



## **AGENDA**

*The meeting will be held at City Hall Council Briefing Room, 300 W. Main St, Grand Prairie, Texas, and a quorum of the committee or the presiding member will be physically present. Some members may participate remotely via video conference.*

### **CALL TO ORDER**

### **STAFF PRESENTATIONS**

1. Part-Time/Seasonal Pay Plan Update
2. Procurement Process Update

### **CONSENT AGENDA**

*The full agenda has been posted on the city's website, [www.gptx.org](http://www.gptx.org), for those who may want to view this agenda in more detail. Citizens may speak for five minutes on any item on the agenda by completing and submitting a speaker card.*

3. Minutes of the April 4, 2023, Finance and Government Committee Meeting
4. Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruction Program to P & P Construction Services, in the amount of \$160,677
5. Annual contract for recycling services for city facilities from Balcones up to \$29,040.00 annually. The contract will be for one year with the option to renew for four and additional one-year periods totaling \$145,200.00 if all extensions are exercised
6. Annual Contract with OTL, Inc. for preventive/recurring maintenance (\$89,784), feature stock inventory replacement pricing (\$28,925), and expandable programming (\$90,000) for the water fountain/show feature at Epic Central. This contract will be for one year for an amount not to exceed \$208,709
7. Ordinance amending the FY2022/2023 Budget of the Capital Lending, Capital Reserve, Cricket, and Economic Development CIP Funds
8. Contract amendment with Halff Associates, Inc. for additional engineering services related to the Grand Prairie Landfill - West Fork Trinity River Erosion Protection Improvements project to ensure compliance with the Texas Parks and Wildlife Department in the amount of \$30,200.00

9. Authorize the City Manager to Execute a Developer Participation Agreement with Knox Street Partners No. 30, Ltd for Infrastructure Improvements with the City Contribution not to exceed \$87,726

## ITEMS FOR INDIVIDUAL CONSIDERATION

10. Annual Contract with Action Park Alliance, Inc. for the operations, staffing, and management of the Grand Prairie Skate Park. This contract will be for one year in the amount of \$49,999.96 with the option to renew for four additional one-year periods totaling \$249,999.80 if all extensions are exercised
11. Ordinance approving the Program Year 2023 Community Development Block Grant (CDBG) and HOME Budgets
12. Professional services contract for engineering and construction services with Halff Associates, Inc. for the Great Southwest Parkway Extension from Ave K to Fountain Parkway in the amount of \$530,175.00
13. Professional Engineering Services Contract with Gresham Smith for the TRA Basin 5.0J Sanitary Sewer Evaluation Survey in the amount of \$1,176,100.00
14. Construction contract with Iron T Construction, Inc. for Grand Prairie Landfill - West Fork Trinity River Erosion Protection Improvements in the total amount of \$625,450.00 for Base Bid; material testing with Alliance Geotechnical Group in the amount of \$14,439.30; in-house engineering in the amount of \$31,273.00; and 5% construction contract contingency in the amount of \$31,273.00 for a total project cost of \$702,435.30
15. Change Order #1 for an increase in hourly rate for School Crossing Guard Program with All City Management Services, in the amount of \$163,719.90 for the first year, and \$163,719.90 annually thereafter for two additional years, totaling \$491,159.70
16. Change Order No. 3 with Dallas County for the widening and extension of Wildlife Pkwy between Belt Line Rd and SH 161 in the amount of \$100,000 with the City's contribution for Change Order No. 3 being \$50,000
17. Annual Contract for physical security technology services from Siemens Industry, Inc. at an estimated annual cost of \$400,000.00 through a Master Interlocal Agreement with Sourcewell. This contract will be for one year with the option to renew for one additional one-year period totaling \$800,000.00 if all extensions are exercised
18. Purchase of two (2) Dell Technologies PowerScale A300 - 240TB data storage units from Unique Digital Technology, LLC, in the amount of \$499,914.78 through a national cooperative agreement with the Department of Information Resources (DIR)
19. Annual Maintenance Contract for Enterprise Permitting and Licensing Software from Tyler Technologies, Inc. at an estimated annual cost of \$200,000 with an option to renew for four additional one-year periods totaling \$1,000,000 if all extensions are exercised

## **EXECUTIVE SESSION**

*The Finance and Government Committee may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:*

- (1) Section 551.071 “Consultation with Attorney”*
- (2) Section 551.072 “Deliberation Regarding Real Property”*
- (3) Section 551.074 “Personnel Matters”*
- (4) Section 551.087 “Deliberations Regarding Economic Development Negotiations.”*

## **CITIZEN COMMENTS**

*Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card. The views expressed during Citizen Comments are the views of the speaker, and not the City of Grand Prairie or City Council. Council Members are not able to respond to Citizen Comments under state law.*

## **ADJOURNMENT**

*The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-237-8035 or email [GPCitySecretary@gptx.org](mailto:GPCitySecretary@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.*

*Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Finance and Government Committee agenda was prepared and posted April 28, 2023.*



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*Gloria Colvin, Deputy City Secretary*



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 05/02/2023

**PRESENTER:** Steve Dye, City Manager

**TITLE:** Part-Time/Seasonal Pay Plan Update

**REVIEWING  
COMMITTEE:**

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**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 05/02/2023

**PRESENTER:** City Manager Steve Dye

**TITLE:** Procurement Process Update

**REVIEWING  
COMMITTEE:**

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**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 05/02/2023

**PRESENTER:** Jeff Copeland, Chairman

**TITLE:** Minutes of the April 4, 2023, Finance and Government Committee Meeting

**REVIEWING COMMITTEE:**

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**CITY OF GRAND PRAIRIE  
FINANCE AND GOVERNMENT COMMITTEE  
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET  
TUESDAY, APRIL 04, 2023 AT 2:30 PM**

## MINUTES

### CALL TO ORDER

*Chairman Jeff Copeland called the meeting to order at 2:31 p.m.*

*Present*

*Chairman Jeff Copeland*

*Mayor Pro Tem Cole Humphreys*

*Council Member Kurt Johnson*

*Council Member Mike Del Bosque in attendance.*

### STAFF PRESENTATIONS

1. Depository RFP Update

*Director of Audit Services Thao Vo presented to the committee an update on the Depository RFP noting Chapter 105, Texas Local Government Code; Public Funds Collateral Act, Chapter 2257 of the Government Code and City Financial Management Policy Responsible Banking. Chairman Copeland thanked staff for the recap and asked that the committee be notified if doing business with a local branch becomes a handicap for the city.*

2. Tangle Ridge Golf Course Benchmark Review

*Parks, Arts and Recreation Director Duane Strawn presented to the committee a review of the Tangle Ridge Golf Course Benchmark noting monthly meetings, facility inspection, player survey and utilization rate. Chairman Copeland thanked staff for the update. Council Member Johnson inquired how the comp rounds are being computed. Mr. Strawn said the numbers presented are for total rounds played on the course. Chairman Copeland said he is proud of the city's benchmark process of this golf course and that it is manageable and measurable.*

3. Parks Enterprise Funds Review

*Parks, Arts and Recreation Director Duane Strawn presented to the committee a review of the Parks Enterprise Funds for Uptown Theater and Grand Prairie Memorial Gardens.*

*Council Member Johnson inquired on the revenue received from Grand Prairie Arts Council for the use of the Uptown Theater. Mr. Strawn replied that the city does not receive any revenue with the partnership with Grand Prairie Arts Council other than one dollar per ticket sold per show. Council Member Johnson noted his disappointment and mentioned the city is allowing a nonprofit organization to use a city facility as needed without receiving any revenue.*

*Council Member Johnson said he would like to know many other entities have rented the Uptown Theater, how much they paid, trend of attendance, types of shows promoted, and other revenues received. Mayor Pro Tem Humphreys noted the entire Council is in full of supports of the arts. Deputy City Manager Cheryl De Leon mentioned staff would bring this item back to the committee with potential savings. Chairman Copeland thanked staff for the presentation.*

## **CONSENT AGENDA**

*Council Member Johnson requested clarification of items seven and seventeen. Deputy City Manager Cheryl De Leon mentioned item eleven would be tabled at this time. Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson to approve items four through ten, pull item eleven and approve items twelve through nineteen. The motion carried unanimously.*

4. Minutes of the March 7, 2023, Finance and Government Committee Meeting

### **Approved On Consent**

5. Ordinance adopting the Housing Administration (Fund 3001) and Housing Choice Voucher (Fund 3002) operating budgets for calendar year 2023 and Fiscal year 2022-2023. Additionally, allocating, approving, and authorizing the expenditure of \$27,340.00 for the purchase of (1) one new vehicle from Caldwell Country Chevrolet

### **Approved On Consent**

6. Annual Contract for Microsoft Office 365 Government Cloud subscription service from SHI Government Solutions, Inc. in the amount not-to-exceed \$277,211.64

### **Approved On Consent**

7. Change Order #2 in the amount of \$100,000.00 annually for additional staffing needs (general labor) with Ad-A-Staff, Inc. for a total cost of \$1,445,000.00

### **Approved on Consent**

8. Reject all Bids for RFB 23010 for Landscape Maintenance (Wellsites)

### **Approved On Consent**

9. Annual Contract for mowing and grounds maintenance at 19 water and wastewater sites from Terry Rutland (up to \$51,260 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$256,300, if all extensions are exercised

### **Approved on Consent**

10. Annual contract for law enforcement speed detection equipment from Applied Concepts, Inc. dba Stalker Radar, through a national interlocal agreement with H-GAC at an estimated annual cost of up to \$130,000 for one year, with the option to renew for one additional one-year period totaling up to \$260,000 if all extensions are exercised

**Approved on Consent**

11. Annual Contract for recycling services for city facilities from Balcones up to (\$44,220.00) annually. The contract will be for one year with the option to renew for four and additional one-year periods totaling \$221,100.00 if all extensions are exercised

**Tabled**

12. Reject all Bids from RFB #23086 for Street Sweeping Service

**Approved on Consent**

13. Engineering Services for Groundwater Sampling, Analysis, and Reporting from Weaver Consultants Group, permit #996-C for two years for a cost not to exceed \$89,620, which is \$70,120 + \$19,500 contingency, if re-sampling is required

**Approved on Consent**

14. Annual Contract for FleetFocus FA and FuelFocus Software Maintenance Support from AssetWorks, LLC (up to \$75,000.00) annually. This contract will be for one year with the option to renew for one additional one-year period totaling \$150,000.00 if all extensions are exercised

**Approved on Consent**

15. Contract amendment with Halff Associates, Inc for additional engineering and geotechnical services to support a design change for the Tarrant Road at Arbor Creek project in the amount of \$279,644 with a 5% contingency of \$13,982 for a total amendment amount of \$293,626

**Approved on Consent**

16. Purchase of permanent Right-of-Way designated as Parcel No 19 from Davis Rd Development, LLC and Parcel 20 from Davis Grand Prairie, LP, located near the intersection of Davis Drive and Heritage Towne Blvd required for re-alignment and widening of Davis Drive for \$375,000 plus title insurance expenses and closing costs, not-to-exceed \$382,000.00

**Approved on Consent**

17. Annual contract with sole provider Hadronex, Inc. DBA SmartCover Systems, Inc., in the amount of \$64,379 for the annual maintenance, licenses, warranty, monitoring, and support services for their SmartLevel and SmartRain systems for one year with the option to renew for four additional one-year periods totaling \$321,895, if all extensions are exercised

**Approved on Consent**

18. Professional Engineering Services Contract with Halff Associates, Inc for the Beltline Floodplain Reclamation Master Plan Update project in the amount of \$329,508.00

**Approved on Consent**

19. Purchase golf course maintenance equipment for Prairie Lakes Golf Course and Tangle Ridge Golf Club from Turf and Soil Management, LLC, in the amount of \$230,650.00 and from Professional Turf Products, L.P. in the amount of \$100,803.08 through a national inter-local agreement with BuyBoard, for a total of \$331,453.08

**Approved on Consent**

**ITEMS FOR INDIVIDUAL CONSIDERATION**

20. Ordinance of the City of Grand Prairie, Texas, Amending Section 24-1.1 of the Grand Prairie Code of Ordinances to Increase the Homestead Exemption of All Owner-Occupied Residences to the Greater of Fifteen (15) Percent of the Appraised Value or Five Thousand Dollars (\$5,000); Containing a Savings Clause and a Severability Clause; Repealing All Conflicting Ordinances; and Providing an Effective Date

*Audit Services Director Thao Vo informed the committee the ordinance was originally adopted in 2007 at 1% or \$5,000. It was increased in 2017 to 1% or \$10,000, prior to the state ruling the increased minimum was not allowed. In 2019, the exemption was increased to 7.5%; in 2020, the exemption was increased to 10%; and in 2022, the exemption was increased to 12.5%. The maximum allowable exemption is 20%.*

*Chairman Copeland inquired when this item would be brought forth to Council for consideration. Mr. Vo mentioned it would be presented to Council on April 18, 2023. City Manager Steve Dye mentioned this this the third increase.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson to approve this item. The motion carried unanimously.*

21. Resolution authorizing the City Manager to Enter into an Advance Funding Agreement (AFA) with the State of Texas through the Texas Department of Transportation (TxDOT) for the Duncan Perry over Johnson Creek Bridge Replacement in the Estimated Amount of \$5,662,507 for a Total Estimated Project Cost to the City of \$5,856,211.00

*Director of Engineering Services Noreen Housewright informed the committee the bridge replacement project has expanded in scope to include realignment of the roadway and bridge, the relocation of water and wastewater lines, and the raising of the bridge elevation above the 100-year threshold. Continuation of the project with the expanded scope requires approval of an Advance Funding Agreement with TxDOT in which the City would agree to fund the estimated cost of \$5,662,507.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson to approve this item. The motion carried unanimously.*

22. Resolution authorizing the City Manager to enter into an Advance Funding Agreement (AFA) with the State of Texas, Through the Texas Department of Transportation (TxDOT), in which the City Agrees to Construct a Roundabout at the Intersection of SH180/E Main Street and E Jefferson Street for an Estimated Project Amount of \$3,962,813.39 which will be Reimbursed Through State and Federal Funds

*Director of Transportation and Mobility Walter Shumac informed the committee that by executing this agreement the City of Grand Prairie will enter into a partnership with TxDOT for the design and construction of a large roundabout on the east side of the City. This will provide a better connection for all approaches to this interchange, and will allow much needed redirection of through traffic, mainly commercial vehicles, from Main Street to Jefferson Street in order to bypass the downtown area. This is a Congestion Mitigation and Air Quality (CMAQ) Improvement Program On-System Project.*

*Mr. Shumac responded to Mayor Pro Tem Humphreys inquiry on the TxDOT reimbursement and gave a brief history on the roundabout project.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson to approve this item. The motion carried unanimously.*

23. Annual Contract for Drainage Ditch Maintenance from Wesson Construction (up to \$942,800.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$4,714,000.00 if all extensions are exercised

*Director of Transportation and Mobility Walter Shumac informed the committee that this contract will be utilized for drainage ditch maintenance services. These services include but not limited to excavation, shaping, storm drainpipe installation, end treatments, structural work, rip rap, and the removal and replacement of concrete ditches.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson to approve this item. The motion carried unanimously.*

24. Annual Contract for Tree & Brush Services from Smith Lawn & Tree (up to \$150,000 annually). This agreement will be for one year with the option to renew for four additional one-year periods totaling \$750,000 if all extensions are exercised. Award a secondary to Shawnee Mission Tree Services, dba Arbor Masters (up to \$150,000 annually) to be used only if the primary is unable to fulfill the City's needs

*Director of Transportation and Mobility Walter Shumac informed the committee that this agreement will be used to prune trees and bushes, removes trees and bushes and grind stumps as needed throughout the city. This agreement will be primarily used by Streets but other departments, including Water and Parks may use it as well. It will also be used as a backup for storm damage cleanup.*

*Chairman Copeland said he likes that this gives an opportunity to a small company to do business with the City of Grand Prairie and is funds used as needed.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson to approve this item. The motion carried unanimously.*

25. Professional Engineering Services contract with Lockwood, Andrews and Newman, Inc. for the feasibility study for the Parallel Water Supply Line from Terminal Storage to Camp Wisdom Flow Control Valve project in the amount of \$413,237.00

*Director of Engineering Services Noreen Housewright informed the committee that the existing 60" Water Supply line along Camp Wisdom Road (the South Dallas Connection) provides most of the water supply from Dallas Water Utilities to Grand Prairie. This feasibility study provides for options to install a parallel water line that can be used as an alternate relief line and allow needed maintenance to the existing supply line. The supply line starting point is at the Terminal Storage Facility in Cedar Hill and runs to the Camp Wisdom Road Control Valve at Carrier Parkway.*

*This Feasibility study consists of Seven (7) Tasks as follows:*

*Task I- Project Start Up and project Management.*

*Task II- Existing 60" Pipeline Condition assessment.*

*Task III- Pipeline Corridor and alignment analysis.*

*Task IV- Site Investigation.*

*Task V- Hydraulic analysis.*

*Task VI-Technical Memorandum.*

*Task VII-Grant Support and Application.*

*This contract is scheduled to start May 2023 and anticipated completion in October 2024.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson to approve this item. The motion carried unanimously.*

26. Annual contract for emergency vehicle equipment and installation labor services from CAP Fleet Upfitters, LLC through a national cooperative agreement with BuyBoard, at an estimated annual cost of up to \$750,000 for one year, with the option to renew for one additional one-year period totaling up to \$1,500,000 if all extensions are exercised

*Assistant Director of Police Ryan Simpson informed the committee that the Police Department is seeking to continue utilizing CAP Fleet Upfitters, LLC for emergency vehicle equipment installation labor services. The proposed agreement will cover the budgeted cost of vehicle equipment and installation services in each fiscal year, with capacity for additional vehicles, on an as-needed basis. The proposed agreement will be primarily utilized by the Police Department, but will be available for other departments to utilize, as needed.*

*Council Member Johnson asked if this contract had expired. Mr. Simpson responded the cooperative agreement renewed on March 31, 2023.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson to approve this item. The motion carried unanimously.*



27. Renewal #1 with River North LLC (Via) to continue partnership for the rideshare program offered to Grand Prairie residents for a total annual cost of \$3,572,977

*Director of Transportation and Mobility Walter Shumac informed the committee that the proposed Renewal No. 1 will increase the annual contract amount to \$3,572,977. This is an increase in the amount of \$527,593. The funding source will be the FTA Section 5307 Grant that requires a 10% local match. The City's portion of the match will be funded using remaining unused funds from year one (CARES Act Grant). No City funds will be needed for the match due to remaining unused funds. Mr. Shumac added that overall VIA has been successful program but have had a few bad drivers.*

*Chairman Copeland thanked staff for the presentation and for their honesty and transparency. Council Member Johnson asked if the city could inquire on county, federal and state funding for cost sharing of this program.*

*Mr. Shumac and Deputy City Manager Bill Hills mentioned the program is federally funded up to the fifth year. Council Member Del Bosque mentioned that it would be beneficial to inquire sooner than later obtaining federal funding for this program past the fifth year. City Manager Steve Dye said we are hoping to have the cost of this program subsidized.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson to approve this item. The motion carried unanimously.*

28. Annual Contract for Concrete Paving to Santos Construction up to \$13,910,710.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$69,553,550.00 if all extensions are exercised. Award secondary to New Star Grading (up to \$16,056,780.00 annually) to be used only if the primary is unable to fulfill the needs of the city

*Director of Transportation and Mobility Walter Shumac informed the committee that the annual contract will be used for roadway rehabilitation and large concrete paving repairs necessary to maintain the City's roadway infrastructure.*

*Council Member Johnson inquired on the use of alternative product. Mr. Shumac mentioned he does like the alternative product, but it has a specific use.*

*Mayor Pro Tem Humphreys moved, seconded by Council Member Johnson to approve this item. The motion carried unanimously.*

## **EXECUTIVE SESSION**

*No executive session was held.*

## **CITIZEN COMMENTS**

*There were no citizen comments.*

## **ADJOURNMENT**

*There being no further business, the Finance and Government Committee meeting adjourned at 3:42 p.m.*

\_\_\_\_\_  
*Jeff Copeland, Chairman*

\_\_\_\_\_  
*Date*



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 05/02/2023

**PRESENTER:** Esther Coleman, Director, Housing and Neighborhood Services

**TITLE:** Award bid for the completion of one residential reconstruction project as part of the HOME Reconstruction Program to P & P Construction Services, in the amount of \$160,677

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 05/02/2023)

### **SUMMARY:**

The family residing at the location in attachment A, has met all the eligibility requirements of the HOME Reconstruct Program as described below; therefore, the City Council is requested to award the bid for one residential reconstruction project as part of the HOME Reconstruct Program to the most reasonable bidder for the project, P & P Construction Services in the amount of \$160,677.00

The Housing and Neighborhood Services Department, as part of the Housing rehabilitation program, takes applications from citizens of Grand Prairie for assistance in the rehabilitation of their homes. All HNS rehabilitation programs are federally funded, with the reconstruction program being the most comprehensive rehabilitation effort. The detailed procedures and guidelines for the reconstruction program can be found in attachment B.

