R.D.C.T.

LEGEND

P.O.C. = Point of Commencing
P.O.B. = Point of Beginning
IRF = Iron rod found
IRFC = Iron rod w/cap found
D.R.D.C.T. = Deed Records of Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas County, Texas
INST. NO. = Instrument Number
VOL., PG. = Volume, Page
CM = Controlling monument
BRS. = Bears
R.O.W. = Right-of-way
SQ. FT. = Square Feet

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

LINE TABLE

NO.	BEARING	LENGTH
L1	N85°57'53"E	250.27'
L2	S04°02'07"E	3.50'
L3	N85°57'53"E	134.73'
L4	S04°02'07"E	2.24'
L5	S85°57'53"W	81.24'
L6	S04°02'07"E	3.26'
L7	S85°57'53"W	67.57'
L8	N04°02'07"W	7.00'
L9	S85°57'53"W	236.40'
L10	N02°06'46"E	0.97'
L11	N01°37'39"E	1.04'

Note:

All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System of 1983, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.

All corners of easement to be acquired are a 5/8" iron rod with "KHA" cap set unless otherwise noted.

"CORRECTED"
SIDEWALK AND UTILITY EASEMENT
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
LOT 1, BLOCK C/8125
W. P. WYCHE SURVEY
ABSTRACT NO. 1522
CITY OF DALLAS
DALLAS COUNTY, TEXAS

(For SPRG use only)

Reviewed By: A. Rodriguez

Date: 6/18/18

SPRG NO: 4517

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034
FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	06/04/2018	069315100	3 OF 4

EXHIBIT C

THENCE South 85°57'53" West, departing the westerly line of said 1.5' Sidewalk Easement and continuing across said Lot 1 and said Tract 1, a distance of 81.24 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for a corner;

THENCE South 04°02'07" East, continuing across said Lot 1 and said Tract 1, a distance of 3.26 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for a corner;

THENCE South 85°57'53" West, continuing across said Lot 1 and said Tract 1, a distance of 67.57 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for a corner;

THENCE North 04°02'07" West, continuing across said Lot 1 and said Tract 1, a distance of 7.00 feet to a 5/8-inch iron rod with a red plastic cap stamped "KHA" set for a corner;

THENCE South 85°57'53" West, continuing across said Lot 1 and said Tract 1, and along a line that is 2.0 feet south of and parallel with the northerly line of said Lot 1 and said Tract 1, and the southerly right-of-way line of Lookout Point, a distance of 236.40 feet to a corner on the westerly line of said Lot 1, the westerly line of said Tract 1, and the easterly right-of-way line of aforesaid Skillman Street;

THENCE North 02°06'46" East, continuing along the easterly right-of-way line of said Skillman Street, along the westerly line of said Lot 1, and the westerly line of said Tract 1, a distance of 0.97 feet to an "X" found in concrete for a corner;

THENCE North 01°37'39" East, along the easterly right-of-way line of said Skillman Street, along the westerly line of said Lot 1, and the westerly line of said Tract 1, a distance of 1.04 feet to the **POINT OF BEGINNING** and containing 0.025 of an acre (1,075 sq. ft.) of land, more or less.

All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System of 1983, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com



"CORRECTED"
SIDEWALK AND UTILITY EASEMENT
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
LOT 1, BLOCK C/8125
W. P. WYCHE SURVEY
ABSTRACT NO. 1522
CITY OF DALLAS
DALLAS COUNTY, TEXAS

Kimley»Horn

5750 Genesis Court, Suite 200
Frisco, Texas 75034 FIRM # 10193822

Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	06/04/2018	069315100	2 OF 4

(For SPRG use only)

Reviewed By: A. Rodriguez
Date: 6/8/18
SPRG NO: 4517

Note:

All bearings shown are based on the monumented easterly line of Lot 1, Block C/8125 relative to grid north of the Texas Coordinate System of 1983, NAD83, North Central Zone 4202, said bearing being South 04°02'07" East.

All corners of easement to be acquired are a 5/8" iron rod with "KHA" cap set unless otherwise noted.

EXHIBIT C

SEE SHEET 3 OF 4

LOT 1
BLOCK D/8125
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
INST. NO. 201000062332
O.P.R.D.C.T.
3.5' SIDEWALK EASEMENT
(INST. NO. 200900128293
O.P.R.D.C.T.)

LOOKOUT POINT (53' R.O.W.)
INST. NO. 200900128293
O.P.R.D.C.T.

5/8" IRFC
"PACHECO KOCH"
CM

SIDEWALK EASEMENT
(INST. NO. 200900128293
O.P.R.D.C.T.)

SIDEWALK EASEMENT
(INST. NO. 200900128293
O.P.R.D.C.T.)

5/8" IRFC
"PACHECO KOCH"
CM

5/8" IRFC
"PACHECO KOCH"

LOT 1, BLOCK A/8125
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER,
PHASE ONE
NO. 201000062332, O.P.R.D.C.T.

LOT 1
BLOCK B/8125
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
NO. 201000062332, O.P.R.D.C.T.

ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
(INST. NO. 201600291545
O.P.R.D.C.T.)

WATER EASEMENT
(INST. NO. 201600259994
O.P.R.D.C.T.)

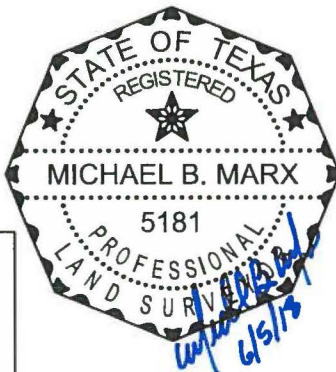
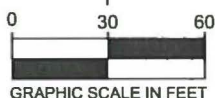
**SIDEWALK AND
UTILITY EASEMENT
0.025 ACRE
(1,075 SQ. FT.)**

1.5' SIDEWALK EASEMENT
(INST. NO. 200900128293
O.P.R.D.C.T.)

LOT 1
BLOCK C/8125
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN
CENTER PHASE ONE
INST. NO. 201000062332
O.P.R.D.C.T.

LEGEND

P.O.C. = Point of Commencing
P.O.B. = Point of Beginning
IRF = Iron rod found
IRFC = Iron rod w/cap found
D.R.D.C.T. = Deed Records of Dallas County, Texas
O.P.R.D.C.T. = Official Public Records, Dallas
County, Texas
INST. NO. = Instrument Number
VOL., PG. = Volume, Page
CM = Controlling monument
BRS. = Bears
R.O.W. = Right-of-way
SQ. FT. = Square Feet



WILDCAT WAY

(137' R.O.W.)
INST. NO. 200900128293
O.P.R.D.C.T.

"CORRECTED"
SIDEWALK AND UTILITY EASEMENT
AMENDING PLAT [MINOR] OF
LAKE HIGHLANDS TOWN CENTER, PHASE ONE
LOT 1, BLOCK C/8125
W. P. WYCHE SURVEY
ABSTRACT NO. 1522
CITY OF DALLAS
DALLAS COUNTY, TEXAS

MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
5750 GENESIS COURT, SUITE 200
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

(For SPRG use only)

Reviewed By: A. Rodriguez
Date: 6/8/18
SPRG NO: 4517

Kimley»Horn

5750 Genesis Court, Suite 200 Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MBM	KHA	06/04/2018	069315100	4 OF 4



Agenda Information Sheet

File #: 18-611

Item #: 24.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: November 14, 2018
COUNCIL DISTRICT(S): 13
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a water easement to Donald Hilgemann and Christiane Baud, the abutting owners, containing approximately 3,000 square feet of land, located near the intersection of Preston Park Drive and Stanford Avenue - Revenue: \$5,400.00, plus the \$20.00 publication fee

BACKGROUND

This item authorizes the abandonment of a water easement to Donald Hilgemann and Christiane Baud, the abutting owners. The area will be included with the property of the abutting owners for the construction of a garage. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Revenue: \$5,400.00, plus the \$20.00 publication fee

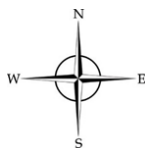
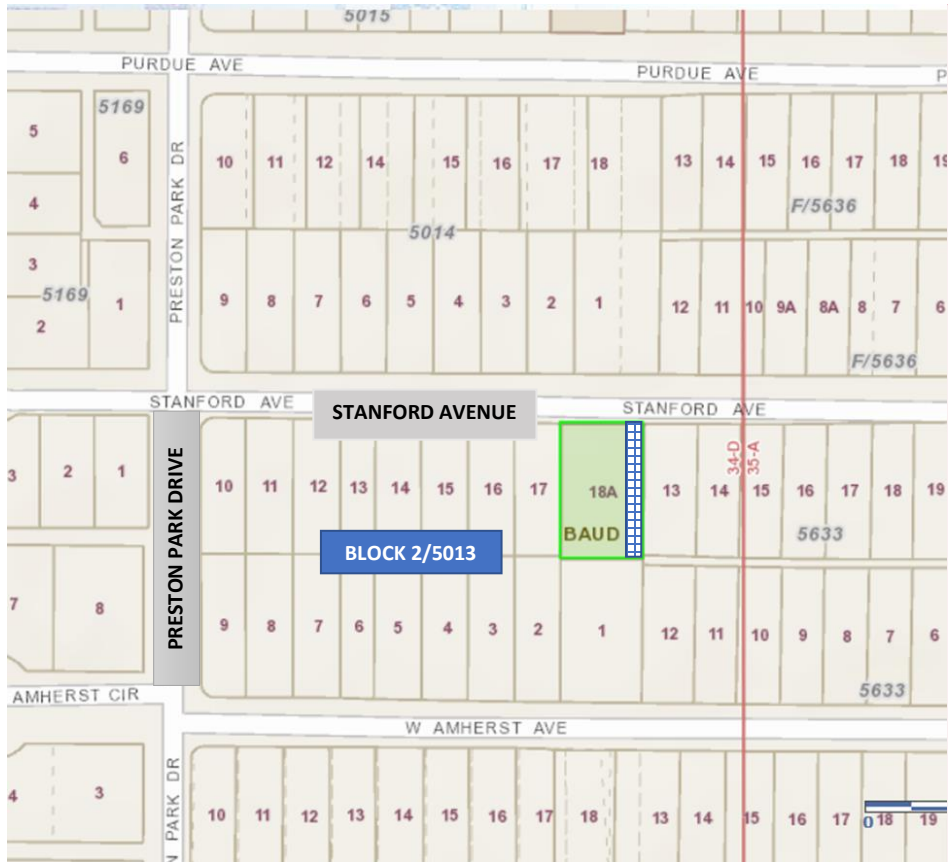
OWNERS

Donald Hilgemann

Christiane Baud

MAP

Attached



 **WATER EASEMENT ABANDONMENT**

Commented [LMJ1]:

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of a water easement, located in City Block 2/5013 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to Donald Hilgemann and Christiane Baud; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonment herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of Donald Hilgemann, an individual, and Christiane Baud, an individual; hereinafter referred to collectively as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easement is no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tract of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 (\$5,400.00) DOLLARS** paid by **GRANTEE**, and the

further consideration described in Section 8, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tract or parcel of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General, Fund Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, their heirs and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, their heirs and assigns, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise

out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, their heirs and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, their heirs and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, their heirs and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and

Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 10. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00007253.

SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY: _____

Assistant City Attorney

BY: _____

Assistant Director

Passed _____.

Exhibit A
WATER EASEMENT ABANDONMENT
BAUD ADDITION
LOT 18A, BLOCK 2/5013
ANDREW J. MANNING SURVEY, ABSTRACT NO. 948
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 3,000 square foot or 0.688 acres of land situated in the Andrew J. Mannin Survey, Abstract No. 948, in the City of Dallas, Dallas County, Texas, in City of Dallas Block 2/5013, and being a portion of Lot 18A, Block 2/5013, of Baud Addition, an addition to the City of Dallas, Dallas County, Texas, according to the Plat thereof recorded in Document No. 20070310347, Official Public Records of Dallas County, Texas, same being a portion of that tract of land conveyed to Donald Hilgemann and Christiane Baud, by Warranty Deed recorded in Volume 2004165, Page 3460, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner, said corner being along the South line of Stanford Avenue, formerly Kent Avenue (50 foot right-of-way), created in Volume 5, Page 346, Map Records, Dallas County, Texas, and being the Northwest corner of that tract of land conveyed to William S. Butler, by deed recorded in Document No. 200600230888, Official Public Records, Dallas County, Texas, said corner also being the common corner of said Lot 18A, Block 2/5013, Baud Addition;

THENCE South 00 degrees 11 minutes 00 seconds West, along the West line of said Butler tract, with a distance of 150.00 feet to an "X" found for corner, said corner being the Southwest corner of said Butler tract, and being the Northwest corner of a 10 foot alley, and being the Northeast corner of that tract of land conveyed to Roberto D. Severson, a single person, by deed recorded in Volume 98252, Page 08421, Deed Records, Dallas County, Texas;

THENCE West, along the North line of said Severson tract, a distance of 20.00 feet to a point for corner;

THENCE North 00 degrees 11 minutes 00 seconds East, departing the North line of said Severson tract, and across said Donal Hilgemann tract, a distance of 150.00 feet to a point for corner, said corner being along the South line of said Stanford Avenue;

THENCE East, along the South line of said Stanford Avenue, a distance of 20.00 feet to the POINT OF BEGINNING and containing 3,000 square feet or 0.0688 acres of land.

(For SPRG use Only)

Review By: G.S.
Date: 7-27-18
SPRG NO: 4592

GENERAL NOTES:

1) BASIS OF BEARINGS IS THE EAST LINE OF BAUD ADDITION
BEING S00°11'00"W AS RECORDED IN INST. NO. 20070310347,
PLAT RECORDS, DALLAS COUNTY, TEXAS.



BRYAN CONNALLY
R.P.L.S. NO. 5513



CBG Surveying Texas, LLC

PLANNING SURVEYING
12025 Shiloh Road • Suite 230 Dallas, Texas 75228
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbgdw.com

SHEET 1 OF 2
JOB NO. 1812309
DRAWN BY: OR
DATE: 06/14/2018
SCALE: 1" = 40'

Exhibit A

WATER EASEMENT ABANDONMENT BAUD ADDITION

LOT 18A, BLOCK 2/5013
ANDREW J. MANNING SURVEY, ABSTRACT NO. 948
CITY OF DALLAS, DALLAS COUNTY, TEXAS
STANFORD AVENUE

50' R.O.W.
(FORMERLY KENT AVENUE)
VOL. 5, PG. 346
M.R.D.C.T.

ANDREW J. MANNING SURVEY,
ABSTRACT NO. 948

TREVOR DAVID REES-JONES,
TRUSTEE OF THE DAVID GARRETT
REES-JONES IRREVOCABLE TRUST
INSTRUMENT NO. 201700166151
O.P.R.D.C.T.

LOT 17, BLOCK 2/5013
PRESTON PARK ADDITION
VOL. 5, PG. 346
P.R.D.C.T.

