



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 presiding member will be physically present. Some members may participate remotely via video conference.

CALL TO ORDER

STAFF PRESENTATIONS

1. Epic Membership Review
2. Responsible Banking Policy Recommendation

CONSENT AGENDA

The full agenda has been posted on the city's website, 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 November 1, 2022, Finance and Government Committee Meeting
4. Annual Contract for Digital Orthophotography from North Central Texas Council of Governments (NCTCOG) for (\$15,250.00 annually). This contract will be for one year with the option to renew for one additional one-year period totaling \$30,500.00 if all extensions are exercised
5. Annual Contract for Tents and Event Rentals from Serving Him dba Rental Stop up to \$75,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$375,000.00 if all extensions are exercised
6. Resolution approving the City's Investment Policy
7. Purchase of permanent Right-of-Way designated as Parcel No 3, Ellis County, located at approximately 2445 Davis Dr, Midlothian, TX, from Mr. Clinton Smart, required for re-alignment and widening of Davis Drive for \$64,216.00 plus title insurance expenses and closing costs, not-to-exceed \$70,000.00
8. Ordinance amending the FY 2022/2023 Streets Capital Improvement Project Budget; Change Order No. 2 with Pacheco Koch for the Main Street Roadway Improvements including intersection improvements, roundabouts, traffic data collection, and traffic analysis in the amount of \$270,300

9. Professional Civil Engineering Services Contract with Cobb, Fendley & Associates, Inc. with a maximum amount of \$148,200 for the erosion mitigation of bridges located at Pollock Place, Roy Orr Boulevard & Trinity Boulevard
10. Construction Contract Revision No. 2 with Arch-Con Corporation in the amount of \$166,224.10 for EpicCentral dual brand hotel and convention center work, including elevator finish allowance credit, metal panel revisions, utility adjustments and metal deck shoring

ITEMS FOR INDIVIDUAL CONSIDERATION

11. Transfer of \$2,375,000 of appropriated funds to Grand Prairie Hotel Development Corporation for Hotel Management Agreement obligations to fund Pre Opening and Working Capital and Repayment Reserve requirements
12. Professional Services Contract with Stantec Consulting Services Inc. for FY 2022 Master Plan Study Updates (Kirby and Fish Creeks and West Fork Trinity River Geomorphology and Erosion Studies) in the amount of \$426,880.50 with \$21,344.03 contingency for a total request of \$448,224.53
13. Purchase of 1.961 acres from TEXDEVCO GP LLC for permanent Right-of-way designated as Parcel Numbers 1 and 10 (Tracts 1, 2 and 3), Ellis County, on the southeast corner of Double Oak Avenue and SH360, Grand Prairie, required for re-alignment and widening of Davis Drive for \$412,365.00 plus title insurance expenses and closing costs with a total cost not to exceed \$422,000.00
14. Ordinance amending the FY23 Storm Drainage Capital Improvement Projects fund and approval of a Professional Services contract with Plummer Associates, Inc. in the amount of \$90,000.00 for the 2023 Annual Study for Outfall Rehabilitation
15. Annual Contract for Water and Wastewater Repair and Replacement Services from North Texas Contracting (up to \$2,000,000.00 annually). This agreement will be for one year with the option to renew for one additional one-year period, totaling \$4,000,000 if all extensions are exercised
16. Construction contract with RLM EarthCo. Inc. for Turner Park Phase I construction in the amount of \$1,707,218.45 plus a 2.5% contingency amount of \$42,680.46 for a total project cost of \$1,749,898.91
17. Amendment No. 4 regarding the Construction Manager at Risk (CMAR) Contract with Hill & Wilkinson General Contractors (H&W) in the amount of \$428,263.46 for EpicCentral work, including signage additions, material cost escalations (roofing and landscaping), extension of construction management services, and lighting
18. Professional services contract with Pacheco Koch in the amount of \$976,586.50 for engineering design services for the widening of Jefferson Street from four-lanes to six-lanes from SW 23rd Street to Great Southwest Parkway

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

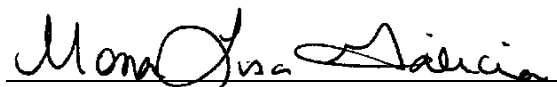
Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.

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 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 December 2, 2022.



Mona Lisa Galicia, City Secretary



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Duane Strawn, Director Parks, Arts and Recreation

TITLE: Epic Membership Review

**REVIEWING
COMMITTEE:**



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Brady Olsen, Assistant Finance Director

TITLE: Responsible Banking Policy Recommendation

**REVIEWING
COMMITTEE:**

SUMMARY:

A responsible banking policy has the purpose of seeking data regarding the operations of banks with which the City does business in order to determine if the banks are operating consistent with Federal Law and providing banking services equitably.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Jeff Copeland, Chairman

TITLE: Minutes of the November 1, 2022, Finance and Government Committee Meeting

REVIEWING COMMITTEE:



CITY OF GRAND PRAIRIE
FINANCE AND GOVERNMENT COMMITTEE
 CITY HALL - COUNCIL BRIEFING ROOM
 Tuesday, November 01, 2022, AT 2:30 PM

MINUTES

CALL TO ORDER

Chairman Jeff Copeland called the City of Grand Prairie Finance and Government Committee meeting to order at 2:30 p.m. on Tuesday, November 01, 2022, in the Council Briefing Room, 300 West Main Street, Grand Prairie, Texas.

MEMBERS PRESENT

*Chairman Jeff Copeland
 Mayor Pro Tem Cole Humphreys
 Council Member Kurt Johnson*

MEMBERS ABSENT

None

STAFF PRESENTATIONS

1. Responsible Banking Policies

Brady Olsen, Assistant Finance Director, presented a slide highlighting potential policy options and what is currently being done. Mr. Olsen solicited feedback from the Finance and Government Committee. Mr. Olsen presented that several cities have already acted upon using the purchasing power of their depository contract to enact community change. Mr. Olsen asked if they wanted to move forward in drafting an ordinance to meet these goals and make it a requirement for the depository process, like the Dallas, DeSoto model, or something in between.

Mr. Johnson responded by saying he would like something in between. Deputy City Manager Cheryl DeLeon replied and said she would have staff look at both processes, propose something to you, and then go for our depository agreement. We can include this as a part of that. Mr. Jonson and Chairman Copeland agreed that if we first prioritize security, we can prioritize community goals.

CONSENT AGENDA

Council Member Johnson moved, seconded by Mayor Pro Tem Humphreys, to approve consent agenda items two through twelve. The motion carried unanimously to approve consent agenda items two through twelve.

1. Minutes of the October 3, 2022, Finance and Government Committee Meeting

Approved On Consent Agenda

2. Ordinance authorizing the implementation of the Texas Municipal Retirement System (TMRS) “Buyback Provision” effective December 13, 2022, for employees qualifying by TMRS records and provisions under Texas Government Code §853.003

Approved On Consent Agenda

3. Purchase RTC Cellular School Flashers from Consolidated Traffic Controls, Inc. (\$99,158.00) through a national inter-local agreement with HGAC.

Approved On Consent Agenda

4. Amendment to the River North Transit LLC (VIA) contract to increase service hours from 40,600 hours to 44,800 hours for a total increase of 4,200 hours for \$277,536 and a new annual contract amount of \$3,045,384.

Approved On Consent Agenda

5. Resolution Authorizing the City to Purchase Tax Resale Property commonly known as 200 West Tarrant Road Required for Stadium Drive Right-of-Way for an amount not to exceed \$100,000, which includes payment of the taxes due to taxing jurisdictions due plus post-judgment taxes and court costs.

Approved On Consent Agenda

6. Reject all bids submitted for Grand Prairie Landfill – West Fork Trinity River Erosion Protection Improvements.

Approved On Consent Agenda

7. Annual Contract for Custodial Supplies and Equipment from Matera Paper Company (\$100,000.00) for one year through a national cooperative agreement with the Buy board, with the option to renew for one additional one-year period totaling \$200,000.00 if all extensions are exercised.

Approved On Consent Agenda

8. Annual Contract for Ambulance Supplemental Payment Program from Public Consulting Group (\$45,000) through a Master Interlocal Agreement with the City of Frisco, Texas. This contract will be for one year with the option to renew for four additional one-year periods totaling \$225,000 if all extensions are exercised.

Approved On Consent Agenda

9. Ordinance amending the FY2023 unobligated Water Capital Projects Fund to allocate \$131,250 to the FY2023 Small Hill Pump Station project; contract with Freese and Nichols for survey and evaluation of aging infrastructure and capacity at the Small Hill Pump Station in the amount of \$131,250.

Approved On Consent Agenda

10. Annual Contract for Water Tank Cleaning, Inspections, and Repair from Consor Engineers, LLC DBA U.S. Underwater (up to \$101,000.00 annually). This contract will be for one year with the option to renew for four additional one-year periods totaling \$505,000.00 if all extensions are exercised.

Approved On Consent Agenda

12. Reject all Proposals from RFB #23008 Classification & Compensation Study.

Approved On Consent Agenda

ITEMS FOR INDIVIDUAL CONSIDERATION

13. Resolution Approving a Donation Agreement with CHI/WILDLIFE LAND, L.P., for the conveyance of approximately 4.740 acres of land to the City of Grand Prairie at 701 W. Wildlife, Blvd., and approve a License Agreement and a Horse Trail and Grazing Easement for the Grand Prairie Police Mounted Patrol Facility and Privately Funded Equine Center

City Manager Steve Dye presented a resolution to approve a donation agreement with CHI/WILDLIFE LAND, L.P. for approximately 4.740 acres of land to the City of Grand Prairie located at 701 W. Wildlife, Blvd., and to approve a License Agreement of a Horse Trail and Grazing Easement for the Grand Prairie Police Mounted Patrol Facility and Privately Funded Equine Center. There was a discussion about the bike unit and drones already in place and the possibility of a Privately Funded Equine Center. Chairman Copeland asks if the city will own the property or have access to the grazing land. Mr. Dye responds that the city has access; the city does not own the land.

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

14. Professional Design Services Contract to Populous Architects in an amount not to exceed \$80,000 for complete architectural design services for the Grand Prairie Police Mounted Patrol Facility

Steve Dye presented Professional Design Services Contract to Populous Architects in an amount not to exceed eighty thousand dollars for complete architectural design services for the Grand Prairie Police Mounted Patrol Facility. He also explained that the city would only be billed for the actual cost of the services. Chairman Copeland asked about the maintenance, and Mr. Dye responded that mowing would be the maintenance, with Parks mowing the grass when needed. Mr. Johnson asked Mr. Dye to confirm that no public dollars would go to the private enterprise; Mr. Dye was able to confirm.

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

15. Interlocal Agreement (ILA) between the City of Grand Prairie and Tarrant County, Texas, for assistance with the reconstruction of the existing pavement and widening of Jefferson Street from four lanes to six lanes in an amount not to exceed \$5,748,450.00

Director of Transportation Walter Shumac presented an agreement to reconstruct the existing pavement and widen Jefferson Street from four lanes to six lanes between the City of Grand Prairie. Tarrant provided funding for fifty percent reimbursement in an amount not to exceed five million seven hundred forty-eight thousand four hundred fifty dollars. Mayor Pro Tem Humphreys asked if that was on the high end of concrete prices now, and Mr. Shumac responded that the high cost was due to a price increase. Chairman Copeland asked Mr. Shumac to clarify the fifty percent reimbursement.

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

16. Construction contract with La Banda LLC for Miscellaneous drain project Between Tanbark Court and Sequoia Drive in the total amount of \$180,825.00 for Base Bid; material testing with Team Consultants in the amount of \$7,699.40; in-house engineering in the amount of \$9,041.25; and 5% construction contract contingency in the amount of \$9,041.25 for a total project cost of \$206,606.90

Director of Public Works Gabriel Johnson presented a Construction contract with La Banda LLC for a miscellaneous drain project between Tanbark Court and Sequoia Drive; Mr. Johnson also states they are correcting a current issue. The total amount is one hundred eighty thousand eight hundred twenty-five for the base bid, and the total project cost of two hundred six hundred and ninety cents is what we are asking to approve today. Council Member Johnson asked about the total contract cost because the amounts differed. Mr. Johnson responded that the contractor gets paid one hundred eighty-eight hundred twenty-five, and the total approval amount is two hundred six hundred and ninety cents is the project's total cost.

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

17. Construction contract with Landmark Structures in the amount of \$11,286,000.00 for Robinson Road 2.0 million Gallon Elevated Storage Tank, with a 5% contract contingency of \$564,300.00, materials testing with TEAM consultants for \$22,482.60 and a 1% in-house labor distribution of \$112,860.00, totaling \$11,985,642.60

Director of Public Works Gabriel Johnson presented a construction contract with Land Structures in the amount of eleven million two hundred eighty-six thousand for Robinson Road's 2.0 million gallons elevated storage Tank. The total is eleven million nine hundred eighty-five thousand six hundred forty-two and sixty cents, including a five percent contingency of five hundred sixty-four thousand three hundred, materials testing with TEAM consultants, and one percent in-house labor. Mayor Pro Tem Humphreys asked Mr. Johnson why someone decided to store water one hundred feet in the air. Mr. Johnson responded by saying it was a way to pressure the system. TCQ requires a certain amount of storage depending on the number of connections, and that storage is in the air.

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

18. Change Order 3 to the Professional Engineering Services contract with Freese and Nichols, Inc. for the Robinson Road Pump Station, and Elevated Storage Tank project in the amount \$423,530.00

Director of Public Works Gabriel Johnson presented Change Order 3 to the Professional Engineering services contract with Freese and Nichols, Inc. in the amount of four hundred twenty-three thousand five hundred thirty for the Robinson Road Pump Station and Elevated Storage Tank project. Council Member Johnson asked if we use Freese and Nicholas to bid these bids. Mr. Johnson explained that they pull together the documents and purchasing procures the bidding process using Planet Bids.

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

19. Amendment No. 3 regarding the Construction Manager at Risk (CMAR) Contract with Hill & Wilkinson General Contractors (H&W) in the amount of \$839,474.36 for Epic Central work, including creek and planter landscape work, entry signage framing, event lawn stage finishes, and audio equipment, pedestrian bridge design additions and expansion of parking technology

Director of Design and Construction Andy Henning requested approval of a contract amendment regarding Epic Central construction. He addressed project and landscaping enhancements, revisions, and coordination items. The change order total is eight hundred thirty-nine thousand four hundred seventy-four and thirty-six. We still have one point three million dollars in contingency. Chairman Copeland asked for Mr. Henning to touch on the expansion of parking technology. Mr. Henning responded that based on traffic flow, we determined that we would have vehicles that would enter the parking area from multiple directions, so we have added a double-sided digital display so that when entering Epic Central, they can see how many parking spaces are available in the garage.

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

20. Third contract renewal of price agreement for Utility Cut Repair Services with New Star Grading and Paving Co., not to exceed \$1,526,232.29

Purchasing Manager Angi Mize presents the third contract renewal of the price agreement for Utility Cut Repair Services with New Star Grading and Paving Co. in an amount not to exceed one million five hundred twenty-six thousand two hundred thirty-two and twenty-nine. New Star requested a price increase of twenty-five percent, and we were able to negotiate under ten percent, and we will rebid next year. Chairman Copeland asked what utility services are and if this was for future repairs. Mr. Johnson explained that after the main break repair, New Star comes in with concrete repair.

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 4:12 p.m.

*Chairman Jeff Copeland
Finance and Government Committee*

Date



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Keshnel Penny, Chief Information Officer IT Department

TITLE: Annual Contract for Digital Orthophotography from North Central Texas Council of Governments (NCTCOG) for (\$15,250.00 annually). This contract will be for one year with the option to renew for one additional one-year period totaling \$30,500.00 if all extensions are exercised

REVIEWING COMMITTEE: (Reviewed by the Finance & Government on 12/06/2022)

SUMMARY:

<i>Vendor Name:</i>	North Central Texas Council of Government (NCTCOG)
<i>Annual Cost/Total Cost:</i>	\$15,250.00 / \$30,500.00
<i>Department:</i>	Information Technology /GIS
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

Every two years, the North Central Texas Council of Governments (NCTCOG) sponsors a company to fly and digitally photograph the terrain of North Central Texas. These digital photographs' six-inch squares are georeferenced and combined to produce an overall image of the landscape of North Central Texas. The City of Grand Prairie purchases the orthophotography (aka' aerials') for the entire City plus buffer around the City. The GIS Department incorporates this imagery into base maps, allowing users to view geographically referenced features in Grand Prairie maps at varying extents.

State Purchasing Laws, Government Code, Chapter 271.102 authorize local governments to enter into joint contracts and cooperative agreements for the performance of governmental functions normally associated with the operation of government such as purchasing necessary materials and supplies.

The City approved a Master Interlocal agreement with North Central Texas Council of Governments (NCTCOG) whereby the City could make use of all entities agreement(s).

FINANCIAL CONSIDERATION:

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

MEETING DATE: 12/06/2022

PRESENTER: Cathy Patrick, CFO

TITLE: Annual Contract for Tents and Event Rentals from Serving Him dba Rental Stop up to \$75,000.00 annually. This contract will be for one year with the option to renew for four additional one-year periods totaling \$375,000.00 if all extensions are exercised

REVIEWING COMMITTEE: (Reviewed by the Finance & Government Committee on 12/06/2022)

SUMMARY:

<i>Vendor Name:</i>	Rental Stop
<i>Annual Cost/Total Cost:</i>	\$75,000.00/\$375,000.00
<i>Department:</i>	City-Wide
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

This contract is for tent and event rentals for the City of Grand Prairie. These services shall include but not limited to providing, installing and tear down tents of multiple sizes as well as tables, chairs portable bars, large troughs, white panel picket fence with sandbags and gate(s). The rentals will be for specific listed occasions as well as on an as needed basis. The tents will be located at multiple locations throughout the City of Grand Prairie. The specific occasions for Parks & Recreation's include The Big Event, Main Street Fest, Cinco De Mayo, Street N Treat as well as many others; The Landfill conducts GPISD student tours and their internal Thanksgiving celebration; and Memorial Garden's has an annual Sudden Infant Death (SID) ceremony and their annual Candlelight Ceremony.

The annual estimated dollar value of this contract shall be \$75,000.00. Annual estimated quantities are not known and vary from year to year. Serving Him, dba Rental Stop the lowest costs for most of the items rented.