The HOME Reconstruct Program has specific eligibility requirements. The applicant must be 60 years of age or older, or have a long-term disability supported statement; the home must be owner occupied with a valid Deed of Trust; the property must be located in the city limits of Grand Prairie; the applicant must have owned the property at least 3 years; the current taxes must be paid (county, city, and schools); the insurance must be current (minimum value of the home); and the property must be more than 75% deteriorated from its appraised value, as provided by the appropriate appraisal district. To qualify for the program, the applicant's income must not exceed 80% of the median income for the City of Grand Prairie, as determined by the U.S. Department of Housing and Urban Development (HUD). This program is a Deferred Payment Loan (DPL), not a grant, and a lien is placed on the property for the total amount of reconstruction with a 0% to 3% interest rate, based on the applicant's income.

### **FINANCIAL CONSIDERATION:**

The Bid sheet for the project is attached (Attachment A). We received four (4) competitive bids from our contractors after sending the bid packet to all 4 eligible bidders. Sufficient funding is available and

was approved in the PY22 CDBG/HOME Program Budget to complete the projects using 302392 HOME Grant Funding.



**HOUSING AND NEIGHBORHOOD SERVICES**

**CONTRACTOR BID REVIEW**

**PROPERTY:** McGriff-Pruitt, Vera (31058) – 2110 San Antonio Dr

**Bid Date:** 3/8/2023    **Bid Deadline:** 3/29/2023    **Bid Opening:** 3/29/2023


**No. of Bids Faxed or Emailed:** 4

**No. of Bids Returned:** 4

<u>BIDDING CONTRACTORS</u>	<u>BID AMOUNT</u>	<u>ELIGIBILITY</u>
Ridgewood Solutions LLC	\$242,573.00	
P & P Construction Services	\$160,677.00 ✓	
Johnson Construction Services	\$162,300.00	
Symore Construction Services, LLC	\$153,186.00	

  
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**STAFF MEMBER REVIEWING**

  
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**MANAGER REVIEWING**

  
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**DIRECTOR REVIEWING**

**Attachment B****RECONSTRUCT PROCEDURES**

- I. Potential clients fill out the qualification questions form.  
Property must be owner occupied and client must fall in the income range.
- II. When client comes up on waiting list, client fills out application and provides qualifying documents.
- III. We determine income and whether rehab will be paid back or not.
- IV. Rehab Coordinator does the Work Write Up (WWUP) and determines if the property is more than 75% deteriorated.
- V. If the property is more than 75% deteriorated, will need to be reconstructed.
- VI. Obtain Land Records  
Property must be in owner's name. If any liens were found, they will need to be cleared before demolition.
- VII. Obtain Survey  
Determine if building over the common lot line and if house will be over, we need to obtain paperwork from zoning and get it signed before demolition.
- VIII. Check zoning to determine the square footage of the house.
- IX. Obtain site plan
- X. Obtain foundation letter.
- XI. Obtain MEC check.
- XII. Project out for bid (5-10 days).
  - a. Site Plans
  - b. Building Materials List
  - c. Floor Plans
  - d. 3 elevations
- XIII. Award Bid to winning contractor.
- XIV. Client moves out to a relocation house, apartment or relatives.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 05/02/2023
PRESENTER: Patricia Redfearn, Ph.D., Director of Solid Waste and Recycling
TITLE: Annual contract for recycling services for city facilities from Balcones up to \$29,040.00 annually.
REVIEWING COMMITTEE: (Reviewed by the Finance & Government Committee on 05/02/2023)

SUMMARY:

Table with 3 columns: Vendor Name, Annual Cost, Total Cost. Row 1: Balcones Resources, \$29,040.00, \$145,200.00

PURPOSE OF REQUEST:

This contract is for the collection of recyclable plastics, office paper, cardboard, tin cans, aluminum cans, and some paperboard packaging for the City of Grand Prairie facilities.

PROCUREMENT DETAILS:

Procurement Method: [ ] Cooperative/Interlocal [x] RFB/RFP [ ] Sole Source [ ] Professional Services [ ] Exempt

Number of Responses: One RFB #: 23093

Selection Details: [x] Low Bid [ ] Best Value

FINANCIAL CONSIDERATION:

Table with 2 columns: Budgeted?, Fund Name: General Fund Solid Waste Fund

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Bid Summary



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Zane King, Creative Producer – Epic Central

**TITLE:** Annual Contract with OTL, Inc. for preventive/recurring maintenance (\$89,784), feature stock inventory replacement pricing (\$28,925), and expandable programming (\$90,000) for the water fountain/show feature at Epic Central. This contract will be for one year for an amount not to exceed \$208,709

**REVIEWING COMMITTEE:** (Reviewed by the Finance & Government Committee on 05/02/2023)

**SUMMARY:**

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
OTL Inc.	\$208,709	\$208,709

**PURPOSE OF REQUEST:**

This contract is for maintenance, component/fixture replacement part inventory, and expandable programming related to the water fountain/show feature at Epic Central. Specifically:

**Preventive/Recurring Maintenance**

Weekly maintenance and service requirements for the Epic Central water fountain/show. The maintenance is complex and occurs with the use of a boat. Due to the investment made with the fountain/show, a routine and preventive maintenance program ensures the water feature functions optimally and as scheduled.

**Stock/Part Inventory Pricing**

Attic stock budget to replace parts/components that fall outside the scope of warranty. These parts will only be purchased where/as needed.

**Programmable Songs**

With the original installation of the water show feature, the city was provided a library of ten (10) songs to be produced and scheduled. Production/programming pricing to allow for the expanded library of songs to be integrated into the schedule of shows. Programming will be used as needed/requested. Proposed uses include seasonal programming expansion and event-specific programming. The expandable programming elements allow the show to remain relevant and diverse throughout the year.



OTL Inc. provided the original design and installation of the water show feature and as such is the sole source provider of maintenance, stock supply, and programmable features specific to the Epic Central Fountain/Water Show. Local government code 252 provides an exemption from the competitive bid process when an item or service is available from only one source.

**PROCUREMENT DETAILS:**

Procurement Method:  Cooperative/Interlocal  RFB/RFP  Sole Source  Professional Services  Exempt

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Epic Central Fund
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**ATTACHMENTS / SUPPORTING DOCUMENTS:**



**CITY OF GRAND PRAIRIE  
ORDINANCE**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Thao Vo, Audit Director

**TITLE:** Ordinance amending the FY2022/2023 Budget of the Capital Lending, Capital Reserve, Cricket, and Economic Development CIP Funds

**REVIEWING COMMITTEE:** (Reviewed by the Finance & Government Committee on 05/02/2023)

**PURPOSE OF REQUEST:**

As part of the mid-year budget process, actual expenditures for the FY 2022/2023 funds are reviewed by the City Manager and are presented to the City Council. Staff is requesting the City Council to approve an ordinance for an incremental increase to the appropriations of the FY 2022/2023 budgets in the following funds:

1. **Capital Lending Fund:** \$2,000,000 for the Mountain Creek Senior Living loan. Council approved the loan on February 21, 2023.
2. **Capital Reserve Fund:** \$3,205,000 to purchase the land at Lake Ridge Parkway and England Parkway. Council approved this purchase on December 13, 2022.
3. **Cricket Fund:** \$1,300,000 for 380 Agreement grant to MLC Dallas Stadium, LLC, and \$45,000 for market research, for a total appropriation of \$1,345,000. Council approved the 380 Agreement grant on November 7, 2020; the contract for market research is below the City Council approval threshold.
4. **Economic Development CIP Fund:** \$124,000 to purchase real property at 114 W. Main Street. Council approved the purchase on March 21, 2023.

**FINANCIAL CONSIDERATION:**

Budgeted?	<input type="checkbox"/>	Fund Name:	Capital Lending Fund Capital Reserve Fund Cricket Fund Economic Development CIP Fund
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**BODY**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE CURRENT FY 2022/2023 BUDGETS REFLECTED IN SECTION 1 BELOW:**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:**

**SECTION 1.** Budgets for FY 2022/2023, submitted by the City Manager and adjusted by the Council, are hereby incrementally amended for the following funds:

<b>Fund</b>	<b>Revenue Increase (Decrease)</b>	<b>Expenditure Increase (Decrease)</b>
Capital Lending Fund		\$2,000,000
Capital Reserve Fund		\$3,205,000
Cricket Fund		\$1,345,000
Economic Development CIP Fund		\$124,000

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 16 DAY OF MAY 2023.**



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Noreen Housewright, Director of Engineering Services

**TITLE:** Contract amendment with Halff Associates, Inc. for additional engineering services related to the Grand Prairie Landfill - West Fork Trinity River Erosion Protection Improvements project to ensure compliance with the Texas Parks and Wildlife Department in the amount of \$30,200.00

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 05/02/2023)

**SUMMARY:**

<i>Vendor Name</i>	<i>Amendment Cost</i>	<i>Total Cost</i>
Halff Associates, Inc.	\$30,200.00	\$306,101.00

**PURPOSE OF REQUEST:**

The City of Grand Prairie owns and operates a Type I landfill in the immediate vicinity of the Trinity River at MacArthur Boulevard. For years, the boundary has been gradually eroding due to normal river activity. Since 2015, the rate of erosion has accelerated, potentially threatening the solitary access road to the landfill.

On September 15, 2020, the City Council (20-10350) approved a professional service agreement with Halff Associates, Inc. for the Grand Prairie Landfill-West Fork Trinity River Erosion Protection Improvements project to provide an analysis, report and design. Since then, three contract amendments have been approved as the project progresses to the current phase.

The project goal is to stabilize a segment of the streambank along the south bank of the West Fork Trinity River and under current regulatory guidance, the Texas Parks and Wildlife Department (TPWD) regulates any activity that may result in a loss of aquatic life. To minimize impacts to protected aquatic biota, TPWD requires the development and execution of an Aquatic Resource Relocation Plan (ARRP) whenever dewatering and construction are within the Trinity River. Components of an ARRP include concentrated efforts to survey for and relocate (if found).

The approval of this contract amendment ensures compliance with the TPWD.

**HISTORY:**

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
<i>Original Contract:</i>	\$154,900.00	9/15/2020	Initial engineering report and design services for West Fork Trinity River Erosion Protection Improvements to the access road bank
<i>Amendment #1</i>	\$88,490.00	7/13/2021	Provide construction drawings, specifications and cost estimates, bidding and construction phase services
<i>Amendment #2</i>	\$7,700.00		Preparation of legal descriptions and exhibits for proposed easements required for construction of the project
<i>Amendment #3</i>	\$24,811.00		Contract amendment required for design modifications, bid book updates, and additional bid phase services due to no responsive bids on original RFB
<i>Amendment #4</i>	\$30,200.00	5/16/2023	Contract amendment required to comply with the Texas Parks and Wildlife Department (TPWD) requirement of developing and executing an Aquatic Resource Relocation Plan while completing construction
<b><u>TOTAL:</u></b>	\$306,101.00		

**PROCUREMENT DETAILS:**

Procurement Method:  Cooperative/Interlocal  RFB/RFP  Sole Source  Professional Services  Exempt

Local Vendor  HUB Vendor

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Solid Waste CIP Fund
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**ATTACHMENTS / SUPPORTING DOCUMENTS:**

- 1- Amendment Details

March 16, 2023  
41788.002

Christian Y. Agnew, P.E.  
City Project Manager  
City of Grand Prairie  
300 W Main Street  
Grand Prairie, TX 75050

**RE: Grand Prairie Landfill – West Fork Trinity River Erosion Protection Improvements  
Additional Scope and Fee Proposal Aquatic Resource Relocation Plan (ARRP) Assistance**

Dear Mr. Agnew:

The City of Grand Prairie (Client) intends to stabilize a segment of streambank along the south bank of the West Fork Trinity River within Grand Prairie, TX (32.7719106, -96.9571443). Under current regulatory guidance, the Texas Parks and Wildlife Department (TPWD) regulates any activity that may result in a loss of aquatic life. To minimize impacts to protected aquatic biota, TPWD requires the development and execution of an Aquatic Resource Relocation Plan (ARRP). Components of an ARRP include concentrated efforts to survey for, and relocate (if found), freshwater mussels.

The intensity of mussel survey and relocation efforts are generally defined by mussel populations that may be present within a given stream reach. Under current regulatory guidance, TPWD maintains a spatial dataset which groups streams, or in some cases stream segments, into five distinct stream groupings based on known mussel fauna and state/federal-listing status.

Within the proposed project area, current TPWD stream groupings include the West Fork Trinity River as a Group 5 stream. Group 5 streams are defined as streams where no federally- or state-listed freshwater mussels occur, but mussels are known to occur; or, perennial streams where it is anticipated that live freshwater mussels may occur, but presence or diversity have not been confirmed.

Based on this stream grouping, current regulatory guidance concerning ARRP requirements for a Group 5 stream, and the nature of the proposed project (bank stabilization), Halff recommends the development of an ARRP. This ARRP applies protocols for a Group 5 stream, in addition to best management practices for prevention of unnecessary losses of aquatic life, to avoid project activities that may not be in compliance with TPWD regulations and guidance. This process, in its entirety, is partitioned into the tasks described in the following pages.

**TASK 1 – COORDINATION AND ARRP DEVELOPMENT**

Halff will coordinate with State/Federal agencies as required for the ARRP. Halff will provide the Client with guidance regarding freshwater mussels as well as assistance in coordinating with agency staff, via e-mail and up to three (3) conference calls. This task includes the development of the ARRP, and coordination with agency staff and the Client.

Deliverables

- Verbal correspondence with Client and agency staff.
- Development of an ARRP.

## **TASK 2 – MUSSEL PRESENCE ABSENCE SURVEY**

Execution of a mussel presence absence survey which generally consists of a 5 person-hour survey in accordance with current regulatory guidance for a Group 5 stream.

### Deliverables

- Halff will provide an electronic copy of any field notes/data collected while assisting with the mussel presence/absence survey and relocation effort.
- Halff will assume reporting of freshwater fishes, mussels, crayfish (if applicable), and turtles (if applicable) authorized under the permit of the Stream Ecologist.

## **TASK 3 – RELOCATION EFFORT**

Following the completion of **Task 2**, Halff will be on site with the Contractor to collect, enumerate, and relocate stranded aquatic organisms, including freshwater fishes and mussels, to prevent losses of these protected aquatic resources and prevent compliance issues with state/federal agencies.

### Deliverables

- Halff will provide an electronic copy of any field notes/data collected while assisting with the mussel presence/absence survey and relocation effort.
- Halff will assume reporting of freshwater fishes, mussels, crayfish (if applicable), and turtles (if applicable) authorized under the permit of the Stream Ecologist.

## **TASK 4 – RELOCATION AND MUSSEL SURVEY REPORT**

Following the completion of **Task 3**, Halff will produce both a relocation report and mussel survey report to satisfy regulatory requirements with TPWD. This report will be submitted to TPWD.

### Deliverables

- Halff will provide an electronic copy of the mussel survey and relocation reports to the Client and TPWD.
- Halff will assume reporting of freshwater fishes, mussels, crayfish (if applicable), and turtles (if applicable) authorized under the permit.

## **EXCLUSIONS / OTHER ITEMS NOT INCLUDED IN THE PROJECT SCOPE**

- **Task 1** excludes in-person meetings.
- This scope excludes laboratory identification (i.e., DNA or other) of freshwater mussels.
- Collection/handling/relocation of any federally-listed species is excluded. If necessary, relocation of federally-listed species will be performed by the Client.
- Post-relocation monitoring of aquatic species is excluded.
- While the presence of federally- or state-listed mussels and/or fish is not anticipated, additional protocols and regulations may apply if an undocumented population of federally- or state-listed species is found. An additional scope and fee will be produced should any additional effort be required to comply with state and/or federal regulations concerning protected wildlife.

### ASSUMPTIONS

- It is assumed that locations within the project area are readily accessible, and that appropriate right of entry/access will be provided to Halff.
- ARRs require a TPWD-issued Introduction Permit. This permit has a limited time it is effective before another must be requested. The Client will coordinate with Halff at least 30 days in advance of dewatering to conduct ARR activities and allow sufficient time for coordination with TPWD.
- It is assumed that **Task 2** activities would require five (5) eight (8)-hour day to complete. Should additional field days be required per TPWD recommendation or in the event of discovery of a significant freshwater mussel population, these additional services would be completed under a separate scope of work.
- It is assumed that the portions of the West Fork Trinity River will be wadable for **Task 2 and 3**. If portions of the West Fork Trinity River are deemed non-wadable by the Stream Ecologist then biologist utilizing Self Contained Underwater Breathing Apparatuses (SCUBA) may be required for completion of **Task 2 and 3**. If SCUBA is required these additional services would be completed under a separate scope of work.
- Halff personnel maintains a Scientific Permit for Research (SPR) with specific authority to collect and relocate most aquatic organisms in the State of Texas. It is anticipated all species which may be encountered within the proposed project area are authorized under the aforementioned permit; however, should an organism be encountered which is not authorized under the permit, all activities will be halted and the applicable state agency will be contacted to determine the necessary steps for project completion.
- It is assumed that the Client will coordinate with Halff regarding the timing and methodology of the proposed ARR and mussel relocation activities.
- The Client will notify Halff in advance of scheduling changes for any **Tasks** mentioned herein.
- All field data and results, species vouchers (specimens found dead/valves), photographs, and reports, regardless of format, shall be shared with Halff and may be utilized for scientific research, the results of which may be used for presentations and published in publicly available, peer-reviewed, scientific journals.

### LIMITATIONS

- The exact timing of the mussel relocation activities will be dependent upon river conditions, (i.e., flow levels, etc.), other weather-related conditions, and other potential issues and/or concerns provided by the Client or Halff. Due to the anticipated presence of various hazardous conditions within the project area (i.e., potential obstacles in the waterways, temperature, etc.), field activities will be conducted only when conditions are deemed safe.
- In the event that native state-listed, federally-listed, and/or non-listed freshwater mussels, fish, or turtles are harmed or killed during recovery and/or relocation efforts, Halff will not be held liable. Halff will use best management practices and will conduct recovery and relocation activities in accordance with the TPWD-approved ARR submitted by the Client.



**SCHEDULE OF FEES TO BE PAID TO HALFF**

The basic fee for the services as described herein will be on a time and materials basis and shall not exceed **\$30,200.00**. This fee estimate includes fieldwork associated with the preliminary mussel presence absence survey, as well as the coordination and reporting activities described in the scope of services. This fee does not include any additional survey efforts necessary to accommodate the incidental discovery of a federally- or state-listed species. These fees include direct costs and computer charges normally associated with production of these services. Fee will be billed monthly based on the actual effort and reimbursable expenses.

The estimated fee for services is as follows:

<b>Task 1 – Coordination and ARRP Development</b>	<b>\$4,200.00</b>
<b>Task 2 – Mussel Presence Absence Survey</b>	<b>\$14,000.00</b>
<b>Task 3 – Relocation Effort</b>	<b>\$6,000.00</b>
<b>Task 4 – Relocation and Mussel Survey Report</b>	<b>\$6,000.00</b>
<b>Total:</b>	<b>\$30,200.00</b>

If additional days are required for the completion of **Task 2 or 3**, Halff will develop a supplemental scope of work. Unless otherwise stated, fees quoted in this proposal exclude state and federal sales taxes on professional services. Current Texas law requires assessment of sales tax on certain kinds of surveying services but does not require sales taxes on other professional services. If new or additional state or federal taxes are implemented on the professional services provided under this contract during the term of the work, such taxes will be added to the applicable billings and will be in addition to the quoted fees.

Halff Associates appreciates this opportunity to continue serving the City of Grand Prairie. If this proposal meets with your approval, please process a supplemental agreement to our original contract.

Please feel free to contact me at 214-346-6235 if you have any questions.

Sincerely,  
**HALFF ASSOCIATES, INC.**



Bogumil Nosek, P.E.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Noreen Housewright, Director of Engineering Services

**TITLE:** Authorize the City Manager to Execute a Developer Participation Agreement with Knox Street Partners No. 30, Ltd for Infrastructure Improvements with the City Contribution not to exceed \$87,726

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 05/02/2023)

**SUMMARY:**

<i><u>Vendor Name</u></i>	<i><u>Estimated Developer Cost</u></i>	<i><u>Estimated City Cost</u></i>	<i><u>Total Estimated Cost</u></i>
Knox Street Partners No. 30, Ltd	\$409,451.74	\$87,726.00	\$497,177.74

**PURPOSE OF REQUEST:**

Knox Street Partners No. 30, Ltd is developing their property in the Southgate area near and along Davis Road. As part of that development, the property will need certain public infrastructure improvements which are part of the Capital Improvements Plan. The City intended to install a portion of the improvements, but a participation agreement with the Developer in which the Developer installs all of the infrastructure will allow the infrastructure to be installed quicker and at less cost to the City. The City’s proposed participation is equivalent to the cost of the portion of the infrastructure which the City had intended to install.