DONALD HILGEMANN
AND CHRISTINE BAUD
VOL. 2004165, PG. 3460
D.R.D.C.T.

**WATER EASEMENT
ABANDONMENT
3,000 SQ.FT.
0.0688 ACRE**

BAUD ADDITION
LOT 18A, BLOCK 2/5013
INST. NO. 20070310347
O.P.R.D.C.T.

WILLIAM S. BUTLER
DOC. NO. 200600230888
O.P.R.D.C.T.

LOT 13, BLOCK C/5633
4TH SECTION OF IDLEWILD ACRES
VOL. 3, PG. 398
M.R.D.C.T.

JAY CLARK ZELESKEY
VOL. 97251, PG. 06298
D.R.D.C.T.

LOT 2

BLOCK 2/5013
PRESTON PARK ADDITION
VOL. 5, PG. 346
M.R.D.C.T.

ROBERT D. SEVERSON,
A SINGLE MAN
VOL. 98252, PG. 8421
D.R.D.C.T.

TRACT II

LOT 12, BLOCK C/5633
4TH SECTION OF IDLEWILD ACRES
VOL. 3, PG. 398
M.R.D.C.T.

KENNETH D. CAPPS
VOL. 97147, PG. 5692
D.R.D.C.T.

**POINT OF
BEGINNING**



LINE	BEARING	DISTANCE
L1	WEST	20.00'
L2	EAST	20.00'

LEGEND

1/2" IRF = 1/2 INCH IRON ROD FOUND
1" IPF = 1 INCH IRON PIPE FOUND
5/8" IRF = 5/8 INCH IRON ROD FOUND

☒ = X-CUT FOUND

CM CONTROL MONUMENT
INST. NO. INSTRUMENT NUMBER
VOL., PG. VOLUME, PAGE
D.R.D.C.T. DEED RECORDS,
DALLAS COUNTY, TEXAS
O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS,
DALLAS COUNTY, TEXAS
M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
ESMT. EASEMENT
SQ.FT. SQUARE FEET

GENERAL NOTES:

1) BASIS OF BEARINGS IS THE EAST LINE OF BAUD ADDITION BEING
S00°11'00"W AS RECORDED IN INST. NO. 20070310347, PLAT RECORDS,
DALLAS COUNTY, TEXAS.

(For SPRG use Only)

Review By: G.S.
Date: 7-27-18
SPRG NO: 4592



BRYAN CONNALLY
R.P.L.S. NO. 5513



CBG Surveying Texas, LLC

PLANNING • SURVEYING
12025 Shiloh Road • Suite 230 • Dallas, Texas 75228
P 214.349.9485 • F 214.349.2216
Firm No. 10168800
www.cbgsurveying.com

SHEET 2 OF 2
JOB NO. 1812309
DRAWN BY: OR
DATE: 06/14/2018
SCALE: 1" = 40'



Agenda Information Sheet

File #: 18-919

Item #: 25.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: November 14, 2018
COUNCIL DISTRICT(S): 8
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning portions of a water easement and public utility easement to City of Dallas, the abutting owner, containing a total of approximately 6,576 square feet of land, located near the intersection of Crouch Road and Patrol Way - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

BACKGROUND

This item authorizes abandoning portions of a water easement and public utility easement to City of Dallas, the abutting owner. The area will be included with the property of the abutting owner for construction of the second phase of Singing Hills Recreation Center. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

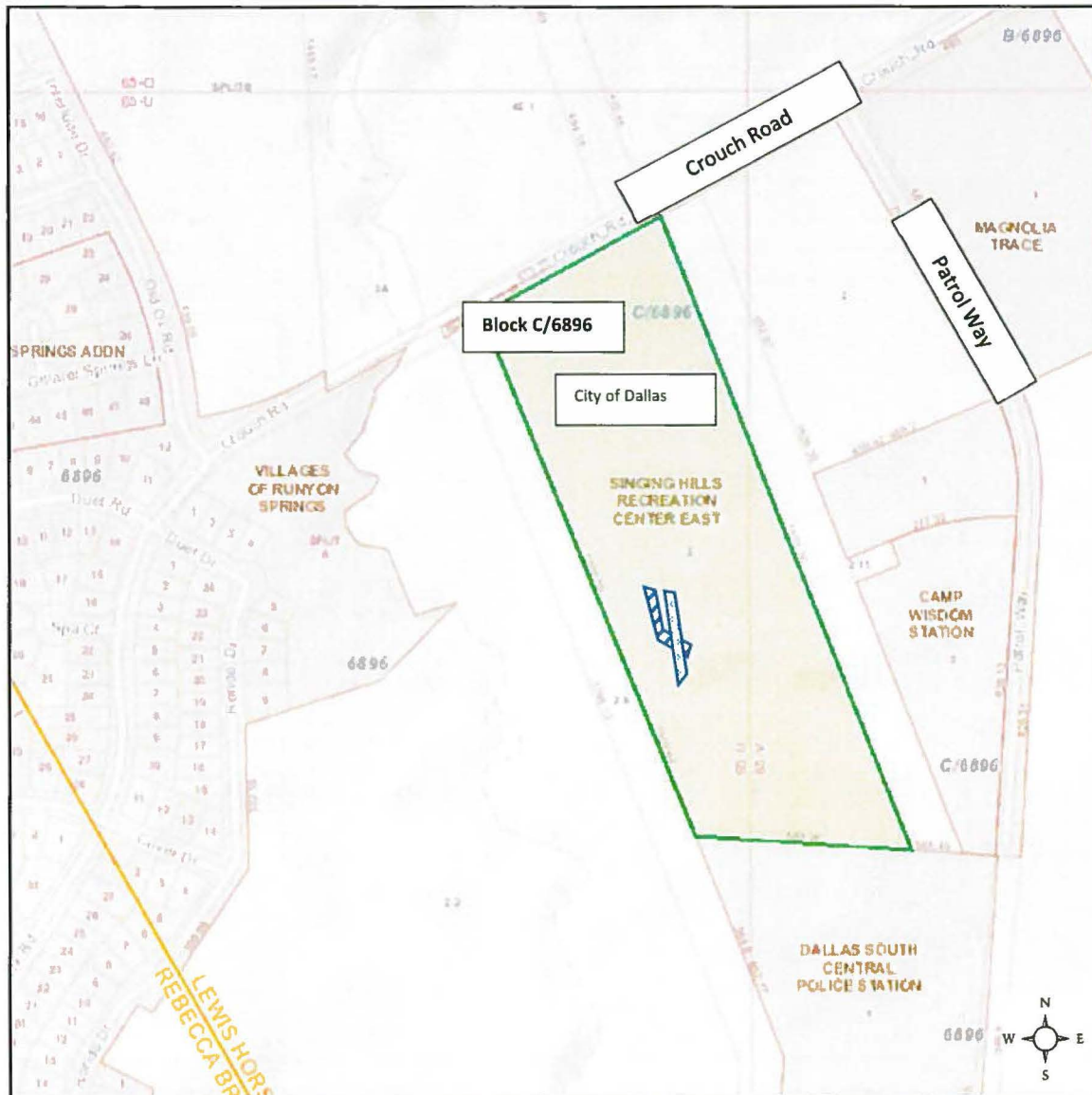
Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

MAP

Attached



Mapsc0 - 65-U



Water Easement Abandonment - Tract 1



Public Utility Easement Abandonment - Tract 2

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of portions of a water easement and public utility easement, located in City Block C/6896 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to City of Dallas; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of City of Dallas, a Texas municipal corporation; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tracts of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easements are no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tracts of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00)** paid by **GRANTEE**, and the further consideration described in Section 8, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tract or parcel of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to transfer the monetary consideration set forth in Section 2, plus publication fee and recording fee in the sum amount of **SEVENTY AND NO/100 DOLLARS (\$70.00)**, from 2006 Bond Fund, Fund IT00 and Fund 8T00, Department PKR, Unit T281, Object 4230, Activity MMCF, Program PK06T281 to General Fund, Fund 0001, Department DEV, Balance Sheet 0519, and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, to the extent allowed by law, agree to indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the areas described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the areas set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the areas described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the areas set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition

include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration set forth in Section 2 and completion of the dedication set forth in Section 10 plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 10. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00007931.

SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY:


Assistant City Attorney

BY:


Assistant Director

Passed _____.

Exhibit A — Tract 1
WATER EASEMENT
ABANDONMENT

Singing Hills Recreation Center East Addition
Lot 2, Block C/6896
Louis Horst Survey, Abstract No. 556
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 4,520 square foot (0.104 acre) tract of land situated in the Louis Horst Survey, Abstract No. 556, Dallas County, Texas; said tract being part of Lot 2, Block C/6896, Singing Hills Recreation Center East Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201700191230 of the Official Public Records of Dallas County, Texas and part of that certain tract of land described as "Tract 1" in Special Warranty Deed to the City of Dallas recorded in Instrument No. 201400070448 of said Official Public Records; said 4,520 square foot (0.104 acre) tract being more particularly described as follows (bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011)):

COMMENCING, at a 1/2-inch iron rod with "REG# 100189-00" cap found in the north line of Lot 1, Block A/6896, Dallas "South Central" Police Station Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200600266151 of said Official Public Records; said point being the southeast corner of said Lot 2 and the southwest corner of that certain tract of land described as Tract S0C3-9-1 in Special Warranty Deed to Dallas Area Rapid Transit (hereinafter referred to as DART) recorded in Instrument No. 201300362049 of said Official Public Records;

THENCE, North 22 degrees, 28 minutes, 15 seconds West, departing the said north line of Lot 1 and along the northeast line of said Lot 2 and the southwest line of said DART tract, a distance of 723.55 feet to a point; said point being the northernmost southeast corner of a water easement dedicated by said plat of Singing Hills Recreation Center East Addition;

THENCE, departing the said northeast line of Lot 2 and the said southwest line of the DART tract and into said Lot 2, the following nine (9) calls:

South 67 degrees, 31 minutes, 45 seconds West, along the northernmost southeast line of said water easement, a distance of 157.83 feet to an angle point;

North 89 degrees, 58 minutes, 00 seconds West, along the northernmost south line of said water easement, a distance of 140.74 feet to an angle point;

South 45 degrees, 00 minutes, 00 seconds West, along the westernmost southeast line of said water easement, a distance of 46.29 feet to a 5/8-inch rod with "PACHECO KOCH EASEMENT" cap set for corner (hereinafter referred to as "iron rod set" at the **POINT OF BEGINNING**, said point being an angle point in the said water easement;

Due South, along the westernmost east line of said water easement, a distance of 132.64 feet to a point for corner;

South 56 degrees, 15 minutes, 00 seconds East, along the westernmost northeast line of said water easement, a distance of 68.54 feet to an iron rod set for corner;



FIELD NOTES APPROVED:

[Signature] 7/3/18

(For SPRG use only)

Reviewed By: _____

Date: _____

SPRG NO: _____

Exhibit A – Tract 1
WATER EASEMENT
ABANDONMENT

Singing Hills Recreation Center East Addition
Lot 2, Block C/6896
Louis Horst Survey, Abstract No. 556
City of Dallas, Dallas County, Texas

South 11 degrees, 15 minutes, 00 seconds East, departing the said northeast line of the water easement and into and across said water easement, a distance of 28.28 feet to an iron rod set for corner in the northernmost southwest line of said water easement;

North 56 degrees, 15 minutes, 00 seconds West, along the said southwest line of the water easement, a distance of 99.23 feet to a point for corner; said point being an angle point in the said water easement;

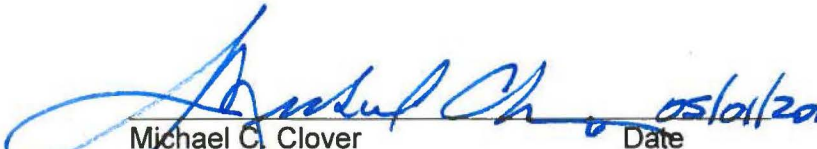
Due North, along the westernmost west line of said water easement, a distance of 151.62 feet to an iron rod set for corner; said point being an angle point in said water easement at the intersection of said west line of the water easement and the northernmost northwest line of said water easement;

South 67 degrees, 30 minutes, 00 seconds East, departing the said intersection of the west line and the northwest line of said water easement and into and across said water easement, a distance of 21.65 feet to the **POINT OF BEGINNING**;

CONTAINING, 4,520 square feet or 0.104 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.


Michael C. Clover Date 05/01/2013
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



2210-13.382EX-3.doc
2210-13.382EX-3.dwg kaj

(For SPRG use only)	
Reviewed By:	_____
Date:	_____
SPRG NO:	_____

Exhibit A - Tract 1

LEGEND

_____ PROPERTY LINE
 _____ NEW EASEMENT LINE
 _____ EXISTING EASEMENT LINE
 ○ 5/8-INCH IRON ROD W/
 "PACHECO KOCH-EASEMENT"
 CAP SET
 (C.M.) - CONTROLLING MONUMENT
 O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS
 OF DALLAS COUNTY, TEXAS
 INST. NO. INSTRUMENT NUMBER
 VOL. VOLUME
 PG. PAGE

LINE TABLE

LINE	BEARING	LENGTH
L1	S 45°00'00" W	46.29'
L2	S 11°15'00" E	28.28'
L3	S 67°30'00" E	21.65'

0 30 60 120
GRAPHIC SCALE IN FEET

WATER EASEMENT
 ABANDONMENT
 4,520 SQUARE FEET
 (0.104 ACRES)

P.O.B.

LOT 2, BLOCK C/6896
 SINGING HILLS RECREATION
 CENTER EAST ADDITION
 (INST. NO. 201700191230)
 (O.P.R.D.C.T.)

"TRACT 1"
 CITY OF DALLAS
 (INST. NO. 201400070448)
 (O.P.R.D.C.T.)

LOUIS HORST SURVEY
 ABSTRACT NO. 556

P.O.C.

LOT 1, BLOCK A/6896
 DALLAS "SOUTH CENTRAL"
 POLICE STATION ADDITION
 (INST. NO. 200600266151)
 (O.P.R.D.C.T.)

(For SPRG use only)

Reviewed By: _____
 Date: _____
 SPRG NO: _____

NOTES:

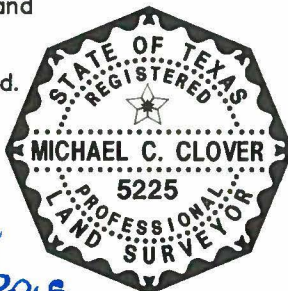
1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011).

The undersigned, Registered Professional Land
 Surveyor, hereby certifies that this plat of
 survey accurately sets out the metes and
 bounds of the abandonment tract described.