PROCUREMENT DETAILS:

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

Local Vendor HUB Vendor

Number of Responses: three

RFP/RFB #: 23011

Selection Details: Low Bid Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	All Operating Funds
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ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Bid Summary

TENT & EVENT RENTALS

RFB #23011

TABULATION

				Local	HUB	Local
				Bid Tabulation		
				Tent and Event Setup		
				Peerless Events and Tents	Little Texas Tents	Serving Him dba Rental Stop
				Grand Prairie	Lago Vista	Grand Prairie
Item	Description	QTY	UOM	Unit Price	Unit Price	Unit Price
1	Tent Rental 10 X 10	1	EA	200.00	115.00	165.00
2	Tent Rental 10 X 20	1	EA	230.00	230.00	240.00
3	Side Walls 10 X 20	1	EA	120.00	100.00	43.00
4	Lighting Kit 10 X 20	1	EA	92.00	60.00	48.00
5	Tent Rental 20 X 30	1	EA	1,000.00	690.00	455.00
6	Side Walls 20 X 30	1	EA	200.00	345.00	51.00
7	Lighting Kit 20 X 30	1	EA	138.00	100.00	48.00
8	Tent Rental 30 X 30	1	EA	1,135.00	1,035.00	715.00
9	Side Walls 30 X 30	1	EA	240.00	450.00	95.00
10	Lighting Kit 30 X 30	1	EA	207.00	120.00	95.00
11	Tent Rental 30 X 45	1	EA	1,020.00	1,552.50	1,010.00
12	Side Walls 30 X 45	1	EA	280.00	776.25	48.00
13	Lighting Kit 30 X 45	1	EA	345.00	150.00	95.00
14	Tent Rental 10 X 140	1	EA	1,500.00	1,610.00	1,435.00
15	Side Walls 10 X 140	1	EA	600.00	805.00	45.00
16	Lighting Kit 10 X 140	1	EA	644.00	300.00	335.00
17	Tent Rental 10 X 160	1	EA	1,700.00	1,840.00	1,565.00
18	Side Walls 10 X 160	1	EA	680.00	920.00	45.00
19	Lighting Kit 10 X 160	1	EA	736.00	340.00	385.00
20	Tent Rental 10 X 180	1	EA	1,900.00	2,070.00	1,750.00
21	Side Walls 10 X 180	1	EA	760.00	1,035.00	45.00
22	Lighting Kit 10 X 180	1	EA	828.00	380.00	430.00
23	Tent Rental 40 X 100	1	EA	4,900.00	4,600.00	2,815.00
24	Side Walls 40 X 100	1	EA	560.00	2,300.00	95.00
25	Lighting Kit 40 X 100	1	EA	920.00	280.00	480.00
26	Flags	1	EA	20.00	10.00	
27	8 ft. Rectangle Tables	1	EA	12.00	8.00	12.00
28	8 Ft. Round Tables	1	EA	15.00	8.00	12.00
29	Round Tables with Umbrellas	1	EA	84.00	25.00	48.00
30	Cocktail Tall Round Tables	1	EA	14.00	8.00	14.00
31	Black and Chrome Folding Chairs	1	EA	1.90	2.00	1.65
32	Brown Folding Chairs	1	EA	1.50	2.00	N/A
33	White Folding Chairs	1	EA	1.90	2.00	1.70
34	Portable Bar	1	EA	115.00	200.00	67.00
35	Large Troughs	1	EA	36.00	50.00	35.00
36	White Panel Picket Fencing w/sandbags & gate	1	EA	36.00	8.00	40.00
37	Large Troughs	1	EA	29.00	50.00	35.00
38	Two Color Vinyl Graphic Logos 30 x 30	1	EA		50.00	375.00
39	Installation	1	EA	200.00	500.00	200.00
40	Removal	1	EA	200.00	500.00	200.00
41	Maintenance Site Visit (if needed)	1	EA	150.00	150.00	200.00
42	Additional Fees (if applicable please list below)	1	EA	40.00	100.00	TBD
46	Items not Specifically Listed add \$2000	1	EA	2,000.00	2,000.00	2,000.00

*note highlighted items reflect lowest cost per vendor. Serving Him, dba Rental Stop has the lowest costs for most of the items rented. Additional fees may include fuel, stakes, forklift rental, etc.



**CITY OF GRAND PRAIRIE
RESOLUTION**

MEETING DATE: 12/06/2022

PRESENTER: Brady Olsen, Assistant Finance Director

TITLE: Resolution approving the City's Investment Policy

PURPOSE OF REQUEST:

The City's Investment Policy is reviewed at least annually in accordance with State Law, Public Funds Investment Act of Texas (PFIA), or as deemed appropriate through other circumstances.

The scope of the City's amended investment policies will apply to investments of the Sports Corp, unless otherwise indicated. However, the investments for the Sports Corp will be separately and discretely managed apart from City funds. Any changes related to the Sports Corp will also be reviewed and approved by that body.

This year's changes mainly relate to dates and titles. Due to project needs, the Audit department will now be auditing the City's investments quarterly as opposed to monthly. The CFO will conduct monthly checks of the City's investments.

ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Investment Policy

BODY

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, APPROVING THE CITY OF GRAND PRAIRIE REVISED INVESTMENT POLICY TO BECOME EFFECTIVE UPON PASSAGE AND APPROVAL

WHEREAS, it is the goal of the City to maintain a long-term, stable, and positive financial condition;

WHEREAS, well-planned and prudent public funds investment management is essential to achievement of the City's goal;

WHEREAS, the City is required by State Law to review, revise if necessary, and adopt the City Investment Policy on an annual basis.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. the City Council hereby adopts the Investment Policy, attached as Exhibit A.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 13 DAY OF DECEMBER 2022.

CITY OF GRAND PRAIRIE
INVESTMENT POLICIES

~~November 16, 2021~~ December 13, 2022

Prepared by the Finance Department

Approved by the City Manager
(Originally approved March, 1986)

Adopted by the City Council December 13th 2022
~~Adopted by the City Council November 16th 2021~~

INVESTMENT POLICIES
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**CITY OF GRAND PRAIRIE
INVESTMENT POLICIES
MARCH 1, 1986
As Revised December 13, 2022
As Revised December 15, 2020**

I. Introduction and Scope

The City of Grand Prairie ("City") shall manage and invest its cash with three objectives, listed in order of priority: preservation and safety of principal, liquidity, and yield. The preservation and safety of the principal invested always remains the primary objective.

Cash management is defined as the process of managing monies in order to ensure optimum cash availability and optimum yield on short-term investment of idle cash. Pursued objectives include expediting revenue receipts and slowing down disbursements of cash.

The City shall maintain a comprehensive cash management program which includes collection of accounts receivable, vendor payment in accordance with invoice terms, and prudent investment of its available cash.

The Public Funds Investment Act Chapter 2256 Government Code of Texas as amended prescribes that each city is to adopt rules governing its investment practices. The "Investment Policies" are intended to fulfill the requirements of this State law.

Further, as administrative agent of the Grand Prairie Sports Facilities Development Corporation, Inc. ("the Sports Corp") the scope of the City's investment policies will apply to investments of the Sports Corp, unless otherwise indicated. However, the investments for the Sports Corp will be separately and discretely managed apart from City funds.

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II. Responsibility

These policies are developed by the City Manager to guide the Chief Financial Officer and staff in investment matters. The overriding goal of the Investment Policies is to enable the City to achieve the objectives of preservation and safety of principal, liquidity and yield while conducting its operations consistent with the Council-Manager form of government as established in the City Charter.

The purpose of the Investment Policies is to provide guidelines for the Chief Financial Officer in planning and directing the City's day-to-day investment affairs and in developing recommendations to the City Manager.

The City Manager designates the Chief Financial Officer as the City's chief investment officer. ~~The Assistant Finance Director, and Treasury Administrator~~~~The Treasury and Debt Manager, Assistant Finance Director, and Treasury Analyst~~ are designated as additional investment officers. The Chief Financial Officer is responsible for the City's comprehensive cash management program, including the administration of the Investment Policies. The Chief Financial Officer is responsible for considering the quality and capability of staff involved in investment management and procedures. The Chief Financial Officer shall be responsible for authorizing investments and the Treasury and Debt Manager shall account for investments and pledged collateral in order to maintain appropriate internal controls. The Assistant Finance Director shall be responsible for ensuring the investments are recorded in the City's financial system. The Internal Audit staff shall audit records ~~monthly~~ quarterly and the external auditors will review for management controls on investments and adherence to policy

as required by law.

III. Investment Committee

An Investment Committee consisting of the ~~Treasury Administrator, Controller, Treasury Analyst, Treasury and Debt Manager~~, Assistant Finance Director, Chief Financial Officer, and Deputy City Manager shall meet as frequently as necessary to review the City's investment portfolio. The committee shall also meet as necessary to add or delete a financial institution or broker/dealer from the list of institutions with whom the City may do business or to conduct other business. The committee shall also meet to review prospectuses, financial statements and other performance data on Money Market Mutual Funds and shall formulate recommendations on the advisability of investing in specific funds for the consideration of the City Council.

Any three of the five investment committee members constitute a quorum. The ~~Assistant Finance Director Treasury and Debt Manager~~ shall serve as chairman of the committee, and maintain written record of investment committee meetings.

IV. Authorized Investments

The City and Sports Corp may only invest in:

1. Obligations of the United States or its agencies and instrumentalities (except for derivatives and mortgage pass-through securities).
2. Municipal Securities (State, City, County, school or road district general obligation or revenue bonds) with a remaining maturity of three years or less which have received a rating by at least two nationally recognized credit rating agencies of at least A or its equivalent.
3. Commercial paper with a stated maturity of 365 days or less from the date of its issuance that is rated at least A-1, P-1, or the equivalent by at least two nationally recognized credit rating agencies or by one nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by a bank organized and existing under the laws of the United States or any state thereof. The Sports Corp only allows this quality of commercial paper if managed through a local government investment pool.
4. Public Funds Investment Pool with a weighted average maturity of 90 days or less whose investment objectives include seeking to maintain a stable net asset value of \$1 per share. An investment pool shall invest funds in authorized investments permitted by the Public Funds Investment Act. The pool must enter into a contract approved (by resolution) by the Grand Prairie City Council to provide investment services to the City or by the Sports Corporation Board to provide services to the Sports Corp

The pool must provide investment transaction confirmations and monthly reports that contain:

- the types and percentage breakdown of securities in which the pool is invested;
- the current average dollar-weighted maturity, based on the stated maturity date, of the pool;
- the current percentage of the pool's portfolio in investments that have stated

- maturities of more than one year;
 - the book value versus the market value of the pool's portfolio, using amortized cost valuation;
 - the size of the pool;
 - the number of participants in the pool;
 - the custodian bank that is safekeeping the assets of the pool;
 - a listing of daily transaction activity of the entity participating in the pool;
 - the yield and expense ratio of the pool, including a statement regarding how yield is calculated;
 - the portfolio managers of the pool; and
 - any changes or addenda to the offering circular.
- a. To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, a public funds investment pool that uses amortize cost or fair value accounting must mark its portfolio to market daily, and, to the extent reasonably possible, stabilize at a \$1.00 net asset value, when rounded and expressed to two decimal places. If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, the governing body of the public funds investment pool shall take action as the body determines necessary to eliminate or reduce to the extent reasonably practicable any dilution or unfair result to existing participants, including a sale of portfolio holdings to attempt to maintain the ratio between 0.995 and 1.005. In addition to the requirements of its investment policy and any other forms of reporting, a public funds investment pool that uses amortized cost shall report yield to its investors in accordance with regulations if the federal Securities and Exchange Commission applicable to reporting by money market funds.
- b. To be eligible to receive funds from and invest funds on behalf of an entity under this chapter, a public funds investment pool must have an advisory board composed;
1. equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for a public funds investment pool created under Chapter 791 and managed by a state agency; or
 2. of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.
- c. To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.
- d. To maintain eligibility to receive funds from and invest funds on behalf of the entity under this chapter, an investment pool must make available to the entity an annual audited financial statement of the investment pool in which the entity has funds invested.
5. An SEC-registered, no-load money market mutual fund approved (by resolution) by the City Council with a dollar-weighted average portfolio maturity of 90 days or less whose investment objectives include seeking to maintain a stable net asset value of \$1 per share. By state law the City is not authorized to invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds, in money market mutual funds described in this subsection or to invest its funds or funds under its control, including bond proceeds and reserve and other funds

held for debt service, in any one money market mutual fund in an amount that exceeds 10 percent of the total assets of the money market mutual fund.

6. Collateralized or insured certificates of deposit and other evidences of deposit at federally insured banks, fully guaranteed or insured by the FDIC (Federal Deposit Insurance Corporation) in the State of Texas.

V. Prohibited Investments

The City's authorized investment options are more restrictive than those allowed by State law. Furthermore, this policy specifically prohibits investment in the following investment securities.

1. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal.
2. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest.
3. Collateralized mortgage obligations that have a stated final maturity date of greater than 10 years.
4. Collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

VI. Diversification

Investments shall be diversified to reduce the risk of loss resulting from over-concentration of investments in a specific maturity, a specific issue, or a specific class of securities.

The asset mix of the City's and Sports Corp portfolio is expressed in terms of maximum commitment so as to allow flexibility to take advantage of market conditions. This policy represents the allowable maximum at the point in time that an investment is placed or security bought, as maturities and call features may affect the portfolio distribution. The asset mix requirements are as follows:

	% City Max	% Sports Corp Max
U.S. Treasury Bills and Notes	100	100
U.S. Agency or Instrumentality Obligations (each type)	25 (a)	40
Repurchase Agreements (except for Bond Proceeds)	20	20
Municipal Securities (total)	40	40
Municipal Securities (out-of-state)	40	40
Certificates of Deposit (per institution)	20	20
Money Market Mutual Fund	50 (b)	50 (b)
Public Funds Investment Pool	50	100

(a) Total agency investments limited to no more than 100% of the total portfolio.

(b) State law allows up to 80% of monthly average fund balance, excluding bond proceeds. The City and Sports Corp limit exposure to 50% to reduce risk.

In addition, the City may invest in callable securities but shall limit the total amount to no more than 50% of the portfolio. The Sports Corp does not limit the amount of callable securities.

VII. Qualifying Institutions

Financial institutions (Federally insured banks) with and through whom the City invests in Certificate of Deposits shall be located in the State of Texas. Broker/dealers through whom the City purchases U. S. Government securities may include those dealers reporting to the Market Reports Division of the Federal Reserve Bank of New York, also known as the "primary government securities dealers" and Hilltop Securities except that repurchase agreements shall not be executed through Hilltop Securities. In addition, other regional broker/dealers may be considered by the Investment Committee.

The City shall evaluate the financial institutions' and broker/dealers' soundness to the extent the investment committee considers necessary. Investigation may include review of rating agency reports, review of call reports, and analyses of management, profitability, capitalization, and asset quality. Financial institutions and broker/dealers with whom the City wishes to do business shall provide the financial data requested by the City.

The investment committee shall review the information and decide on the soundness of a financial institution or broker/dealer before adding the institution to the list of those with whom the City does business. The list of approved brokers/dealers shall be annually adopted by the Investment Committee. An institution must be approved by the investment committee and added to the approved list before any business can be transacted with the City.

The City will send the Investment Policy to all approved financial institutions and broker/dealers (approved organizations) annually with a statement that that the City is providing the investment policy to aid in meeting its duties under Financial Industry Regulatory Authority (FINRA) Rule 2111, relating to "knowing your customer." The City deems that by providing the investment policy to approved organizations, the approved organization has reviewed the City's investment policy in satisfaction of the duties under FINRA Rule 2111, which states that organizations are required to "have a reasonable basis to believe that a recommendation is

suitable for a particular customer based on that customer's investment profile.”

VIII. Safekeeping

Investments in U. S. Treasury agency and instrumentality obligations purchased by the city and securities pledged as collateral for certificates of deposit or other evidences of deposit and for repurchase agreements shall be retained in safekeeping in a third party safekeeping bank or in the Federal Reserve Bank in the City's name. The city, financial institution, and the safekeeping bank(s) shall operate in accordance with a master safekeeping agreement signed by all three parties.

Securities owned by the City and collateral securities pledged to the City which must be maintained in safekeeping must be maintained at a bank other than the bank through which the specific owned security is purchased or from which the specific collateral security is pledged.

IX. Collateral Securities for Certificates of Deposit and Demand Accounts

Collateralization is required for all uninsured collected balances, plus accrued interest if any. The City will accept as collateral for its certificates of deposit and demand accounts and other evidences of deposit the following securities:

- FDIC coverage
- Obligations of the United States or its agencies and instrumentalities (except for derivatives and mortgage pass-through securities)
- State, city, county, school, or road district general obligation or revenue bonds*, except that out-of-state bonds shall be limited to general obligation bonds
- City of Grand Prairie revenue bonds or general obligation bonds, time warrants, tax notes and certificates of obligation
- A Letter of Credit issued by a Federal Home Loan Bank

* The securities must be rated at least A by at least one of the nationally recognized rating services. Collateral consisting of out-of-state bonds shall be limited to fifty percent (50%) of the total collateral pledged by a financial institution.

The securities shall be marked-to-market no less frequently than monthly, and the ratio of collateral market value to amount invested plus accrued interest shall be no less than 105%.

The above constitutes the only acceptable means of collateralizing the City's deposits. Collateral securities must be owned outright by the pledging financial institution. The collateral securities must be held in safekeeping by a third-party custodian designated by the entity and in the City's name pursuant to a safekeeping agreement signed by the financial institution and the City. The pledging financial institution may substitute collateral securities with securities of acceptable quality upon authorization from the City. Collateral shall be audited at least annually by the City's independent auditors and may be audited by the City at any time during normal business hours of the safekeeping bank.

The financial institutions with which the City invests and/or maintains other deposits shall provide monthly, and as requested by the City, a listing of the City's certificates of deposit and other deposits at the institution and a listing of the collateral pledged to the City marked to current market prices. The listing shall include total pledged securities itemized by:

Name
 Type/description
 Par value
 Current market value
 Maturity date
 Nationally recognized credit rating agency rating (if available)

The City and the financial institutions shall assume responsibility for ensuring that collateral is sufficient and may stipulate seasonal adjustments to accommodate higher cash volume.

X. Investment Practice - General

All investment decisions shall be internally documented and approved before execution by any two of the investment officers. All funds reported in the City's Comprehensive Annual Financial Report (CAFR) are included in the Pooled Investment Fund. Any of the above investment officers may order investments orally, but the financial institution or broker/dealer shall follow up the investment order with a written confirmation.

All investments purchased by the City and held in safekeeping in a third-party safekeeping institution shall be purchased "delivery versus payment." That is, the City shall authorize the release of its funds only after it has received notification from the safekeeping bank that a purchased security has been received in the City's safekeeping account. This notification may be oral, but will be followed up in writing with the original safekeeping receipt.

The City must have confirmation from the Federal Reserve Bank or Federal Home Loan Bank of Dallas that collateral pledged from a financial institution is in the City's account before investing in certificates of deposit or other evidences of deposit at the financial institution. This confirmation may be oral, but must be followed up in writing with the original safekeeping receipt.

Competitive quotations shall always be taken for certificates of deposit and shall be taken for U.S. Treasury security investments as considered prudent by the investment committee.

Effect of Loss of Required Rating – All prudent measures will be taken to liquidate an investment that is downgraded to less than the required minimum rating. This includes consideration of final maturity date, realized amount of gain/loss, alternative investment options, rating agency analyses and their rationale.

Rating changes will be monitored through the information published by the rating agencies, industry newsletters and broker/dealer notifications.

XI. Reporting

The City Manager shall report quarterly to the City Council and Sports Corp on their investments. The report must:

- describe in detail the investment position of the entity on the date of the report;
- be prepared jointly by all investment officers of the City;
- be signed by each investment officer of the City;
- contain a summary statement of each pooled fund group that states the:
 - beginning market value for the reporting period;

- additions and changes to the market value during the period;
- ending market value for the period; and
- fully accrued interest for the reporting period;
- state the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested;
- state the maturity date of each separately invested asset that has a maturity date;
- state the account or fund or pooled group fund in the city for which each individual investment was acquired; and
- state the compliance of the investment portfolio of the City as it relates to:
 - the investment strategy expressed in the City's investment policy; and
 - relevant provisions of the public funds investment act.

If an entity invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the reports prepared by the investment officers under this section shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the governing body by that auditor.

Each month Bank of New York Mellon shall provide market prices of all the City's investment securities for which they hold as the City's third party safekeeping bank.

XII. Training

State law requires the investment officers of a local government shall attend at least one training session consisting of at least 10 hours of instruction relating to the investment officers' responsibilities within 12 months of assuming duties. Training must include education in investment controls, security risks, strategy risks, market risks, and compliance with the Public Funds Investment Act.