The City’s participation shall be based on funds appropriated for this project in the Capital Projects Funds. The City’s participation amount will remain applicable for a period not to exceed 24 months. If work on the Public Improvements has not been initiated within 24 months of the date this Agreement was executed and the Agreement has not been amended by the City Council to provide for an extension, then this Agreement shall be terminated, and the City will have no further obligation under this Agreement.

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Wastewater CIP Fund
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If Capital Improvement:					
Total Project Budget	\$2,240,000.00	Proposed New Funding:	\$0	Remaining Funding:	\$2,152,274.00



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Cheryl DeLeon, Deputy City Manager

**TITLE:** Annual Contract with Action Park Alliance, Inc. for the operations, staffing, and management of the Grand Prairie Skate Park. This contract will be for one year in the amount of \$49,999.96 with the option to renew for four additional one-year periods totaling \$249,999.80 if all extensions are exercised

**REVIEWING COMMITTEE:** (Reviewed by the Finance & Government Committee on 05/02/2023)

**SUMMARY:**

<i>Vendor Name</i>	<i>Annual Cost</i>	<i>Total Cost</i>
Action Park Alliance, Inc.	\$49,999.96	\$249,999.80

**PURPOSE OF REQUEST:**

This contract is for the operations, staffing, and management of the Grand Prairie Skate Park, which includes ramps, shade structures, outdoor basketball courts, pro shop/concession area, BMX course, programmable building, and restrooms. Staffing will include the employment of experienced and professional staff. The Grand Prairie Skate Park shall remain a park constructed to provide facilities for the use and the viewing of skateboards, roller blades, bicycles, roller hockey, and other devices, entertainment and concessions which primarily attract adolescents, pre-adolescents, families, and young adults. Grand Prairie residents access the park at no cost.

**PROCUREMENT DETAILS:**

Procurement Method:  RFP

Number of Responses: 1 RFP/RFB #: 23080

Selection Details: Low Bid  Best Value

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Parks Venue Fund
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**ATTACHMENTS / SUPPORTING DOCUMENTS:**

1- Bid Summary


## GP SKATE PARK OPERATIONS AND MANAGEMENT

RFP #23080

## TABULATION

		<b>Bid Tabulation</b>			
		GP Skate Park Operations & Management Services			
		RFB # 23080		Action Park Alliance, Inc.	
				Los Angeles, CA	
<b>Item</b>	<b>Description / Location Name</b>	<b>QTY</b>	<b>UOM</b>	<b>Unit Price</b>	<b>Extended Price</b>
<b>Membership Fees</b>					
1	Annual Resident	1	Per Year	\$0.00	\$0.00
2	Annual Non-Resident	1	Per Year	\$399.00	\$399.00
3	Summer Non-Resident	1	Per Season (3 mo.)	\$299.00	\$299.00
4	Winter Non-Resident	1	Per Season (3 mo.)	\$199.00	\$199.00
5	Monthly Non-Resident	1	Per Month	\$69.00	\$69.00
<b>Entry Fees</b>					
6	Resident Day Pass	1	Per Day	\$0.00	\$0.00
7	Non-Resident Weekday Skate Park Pass	1	Per Day	\$10.00	\$10.00
8	Non-Resident Weekend Skate Park Pass	1	Per Day	\$12.00	\$12.00
9	Non-Resident Weekday Bike Park Pass	1	Per Day	\$12.00	\$12.00
10	Non-Resident Weekend Bike Park Pass	1	Per Day	\$14.00	\$14.00
<b>Misc. Fees</b>					
11	*Staffing	1	Per Month	\$3,333.33	\$3,333.33
12	% Discount on Concessions, Special Events & Retails Purchases	%	%	\$0.00	

SCORECARD

	<b>Evaluation Score Card</b>	
	Grand Prairie Skate Park Operations and Management Services	Action Park Alliance
	RFB # 23080	
		Los Angeles, CA
<b>Evaluation Criteria</b>	<b>Maximum Score</b>	<b>Score</b>
Completeness of response to provisions, including term of agreement	15.00	15.00
Industry Experience - Management qualifications and experience in skate park, maintenance, concession and related operations	25.00	25.00
Fiscal Responsibility - Financial qualifications, reasonableness of projected revenues and expenses from activities at skate park and related operations Expected revenue, if any to be shared with the City.	35.00	35.00
Operations Plan - Plan of overall operations and management of Skate Park and concession, including all activities conducted thereon and associated fee structure.	25.00	23.33
<b>Total</b>	<b>100.00</b>	<b>98.33</b>



**CITY OF GRAND PRAIRIE  
ORDINANCE**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Esther Coleman, Housing and Neighborhood Services Director

**TITLE:** Ordinance approving the Program Year 2023 Community Development Block Grant (CDBG) and HOME Budgets

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 05/02/2023)

**ANALYSIS:**

**Proposed 2023 CDBG**

The Housing and Community Development Act of 1974, as amended, combines several previous federal programs for community development into a single block grant. Community Development Block Grant (CDBG) activities must primarily benefit low and moderate-income persons and/or neighborhoods. Community development activities must meet 1 of 3 primary CDBG Objectives, decent housing, suitable living environment, or expanded economic opportunity.

Total CDBG funding has increased by \$103,916 from \$1,466,965 (2022) to \$1,570,881 (2023). As in previous years, the number of CDBG proposals exceeded the amount of CDBG funds available. Attached is a summary of the 2023 proposed programs as **Exhibit 1**. The CDBG Program Development process included neighborhood public hearings in February 2023, Request for Proposals (RFP) and the Housing and Community Improvement Commission (HCIC) priority rating meeting in April, 2023.

**Exhibit 2** includes the proposed 2023 CDBG/HOME budget, which continues funding for existing CDBG/HOME programs based on the HCIC priority and staff's evaluation.

The HOME Program was created by the National Affordable Housing Act of 1990 (NAHA) to provide decent affordable housing to lower-income households and to leverage private-sector participation.

Grand Prairie is receiving \$620,008 for program year 2023, which is an increase of \$35,886 in HOME funds from last year's allocation of \$584,122.



**FINANCIAL CONSIDERATION:**

The 2023 CDBG and HOME Programs, funded by the U.S. Department of Housing and Urban Development (HUD), will commence on October 1, 2023, and end September 30, 2024. The total estimated to be available is summarized below.

CDBG, \$1,570,881

HOME, \$620,008

**BODY****AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, APPROVING AND ADOPTING THE PROGRAM YEAR 2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AND HOME BUDGETS**

**WHEREAS**, the Consolidated Plan application provided federal funds through the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS**, the CDBG and HOME Programs are authorized by entitlement (Community Development Act of 1994) and participating jurisdiction (National Affordable Housing Act <NAHA> of 1990) respectively as amended within the Federal Code of Regulations; and

**WHEREAS**, the CDBG and HOME Program allow the City to provide various projects, activities, and programs benefiting low and moderate income persons and families as developed through five year Consolidated Plan, and a one year Action Plan;

**WHEREAS**, the CDBG and HOME Program application provides funding in the amounts of \$1,570,881 and \$620,008 and

**WHEREAS**, the PROGRAM YEAR 2023 budgets have been developed through public hearings in accordance with the CDBG and HOME program guidelines and regulations.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:**

**SECTION 1.** That the City Council of the City of Grand Prairie adopt the program year 2023 Community Development Block Grant (CDBG) and HOME Program budgets delineated in the attached Exhibits 1 and 2; and

**SECTION 2.** That the City Council approves and authorizes the City Manager or his designee to enter into contracts utilizing CDBG/HOME funding as allocated by the City Council within designated federal guidelines not to exceed \$50,000.00; and

**SECTION 3.** That this Ordinance shall become effective upon its passage and approval, and it is accordingly so ordained.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, MAY 16, 2022.**

**EXHIBIT 1 (Pg. 1 of 3)****CITY OF GRAND PRAIRIE  
2023 CDBG PROGRAM SUMMARY****Program Administration*****CDBG Program Administration \$269,960***

This includes oversight, management, monitoring and coordination of the CDBG Program. This pays the full salaries of the Neighborhood Services Manager, and Neighborhood Services Specialist.

***Fair Housing \$5,000***

Provision of fair housing services and counseling is available to all city residents. The budget supports part of the Fair Housing Officer's activities.

**Rehabilitation, Code and Housing Related*****Housing Rehabilitation, Reconstruction, Emergency, Homeownership and Program Direct Delivery Cost \$423,640***

Payment of operational expenses for the Housing and Emergency Rehabilitation Program, HOME, BuyinG-Power, and public service agency administration. This program pays for the salaries of staff positions.

***Housing Rehabilitation/Reconstruction \$400,000***

This program provides full rehab assistance up to \$30,000 and reconstruction up to \$160,000 for citizens 60 years and older or disabled utilizing CDBG funds. Liens are filed to protect the City's investment on single family low/mod owner occupied units. Depending on income, deferred payment, 0 percent, 1 percent, and 3 percent loans are utilized.

***Emergency Small Home Repair \$75,000***

This program provides emergency repairs up to \$5,000 to alleviate health, safety, and public welfare conditions. Emergencies must occur without warning and applicants must be 50% of the median area income or below.

***BuyinG-Power Program \$30,000***

The City of Grand Prairie BuyinG-Power Program will help pay initial costs to help qualified low- and moderate-income citizens purchase a home. The city will provide up to \$7,500 which can be used towards half of the down payment and/or reasonable closing costs. The home purchased must be the primary residence of the buyer and located within the city limits of Grand Prairie.

**EXHIBIT 1 (Pg. 2 of 3)****Public Service Activities*****Grand Prairie United Charities \$70,000***

Provide salaries for a Caseworker, Administrative Assistant, Office Coordinator, and Donation Coordinator to assist Low Income families and water bill payments for clients. Services provided are food pantry, rent/mortgage, utility assistance (electric, water, gas), etc. for Grand Prairie families in need.

***Children First Center \$77,281***

Funds are used for abuse counseling at a reduced cost. It makes counseling affordable to qualified low/mod income and presumptive benefactor persons. This includes counseling and guidance services with a primary focus on child abuse prevention.

***Lifeline Shelter for Families \$50,000***

This program was established to address the problem of homelessness in Grand Prairie providing full services to homeless families including shelter, food, clothing, transportation along with educational and employment services. This funding will be used to offset the salary of the Case Manager and Executive Director. The focus is on families with children based on students classified as homeless in the Grand Prairie Independent School District.

***GP Charlie Taylor/Shotwell/Dalworth Day Camps & The Epic \$20,000***

After school and day camps are provided Monday – Friday for school age children under the supervision of the Parks and Recreation Department. This service will be provided to low and moderate income children that reside in the City of Grand Prairie.

**EXHIBIT 1 (Pg. 3 of 3)****Public Facilities and Improvements*****Sidewalks Repair and Replacement \$150,000***

This project will repair / replace concrete sidewalks along streets where children routinely walk to school in CDBG Low-Moderate census tract areas. Maintaining these sidewalks will increase the children's safety and beautify the neighborhoods.

**HOME Program*****Home Rehabilitations (HRP)/Home Reconstructions \$395,000***

The rehabilitation and reconstruction program provides deferred payment, 0% and 3% loans up to \$85,000 for low and moderate-income homeowners 60 years and older or disabled citizens to rehab single-family homes and is used in conjunction with the CDBG Rehabilitation Program. Liens are filed to protect the City's investment on single family low/mod owner occupied units Applications are accepted on a first-come first-served basis and rehabs and/or reconstructions are conducted based on need.

***Grand Prairie Community Housing Development Organization, Inc.  
(CHDO) \$225,008***

This organization provides revitalization to Grand Prairie city wide through new construction and lot development for single family units. This funding will be used primarily for lot acquisition and construction to provide affordable housing for low to moderate income qualified families.

Esther Coleman, Director  
Housing and Neighborhood Services

City of Grand Prairie Housing and Neighborhood Services PY 2023		EXHIBIT 2				
APPLICANT ORGANIZATION	PROJECT DESCRIPTION			FUNDED		
		2022 Budget	PY 2023 Funds Requested	PY 2023	IDIS #	HCIC Rating
<b>CDBG - \$1,570,881</b>						
<b>HOME - \$620,008</b>						
<b>Program Administration</b>	\$ 1,570,881.00					
CDBG Program Administration	Salaries, managing CDBG program	\$238,030	\$300,000	\$269,960		
Fair Housing	Services, counseling, and outreach	\$5,000	\$5,000	\$5,000		
<b>20% cap \$314,177</b>						
<b>SUB-TOTAL</b>		<b>\$243,030</b>	<b>\$305,000</b>	<b>\$274,960</b>		
<b>Rehabilitation, Code, Housing</b>						
Rehab/Recon/Direct Delivery	Salaries, operation, expenses	\$378,935	\$425,000	\$423,640		
Housing Rehabilitation/Reconstruct	Rehab & reconstruction of single family homes	\$380,000	\$390,000	\$400,000		
Emergency Repair	Repair single family homes	\$65,000	\$75,000	\$75,000		
Buying-Power Program (LMH)	1st time Home Buyer Program	\$30,000	\$30,000	\$30,000		
<b>SUB-TOTAL</b>		<b>\$853,935</b>	<b>\$920,000</b>	<b>\$928,640</b>		
<b>Public Service Activity</b>						
GP United Charities (LMC)	Provides food rent & utility assistance	\$50,000	\$70,000	\$70,000	Recommended	4
Brighter Tomorrows (LMC)	Expenses for battered women & children shelter	\$50,000	\$0	\$0	No Submission	
Children First Center (LMC)	Child abuse prevention and counseling	\$50,000	\$77,281	\$77,281	Recommended	3
Life Line Shelter for Families (LMC)	Homeless Program	\$50,000	\$50,000	\$50,000	Recommended	1
Lo's Jewel Foundation	After school and elderly program	\$0	\$352,475	\$0	Denied	
GP Charlie Taylor/Shotwell/Dalworth Day Camp/The Epic (LMC)	After school and summer day camp	\$20,000	\$20,000	\$20,000	Recommended	2
			Received RFP's over cap by	\$334,124		
<b>15% limit of \$1,570,881=</b>	<b>\$235,632</b>					
<b>SUB-TOTAL</b>		<b>\$220,000</b>	<b>\$569,756</b>	<b>\$217,281</b>		
<b>Public Facility and Improvements and Projects</b>						
Sidewalks improvement & installation	Repair & install sidewalks (LMA)	\$150,000	\$150,000	\$150,000		
<b>SUB-TOTAL</b>						
<b>CDBG TOTAL</b>		<b>\$1,466,965</b>	<b>\$1,944,756</b>	<b>\$1,570,881</b>	<b>\$0</b>	
<b>HOME Program (15% CHDO set aside)</b>	<b>is \$93,001</b>					
HOME Rehab (HRP) HOME Reconstruct	Rehab & reconstruct of single family homes	\$370,000	\$385,000	\$395,000		
GP CHDO / Dreambuilder	New construction / build affordable homes	\$214,122	\$220,000	\$225,008		
Future Builders Program	New construction / build affordable homes	\$0	\$0	\$0		
<b>HOME TOTAL</b>		<b>\$584,122</b>	<b>\$605,000</b>	<b>\$620,008</b>		



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Walter Shumac III, P.E., Director of Transportation and Mobility  
Noreen Housewright, Director of Engineering Services

**TITLE:** Professional services contract for engineering and construction services with Halff Associates, Inc. for the Great Southwest Parkway Extension from Ave K to Fountain Parkway in the amount of \$530,175.00

**REVIEWING COMMITTEE:** (Reviewed by the Finance & Government Committee on 05/02/2023)

**SUMMARY:**

<i>Vendor Name</i>	<i>Annual Cost</i>	<i>Total Cost</i>
Halff Associate		\$530,175.00

**PURPOSE OF REQUEST:**

This project involves the construction of Great Southwest Parkway from Avenue K to Fountain Parkway. Great Southwest Parkway will be approximately 3,050 linear feet in length. This project will include design of alignment, paving, drainage, structures, water adjustments, sanitary sewer adjustments, signing, pavement markings, traffic control, and erosion control.

The roadway will be designed to be constructed in two phases, with Phase 1 being the southbound lanes (north of the portion constructed by a developer), and Phase 2 being the northbound lanes. A separate construction package will be prepared for each phase, with Halff developing the plans for each phase simultaneously.

This project will also be designed in conjunction with the GSW Pkwy Noise Wall & Schematic project, also being designed by Halff passed and approved by Council on June 6, 2022.

Chapter 252, Section 22 of the Local Government Code allows for the exemption to competitive bidding when expenditure is for Professional Engineering services. Halff Associates, Inc. was selected for this project due to their previous experience with this project and on various other successful City projects.

**PROCUREMENT DETAILS:**

Procurement Method:  Cooperative/Interlocal  RFB/RFP  Sole Source  Professional Services  Exempt

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Street Capital Project Fund
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If Capital Improvement:					
Total Project Budget	\$2,446,500.00	Proposed New Funding:	\$0	Remaining Funding:	\$1,916,325.00

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

1- Vendor Proposal



April 11, 2023

Mr. Walter Shumac, P.E.  
Director of Transportation  
City of Grand Prairie  
206 W. Church St  
Grand Prairie, TX 75053-4045

Re: Great Southwest Pkwy Roadway from Ave K to Fountain Pkwy Proposal

Dear Mr. Shumac:

Halff is pleased to submit the following proposal for engineering services for the City of Grand Prairie's Great Southwest Parkway Roadway project.

Halff is highly qualified to excel on this Great Southwest Parkway. In addition to working on the adjacent noise wall project, below is a general statement of Halff's qualifications and history working with the City of Grand Prairie.

David Burkett will be the project manager for this work. He has over 20 years of engineering experience related to roadway, drainage, and utility design. David is the Director of Transportation for Halff's Fort Worth and Frisco offices. Recent projects he has successfully delivered for the City of Grand Prairie include Palace Parkway, IH 20 Right Turn Lake at Lake Ridge Parkway, N.E. 15<sup>th</sup> Street, Gifford Street, Bagdad Road, IH 30 frontage roads, and multiple feasibility studies. David also completed the feasibility study for this portion of Great Southwest Parkway in 2015. Furthermore, David also has worked with Dallas County as the Project Manager to design Wildlife Parkway.

Other Halff key staff assisting David on the project will be Stephen Crawford and Connor Guerrero. Stephen will serve as Principal-in-Charge and provide support for David as needed. Stephen has extensive experience in Grand Prairie including plan review assistance supporting City staff with a total of 26 years working with Grand Prairie. Connor Guerrero will serve as the Deputy Project Manager and has 7 years' experience in transportation design. He also was the lead design engineer on the City's IH-20 Right Turn Lane at Lake Ridge Pkwy project and has experience as Lead Designer/Deputy Project Manager on several high profile TxDOT projects including US 77 in Corpus Christi and US 287 in Fort Worth.

Jay Sappington at CMJ will also be assisting David and Halff to provide geotechnical services. Jay has worked on numerous projects in Grand Prairie and many of those with David and Halff Associates.





As you can see, Halff has the qualifications to be highly successful to complete the Great Southwest Parkway project and provide the City of Grand Prairie with high quality deliverables.

David and Halff confirm that we have the availability and resources to assign to this project in order to provide the City of Grand Prairie a successful project delivery.

For your review and consideration, I am attaching Exhibit "A", including the scope of work, basis of compensation, organizational structure, and project schedule, all suitable for inclusion into the City standard Consultant Agreement. Please feel free to contact me at 817-764-7443 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "David A. Burkett".

David A. Burkett, P.E.  
Director of Transportation

## EXHIBIT "A"

## GREAT SOUTHWEST PARKWAY ROADWAY FROM AVENUE K TO FOUNTAIN PARKWAY

## ATTACHMENT "A"

## SCOPE OF WORK

Attachment "A" is the scope of work to be performed by Halff for the City of Grand Prairie (City) to prepare bid documents for Great Southwest Parkway Roadway construction and assist with bidding and construction services.

**A. GENERAL DESCRIPTION:**

This project involves construction of Great Southwest Parkway from Avenue K to Fountain Parkway. Great Southwest Parkway will be approximately 3,050 linear feet in length. This project will include design of alignment, paving, drainage, structures, water adjustments, sanitary sewer adjustments, signing, pavement markings, traffic control and erosion control.