Michael C. Clover
 Registered Professional
 Land Surveyor No. 5225

Date

05/01/2018



Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KAJ	MCC	1"=60'	MAY 2018	2210-13.382

WATER EASEMENT ABANDONMENT

SINGING HILLS RECREATION
 CENTER EAST ADDITION
 LOT 2, BLOCK C/6896
 LOUIS HORST SURVEY, ABSTRACT NO. 556,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 PAGE 3 OF 3

Exhibit A – Tract 2
PUBLIC UTILITY
EASEMENT ABANDONMENT
Singing Hills Recreation Center East Addition
Lot 2, Block C/6896
Louis Horst Survey, Abstract No. 556
City of Dallas, Dallas County, Texas

DESCRIPTION, of a 2,056 square foot (0.047 acre) tract of land situated in the Louis Horst Survey, Abstract No. 556, Dallas County, Texas; said tract being part of Lot 2, Block C/6896, Singing Hills Recreation Center East Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 201700191230 of the Official Public Records of Dallas County, Texas and part of that certain tract of land described as "Tract 1" in Special Warranty Deed to the City of Dallas recorded in Instrument No. 201400070448 of said Official Public Records; said 2,056 square foot (0.047 acre) tract being more particularly described as follows (bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011):

COMMENCING, at a 1/2-inch iron rod with "REG# 100189-00" cap found in the north line of Lot 1, Block A/6896, Dallas "South Central" Police Station Addition, an addition to the City of Dallas, Texas according to the plat recorded in Instrument No. 200600266151 of said Official Public Records; said point being the southeast corner of said Lot 2 and the southwest corner of that certain tract of land described in Tract S0C3-9-1 in Special Warranty Deed to Dallas Area Rapid Transit (hereinafter referred to as DART) recorded in Instrument No. 201300362049 of said Official Public Records;

THENCE, North 22 degrees, 28 minutes, 15 seconds West, departing the said north line of Lot 1 and along the northeast line of said Lot 2 and the southwest line of said DART tract, a distance of 691.54 feet to a point; said point being the northernmost southeast corner of a public utility easement dedicated by said plat of Singing Hills Recreation Center East Addition;

THENCE, departing the said northeast line of Lot 2 and the said southwest line of the DART tract and into said Lot 2, the following seven (7) calls:

South 67 degrees, 31 minutes, 45 seconds West, along the easternmost southeast line of said public utility easement, a distance of 132.80 feet to an angle point;

North 89 degrees, 58 minutes, 00 seconds West, along the northernmost south line of said public utility easement, a distance of 167.84 feet to an angle point;

South 45 degrees, 00 minutes, 00 seconds East, along the westernmost southeast line of said public utility easement, a distance of 29.17 feet to a 5/8-inch rod with "PACHECO KOCH EASEMENT" cap set for corner (hereinafter referred to as "iron rod set") at the **POINT OF BEGINNING**, said point being an angle point in said public utility easement;

Due South, along the westernmost east line of said public utility easement, a distance of 200.03 feet to an iron rod set for corner at the intersection of the said east line of the public utility easement with the southernmost northeast line of said public utility easement;



(For SPRG use only)

Reviewed By: _____
Date: _____
SPRG NO: _____

PUBLIC UTILITY EASEMENT ABANDONMENT

South 67 degrees, 30 minutes, 00 seconds East, departing the said intersection of the said west line of the public utility easement with the said northwest line of the public utility easement and into and across said public utility easement, a distance of 10.82 feet to the **POINT OF BEGINNING**;

CONTAINING, 2,056 square feet or 0.047 acres of land, more or less.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the abandonment tract described.

Michael C. Clover Date
Registered Professional Land Surveyor No. 5225
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, Suite 1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10008000



2210-13.382EX-4.doc
2210-13.382EX-4.dwg kai

(For SPRG use only)

Reviewed By: _____

Date: _____

SPRG NO: _____

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 45°00'00" W	29.71'
L2	S 55°01'06" W	12.21'
L3	S 67°30'00" E	10.82'



LOUIS HORST SURVEY
ABSTRACT NO. 556

TRACT SOC3-9-1
DALLAS TRANSIT
RAPID TRANSIT
201300362049)
(O.P.R.D.C.T.)
(INST. NO. 691
F* W

WATER EASEMENT
(INST. NO. 201700191230)
(O.P.R.D.C.T.)

PUBLIC UTILITY EASEMENT
(INST. NO. 201700191230)
(O.P.R.D.C.T.)

**PUBLIC UTILITY
EASEMENT
ABANDONMENT
2,056 SQUARE
FEET
(0.047 ACRES)**

P.O.B. LOT 2, BLOCK C/6896
SINGING HILLS RECREATION
CENTER EAST ADDITION
(INST. NO. 201700191230)
(O.P.R.D.C.T.)

"TRACT 1"
CITY OF DALLAS
(INST. NO. 201400070448)
(O.P.R.D.C.T.)

5/8-INCH IRON
ROD FOUND
(C.M.)

P.O.C.

1/2-INCH IRON ROD
W/REG# 100189-00"
CAP FOUND (C.M.)

LOT 1, BLOCK A/6896
DALLAS "SOUTH CENTRAL"
POLICE STATION ADDITION
(INST. NO. 200600266151)
(O.P.R.D.C.T.)

(For SPRG use only)

Reviewed By: _____
Date: _____
SPRG NO: _____

NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system for this survey is based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (Adjustment Realization 2011).

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the abandonment tract described.

Michael C. Clover
Registered Professional
Land Surveyor No. 5225

Date _____

Date 05/01/2018



Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
KAJ	MCC	1"=60'	MAY 2018	2210-13.382

PUBLIC UTILITY EASEMENT ABANDONMENT

SINGING HILLS RECREATION
CENTER EAST ADDITION
LOT 2, BLOCK C/6896
LOUIS HORST SURVEY, ABSTRACT NO. 556,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 3



Agenda Information Sheet

File #: 18-851

Item #: 26.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: November 14, 2018
COUNCIL DISTRICT(S): 2
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance abandoning a portion of a utility easement to GPIF Houston Street LLC, the abutting owner, containing approximately 7,663 square feet of land, located near the intersection of Houston Street and Ross Avenue - Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

BACKGROUND

This item authorizes the abandonment of a portion of a utility easement to GPIF Houston Street LLC, the abutting owner. The area will be included with the property of the abutting owner for the use of parking and new office space. The cost for this abandonment is the minimum processing fee pursuant to the Dallas City Code, therefore, no appraisal is required.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Revenue: \$5,400.00, plus the \$20.00 ordinance publication fee

OWNER

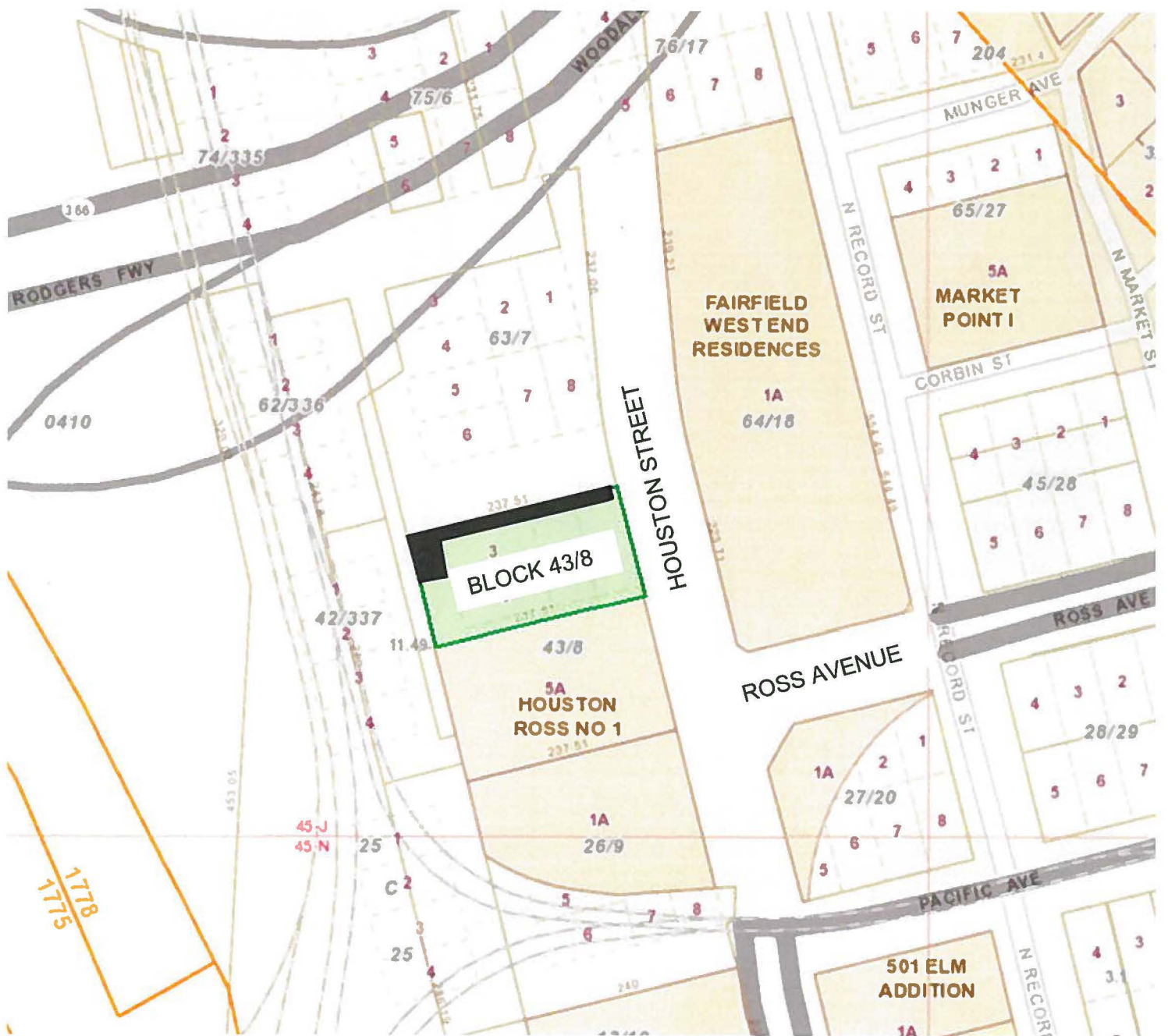
GPIF Houston Street LLC

Crescent Real Estate LLC, Managing Member

Jason E. Anderson, Co-Chief Executive Officer

MAP

Attached



ABANDONMENT AREA



Utility Easement

ORDINANCE NO. _____

An ordinance providing for the abandonment and relinquishment of portion of a utility easement, located in City Block 43/8 in the City of Dallas and County of Dallas, Texas; providing for the quitclaim thereof to GPIF Houston Street LLC; providing for the terms and conditions of the abandonment, relinquishment and quitclaim made herein; providing for the indemnification of the City of Dallas against damages arising out of the abandonments herein; providing for the consideration to be paid to the City of Dallas; providing for the payment of the publication fee; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City Council of the City of Dallas, acting pursuant to law and upon the request and petition of GPIF Houston Street LLC, a Delaware limited liability company; hereinafter referred to as **GRANTEE**, deems it advisable to abandon, relinquish and quitclaim the City of Dallas' right, title and interest in and to the hereinafter described tract of land to **GRANTEE**, and is of the opinion that, subject to the terms and conditions herein provided, said easement is no longer needed for municipal use, and same should be abandoned, relinquished and quitclaimed to **GRANTEE** as hereinafter provided, for the consideration hereinafter stated; and

WHEREAS, the City Council of the City of Dallas is of the opinion that the best interest and welfare of the City will be served by abandoning, relinquishing and quitclaiming the same to **GRANTEE** for the consideration and subject to the terms and conditions hereinafter more fully set forth.

Now, Therefore,

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

SECTION 1. That the City of Dallas hereby abandons and relinquishes all of its right, title and interest in and to the tract of land described in Exhibit A, attached hereto and made a part hereof; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in monetary consideration of the sum of **FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$5,400.00)** paid by **GRANTEE**, and the further consideration described in Section 8, the City of Dallas does by these presents **FOREVER QUITCLAIM** unto the said **GRANTEE**, subject to the conditions, reservations, and exceptions hereinafter made and with the restrictions and upon the covenants below stated, all its right, title and interest in and to the certain tract or parcel of land hereinabove described in Exhibit A. **TO HAVE AND TO HOLD** all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges, hereditaments and appurtenances thereto in any manner belonging unto the said **GRANTEE** forever.

SECTION 3. That upon payment of the monetary consideration set forth in Section 2, **GRANTEE** accepts the terms, provisions, and conditions of this ordinance.

SECTION 4. That the Chief Financial Officer is hereby authorized to deposit the sum paid by **GRANTEE** pursuant to Section 2 above in the General Fund, Fund 0001, Department DEV, Balance Sheet 0519 and Department of Sustainable Development and Construction - Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 5. That the abandonment, relinquishment and quitclaim provided for herein are made subject to all present zoning and deed restrictions, if the latter exist, and are subject to all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 6. That the terms and conditions contained in this ordinance shall be binding upon **GRANTEE**, its successors and assigns.

SECTION 7. That the abandonment, relinquishment and quitclaim provided for herein shall extend only to that interest the Governing Body of the City of Dallas may legally and lawfully abandon, relinquish and quitclaim.

SECTION 8. That as a condition of this abandonment and as a part of the consideration for the quitclaim to **GRANTEE** herein, **GRANTEE**, its successors and assigns, agree to

indemnify, defend, release and hold harmless the City of Dallas as to any and all claims for damages, fines, penalties, costs or expenses to persons or property that may arise out of, or be occasioned by or from: (i) the use and occupancy of the area described in Exhibit A by **GRANTEE**, its successors and assigns; (ii) the presence, generation, spillage, discharge, release, treatment or disposition of any Hazardous Substance on or affecting the area set out in Exhibit A, (iii) all corrective actions concerning any discovered Hazardous Substances on or affecting the area described in Exhibit A, which **GRANTEE**, its successors and assigns agree to undertake and complete in accordance with applicable federal, state and local laws and regulations; and (iv) the abandonment, closing, vacation and quitclaim by the City of Dallas of the area set out in Exhibit A. **GRANTEE**, its successors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City of Dallas on account of same, and discharge any judgment or judgments that may be rendered against the City of Dallas in connection therewith. For purposes hereof, "Hazardous Substance" means the following: (a) any "hazardous substances" under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. Section 9601 et seq., as amended; (b) any "hazardous substance" under the Texas Hazardous Substances Spill Prevention and Control Act, TEX. WATER CODE, Section 26.261 et seq., as amended; (c) petroleum or petroleum-based products (or any derivative or hazardous constituents thereof or additives thereto), including without limitation, fuel and lubricating oils; (d) any "hazardous chemicals" or "toxic chemicals" under the Occupational Safety and Health Act, 29 U.S.C. Section 651 et seq., as amended; (e) any "hazardous waste" under the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq., as amended; and (f) any "chemical substance" under the Toxic Substance Control Act, 15 U.S.C. Section 2601 et seq., as amended. References to particular acts or codifications in this definition include all past and future amendments thereto, as well as applicable rules and regulations as now or hereafter promulgated thereunder.