In addition, the Investment Officer(s) must attend an investment training session not less than once in a two-year period that begins on the first day of the City's fiscal year and consists of the two consecutive fiscal years thereafter. Not less than 8 hours of instruction is required relating to investment responsibilities under this subchapter from an independent source approved by the governing body of the local government or a designated investment committee advising the investment officer as provided for in the investment policy of the local government.

XIII. Strategy

City Funds: The City accounts for investments in one main portfolio and is primarily managed through the Pooled Investment Fund. The City may, from time to time, specially designate funds to isolate and distribute interest, such as Epic CIP, TxDot Grants, and TWDB Escrow. In those instances, interest will be distributed to the fund designated; otherwise, investment earnings will be pooled and distributed according to city policy and management or council direction. Sports Corp will be kept separate.

The investment maturity schedule shall correspond with the City's projected cash flow needs. Remaining maturities on individual investments purchased shall be no longer than 3 years, except exempt funds which would be subject to a maximum security of 5 years. Exempt funds would include long-term required reserves such as the Cemetery Perpetual Care Fund or bond reserve funds. An average remaining maturity of 365 days or less shall be maintained on bond proceeds, subject to arbitrage rebate restriction, and the total portfolio average remaining maturity shall not exceed one year.

Bond sale proceeds are part of the Pooled Investment Fund. As such arbitrage is an issue where the city continues to pursue maximizing yield on applicable investments while insuring the safety of capital and liquidity. It is a fiscally sound position to continue optimization of yield and rebate excess earnings, if necessary.

Sports Corp Funds: The Sports Corp portfolio covers operating, reserve and construction project needs. Investment maturities shall be governed within the boundaries of maturity, diversity, liquidity and quality expressed in this policy. Maturities will correspond with cash flow needs of the Sports Corp, but will not exceed 5 years. The total portfolio average will not exceed two years.

XIV. Indemnity

The City Manager, Deputy City Manager, Chief Financial Officer, Assistant Finance Director, Controller, ~~Treasury Administrator~~~~Treasury and Debt Manager~~, ~~Treasury Analyst~~, and other Finance Department employees, and the Investment Committee shall be personally indemnified in the event of investment loss provided the Investment Policies are followed.

All participants in the investment process shall seek to act responsibly as custodians of public assets. Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

Anyone involved in investing City funds shall file with the Chief Financial Officer and the Investment Committee a statement disclosing any personal business relationship and any material financial interest in a business organization that handle City of Grand Prairie investments. An investment officer has a personal business relationship with a business organization if:

1. The investment officer owns 10% or more of the voting stock or shares of the business organization or owns \$5,000 or more of the fair market value of the business organization;
2. Funds received by the investment officer from the business organization exceed 10% of the investment officers gross income for the prior year; or
3. The investment officer has acquired from the business organization during the prior year investments with a book value of \$2,500 or more for the personal account of the investment officer.

Any investment officer who is related with the second degree by affinity or consanguinity as determined under the Tex. Gov't. Code Ann. Ch. 573 to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship with the City Council and the Texas Ethics Commission.

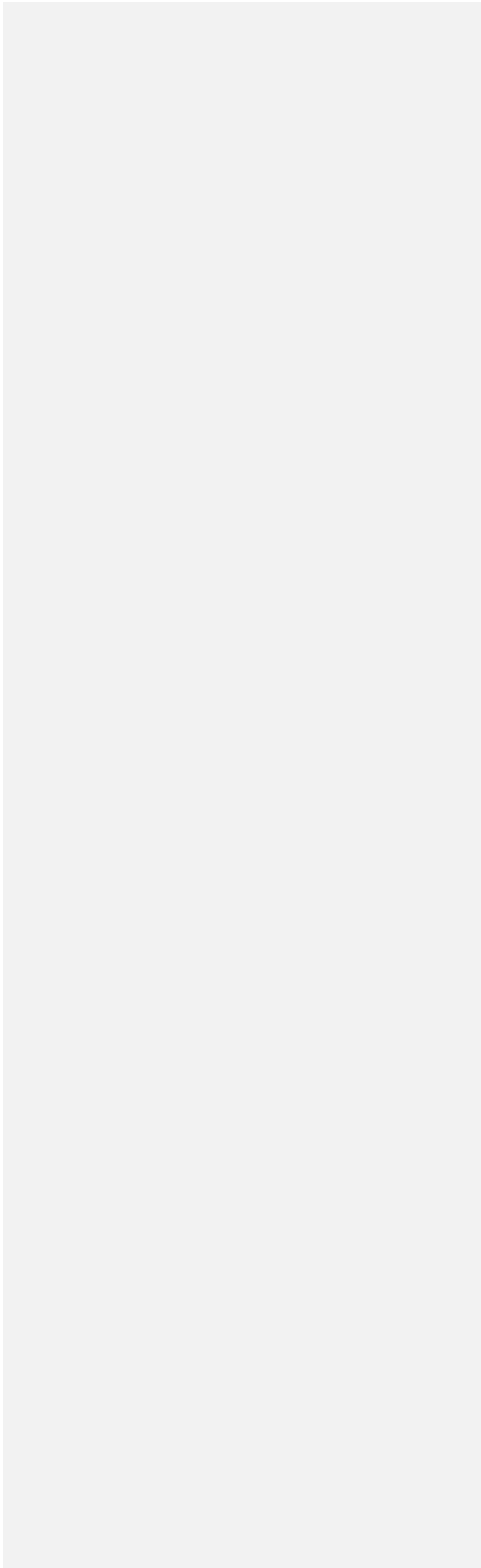
The standard of prudence to be used by the investment officers shall be the "Prudent Person Rule" as set forth in Tex. Gov't. Code Ann. Sec. 2256.006 and will be applied in the context of managing an overall portfolio: "Investments shall be made with judgment and care under circumstances then prevailing – which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived."

Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibilities for an individual security's credit risk or market price change, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

XV. Policy Revisions

The policies will be reviewed and adopted annually by the City Council Finance and Government Committee and City Council, as well as, the Sports Corp Finance and Governance Committee and the Sports Corp Board.

The policies may be amended by recommendation of the City Manager and action (by resolution or minute order) of the City Council and Sports Corp. Investment Policy revisions may become necessary with changes in State law, entity needs, the economy, and investment opportunities. Due to the less frequent timing of Sports Corp Board formal meetings, any administrative changes made by the City Council will apply to the Sports Corp until formal ratification can occur. Administrative matters may include definitions of authorized or unauthorized investments, clarification of matters pertaining to state law and procedures, assignment of investment officers and committees and similar items. No substantive changes to authorized investments, diversification or maximum maturity will be made to Sports Corp funds without their board approval.



XVI. Glossary of Terms

AGENCIES: Federal agency securities.

ASKED: The price at which securities are offered.

BANKERS' ACCEPTANCE (BA): A draft, bill, or exchange accepted by a bank or trust company. The accepting institution guarantees payment of the bill, as well as the issuer.

BID: The price offered by a buyer of securities. (When you are selling securities, you ask for a bid.) See Offer.

BROKER: A broker brings buyers and sellers together for a commission.

CERTIFICATE OF DEPOSIT (CD): A time deposit with a specific maturity evidenced by a certificate. Large denomination CD's are typically negotiable.

COLLATERAL: Securities, evidence of deposit or other property which a borrower pledges to secure repayment of a loan. Also refers to securities pledged by a bank to secure deposits of public monies.

ANNUAL FINANCIAL REPORT: The official annual report for the City of Grand Prairie. It includes five combined statements for each individual fund and account group prepared in conformity with GAAP. It also includes supporting schedules necessary to demonstrate compliance with finance related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section.

COUPON: (a) The annual rate of interest that a bond's issuer promises to pay the bondholder on the bond's face value. (b) A certificate attached to a bond evidencing interest due on a payment date.

DEALER: A dealer, as opposed to a broker, acts as a principal in all transactions, buying and selling for his own account.

DEBENTURE: A bond secured only by the general credit of the issuer.

DELIVERY VERSUS PAYMENT: There are two methods of delivery of securities: delivery versus payment and delivery versus receipt. Delivery versus payment is delivery of securities with an exchange of money for the securities. Delivery versus receipt is delivery of securities with an exchange of a signed receipt for the securities.

DISCOUNT: The difference between the cost price of a security and its maturity when quoted at lower than face value. A security selling below original offering price shortly after sale also is considered to be at a discount.

DISCOUNT SECURITIES: Non-interest-bearing money instruments that are issued a discount and redeemed at maturity for full face value, e.g. U.S. Treasury Bills.

DIVERSIFICATION: Dividing investment funds among a variety of securities offering independent returns.

FEDERAL CREDIT AGENCIES: Agencies of the federal government set up to supply credit to various classes of institutions and individuals, e.g., S&L's, small business firms, students, farmers, farm cooperatives, and exporters.

FEDERAL DEPOSIT INSURANCE CORPORATION (FDIC): A federal agency that insures bank deposits, currently up to \$250,000 per deposit.

FEDERAL FUNDS RATE: The rate of interest at which Fed funds are traded. This rate is currently pegged by the Federal Reserve through open-market operations.

FEDERAL HOME LOAN BANKS (FHLB): The institutions that regulate and lend to savings and loan associations. The Federal Home Loan Banks play a role analogous to that played by the Federal Reserve Banks vis-a-vis member commercial banks.

FEDERAL NATIONAL MORTGAGE ASSOCIATION (FNMA): FNMA, like GNMA was chartered under the Federal National Mortgage Association Act in 1938. FNMA is a federal corporation working under the auspices of the Department of Housing and Urban Development (HUD). It is the largest single provider of residential mortgage funds in the United States.

Fannie Mae, as the corporation is called, is a private stockholder-owned corporation. The corporation's purchases include a variety of adjustable mortgages and second loans, in addition to fixed-rate mortgages. FNMA's securities are also highly liquid and are widely accepted. FNMA assumes and guarantees that all security holders will receive timely payment of principal and interest.

FEDERAL OPEN MARKET COMMITTEE (FOMC): Consists of seven members of the Federal Reserve Board and five of the twelve Federal Reserve Bank Presidents. The President of the New York Federal Reserve Bank is a permanent member, while the other Presidents serve on a rotating basis. The Committee periodically meets to set Federal Reserve guidelines regarding purchases and sales of Government Securities in the open market as a means of influencing the volume of bank credit and money.

FEDERAL RESERVE SYSTEM: The central bank of the United States created by Congress and consisting of a seven member Board of Governors in Washington, D.C., 12 regional banks and about 5,700 commercial banks that are members of the system.

GOVERNMENT NATIONAL MORTGAGE ASSOCIATION (GNMA or Ginnie Mae): Securities influencing the volume of bank credit guaranteed by GNMA and issued by mortgage bankers, commercial banks, savings and loan associations, and other institutions. Security holder is protected by full faith and credit of the U.S. Government. Ginnie Mae securities are backed by the FHA, VA or FMHM mortgages. The term "pass throughs" is often used to describe Ginnie Maes.

LETTERS OF CREDIT: A financial instrument in which the issuing bank promises to pay a third party on behalf of a second party.

LIQUIDITY: A liquid asset is one that can be converted easily and rapidly into cash without a substantial loss of value. In the money market, a security is said to be liquid if the spread between bid and asked prices is narrow and reasonable sized can be done at those quotes.

LOCAL GOVERNMENT INVESTMENT POOL (LGIP): The aggregate of all funds from political subdivisions that are placed in the custody of the State Treasurer for investment and reinvestment.

MARKET VALUE: The price at which a security is trading and could presumably be purchased or sold.

MASTER REPURCHASE AGREEMENT: A written contract covering all future transactions between the parties to repurchase-reverse repurchase agreements that establishes each party's rights in the transactions. A master agreement will often specify, among other things, the right of the buyer-lender to liquidate the underlying securities in the event of default by the seller-borrower.

MATURITY: The date upon which the principal or stated value of an investment becomes due and payable.

MONEY MARKET: The market in which short-term debt instruments (bills, commercial paper, bankers' acceptances, etc.) are issued and traded.

OFFER: The price asked by a seller of securities. (When you are buying securities, you ask for an offer.) See Asked and Bid.

OPEN MARKET OPERATIONS: Purchases and sales of government and certain other securities in the open market by the New York Federal Reserve Bank as directed by the FOMC in order to influence the volume of money and credit in the economy. Purchases inject reserves into the bank system and stimulate growth of money and credit; sales have the opposite effect. Open market operations are the

Federal Reserve's most important and most flexible monetary policy tool.

NATIONAL CREDIT UNION SHARE INSURANCE FUND: The federal fund to insure member's deposits in federally insured credit unions. Administered by the National Credit Union Administration, and is backed by the "full faith and credit" of the U.S. Government.

PORTFOLIO: Collection of securities held by an investor.

PRIMARY DEALER: A group of government securities dealers who submit daily reports of market activity and positions and monthly financial statements to the Federal Reserve Bank of New York and are subject to its informal oversight. Primary dealers include Securities and Exchange Commission (SEC)-registered securities broker-dealers, banks, and a few unregulated firms.

PRUDENT PERSON RULE: An investment standard. In some states, the law requires that a fiduciary, such as a trustee, may invest money only in a list of securities selected by the custody state the so-called legal list. In other states the trustee may invest in a security if it is one which would be bought by a prudent person of discretion and intelligence who is seeking a reasonable income and preservation of capital.

QUALIFIED PUBLIC DEPOSITORIES: A financial institution which does not claim exemption from the payment of any sales or compensating use or ad valorem taxes under the laws of this state, which has segregated for the benefit of the commission eligible collateral having a value of not less than its maximum liability and which has been approved by the Public Deposit Protection Commission to hold public deposits.

RATE OF RETURN: The yield obtainable on a security based on its purchase price or its current market price. This may be the amortized yield to maturity on a bond or the current income return.

REPURCHASE AGREEMENT (RP OR REPO): A holder of securities sells these securities to an investor with an agreement to repurchase them at a

fixed price on a fixed date. The security "buyer" in effect lends the "seller" money for the period of the agreement, and the terms of the agreement are structured to compensate him for this. Dealers use RP extensively to finance their positions. Exception: When the Fed is said to be doing RP, it is lending money, that is, increasing bank reserves.

SAFEKEEPING: A service to customers rendered by banks for a fee whereby securities and valuables of all types and descriptions are held in the bank's vaults for protection.

SECONDARY MARKET: A market made for the purchase and sale of outstanding issues following the initial distribution.

SECURITIES & EXCHANGE COMMISSION: Agency created by Congress to protect investors in securities transactions by administering securities legislation.

SEC RULE 15C3-1: See Uniform Net Capital Rule.

TREASURY BILLS: A non-interest-bearing discount security issued by the U.S. Treasury to finance the national debt. Most bills are issued to mature in three months, six months, or one year.

TREASURY BONDS: Long-term coupon bearing U.S. Treasury securities issued as direct obligations of the U.S. Government and having initial maturities of more than 10 years.

TREASURY NOTES: A medium-term coupon-bearing U.S. Treasury securities issued as direct obligation of the U.S. Government and having initial maturities from two to 10 years.

UNIFORM NET CAPITAL RULE: Securities and Exchange Commission requirement that member firms as well as nonmember broker-dealers in securities maintain a maximum ratio of indebtedness to liquid capital of 15 to 1; also called net capital rule and net capital ratio. Indebtedness covers all money owed to a firm, including margin loans and commitments to purchase securities, one reason new public issues are spread among members of underwriting syndicates. Liquid capital includes cash and assets easily converted into cash.

YIELD: The rate of annual income return on an investment, expressed as a percentage. (a) **INCOME YIELD** is obtained by dividing the current dollar income by the current market price for the security. (b) **NET YIELD** or **YIELD TO MATURITY** is the current income yield minus any premium above par or plus any discount from par in purchase price, with the adjustment spread over the period from the date of purchase to the date of maturity of the bond.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Noreen Housewright, Assistant Director of Engineering

TITLE: Purchase of permanent Right-of-Way designated as Parcel No 3, Ellis County, located at approximately 2445 Davis Dr, Midlothian, TX, from Mr. Clinton Smart, required for re-alignment and widening of Davis Drive for \$64,216.00 plus title insurance expenses and closing costs, not-to-exceed \$70,000.00

REVIEWING COMMITTEE: Reviewed by Finance and Government Committee on 12/06/2022

SUMMARY:

<i>Vendor Name:</i>	Mr. Clinton Smart
<i>Annual Cost/Total Cost:</i>	\$70,000.00
<i>Department:</i>	Engineering and Public Works
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

Clinton Smart has agreed to sell 0.198 of one acre (8,621 sq. ft.) for permanent right of way for \$64,216.00 (see **Exhibit “A”** for description). This property is required for the re-alignment and widening of Davis Drive which is an approved Capital improvement project for the FY23 budget year. This amount is reasonable and is the appraised value determined by an independent appraisal of the right of way. The City will pay all title insurance expenses and related closing costs. Total purchase and related costs will not exceed \$70,000.

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Street/Storm Drainage Capital Improvement Project Funds
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If Capital Improvement:

Total Project Budget	\$6,200,000	Proposed New Funding:	N/A	Remaining Funding:	\$6,130,000.00
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ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Exhibit A – Property Description

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT RIGHT-OF-WAY
PARCEL NO. 3

BEING A 0.198 ACRE TRACT OF LAND SITUATED IN THE SETH M. BLAIR SURVEY, ABSTRACT NO. 135, IN THE CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, AND BEING A PART OF A CALLED 0.710 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN TO CLINTON SMART AS RECORDED IN VOLUME 781, PAGE 682 OF THE DEED RECORDS, ELLIS COUNTY, TEXAS, SAID 0.198 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET ON THE NORTHWEST LINE OF SAID 0.710 ACRE TRACT; SAID CORNER BEING ON THE COMMON SOUTHWEST LINE OF A CALLED 24.5100 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO INTERNATIONAL LEADERSHIP OF TEXAS, INC. AS RECORDED IN COUNTY CLERK'S FILE NO. 2156156 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, FROM WHICH THE NORTH CORNER OF SAID 0.710 ACRE TRACT BEARS NORTH 60 DEGREES 30 MINUTES 15 SECONDS EAST, A DISTANCE OF 149.32 FEET, FROM SAID CORNER A 1/2-INCH IRON ROD FOUND BEARS SOUTH 73 DEGREES 30 MINUTES 14 SECONDS WEST, A DISTANCE OF 0.41 FEET;

THENCE, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID 0.710 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

SOUTH 29 DEGREES 29 MINUTES 21 SECONDS EAST, A DISTANCE OF 24.73 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT;

IN SOUTHEASTERLY DIRECTION, ALONG SAID TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 17 DEGREES 16 MINUTES 06 SECONDS, A RADIUS OF 200.00 FEET, A CHORD WHICH BEARS SOUTH 38 DEGREES 07 MINUTES 24 SECONDS EAST, A DISTANCE OF 60.05 FEET, AND AN ARC LENGTH OF 60.28 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;

IN SOUTHEASTERLY DIRECTION, ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16 DEGREES 58 MINUTES 22 SECONDS, A RADIUS OF 280.00 FEET, A CHORD WHICH BEARS SOUTH 38 DEGREES 16 MINUTES 16 SECONDS EAST, A DISTANCE OF 82.64 FEET, AND AN ARC LENGTH OF 82.94 FEET, TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTHEAST LINE OF SAID 0.710 ACRE TRACT, SAME BEING THE COMMON NORTHWEST LINE OF A CALLED 0.710 ACRE TRACT OF LAND DESCRIBED IN TRUST DISTRIBUTION DEED TO KAREN BETH CRAMER AS RECORDED IN COUNTY CLERK'S FILE NO. 1704458 OF THE OFFICIAL

PUBLIC RECORDS, ELLIS COUNTY, TEXAS, FROM WHICH THE EAST CORNER OF SAID 0.710 ACRE TRACT OF LAND TO CLINTON SMART BEARS NORTH 60 DEGREES 56 MINUTES 46 SECONDS EAST, PASSING AT A DISTANCE OF 127.40 FEET A 5/8-INCH IRON ROD WITH "KHA" CAP FOUND, AND CONTINUING IN ALL A TOTAL DISTANCE OF 127.54 FEET, SAID CORNER BEING THE NORTH CORNER OF SAID 0.710 ACRE TRACT OF LAND TO KAREN BETH CRAMER;

THENCE, SOUTH 60 DEGREES 56 MINUTES 46 SECONDS WEST, ALONG SAID COMMON LINE PASSING A 1/2-INCH IRON PIPE FOUND AT A DISTANCE OF 43.98 FEET, PASSING THE EXISTING EAST RIGHT-OF-WAY LINE OF DAVIS ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY) AT A DISTANCE OF 45.26 FEET, AND CONTINUING OVER AND ACROSS SAID DAVIS ROAD IN ALL A TOTAL DISTANCE OF 64.21 FEET TO A MAG NAIL SET FOR THE SOUTH CORNER OF SAID 0.710 ACRE TRACT TO CLINTON SMART, SAID CORNER BEING THE WEST CORNER OF SAID 0.710 ACRE TRACT TO KAREN BETH CRAMER, AND SAID CORNER BEING ON THE GENERAL CENTERLINE OF SAID DAVIS ROAD;

THENCE, NORTH 29 DEGREES 24 MINUTES 51 SECONDS WEST, GENERALLY ALONG SAID CENTERLINE, A DISTANCE OF 165.28 FEET TO A MAG NAIL SET FOR CORNER ON SAID CENTERLINE;

THENCE, NORTH 60 DEGREES 30 MINUTES 15 SECONDS EAST, DEPARTING SAID CENTERLINE, PASSING AT A DISTANCE OF 18.95 FEET A 5/8-INCH IRON ROD WITH "MMA" CAP FOUND FOR THE MOST WESTERLY SOUTHWEST CORNER OF SAID 24.5100 ACRE TRACT, SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF AFORESAID DAVIS ROAD, FROM WHICH A 5/8-INCH IRON ROD WITH "KHA" CAP FOUND BEARS NORTH 29 DEGREES 23 MINUTES 04 SECONDS WEST, A DISTANCE OF 100.02 FEET, AND CONTINUING IN ALL A TOTAL DISTANCE OF 42.36 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.198 ACRES (8,621 SQUARE FEET) OF LAND MORE OR LESS OF WHICH 0.072 ACRES (3,133 SQUARE FEET) LIE WITHIN THE PRESCRIPTIVE RIGHT-OF-WAY OF SAID DAVIS ROAD.