The roadway will be designed to be constructed in two phases, with Phase 1 being the southbound lanes (north of the portion constructed by a developer), and Phase 2 being the northbound lanes. A separate construction package will be prepared for each phase, with Halff developing the plans for each phase simultaneously.

This project will also be designed in conjunction with the GSW Pkwy Noise Wall & Schematic project, also being designed by Halff.

**B. ASSUMPTIONS:**

1. Halff shall prepare plans, specifications, and opinions of probable construction costs. These will contain paving, drainage, retaining wall, water adjustments, sanitary sewer adjustments, signing, pavement markings, traffic control and erosion control.
2. Water and sanitary sewer design will consist of only minor adjustments. No new location water or sewer design will be provided. Should the City determine those services are needed, Halff can provide a fee proposal for the additional work at that time.
3. Foundations and conduits for future street illumination, to be coordinated with Oncor for review and approval, will be laid out in the plans; however, the meter, poles and wiring are not included as part of the design. The meter location, wiring and actual pole placement is assumed to be completed by Oncor at the completion of the project.
4. Great Southwest Parkway will be designed as a Principal Four-Lane Divided Arterial (P4D). This conflicts with the classification on the City of Grand Prairie Master Thoroughfare Plan (MTP) as a Principal Six-Lane Divided Arterial (P6D). The City has determined that the project design and development shall follow the P4D classification based on available ROW on the northern half of the project. A portion of the roadway will be constructed by developer as three lanes of a possible six-

lane divided roadway. The intent of this project design will be to allow those existing lanes to remain and construct a transition to two lanes beyond the limits of constructed by the developer. This project will design and construct, through a phased approach, a median separation and two lanes travelling in the opposite direction to create a roadway with three southbound lanes and two northbound lanes separated with median separation.

5. The roadway will be designed utilizing a design speed of 40 mph. 6-foot sidewalks will be proposed along the back of curb on the west side of the roadway and a 12-foot sidewalk will be proposed on the east side of the roadway. 5-foot sidewalks (west) or 10-foot sidewalks (east) will be provided where 4-feet of separation is possible between the curb and the sidewalk.
6. There is a development that is already under construction in the parcel directly north of Avenue K. The development has dedicated 120-feet of right of way to the City and is constructing half of the divided roadway with three lanes from Avenue K up to the last warehouse driveway. The intent of this project design will construct a median separation and then two lanes on the opposite side of the roadway to create three southbound lanes and two northbound lanes. Great Southwest Parkway design will be based off the latest construction plans provided by the development (released for construction on March 24, 2022).
7. Geotechnical engineering services will be provided for the project by CMJ Engineering under a subcontract with Halff.
8. A Texas Department of Licensing and Regulation (TDLR) Permit will be necessary since pedestrian facilities associated with this project are anticipated to be over a construction value of \$50,000. This task will be completed for Phase 1 only. Phase 2 TDLR plan review and permit will be obtained through a contract modification at a later date when Phase 2 moves forward to construction.
9. There are an anticipated two (2) ROW corner clips at the intersection with Fountain Parkway. The Consultant will prepare ROW documents for these two parcels. Right of way acquisition services are not included.
10. The methodology utilized for bidding the contract is assumed to be the standard low bid method. This scope and fee does not include efforts for completing an alternative bid process of competitive sealed bids. Should the City desire to move forward with competitive sealed bids, Halff can provide a fee proposal for the additional work at that time.
11. Construction phase services are included in this proposal for only Phase 1 (construction of SB lanes). Phase 2 construction plans will be prepared, and plans can be "shelved" for a future date of construction. At the time the City determines to move forward with Phase 2, Halff can provide a fee proposal to make any plan updates and complete construction phase services at that time.
12. This proposal assumes that the schematic updates completed in the noise wall and schematic update project will act as the 30% design submittal for the project.

### C. SCOPE OF WORK

1. Project Administration – This task will be done in conjunction with Project Administration already

included with the Noise Wall & Schematic Project as much as possible.

- a. Attend project meetings with the City at regular intervals. Halff will prepare meeting agenda and meeting minutes for each meeting. Up to eight (8) project meetings are included over the course of the project's design.
  - b. Perform field reconnaissance of the proposed corridor and prepare a photographic record of major features. Up to four (4) site visits, or more as needed are included over the course of the project's design.
  - c. Conduct internal meetings to discuss objectives and solutions.
  - d. Internally perform objective Quality Assurance/Quality Control reviews from an independent internal QAQC manager at each milestone submittal (60%, 90%, and 100%)
  - e. TDLR Permitting – For Phase 1, Halff shall prepare applications to the Texas Department of Licensing and Regulation (TDLR), or engage the service of a state approved contract provider, for code review of sidewalks and ramps. After construction Halff will notify TDLR or the contract provider of completion date. Halff will address any questions or issues by TDLR as a result of review and inspection.
    - i. This fee includes a Plan Review and Inspection fee) which assumes that the total cost of construction for pedestrian elements is within the \$200,001 to \$500,000 range.
2. Construction Plans (Phase 1 and Phase 2) – Halff shall develop construction plans for review, permitting, bidding, construction, inspection and record keeping. Construction plans for each phase will be submitted for review by the City at 60% and 95% milestones only. The 100% milestone will consist of signed and sealed plans ready for bidding.
- a. The following construction documents (Plans, OPCC, Project Manual, and Printing) will be prepared in two separate construction packages, for Phase 1 and Phase 2. The plans will be prepared at the same time. Once completed the Phase 2 plans will be shelved until a later date. Any updates necessary to the Phase 2 plans after the initial plans have been completed is not included in this proposal. Future updates will be completed through a separate contract or contract modification.
  - b. The construction plans for both Phase 1 and Phase 2 will consist of numerous sheets as follows. In general, construction plans shall be consistent with normal practice for projects of this nature unless stated otherwise. Sheets will be prepared at full-size 22"x34" which can be reduced to half size 11"x17" as needed. Scales below apply to full-size sheets (22"x34").
    - i. Cover Sheet
    - ii. Index of Sheets
    - iii. Project Layout Sheet and Survey Control
    - iv. General Notes and Legend
    - v. Roadway Typical Sections
    - vi. Removal Plan (1"=50')
    - vii. Paving Plan and Profile (1"=20' H; 1"=4' V)
    - viii. Grading Plan (1"=20')
    - ix. Drainage Area Map
    - x. Drainage Calculations
    - xi. Drainage Plan and Profile (1"=20' H; 1"=4' V)
    - xii. Pavement Marking and Signing Plans
    - xiii. Lighting and Conduit Plan – Street lighting foundations and conduits will be laid out

- according to City guidelines, an illumination study will not be performed
- xiv. Construction Sequence and Temporary Traffic Control Plan
  - xv. Erosion Control Plan
  - xvi. City of Grand Prairie Standard Details
  - xvii. Miscellaneous Details
  - xviii. Roadway Cross Sections
- c. Engineer's Opinion on Probable Construction Cost – A cost estimate will be prepared for each project phase (Phase 1 and Phase 2) at each milestone submittal (60%, 95% and 100%). This estimate will be provided for both Phase 1 and Phase 2 separately.
- d. Project Manual – A project manual will be prepared for each project phase (Phase 1 and Phase 2) using the latest standard City of Grand Prairie format. The latest edition of the North Central Texas Council of Governments Standard Specifications for Public Works Construction will be used for the technical specifications and supplemented as necessary for any work special to the project. The project manual will be submitted to the City at 60%, 95% and 100% submittals. The Project Manual will include the following:
- i. Notice to Bidders
  - ii. Bid Proposal
  - iii. Bid Bond
  - iv. Standard Form of Agreement
  - v. Performance Bond and Payment Bond
  - vi. Maintenance Bond
  - vii. General Conditions of Agreement
  - viii. Special Conditions of Agreement
  - ix. Specific Technical Notes applicable to each bid item
  - x. Appendices
- e. Printing
- i. Provide up to three (3) hard copies of 22"x34" full size plans at the 60% and 95% submittal
  - ii. Provided up to three (3) hard copies of the project manual at the 60% and 95% submittals.
  - iii. Each submittal will also be provided electronically as pdfs.
- f. Exclusions
- i. New location water and sanitary sewer utilities are not included with Scope of Services.
  - ii. Landscape design and plans are not included with this Scope of Services. Medians and parkways will be vegetated with sodding only.
  - iii. Signal design and signal warrant studies are not included within this Scope of Services. Once construction is completed, a traffic and signal warrant study can be completed under a different contract.
  - iv. Should the City desire to move forward with any of the items above, Halff can provide a fee proposal for providing the additional work.
  - v. This scope and fee does not include the updating of Phase 2 plans due to field changes, future information or updated standards.
3. Utility Coordination – Halff will provide the following services for the full corridor includes both Phase 1 and Phase 2 projects. It is assumed that all utility coordination will occur before Phase 1 construction.

- a. Identify and evaluate utility conflicts and coordinate with affected utility companies to begin the process of relocation, if any.
  - b. Provided assistance in obtaining Oncor Street Lighting Agreement
  - c. Attend Quarterly Franchise Utility Meetings in-person at the City. Five (5) meetings are included in this scope over the course of design and construction.
  - d. Review utility relocations to confirm compatibility with proposed design.
4. Bidding and Construction (Phase 1 only) – This scope and fee is for the bidding and construction of Phase 01 only. City approval of the final plans, Halfff will print up to five (5) sets of half-size (11"x17") plans and project manuals for use in the bidding. Additionally, one (1) set of full size (22"x34") final plans will be provided as well as electronic files of the plans and specifications in AutoCAD and PDF format. All bid procurements, addenda and bid tabulations shall be provided in CivCast or in person. The City will advertise the project. During bidding and construction, Halfff will provide the following services:
- a. Bidding
    - i. Prepare an agenda and conduct the pre-bid meeting.
    - ii. Prepare the official list of meeting attendees.
    - iii. Respond to bidder questions with City approved responses utilizing CivCast. Halfff to set up CivCast account for project.
    - iv. Prepare bid addenda as required.
    - v. Tabulate bids.
    - vi. Phone screening of Contractor references.
    - vii. Prepare a letter of recommendation for the award of contract.
  - b. Construction Observation
    - i. After project award, provide one digital copy (in AutoCAD and PDF format) and three (3) half size hard copies of the conformed project documents (plans and project manual).
    - ii. Prior to starting construction provide one digital copy (in AutoCAD and PDF format) and hard copies of the conformed construction documents as follows:
      - 1. Ten (10) half size copies of plans
      - 2. Two (2) full size copies of plans
      - 3. Size (6) copies of the project manual
    - iii. Prepare agenda and conduct pre-construction meeting and monthly progress meetings as required. Document each meeting with written minutes.
    - iv. Visit the project site at appropriate intervals as construction proceeds to observe and report on the progress and quality of the executed work. In performing these services the Consultant will endeavor to protect the City against defects and deficiencies in the work of the Contractor. However, the Consultant cannot guarantee the performance of the Contractor, nor be responsible for the actual supervision of the construction operations or for the safety measures that the Contractor takes or should take.
    - v. Review shop drawings and Contractor submittals.
    - vi. Monitor laboratory test reports on materials and equipment.
    - vii. Prepare and review Change Orders between the Contractor and the City. Prepare plan revisions as required that are part of the change order.
    - viii. Attend final walkthrough and prepare a punch list report.
    - ix. Prepare an Acceptance Letter stating that project is complete and no punch list

- items remain.
- c. Record Drawings – Based on information supplied by the Contractor, plan revisions and site visits, Halff shall provide the City with record drawings in electronic format (AutoCAD and PDF). Halff is not responsible for any differences between the record drawings and final construction.
  - d. Exclusions
    - i. Halff will not provide construction inspection services for the project. Halff can provide a fee proposal for these services should the City want to move forward with this item.
    - ii. The City will be responsible for hiring a third party testing lab for obtaining materials testing of backfill, density, asphalt, concrete pavement, and concrete structures. Halff will only be responsible for reviewing laboratory test reports conducted by the materials testing consultant to verify that the results conform to the contract documents.
    - iii. Construction Staking – The Contractor will provide construction staking.
    - iv. Services pertaining to Halff assisting with the competitive sealed bid methodology. If the City desires to utilize this bid methodology, Halff can prepare a fee proposal for providing the additional work at that time.
5. Design Surveys – Halff will perform all design surveys. This survey will not include areas already surveyed with GSW Pkwy Noise Wall & Schematic Project. Survey will be completed for both Phase 1 and Phase 2 project limits.
- a. Obtain right of entry and permission to survey on private property from property owners. Right of entry will include language for SUE and site observation purposes.
  - b. Verify and establish horizontal and vertical control utilizing City GPS monuments as a reference.
  - c. Perform a complete and accurate boundary survey to determine the limits of existing right of way, easements and parcels. This will include obtaining deeds, easements, plats and other property records from the County Deed Records.
  - d. Perform a complete and accurate topographic survey of existing features.
    - i. Contact Digtess prior to survey to mark existing utilities.
    - ii. This will be performed to 10' beyond the existing 100' to 120' ROW along the proposed corridor route (where Halff is feasibly able to obtain access).
    - iii. 100' beyond each intersection at Avenue K and Fountain Parkway within ROW.
  - e. Process data and construct digital terrain model (DTM) and TIN.
  - f. Stake boreholes for geotechnical investigation.
  - g. Survey any test holes performed by SUE.
  - h. Limited supplemental survey (as necessary) to obtain changes in existing conditions through the life of the project. Additional field survey will be limited to two days of field work.
6. Geotechnical Engineering – see attached CMJ Engineering, Inc proposal for scope of work. Geotechnical work will be completed for both Phase 1 and Phase 2 project limits.
7. Subsurface Utility Engineering (SUE Level B/C/D) performed by Halff. SUE work will be completed for both Phase 1 and Phase 2 project limits.
- a. Halff will perform SUE in accordance with ASCE CI/ASCE 38-02 "Standard Guideline for the

Collection and Depiction of Existing Subsurface Utility Data.”

- i. Quality Level-B: Information obtained through the application of appropriate surface geophysical methods to determine the existence and approximate horizontal position of subsurface utilities. Quality Level-B data should be reproducible by surface geophysics at any point of their depiction. This information is surveyed to applicable tolerances defined by the project and reduced onto plan documents.
  - ii. Quality Level-C: Information obtained by surveying and plotting visible above-ground utility features and by using professional judgment in correlating this information to Quality Level-D information.
  - iii. Quality Level-D: Information derived from existing records or oral recollections.
- b. Quality Level-B Utility Designating
  - i. Halff will designate the approximate horizontal position of conductive/tonable utilities within the project limits using geophysical prospecting equipment and mark using paint and/or pin flags. We anticipate the designation of buried communication, electric, natural gas, water, waste water/sanitary sewer, and storm drain/storm sewer. Designation of irrigation lines, HDPE lines, gathering lines, asbestos concrete and/or pvc lines, as well as pvc lines without tracer wire or access are not part of this Scope of Services.
  - ii. Because of limited utility record information and the possibility of non-conductive/un-toneable utilities, Halff cannot guarantee all utilities will be found and marked within the project limits.
  - iii. Vegetation may exist within the project area that may hinder Halff’s ability to perform portions of the QL-B field work effectively. Clearing of vegetation is not included in the scope of this proposal. Any areas that are unable to accessed to perform a QL-B SUE investigation will be noted in deliverables.
- c. Quality Level-C Surveying
  - i. Quality Level-B Utility Designation paint markings, pin flags, and above ground utility appurtenances as well the iron rod with cap or “x-cut” for Quality Level-A Test Holes will be surveyed and tied utilizing project survey control provided by the Client.
- d. Quality Level-D Records Research
  - i. Available Records will be provided to Halff by the Client. Halff will perform additional utility record research as needed to successfully complete the project.
  - ii. Because there are situations where the utility does not have a metallic composition, a metallic tracer line attached, or access to insert a tracer line, the approximate location of the utility may be determined by the use of utility records and direct correspondence with the utility owner/representative. In these areas, the information will be considered Quality Level-D, depicted according to utility record information only.
- e. SUE Field Manager/Professional Engineer
  - i. A SUE Field Manager will be on-site for a portion of this project for field crew supervision, field quality control, and coordination with on-site personnel. A Professional Engineer will be responsible for QA/QC, management of the contract, coordination with the project team and signing the final deliverables if required.
- f. SUE Deliverables/CADD
  - i. Deliverables for SUE will be provided by CADD only. Utilities will be drawn into the



survey base files based on the SUE data obtained and shown as part of the existing conditions in the plan documents.

- g. Traffic Control Plan
    - i. Halff will notify City transportation staff and submit temporary work zone traffic control plan, as needed, a minimum of 24 hours in advance of completing any SUE that necessitates a traffic control plan.
8. Natural Resource Impacts – Impacts will be evaluated for both Phase 1 and Phase 2 project limits.
- a. Review historical aerial imagery and conduct a LiDAR topography data analysis to identify obvious or suspected areas that would be classified as a stream, open water, or wetland. The presence/absence of wetlands will be verified consistent with USACE protocol for wetland delineations.
  - b. This exercise will entail a field delineation to determine the presence of potential water of the United States.
  - c. A summary report with maps and site photographs will be prepared describing the methodology and results of the investigation, and potential jurisdiction under Section 404 of the Clean Water Act. This assessment will serve as information purposes only to document that the project is authorized by Nationwide Permit 14 – Linear Transportation Projects without the need for a pre-construction notification to the U.S. Army Corps of Engineers.
9. Subsurface Utility Engineering (SUE Level A) – On an as needed basis, Halff will perform up to ten (10) test holes for the purpose of more accurately locating utilities. SUE work will be completed for both Phase 1 and Phase 2 project limits.
- a. Halff will perform SUE in accordance with ASCE CI/ASCE 38-02 “Standard Guideline for the Collection and Depiction of Existing Subsurface Utility Data.”
    - i. Quality Level-A: Precise horizontal and vertical location of utilities obtained by the actual exposure (or verification of previously exposed and surveyed utilities) and subsequent measurement of subsurface utilities, usually at a specific point. Minimally intrusive excavation equipment is typically used to minimize the potential for utility damage. A precise horizontal and vertical location, as well as other utility attributes, is shown on plan documents.
  - b. Quality Level-A Utility Test Holes (Vacuum Excavation)
    - i. Up to ten (10) test holes will be performed on various utilities at locations specified by the Client. Halff will cut up to a 12” square test hole, excavate down to utility, record the depth to top of utility, backfill & compact the hole, and restore the surface to its original condition. An iron rod with cap or “x-cut” will be set to mark the approximate centerline location of the utility. A jackhammer will be utilized for work to be performed in asphalt and concrete areas. This Scope of Services includes all test holes being performed under one (1) mobilization. It is assumed that all test hole locations will be accessible by a vacuum excavation vehicle.
    - ii. If test holes are requested on non-conductive/untonable utilities depicted as Quality Level-D where the horizontal location is assumed, Halff will coordinate with Client and respective utility owner, on-site personnel if private property and available records to pinpoint the location to perform the test hole. Due to the concrete/ground conditions, one (1) attempt shall be made, which may or may not expose the subject utility. Should the utility not be exposed, Halff will coordinate

with the Client for direction on digging additional test holes if required and shall be compensated for each test hole dug.

- c. SUE Field Manager/Professional Engineer
    - i. A SUE Field Manager will be on-site for a portion of this project for field crew supervision, field quality control, and coordination with on-site personnel. A Professional Engineer will be responsible for QA/QC, management of the contract, coordination with the project team and signing the final deliverables if required.
  - d. SUE Deliverables/CADD
    - i. Deliverables for SUE will be provided by CADD only. Utilities will be drawn into the survey base files based on the SUE data obtained and shown as part of the existing conditions in the plan documents.
10. Right of Way Document Preparation – An estimated two (2) right of way parcels will be required to provide the necessary corner clips at the intersection of Great Southwest Pkwy and Fountain Pkwy. Upon approval, Halff shall survey, render field notes and prepare right of way exhibits and legal descriptions for right of way parcels.
- a. Right of Way Exhibits
    - i. Area required
    - ii. Area remaining
    - iii. Parcel number
    - iv. Property owner name, mailing address, volume and page of deed
    - v. Existing easements
    - vi. All of the above shall be placed on one page of 8-1/2"x11" mylar and signed and sealed by a registered professional land surveyor.
  - b. Legal descriptions for each parcel shall reference the volume, page and owner of the parent tract and shall be incorporated into a standard City easement instrument document. Individual parcels will be cross-referenced on the construction plans.
  - c. Iron pins for the new right of way line will be set based on the alignment of the proposed roadway.
  - d. Exclusions
    - i. The City will prepare the required ROW instruments for ROW acquisition.
    - ii. Right of way acquisition services are not included within this Scope of Services. Should the City determine that right of way acquisitions services are needed, Halff can provide a fee proposal for the additional work.