SECTION 9. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee. Upon receipt of the monetary consideration

set forth in Section 2, plus the fee for the publishing of this ordinance, which **GRANTEE** shall likewise pay, the Director of Department of Sustainable Development and Construction, or designee shall deliver to **GRANTEE** a certified copy of this ordinance. The Director of Department of Sustainable Development and Construction, or designee, shall be the sole source for receiving certified copies of this ordinance for one year after its passage.

SECTION 10. That this ordinance is also designated for City purposes as Contract No. DEV-2018-00007839.

SECTION 11. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY: _____

Assistant City Attorney

BY: _____

Assistant Director

Passed _____.

PARTIAL UTILITY EASEMENT ABANDONMENT

Situated in Lot 5B, Block 43/8, Houston-Ross No. 2

City of Dallas, Texas

John N. Bryan Survey, Abstract No. 149

City of Dallas, Dallas County, Texas

Exhibit A

DESCRIPTION, of a 7,663 square foot (0.176 acre) tract of land situated in the John N. Bryan Survey, Abstract No. 149, Dallas County, Texas; said tract being part of Lot 5B, Block 43/8 of Houston-Ross No.2, an addition to the City of Dallas according to the plat recorded in Instrument No. 201800107120 of the Official Public Records of Dallas County, Texas; said tract also being part of that certain tract of land described in Special Warranty Deed to GPIF Houston Street LLC recorded in Instrument No. 201700277769 of the said Official Public Records and being part of Corbin Street and Broadway Street as abandoned by Quit-Claim deed recorded in Volume 73111, Page 1866 of the Deed Records of Dallas County Texas. Said 7,663 square foot tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner in the southwest right-of-way line of Houston Street (an 85-foot wide right-of-way); said point being the northeast corner of said Lot 5B and GPIF Houston Street tract;

THENCE, South 15 degrees, 04 minutes, 24 seconds East, along the said southwest line of Houston Street and the northeast line of said Lot 5B and GPIF Houston Street tract, a distance of 13.68 feet to a point for corner;

(GRID: N: 6,971,501.26, E: 2,488,211.98)

THENCE, departing the said southwest line of Houston Street and the northeast line of said Lot 5B and GPIF Houston Street tract and into and across said Lot 5B and GPIF Houston Street tract the following three (3) calls:

South 74 degrees, 55 minutes, 36 seconds West, a distance of 197.50 feet to a point for corner;

(GRID: N: 6,971,449.90, E: 2,488,021.30)

South 15 degrees, 04 minutes, 24 seconds East, a distance of 110.32 feet to a point for corner;

(GRID: N: 6,971,343.40, E: 2,488,049.99)

South 74 degrees, 55 minutes, 36 seconds West, a distance of 40.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found for corner; said point being on the southwest line of said Lot 5B and GPIF Houston Street tract, the southeast corner of that certain tract of land described in Special Warranty Deed to Cordovan Venturers recorded in Instrument No. 20070351901 of said Official Public Records and the northeast corner of that certain tract of land described in Correction Special Warranty Deed to Transcontinental Realty Investors, Inc., recorded in Volume 2005120, Page 13193 of said Deed Records;

(For SPRG use only)

Reviewed By: A. Rodriguez

Date: 9/17/18

SPRG NO: 4630

PARTIAL UTILITY EASEMENT ABANDONMENT

Situated in Lot 5B, Block 43/8, Houston-Ross No. 2

City of Dallas, Texas

John N. Bryan Survey, Abstract No. 149

City of Dallas, Dallas County, Texas

Exhibit A

THENCE, North 15 degrees, 04 minutes, 24 seconds West, along the said southwest line of said Lot 5b and GPIF Houston Street tract and the northeast line of said Cordovan Venturers tract, a distance of 124.00 feet to a 3-inch aluminum disk stamped "PACHECO KOCH – HR2 ADDITION" found for corner; said point also being the northwest corner of said Lot 5B and GPIF Houston Street tract;

THENCE, North 74 degrees, 55 minutes, 36 seconds East, departing the northeast line of said Cordovan Venturers tract and along the northwest line of said Lot 5B and GPIF Houston Street tract, a distance of 237.51 feet to the **POINT OF BEGINNING**;

CONTAINING: 7,663 square feet or 0.176 acres of land, more or less.

Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been scaled by applying the Dallas County TxDOT combination factor 1.000136506.

(A survey plat of even survey date herewith accompanies this description.)

The undersigned, Registered Professional Land Surveyor, hereby certifies that the foregoing description accurately sets out the metes and bounds of the Partial Utility Easement Abandonment tract describe



Kyle Coleman Harris 9/6/18 Date
Registered Professional Land Surveyor No. 6266
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road, #1400, Dallas TX 75231
(972) 235-3031
TX Reg. Surveying Firm LS-10193805



2693-16.255EX4-rev.docx
2693-16.255EX4-rev.dwg sbp

(For SPRG use only)	
Reviewed By:	<u>A. Rodriguez</u>
Date:	<u>9/11/18</u>
SPRG NO:	<u>4630</u>

0 25 50 100

GRAPHIC SCALE IN FEET

Exhibit A

CITY BLOCK 63/7

PART OF
CORDOVAN VENTURERS
AND BUCKINGHAM
DEVELOPMENT, INC.
(INST. NO. 20070351946)
(O.P.R.D.C.T.)

ONCOR EXCLUSIVE
VAULT EASEMENT
(INST. NO. 201600046744)
(O.P.R.D.C.T.)

**POINT OF
BEGINNING**

S 15°04'24" E
113.68'

HOUSTON STREET
(85' RIGHT-OF-WAY)
(VOL. 143, PG. 401)
(D.R.D.C.T.)

(VOL. 2004033, PG. 1787)
(O.P.R.D.C.T.)

LOT 1A, BLOCK 64/18
FAIRFIELD WEST END
RESIDENCES ADDITION
(INST. NO. 201600258250)(O.P.R.D.C.T.)

(INST. NO. 201600258250)(O.P.R.D.C.T.)

CORDOVAN VENTURERS
(INST. NO. 20070351901)
(O.P.R.D.C.T.)

3-INCH ALUMINUM DISK
STAMPED "PACHECO KOCH-
HR2 ADDITION" FOUND CORBIN STREET
FORMERLY COLLIN STREET
QUIT CLAIM DEED "TRACT 1"
(VOL. 73111, PG. 1866) (D.R.D.C.T.)

N 74°55'36" E 237.51'

S 74°55'36" W 197.50'

PART OF LOT 1, BLOCK 43/8
ORIGINAL TOWN OF DALLAS
ADDITION
(VOL. 143, PG. 401)
(D.R.D.C.T.)

GPIF HOUSTON STREET LLC
(INST. NO. 201700277769)
(O.P.R.D.C.T.)

LOT 5B, BLOCK 43/8
HOUSTON-ROSS NO. 2
(INST. NO. 201800107120)
(O.P.R.D.C.T.)

20' WATER EASEMENT
(INST. NO. 200600271132)
(O.P.R.D.C.T.)

**UTILITY EASEMENT
ABANDONMENT**
7,663 SF
(0.176 ACRES)

S 15°04'24" E
110.32'

ONCOR ELECTRIC
COMPANY, LLC EASEMENT
(INST. NO. 201700195140)
(O.P.R.D.C.T.)

S 74°55'36" W
40.00'

TRANSCONTINENTAL REALTY
INVESTORS, INC.,
(VOL. 2005120, PG. 13193)
(O.P.R.D.C.T.)

PART OF LOT 8, BLOCK 43/8
ORIGINAL TOWN OF DALLAS
ADDITION
(VOL. 143, PG. 401)
(D.R.D.C.T.)

LOT 1A, BLOCK 26/9
CENTER FOR EDUCATION
& TOLERANCE ADDITION
(INST. NO. 200503532717)
(O.P.R.D.C.T.)

LEGEND

ABANDONMENT LINE	(D.R.D.C.T.)	DEED RECORDS OF DALLAS
PROPERTY LINE		COUNTY, TEXAS
EASEMENT LINE	(O.P.R.D.C.T.)	OFFICIAL PUBLIC RECORDS
(C.M.) - CONTROLLING MONUMENT		OF DALLAS COUNTY, TEXAS
IRF 1/2-INCH IRON ROD W/ "PACHECO KOCH" CAP FOUND	VOL. VOLUME	
INST. INSTRUMENT	PG. PAGE	
NO. NUMBER	SF SQUARE FEET	
	O POINT FOR CORNER	

MATCH LINE (SEE SHEET 4)

POINT TABLE

POINT NO.	COORDINATE
1	N: 6,971,501.28 E: 2,488,211.98
2	N: 6,971,449.90 E: 2,488,021.30
3	N: 6,971,343.40 E: 2,488,049.99

(For SPRG use only)

Reviewed By: A. Rodriguez
Date: 9/17/18
SPRG NO: 4630

The undersigned, Registered Professional Land Surveyor, hereby certifies that this plat of survey accurately sets out the metes and bounds of the Partial Utility Easement Abandonment tract described.



SEE SHEET 4 OF 4 FOR NOTES

Kyle Coleman Harris
Registered Professional
Land Surveyor No. 6266

9/14/18
Date

Pacheco Koch

7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

**PARTIAL UTILITY
EASEMENT
ABANDONMENT**
SITUATED IN LOT 5B, BLOCK 43/8
HOUSTON-ROSS NO. 2,
JOHN N. BRYAN SURVEY, ABSTRACT NO. 149,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 3 OF 4

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP/AY	KCH	1"=50'	SEPT. 2018	2693-16.255

N:\DWG-26\2693-16.255\DWG\SURVEY C3D 2015\2693-16.255EX4-REV 2.DWG

9/14/2018 8:35 AM

L GONZALEZ

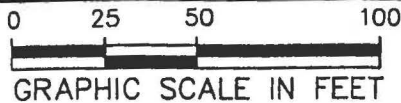
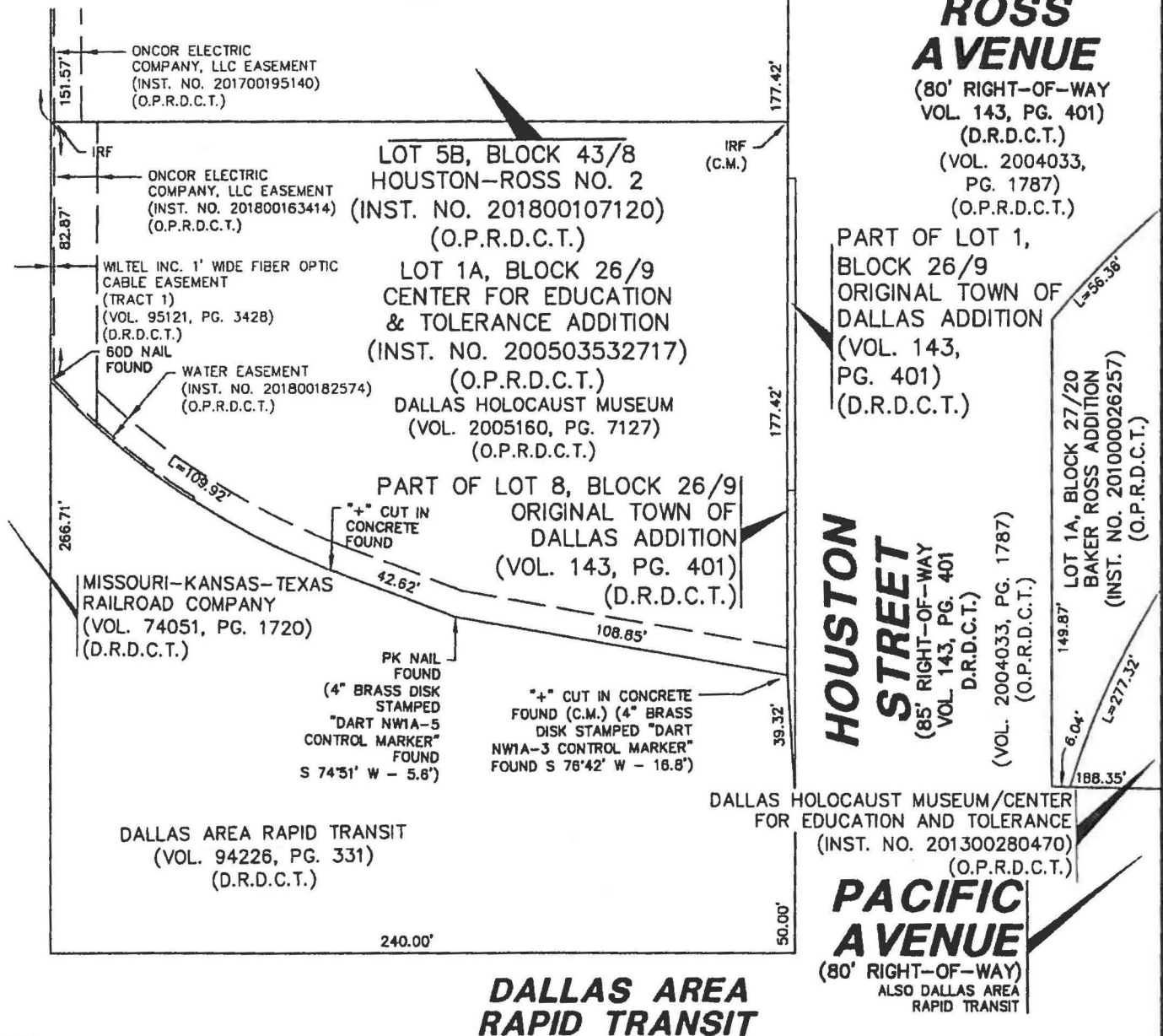


Exhibit A

MATCH LINE (SEE SHEET 3)



NOTES:

1. A metes and bounds description of even survey date herewith accompanies this plat of survey.
2. Bearing system is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances shown have been scaled by applying the Dallas County TxDOT combination factor of 1.000136506.
3. Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, no scale and no projection.

(For SPRG use only)
Reviewed By: A. Rodriguez
Date: 9/17/18
SPRG NO: 4630



7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
SBP	KCH	1"=50'	SEPT. 2018	2693-16.255

UTILITY EASEMENT ABANDONMENT

HOUSTON ROSS NO. 1
LOT 5A, BLOCK 43/8
THE TOWN OF DALLAS
LOTS 1-4 AND PART OF LOTS 5, 7 AND 8
BLOCK 43
JOHN N. BRYAN SURVEY, ABSTRACT NO. 149,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PAGE 4 OF 4



Agenda Information Sheet

File #: 18-940

Item #: 27.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability
AGENDA DATE: November 14, 2018
COUNCIL DISTRICT(S): 3
DEPARTMENT: Department of Sustainable Development and Construction
EXECUTIVE: Majed Al-Ghafry

SUBJECT

An ordinance providing for the closure and vacation of portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail, containing a total of approximately 698,180 square feet of land, located near the intersections of Westmoreland Road and Red Bird Lane - Financing: No cost consideration to the City

BACKGROUND

This item authorizes the closure and vacation of portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail. The areas will be included with the adjacent City-owned property to declare land for Federal Aviation Administration (FAA) purpose.