A PARCEL PLAT OF EQUAL DATE HEREWITH ACCOMPANIES THIS PROPERTY DESCRIPTION.

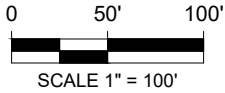
Michael J. Baitup

Michael J. Baitup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4574
LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
469-484-0778
TBPELS Firm No. 10194382



MAY 31, 2022

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC L	Item 7.
C1	17°16'06"	200.00'	S38°07'24"E	60.05'	60.	
C2	16°58'22"	280.00'	S38°16'16"E	82.64'	82.94'	



STATE OF TEXAS
51.008/100 UNDIVIDED INTEREST
PARCEL 11
PART 1
A CALLED 95.500 ACRES
VOL. 849, PG. 843
D.R.E.C.T.

STATE HIGHWAY NO. 360
(VARIABLE WIDTH RIGHT-OF-WAY)

**0.198 ACRES
(8,621 SQ. FT.)**
**0.072 ACRES
(3,133 SQ. FT.)**
IN EXISTING
R.O.W.

SETH M. BLAIR SURVEY,
ABSTRACT NO. 135

KNOX STREET PARTNERS NO. 30, LTD.
A CALLED 40.795 ACRES
C.C.#2135347
O.P.R.E.C.T.

LINE	BEARING	DISTANCE
L1	S29°29'21"E	24.73'
L2	S60°56'46"W	64.21'
L3	N60°30'15"E	42.36'

- ABSTRACT LINE
ADJOINER DEED LINE
BOUNDARY LINE
PROPOSED CENTERLINE
PROPOSED RIGHT-OF-WAY
CAPPED IRON ROD FOUND
5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
(UNLESS OTHERWISE NOTED)
IRON PIPE FOUND
IRON ROD FOUND
COUNTY CLERK'S NUMBER
VOLUME, PAGE
DEED RECORDS, ELLIS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
DIRECTIONAL CONTROL LINE
RIGHT-OF-WAY

LEGEND

- CIRF ●
- CIRS ○
- IPF ●
- IRF ●
- C.C.#
- VOL., PG.
- D.R.E.C.T.
- O.P.R.E.C.T.
- D.C.L.
- R.O.W.

BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATE VALUES SHOWN ARE GRID COORDINATES.

INTERNATIONAL LEADERSHIP OF TEXAS, INC.
A CALLED 24.5100 ACRES
C.C.# 2156156
O.P.R.E.C.T.

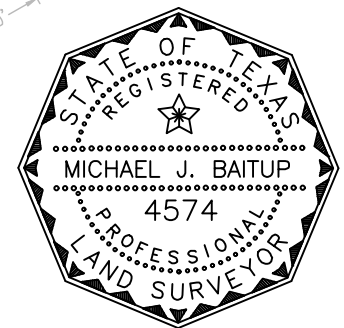
JOSEPH HOWARD SURVEY,
ABSTRACT NO. 616

KAREN BETH CRAMER
A CALLED 0.71 ACRES
C.C.#1704458
O.P.R.E.C.T.

AS DESCRIBED IN

CASE NUMBER 493-42449-MT-7
IN THE
UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS,
FORT WORTH DIVISION
JUDSON CRAMER
A CALLED 0.71 ACRES

B.F. HOWARD SURVEY,
ABSTRACT NO. 513



Michael J. Baitup

PAGE 3 OF 3	DATE:	05/31/22
	DRWN BY:	W.P.
	CHKD BY:	M.J.B.
	PROJ NO.	0150

EXHIBIT "B"
PERMANENT RIGHT-OF-WAY
PARCEL NO. 3
0.198 ACRES
IN THE
SETH M. BLAIR SURVEY, ABSTRACT NO. 135
CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

LJA Surveying, Inc.
6060 North Central Expressway Suite 400
Dallas, Texas 75206
Phone 469
T.B.P.E.L.S. Firm No. 39

S:\NTX-LAND\0150\200 SURVEY\280 Easements\New folder\EX03\0150EX03.dwg 5/31/2022



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 12/06/2022

PRESENTER: Walter Shumac III, Director of Transportation

TITLE: Ordinance amending the FY 2022/2023 Streets Capital Improvement Project Budget; Change Order No. 2 with Pacheco Koch for the Main Street Roadway Improvements including intersection improvements, roundabouts, traffic data collection, and traffic analysis in the amount of \$270,300

REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee on 12/06/2022)

SUMMARY:

<i>Vendor Name:</i>	Pacheco Koch Consulting Engineering, Inc
<i>Annual Cost/Total Cost:</i>	\$270,300
<i>Department:</i>	Transportation
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

The project consists of design schematics, environmental documents, construction documents, and bidding phase services to convert approximately 1.6 miles on Main Street (SH180), from SH161 to east of Belt Line (FM1382), from a four-lane divided urban roadway with a flush median to a two-lane divided urban roadway with a raised median with landscape enhancements, traffic channelization, water, sewer, and drainage upgrades, two signalized intersections and parking at selected locations.

Request for Qualifications #21005 was advertised and distributed to 37 professional engineering firms, including 1 Grand Prairie firm and 20 Historically Underutilized Businesses (HUBs). The City received 9 submittals from interested firms. Staff evaluated all the submittals and selected Pacheco Koch as the finalist due to their previous engineering work and their understanding of the project with a clear and decisive process for project delivery.

On March 2, 2021, the City Council awarded a Design/Build Contract in the amount of \$3,110,003.00 to Pacheco Koch for the Main Street Roadway Improvements.

On September 6, 2022, the City Council approved Change Order/Amendment No. 1 in the amount of \$49,000 for increased pricing associated with surveying services and engineering services.

Change Order/Amendment No. 2 in the amount of \$270,300 represents additional work including intersection improvements, roundabouts, traffic data collection, and traffic analysis.

HISTORY:

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
<u>Original Contract:</u>	\$3,110,003	3/2/2021	
<u>Change Order #1</u>	\$49,000	9/6/2022	Increased pricing associated with surveying services and engineering services.
<u>Change Order #2</u>	\$270,300		Straza design and intersection improvements.

PROCUREMENT DETAILS:

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

Local Vendor HUB Vendor

Number of Responses:9 RFQ#:21005

Selection Details: Low Bid Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Streets Capital Improvement Project Budget
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If Capital Improvement:					
Total Project Budget	\$3,716,503	Proposed New Funding:	\$270,300 Streets Capital Improvement Project Unobligated	Remaining Funding:	\$0

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2022/2023 STREETS CAPITAL IMPROVEMENT PROJECT BUDGET BY TRANSFERRING AND APPROPRIATING \$270,300 FROM THE UNOBLIGATED FUND BALANCE IN THE STREET CAPITAL PROJECTS FUND (400192) TO WO#02111501 (MAIN STREET ROADWAY IMPROVEMENTS STRT)

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

SECTION 1. That the FY 2022/2023 Capital Improvement Projects Budget be amended by transferring and appropriating \$270,300 from the unobligated fund balance in the Street Capital Project Fund (400192) to WO#02111501 (Main Street Roadway Improvements STRT)

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 13TH DAY OF DECEMBER 2022.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Dane Stovall, Public Works Assistant Director

TITLE: Professional Civil Engineering Services Contract with Cobb, Fendley & Associates, Inc. with a maximum amount of \$148,200 for the erosion mitigation of bridges located at Pollock Place, Roy Orr Boulevard & Trinity Boulevard

REVIEWING COMMITTEE: (Reviewed by the Finance & Government on 12/06/2022)

SUMMARY:

<i>Vendor Name:</i>	Cobb, Fendley & Associates, Inc.
<i>Annual Cost/Total Cost:</i>	\$148,200/\$148,200
<i>Department:</i>	Public Works-Streets
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

This contract provides for the professional engineering services with Cobb, Fendley & Associates, Inc. for the design, bidding, construction plans, topographic survey and other reimbursable expenses of the Pollock Place, Roy Orr Boulevard and Trinity Boulevard Bridges Erosion Mitigation Project of which are part of the city's annual bridge maintenance program.

Chapter 252, Section 22 of the Local Government Code allows for the exemption of competitive bidding when the expenditure is for Professional Services such as engineering services. Cobb, Fendley & Associates, Inc. engineering firm was selected as the most qualified professional firm due to their previous experience with this project and on various successful City projects.

PROCUREMENT DETAILS:

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

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Streets Capital Improvement Project-City Bridges Engineering & Design
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If Capital Improvement:					
Total Project Budget	\$148,200	Proposed New Funding:	N/A	Remaining Funding:	\$0

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Exhibit A Cobb, Fendley & Associates, Inc. Scope of Services revised 10/18/2022

September 21, 2022
Revised October 18, 2022

Exhibit A Scope of Services

City of Grand Prairie, Texas
Department of Public Works
1821 S. State Highway 161
Grand Prairie, TX 75050

Attn: Mr. Leland Miller, Street Services Manager

Re: Pollock Place/Roy Orr Blvd Erosion Mitigation

Cobb, Fendley & Associates, Inc. ("CobbFendley") is pleased to propose professional engineering services for the referenced project. CobbFendley's services are to be performed for the sole benefit of the City of Grand Prairie, Texas ("Client"), who shall be responsible for payment of those services. When accepted by the signature of Client's authorized representative, this Authorization and the documents referenced herein shall constitute the entire agreement between Client and CobbFendley ("Engineer") with respect to this project.

CobbFendley will provide the City of Grand Prairie (hereinafter called "CITY") engineering consulting services for the following items:

Pollock Place

- Prepare Construction Plans and Specifications for Pollock Place Erosion Mitigation:
 - Remove organic material in eroded areas adjacent to abutment walls, scarify, compact and backfill to match original height (as determined by paint marks on the abutment walls); grade slope to drain away from abutment walls;
 - Install flume for drainage along abutment walls to allow water to flow off of the pavement;
 - Clean and reseal pavement joints in approaches on both ends of the bridge;
 - Pressure inject cement grout to fill voids under pavement;
 - Clean armor joints and replace seals;
 - Clean and reseal longitudinal joints between approach slab and concrete guardrail
 - Ensure required bolts are installed at each wooden post;
 - Remove asphalt surrounding guardrail posts and replace with concrete;
 - Add concrete mow strip around side guardrail posts;
 - Repair/replace broken electrical conduit on north side before the approach slab.

Roy Orr Boulevard

- Prepare Construction Plans and Specifications for Roy Orr Blvd Erosion Mitigation:
 - Clean and reseal pavement joints in both south bridge approaches;
 - Repair broken concrete curb (SB side)
 - Pressure inject cement grout to fill voids under pavement;
 - Replace armor joints and seals;
 - Install concrete flumes on both sides at the end of the wing walls, similar to work done on the north end of bridge;
 - Remove and replace approach slabs (south end) with full depth concrete;
 - Install pavement markings

COBB FENDLEY: _____ CLIENT: _____

Authorization for Professional Services
 City of Grand Prairie, Texas
 Pollock Place/Roy Orr Boulevard Bridge Repairs

- Clean and reseal joints and cracks;
- Remove and replace median guardrail (NB side) to current TxDOT standards;
- Remove and replace exterior guardrails with current TxDOT standard end treatments;
- Add appropriate guardrail delineator at each bridge corner;
- Add concrete mow strip around side guardrail posts;
- Repair spalled concrete on bridge abutments;
- Repair erosion damage around abutment wall and top of sloped concrete;
- Remove vegetation growing through joints and cracks.

Trinity Boulevard

- Prepare Construction Plans and Specifications for Trinity Boulevard Erosion Mitigation:
 - Clean and reseal pavement joints in pavement on both ends of the bridge where sealant has failed;
 - Clean and seal cracks > 1/16 inch wide in pavement and approach slabs;
 - Clean armor joints and replace seals;
 - Repair damaged guardrail on north side of WB bridge structure;
 - Indicate repairs to patch spalls on abutments;
 - Remove non-grouted rock riprap between the EB and WB spans and replace with grouted rock riprap (with toe walls) or concrete slope protection (with toe walls). Remove rock and organic material in eroded areas adjacent to abutment walls, scarify, compact and backfill and add grouted rock riprap to match original height and grade slope to drain away from abutment walls;
 - Clean debris from outfall of storm drain lines to allow water to flow to channel

SCOPE OF SERVICES

A. DESIGN PHASE

1. Topographic Survey:
 - a. Project Control - Horizontal and Vertical Control will be referenced to the City of Grand Prairie GPS Monuments Number 46 and 57 (Pollock), 5 and 48 (Roy Orr), and 45 and 48 (Trinity). Set 2 control points in areas least likely to be disturbed.
 - b. Locate the above ground improvements within the project limits.
 - c. Pollock Place: Obtain cross-sections every 25 feet along roadway, 30 feet on each side of the roadway east of the bridge and in the outlined area on the west side of the bridge.
 - i. Locate 811 utility markings.
 - ii. Obtain elevations every 25 feet, at all grade breaks, at the centerlines of ditches, etc.
 - d. Roy Orr Boulevard: Obtain cross-sections every 25 feet along roadway from 170 feet south of the bridge deck to the south edge of water. Also obtain 25-

COBB FENDLEY: _____ CLIENT: _____

Authorization for Professional Services
 City of Grand Prairie, Texas
 Pollock Place/Roy Orr Boulevard Bridge Repairs

- foot cross-sections along bridge deck to a point approximating the edge of water.
- e. Trinity Boulevard: Obtain cross-sections every 25 feet along roadway from 50 feet west of the bridge deck to 60 feet east of the bridge deck. Also obtain 25-foot cross-sections to the approximate edge of water.
 - f. Prepare a Civil3D drawing of the topography showing all above ground improvements located and one-foot contours.
2. Prepare design plans in accordance with the standard details and specifications for the City of Grand Prairie and the North Central Texas Council of Governments.
 3. Conduct an on-site project meeting with City staff to determine the City's needs and preferences regarding the bridge erosion mitigation.
 4. Provide design plans at the Conceptual (30%), Preliminary (60%), Pre-Final (90%), and Final (100%) phases of design. Provide the City with PDF review sets of 22" x 34" plans. These three projects will be produced as one set of plans. Each submittal will include:
 - a. Conceptual (30%)
 - i. Cover Sheet
 - ii. Removal Sheet
 - iii. Plan Sheet (showing limits of improvements)
 - b. Preliminary (60%)
 - i. Cover Sheet
 - ii. General Notes
 - iii. Removal Sheet (each site)
 - iv. Pavement/Guardrail Sheets (each site)
 - v. Erosion Mitigation Sheet (each site)
 - vi. Construction Details
 - vii. Construction Cost Estimate
 - c. Pre-Final (90%)
 - i. Cover Sheet
 - ii. General Notes
 - iii. Quantity Summary
 - iv. Removal Sheet
 - v. Erosion Mitigation
 - vi. Erosion Mitigation Details
 - vii. Pavement/Guardrail Repairs
 - viii. Pavement/Guardrail Details
 - ix. Erosion Control

COBB FENDLEY: _____ CLIENT: _____

Authorization for Professional Services
 City of Grand Prairie, Texas
 Pollock Place/Roy Orr Boulevard Bridge Repairs

- x. Erosion Control Details
 - xi. Construction Cost Estimate
 - xii. Bid Quantities
 - xiii. Specifications
- d. Final (100%)
 - i. Same as Pre-Final
5. Furnish the City with sealed construction drawings and bid documents in both PDF and AutoCAD format.

B. BID PHASE

1. Provide plans, specifications, and bid documents in PDF format to the City Purchasing Department to be posted on the City website for advertisement. Also provide the bid summary sheets in excel (no formulas) to be posted to the CITY website.
2. Assist the CITY in conducting a pre-bid meeting.
3. Assist the CITY by responding to questions and interpreting bid documents. Prepare and issue addenda to the bid documents as required.
4. Assist CITY in the opening, tabulating, and analyzing the bids received. Review the qualification information and check references provided by the apparent low bidder to determine if, based on the information available, they appear to be qualified to construct the Project. Recommend award of contracts or other actions as appropriate to be taken by CITY.
5. Furnish the following conformed contract documents:
 - a. City
 - i. Contract Documents – 2
 - ii. Full Size (22" x 34") Plans – 4
 - iii. ½ Size (11" x 17") Plans – 2
 - iv. PDF of Contract Documents and Plans
 - b. Contractor
 - i. Contract Documents – 2
 - ii. Full Size (22" x 34") Plans – 4
 - iii. ½ Size (11" x 17") Plans – 2
 - iv. PDF of Contract Documents and Plans

C. CONSTRUCTION PHASE

1. CobbFendley will endeavor to protect CITY in providing these services, however it is understood that CobbFendley does not guarantee the Contractor's performance, nor

COBB FENDLEY: _____ CLIENT: _____



Authorization for Professional Services
City of Grand Prairie, Texas
Pollock Place/Roy Orr Boulevard Bridge Repairs

is CobbFendley responsible for supervision of the Contractor's operation and employees. CobbFendley shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor, or any safety precautions and programs relating in any way to the condition of the premises, the work of the Contractor or any Subcontractor. CobbFendley shall not be responsible for the acts or omissions of any person (except its own employees or agents) at the Project site or otherwise performing any of the work of the Project.