EXHIBIT "A"  
GREAT SOUTHWEST PARKWAY ROADWAY FROM AVE K TO FOUNTAIN PKWY  
ATTACHMENT "B"  
BASIS OF COMPENSATION

Attachment "B" is the basis of compensation for work to be performed by Halff for the City of Grand Prairie (City) to prepare design plans and assist in construction.

LUMP SUM ITEMS

1. Project Administration	\$ 44,100.00
2. Construction Plan Preparation (Phase 1 & Phase 2)	\$ 350,500.00
3. Utility Coordination (Phase 1 & Phase 2)	\$ 22,500.00
4. Bidding and Construction (Phase 1 only)	\$ 29,100.00
5. Design Surveys (Phase 1 & Phase 2)	\$ 38,000.00
6. Geotechnical Engineering (CMJ Engineering) (Phase 1 & Phase 2)	\$ 6,875.00
7. Subsurface Utility Engineering (SUE Level B/C/D) (Phase 1 & Phase 2)	\$ 14,600.00
8. Natural Resource Impacts (Phase 1 & Phase 2)	\$ 3,000.00
SUBTOTAL - LUMP SUM FEE	\$ 508,675.00

UNIT PRICE FEE

9. Subsurface Utility Engineering (SUE Level A) (Phase 1 & Phase 2) (\$1,550 x 10 test holes)	\$ 15,500.00
10. Right of Way Document Preparation (\$3,000 x 2 parcels)	\$ 6,000.00
SUBTOTAL - UNIT PRICE FEE	\$ 21,500.00

TOTAL PROJECT COSTS \$ 530,175.00

All work is to be completed by Halff Associates except the geotechnical engineering which will be completed by CMJ Engineering.

Lump Sum Fees will be billed monthly based on percent completion of the tasks and may include partial payments of the total amounts designated for each item, for a maximum not-to-exceed fee of \$508,675.

Unit Price Costs will be billed monthly on an as-needed basis, for a maximum not-to-exceed fee of \$21,500.

Each invoice will include a progress report discussing the work completed each month.

EXHIBIT "A"  
GREAT SOUTHWEST PARKWAY ROADWAY FROM AVE K TO FOUNTAIN PKWY  
ATTACHMENT "C"  
ORGANIZATIONAL CHART

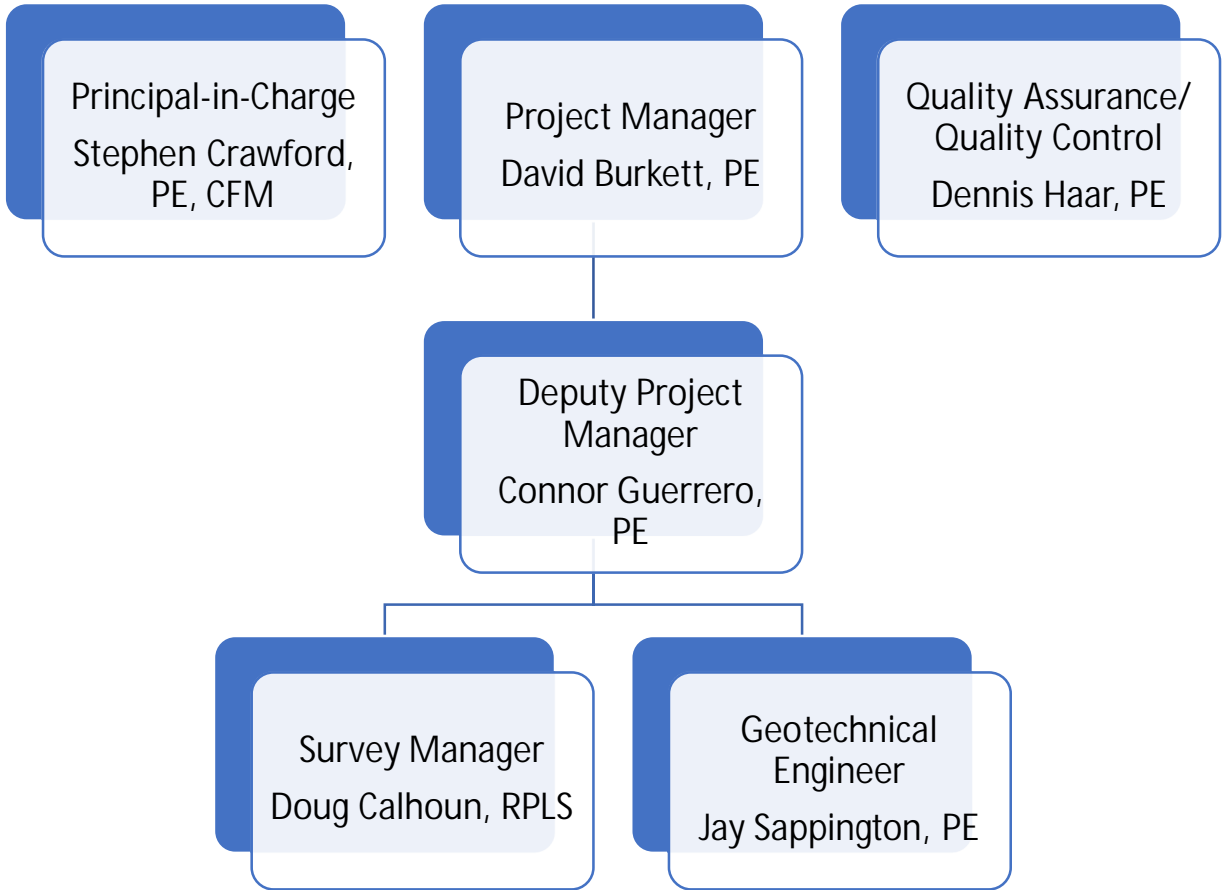
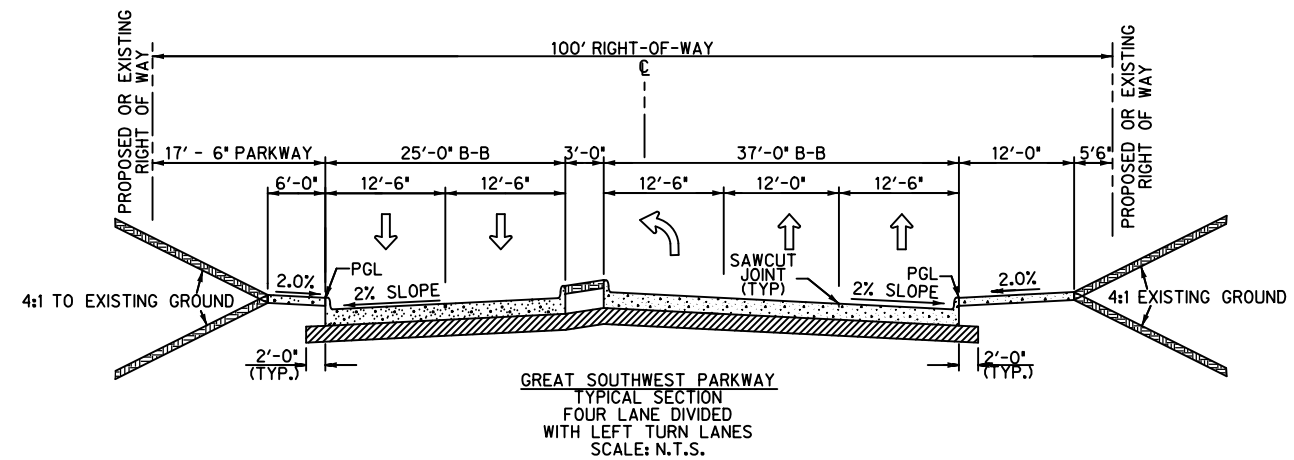
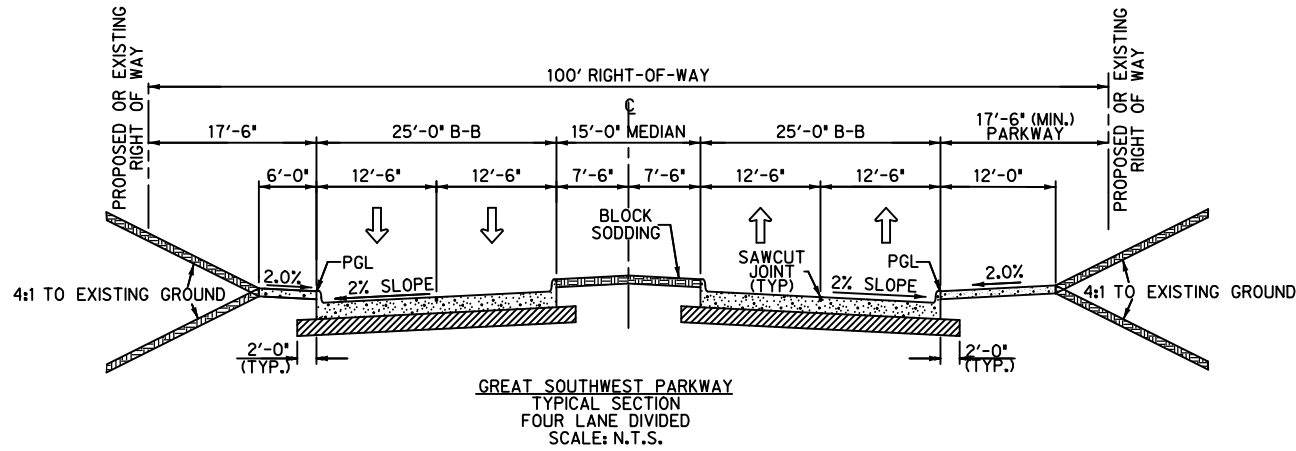
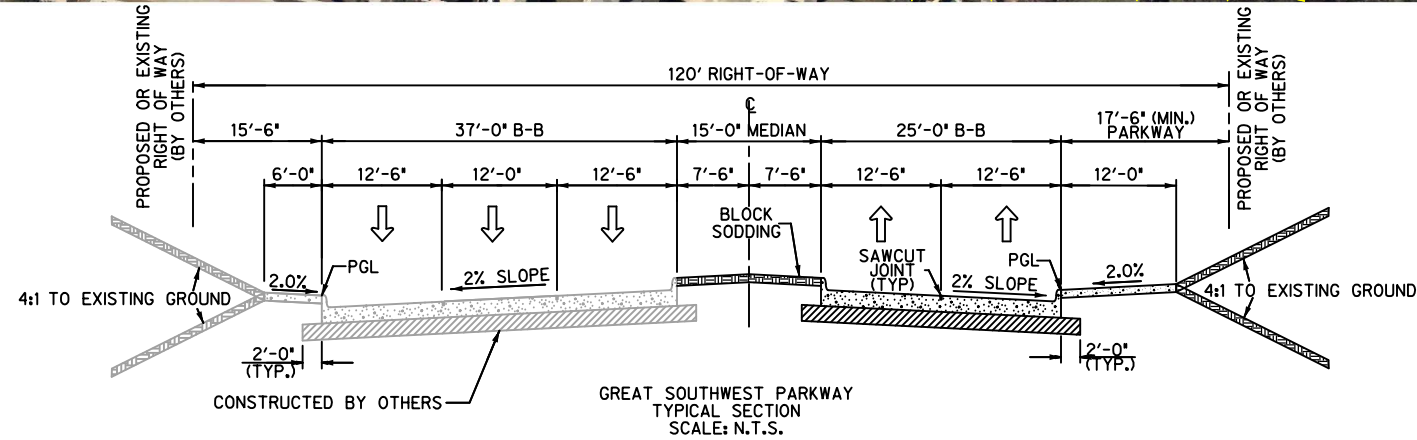
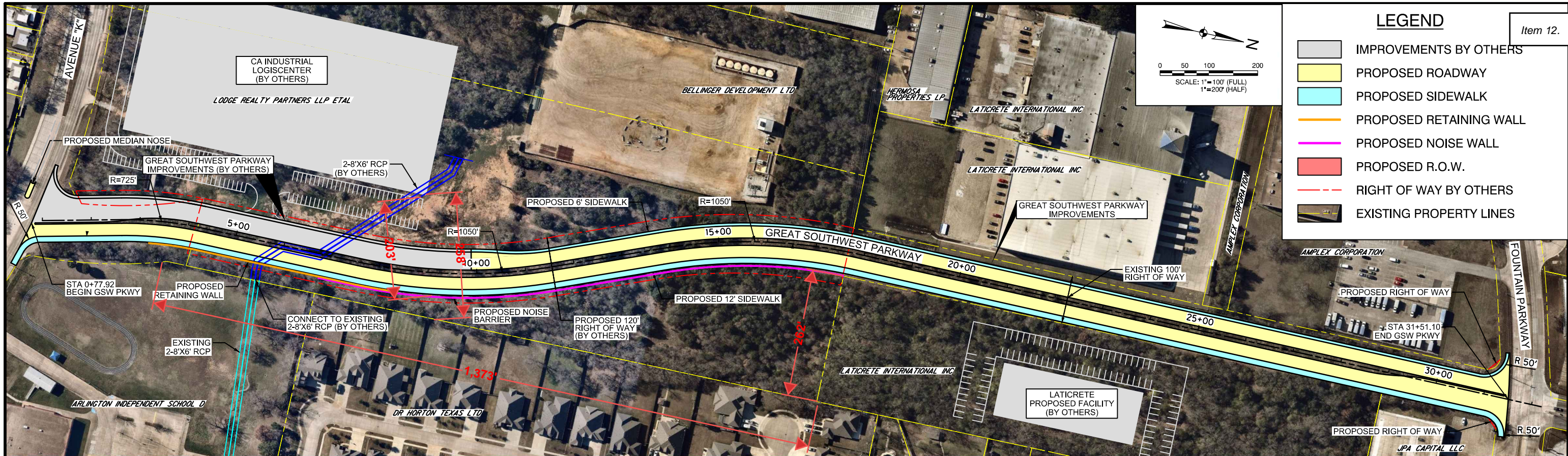


EXHIBIT "A"  
 GREAT SOUTHWEST PARKWAY ROADWAY FROM AVE K TO FOUNTAIN PKWY  
 ATTACHMENT "D"  
 PROJECT SCHEDULE

TASK #	TASK DESCRIPTION	Duration (Months)	2023										2024							
			Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	...	Nov	Dec					
1	Notice to Proceed	N/A		★																
2	Survey	1		■	■	■														
3	Geotechnical	3		■	■	■	■	■	■	■										
4	60% Plans	2.5			■	■	■	■	■	■										
5	60% City Review	1						■	■	■										
6	95% Plans	2						■	■	■	■	■								
7	95% City Review	0.5										■	■							
8	100% S&S Plans	1										■	■							
9	Bidding (Phase 1)	1										■	■							
10	City Council Award	N/A											★							
11	Construction (Phase 1)	9											■	■	■	■	■	■	■	■








D.A.B.	SCALE
DESIGNED	AS NOTED
HALFF	
DRAWN	
CHECKED	

**HALFF**  
 TBPELS FIRM NO. 312  
 4000 FOSSIL CREEK BLVD  
 FORT WORTH, TEXAS 76137-2797  
 TEL (817) 847-1422  
 FAX (817) 232-9784

PRELIMINARY - FOR INTERIM REVIEW ONLY  
 These documents are for Interim Review and not intended for Construction, Bidding, or Permit Purposes. They were prepared by, or under the supervision of:

David A. Burkett PE # 100068 5/19/2022  
 Name PE Date

AVO: 47512  
 DATE: MAY 2022 FILE: EXH-PLAN-47512.dwg



GREAT SOUTHWEST PARKWAY FROM AVENUE "K" TO FOUNTAIN PKWY  
 CITY OF GRAND PRAIRIE  
 GREAT SOUTHWEST PARKWAY

SHEET 01 59



**HALFF ASSOCIATES, Inc.**  
**4000 Fossil Creek Boulevard**  
**Fort Worth, Texas 76137**  
**(817) 847-1422**

Item 12.

**CLIENT:** City of Grand Prairie  
**PROJECT:** GSW Pkwy Roadway Phase 01

4/6/2023  
54641.001

CRG

**ESTIMATE OF PROBABLE CONSTRUCTION COST**  
 Great Southwest Parkway Roadway from Ave K to Fountain Pkwy (Phase 01)

Item No.	Description	Unit	Total Quantity	Unit Cost	Total Amount
<b>Section I - Roadway (Phase 01)</b>					
1	<b>Construction Staking</b> , work fully performed	STA	31	\$2,200.00	\$68,200
2	<b>Barricading and Traffic Control, Design and Implementation</b> , furnished and installed	LS	1	\$15,000.00	\$15,000
3	<b>Joint Storm Water Pollution Prevention Plan (SWPPP), Implemented and Maintained</b> , including Preparation of NOI and NOT submittals	LS	1	\$5,000.00	\$5,000
4	<b>Silt Fence</b> , furnished and installed complete in place.	LF	6,200	\$5.00	\$31,000
5	<b>Stabilized Construction Entrance</b> , furnished and installed complete in place, as per details and specifications	EA	2	\$1,000.00	\$2,000
6	<b>Inlet Protection</b> , furnished and installed complete in place	EA	14	\$500.00	\$7,000
7	<b>4-in Topsoil and Block Sod</b> , furnish and install including fertilizer, complete in place	SY	6,500	\$10.00	\$65,000
8	<b>Seeding</b> , furnish and install including fertilizer and watering, complete in place	SY	20,000	\$0.50	\$10,000
9	<b>General Site Preparation</b> , work fully performed complete in place	STA	31	\$5,000.00	\$155,000
10	<b>Sawcut and Remove Concrete Pavement</b> , work fully performed, complete in place	SY	50	\$25.00	\$1,250
11	<b>Unclassified Street Excavation</b> , work fully performed	CY	9,000	\$20.00	\$180,000
12	<b>Embankment</b> , furnish and install, complete in place	CY	10,000	\$15.00	\$150,000
13	<b>8-inch Thick Lime or Cement Treatment</b> , constructed complete in place	SY	5,800	\$6.00	\$34,800
14	<b>Hydrated Lime or Cement</b> , furnished (664 lbs/SY @ 6% by weight)	TON	115	\$300.00	\$34,500
15	<b>10-inch Thick, 4,000 psi Portland Cement Concrete Pavement with Monolithic Curb</b> , constructed complete in place	SY	5,030	\$90.00	\$452,700
16	<b>4-inch Thick, 4,000 psi Portland Cement Concrete for Sidewalks</b> , constructed complete in place.	SY	1,900	\$80.00	\$152,000
17	<b>4-inch Thick, 4,000 psi Portland Cement Concrete for Curb Ramps</b> , constructed complete in place.	EA	4	\$2,000.00	\$8,000
18	<b>4-inch Thick, 4,000 psi Portland Cement Concrete for Medians</b> , constructed complete in place	SY	-	\$76.25	\$0



**HALFF ASSOCIATES, Inc.**  
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Item 12.

**CLIENT:** City of Grand Prairie  
**PROJECT:** GSW Pkwy Roadway Phase 01

4/6/2023  
54641.001

CRG

**ESTIMATE OF PROBABLE CONSTRUCTION COST**  
Great Southwest Parkway Roadway from Ave K to Fountain Pkwy (Phase 01)

Item No.	Description	Unit	Total Quantity	Unit Cost	Total Amount
19	<b>Full Depth Pavement Repair</b> , work fully performed, complete in place.	SY	200	\$125.00	\$25,000
20	<b>Pavement Markings and Signage</b> , furnished and installed complete in place	LS	1	\$40,000.00	\$40,000
21	<b>2-inch PVC Schedule 40 Conduit for Street Lights</b> , furnished and installed, including pull rope, excavation, embedment and backfill, complete in place	LF	3,000	\$10.00	\$30,000
22	<b>Street Light Foundation</b> , furnished and installed, complete in place	EA	15	\$1,200.00	\$18,000
<b>Section II - Drainage (Phase 01)</b>					
1	<b>Sheeting, Shoring, and Bracing for Storm Drain Lines</b> , furnished and installed where required by OSHA Standards that are in effect at the time of bidding, complete in place	LF	3,190	\$2.35	\$7,497
2	<b>18-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	500	\$90.00	\$45,000
3	<b>24-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	290	\$115.00	\$33,350
4	<b>30-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	125	\$145.00	\$18,125
5	<b>42-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	350	\$225.00	\$78,750
6	<b>48-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	575	\$280.00	\$161,000
7	<b>54-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	475	\$320.00	\$152,000
8	<b>60-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	875	\$500.00	\$437,500

**CLIENT:** City of Grand Prairie  
**PROJECT:** GSW Pkwy Roadway Phase 01

4/6/2023  
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**ESTIMATE OF PROBABLE CONSTRUCTION COST**  
Great Southwest Parkway Roadway from Ave K to Fountain Pkwy (Phase 01)

Item No.	Description	Unit	Total Quantity	Unit Cost	Total Amount
9	<b>10-foot Recessed Curb Inlet</b> , constructed complete in place	EA	12	\$10,000.00	\$120,000
10	<b>4-foot Square Type "B" Storm Drain Manhole</b> , constructed complete in place	EA	5	\$8,000.00	\$40,000
11	<b>5-foot Square Type "B" Storm Drain Manhole</b> , constructed complete in place	EA	2	\$9,000.00	\$18,000
12	<b>6-foot Square Type "B" Storm Drain Manhole</b> , constructed complete in place	EA	7	\$11,000.00	\$77,000
<b>Section III - Water/Wastewater (Phase 01)</b>					
1	<b>Adjust Existing Water Valve to finished grade</b> , work fully performed	EA	3	\$586.50	\$1,760
2	<b>Adjust Existing Sanitary Sewer Manhole to Finished Grade</b> , work fully performed	EA	4	\$1,175.00	\$4,700
Section I - Paving (Phase 01)					\$1,484,450
Section II - Drainage (Phase 01)					\$1,188,222
Section III - Water/Wastewater (Phase 01)					\$6,460
Project Subtotal					\$2,679,132
15% Contingency					\$401,870
ROW Acquisition		SF	203	\$5.00	\$1,000
<b>Total Project</b>					<b>\$3,082,002</b>

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and that Engineer shall not be liable to Owner or to a third party for any failure to accurately estimate the cost of the project, or any part thereof.