Notices were sent to 12 property owners located within 300 feet of the proposed closure and vacation areas. There were no responses received in opposition to this request.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

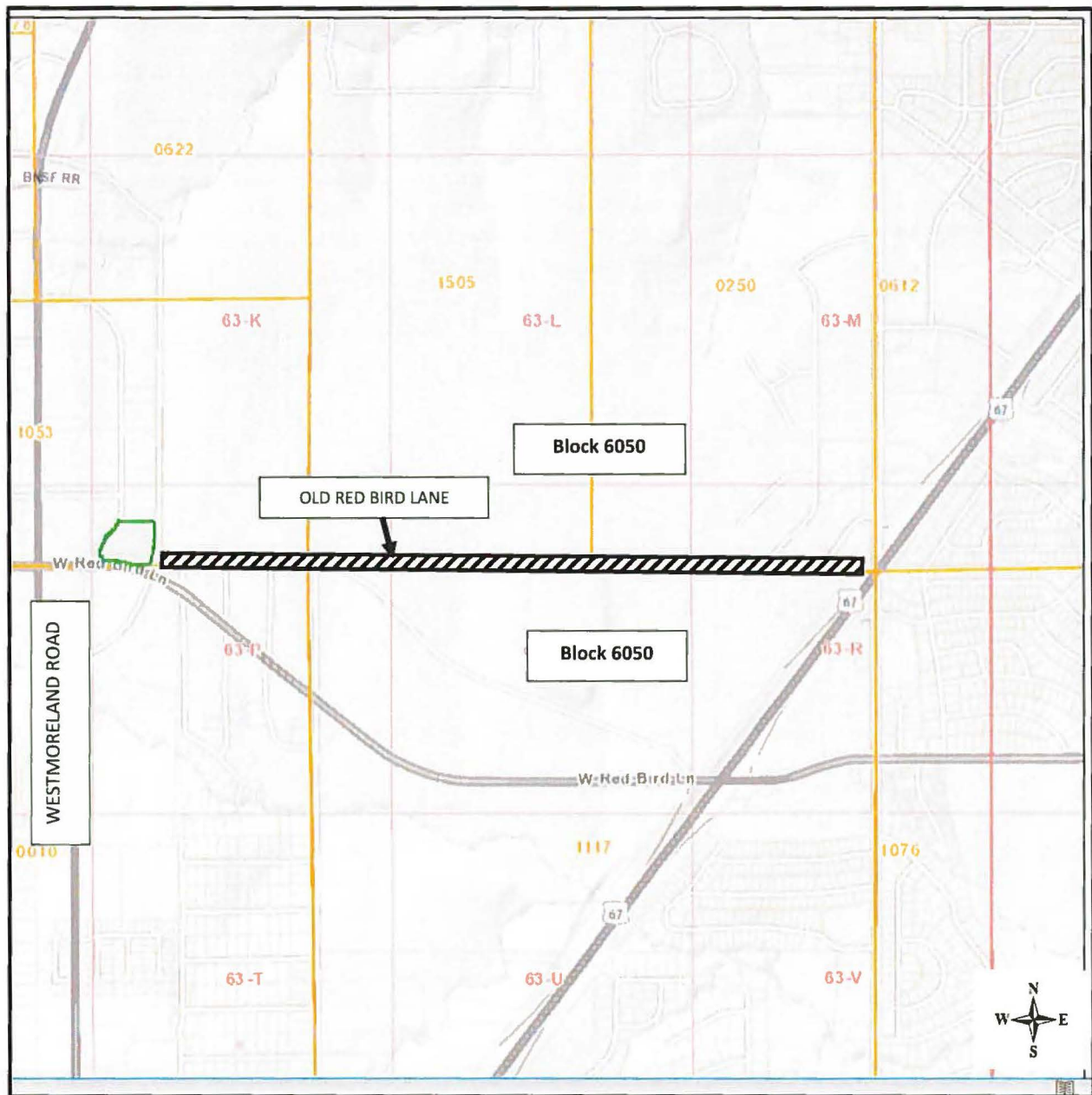
Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

No cost consideration to the City.

MAPS

Attached



Mapsc0: 63-P



Area to be closed and vacated

ORDINANCE NO. _____

An ordinance providing for the closure and vacation of portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail adjacent to City Blocks 6050 and 6052 in the City of Dallas and County of Dallas, Texas; providing for the terms, provisions and effective date of the closure and vacation made herein; and providing an effective date for this ordinance.

ooo0ooo

WHEREAS, the City of Dallas Department of Aviation has requested the closure and vacation of portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail for the Dallas Executive Airport; and

WHEREAS, the City Council of the City of Dallas, acting pursuant to law, is of the opinion that the best interest and welfare of the public will be served by closing and vacating portions of Old Red Bird Lane, Westmoreland Road (also known as Boulder Drive), Chattanooga Drive, Wishing Well Lane, Beech Grove Drive, and Old Hickory Trail adjacent to city-owned property in City Blocks 6050 and 6052 to all vehicular and pedestrian traffic.

Now, Therefore,

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

SECTION 1. That the tracts of land described in Exhibit A, which is attached hereto and made a part hereof, be and the same is hereby vacated and closed insofar as the right, title and easement of the public to use said tracts for pedestrian and vehicular purposes are concerned; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That the Chief Financial Officer is hereby authorized to transfer the monetary consideration in the sum of **SEVENTY AND NO/100 DOLLARS (\$70.00)** for publication fee and recording fee from the Aviation Operating Fund, Fund 0130, Department AVI, Unit 7731, Object 3090 to General Fund, Fund 0001, Department DEV,

Balance Sheet 0519, and Department of Sustainable Development and Construction-Real Estate Division shall be reimbursed for the cost of obtaining the legal description, appraisal and other administrative costs incurred. The reimbursement proceeds shall be deposited in General Fund, Fund 0001, Department DEV, Unit 1183, Object 5011 and any remaining proceeds shall be transferred to the General Capital Reserve Fund, Fund 0625, Department BMS, Unit 8888, Revenue Code 8416.

SECTION 3. That the closure and vacation provided for herein are made subject to:

- (a) all present zoning and deed restrictions, if the latter exist.
- (b) all existing easement rights of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.
- (c) existing and retained rights of the City to use the property described in Exhibit A for water, wastewater and drainage purposes and the presently existing facilities, if any, for all public utility and fiber optic franchisees, which facilities shall remain in place pursuant to the respective franchise agreements with those companies.
- (d) maintaining access area needed for future projects for the City Fire Department for emergency response.
- (e) acknowledgement Atmos has gas lines in the area north of Red Bird Lane from Watership Street and ending east of Boulder Drive. Atmos will retain rights in Exhibit B. Cost to relocate will be furnished upon request and paid by **GRANTEE**.

SECTION 4. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Deed Records of Dallas County, Texas, which certified copy shall be delivered to the Director of Department of Sustainable Development and Construction, or designee.

SECTION 5. That this ordinance is designated for City purposes as Contract No. DEV-2018-00007971.

SECTION 6. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:
CHRISTOPHER J. CASO,
Interim City Attorney

KRIS SWECKARD, Director
Department of Sustainable Development and
Construction

BY: 
Assistant City Attorney

BY: 
Assistant Director

Passed _____.

EXHIBIT A -- Tract 1

**Field Notes Describing the Approximate Center Line of unimproved
OLD RED BIRD LANE
Within the Dallas Executive Airport
To Be Abandoned, Closed and Vacated**

BEING a center line description of a right of way (unknown width) located in the Thomas Vernoy Survey, Abstract No. 1505, John Cox Survey, Abstract No. 250, Samuel B. Pryor Survey, Abstract No. 1117, and the George Alvey Survey, Abstract No. 10, and the McKinney and Williams Survey No. 1053 in the City of Dallas, Dallas County, Texas, being more particularly described as follows:

Note: Approximate Center Line not monumented

COMMENCING at a 5/8-inch iron rod found at the southeast corner of a called 0.999 acre tract of land described in Special Warranty Deed with Vendor's Lien to KHI Property Management LLC, a Texas Limited Liability Company, as recorded in Instrument No. 201400013479, in the Official Public Records of Dallas County, Texas (O.P.R.D.C.T.), and being the northeast corner of a tract of land described in Deed to the City of Dallas, as recorded in Volume 2486, Page 107, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being in the west line of South Hampton Road (variable width right-of-way);

THENCE South 01 degrees 02 minutes 04 seconds East, along the west line of said South Hampton Road and the southerly prolongation thereof, a distance of 4223.53 feet to a point in the approximate north line of the Samuel B. Pryor Survey, Abstract No. 1117, said north line being the approximate center line of an unimproved roadway known as Old Red Bird Lane (width unknown);

THENCE South 89 degrees 09 minutes 18 seconds West, along the approximate north line of the Samuel B. Pryor Survey, Abstract No. 1117 and George Alvey Survey Abstract No. 10, said line being the approximate center line of Old Red Bird Lane, a distance of 432.88 feet to the southwest right of way line of 1st Continental Place (54.00 foot wide), and the east line of Dallas Executive Airport Industrial Plat, Plan File No. S 156-143 on file at the City of Dallas, same being on the North line of a called 48.02 acre tract of land described in Volume 2496, Page 236, of the Deed Records of Dallas County, Texas (D.R.D.C.T.), and being the **POINT OF BEGINNING** of the herein described approximate centerline of Old Red Bird Lane;



FIELD NOTES APPROVED:

202 11/20/17

7

EXHIBIT A -- Tract 1

Field Notes Describing the Approximate Center Line of unimproved
OLD RED BIRD LANE
Within the Dallas Executive Airport
To Be Abandoned, Closed and Vacated

THENCE South 89 degrees 09 minutes 18 seconds West, over and across said Dallas Executive Airport Industrial Addition, along said approximate center line of Old Red Bird Lane, a distance of 6388.54 feet to the east line of Tract 4 of a called 4.0093 acre tract of land conveyed to Newark Cultural Education Facilities Finance Corporation, a Texas non-profit corporation, recorded in Instrument 201200312156 of the Official Public Records of Dallas County, Texas (O.P.R.D.C.T), same being the west line of Dallas Executive Airport Industrial Plat, Plan File No. S 156-143 on file at the City of Dallas, and being the **POINT OF TERMINUS**.

BASIS OF BEARINGS: Bearings are based on the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983 (NAD 83).

This description is approved as to form.

 11/20/2017

Scott Holt, RPLS
Survey Program Manager
City of Dallas



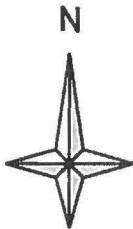
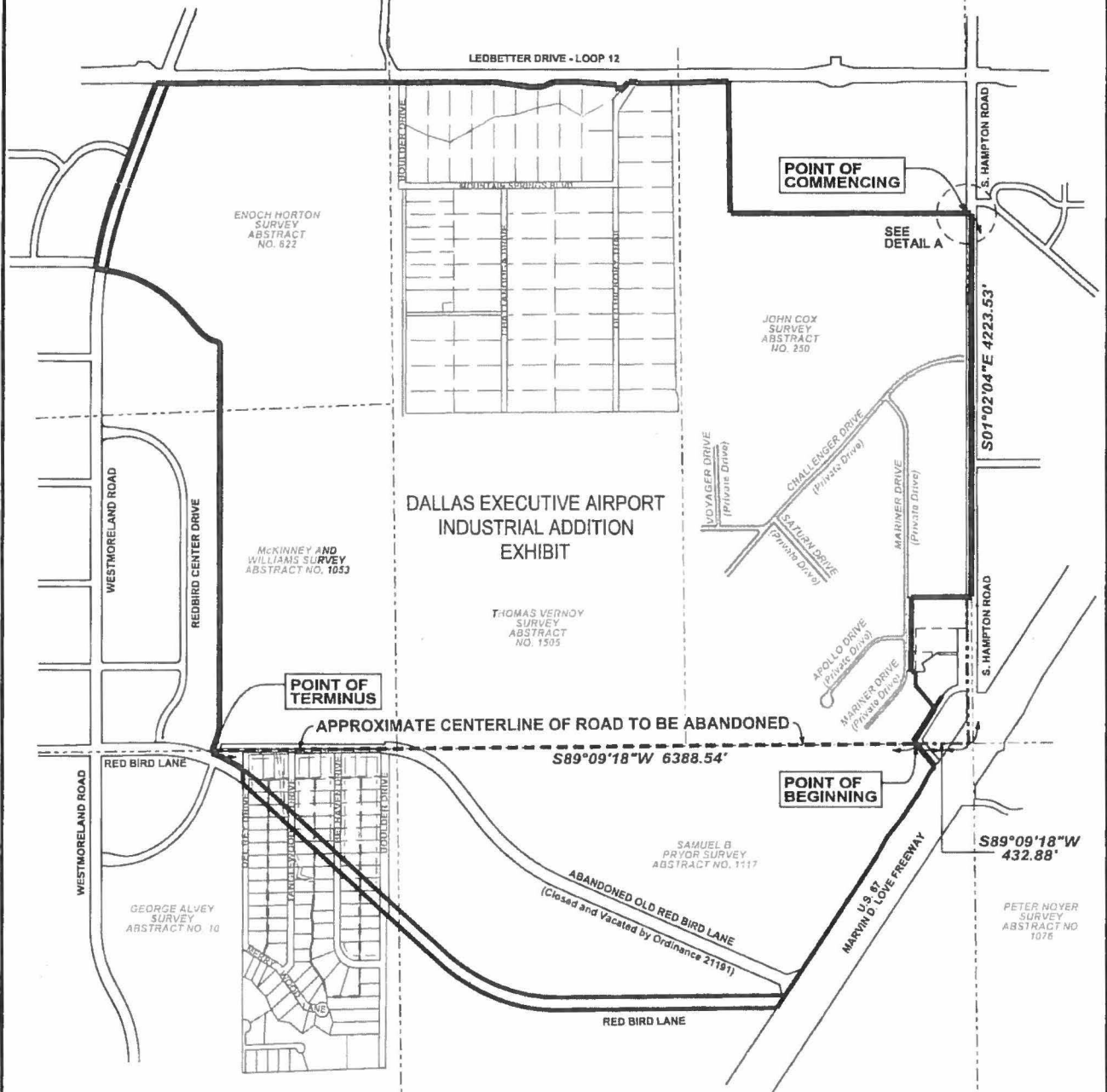
FIELD NOTES APPROVED:

DER 4/20/17

Exhibit A

-- Tract 1

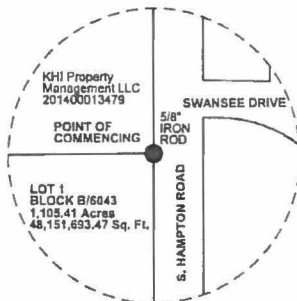
PAGE 3 OF 3



NOT TO SCALE

LEGEND

● 5/8" IRON ROD (FOUND)



DETAIL A

DAL-TECH ENGINEERING, INC. 17400 DALLAS PKWY, SUITE 110 DALLAS, TEXAS 75287 P 972-258-2727 F 972-258-4774 TBPLS' FIRM NO. 18123500			
DALLAS EXECUTIVE AIRPORT OLD RED BIRD LANE			
ROAD TO BE ABANDONED			
PUBLIC WORKS DEPARTMENT			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
DESIGN	DESIGN FILE NAME	SCALE	DATE
D. DELEON	Index Sheet	N.T.S.	11-02-17
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
B. MCCOLLUM	G. ANDERSON	Lease Exhibit	1440

Exhibit A – Tract 2

Field Notes Describing Streets Within the Dallas Executive Airport, To Be Abandoned, Closed and Vacated

Being situated in the Thomas Vernoy Survey, Abstract No. 1505, Dallas County, Texas, in the City of Dallas, Block 6052 (Block 6052, Official City of Dallas Block Numbers), and being all the following streets dedicated by The Old Hickory Woodlands Addition, an addition to the City of Dallas dated June 21, 1939 and recorded in Volume 6, Page 141 of the Map Records of Dallas County, Texas:

1. Westmoreland Road (thirty-foot-wide Right-of Way)
2. Chattanooga Drive (fifty-foot-wide Right-of-Way)
3. Wishing Well Lane (twenty-five-foot-wide Right-of-Way)
4. Beech Grove Drive (twenty-five-foot-wide Right-of-Way)
5. Old Hickory Trail (fifty-foot-wide Right-of-Way) [Excepting all portions abandoned, closed and vacated by Ordinance 21141]

and containing approximately 314,868 square feet, or 7.2284 acres of land, according to the map or plat thereof.