2. Assist CITY in conducting pre-construction conference with the Contractor, review construction schedules prepared by the Contractor pursuant to the requirements of the construction contract.
3. Review Contractor's submittals, including, requests for information, modification requests, shop drawings, schedules, and other submittals in accordance with the requirements of the construction contract documents for the Project.
4. Review and sign contractor's pay requests. CobbFendley's review will be to confirm the quantities installed are reasonable for the phase of the project, retainage is accurate, and mathematical calculations are correct. It is the CITY's responsibility to field verify the individual quantities for accuracy as submitted by the contractor.
5. Make visits to the site to observe the progress and the quality of work and to attempt to determine in general if the work is proceeding in accordance with the Construction Contract Documents. In this effort CobbFendley will endeavor to protect the CITY against defects and deficiencies in the work of Contractors and will report any observed deficiencies to CITY.
6. Prepare record drawings in accordance with the information furnished by the City and Contractor reflecting changes in the Project made during construction. Provide 1 set of prints labeled "Record Drawings" to the City.

D. CITY RESPONSIBILITIES

1. The City will provide the following information in a timely manner so as not to delay the services of CobbFendley:
 - a. Provide any available design plans, surveys, studies, property information, utility locations, CADD files or any other pertinent information.
 - b. The CITY shall attend meetings and make final decisions on design issues such that questionable matters may be resolved and the Project may progress as scheduled.
 - c. The CITY shall provide CobbFendley access to the site and allow access to personnel that have a working knowledge of the facilities within the Project area. If necessary, the CITY shall make available personnel to assist in the

COBB FENDLEY: _____ CLIENT: _____

Authorization for Professional Services
 City of Grand Prairie, Texas
 Pollock Place/Roy Orr Boulevard Bridge Repairs



locating of utility lines, if they cannot be identified by the Texas One Call system.

E. ADDITIONAL SERVICES

1. Services not included in the description of Scope of Services in this proposal may be provided by CobbFendley. If the CITY authorizes additional services to be performed by CobbFendley, said services shall be provided in accordance with an agreed upon scope, fee, and schedule between the CITY and CobbFendley and documented by execution of a Supplemental Agreement to this contract. The following services are NOT included in this proposal:
 - a. Drainage analysis / design of channel/pond improvements.
 - b. USACE permitting, Nation Wide Permitting, Specific Permitting.
 - c. Boundary survey, lot platting, or abstracting the adjacent properties.
 - d. ROW and / or Boundary Resolution.
 - e. ROW and Easement document preparation.
 - f. Geotechnical investigation or materials testing.
 - g. Hydraulic Analysis of existing or proposed drainage conditions.
 - h. Soil, water, or other environmental testing or environmental assessment of any kind.
 - i. Subsurface Utility Engineering (SUE Level A & B).
 - j. Construction Inspection.
 - k. Any engineering consulting or design services other than those expressly detailed in this proposal.

F. EXCLUSIONS

The following items are excluded from this scope of services:

1. Any other service not specifically included within the description of Basic Services, Special Services, or Other Services as described above.
2. Any permitting, testing, studies, design, or redesign effort required to bring the plans and specifications and the project into compliance with any local, state, or federal regulations, processes, or procedures that are put into effect after the execution date of this contract.
3. Consulting services by others not included in proposal.
4. Design of improvements outside the project limits / off-site.
5. Redesign or additional surveying for the Client's convenience or due to changed conditions after the execution date of this contract.
6. Redesign or additional surveying for the Client's convenience after client has approved proposed alternates and / or approved progress on the design.
7. Alternate additions not included in the original scope.
8. Evaluation of design / alignment alternatives beyond what is defined in the scope.
9. Preparing exhibits and / or intermediate submittals beyond what is defined in the scope.
10. Geotechnical engineering / testing / investigation.

COBB FENDLEY: _____ CLIENT: _____



Authorization for Professional Services
City of Grand Prairie, Texas
Pollock Place/Roy Orr Boulevard Bridge Repairs

- 11. Structural engineering.
- 12. Franchise utility relocation coordination or design.
- 13. Accessibility design or review.
- 14. Hydraulic modeling (HEC).
- 15. Preparation of a Storm Water Pollution Prevention Plan (SWPPP).
- 16. Preparation of construction sequencing / phasing plans.
- 17. Preparation of Traffic Control Plans (TCP).
- 18. Coordination with agencies (USACE, TCEQ, FEMA, EPA, TDLR, TxDOT, etc.) regarding the project or proposed construction.
- 19. Permitting (USACE, TMDL, TDLR, NPDES, TCEQ, TWDB, FEMA, EPA, TDLR, TxDOT, etc.).
- 20. The Client will be responsible for providing construction inspection on the project. CobbFendley will only provide general project representation based on the number of site visits provided in this proposal.

G. COMPENSATION

- 1. Compensation to CobbFendley for the Basic Services in the Scope of Services shall be lump sum. If CobbFendley sees the Scope of Services changing so that Additional Services are needed, CobbFendley will notify CITY for CITY's approval before proceeding.
- 2. Other direct expenses are reimbursed at actual cost times a multiplier of 1.15. They include outside printing and reproduction expenses, communication expenses, travel, transportation and subsistence away from Dallas and other miscellaneous expenses directly related to the work, including costs of laboratory analysis, tests, and other work required to be done by independent persons other than staff members.

Design Services	\$88,500
Bidding Services	\$7,500
Construction Services	\$24,000
Topographic Survey	\$27,200
Expenses	\$1,000
Total	\$148,200

COBB, FENDLEY & ASSOCIATES, INC.

CITY OF GRAND PRAIRIE

By: Ted B. Sugg

By: Lebnd Miller
Name

Ted B. Sugg, P.E.
Principal: Regional Municipal Manager

Streets Manager
Title

COBB FENDLEY: _____ CLIENT: _____



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Andy Henning – Director of Design + Construction

TITLE: Construction Contract Revision No. 2 with Arch-Con Corporation in the amount of \$166,224.10 for EpicCentral dual brand hotel and convention center work, including elevator finish allowance credit, metal panel revisions, utility adjustments and metal deck shoring

REVIEWING COMMITTEE: Reviewed by the Finance & Government Committee on 12/06/2022

SUMMARY:

<i>Vendor Name:</i>	Arch-Con Corporation
<i>Amendment No. 2 Cost:</i>	\$166,224.10
<i>Department:</i>	Design + Construction – Municipal Facilities
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

Approval of a Contract Amendment regarding EpicCentral Hotels and Convention Center construction addressing project enhancements, revisions and coordination items. Details outlining the work associated with this Contract Amendment are provided as an attachment to this Council Communication.

The current Contract Amendment No. 2 in the amount of \$166,224.10 will be deducted from the previously approved city-controlled construction contingency which maintains the project within budget while taking on added scope of work and overall project improvements. Items applicable to performance of the general contractor will be incorporated into the current Arch-Con Corporation contract for a revised total contract value of \$39,462,936.64.

HISTORY:

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
<i>Construction Contract</i>	\$38,910,167.00	July 13, 2021	Complete base scope of work associated with overall dual brand hotel and convention center within the overall EpicCentral project

<i>Amendment No. 1</i>	\$386,545.54	April 19, 2022	Inclusion of hot water upgrades, Hilton Brand Standards, etc
<i>Amendment No. 2</i>	\$166,224.10	Dec 13, 2022	Added project enhancements, revisions and coordination items
<u>New Total Contract Value</u>	\$39,462,936.64		

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Epic Central Capital Projects Fund
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If Capital Improvement:					
Total Construction Project Budget	\$40,350,000.00 (including overall project contingency)	Proposed Transfer Funding:	\$166,224.10 from existing contingency	Remaining Funding:	\$887,063.36 in contingency funding

ATTACHMENTS / SUPPORTING DOCUMENTS:

1. Amendment Cost Details from Arch-Con Corporation



Project Change Proposal Log
Project # 2111005 - EPIC CENTER HOTELS & CONVENTION CENTER
11/23/2022

Project Team: Charlie Benson (VP), Addison Moore (Supt), Josh Barton (SPM), Cristina Vrazo (APM), Darla Salazar (PC)

Change Proposal	Prime CO #	Description	Cost Impact (+/-)	Sched. Impact (days)
PENDING/OPEN				
21006	OCO 002	Credit for Elevator Finish Allowance	\$ (100,000.00)	0
21013	OCO 002	Structural metal panel revisions due to design criteria changes	\$ 52,594.51	21
21015	OCO 002	Relocation of Primary Conduits to Transformers	\$ 5,454.35	0
21017	OCO 002	Revised mechanical shaft framing to accommodate new duct size required for fire rating needs	\$ 11,331.76	0
21020	OCO 002	Rerouting of level one exhaust to avoid structural steel beams	\$ 8,256.84	0
21021	OCO 002	Concrete embeds for site rail. Attachment based on loading and concrete profile	\$ 1,793.50	0
21043	OCO 002	Metal deck shoring at all elevated levels due to span criteria	\$164,016.37	0
21055	OCO 002	Replacement of concrete filled existing storm line	\$ 22,776.77	0
SUBTOTALS (PENDING/OPEN):			\$ 166,224.10	21



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Cheryl De Leon, Deputy City Manager

TITLE: Transfer of \$2,375,000 of appropriated funds to Grand Prairie Hotel Development Corporation for Hotel Management Agreement obligations to fund Pre Opening and Working Capital and Repayment Reserve requirements

SUMMARY:

<i>Annual Cost/Total Cost:</i>	\$2,375,000
<i>Department:</i>	Epic Central
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

The City Council approved a lease with Grand Prairie Hotel Development Corporation (GPHDC) related to Epic Central Hotel development on June 21, 2022. Part of the lease agreement included approval of the Hotel Management Agreement with Concord GPHCC Management LLC.

The Hotel Management Agreement contained provisions on funding for pre opening activities, working capital reserve, and repayment (indemnity) reserves; financial obligations arising from pre opening and reserves are to be funded by the City in the Epic Central Capital Projects Fund (360093).

A total of \$2,375,000 is needed to fund financial obligations from provisions in the Hotel Management Agreement; the funds to transfer under the care of GPHDC are as follows:

- 1.) Pre Opening Services Fee
 - a. \$96,000 (or \$48,000 per hotel).
 - b. Development Agreement approved by City Council on 09/21/2021.
 - c. Appropriated in Hotel Project 6273022
 - d. Budgeted by City as Hotel Development Cost

- 2.) Pre Opening Budget
 - a. \$1,879,000
 - b. Development Agreement approved by City Council on 09/21/2021.
 - c. Appropriated in Hotel Project 6273022
 - d. Budgeted by City as Hotel Development Cost

- 3.) Working Capital Reserve
 - a. \$300,000
 - b. Reserved in Hotel Admin & Legal Project 6272822
 - c. Any use of reserves is to be replenished from operational cash flow; reserve to be returned upon termination of Hotel Management Agreement.

- 4.) Repayment Fund
 - a. \$100,000
 - b. Reserved in Hotel Admin & Legal Project 6272822
 - c. Used for indemnity obligations (if any); reserve remaining (if any) to be returned upon termination of Hotel Management Agreement.

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Epic Central Capital Projects Fund
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If Capital Improvement:					
Total Project Budget	\$53,500,000	Proposed New Funding:	\$0	Remaining Funding:	\$6,690,539



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Noreen Housewright, Assistant Director of Engineering

TITLE: Professional Services Contract with Stantec Consulting Services Inc. for FY 2022 Master Plan Study Updates (Kirby and Fish Creeks and West Fork Trinity River Geomorphology and Erosion Studies) in the amount of \$426,880.50 with \$21,344.03 contingency for a total request of \$448,224.53

REVIEWING COMMITTEE: Reviewed by Finance and Government Committee on 12/06/2022

SUMMARY:

<i>Vendor Name:</i>	Stantec Consulting Services Inc.
<i>Annual Cost/Total Cost:</i>	\$448,224.53
<i>Department:</i>	Engineering/Public Works
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

This contract will be for a geomorphic study on the West Fork Trinity River and a geomorphic assessment to evaluate potential erosion concerns along Fish Creek and Kirby Creek.

The portion of the services concerning the geomorphic study on the West Fork Trinity River is approximately 3 miles beginning at SH-360 and continuing downstream to Post & Paddock Rd. This study involves the existing site, which includes a forested river corridor intermixed with wetlands, neighbored by industrial park developments. A proposed development within the West Fork Trinity River floodway (the Site) is necessitating this study to analyze the impacts that the new development may pose on the river corridor and surrounding infrastructure. The purpose of this study is to analyze the previous trends of the river channel and the potential future state of the river corridor and summarize methodology behind the analytical tools, documentation of results, and a conclusion highlighting preventative measures to alleviate potentially adverse effects caused by the proposed development.

The portion of the services concerning the geomorphic assessment on Fish Creek and Kirby Creek involves a complete desktop and field analysis to evaluate the creeks for geomorphic instabilities, identifying locations of potential erosion concerns and developing conceptual-level alternatives to address geomorphic concerns for the reaches identified through this study. The proposed vendor will

compare the results from this study with previously completed studies in 2006 and 2011. This analysis will document erosion trends that have been occurring during the time that has lapsed between studies.

The City has an Erosion Hazard Setback Policy, and the proposed vendor plans to follow that policy to develop a potential Erosion Hazard Setback Zone. The zone will be estimated using available data and illustrated on an exhibit. The proposed vendor will perform a desktop assessment of the watershed extent, which includes approximately 10 miles of Fish Creek and 5 miles of Kirby Creek, from the headwaters to the confluence with Mountain Creek Lake, both in and outside of the City of Grand Prairie. The proposed vendor will perform site visits to observe existing conditions by walking and floating the reaches of Fish and Kirby Creeks within the City of Grand Prairie’s jurisdiction, which includes approximately seven miles of Fish Creek and three miles of Kirby Creek. They will document the results of the evaluation and recommendations into a Project Report and provide up to five conceptual designs within the tributary project reaches studied. The location of the conceptual design reaches will be determined through reference to the Project Report Each conceptual design reach will propose prospective solutions up to a maximum of 1,000 linear feet of channel.

The City requests approval to use Stantec Consulting, Ltd. for this professional services contract due to their expertise in the field and familiarity with similar projects. The estimated timeline for study completion is September 2023.

PROCUREMENT DETAILS:

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

Local Vendor HUB Vendor

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Storm Drainage Capital Improvement Projects Fund
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If Capital Improvement:					
Total Project Budget	\$900,000.00	Proposed New Funding:	None	Remaining Funding:	\$451,775.47

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Vendor Proposal and Timeline



Stantec Consulting Services Inc.
3700 Hulen Street, Suite 100
Fort Worth, TX 76107-6816

November 1, 2022

Attention: Romin A. Khavari, P.E., CFM
City of Grand Prairie, Engineering
300 W. Main Street
P.O. Box 534045
Grand Prairie, Texas 75053-4045

Dear Mr. Khavari,

Reference: FY 22 Master Plan Study Updates (Kirby and Fish Creeks and West Fork Trinity River Geomorphology and Erosion Studies) W.O.# 622.58 UPDATED

Stantec Consulting Services Inc. (Stantec) is excited for the opportunity to submit our Statement of Qualifications for the FY 22 Master Plan Study Updates (Kirby and Fish Creeks and West Fork Trinity River Geomorphology and Erosion Studies) W.O.# 622.58. We have assembled a team with the necessary technical expertise and relevant experience to deliver solutions to meet your project needs.

Stantec is an internationally recognized water resources, civil, and environmental engineering firm uniting more than 25,000 engineers, designers, scientists, and project managers working in over 400 locations. Approximately 540 of these employees are in Texas, where we have eight offices. We have an expert team of professionals in Texas who understand local regulations, geologic and hydrologic conditions, and vegetative communities of our geographically diverse state.

For the last 30+ years, Stantec has built its ecological restoration and nature-based solutions (NbS) program through proven project success. Our team has completed thousands of acres of wetland (both tidal and non-tidal) and riparian restoration projects, including prairies and forests. We have extensive and industry leading river and stream restoration experience that includes more than 1,000 miles of rivers/streams assessed and restored. Our coastal resiliency team has also restored countless miles of shoreline. Using our expertise in NbS and flood mitigation, H&H studies and flood-risk analysis, GIS, and regulatory compliance procedures, we develop solutions for communities to reduce the loss of life and property, while working with nature, rather than against it. Check out our website, here are a few helpful links if you would like to know more:

- [Nature-based Solutions \(stantec.com\)](https://www.stantec.com/nature-based-solutions)
- [Ecosystem Restoration \(stantec.com\)](https://www.stantec.com/ecosystem-restoration)
- [Resilience \(stantec.com\)](https://www.stantec.com/resilience)
- [Water Resources \(stantec.com\)](https://www.stantec.com/water-resources)
- [Sustainability \(stantec.com\)](https://www.stantec.com/sustainability)
- [Wet Weather Flow & Urban Stormwater \(stantec.com\)](https://www.stantec.com/wet-weather-flow-urban-stormwater)

We will provide the City of Grand Prairie with the following:

Local Expertise: Stantec is a full-service, global engineering service firm with a local presence. Stantec's proposed team is led by Senior Fluvial Geomorphologist Stephanie Coffman, PG. Stephanie brings over 18 years of experience in geomorphology, stream assessments, and channel design and infrastructure protection projects in the DFW metroplex and more specifically more than 10 years working in the City of Grand Prairie. Just like Grand Prairie's residents know the names and locations of roads, Stephanie knows

Design with community in mind

November 1, 2022
 Romin A. Khavari, P.E., CFM

Reference: FY 22 Master Plan Study Updates (Kirby and Fish Creeks and West Fork Trinity River Geomorphology and Erosion Studies)
 W.O.# 622.58 UPDATED

Grand Prairie's streams. During her graduate studies at Baylor University, Stephanie assisted Dr. Peter Allen, PG with various geomorphic studies conducted for several consulting firms across the DFW Metroplex. One of those studies included site visits to Kirby Creek, to evaluate and document the erosive conditions of the channel. In 2011, Stephanie led the Fish Creek and Cottonwood Creek geomorphic studies, as well as Henry and Garden Creek, and Prairie Creek. Stephanie and her team are extremely knowledgeable about the City's varied geologic and landscape settings, as well as the many different geomorphological processes occurring in each watershed that affect vital public infrastructure.

Technical Qualifications: Stantec has been protecting vital infrastructure using Nature-based Solutions for more than 30 years throughout both rural and urban settings. In fact, we have conducted thousands of river restoration assessment and design projects in excess of 1,500 miles throughout North America, with design projects ranging in size from approximately 500 linear feet to nearly 20 miles in length. We have local experts with decades of experience in bank stabilization, reading rivers and placing protection where it works with nature. Locally, in the Trinity River Basin, our team has designed several pipeline protection projects that use stream restoration techniques, and have permitted and recently constructed four of these projects: including the bank stabilization for the Elm Form Relief Interceptor for TRA, the Rush Creek Stabilization at Indian Trail project, the stream restoration of Lower Kee Branch, and the stream restoration for Upper Kee Branch for the City of Arlington.

Commitment: We are committed to help you accomplish your goals and will dedicate the necessary resources to meet your expectations and complete this project in a timely manner, in fact we are prepared to begin work as soon as you issue a Notice to Proceed (NTP). Our knowledge of these sites and the unique stream erosion issues will enable us to make informed decisions on essential alternatives to optimize the City's investment and to understand the projects' effects on the City's capital investment program. We are excited about this opportunity and would be honored to be an extension of your team. Please do not hesitate to contact us if you have any questions or need additional information.