**HALFF ASSOCIATES, Inc.**  
**4000 Fossil Creek Boulevard**  
**Fort Worth, Texas 76137**  
**(817) 847-1422**

Item 12.

**CLIENT:** City of Grand Prairie  
**PROJECT:** GSW Pkwy Roadway Phase 02

4/6/2023  
54641.001

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**ESTIMATE OF PROBABLE CONSTRUCTION COST**  
Great Southwest Parkway Roadway from Ave K to Fountain Pkwy (Phase 02)

Item No.	Description	Unit	Total Quantity	Unit Cost	Total Amount
<b>Section I - Roadway (Phase 02)</b>					
1	<b>Construction Staking</b> , work fully performed	STA	31	\$2,200.00	\$68,200
2	<b>Barricading and Traffic Control, Design and Implementation</b> , furnished and installed	LS	1	\$15,000.00	\$15,000
3	<b>Joint Storm Water Pollution Prevention Plan (SWPPP), Implemented and Maintained</b> , including Preparation of NOI and NOT submittals	LS	1	\$5,000.00	\$5,000
4	<b>Silt Fence</b> , furnished and installed complete in place.	LF	6,200	\$5.00	\$31,000
5	<b>Stabilized Construction Entrance</b> , furnished and installed complete in place, as per details and specifications	EA	2	\$1,000.00	\$2,000
6	<b>Inlet Protection</b> , furnished and installed complete in place	EA	14	\$500.00	\$7,000
7	<b>4-in Topsoil and Block Sod</b> , furnish and install including fertilizer, complete in place	SY	7,000	\$10.00	\$70,000
8	<b>Seeding</b> , furnish and install including fertilizer and watering, complete in place	SY	-	\$0.50	\$0
8	<b>General Site Preparation</b> , work fully performed complete in place	STA	31	\$5,000.00	\$155,000
9	<b>Sawcut and Remove Concrete Pavement</b> , work fully performed, complete in place	SY	-	\$25.00	\$0
10	<b>Unclassified Street Excavation</b> , work fully performed	CY	1,300	\$20.00	\$26,000
11	<b>Embankment</b> , furnish and install, complete in place	CY	2,900	\$15.00	\$43,500
12	<b>8-inch Thick Lime or Cement Treatment</b> , constructed complete in place	SY	11,700	\$6.00	\$70,200
13	<b>Hydrated Lime or Cement</b> , furnished (664 lbs/SY @ 6% by weight)	TON	233	\$300.00	\$69,900
14	<b>10-inch Thick, 4,000 psi Portland Cement Concrete Pavement with Monolithic Curb</b> , constructed complete in place	SY	10,190	\$90.00	\$917,100
15	<b>4-inch Thick, 4,000 psi Portland Cement Concrete for Sidewalks</b> , constructed complete in place.	SY	3,790	\$80.00	\$303,200
16	<b>4-inch Thick, 4,000 psi Portland Cement Concrete for Curb Ramps</b> , constructed complete in place.	EA	-	\$2,000.00	\$0
17	<b>4-inch Thick, 4,000 psi Portland Cement Concrete for Medians</b> , constructed complete in place	SY	400	\$76.25	\$30,500

**HALFF ASSOCIATES, Inc.**  
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Item 12.

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**PROJECT:** GSW Pkwy Roadway Phase 02

4/6/2023  
54641.001

CRG

**ESTIMATE OF PROBABLE CONSTRUCTION COST**  
Great Southwest Parkway Roadway from Ave K to Fountain Pkwy (Phase 02)

Item No.	Description	Unit	Total Quantity	Unit Cost	Total Amount
18	<b>Full Depth Pavement Repair</b> , work fully performed, complete in place.	SY	-	\$125.00	\$0
19	<b>Pavement Markings and Signage</b> , furnished and installed complete in place	LS	1	\$40,000.00	\$40,000
32	<b>2-inch PVC Schedule 40 Conduit for Street Lights</b> , furnished and installed, including pull rope, excavation, embedment and backfill, complete in place	LF	-	\$10.00	\$0
33	<b>Street Light Foundation</b> , furnished and installed, complete in place	EA	-	\$1,200.00	\$0
<b>Section II - Drainage (Phase 02)</b>					
20	<b>Sheeting, Shoring, and Bracing for Storm Drain Lines</b> , furnished and installed where required by OSHA Standards that are in effect at the time of bidding, complete in place	LF	790	\$2.35	\$1,857
21	<b>18-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	500	\$90.00	\$45,000
22	<b>24-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	290	\$115.00	\$33,350
23	<b>30-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	-	\$145.00	\$0
24	<b>42-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	-	\$225.00	\$0
25	<b>48-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	-	\$280.00	\$0
26	<b>54-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	-	\$320.00	\$0
27	<b>60-inch Class III Reinforced Concrete Storm Drain (open cut)</b> , furnished and installed including Excavation, Embedment and Backfill, complete in place	LF	-	\$500.00	\$0

**CLIENT:** City of Grand Prairie  
**PROJECT:** GSW Pkwy Roadway Phase 02

4/6/2023  
54641.001

CRG

**ESTIMATE OF PROBABLE CONSTRUCTION COST**  
Great Southwest Parkway Roadway from Ave K to Fountain Pkwy (Phase 02)

Item No.	Description	Unit	Total Quantity	Unit Cost	Total Amount
28	<b>10-foot Recessed Curb Inlet</b> , constructed complete in place	EA	14	\$10,000.00	\$140,000
29	<b>4-foot Square Type "B" Storm Drain Manhole</b> , constructed complete in place	EA	-	\$8,000.00	\$0
30	<b>5-foot Square Type "B" Storm Drain Manhole</b> , constructed complete in place	EA	-	\$9,000.00	\$0
31	<b>6-foot Square Type "B" Storm Drain Manhole</b> , constructed complete in place	EA	-	\$11,000.00	\$0
<b>Section III - Water/Wastewater (Phase 02)</b>					
34	<b>Adjust Existing Water Valve to finished grade</b> , work fully performed	EA	-	\$586.50	\$0
35	<b>Adjust Existing Sanitary Sewer Manhole to Finished Grade</b> , work fully performed	EA	-	\$1,175.00	\$0
Section I - Paving (Phase 02)					\$1,853,600
Section II - Drainage (Phase 02)					\$220,207
Section III - Water/Wastewater (Phase 02)					\$0
Project Subtotal					\$2,073,807
20% Contingency					\$414,761
<b>Total Project</b>					<b>\$2,488,568</b>

This statement was prepared utilizing standard cost estimate practices. It is understood and agreed that this is an estimate only, and that Engineer shall not be liable to Owner or to a third party for any failure to accurately estimate the cost of the project, or any part thereof.



## DAVID BURKETT, PE

*Project Manager*

David has 21 years of transportation design experience in all project phases including schematic, PS&E, and construction. He understands the full life cycle of a project such as understanding that constructability must be considered during the schematic phase and the importance of setting the design footprint early to begin environmental studies and keep the project on schedule. David's broad base of experience provides an added benefit.

### Education

Bachelor of Science, Civil Engineering, Texas Tech University (2001)

### Licenses and Registration

Professional Engineer, Texas No. 100068

### Years of Experience

21 (18 years at Halff)

### Location

Fort Worth, Texas

### Exemplary Projects

**Great Southwest Parkway Alignment Study (City of Grand Prairie) | Grand Prairie, Texas – *Project Manager*** for the alignment study of Great Southwest Parkway from Avenue J to Fountain Parkway, approximately 5,600 lf. Great Southwest Parkway is classified as a principal six-lane divided arterial on the City of Grand Prairie Master Thoroughfare Plan which requires a 120-foot right-of-way. However, the existing roadway north of Fountain Parkway was built as a P4D with no room to expand to the interior. Additionally, the existing ROW between Avenue K and Fountain is 100 feet wide which suggests the roadway should be built as a P4D at least as far south as Avenue K. The roadway section south of Johnson Creek should match up with the P6D configuration south of Avenue J. Halff prepared a conceptual plan and profile for roadway which also included the proposed roadway alignment, typical sections as well as existing drainage, water, and sewer lines. For the segment of roadway extending from Avenue J to Avenue K, a bridge was shown to span the floodway of Johnson Creek. Halff also completed estimates of probable construction cost for the roadway alignment and a report summarizing the findings of the preliminary study.

**Grand Prairie Improvements at Paragon Outlets (City of Grand Prairie) | Grand Prairie, Texas – *Project Manager*** for managing the preliminary design and cost estimates for the following projects: pavement marking improvements at the intersection of Sara Jane Parkway and Great Southwest Parkway; IH 20 frontage road widening from Paragon Outlets to Great Southwest Parkway; pavement marking improvements at the intersection of Mayfield Road and northbound SH 360 frontage roads; addition of left turn lane along Great Southwest Parkway at the northbound approach to Sara Jane Parkway intersection; extension of Sara Jane Parkway to cross SH 360 and connect to Arbrook Drive; and ramp relocation to shift the existing northbound exit ramp on SH 360 to Mayfield Road. These projects all included preparation of preliminary horizontal and vertical alignments to determine feasibility and cost.

**Westchester Parkway Alignment Study (City of Grand Prairie) | Grand Prairie, Texas – *Project Manager*** responsible for the alignment study of Westchester Parkway from Dechman Drive to FM 1382, approximately 4,200 feet. Westchester Parkway is classified as a principal four-lane divided arterial on the City of Grand Prairie Master Thoroughfare Plan which requires a 100-foot right-of-way. The existing roadway west of Dechman Drive was built with a 70-foot right-of-way, as an M4U, and the City requested the alignment study maintain the M4U design and 70-foot right-of-way. Two alignment alternatives were prepared to minimize negative impacts to residents and other property owners. Halff prepared a conceptual plan and profile for both roadway alignments which also included the proposed drainage, water, sanitary sewer, and typical sections. Halff also completed estimates of probable construction cost for the roadway alignment and a letter report summarizing the findings of the preliminary study.

# DAVID BURKETT, PE

Project Manager

## **Wildlife Parkway (Dallas County) Grand Prairie, Texas – *Project Manager***

responsible for overseeing the studies, analysis, and the design of Wildlife Parkway from SH 161 to Belt Line Road, approximately 9,300 lf. Most of the existing two-lane roadway is located in the Floodplain of the West Fork Trinity River. The roadway will be elevated out of the Floodplain and widened to a four-lane divided thoroughfare having dedicated left and right turn lanes. The project will also extend the existing roadway across the West Fork Trinity River by adding a 1,900 lf bridge. Additionally, a 500 lf bridge will be part of the design plans for an overflow swale west of Belt Line Road. The project includes the design of a 12-foot wide trail along the roadway extending from SH 161 to east of Hardrock Road, the West Fork Trinity River, a distance of 3,500 lf. This trail will serve as key part of the North Texas Regional Veloweb. The project also includes the design of two bridges with a combined length of 2,400 lf. The project also included a Value Engineering Study to reduce project construction costs. Responsible for the management and preparation of the design schematic and construction plans including paving, grading, traffic control and drainage. Also responsible for project management of internal and external subconsultants.

**IH 20 Frontage Road Right Turn Lane (City of Grand Prairie) | Grand Prairie, Texas – *Project Manager*** responsible for the design of a right turn lane addition to the eastbound IH 20 frontage road at Lake Ridge Parkway. Design includes paving, grading, drainage, traffic control, erosion control, pavement marking and signage. Halff is also responsible for SUE, utility coordination, working with TxDOT to obtain the necessary permits, and assisting with bidding and construction. Responsible as the project manager for the design of this project. Design was complete in September 2018 and construction complete in August 2019.

**IH 30 Frontage Road PS&E (City of Grand Prairie) | Grand Prairie, Texas – *Project Manager*** responsible for the preparation of the plans, specifications, and estimates for the IH 30 Frontage Roads (Eastbound from Northwest 7th to Belt Line Road), a distance of 5,300 lf. Responsible for the project management of internal subconsultants to complete the PS&E design, ROW documentation and environmental documentation. The PS&E design includes the horizontal and vertical alignments for the frontage roads and ramps, paving design, drainage design, preparation of traffic control plans, pavement marking design, signage design, retaining wall design, and preparation of removal plans and typical sections.

**Grand Prairie Park & Ride Facility (City of Grand Prairie) | Grand Prairie, Texas – *Project Manager*** responsible for the design of paving, grading, pavement markings, signing and retaining wall layouts. Additionally, oversight and review of sub consultant work for the design of drainage, retaining walls, illumination, landscape architecture, and shelter architecture. This project includes the design of a 350-car parking facility with room for expansion up to 500 parking spaces. This project is located on the South side of IH 30 East of Belt Line Road. The design includes landscape architecture, paving, grading, drainage, illumination, retaining walls, erosion control, and design of a passenger shelter.

**Palace Parkway (City of Grand Prairie) | Grand Prairie, Texas – *Project Manager*** responsible for the construction of Palace Parkway from Beltline Road to the IH 30 westbound frontage road, approximately 2,400-feet. Palace Parkway is a four-lane, undivided minor arterial. Lead Engineer in the preparation of plans and specifications for paving, grading, drainage, traffic signal, water, and sanitary sewer improvements. Other responsibilities include coordinating the preparation of a CLOMR, CDC permit, TRA permit and acquisition of the ROW and slope easements.



# STEPHEN CRAWFORD, PE, CFM

*Principal-in-Charge*

Stephen has extensive experience with municipal clients and projects. He has worked on numerous drainage studies and drainage design projects in addition to flood mitigation analysis and design, streambank stabilization design, shoreline restoration, site development projects, and multi-use public facility site development. Stephen also has experience with municipal roadway design, utility rehabilitation/relocation, flood warning installations, and construction management.

## Education

Bachelor of Science, Civil Engineering, Louisiana Tech University (1996)

## Licenses and Registration

Professional Engineer, Texas No. 89249

## Years of Experience

26 (26 years at Halff)

## Location

Austin, Texas

## Exemplary Projects

**South Fork of Cottonwood Creek Bridge & Culvert Improvements at Three Crossings (City of Grand Prairie) | Grand Prairie, Texas – *Project Manager*** for the development of plans and specifications for culvert improvements and bridge replacements at three roadway crossings. Great Southwest Parkway, Robinson Road and Marshall Drive. along South Fork of Cottonwood Creek to improve the flood carrying capacity of each crossing. Design additional culverts at Great Southwest Parkway and new bridges at the other two crossings. Road profiles adjusted to meet desired capacity needs. Prepared traffic control plans for use in construction and coordinated with TRA for a sanitary sewer line relocation. Halff provided structural design and environmental permitting services, as well as additional erosion protection improvements provided upstream and downstream of each roadway.

**Tarrant Road Improvements at Arbor Creek (City of Grand Prairie) | Grand Prairie, Texas – *Project Manager*** for the development of plans and specifications for improvements to culverts to improve the flood carrying capacity of the culverts. Design included providing additional culverts and raising the road profile. Prepared traffic control plans for use in construction and coordinated with TRA on connecting a relocated sanitary sewer line to their system. Additional rock chutes & erosion protection improvements provided upstream and downstream.

**Program Management Miscellaneous Services (City of Grand Prairie) | Grand Prairie, Texas – *Program Manager*** for various projects for the City including:

- MacArthur Blvd Cultural Resources Monitoring
- Keith Heights Sinkhole Repairs
- Taaffe Creek Rock Chute Design
- Drainage Design Manual Update & Review
- Lake Parks West Flume Design & Drafting
- Central Park Lake 1 Pipe Design
- Vega Street Drainage Design
- Keith Heights Storm Drain Design
- Taaffe Creek Flood Study Review
- Storm Drain Outfall Drafting Services (2 locations)

**FY 2010-2017 Drainage Reviews (City of Grand Prairie) | Grand Prairie, Texas – *Program Manager*** for indefinite delivery contract to perform third-party drainage reviews for site development submittals in the City of Grand Prairie. To-date Halff has performed more than 100 drainage reviews. Reviews include detailed review of site drainage features and calculations to ensure conformance with drainage criteria. Includes detention and erosion plan reviews and includes meetings with city and client as needed. Performed major review of the future Lakeridge Parkway Extension project hydraulics along Fish Creek, IKEA and Epic Towne Crossing.

**Wildlife Parkway (Dallas County) | Dallas County, Texas – *Quality Assurance Lead*** responsible for design review & coordination with City of Grand Prairie Staff. Project includes design of four-lane divided roadway in Grand Prairie between SH 161 to Belt Line Road, 9,300-lf. Project also includes the design of 12-ft wide trail extending from SH 161 to east of Hardrock Rd, 3,500-lf. Trail will serve as key part of the North TX Regional Veloweb. Project also includes design of two bridges with combined length of 2,400 lf.





## DENNIS HAAR, PE

*Quality Assurance / Quality Control*

As Halff's Public Works Quality Assurance Manager, Dennis provides QA/QC services for large, multidiscipline projects across teams, offices, and disciplines. He has 24 years of experience working as quality control, project manager or design engineer on numerous construction and engineering highway, private development, and municipal projects.

### Education

Master of Science, Structural Engineering, Texas Tech University (1998)

Bachelor of Science, Civil Engineering, Texas Tech University (1996)

### Licenses and Registration

Professional Engineer, Texas No. 91811

### Years of Experience

24 (23 years at Halff)

### Location

Fort Worth, Texas

### Exemplary Projects

**Transportation Road Improvement Program (TRIP) (Lubbock County) | Lubbock County, Texas – *Program Manager*** who was responsible for identifying 133 projects within TRIP valued at more than \$675 million. The identified projects included capacity, safety, surface conversion and TxDOT on-system projects. With the projects identified, Halff prepared planning level cost estimates for each project and prioritized the projects in order of need. Additionally, Halff prepared a web map to track the projects and their ranking and aided with Commissioners Court and community presentations.

**President George Bush Turn Pike (SH 161) Main Lanes North of IH 30 to IH 20 (City of Grand Prairie) | Grand Prairie, Texas – *Drainage Design Lead*** for the 6.5-mile main lane extension of the PGBT to IH 20. This design build project divided the design into four segments. The drainage lead responsibilities included coordinating the plan production among four design teams in four different branch offices across the state, coordination among the different project disciplines, contractor, and NTTA, and implementation of the design quality control and assurance measures for the drainage design. The lead developed the necessary drainage design protocol for the project to meet the contract technical provision, TxDOT, FHWA and NTTA design criteria. The design included storm drain design for main lane, hydraulic evaluation of six creek crossing, detention pond design to maintain peak discharges to predevelopment conditions through the existing neighborhoods; pavement and wall drain coordination, utility coordination, and construction services.

**SH 161 Utility Relocation (City of Grand Prairie), Grand Prairie, Texas – *Project Manager*** responsible for the water and sanitary sewer facilities abandonment and relocation along 4.6-miles of the proposed SH 161 corridor through the City of Grand Prairie. Responsible for overseeing the analysis and design for the preparation of construction documents (plans and specifications) for sanitary sewer and water line relocations in advance of new highway construction. Prepared construction plans for 21,400 lf of 8-inch to 24-inch water line and 12,100 lf of 8-inch to 21-inch sanitary sewer line for SH 161 Segments 2 and 3.