This Description is approved as to form.

 11/20/2017

Scott Holt, RPLS
Survey Program Manager
City of Dallas



FIELD NOTES APPROVED:

BER 11/20/17

Exhibit A – Tract 2

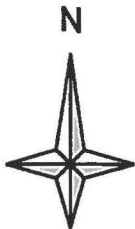
PAGE 2 OF 3

ENOCH HORTON SURVEY
ABSTRACT NO. 622

LOT 1
BLOCK B/8043
1.105.41 Acres
48,151,833.47 Sq. Ft.

Dallas Executive Airport

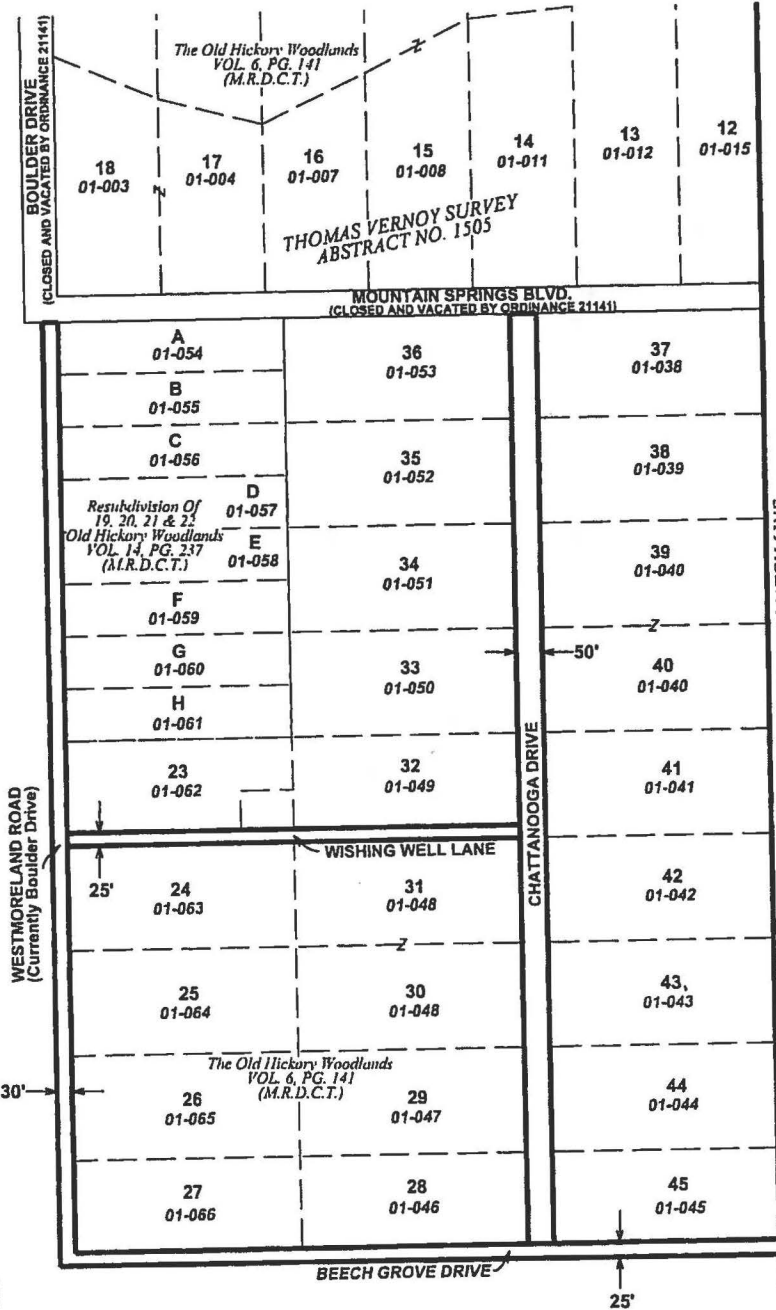
FIELD NOTES APPROVED:
2612 11/20/17



NOT TO SCALE

ENOCH HORTON SURVEY, ABSTRACT NO. 622
THOMAS VERNON SURVEY, ABSTRACT NO. 1505

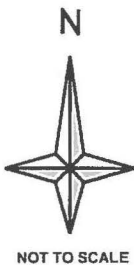
McKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 1053
THOMAS VERNON SURVEY, ABSTRACT NO. 1505



THOMAS VERNON SURVEY
ABSTRACT NO. 1505

DAL TECH ENGINEERING, INC.		17400 DALLAS PKWY, SUITE 118 DALLAS, TEXAS 75287 P (972) 258-2727 F (972) 258-4774 TBP'S FIRM NO. 18123588	
DALLAS EXECUTIVE AIRPORT			
ROAD TO BE ABANDONED			
PUBLIC WORKS DEPARTMENT			
SURVEY DIVISION CITY OF DALLAS, TEXAS			
DESIGN	DESIGN FILE NAME	SCALE	DATE
D. DELEON	Exhibit_01	N.T.S.	11-02-17
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.
B. MCCOLLUM	G. ANDERSON	Exhibit	1440

PAGE 3 OF 3



THOMAS VERNON SURVEY
ABSTRACT NO. 1505



 DAL-TECH ENGINEERING, INC.	17488 DALLAS PKWY. SUITE 118 DALLAS, TEXAS 75267 O (972) 258-2727 F (972) 258-4774 TBPIS FIRM NO. 18123588			
	 DALLAS EXECUTIVE AIRPORT			
ROAD TO BE ABANDONED				
PUBLIC WORKS DEPARTMENT				
SURVEY DIVISION CITY OF DALLAS, TEXAS				
DESIGN	DESIGN FILE NAME		SCALE	DATE
D. DELEON	Exhibit_02		N.T.S.	11-02-17
PARTY CHIEF	CALCULATIONS	FOLDER	FILE NO.	
B. MCCOLLUM	G. ANDERSON	Exhibit	1440	

EXHIBIT B

ADDITIONAL ABANDONMENT PROVISIONS

That as a condition hereof, this abandonment is subject to any utilities or communication facilities, including without limitation water and wastewater lines, gas lines, and storm sewers, ("Facilities") presently located within the abandoned area described in Exhibit "A", owned and/or operated by the City of Dallas or any utility or communications company, public or private, ("Utility") and to the rights of any Utility for the use of the abandoned area for its Facilities. It is the intent of the foregoing to confirm and maintain and there is hereby reserved and excepted unto the City of Dallas, and not abandoned or conveyed hereunder, an easement (to which this abandonment is made expressly subject) over, upon, under, through, in, and across the abandoned area for each Utility for its respective Facilities located therein at the time of this abandonment, together with the right to make any subsequent alterations, additions, expansions, upgrades or modifications to such Facilities as may, from time to time be deemed necessary or convenient by the Utility owning and/or operating same. No buildings, structures (above or below ground) or trees shall be constructed or placed within the abandoned area without written consent of each affected Utility. Each Utility shall have the full right to remove and keep removed all or part of any buildings, fences, trees, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective Facilities lying within the abandoned area and shall at all times have the full right of ingress and egress to or from and upon the abandoned area for the purposes of reconstructing, removing, relocating, inspecting, patrolling, maintaining, expanding, upgrading, and/or adding to all or part of its Facilities without the necessity at any time of procuring the permission of anyone. The easement reserved hereunder and the conditions and restrictions to which this abandonment is subject shall remain for the benefit of the applicable Utility and/or operators of the Facilities until said Facilities are removed and relocated from the abandoned area. The relocation, removal or adjustment of any or all such Facilities, if made necessary by GRANTEE'S (whether one or more natural persons or legal entities) use of the abandonment area, shall be at the expense of GRANTEE herein, or GRANTEE'S successors and assigns. Should GRANTEE'S relocation or removal of the Facilities require the obtaining of new easements, the acquisition of same shall be at the expense of GRANTEE, GRANTEE'S successors and assigns. If any of the Facilities (or relocations thereof) are allowed to remain on any part of the abandoned area, the easements and buildings restrictions provided herein shall remain thereon. Upon removal or relocation of all of the Facilities, any easements reserved or created herein relating to such removed or relocated Facilities shall terminate, and any building restrictions herein created shall cease.



Agenda Information Sheet

File #: 18-1091

Item #: 28.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** the receipt and deposit of funds in an amount not to exceed \$21,482.15 from the Dallas Theological Seminary for certain material and labor costs associated with the installation of two Rapid Rectangular Flashing Beacons at the intersection of Apple Street and Live Oak Street; and **(2)** an increase in appropriations in an amount not to exceed \$21,482.15 in the Capital Projects Reimbursement Fund - Not to exceed \$21,482.15 - Financing: Capital Projects Reimbursement Funds

BACKGROUND

The Dallas Theological Seminary (DTS) has made pedestrian safety around their campus a priority for this school year. A privately funded study was completed in 2017 that recommends the installation of two Rapid Rectangular Flashing Beacons (RRFBs) at the intersection of Apple Street and Live Oak Street. The crosswalk across Live Oak Street connects the student/staff parking lot to the campus.

DTS will be responsible for 100% of the cost of the complete installation of the RRFB'S at the intersection.

DTS will, upon City Council approval of the receipt of the required funding, deposit an amount not to exceed \$21,482.15 with the City of Dallas prior to construction and installation of the RRFB equipment and materials.

After completion of the project, DTS will be refunded any unused amount of the deposited \$21,482.15.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	December 2018
Complete Construction	January 2019

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on November 12, 2018.

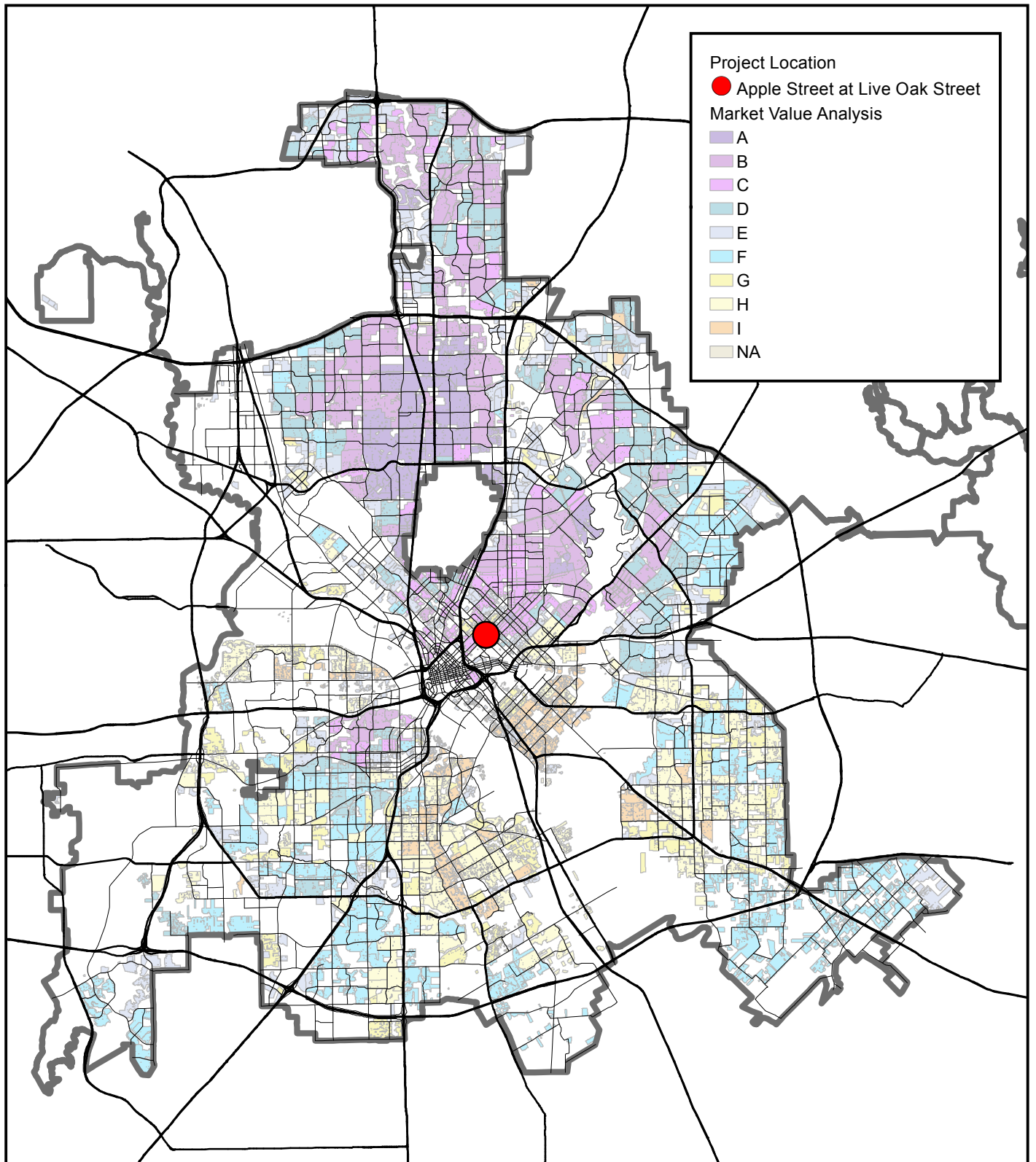
FISCAL INFORMATION

Capital Projects Reimbursement Funds - \$21,482.15

MAP

Attached

Rapid Rectangular Flashing Beacon Installation Dallas Theological Seminary



**Council District 14
Mapsco Page 45-H**

November 14, 2018

WHEREAS, the Dallas Theological Seminary has agreed to deposit the necessary funds with the City of Dallas for material, equipment, and labor costs related to the construction and installation of two Rapid Rectangular Flashing Beacons at the intersection of Apple Street & Live Oak Street, in an amount not to exceed \$21,482.15.