Regards,



Stephanie Coffman, PG
 Senior Principal

Stephanie.Coffman@stantec.com



Jenny Wallgren
 Senior Project Manager

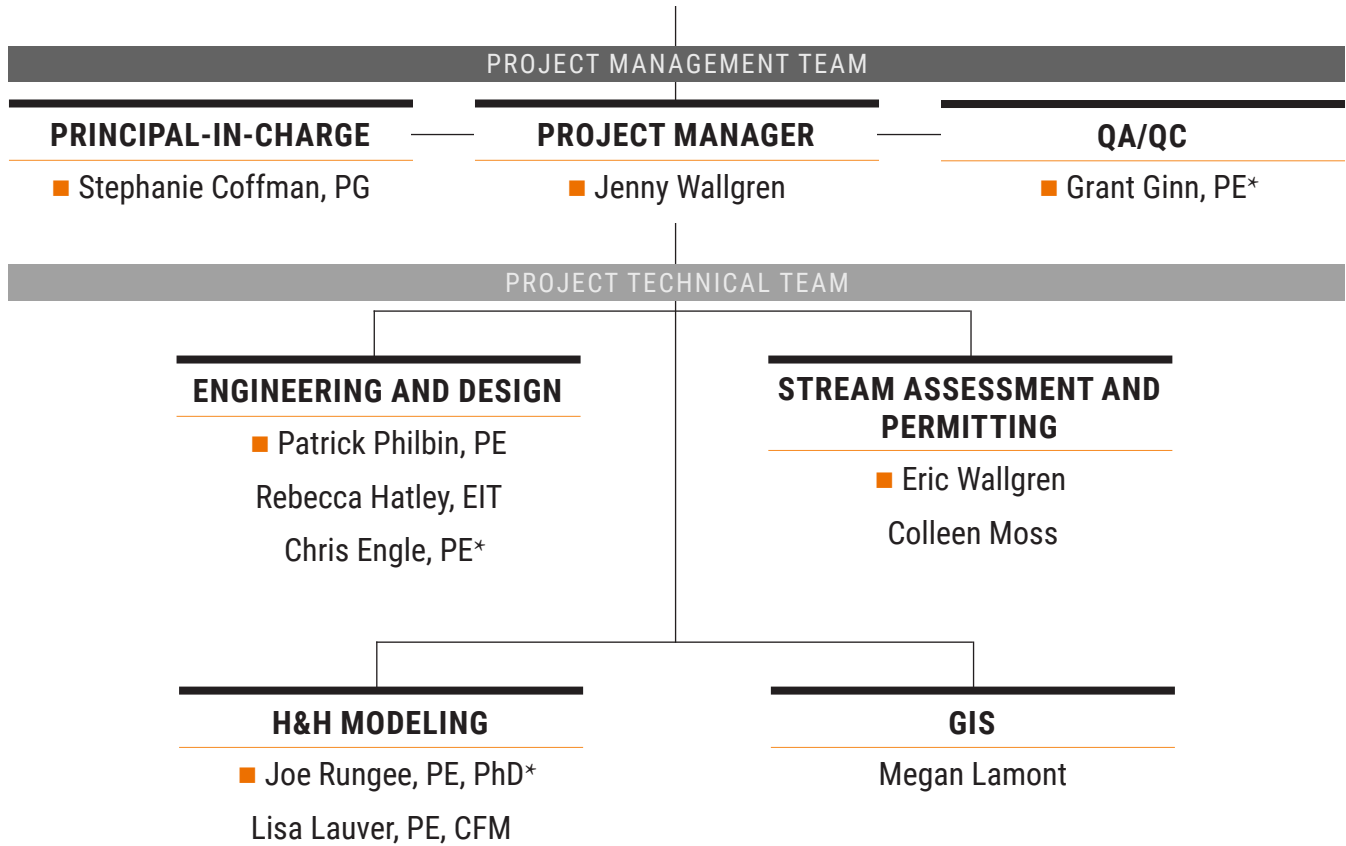
Jenny.Wallgren@stantec.com

November 1, 2022
Romin A. Khavari, P.E., CFM

Reference: FY 22 Master Plan Study Updates (Kirby and Fish Creeks and West Fork Trinity River Geomorphology and Erosion Studies)
W.O.# 622.58 UPDATED

Attachments

- Organizational Chart
- Key Resumes
- Exhibit A
 - West Fork Trinity River Geomorphology Study
 - Kirby and Fish Creeks Geomorphology Studies
 - Resolution No. 5205-2021 (re: Erosion Policy)
 - Proposed Project Schedules
 - Fee Breakdown:
 - West Fork Trinity
 - Kirby and Fish



*Licensed professional engineer in states other than Texas.

Stephanie V. Coffman PG

Stephanie Coffman is a licensed professional geologist. Stephanie is extremely passionate about restoring and rehabilitating degraded ecosystems and is committed to incorporating nature-based solutions at a watershed scale to solve problems holistically. She is published in the Journal of American Water Resources Association (JAWRA) for her work on Texas streambank erosion and has received the Douglas R. Piteau Award for her technical accomplishments in the engineering geology profession. With 17 years of experience, Stephanie has evaluated hundreds of miles of rivers across the Texas to evaluate in-channel processes and restore riverine ecosystems using nature-based solutions. Specializing in fluvial geomorphology and hydrology, Stephanie works closely with her clients to protect vital community infrastructure by integrating river science into big-picture engineering. She uses geomorphology to identify stream/river disturbances and erosion to assets such as pipelines, intakes, outfalls, spillways, dams, and roadways. Her restoration design solutions aim to work with the river, rather than against it – resulting in a win-win for her clients, the community, and the environment.

EDUCATION

Bachelors in Geology, University of South Alabama, Mobile, Alabama, 2004
Masters in Geology, Baylor University, Waco, Texas, 2008

REGISTRATIONS

Certified Professional Geologist #11416, State of Texas
Certified Professional Geologist #565, State of Louisiana
Certified Professional Geologist #2499, State of North Carolina

CERTIFICATIONS & TRAINING

Rosgen Level I, Sealy Lake, MT, 2018
Rosgen Level II, Asheville, NC, 2019

Years of experience

Total: 18 | With Stantec: 4

Relevant Project Experience

On-Call Geomorphological Services, City of Arlington–Water Utilities, Arlington, Texas

The City of Arlington developed a Geomorphology On-Call Contract to quickly assess wastewater pipelines that are exposed and threatened by erosion. Stephanie held the first On-Call Contract (2019-2020), the second (2020-2021) and currently the third (2022). Stephanie is the Project Manager and the Sr. Fluvial Geomorphologist. When the City calls with an erosion concern, Stephanie is there to support them within 24 hours to help evaluate and document the erosion issue and next steps on how to address the area of interests. Stephanie reads the river and uses her knowledge of geomorphology to evaluate the cause of the issue and identifies the most reasonable nature-based solution. She evaluates each site at a program level to look for the best ways to eliminate erosion hazards that affect the pipelines that cross or parallel the creek and develops stabilization techniques that protect the infrastructure while considering the dynamic nature of the stream system.

Geomorphologic Study of Fish and Cottonwood Creeks, Grand Prairie, Texas (Project Manager and Fluvial Geomorphologist)

Stephanie conducted the geomorphic assessment of Fish Creek and Cottonwood Creek in the City Grand Prairie. The project included field reconnaissance along 23 miles of stream channel in the Fish Creek and Cottonwood Creek watersheds as part of the City's Master Plan. The field assessment included walking/floating surveys of the channels in the watersheds noting bank instability issues, erosive

conditions, threats to homes and infrastructure and Channel Evolution Model evaluation. Two reports were produced; one for each watershed. The geomorphic stream assessments documented the channel geometry, channel forming discharge, sediment transport potential, equilibrium slope, critical shear stress of bed and bank material, and potential future channel evolution. Collection of GPS-tagged photographs allowed for documentation of specific problem areas. A channel stability inventory listed specific areas of interest including threatened homes and infrastructure and areas experiencing severe erosion and instability.

Geomorphic Review and Monitoring Plan for Prairie Creek (Project Manager, Senior Geomorphologist)

Worked with the City of Grand Prairie and Kimley Horn to provide geomorphological services on an approximately 5 miles of Prairie Creek, part of the Fish Creek Watershed. requested by the City to perform the condition assessment because of their experience conducting the 28 miles of stream geomorphic and erosion assessments for the Fish Creek and Cottonwood Creek Watershed Masterplans in 2011. The stream segment was selected as part of the Great Southwest Parkway roadway improvement project. The roadway crossing over Prairie Creek is currently a series of box culverts and will likely be modified to a bridge crossing. The geomorphological review evaluated the current condition of the stream and estimated future conditions as well as provided a monitoring plan to evaluate the stream erosion in the project reach.

Bois d’Arc Lake Permittee Responsible Mitigation – Geomorphology and Stream Restoration Support, Resource Environmental Solutions (Project Manager and Sr. Geomorphologist)

Stephanie is on the project team for the largest Permittee Responsible Mitigation (PRM) ecological mitigation project to date, to restore an approximately 17,000-acre area as part of the North Texas Municipal Lake Project in Fannin County. Stephanie serves as a geomorphology technical advisor for the stream restoration component of the regulatory monitoring program that will assess the success of more than 70 miles of stream restoration at Riverby Ranch over time. Stephanie implemented the Rapid Geomorphic Assessment (RGA) protocols that were developed for the project to evaluate existing condition of the impact and mitigation sites, and the proposed restored condition of the mitigation sites while developing the project Mitigation Plan. She is using her expertise with the RGA method to assist RES with monitoring events and with USACE Tulsa District Regulatory Branch coordination for stream monitoring. Stephanie has also used her familiarity with the stream component of the Mitigation Plan the Riverby Ranch site to assist RES with streamlining the monitoring process, as well as locating and evaluating additional stream length for mitigation, performing design reviews, and proving survey crew assistance on an as-needed basis.

On-Call Geomorphological Services, Fort Worth, Texas City of Fort Worth

Stephanie served as the Project Manager and Technical Lead for Geomorphology on the City of Fort Worth’s first ever on-call contract for fluvial geomorphic services (4-year duration) and she currently holds the second on-call contract for geomorphology (2-year duration). Individual tasks involved assessment and development of conceptual solutions for several complex stream stability issues throughout the City, such as threats to roadways, buildings, utilities, and park property. The projects focused on the erosion and sedimentation processes and how those processes drive channel shape and function. These can be for small spot assessments of erosion problems to reach-scale and watershed scale stream geomorphological assessments for open-channels.

Grant Ginn PE

Grant has more than 30 years of experience in the design of rivers, streams, and wetlands for the restoration and enhancement of ecosystems. Over the course of his career, Grant has designed and overseen the restoration of more than 300,000 feet of streams and over 1,900 acres of wetlands.

Grant's design experience has included restoration of endangered species habitats, mitigation projects designed to offset impacted natural resources, relocation projects designed to minimize impacts, and stabilization projects designed to improve the interface between infrastructure and the natural environment. On these projects, Grant has provided natural channel design, hydraulic analysis, sediment transport analysis, scour analysis, stream classification, erosion control design, BMP design, flood analysis, and construction management. Grant is trained in Rosgen stream classification and field analysis methods and has implemented them in a variety of geomorphic settings. He has experience permitting projects through the USACE, state DOTs, and state water quality agencies.

EDUCATION

BS, Civil Engineering, University of Florida, Gainesville, Florida, 1988

Relevant Project Experience

Western Carolina Stream Restoration Initiative. Various Counties, North Carolina. Principal-in-Charge

Under an infant program with a seasoned non-profit organization (Resource Institute) served to initiate NRCS/State-funded stream restoration on agricultural land. Coordinated with property owners, soil conservation district, NRCS, and local planners. As a senior technical resource on these projects, Grant provided coordination and quality control/quality assurance for planning, geomorphic assessment, design, contract document preparation and construction assistance for over 24,000 linear feet of disturbed stream channel. Completed restoration projects include Peachtree Creek* (2,400 LF in Cherokee County, NC) and Dotson Branch* (9,600 LF in Waynesville, NC).

Evans Hollow Stream Restoration, Tennessee Stream Mitigation Program. Columbia, Tennessee.

Principal-in-Charge

The project consists of restoration and enhancement of over 10,000 feet of perennial and intermittent streams along with headwater ephemeral streams that contribute to the East Fork of Lynn Creek. The project streams are heavily impacted by past agriculture and grazing practices that resulted in ditched, straightened and impounded channels. In the role of Principal-in-Charge, Grant has lead a team of engineers and scientist in the development of a design plan to restore natural channel and valley forms, provide floodplain connectivity, and restoration of the riparian corridor. The stream design incorporates primarily wood-based structures and native bed material reclaimed from the degraded channel.

Griggs Hollow Mitigation Site, Tennessee Stream Mitigation Program. Columbia, Tennessee. Principal-in-Charge

The Griggs Site involves the restoration and enhancement of nearly an entire watershed that captures over 18,000 feet of perennial and intermittent streams along with ephemeral headwaters. The project streams are heavily impacted by past agriculture, grazing and mining practices that have contributed to degraded stream conditions and elimination of the riparian buffer. In the role of Principal-in-Charge, Grant has lead a team of engineers and scientist in the development of a design to restore natural channel and valley forms, provide floodplain connectivity, and restoration of the riparian corridor. Particularly challenging on this site is the presence of shallow limestone bedrock which has been exposed throughout many reached by extensive channel incision.

Jenny Wallgren Senior Ecologist, Senior Project Manager

Jenny Wallgren is an ecologist whose project work focuses on federal, state, and local environmental regulations relating to the authorization of public and private works, including documenting under NEPA, the Endangered Species Act, and the Clean Water Act. She has an extensive background in Section 404 permitting, creating and implementing stream mitigation plans, restoring central Texas habitat, and conducting vegetation surveys and wetland determinations. Ms. Wallgren is permitted through USFWS to conduct golden-cheeked warbler (GCWA) presence/absence surveys.

EDUCATION

BS - Renewable Natural Resources, University of A&M, College Station, Texas, 2006

MS - Ecosystem Science and Management, University of A&M, College Station, Texas, 2008

Relevant Project Experience

Stream Assessment. Bastrop County, TX. Project Manager and Technical Lead.

Jenny Wallgren served as Project Manager and Technical Lead for the assessment of more than 30,000 linear feet of jurisdictional stream channels, including Big Sandy Creek near its confluence with the Colorado River, in support of a proposed mitigation bank. Jenny assessed the sand-system for hydrologic, channel and riparian buffer floodplain connectivity, bank condition and active erosions, sediment deposition, riparian buffer condition, substrate composition, in-stream habitat, and overall hydrologic condition.

North Tarrant Expressway. Tarrant County, TX. Natural Resources Biologist and Water Quality Specialist.

Jenny served as the Natural Resources Biologist and Water Quality Specialist for highway expansion across the West Fork of the Trinity River. As part of the project, Jenny conducted all aspects of CWA Section 404 permitting including waters and wetland delineation and confirmations, Section 408 coordination, and compensatory mitigation planning. Jenny additionally prepared NEPA reevaluations and facilitated TxDOT compliance with TPWD MOU.

Stream and Wetland Delineation, Impact Analysis. Cooke County, Texas. Project Manager and Technical Lead.

Jenny served as Project Manager and Technical Lead for the stream and wetland delineation and Impacts Analysis of a 2,800-acre site, including the Red River, in support of a planned quarry. Jenny's responsibilities included oversight of field data collection, coordination of design team to avoid and minimize impacts to regulated waters, and coordination with TCEQ, Oklahoma DEQ, and USACE.

John Graves Scenic Riverway Restoration Plan, Palo Pinto County, TX. Lead Ecologist.

In support of a John Graves Scenic Riverway General Permit, Jenny developed a Restoration Plan approved by TCEQ. Jenny identified and assessed stream channels that may be affected in the event of an unintentional discharge from a quarry, assessed the quantity and flow path of fill material that would be discharged, and prepared and described the sediment removal and stream repair plan. For the purpose of establishing financial assurances, Jenny prepared and scoped the long-term stabilization of the quarry in the event the operator abandoned the facility and the TCEQ became responsible for the closure of the facility.

Joe Rungee PE

Water resources professional specializing in hydraulic and hydrologic modeling, stream restoration and channel design, tool development, and data mining. Experience includes HEC-RAS 1D and 2D model development, Rosgen channel design, python-based tool develop, meteorological station processing and gapfilling, radar and remotely sensed data collection, processing and manipulation. The majority of Joe's PhD research focused on developing statistical methods for distributing site-scale measures of evapotranspiration across the landscape using remotely sensed data.

EDUCATION

BS, Civil and Environmental Engineering, University of Tennessee, Knoxville, Tennessee, 2012

MS, Environmental Engineering, University of Tennessee, Knoxville, Tennessee, 2014

PhD Environmental Systems, University of California, Merced, California, United States, 2019

REGISTRATIONS

Professional Engineer #37617, State of Kentucky

Relevant Project Experience

Texas Water Development Board Statewide Base Level Engineering. Texas. Project Engineer/Subject Matter Expert

Developed the hydrology methodology and spatial precipitation datasets for modeling and calibration, developed the HEC-RAS 2D rain-on-grid modeling standard of procedure, sat as the HEC-RAS 2D subject matter expert, and developed HEC-RAS 2D models for the project.

City of Chattanooga Public Works. Chattanooga, TN. Project Engineer

Developed 2D PCSWMM model for East Chattanooga to assess and provide alternative solutions for flood mitigation. Alternative solutions included widening existing ditches, enlarging current subsurface conveyance, introducing additional subsurface conveyance, and introducing retention/detention ponds.

Map Modernization, Risk MAP and Support Services. Missouri. Project Engineer/Technical Lead

Contributed to the development of HEC-RAS rain-on-grid 2D models for a project spanning 4,200 square miles. Primary contributions included the development of the standard of procedures for HEC-RAS rain-on-grid 2D modeling, proprietary tool development for modeling efficiency, approximate and detailed model development, and internal reviews.

Map Modernization, Risk Map and Support Services. Alabama. Project Engineer

Developed steady-state HEC-RAS 1D models for rivers in the Middle to Lower Tallapoosa River watersheds.

Hopewell Kingsford Wetland Connections. Florida. Project Engineer

Designed channels using step-pool and pool-riffle techniques to restore streams ranging from 300 to 1,300 feet in length.

Kanopolis, KS and Alum Creek, OH Semi Quantitative Risk Assessment (SQRA). Project Engineer -

Cross-correlated precipitation-station data for gap-filling and extrapolation potential.

Pat Philbin PE

Pat is a professional engineer who specializes in stream restoration and enjoys enhancing degraded river systems to their full potential through a natural channel design approach. Pat uses his engineering background to lead construction efforts in the field for a multitude of stream restoration projects located throughout the Mountain West region. Using his knowledge of natural channel systems and restoration implementation, Pat provides a practical approach when helping clients accomplish their desired goals and objectives. He offers a well-rounded skill set through his involvement in each aspect of a stream restoration project, from initial assessment through post construction monitoring. Pat's proficiency in AutoCAD Civil 3D, BANCS analysis, geomorphic assessment, natural channel design, RIVERMorph™, stormwater management, stream monitoring, and watershed studies allow him to be a productive team member for stream restoration projects.