**IH 30 Utility Relocation (City of Grand Prairie), Grand Prairie, Texas – *Project Manager*** responsible for water and wastewater utility relocations for future IH 30 frontage road in Grand Prairie.

**Cottonwood and Fish Creek Stream Stability (City of Grand Prairie), Grand Prairie, Texas – *QA/QC Manager*** for erosion design services at four locations along Cottonwood Creek and Fish Creek, the largest streams in Grand Prairie. Primary goals were to reduce further downcutting of the stream bed and to protect existing infrastructure including a dam, pedestrian bridge and sanitary sewer lines. Improvements included rock riprap chutes for grade control structures along the centerline and rock riprap slope and bank protection at the dam and pedestrian bridge.

**IH 30/Palace Parkway Boundary Surveys (City of Grand Prairie) | Grand Prairie, Texas – *Project Manager*** responsible for the engineering and survey services for Palace Parkway and IH30 in Grand Prairie.



# CONNOR GUERRERO, PE

*Deputy Project Manager*

Connor has served as design engineer with project management responsibilities for a multitude of municipal and TxDOT projects involving roadway design, traffic control, grading, storm drainage design, erosion control, and 3D Open Roads modeling.

### Education

Bachelor of Science, Civil Engineering, Texas Tech University (2016)

### Licenses and Registration

Professional Engineer, Texas No. 140690

### Years of Experience

6 (6 years at Halff)

### Location

Fort Worth, Texas

### Exemplary Projects

**IH 20 Frontage Road Right Turn Lane (City of Grand Prairie) | Grand Prairie, Texas – *Project Engineer*** responsible for plan production and utility coordination. The City of Grand Prairie contracted with Halff to design a right-turn lane addition to the eastbound IH 20 frontage road at Lake Ridge Parkway. Design includes paving, grading, drainage, traffic control, erosion control, pavement marking and signage. Halff is also responsible for SUE, utility coordination, working with TxDOT to obtain the necessary permits, and assisting with bidding and construction. Design was complete in September 2018 and construction complete in August 2019.

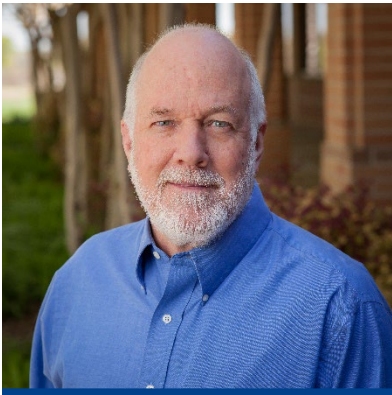
**Palace Parkway (City of Grand Prairie) | Grand Prairie, Texas – *Project Engineer*** responsible This updating the Palace Parkway construction plans performed by Halff in 2010. Palace Parkway, 2,500 feet in length, was extended from Belt Line Road east to the I-30 frontage road. This project included paving, drainage, water, sanitary sewer, signing, pavement markings and erosion control.

**Good Link Trail (City of Grand Prairie) | Grand Prairie, Texas – *Project Engineer*** responsible for the schematic and feasibility study for rerouting Good Link Trail at Wildlife Parkway in the City of Grand Prairie.

**FM 148 (Kaufman County) | Kaufman County, Texas – *Project Engineer*** responsible for project management, roadway design, drainage design and 3D modeling for a new two-lane roadway which bypassed the town of Crandall and connected to US 175. The new roadway tied into the existing roadway at the south end of town and route traffic to/from US 175 a distance of 8,300 feet. The project included the reconstruction of 1,500 feet of two-lane northbound frontage road on US 175 and 3,800 feet of the main lane pavement (four lanes of pavement) to raise the main lanes over the proposed FM 148 bypass roadway creating a grade separated interchange. The design included roadway, bridge, retaining wall, drainage, traffic control, erosion control, and signing/pavement marking.

**US 81 / US 287 Frontage Road (TxDOT Fort Worth District) | Rhome and Fort Worth, Texas – *Project Engineer*** responsible for roadway design, alternatives analysis, schematic production and 3D modeling. US 287 includes the development of a design schematic to construct continuous one-way, two-lane frontage roads from south of Avondale Haslet to north of Pioneer Road. The total project length is 10 miles and includes reconstruction of cross streets and addition of new cross streets. Reconstruction of 5 miles of main lanes within the corridor is also included.

**SH 36 (TxDOT Yoakum District) | Hamilton County, Texas – *Project Engineer*** responsible for passing lane layout, typical sections, cost estimate, plan production, cross-sections, and 3D modeling. SH 36 is an existing two-lane roadway with very few short passing lanes. Halff prepared the design to expand this roadway to a Super 2 highway which includes frequent passing lanes ranging between one mile and two miles in length. The project also included shoulder widening, and extended between the limits of Hamilton County, a distance of 25 miles.



# DOUG CALHOUN, RPLS

## Survey Manager

Doug joined the Surveying Department at Halff in 1981 as a Rodman/Chainman. He advanced through the survey department and has been a Registered Professional Land Surveyor since 2002 and serves as the Survey Manager of the Fort Worth office since 2003. Doug has performed and supervised the construction of paving, drainage, sanitary sewer, water, electrical, and communication duct banks and earthwork type development projects. He has extensive surveying experience with boundary, platting, improvement surveys (ALTA\NSPS), topographic surveys, and surveys for design and construction as well as Global Positioning Systems. Doug’s experience includes deed research, coordinate geometry input of deeds, boundary solutions and legal descriptions, overseeing projects from start to finish.

### Licenses and Registration

Registered Professional Land Surveyor, Texas No. 5619

### Years of Experience

41 (41 years at Halff)

### Location

Fort Worth, Texas

### Exemplary Projects

**Cottonwood Creek Culvert Improvements (City of Grand Prairie) | Grand Prairie, Texas – Survey Manager** for this project which involved plans and specifications for culvert improvements at Great Southwest Parkway and bridge replacements at Robinson Road and Marshall Drive along the South Fork of Cottonwood Creek. The project improved the flood carrying capacity of each crossing, thus providing an improved level of service of the roadway crossings to have a 50-year storm event or greater passing.

**IH 30 Frontage Roads (City of Grand Prairie) | Grand Prairie, Texas – Survey Manager** for this project which included preparation of PS&E for the IH 30 Frontage Roads (eastbound from Belt Line Road to Future NE 15th Street). The design included paving, grading, traffic control, retaining wall, drainage, erosion control, pavement markings, signing, illumination, and ROW map preparation. The Park and Ride Facility project included the design of a 350-car parking facility with room for expansion up to 500 parking spaces. The new location of this 10-acre site is in the TxDOT surplus right of way on the south side of IH 30, east of Belt Line Road. The design included landscape architecture, paving, grading, drainage, illumination, retaining walls, erosion control, and design of a passenger shelter.

**Bardin Road (City of Grand Prairie) | Grand Prairie, Texas – Survey Manager** for this project which involved the design of Bardin Road, a four-lane divided arterial roadway from Anca Lane to Robinson and Matthew Road, a four-lane undivided minor arterial roadway from IH 20 to Bardin Road. Total length of the contract was 10,000 lf. Services included schematic design of roadways, plan and profile of roadways, cross-sections, and storm drain plan and profile.

**Waketon Road (Town of Flower Mound) | Flower Mound, Texas – Survey Manager** overseeing the field and office work for topographic for design and right of way documents of the property adjacent to Waketon Road from Chinn Chapel Road to 1100 feet east of Chinn Chapel.

**FM 423 (City of The Colony) | The Colony, Texas – Survey Manager** for a major thoroughfare in The Colony overseeing and preparing 35 utility, water and sanitary sewer easements.

**North Colony Boulevard (City of The Colony) | The Colony, Texas – Survey Manager** for the reconstruction and widening of North Colony Boulevard from Curry Drive to Paige Road, 6,600-feet. Managed the coordinate geometry and boundary solution for the lot and block placement to determine the right of way for possible right of way takes.

**Douglas Lane (City of North Richland Hills) | North Richland Hills, Texas – Survey Manager** overseeing the design surveys of 2,300 lf of roadway. Project included preparation of a total of 43 right of way and temporary construction parcels.



# JAMES (JAY) SAPPINGTON, IV, PE

## *Geotechnical Engineer*

Jay, President and Director of Engineering at CMJ Engineering, Inc., has worked in the field of geotechnical engineering and construction materials testing and inspection since 2004. His wide-ranging experience includes environmental investigations, remediation, and engineering, hydrology and hydraulics engineering, and land development engineering. Typical projects include commercial, retail, manufacturing, and educational buildings, warehouses, highways and streets, bridges, above and below-grade retaining structures, earth slope stability (distress, remediation, and design), major utility installations, elevated and ground-supported storage tanks, apartments and townhomes, residential subdivisions, and distress investigations.

### Education

Master of Science, Civil Engineering, University of Texas at Arlington (2003)

Bachelor of Science, Civil Engineering, University of Texas at Arlington (2002)

### Licenses and Registration

Professional Engineer, Texas No. 97402

### Years of Experience

18 (18 years with CMJ)

### Location

Fort Worth, Texas

### Exemplary Projects

**Park Vista Boulevard (City of Fort Worth) | Fort Worth, Texas – *Geotechnical Engineer*** for this project which consisted of extending Park Vista Boulevard from Ray White Road northward to Keller Hicks Road. The project length is on the order of 1 mile and includes a bridge crossing of Big Bear Creek. Three roundabout features were designed at the major intersections of Ray White Road, Golden Triangle Boulevard, and Keller Hicks Road.

**CRWS Secondary Access Route (Trinity River Authority) | Grand Prairie, Texas – *Geotechnical Engineer*** for this approximate 1.4-mile project that began at the east end of Gifford Street traversing eastward to the existing rail spur, then follows the rail spur northward to the plant. Fill was planned along the project length to establish the final roadway profile above the 100-year water surface elevation. In addition, retaining walls with a maximum height of approximately 8 feet were planned to establish final roadway grades along the westernmost portion of the alignment. The access route will traverse up to the crest of the existing flood protection levee at the connection to the plant at Avenue F, requiring an impact evaluation of the levee in this vicinity.

**Northeast Campus Bus Stop Addition and Paving Repairs (Tarrant County College District) | Hurst, Texas – *Geotechnical Engineer*** for this geotechnical engineering study of a new bus stop to include a pre-fabricated shelter serving the TCCD NE Campus located at 828 W. Hardwood Road in Hurst. In addition, paving repair/replacements were planned at key turning movement locations along the proposed bus route.

**Northwest Campus Paving Assessment and Repair (Tarrant County College District) | Fort Worth, Texas –** The project consisted of evaluation and either refurbishing or reconstructing select sections of the existing distressed concrete roadways serving the TCCD NW Campus located at 4801 Marine Creek Parkway in Fort Worth. The subject existing concrete roadway extended west from Marine Creek Parkway 1,500 feet then north and westward an additional 1,000 feet.

**Marine Creek M-365 Parallel Interceptor (City of Fort Worth) | Fort Worth, Texas – *Geotechnical Engineer*** for this planned M-365 parallel sewer line beginning near the southern dead-end of Ten Mile Bridge Road, traversing northwestward along the existing line for an approximate total project length of 5,200 feet. The parallel relief interceptor was planned 24 to 36 inches in diameter. Consideration was also being given to replacing the existing sewer line using pipe-bursting techniques.

**Plano Environmental Education Center Water Walk (City of Plano) | Plano, Texas – *Geotechnical Engineer*** for these planned exterior improvements to the existing Plano Environmental Education Center located at 4116 W. Plano Parkway in Plano. The improvements will include concrete paved areas, decomposed granite walks, relatively low-height retaining walls, and unique boardwalk/pier over the existing water feature.





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Noreen Housewright, Director of Engineering Services

**TITLE:** Professional Engineering Services Contract with Gresham Smith for the TRA Basin 5.0J Sanitary Sewer Evaluation Survey in the amount of \$1,176,100.00

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 05/02/2023)

**SUMMARY:**

<i>Vendor Name</i>	<i>Annual Cost</i>	<i>Total Cost</i>
Gresham Smith		\$1,176,100.00

**PURPOSE OF REQUEST:**

As part of the approved FY 2022-2023 CIP budget, the Evaluation of 5.0J Basin was approved. The 5.0J Basin was identified in the Wastewater Master Plan as having the highest volume of infiltration/inflow (I/I) of the twenty-two wastewater basins in the City of Grand Prairie. This basin also contains some of the oldest wastewater pipelines in the City, nearing 100 years old.

Approval of the proposal provides a detailed sanitary sewer evaluation of the entire 5.0J Basin which will include the inspection of 1,024 city manholes and approximately 417,000 liner feet of wastewater pipeline. Evaluation will be completed using a combination of visual inspection and CCTV, smoke testing of the pipelines, flow monitoring, and smart covers and rainfall data.

The data receive upon completion of this evaluation will provide a priority summary of needed improvements for manholes, cleanouts, and pipelines. An estimated cost will also be provided to complete these recommendations using contractors or in-house wastewater crews to complete the work.

The study is anticipated to begin in June of 2023 with completion and a report delivered to the City by the end of April 2024.

Local Government Code Chapter 252 provides an exception from the competitive bid process for a procurement for personal, professional, or planning services. Gresham Smith was selected as the most qualified professional due to their familiarity with this type of work in addition to completing a similar survey for Basin 3.0W.

**PROCUREMENT DETAILS:**

Procurement Method:  Cooperative/Interlocal  RFB/RFP  Sole Source  Professional Services  Exempt

Local Vendor  HUB Vendor

**FINANCIAL CONSIDERATION:**

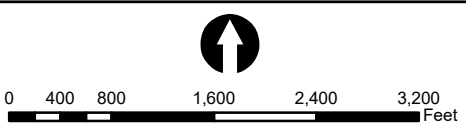
Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Wastewater CIP Fund
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If Capital Improvement:					
Total Project Budget	\$1,413,000.00	Proposed New Funding:	\$0	Remaining Funding:	\$236,900.00

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

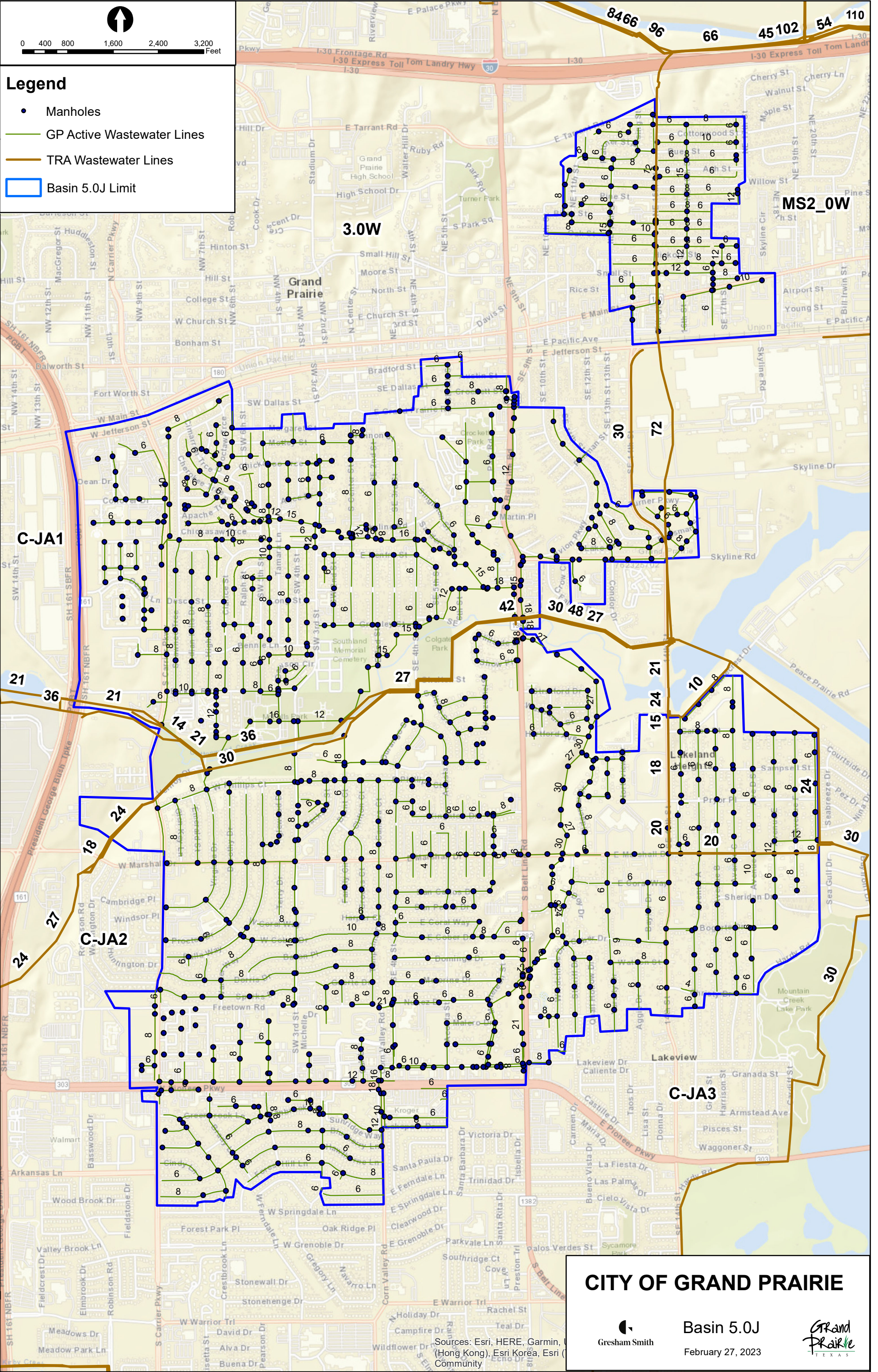
- 1- 5.0J Basin Map
- 2- Vendor Proposal





**Legend**

- Manholes
- GP Active Wastewater Lines
- TRA Wastewater Lines
- Basin 5.0J Limit



**CITY OF GRAND PRAIRIE**



Basin 5.0J  
February 27, 2023



Sources: Esri, HERE, Garmin, (Hong Kong), Esri Korea, Esri (Community)





March 15, 2023

Romin Khavari, P.E.  
 City Engineer City of Grand Prairie  
 300 West Main Street  
 Grand Prairie, Texas 75050

Subject: Proposal for TRA Basin 5.0J Sanitary Sewer Evaluation Survey (SSES)  
 City Work Order # 02313103  
 Gresham Smith Project No. 45553.01

Dear Mr. Khavari:

We appreciate this opportunity to present this letter proposal to provide SSES services for TRA Basin 5.0J. As you know, this particular TRA basin has been identified as having the highest volume of infiltration/inflow (I/I) of the twenty two wastewater basins within the City of Grand Prairie, where Grand Prairie operates its wastewater collection system of manholes and pipelines which carry City wastewater to TRA meters for measurement of wastewater for billing the City. The elevated I/I is indicative of aged or deteriorated wastewater infrastructure in Basin 5.0J in the City which has pipelines in operation that are approaching 100 years in service. When extraneous water enters the city's wastewater collection system, the effect is to increase the City's wastewater costs from TRA and to increase the need for larger pipelines to carry higher volumes of wastewater in the City and in TRA. Both of these negative impacts can be mitigated with reducing I/I in sewer basins and in particular with Basin 5.0J which ranks as highest basin contributor of I/I in the City's system.

This letter proposal is intended to present a plan to deliver a diagnostic condition assessment of the portion of the City's wastewater collection system lying within Basin 5.0J. This portion of the City's wastewater collection system includes 1,024 manholes and approximately 417,000LF of wastewater pipelines, the latter of which is predominantly 6-8 inch pipelines consisting of mostly vitrified clay pipe type. This pipe type was predominantly used in the early 1900s but by the late 1900s, it was no longer used due primarily to its fragility in expansive soils leading to its frequent fracturing and its susceptibility to tree root intrusion. The proposed diagnostic evaluation will utilize five types of field services that will provide an accurate condition assessment to include the following:

1. Manhole inspection of 100% manholes to include videos of manhole observations and industry standard Manhole Assessment Certification Program (MACP) probability of failure scoring;

*Genuine Ingenuity*

500 N Akard Street  
 Suite 3210  
 Dallas, TX 75201  
 214.350.1500

GreshamSmith.com



Mr. Romin Khavari, P.E.  
March 15, 2023

- 2. Smoke Testing of entire collection system to identify locations where pressurized non toxic smoke escapes the system, identifying locations of system facility (manhole, pipeline, cleanout) leakage;
- 3. Temporary flow monitoring of five largest subbasins within Basin 5.0J to define specific I/I over a 60 day period envisioned to extend between mid April to Mid June 2023;
- 4. Guage Adjusted Radar Rainfall data distribution for nine City rain gauges to allocate specific rainfall contribution to I/I in study area; and
- 5. Smart Covers for five new installations within basin 5.0J.