Now, Therefore,

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

SECTION 1. That the Chief Financial Officer is hereby authorized to receive and deposit funds from the Dallas Theological Seminary in an amount not to exceed \$21,482.15 in the Capital Projects Reimbursement Fund, Fund 0556, Department TRN, Unit W336, Revenue Code 8492.

SECTION 2. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed \$21,482.15 in the Capital Projects Reimbursement Fund, Fund 0556, Department TRN, Unit W336, Object 4820.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds received from the Dallas Theological Seminary in an amount not to exceed \$21,482.15 from the Capital Projects Reimbursement Fund, Fund 0556, Department TRN, Unit W336, Revenue Code 8492, Activity THRG, Object 4820, Program TP17W336 for services related to the construction and installation of two Rapid Rectangular Flashing Beacons at the intersection of Apple Street and Live Oak Street.

SECTION 4. That the Chief Financial Officer is hereby authorized to refund the Dallas Theological Seminary any unused funds related to the construction and installation of two Rapid Rectangular Flashing Beacons at the intersection of Apple Street and Live Oak Street.

SECTION 5. That this contract is designated as Contract No. TRN-2019-00008299.

SECTION 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 18-1116

Item #: 29.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 1, 3, 6, 8, 13, 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize **(1)** the rejection of the bids received for traffic signal construction for the Department of Transportation; and **(2)** the re-advertisement for a new solicitation - Financing: No cost consideration to the City

BACKGROUND

This action will authorize the rejection of the bids received for solicitation CIZ1758 - Warranted Signals-Group 1 and CIZ1759 - Warranted Signals-Group 2 for construction of warranted traffic signal installations for the Department of Transportation. The Department of Transportation will review and modify the specifications before re-advertisement.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Government Performance & Financial Management Committee will receive this item for consideration on November 12, 2018.

FISCAL INFORMATION

No cost consideration to the City.

November 14, 2018

WHEREAS, it has been determined that it is in the best interest of the City of Dallas to reject all bids received and re-advertise for new bids.

Now, Therefore,

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

SECTION 1. That the City Manager is hereby authorized to reject all bids received for solicitation CIZ1758 and CIZ1759 for construction of warranted traffic signal installations and is hereby granted permission to re-advertise.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 18-964

Item #: 44.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 4, 8, 10

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a professional services contract with Mbroh Engineering, Inc. to provide engineering services for the design, construction administration, and start-up of Wastewater Facilities Security and Safety upgrades - Not to exceed \$998,820.00 - Financing: Water Utilities Capital Construction Funds

BACKGROUND

Dallas Water Utilities has identified the need for security and safety improvements at three wastewater facilities. Security and safety improvement needs were identified in the 2010 Wastewater Facilities Strategic Plan and further defined by vulnerability assessments completed for multiple Dallas Water Utilities wastewater facilities.

This project includes the evaluation and design of security camera, access control, and perimeter fencing improvements at the Central Wastewater Treatment Plant, the Southside Wastewater Treatment Plant, and the Wastewater Collections Northeast facility. In addition, railroad improvements will be designed for the existing spur at the Central Wastewater Treatment Plant based on Union Pacific Railroad standards. The improvements will reduce security risks and vulnerabilities and ensure continued safety at Dallas Water Utilities' wastewater facilities.

The estimated construction cost for this project is \$5,000,000.00.

ESTIMATED SCHEDULE OF PROJECT

Begin Design December 2018
Complete Design March 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Water Utilities Capital Construction Funds - \$998,820.00

<u>Council District</u>	<u>Amount</u>
4	\$366,431.66
8	\$341,016.67
10	<u>\$291,371.67</u>
Total	\$998,820.00

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$998,820.00	Architecture & Engineering	25.66%	71.44%	\$713,595.00
• This contract exceeds the M/WBE goal.				

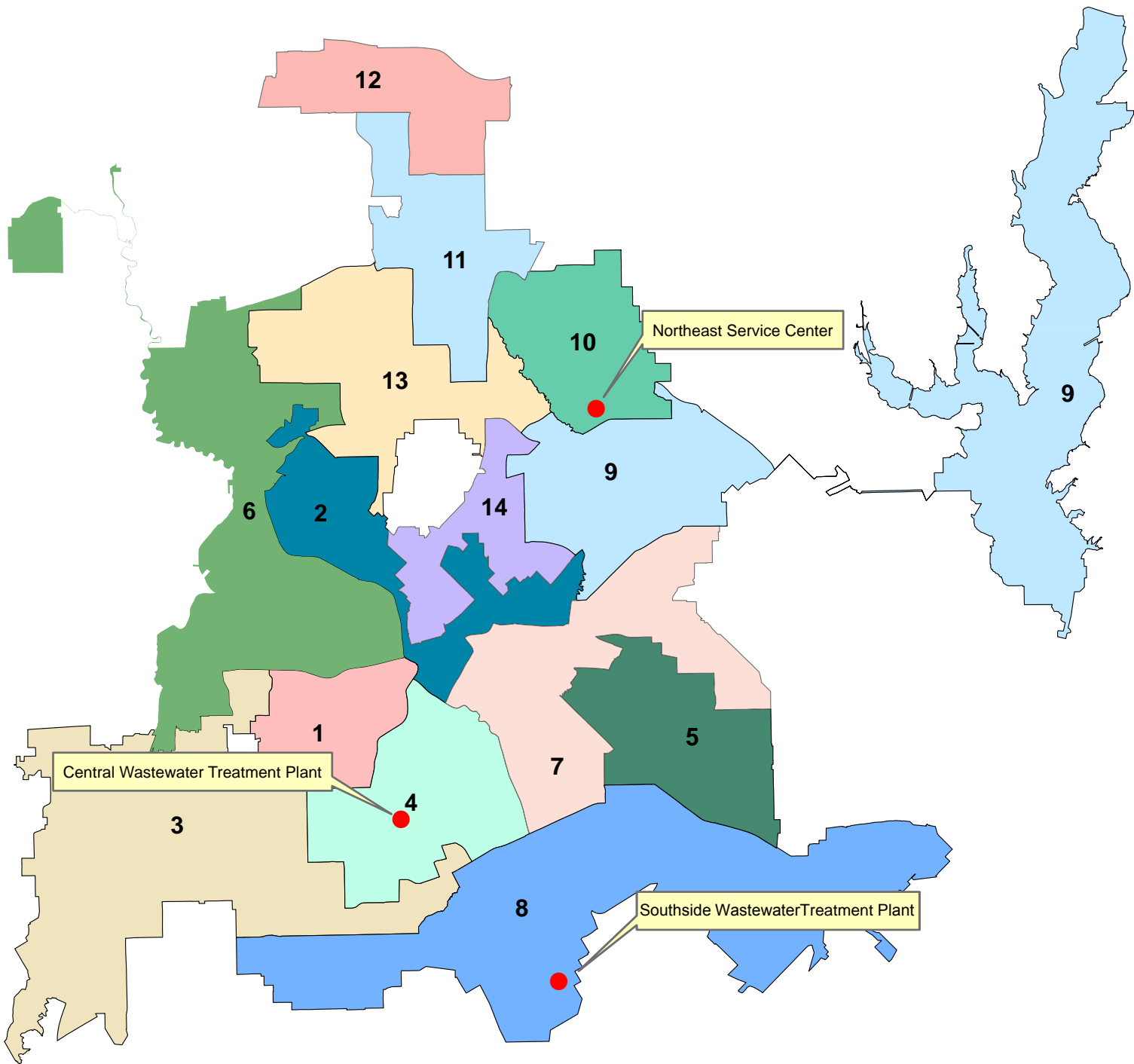
OWNER

Mbroh Engineering, Inc.

Anthony Mbroh, President and Chief Executive Officer

MAP

Attached



**Dallas Water Utilities
Contract No. 18-232E
Wastewater Facilities
Security and Safety Upgrades**

November 14, 2018

WHEREAS, Dallas Water Utilities has identified the need for security and safety improvements at three wastewater facilities; and

WHEREAS, engineering services are required for the design, construction administration, and start-up of the security and safety upgrades; and

WHEREAS, Mbroh Engineering, Inc., 13601 Preston Road, Suite 900, Dallas, Texas 75240 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 Mbroh Engineering, Inc., Contract No. 18-232E, in the amount of \$998,820.00 be approved and the consultant be authorized to perform the required engineering services.

SECTION 2. That the City Manager is hereby authorized to sign a professional services contract with Mbroh Engineering, Inc., approved as to form by the City Attorney, to provide engineering services required for the design, construction administration, and start-up of Wastewater Facilities Security and Safety upgrades, in an amount not to exceed \$998,820.00.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$998,820.00 to Mbroh Engineering, Inc. from the Wastewater Construction Fund, Fund 0103, Department DWU, Unit CS01, Object 4111, Program 718232, Encumbrance/Contract No. CX-DWU-2018-00007524, Vendor VS0000048218.

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.



Agenda Information Sheet

File #: 18-1102

Item #: 45.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): Outside City Limits

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a contract with the North Texas Municipal Water District to transport North Texas Municipal Water District owned water supply from Lake Fork to Lake Tawakoni from November 14, 2018 through October 13, 2025 - Estimated Annual Revenue: \$2,228,169.00 (at current untreated water transportation rate)

BACKGROUND

This action is for authorization to enter into a Water Transmission Contract with the North Texas Municipal Water District (NTMWD). The NTMWD is a regional wholesale treated water provider to 1.7 million residents in the North Texas service area. The NTMWD has an established water supply and holds water rights and contracts for raw water supplies from Lavon Lake, Lake Texoma, Jim Chapman Lake, Lake Bonham, Lake Tawakoni, Lake Fork and reuse water along the East Fork of the Trinity River.

The NTMWD has a contract with the Sabine River Authority (SRA) for the purchase of 17.85 MGD (20,000 acre-feet per year) of Lake Fork water. However, neither NTMWD nor SRA have diversion facilities or infrastructure for transporting their water supply from Lake Fork to Lake Tawakoni. Therefore, the NTMWD requested for Dallas to transport the water via Dallas' Lake Fork Pump Station and Lake Fork to Lake Tawakoni pipeline. The NTMWD will pay to Dallas a "Water Transport Fee" of \$0.3419 per 1,000 gallons of untreated water which is based on the Dallas Water Utilities' 2018 Untreated Water Cost of Service Study.

The term of the Water Transmission Contract expires on October 13, 2025 to coincide with the expiration of the NTMWD's Interim Water Contract with the SRA. The Water Transmission Contract also allows for two additional 10-year extensions that coincide with the extensions of the NTMWD's current contract with SRA for Lake Fork water.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On December 8, 2010, City Council authorized a contract with the North Texas Municipal Water District to purchase a short-term, interim untreated water supply, by Resolution No. 10-3075.

On April 24, 2013, City Council authorized a three-year contract with the North Texas Municipal Water District to purchase Dallas owned untreated water supply; and transport North Texas Municipal Water District owned water supply from Lake Fork to Lake Tawakoni from April 24, 2013 through April 23, 2016, by Resolution No. 13-0720.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

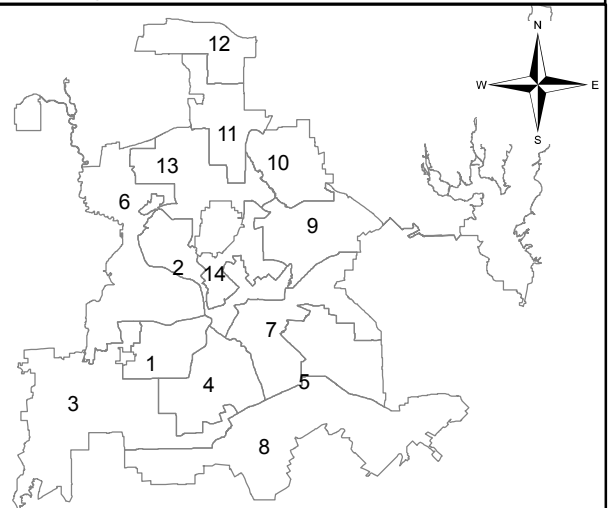
Estimated Annual Revenue: \$2,228,169.00 (at current untreated water transportation rate)

MAP

Attached



Location: Outside City of Dallas
 Mapsco: Outside City of Dallas Mapsco grid
 Department: DWU



Untreated Water Transportation Contract with the North Texas Municipal Water District

November 14, 2018

WHEREAS, the City of Dallas has water rights in Lake Fork and Lake Tawakoni for municipal use purposes; and

WHEREAS, the City of Dallas has the Lake Fork Pump Station and Pipeline diversion facilities to transfer water from Lake Fork to Lake Tawakoni; and

WHEREAS, the North Texas Municipal Water District (NTMWD) requests for Dallas to transport up to 17.85 million gallons per day (MGD) of its Lake Fork water to Lake Tawakoni for diversion by NTMWD at its diversion facilities at Lake Tawakoni; and

WHEREAS, the term of the new Contract will be November 14, 2018 through October 13, 2025; and

WHEREAS, approval of the new contract would be in the best interest of the City of Dallas as well as the North Texas Municipal Water District.

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 the North Texas Municipal Water District, approved as to form by the City Attorney, to transport North Texas Municipal Water District owned water supply from Lake Fork to Lake Tawakoni from November 14, 2018 through October 13, 2025, in the estimated annual amount of \$2,228,169.00.

SECTION 2. That the Chief Financial Officer is hereby authorized and directed to deposit receipts for services provided under this contract to the Water Utilities Current Fund, Fund 0100, Department DWU, Unit 7005, Function 7REV, Revenue Code 7836.

SECTION 3. That this contract is designated as Contract No. DWU-2019-00008323.

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.



Agenda Information Sheet

File #: 18-916

Item #: 46.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a construction contract for improvements to wastewater conveyance infrastructure at the Cadiz Pump Station - BAR Constructors, Inc., lowest responsible bidder of two - Not to exceed \$13,291,400.00 - Financing: Water Utilities Capital Improvement Funds

BACKGROUND

Dallas Water Utilities currently operates Cadiz Pump Station located on Cadiz Street near the intersection of Interstate Highway 30 and Interstate Highway 35 (R.L. Thornton Freeway) south of downtown. Cadiz Pump Station transports wastewater flows originating from the north and northwest portions of Dallas to the Central Wastewater Treatment Plant (CWWTP) located four miles south of the downtown area. This critical facility transports approximately 40 percent of the average daily wastewater flows for the entire City of Dallas.

The Cadiz Pump Station was built in 1951 and certain mechanical and electrical systems are in poor condition requiring replacement. In addition, the infrastructure that conveys wastewater to the pump station and sends it to the CWWTP requires targeted rehabilitation and other improvements to provide continued, reliable service to the citizens of Dallas.