EDUCATION

BS Civil Engineering, Morgantown, West Virginia, West Virginia University, 2015

REGISTRATIONS

Professional Engineer #PE.0059408, State of Colorado

Professional Engineer #PE.145980, State of Texas

CERTIFICATIONS & TRAINING

Rosgen Level I, Shepherdstown, WV, 2017

Rosgen Level II, Bend, Oregon, 2017

Rosgen Level III, Alta, Wyoming, 2017

Rosgen Level IV, Steamboat Springs, Colorado, 2017

Relevant Project Experience

Stitches Stream Mitigation Site. Red Boiling Springs, TN. Stream Designer.

The project consists of restoration and enhancement of over 7 miles of perennial and intermittent streams along with ephemeral headwaters that contribute to Line Creek. The project streams were heavily impacted by past agriculture practices and the devastating flooding of 2010 which caused the largest economic disaster in the states history. In the role of Engineer in Training, Pat performed initial assessments on the streams of concern to classify specific remedies needed to restore natural channel form and functions along with restoration of the riparian corridor. Pats involvement in design included new channel alignment, wetland creation, sizing channel cross sections, and general site grading. The site's karst topography and severe channel incision has resulted in extensive reaches of discontinuous flow. The stream design incorporates primarily wood-based structures, native bed material reclaimed from the degraded channel, and on-site excavated clay to be used in the channel backfill. Restoration of the ephemeral headwaters uses a unique wood-dominated treatment that mimics natural headwater systems of the region.

High-Speed Rail PRM. Texas. Project Engineer.

Construction of a highspeed rail connecting 2 large metropolitan areas in Texas necessitated the need to mitigate for stream impacts under a PRM structure. Three separate sites were selected to collectively make up the 70,000 LF of stream required to be restored. Pat performed initial site assessments to quantify prospective uplift and mitigation credit available for the three selected sites. Equipped with site specific data and topographic survey, Pat realigned and graded the channels in Civil 3D to establish a newly connected channel/floodplain system. Upon development of new alignments, Pat established future easement boundaries to assist the clients mitigation strategies.

Eric Wallgren Senior Environmental Scientist

Eric Wallgren is an ecologist whose project work focuses on federal, state, and local environmental regulations relating to the authorization of public and private works, including the Clean Water Act (CWA) and Endangered Species Act (ESA). His background includes Section 404 waters assessments, wetland determinations, creating and implementing stream and wetland mitigation projects, planning and implementing habitat restoration throughout Texas, preliminary constraints analyses, municipal environmental compliance, and conducting wildlife surveys. As a scientific diver, he plans and conducts surveys and relocations of freshwater mussels. Mr. Wallgren is also an experienced heavy equipment operator, specializing in environmentally conscious equipment related to ecological restoration, soil stabilization, karst excavation, and archeological investigations.

EDUCATION

BS Rangeland Ecology and Management, Texas A&M University, College Station, Texas, 2005
 MAg Ecosystem Science and Management, Texas A&M University, College Station, Texas, 2011

Relevant Project Experience

Permittee-Responsible Mitigation. Bastrop County, TX. Project Technical Lead.

As the Project Technical Lead, Mr. Wallgren developed the permittee-responsible mitigation program for a 9,700-acre mixed-use development in Bastrop County, Texas. As part of the project, Mr. Wallgren assessed 1,200 linear feet of sand-bed stream system for hydrologic, channel and riparian buffer condition and developed an approximately 200-acre mitigation program with the primary objectives of restoring floodplain connectivity, creating a native riparian corridor and improving in-stream habitat. Mr. Wallgren's responsibilities included site selection; creation of a mitigation work plan, performance standards, and monitoring plan; and support of project's Section 404 Individual Permit.

Freshwater Mussel Survey and Relocation, North Tarrant Expressway, Tarrant County, TX. Project Manager.

Mr. Wallgren served as the Project Manager for the freshwater mussel survey and relocation for a major highway expansion across the West Fork of the Trinity River. The survey area included the entire width of the TxDOT ROW from bank to bank and was surveyed using quadrats selected by random point generation. Recovered mussels were relocated to an approved relocation site downstream of the project impact area. Mr. Wallgren created the approved survey methodologies and Aquatic Resource Relocation Plans and coordinated with TPWD, USFWS, TxDOT and USACE.

Stream Assessment and Wetland Delineation. Chico, TX. Lead Ecologist.

As part of a planned quarry expansion, Mr. Wallgren conducted stream assessment, wetland delineation on an approximately 1,800-acre site. Mr. Wallgren delineated jurisdictional aquatic resources and relic channels for the purpose of development of an integrated dry-mining, stormwater and wastewater system. Mr. Wallgren utilized field-collected data including cross sections and areas of observed erosion, drone-collected elevations, and hydraulic modeling to plan the flow paths. The plan involved sloping, native vegetation establishment, re-activation of relic channels, and floodplain connectivity.

John Graves Scenic Riverway Restoration Plan, Parker County, TX. Lead Ecologist.

In support of a John Graves Scenic Riverway General Permit, Mr. Wallgren developed a Restoration Plan approved by TCEQ. Mr. Wallgren identified and assessed stream channels that may be affected in the event of an unintentional discharge from a quarry, assessed the quantity and flow path of fill material that would be discharged, and prepared and described the sediment removal and stream repair plan.

November 1, 2022
Romin A. Khavari, P.E., CFM

Reference: FY 22 Master Plan Study Updates (Kirby and Fish Creeks and West Fork Trinity River Geomorphology and Erosion Studies)
W.O.# 622.58 UPDATED

Exhibit A

- West Fork Trinity River Geomorphology Study
- Kirby and Fish Creeks Geomorphology Studies
 - Resolution No. 5205-2021 (re: Erosion Policy)
- Proposed Project Schedules



**West Fork Trinity River
Geomorphic Study – Scope of
Work**

November 1, 2022

Prepared for:

City of Grand Prairie
300 W Main Street
Grand Prairie, Texas 75050

Prepared by:

Stantec Consulting Services Inc.
3700 Hulen Street, Suite 100
Fort Worth, Texas 76107

WEST FORK TRINITY RIVER GEOMORPHIC STUDY – SCOPE OF WORK

This document entitled *West Fork Trinity River Geomorphic Study – Scope of Work* was prepared by Stantec Consulting Services Inc. (“Stantec”) for the account of City of Grand Prairie (the “Client”). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec’s professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

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WEST FORK TRINITY RIVER GEOMORPHIC STUDY – SCOPE OF WORK

INTRODUCTION

Stantec Consulting Services Inc. (Stantec) is pleased to submit this cost proposal at the request of the City of Grand Prairie (the Client or the City), for a geomorphic study on the West Fork Trinity River of approximately 3 miles beginning at SH-360 and continuing downstream to Post & Paddock Rd. The existing site includes a forested river corridor intermixed with wetlands neighbored by industrial park developments. A proposed development within the West Fork Trinity River floodway (the Site) is necessitating this study to analyze the impacts that the new development may pose on the river corridor and surrounding infrastructure. The purpose of this study is to analyze the previous trends of the river channel and the potential future state of the river corridor using methods including project site change detection, standardized erosion hazard setback policy, and 2D hydraulic modeling. This study (the Study) will summarize methodology behind the analytical tools, documentation of results, and a conclusion highlighting preventative measures to alleviate potentially adverse effects caused by the proposed development. The various tasks associated with this scope and fee for proposed services are listed below.



Figure 1 Site Map



PROJECT TASKS

1.0 PROJECT MANAGEMENT

This task consists of routine project management, including project setup and planning, establishment and maintenance of internal project control tools, monthly invoicing, monthly project tracking (Estimate to Completion assessments for budget and schedule), development and updating of the project schedule, document control, attendance of meetings, and coordination between the Stantec design team and client.

1.1 BUDGET TRACKING, PLANNING, AND COORDINATION

The consultant team will conduct general project administration tasks such as internal project controls, project set-up and closure, and internal resource management necessary for the performance of services described in this Scope.

ASSUMPTIONS

- n/a

DELIVERABLES

- Project Schedule

1.2 INVOICING AND REPORTING

On a monthly basis, Stantec will prepare and submit one (1) comprehensive invoice and overall status report detailing the work summary for the billing period, anticipated work, schedule updates, and staff changes.

ASSUMPTIONS

- n/a

DELIVERABLES

- Monthly invoice

1.3 CLIENT COORDINATION

It is expected that a series of review meetings will occur throughout the duration of the Project. The consultant team will facilitate, document, and participate in project meetings as outlined below. One or more representatives of Stantec will attend the following:



Table 1 - ANTICIPATED MEETINGS

Meeting Type/Description	Meeting Type	Number of Meetings	Number of Stantec Attendees
Kickoff Meeting with Client and Project team following NTP: Establish requirements for communication frequency and protocols amongst all parties, review procedures and emphasize critical aspects of the job. Stantec to provide formal agenda and minutes.	Conference Call	1	Up to 3
Monthly Progress Meeting: Review concept action items from previous meeting, review work completed, discuss project status, and current schedule.	Conference Call	4	Up to 2
Additional Meeting Attendance Requested by Client: Stantec may attend additional meetings requested by the City to discuss revisions to scope of work, issues, or modifications to the schedule.	Conference Call	Up to 5	Up to 2

ASSUMPTIONS

- The overall Project duration is estimated to be approximately four months.
- All progress meetings are assumed to be held virtually and are assumed to be one hour.
- Stantec will facilitate meeting requests as well as distribute meeting agenda and meeting minutes.
- Stantec’s fee is based on the number of meetings outlined in Table 1.
- Meeting minutes will be provided within seven days of the meeting.
- A compilation of the meeting minutes will not be provided at the end of the project.
- Separate comment resolution meetings are not expected but will be held in conjunction with monthly progress meetings.

DELIVERABLES

- Agendas and meeting minutes

2.0 EROSION HAZARD IDENTIFICATION

2.1 EXISTING DATA REVIEW

Desktop GIS analysis will first require the acquisition of geospatial data from both the City and public domain sources. This task includes time spent coordinating with the City as well as the effort to have the data in the same useable format. Potential data that may be acquired and/or developed as part of this effort include shapefiles, LiDAR, aerial imagery, and historical survey data. Existing features on which geospatial analyses will be conducted potentially include

- City 2016 and State 2019 LiDAR data sets
- Latest bathymetry data



- Historic aerial photography

ASSUMPTIONS

- The data above will be readily available without purchase or will be provided by the Client.
- The Client will provide relevant as-built/record drawings for drainage infrastructure including culverts, storm drains, and dams.
- The Client will provide relevant and available GIS files.
- Bathymetry data is available for the project area

DELIVERABLES

- n/a

2.2 PROJECT SITE CHANGE DETECTION ANALYSIS

Using the surface data from the desktop data review, comparative surface elevations will be evaluated to determine areas within the river corridor which are aggrading and degrading. Preferably three surface data sets will be analyzed to create a narrative of the progression of evolving bank and channel features. Historical aerial photography will also be analyzed to provide additional information on planform changes that have occurred in the river corridor extending both five miles upstream and downstream of the proposed development. Observations of historic planform adjustments within these extents will be documented in the report.

ASSUMPTIONS

- Results of change detection analysis will qualitatively compare historic surface alterations. Change detection analysis does not give a quantitative value to bank retreat/aggradation.
- Varying tree cover and water surface elevation present variable conditions when LiDAR data is shot. These variables account for the lack of ability to quantitatively document surface changes.

DELIVERABLES

- Figures showing comparative elevation change between surface data sets for all 3 years
- Figure showing areas of bank erosion identified in historical aerial photography analysis.

2.3 EROSION HAZARD SETBACK

The City has an Erosion Hazard Setback Policy. Stantec plans to follow that policy to develop a potential Erosion Hazard Setback Zone. The zone will be estimated using available data and illustrated on an exhibit. Supporting soil analysis will be conducted through reference to online soil databases. Specific soil properties obtained in this analysis will be used to determine appropriate erosion hazard setback zones. If further investigation of onsite soil properties is needed, on-call services for geotechnical evaluation will be available.



ASSUMPTIONS

- LiDAR data received from city per Task 2.1 will include enough detail to establish erosion setback zones.

DELIVERABLES

- Exhibit displaying erosion setback zones.

2.4 GEOTECHNICAL EVALUATIONS (OPTIONAL)

A high-level geotechnical assessment will be conducted, as needed, to review the erosion hazards and proposed setbacks. This assessment would include a site visit, an assessment of the soils/rock in the area based on a desktop review of available, existing data, and related potential areas of concern from a geotechnical engineering perspective. If conducted, a summary of this review will be provided in the Project Report.

If soil sampling and lab testing are determined necessary, three borings, drilled and sampled to a depth of 50 feet, and appropriate geotechnical analyses, such as slope stability analyses, consolidation and settlement analyses, and seepage analyses, would be added to the desktop geotechnical assessment. If conducted, a summary of these analyses will be provided in the Project Report.

ASSUMPTIONS

- If required, the geotechnical desktop study will be completed through web soil survey database or in conjunction with data obtained during optional drilling and laboratory testing performed during the drilling of three soil borings.
- If geotechnical borings are determined necessary, up to three borings, sampled to a maximum depth of 50 feet, and the associated testing and review are provided within this scope.

DELIVERABLES

- If conducted, a summary of the desktop review will be provided in the Project Report.
- If conducted, a summary of geotechnical borings and analyses will be provided in the Project Report.

3.0 2D HYDRAULIC MODEL

The objective of this task is to develop a HEC-RAS 6.3.1 2D model to assess the potential change between pre- and post-development hydraulics for four storm events (2, 5, 10, 25, 50, 100, and 500-year recurrence intervals). This model will be developed using the shallow water equations to accurately conserve momentum, the mesh refined to accurately represent the velocity gradients, significant flow-influencing features enforced with breaklines, and hydraulic structures modeled if they are at risk of overtopping or significantly influence flow. The output of this task will provide insight for how the addition of the development will affect flow, velocity, water depth, and shear stress in the areas of interest for the desired events. A 2D model analyzing existing conditions will be built from the latest LiDAR dataset to



create a base model. Calibration of model conveyance depends on the availability of reliable flow and stage data, but checks will be performed to verify model stability and address anomalous velocity and current values. Upon receiving the proposed development plans, Stantec will create a post-development model using the terrain modification functionality within HEC-RAS Mapper to introduce structures, floodplain elevation modifications, and structural piers to the model surface. This model will analyze altered flow characteristics resulting from the new development for each of the four storm events. Upon analyzing both models, a summary of results will be included in the project report and supplemented with imagery and infographics. Stantec will provide recommendations for potential regulatory permits.

3.1 COORDINATION WITH CITY

Efforts to model post development conditions will be based on proposed development plans provided by the city. Stantec understands that the current development plans are at a high-level conceptual phase including development footprints with limited elevation data. Assumptions to be derived from these conceptual plans will be communicated with the city before developing the proposed conditions model.

ASSUMPTIONS

- Hydrology input data including the 2, 5, 10, 25, 50, 100, and 500-yr storms will be obtained from previously performed drainage studies provided by the City. In absence of available hydrologic data, an assessment will be required to calculate the expected storm discharges not included in this scope.
- US Geological Survey gage data will be readily available
- The City will provide proposed development plans, which will include planimetric location, elevation, and foundation depths of the proposed structures. Clarifications of assumptions will be communicated with the City.
- Accuracy of the post-development model will be governed by the details available from conceptual development plans.
- Recommendations for potential regulatory permits.

DELIVERABLES

- Base Model
- Post Development Model
- Summary of results

4.0 PROJECT REPORT

The object of this task will be to document the results of the evaluation and recommendations into a Project Report. The report will include:

- A listing of the basis and background data that was used for the analysis outlined in the previous sections.
- A summary of results from the change detection analysis
- A summary of results from the 2D Hydraulic Model



WEST FORK TRINITY RIVER GEOMORPHIC STUDY – SCOPE OF WORK

- A summary of results from the Erosion Hazard Zone analysis
- If conducted, a summary of the geotechnical review and analyses, with associated boring logs and laboratory data obtained during the geotechnical investigation.
- A summary of potential effects and regulatory requirements caused by the proposed development.

ASSUMPTIONS

- Upon completion of the report, Stantec will submit the document as a draft for review and comment by the City. Stantec will host a conference call to discuss the report. Following one (1) round of consolidated comments on the draft report by the City, Stantec will submit a final report.

DELIVERABLES

- Draft Report
- Report discussion
- Final Report

GENERAL ASSUMPTIONS

- Stantec shall be entitled to reasonably rely upon the information and data provided by the Client or obtained from generally acceptable sources within the industry without independent verification except to the extent such verification is expressly included in this Scope of Work.
- It is the Client's responsibility to coordinate with permitting agencies and the USGS.
- Stantec assumes all environmental permitting and associated data collection of waters of the US and wetland delineation is not covered under this scope; however, these services are available. A separate scope and cost can be prepared for these services upon request.
- Stantec assumes that no FEMA submittals will be required as part of this project scope.
- Stantec assumes that no state or federally listed species of concern are located within the project area.
- Stantec assumes coordination with the USACE and other permitting agencies will be done by others.
- No specific species surveys or cultural resources surveys are included with this scope of work; however, these services are available. A separate scope and cost can be prepared for these services upon request.
- Stantec will follow our COVID-19 health and safety protocols and will notify the City of any potential impacts to schedule.
- Right of entry to the property will be provided by the City of Grand Prairie.
- Site will be accessible by a truck-mounted drill rig.
- Borings will be backfilled with soil and rock cuttings obtained during the drilling process.
- Any remaining soil cuttings will be disposed of on-site.
- Any subsurface utilities at the site that are owned by the City will be located by the City of Grand Prairie.
- No topographic survey is included in this scope.
- Line work will be created in AutoCAD Civil 3D and ArcMap.



- No groundwater or seepage analysis is performed. Some of the structures could have useable space that is flooded by groundwater seepage and not surface flow. This analysis is only analyzing the flooding due to surface flow from the West Fork Trinity River.

PROPOSAL FEE

Stantec will complete the scope described above on a time and materials basis up to \$108,177. A detail fee breakdown by task is provided below.

Task Number	Task Name	Budget
1	Project Management	\$12,955.00
2	Erosion Hazard Identification	\$46,958.00
3	2D Hydraulic Model	\$55,869.00
4	Project Report	\$31,201.00
	Total Fee	\$146,983.00





Stantec Consulting Services Inc.
3700 Hulen Street, Suite 100
Fort Worth, TX 76107-6816

November 1, 2022

Romin A. Khavari, P.E., CFM
City Engineer
City of Grand Prairie, Engineering
300 W. Main Street
P.O. Box 534045
Grand Prairie, Texas 75053-4045

Dear Mr. Khavari,

Reference: City of Grand Prairie, Fish and Kirby Creeks - Geomorphology Project

Introduction

Stantec Consulting Services Inc. (Stantec) is pleased to provide the following scope of work and lump sum estimate to the City of Grand Prairie (City) for the Geomorphology Project. The purpose of the geomorphic assessment is to evaluate potential erosion concerns along Fish Creek and Kirby Creeks.

Specific goals of the Geomorphology Project scope of work include:

- Complete desktop and field analysis to evaluate the creeks for geomorphic instabilities
- Identify locations of potential erosion concerns
- Develop conceptual-level alternatives to address geomorphic concerns for the reaches identified through this study

We will compare the results from this study with previously completed studies from 2006 and 2011.

1.0 Project Management

An initial kickoff meeting between Stantec and the City will be held to concisely define specific, science-based, attainable, and realistic project goals and to identify actions to achieve these targets. These goals will provide the foundation for the completion of each project task within the defined scope of work. This scope assumes Project duration be approximately six (6) months. Timelines for achievement will be further defined and agreed-upon by the group. The meeting is essential to gaining consensus on key issues and creating a trajectory for project success.

Stantec will attend additional meetings as dictated by project milestones and project development. Stantec will host up to ten, two-hour meetings to discuss project status with the City. Stantec will prepare minutes to document each meeting and will share with the City for review.