These field services will be performed and each will produce data allowing for analysis for identifying specific locations within Basin 5.0J from which poor condition wastewater pipelines can be internally inspected using closed circuit television inspection. An allowance for light cleaning and CCTV for 60,000 LF has been established to provide industry standard Pipeline Assessment Certified Program probability of failure scoring.

Upon completion of CCTV, a summary of all needed improvements will be prepared for establishing the locations of improvements to manholes, cleanouts, and pipelines, inclusive of an estimated cost for use by the City in deploying contractors or in-house forces for improving the collection system in these areas, to result in a reduction of I/I in Basin 5.0J.

The services and labor accounting for this SSES effort is presented in detail on the attached spreadsheet. The total costs for completing the SSES is \$1,176,100.00, of which \$856,159.00 will be used to directly engage five specialized field service firms, presented as follows:

Subcontracted Field Service Firm	Type of Services to be Performed
RJN	Manhole Inspection and Smoke Testing
ADS	Temporary Flow Monitoring
Vieux Associates	Guage Adjusted Radar Rainfall Data Distribution
HydroPro Solutions	Manhole Smart Covers
Ace Pipe Cleaning	Pipe Cleaning and CCTV

Specific to your Request for Proposals for this project, we present the following:

- 1. General Statement of Firm’s Qualifications:
  - a. Gresham Smith provides wastewater infrastructure planning, analysis, and design for ten types of markets, one of which is the wastewater market for communities throughout the firm’s 24 offices with one office in Dallas, TX. Within North Central Texas, Gresham Smith is presently providing wastewater services to the cities of Dallas, Fort Worth, Garland, Waxahachie, McKinney, and the City of Grand Prairie, as well as the North Texas Municipal Water District and the Trinity River Authority.
  - b. Gresham Smith has completed many wastewater master plans and is in the process of submitting the final report for the City of Grand Prairie’s Comprehensive Wastewater Collection System Master Plan. The firm recently completed a SSES for Basin 3.0W for the City of Grand Prairie, identifying manholes, cleanouts, and pipelines in poor condition, producing a recommended plan for improvements that is now being implemented by the City.
- 2. Proposed Project Manager and staff proposed with a brief resume:

Mr. Romin Khavari, P.E.  
March 15, 2023

- a. The proposed Project Manager will be Wayne Hunter, P.E. His capabilities are presented in the following brief list of experience:
    - i. Project Manager for the City of Grand Prairie's Comprehensive Wastewater Collection System Master Plan, presently being completed.
    - ii. Project Manager for prior wastewater collection master plans for City of Grand Prairie (2005, 2011, 2016), City of Laredo, TX (2007), City of Bedford, TX (2009), and City of Dallas (Task Manager 2005)
    - iii. Serving as Project Manager, Principal in Charge, or Design Manager for over 400 miles of water and wastewater pipelines in his 38 year career
  - b. The Project Manager will be supported by several key Gresham Smith staff including the following, noting key related experience:
    - i. Assistant Project Manager, Brian Fiske, who led the modeling analysis for the City of Grand Prairie with the current master plan;
    - ii. SSES Specialist, Amanda Dobbs, who has led multiple wastewater master plans as well as having supported numerous SSES studies, the most recent of which was City of Grand Prairie Basin 3.0W;
    - iii. GIS Specialist, Wassim Saleh, who supported the recent City of Grand Prairie Wastewater Master Plan and coordinated local field services in addition to performing analysis for City of Grand Prairie Basin 3.0W SSES.
3. Statement of Firm's Availability: in submitting this proposal, Gresham Smith has a practice of programming and reserving staff resource availability at the time of the commitment for an assignment, thus we have confirmed the availability of staff committed to this assignment for a duration extending from now until end of year 2023.
4. Pricing Based on Estimated Hours for Lump Sum:
- a. A series of task have been prepared on the attached spreadsheet to deliver the Basin 5.0J SSES. For each task, staff hours and costs have been applied. Costs from subconsultants proposed to perform field services have equally been secured in written form to confirm final pricing.
  - b. We are prepared to deliver Basin 5.0J SSES for the lump sum amount of \$1,176,100.00.

We appreciate the City's consideration of Gresham Smith for this assignment and we are prepared to begin immediately following City action. Please advise if there are questions or if additional information is needed in your review of this proposal.

Sincerely,



Wayne Hunter, P.E.  
Project Manager,  
Gresham Smith

Attachments: Basin 3.0W Basin Map, Pricing Spreadsheet

Sincerely,



Chris Kaakaty, P.E.  
Senior Vice President  
Gresham Smith

<b>SUMMARY OF TASKS FOR LEVEL OF EFFORT MS 5.0J SSES APRIL 13, 2023 with Schedule</b>		<b>Total Costs</b>
<b>Tasks</b>	<b>Schedule</b>	
	<b>Assumed NTP 5/16/2023</b>	
<b>Project Management</b>	<b>6/1/23 to 5/15/24</b>	<b>\$ 8,045</b>
<b>Field Services</b>	<b>6/1/23 to 2/29/24</b>	<b>\$ 1,004,130</b>
<b>Data Analysis</b>	<b>9/1/23 to 4/1/24</b>	<b>\$ 100,246</b>
<b>Final Report</b>	<b>2/1/24 to 5/15/24</b>	<b>\$ 63,676</b>
<b>TOTAL CONTRACT</b>		<b>\$ 1,176,100</b>

Grand Prairie Basin 5.0J SSES  
Schedule 04/13/2023

ID	Task Mode	Task Name	Duration	Start	Finish	2024														
						May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May		
1																				
2		<b>Project Management</b>	<b>250 days</b>	<b>Thu 6/1/23</b>	<b>Wed 5/15/24</b>															
3		Project Managemen	250 days	Thu 6/1/23	Wed 5/15/24															
4		<b>Field Services</b>	<b>196 days</b>	<b>Thu 6/1/23</b>	<b>Thu 2/29/24</b>															
5		Manhole Inspect	66 days	Thu 6/1/23	Thu 8/31/23															
6		Smoke Testing	45 days	Tue 8/1/23	Sat 9/30/23															
7		Temporary Flow Metering	44 days	Fri 9/15/23	Wed 11/15/23															
8		Guage Adjsusted Radar Rainfall	22 days	Wed 11/1/23	Thu 11/30/23															
9		Smart Covers	46 days	Sun 10/15/23	Fri 12/15/23															
10		CCTV	65 days	Fri 12/1/23	Thu 2/29/24															
11		<b>Data Analysis</b>	<b>152 days</b>	<b>Fri 9/1/23</b>	<b>Mon 4/1/24</b>															
12		Data Analysis	152 days	Fri 9/1/23	Mon 4/1/24															
13		<b>Final Report</b>	<b>75 days</b>	<b>Thu 2/1/24</b>	<b>Wed 5/15/24</b>															
14		Final Draft Report	64 days	Thu 2/1/24	Tue 4/30/24															
15		City Review	12 days	Tue 4/30/24	Wed 5/15/24															

Basin 5.0J SSES Schedule	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Noreen Housewright, Director of Engineering Services

**TITLE:** Construction contract with Iron T Construction, Inc. for Grand Prairie Landfill - West Fork Trinity River Erosion Protection Improvements in the total amount of \$625,450.00 for Base Bid; material testing with Alliance Geotechnical Group in the amount of \$14,439.30; in-house engineering in the amount of \$31,273.00; and 5% construction contract contingency in the amount of \$31,273.00 for a total project cost of \$702,435.30

**REVIEWING COMMITTEE:** (Reviewed by the Finance and Government Committee on 05/02/2023)

**SUMMARY:**

<i>Vendor Name</i>	<i>Annual Cost</i>	<i>Total Cost</i>
Iron T Construction, Inc.		\$656,723.00 (w/ contingency)
Alliance Geotechnical Group		\$14,439.30
In House Engineering		\$31,273.00

**PURPOSE OF REQUEST:**

This project was identified as part of the FY23 Capital Projects Budget. The Grand Prairie Landfill - West Fork Trinity River Erosion Protection Improvements project provides for erosion protection on the southerly bank of the West Fork Trinity River just east of MacArthur Boulevard. The project will address current erosion on the southerly bank of the West Fork Trinity River to protect the City’s access road to the landfill.

On Tuesday, April 11, 2023, the City of Grand Prairie opened bids for Grand Prairie Landfill - West Fork Trinity River Erosion Protection Improvements, BID NO. 23097. The low bidder is Iron T Construction, Inc. in the total amount of \$625,450.00 for the Base Bid.

Construction of this project is scheduled to begin around the first week of July 2023 with projected completion in January 2024.

**PROCUREMENT DETAILS:**

Procurement Method:  RFB

Local Vendor  HUB Vendor

Number of Responses: 2 RFB #: 23097

Selection Details:  Low Bid

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Solid Waste CIP Fund
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**ATTACHMENTS / SUPPORTING DOCUMENTS:**

1- Bid Summary



West Fork Trinity River Erosion Protection – W.O. 02307603

Bid Tabulation

Item	Description	QTY	UOM	Iron T Construction		J.B. & CO. LLC	
				Unit Price	Extended Price	Unit Price	Extended Price
1	Base Bid	1	EA	\$625,450.00	\$625,450.00	\$774,495.00	\$774,495.00
	<b>Total Bid</b>				<b>\$625,450.00</b>		<b>\$774,495.00</b>



## CITY OF GRAND PRAIRIE COMMUNICATION

**MEETING DATE:** 05/02/2023

**PRESENTER:** Ryan Simpson, Assistant Director of Police

**TITLE:** Change Order #1 for an increase in hourly rate for School Crossing Guard Program with All City Management Services, in the amount of \$163,719.90 for the first year, and \$163,719.90 annually thereafter for two additional years, totaling \$491,159.70

**REVIEWING COMMITTEE:** (Reviewed by the Finance & Government Committee on 05/02/2023)

### **SUMMARY:**

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Cost</u>
All City Management Services	\$163,719.90	\$491,159.70

### **PURPOSE OF REQUEST:**

Over the last few years, many companies have struggled to maintain a sufficient workforce. The school crossing guard workforce is no exception. The current workforce is more sensitive to competitive pay rates and more cognizant of increases in cost of living.

To address the current workforce conditions, the City's vendor for school crossing guard services, All City Management Services, is requesting a price increase of \$163,719.90 per year, for the remaining three years of the current contract. The current hourly billing rate is proposed to increase from \$18.31 to \$22.19.

This proposed change order will increase the Crossing Guard's current minimum hourly pay rate from \$11.00 to \$15.00. The hourly pay rate for Lead Crossing Guards will increase from \$16.00 to \$19.00. All 80 Crossing Guards and Lead Crossing Guards currently employed under this contract will receive a pay increase. Further, the proposed new minimum hourly pay rate matches the City's minimum hourly pay rate for part time employees.

### **HISTORY:**

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
<i>Original Contract:</i>	\$4,154,862.60	6/1/2021	
<i>Change Order #1</i>	\$491,159.70	Proposed	Increase in hourly billing rate



<b>TOTAL:</b>	\$4,646,022.30		
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**PROCUREMENT DETAILS:**

Procurement Method:  RFP

Number of Responses: 3 RFP #: 21094

Selection Details:  Best Value

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	General Fund
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**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Walter Shumac, Director of Transportation & Mobility

**TITLE:** Change Order No. 3 with Dallas County for the widening and extension of Wildlife Pkwy between Belt Line Rd and SH 161 in the amount of \$100,000 with the City’s contribution for Change Order No. 3 being \$50,000

**REVIEWING COMMITTEE:** (Reviewed by the Finance & Government Committee on 05/02/2023)

**SUMMARY:**

<u>Vendor Name</u>	<u>Annual Cost</u>	<u>Total Project Cost</u>
Dallas County	\$100,000; City Share \$50,000	\$56,964,123

**PURPOSE OF REQUEST:**

On Tuesday, April 2, 2014, the City of Grand Prairie awarded a contract for the widening and extension of Wildlife Pkwy between Belt Line Road and SH 161, (W.O. #611.35) for \$25,000,000.00.

On Tuesday, January 24, 2017, the Grand Prairie City Council Approved **Change Order No. 1** to the contract for a new total project cost of \$32,000,000.

On Tuesday, August 16, 2022, the Grand Prairie City Council Approved **Change Order No. 2** to the contract for a new total project cost of \$55,946,070.

On Tuesday, January 17, 2023, the Grand Prairie City Council Approved **Developer Requester Betterments** in the total of \$918,053.00. Developer funding to cover design changes to be deposited into project account.

**This proposed Change Order No. 3** will increase the total contract amount to \$56,964,123. This is an increase of the City’s share in the amount of \$50,000. The City’s contributions to the project funding will total \$16,615,783, in addition to previously approved Developer Requester Betterments of \$918,053 (\$17,533,836 total city share).

**HISTORY:**

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
<i>Original Contract:</i>	\$25,000,000	4/2/2014	Original contract amount
<i>Change Order #1</i>	\$7,000,000	1/24/2017	Construction cost and material
<i>Change Order #2</i>	\$23,946,070	8/16/2022	Construction cost and material
<i>Developer Betterments</i>	\$918,053.00	1/17/2023	Full cost of betterments covered by developer
<i>Change Order #3</i>	\$100,000	5/2/2023	Construction cost and material
<b><u>TOTAL:</u></b>	\$56,964,123		

**PROCUREMENT DETAILS:**

Procurement Method:  Cooperative/Interlocal  RFB/RFP  Sole Source  Professional Services  Exempt

W.O #:611.35

Selection Details:  Low Bid  Best Value

**FINANCIAL CONSIDERATION:**

Budgeted?	<input type="checkbox"/>	Fund Name:	Streets Capital Project Fund
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If Capital Improvement:					
Total Project Budget	\$17,533,836	Proposed New Funding:	\$50,000 from Streets CIP Unobligated	Remaining Funding:	\$0

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

1- Attachment B-3

# ATTACHMENT B-3

## Current Cost Estimates & Funding Sources

**Project Name: Wildlife Parkway  
MCIP Project 40810**

<b>A. PROJECT COSTS</b>	
<b>Expenditure</b>	<b>Estimated Cost</b>
Engineering Design	\$3,510,295
In House Project Delivery	\$1,400,000
ROW Acquisition*	\$1,697,528
Construction **	\$46,815,022
Construction – City 100% Items	\$918,053
Material Testing (Lab)	\$400,000
Contingencies	\$2,223,225
<b>TOTAL:</b>	<b>\$56,964,123</b>
<b>B. FUNDING SOURCES</b>	
Dallas County	\$14,430,287
City of Grand Prairie	\$16,615,783
Texas Department of Transportation (RTR)	\$25,000,000
City of Grand Prairie – Developer Requested Betterments	\$918,053
<b>TOTAL:</b>	<b>\$56,964,123</b>

\*Additional \$117,528 to ROW ED of Parcel 5 (Grand Prairie \$40,000 34% and County \$77,528 66%)

\*\*City of Grand Prairie 100% Construction Costs \$2,081,424.50

\*\*\*City of Grand Prairie 100% Construction Costs for the Developer Requested Betterments \$918,053



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Keshnel Penny, CIO – Information Technology

**TITLE:** Annual Contract for physical security technology services from Siemens Industry, Inc. at an estimated annual cost of \$400,000.00 through a Master Interlocal Agreement with Sourcewell. This contract will be for one year with the option to renew for one additional one-year period totaling \$800,000.00 if all extensions are exercised

**REVIEWING COMMITTEE:** (Reviewed by the Finance & Government Committee on 05/02/2023)

**SUMMARY:**

<i>Vendor Name</i>	<i>Estimated Annual Cost</i>	<i>Total Cost</i>
Siemens Industry, Inc.	\$400,000.00	\$800,000.00

**PURPOSE OF REQUEST:**

Annual contract for physical security technology services from Siemens Industry, Inc. The city has been standardizing our physical security systems since 2015 by implementing the S2 building security access control system across the city. This system is a fully distributed, highly scalable IP network architecture and provides unified management and building access control administration. A maintenance agreement is needed to be cost-efficient and ensure this mission-critical equipment's availability.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master inter-local cooperative agreements with various entities including Sourcewell contract 030421.

**PROCUREMENT DETAILS:**

Procurement Method:  Cooperative

Number of Responses: 2 RFQ#: 23122

Selection Details:  Low Bid  Best Value


**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	IT CIP Fund General Fund
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**PHYSICAL SECURITY**

**RFQ #23122**

**TABULATION**

		<b>Tabulation</b> Physical Security RFQ 23122		Knight Security Dallas, TX		Siemens Irving, TX	
Item	Description	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price
1	Security Operation Capabilities	1	EA	250,939.57	250,939.57	247,250.80	247,250.80
	<b>Total</b>				<b>\$ 250,939.57</b>		<b>\$ 247,250.80</b>



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Keshnel Penny, CIO – Information Technology

**TITLE:** Purchase of two (2) Dell Technologies PowerScale A300 - 240TB data storage units from Unique Digital Technology, LLC, in the amount of \$499,914.78 through a national cooperative agreement with the Department of Information Resources (DIR)

**REVIEWING COMMITTEE:** (Reviewed by the Finance & Government Committee on 05/02/2023)

**SUMMARY:**

<i>Vendor Name</i>	<i>Total Cost</i>
Unique Digital Technology, LLC	\$499,914.78

**PURPOSE OF REQUEST:**

Purchase of two (2) Dell Technologies PowerScale A300 - 240TB data storage units for each data center, with a maintenance agreement from Unique Digital Technology, LLC. These PowerScale units will replace our soon-to-be end-of-support Dell Technologies Isilon NL400 data storage units. These units are the main storage resource for the City's security camera system, critical server backups, file storage, and more. To be cost-efficient and to ensure the availability of this mission-critical equipment.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in a cooperative purchasing program with another local government or local cooperative organization. In lieu of competitive bidding, items and services may be purchased through such agreements as the agreements have already been bid by the sponsoring entity or agency. The City of Grand Prairie has master inter-local cooperative agreements with various entities including DIR contract DIR-TSO-4299.

**PROCUREMENT DETAILS:**

Procurement Method:  Cooperative

Number of Responses: 3 RFQ#: 23121

Selection Details:  Low Bid  Best Value



**FINANCIAL CONSIDERATION:**


Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	IT CIP Fund
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If Capital Improvement:					
Total Project Budget	\$500,000	Proposed New Funding:	\$0	Remaining Funding:	\$85.22

**ATTACHMENTS / SUPPORTING DOCUMENTS:**

1- Bid Summary

**ISILON STORAGE UNITS**  
**RFB #23121**  
**TABULATION**

		<b>Bid Tabulation</b>		Technogent Location		Weaver Government Solutions Location		Converge Technology Location	
		Isilon Storage Units							
		RFQ 23121							
<b>Item</b>	<b>Description</b>	<b>QTY</b>	<b>UOM</b>	<b>Unit Price</b>	<b>Extended Price</b>	<b>Unit Price</b>	<b>Extended Price</b>	<b>Unit Price</b>	<b>Extended Price</b>
1	Isilon Storage Units	2	EA	453,896.00	907,792.00	329,804.41	659,608.82	249,957.39	499,914.78
	<b>Total</b>				<b>\$ 907,792.00</b>		<b>\$ 659,608.82</b>		<b>\$ 499,914.78</b>



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 05/02/2023

**PRESENTER:** Keshnel Penny, CIO - Information Technology

**TITLE:** Annual Maintenance Contract for Enterprise Permitting and Licensing Software from Tyler Technologies, Inc. at an estimated annual cost of \$200,000 with an option to renew for four additional one-year periods totaling \$1,000,000 if all extensions are exercised

**REVIEWING COMMITTEE:** (Reviewed by the Finance & Government Committee on 05/02/2023)

**SUMMARY:**

<i>Vendor Name</i>	<i>Estimated Annual Cost</i>	<i>Total Cost</i>
Tyler Technologies, Inc.	\$200,000	\$1,000,000

**PURPOSE OF REQUEST:**

This annual contract is for the maintenance renewal of Enterprise Permitting and Licensing (EnerGov) software from Tyler Technologies, Inc., the permitting and licensing software package is used by various city departments. This software is used to manage workflows and record keeping related to buildings permits, site plans, land use permits, trade licenses, code enforcement cases, periodic inspections, work orders, and regulatory enforcement programs.

Local Government Code Chapter 252 provides an exemption from the competitive bid process when an item or service is available from only one source. Tyler Technologies, Inc. is the sole provider of the Tyler Enterprise Permitting & Licensing (formerly EnerGov) software. Additionally, Tyler is the only party authorized to support, and update or modify the software.

Procurement Method:  Sole Source

**FINANCIAL CONSIDERATION:**

Budgeted?	<input checked="" type="checkbox"/>	Fund Name: Computer Software Maintenance	151010-63165
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