This action includes the internal rehabilitation of the influent structure immediately upstream of the Cadiz Pump Station, the installation of approximately 135 feet of 30-inch and 291 feet of 42-inch wastewater mains, the repair of an existing 60-inch force main, pump and motor refurbishment as well as mechanical, electrical and instrumentation improvements at the pump station. These improvements will allow the pump station to continue transporting wastewater flows until long term improvements are made in the wastewater system that will allow the pump station to be re-purposed or decommissioned.

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

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

ESTIMATED SCHEDULE OF PROJECT

Began Design	January 2018
Completed Design	June 2018
Begin Construction	December 2018
Complete Construction	February 2020

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 28, 2016, City Council authorized an engineering services contract with JQ Infrastructure, LLC to perform an evaluation/study and preliminary design for the decommissioning of the Cadiz Pump Station by Resolution No. 16-1587.

On December 13, 2017, City Council authorized Supplemental Agreement No. 2 to the professional services contract with JQ Infrastructure, LLC to provide additional engineering services for the decommissioning of the Cadiz Pump Station by Resolution No. 17-1899.

Information about this item will be provided to the Mobility Solutions, Infrastructure and Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

Water Utilities Capital Improvement Funds - \$13,291,400.00

Design	\$ 2,175,147.00
Construction (this action)	<u>\$13,291,400.00</u>

Total Project Cost	\$15,466,547.00
--------------------	-----------------

M/WBE INFORMATION

In accordance with the City's Business Inclusion and Development Plan adopted on October 22, 2008, by Resolution No. 08-2826, as amended, the M/WBE participation on this contract is as follows:

Contract Amount	Category	M/WBE Goal	M/WBE %	M/WBE \$
\$13,291,400.00	Construction	25.00%	59.15%	\$7,861,308.00
• This contract exceeds the M/WBE goal.				

PROCUREMENT INFORMATION

The following two bids with quotes were opened on August 24, 2018:

*Denotes successful bidder

Bidders**Bid Amount**

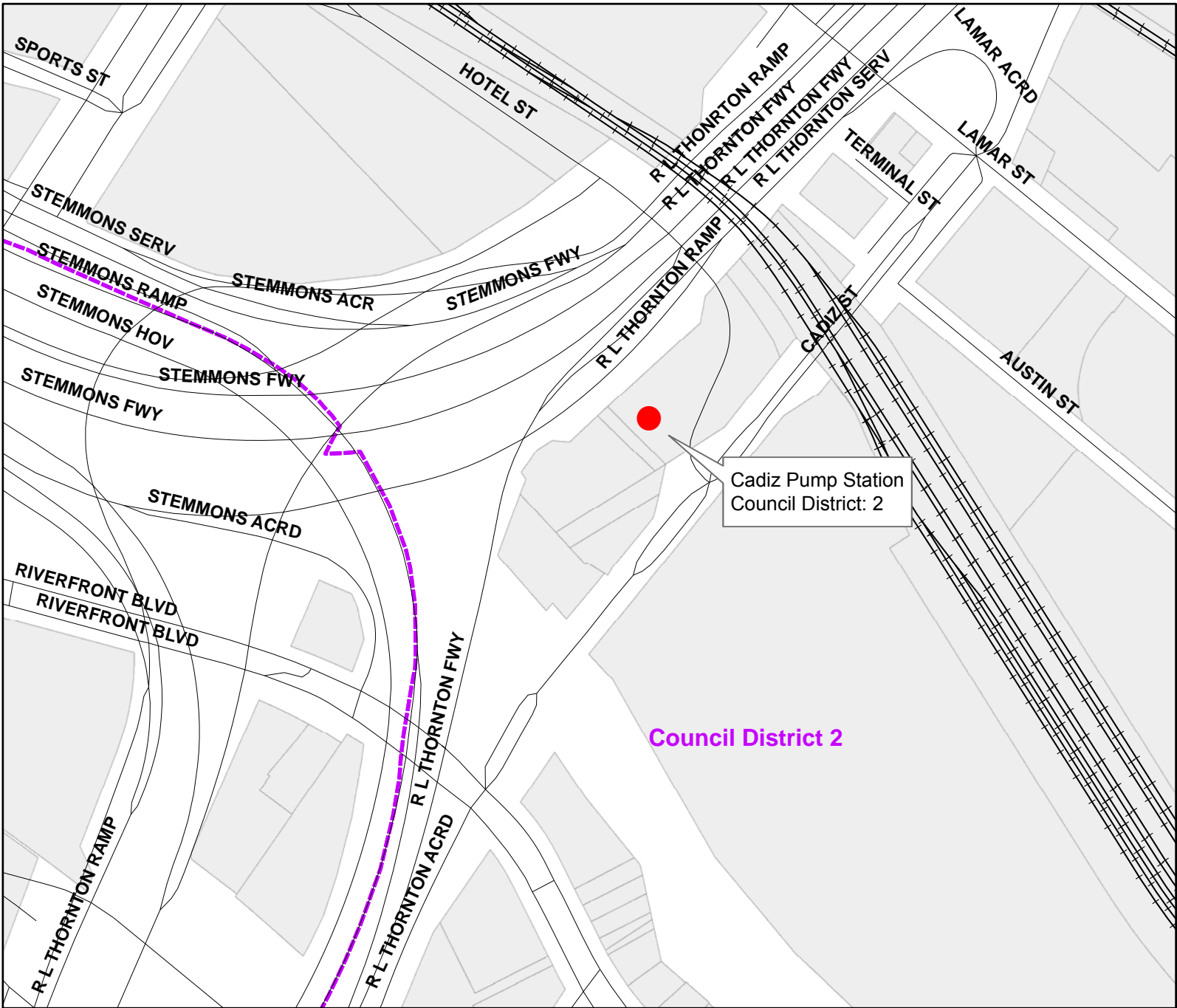
*BAR Constructors, Inc. 805 Katy Street Lancaster, Texas 75146	\$13,291,400.00
Archer Western Construction, LLC	\$14,461,350.00

OWNER**BAR Constructors, Inc.**

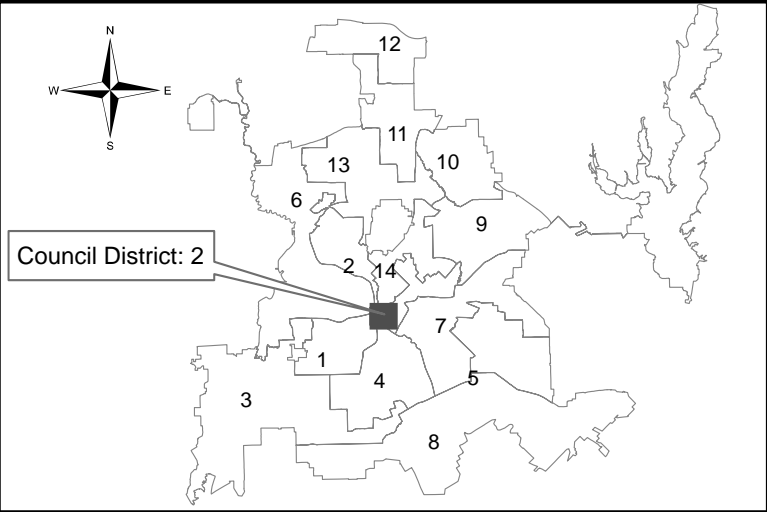
Isidro Arrambide, Jr., President
Jose L. Arrambide, Vice President
Michael Arrambide, Vice President

MAP

Attached



Cadiz Pump Station



November 14, 2018

WHEREAS, on August 24, 2018, two bids were received for the construction of the 2018 Cadiz and Y-Inlet Structure Improvements at the Cadiz Pump Station, Contract No. 18-236, listed as follows:

<u>Bidders</u>	<u>Bid Amount</u>
BAR Constructors, Inc.	\$13,291,400.00
Archer Western Construction, LLC	\$14,461,350.00

WHEREAS, the bid submitted by BAR Constructors, Inc., 805 Katy Street, Lancaster, Texas 75146, in the amount of \$13,291,400.00, 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 BAR Constructors, Inc., in the amount of \$13,291,400.00, for doing the work covered by the plans, specifications, and contract documents, Contract No. 18-236, be accepted.

SECTION 2. That the City Manager is hereby authorized to sign a construction contract with BAR Constructors, Inc., approved as to form by the City Attorney, for the construction of improvements to wastewater conveyance infrastructure at the Cadiz Pump Station, in an amount not to exceed \$13,291,400.00.

SECTION 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$13,291,400.00 to BAR Constructors, Inc. from the Wastewater Capital Improvement Fund, Fund 3116, Department DWU, Unit PS30, Object 4560, Program 718236, Encumbrance/Contract No. CX-DWU-2018-00007966, Vendor 125824.

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.



Agenda Information Sheet

File #: 18-1082

Item #: 47.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): All

DEPARTMENT: Water Utilities Department

EXECUTIVE: Majed Al-Ghafry

SUBJECT

Authorize a ten-year agreement with the Texas Commission on Environmental Quality to participate in the Sanitary Sewer Overflow Initiative program to address sanitary sewer overflows and encourage publicly-owned treatment works to develop and implement corrective action plans to protect public health and the environment - Financing: No cost consideration to the City

BACKGROUND

The Sanitary Sewer Overflow Initiative (SSOI) is a State program created to reduce sanitary sewer overflows (SSOs) due to aging systems and is intended to reduce the number of overflows reported each year. Further, the program is intended to encourage municipalities to develop and implement corrective action plans before SSOs impact human health or the environment.

On January 24, 2007, City Council authorized Dallas Water Utilities (DWU) to participate in the SSOI program for 10 years beginning 2007 through 2017. DWU successfully completed the program by meeting and or exceeding all parameters for the entire period. Given the previous success of participating in the program and the resulting benefits to the wastewater collection and treatment systems, DWU recommends rejoining the SSOI program. Being a member of the program requires annual reporting but does not incur any additional costs to DWU.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 24, 2007, City Council authorized an agreement with the Texas Commission on Environmental Quality for the Sanitary Sewer Outreach Initiatives to address sanitary sewer overflows and encourage publicly-owned treatment works to develop and implement corrective action plans to protect public health and the environment by Resolution No. 07-0323.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

No cost consideration to the City.

November 14, 2018

WHEREAS, the Texas Commission on Environmental Quality has a program to address sanitary sewer overflows and encourages municipalities to develop and implement corrective action plans to protect public health and the environment; and

WHEREAS, Dallas Water Utilities has successfully completed the program previously, resulting in benefits to the wastewater collection and treatment systems; and

WHEREAS, Dallas Water Utilities recommends rejoining the Texas Commission on Environmental Quality Sanitary Sewer Overflow Initiative; and

WHEREAS, there is no cost consideration to the City of Dallas associated with this agreement.

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 ten-year agreement with the Texas Commission on Environmental Quality, approved as to form by the City Attorney, for the Sanitary Sewer Overflow Initiative to address sanitary sewer overflows and encourage municipalities to develop and implement corrective action plans to protect public health and the environment.

SECTION 2. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



Agenda Information Sheet

File #: 18-1021

Item #: 55.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Jackson Street from Pearl Expressway to Cesar Chavez Boulevard from a three-lane eastbound roadway in 36 feet of pavement and 70 feet of right-of-way to a one-lane westbound roadway with on-street parking and bicycle facilities in 46 feet of pavement and 70 feet of right-of-way; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City

BACKGROUND

Ghost Sign Development has requested an amendment to change the operation of Jackson Street between Pearl Expressway and Cesar Chavez Boulevard from a one-way eastbound roadway to a one-way westbound roadway. This proposed amendment would provide circulation through the downtown East Quarter District. The District will include office, restaurant and retail space that will activate pedestrian activity within the area and provide connectivity to Harwood Park.

The segment of Jackson Street currently operates as a two-lane eastbound roadway with parking on both sides. The proposed operational change would convert Jackson Street to a one-lane westbound roadway with bicycle facilities, parking on the south side of the roadway, and widened sidewalks. The proposed changes would also create a multimodal roadway that aligns with the Complete Streets Vision and the Bike Plan. The bicycle facilities on this section of Jackson Street will continue west on Jackson Street through Downtown and east on Commerce Street through Deep Ellum.

Staff recommends approval to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Jackson Street between Pearl Expressway and Cesar Chavez Boulevard from a three-lane eastbound roadway in 36 feet of pavement and 70 feet of right-of-way to a one-lane westbound roadway with on-street parking and bicycle facilities in 46 feet of pavement and 70 feet of right-of-way

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 20, 2018, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

On October 4, 2018, the City Plan Commission acted on this item and followed staff recommendation.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

This item has no cost consideration to the City.

MAP

Attached

Jackson Street

Pearl Expressway to
Cesar Chavez Boulevard

Council District: 2 and 14
MAPSCO: 45L



Central Business District Streets and
Vehicular Circulation Plan Amendment Map





Agenda Information Sheet

File #: 18-1023

Item #: 56.

STRATEGIC PRIORITY: Mobility Solutions, Infrastructure, and Sustainability

AGENDA DATE: November 14, 2018

COUNCIL DISTRICT(S): 2, 14

DEPARTMENT: Department of Transportation

EXECUTIVE: Majed Al-Ghafry

SUBJECT

A public hearing to receive comments to amend the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Wood Street from Harwood Street to Pearl Expressway; and at the close of the hearing, authorize an ordinance implementing the change - Financing: No cost consideration to the City (see Fiscal Information for potential future costs)

BACKGROUND

The Dallas Park and Recreation Department is requesting an amendment to delete Wood Street between Harwood Street and Pearl Expressway to facilitate construction of the proposed 3.5-acre Harwood Park. Harwood Park is a City of Dallas priority park that is included in the Downtown Parks Master Plan 2013 Update adopted by the Park and Recreation Board. The park will serve the growing residential population in the Farmers Market District and will enhance the walkability of the East Quarter District. Funding for the project was included in the 2017 Bond and Parks for Downtown Dallas is participating in the cost to implement. Current volumes on Wood Street are minimal and can be diverted and accommodated on adjacent roadways.

Staff recommends approval of the amendment to delete Wood Street from Harwood Street to Pearl Expressway from the Central Business District Streets and Vehicular Circulation Plan.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On September 20, 2018, the City Plan Commission Thoroughfare Committee acted on this item and followed staff recommendation.

On October 4, 2018, the City Plan Commission acted on this item and followed staff recommendation.

Information about this item will be provided to the Mobility Solutions, Infrastructure & Sustainability Committee on November 12, 2018.

FISCAL INFORMATION

This item has no cost consideration to the City. Future estimated cost includes approximately \$15,800,000.00 for site development to be funded by the 2017 General Obligation Bond Program; approximately \$11,480,000.00 for land acquisition and design will be funded by Parks for Downtown Dallas.

MAP

Attached

Wood Street

Harwood Street to Pearl Expressway

Council District: 2 and 14
MAPSCO: 45L,Q



Central Business District Streets and
Vehicular Circulation Plan Amendment Map