Reference: City of Grand Prairie: Fish and Kirby Creeks – Geomorphology Project

This task also includes standard project management, coordination, and business services and is budgeted to appropriately account for the inherent complexities of the project.

2.0 Geomorphic Assessment

2.1 Desktop Data Collection and Review

Desktop GIS analysis will first require the acquisition of geospatial data from both the City and public domain sources. This task includes time spent coordinating with the City as well as the effort to have the data in the same useable format. Potential data that may be acquired and/or developed as part of this effort include shapefiles, LiDAR, aerial imagery, and historical survey data. Existing features on which geospatial analyses will be conducted potentially include:

- Soils
- Vegetation density and/or cover
- Change through time (imagery analysis)
- Current regulatory hydrologic and hydraulic models (including model geometry)
- Available storm drain data and models
- Available utility, water and sanitary sewer GIS mapping and record drawings
- City 2016 and State 2019 LiDAR topography
- Latest available bathymetry data
- Topographic mapping
- USGS Gauge Data
- Rain Gauge Data
- GIS data/files including proposed property boundaries and building footprints
- All available ecological, riparian, or geomorphic assessments
- All available existing watershed studies and plans

2.2 Watershed-Scale Geomorphic Review

The objective of this task will be to develop a geomorphic understanding of Fish and Kirby Creeks and to provide a basis for the review and recommendations of site-specific areas in subsequent tasks. Stantec will perform a desktop assessment of the watershed extent, which includes approximately 10 miles of Fish Creek and 5 miles of Kirby Creek, from the headwaters to the confluence with Mountain Creek Lake, both in and outside of the City of Grand Prairie. These sections of the creeks are referenced as the Desktop Study Reach.

Stantec will use available desktop information to:

- Document channel morphology over time using LiDAR, bathymetry, and aerial imagery;

Reference: City of Grand Prairie: Fish and Kirby Creeks – Geomorphology Project

- Conduct a Multi-year LiDAR Surface Comparison;
- Perform a Geomorphic River Bank Slope Evaluation;
- Develop a Relative Elevation Model;
- Identify channel trends; and
- Identify key areas of erosion.

A summary of the Watershed Scale Geomorphic Review and results of this task will be incorporated into the Project Report (Section 3.0).

2.3 Site Visit

Stantec will perform site visits to observe existing conditions by walking and floating the reaches of Fish and Kirby Creeks within the City of Grand Prairie’s jurisdiction, which includes approximately seven miles of Fish Creek and three miles of Kirby Creek. The site visits will be limited to those reaches within the City of Grand Prairie and will cover the majority but not the full watershed extent of Fish and Kirby Creeks that will be reviewed under *Section 2.2 Watershed-Scale Geomorphic Review*. The site analysis for Fish Creek begins at SH-360 continuing downstream to South Belt Line Road. The site analysis for Kirby Creek begins at SH-161 continuing downstream to the confluence with Fish Creek. Refer to *Figure 1. Tributary Project Reach Map*, below, for limits of analysis, or Tributary Project Reaches. The team will take georeferenced photographs for the Tributary Project Reaches and additional bathymetric and topographic elevation information. The objective of the site visit will be for project team members to identify areas of erosion through a Bank Assessment for Non-Point Source Consequences of Sediment (BANCS), gain an understanding of the geomorphic character of the existing channel, verify geomorphic indicators observed from desktop analysis and identify potential project constraints that might not be uncovered during the desktop analysis.

Reference: City of Grand Prairie: Fish and Kirby Creeks – Geomorphology Project

Figure 1. Tributary Project Reach Map: Fish and Kirby Creeks



Stantec will evaluate Fish and Kirby Creeks by floating the Tributary Project Reaches by boat or by portage. The team will select representative locations along the waterway and qualitatively assess the following geomorphic parameters for the existing conditions:

- Bankfull indicators
- Floodplain connection
- Collection of typical geomorphic Cross Sections
- Presence or absence of streambed geomorphic features
- Erosional and depositional areas

Key observations and data from this task will be documented in the Project Report (Section 3.0) discussed below.

2.4 Site-Specific Geomorphic Review

Stantec will perform a comparison between the BANCS assessment map, developed in Section 2.4, with previously completed studies from 2006 (Dr. Peter Allen) and 2011 (FNI). This analysis will document erosion trends that have been occurring during the time that has lapsed between studies. The City has an Erosion Hazard Setback Policy. Stantec plans to follow that policy to develop a potential Erosion Hazard Setback Zone. The zone will be estimated using available data and illustrated on an exhibit.

The objective of this task will be to perform a site-specific review of locations of interest and to provide a basis for Stantec's recommendations for next steps. The Project Reach will be evaluated:

Reference: City of Grand Prairie: Fish and Kirby Creeks – Geomorphology Project

- To determine the stream succession stage
- To estimate any future movement of the system
- To identify a critical erosion hazard zone
- For geotechnical review of existing boring information (if available)

The locations of concern will be indicated on a plan view map, with a color-coded legend, and photographs. Details from this task will be documented in the Project Report (Section 3.0) discussed below.

2.5 Recommendations and Next Steps

Stantec will provide proposed recommendations for next steps. These proposed recommendations might include:

- Erosion hazard setbacks for project site
- Identification of recommended analysis that could include sediment transport modeling or detailed hydraulic modeling
- Potential need for Geotechnical Investigations
 - Side slope stability analysis
 - Additional boring analysis
- Channel improvements and downcutting mitigation plans
- Additional design considerations and existing data collection needs
- Identify private/public improvements as per Grand Prairie's Erosion Resolution (RES NO. 5205-2021, attached) document with conceptual locations as well as associated cost estimate.

The results of this task will be documented in the Project Report (Section 3.0).

3.0 Project Report

The objective of this task will be to document the results of the evaluation and recommendations into a Project Report. The report will include:

- A listing of the basis and background data that was used for the geomorphic evaluations;
- A geomorphic description of the waterway as a whole and the general trends and processes;
- The results of the geomorphic evaluation of the locations of erosion concerns;
- Comparison between existing erosive areas and previously observed erosion;
- A map indicating the site-specific erosion hazard zones; and

Reference: City of Grand Prairie: Fish and Kirby Creeks – Geomorphology Project

- The recommendations for next steps including additional analyses; design considerations; potential regulatory requirements, including assessment and permitting; and existing data needs.

Upon completion of the report, Stantec will submit it as a draft for review and comment by the City. Stantec will also be prepared to have a conference call to discuss the report. Following one (1) round of consolidated comments on the draft report by the City, Stantec will submit a final report.

4.0 Conceptual Design

The objective of this task is to provide up to five conceptual designs within the Tributary Project Reaches. The location of the conceptual design reaches will be determined through reference to the Project Report (Section 3.0). Each conceptual design reach will propose prospective solutions up to a maximum of 1,000 linear feet of channel. Conceptual designs will be accompanied by a Texas Licensed Professional Engineer's opinion of probable construction cost (OPCC). Unit costs for the OPCC will be estimated by referencing previous projects completed in the region. Engineering analysis at this stage will limit the amount of detail included in the conceptual designs. All conceptual designs are subject to change upon further review of hydraulic analysis. Conceptual designs will include the following:

- Cover Sheet
- Existing Site Conditions Sheet
- Overall Sheet with Proposed Work
- Estimated Proposed Channel Alignment
- Estimated Cross Section
- Bank and Channel Treatments
- General Details

General Assumptions:

Stantec's work plan has been prepared with the following assumptions:

- Stantec shall be entitled to reasonably rely upon the information and data provided by the City or obtained from generally acceptable sources within the industry without independent verification except to the extent such verification is expressly included in this Scope of Work.
- It is the City's responsibility to coordinate with permitting agencies and the USGS.
- This scope will address the potential for regulatory requirements and outline anticipated required assessment and permitting efforts as part of the summary of 'next steps' (Section 3.0 Project Report). Stantec assumes all environmental permitting and associated data collection of waters of the US and wetland delineation is not covered under this scope; however, these services are available. A separate scope and cost can be prepared for these services upon request.

Reference: City of Grand Prairie: Fish and Kirby Creeks – Geomorphology Project

- Conceptual designs will outline potential permits needed for the project to advance. Permitting is not included in this scope.
- Stantec assumes that no FEMA submittals will be required as part of this project scope.
- Stantec assumes that no state or federally listed species of concern are located within the project area.
- Stantec assumes coordination with the USACE and other permitting agencies will be done by others.
- No specific species surveys or cultural resources surveys are included with this scope of work; however, these services are available. A separate scope and cost can be prepared for these services upon request.
- Stantec will follow our COVID-19 health and safety protocols and will notify the City of any potential impacts to schedule.
- Geotechnical investigation will not be conducted as part of this project.
- No topographic survey is included in this scope.
- Line work will be created in AutoCAD Civil 3D and ArcMap.
- Stantec assumes that all work will be conducted during 2023. Hourly bill rates are subject to annual adjustments. Should work extend into 2024, Stantec would negotiate any required changes with the City prior to changes in billing.
- Stantec will have legal access to the project area for Fish and Kirby Creeks and the creeks will be safe for floating during the time of the field visit.
- Site visit effort includes no more than six 10-hour, three-person field days.
- Project schedule will be adjusted if field work is delayed due to delay in right-of-entry or unsafe flow/ weather conditions.
- No topographic survey is included in this scope of work.
- Final drawings, specifications, and bid documentation will not be included.

Proposal Fee

Stantec proposes the above scope of work to provide a geomorphic assessment to evaluate potential erosion concerns along portions of Fish and Kirby Creeks. Stantec is proposing to perform this for a lump sum fee of **\$279,897.50**. That includes all labor and expenses. We are prepared to begin work immediately as soon as we receive Notice to Proceed.

Reference: City of Grand Prairie: Fish and Kirby Creeks – Geomorphology Project

Task Number	Task Name	Budget
2.1	Project Management	\$28,778.00
2.2	Geomorphic Assessment	\$119,877.50
2.3	Project Report	\$23,892.00
2.4	Conceptual Design	\$107,350.00
	Total Fee	\$279,897.50

RESOLUTION NO. 5205-2021

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING RESOLUTION 4838-2016 TO REVISE THE CITY'S POLICY CONCERNING EROSION AND OTHER DRAINAGE PROBLEMS RELATING TO WATERWAYS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council has determined that Erosion problems along the Trinity River and Creeks in the City are of concern to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. It is hereby determined to be in the best interests of the City of Grand Prairie, Texas and its inhabitants to adopt the following drainage policy:

Erosion and/or flooding problems on private property will be investigated on a case-by-case basis. The City will focus on improvements to the waterways that will result in a general public benefit, such as lowering erosive velocities and increasing flow capacities in proximate streams for the general prevention of erosion and flooding and to include those improvements that are required to protect public City utilities such as water, wastewater and drainage facilities.

Remedy of private property issues, such as flooding due to lot-to-lot drainage (no involvement of City property), and construction projects to protect specific private property due to proximate stream erosion, will not be undertaken by the City unless a general public benefit or public safety concern can be demonstrated and there is an eminent danger to private habitable structures (including in-ground pools or patios attached to the foundation of a private habitable structure) due to erosion based upon the engineering criteria for voluntary buy-out consideration; provided, however, that the undertaking of such remedies or projects are subject to approval by and in the discretion of the City Council.

City will encourage the property owners to purchase of flood insurance for habitable structures adjacent to rivers and creeks.

Individual projects will be evaluated and prioritized based on available funding.

The following general engineering criteria shall be followed to help determine if only the habitable structure (excluding, fences, sheds, detached swimming pools, etc.) is in eminent danger:

1. Evident head scarp associated with a rotational slide is within three feet or less from the foundation (including patios and in-ground pools attached to the foundation of a private habitable structure) to include the following:
 - a. Development of tension cracks on the slope face as well as on the top of slope dropping leaving vertical scarp
 - b. Toe of slope bulging upward
2. Development of "cut bank" less than 15 feet where the top of the bank is located closer to the foundation than the height of the bank (H) plus 5 feet (H+5').
3. For cut banks 15 feet and higher, the foundation should be a minimum distance of 1.5 times the height of the bank (H).
4. Sudden lateral and or leaning movement of site paving, retaining walls, fences or trees indicating sliding or rotation failure within three feet of the foundation (including patios and in-ground pools attached to the foundation of a private habitable structure).

5. Sudden foundation movement down or laterally towards a slope.
6. Rupturing of utilities shortly after flood events, especially where the rupture is near the foundation or between the foundation and the failing slope.
7. Development of multiple head scarps indicating rapid progressive failure.
8. Any exposed vertical cut banks in weathered or unweathered shale where bedding planes dip towards the slope.

If the habitable structure satisfies these engineering criteria, the City will hire a geotechnical engineer registered in the State of Texas for a more detailed evaluation based on field bore samples.

The following general voluntary buy-out procedure shall be followed:

1. City will obtain an appraisal to determine fair market value and provide opportunity for a counteroffer based on the owner hiring and paying for another appraisal.
2. The parties recognize that this is a voluntary buy-out with the property owner and not for a City project, so relocation expenses will not be provided.
3. City will negotiate accordingly to arrive at an amicable agreement to present to the City Council for consideration.
4. The property owner shall obtain a flood insurance policy for the habitable structure under consideration to be effective and in force during the duration of the voluntary buy-out process in case of catastrophic failure. Documentation shall be provided by the property owner to the City.

Upon the successful voluntary buy-out, the City will remove the habitable structure and any improvements as deemed necessary and dedicate and maintain the property as a Storm Water Management Area.

SECTION 2. This resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 3rd DAY OF AUGUST 2021.

APPROVED:

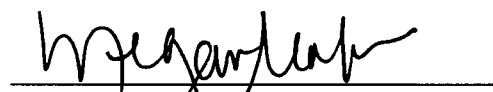


Ron Jensen, Mayor

ATTEST:


City Secretary

APPROVED AS TO FORM:


City Attorney

CITY OF GRAND PRAIRIE GEOMORPHIC STUDIES

Client: City of Grand Prairie
 PM: Wallgren, Jenny
 PTL: Philbin, Pat

Note: Week ending date is a Friday.

WBS Code	Task Name	Start Date	End Date	Duration (days)	Net Working Day	2023-01-13	2023-01-20	2023-01-27	2023-02-03	2023-02-10	2023-02-17	2023-02-24	2023-03-03	2023-03-10	2023-03-17	2023-03-24	2023-03-31	2023-04-07	2023-04-14	2023-04-21	2023-04-28	2023-05-05	2023-05-12	2023-05-19	2023-05-26	2023-06-02	2023-06-09	2023-06-16	2023-06-23	2023-06-30
	West Fork	2023-01-09	2023-05-26	138	100																									
1	WF Trinity Project Management	2023-01-09	2023-05-26	138	100																									
1.1	Budget tracking, planning, and coordination	2023-01-09	2023-05-26	138	100																									
1.2	Invoicing and reporting	2023-01-09	2023-05-26	138	100																									
1.3	Client coordination	2023-01-09	2023-05-26	138	100																									
1.4	City Meeting Requests	2023-01-09	2023-05-26	138	100																									
2	WF Trinity Erosion Hazard Identification	2023-01-09	2023-03-03	54	40																									
2.1	Existing data review	2023-01-09	2023-01-20	12	10																									
2.2	Project Site change detection analysis	2023-01-16	2023-01-27	12	10																									
2.3	Erosion Hazard Zone Setbacks	2023-01-09	2023-01-27	19	15																									
2.4	Geotech Evaluation	2023-01-09	2023-03-03	54	40																									
3	WF Trinity 2D Hydraulic Model	2023-01-30	2023-04-21	82	60																									
3.1	Base Model Development	2023-01-30	2023-03-03	33	25																									
3.2	Base Model Calibration	2023-02-13	2023-03-03	19	15																									
3.3	Post Development Model	2023-03-03	2023-03-28	26	18																									
3.4	Model QA/QC	2023-01-30	2023-03-28	58	42																									
3.5	Model Analysis	2023-04-03	2023-04-21	19	15																									
4	WF Trinity Project Report	2023-01-17	2023-05-26	130	94																									
4.1	Project Introduction/Site Background	2023-01-17	2023-05-26	130	94																									
4.2	Report/Appendix Figures	2023-01-17	2023-05-26	130	94																									
4.3	Change Detection Analysis Summary	2023-01-17	2023-05-26	130	94																									
4.4	Erosion Hazard Zone Setbacks	2023-01-17	2023-05-26	130	94																									
4.5	2D Hydraulic Model Summary	2023-01-31	2023-05-26	116	84																									
4.6	Recommendations	2023-04-24	2023-05-26	33	25																									
4.7	QA/QC	2023-04-24	2023-05-12	19	15																									
2	Fish and Kirby Creeks	2023-01-09	2023-06-30	173	125																									
1	Fish and Kirby Creeks Project Management	2023-01-09	2023-06-30	173	125																									
1.1	Budget tracking, planning, and coordination	2023-01-09	2023-06-30	173	125																									
1.2	Invoicing and reporting	2023-01-09	2023-06-30	173	125																									
1.3	Client coordination	2023-01-09	2023-06-30	173	125																									
2	Fish and Kirby Creeks Geomorphic Assessment	2023-01-09	2023-04-14	96	70																									
2.1	Desktop Data Collection and Review	2023-01-09	2023-01-20	12	10																									
2.2	Creeks Watershed Scale Geomorphic Review	2023-01-23	2023-02-10	19	15																									
2.3	Site Visit	2023-02-13	2023-02-18	6	5																									
2.4	Site Specific Geomorph Review	2023-02-20	2023-03-24	33	25																									
2.5	Recommendations and Next Steps	2023-03-27	2023-04-14	19	15																									
3	Fish and Kirby Creeks Project Report	2023-04-17	2023-05-19	33	25																									
4	Fish and Kirby Creeks Conceptual Design	2023-05-22	2023-06-30	40	30																									
4.1	Conceptual Design 1	2023-05-22	2023-06-30	40	30																									
4.2	Conceptual Design 2	2023-05-22	2023-06-30	40	30																									
4.3	Conceptual Design 3	2023-05-22	2023-06-30	40	30																									
4.4	Conceptual Design 4	2023-05-22	2023-06-30	40	30																									
4.5	Conceptual Design 5	2023-05-22	2023-06-30	40	30																									



FEE ESTIMATE - West Fork Trinity River Geomorphic Study

	<i>Project Manager</i>	<i>Principal in Charge</i>	<i>Senior Engineer</i>	<i>Project Engineer</i>	<i>Engineer in Training</i>	<i>Hydraulic Modeler</i>	<i>GIS Technician</i>	<i>Hydraulic Model Reviewer</i>	<i>Geotech</i>	<i>Geotech</i>	<i>Geotech Boring Sub</i>
Name	Wallgren, Jenny	Coffman, Stephanie	Ginn, Grant	Philbin, Pat	Hatley, Rebecca	Rungee, Joe	Lamont, Megan	Lauver, Lisa	Lutz, David	Smith, Bradley	
Project Billing Rate	\$163.00	\$215.00	\$215.00	\$141.00	\$120.00	\$149.00	\$135.00	\$163.00	\$215.00	\$175.00	\$12,000.00
Total Units (T&M)	73.00	33.00	16.00	87.00	88.00	408.00	36.00	40.00	45.00	45.00	1.00
Fee (T&M)	\$11,899.00	\$7,095.00	\$3,440.00	\$12,267.00	\$10,560.00	\$60,792.00	\$4,860.00	\$6,520.00	\$9,675.00	\$7,875.00	\$12,000.00

WBS Code	Task Name	Start Date	End Date	Units										
1	West Fork Trinity River	2023-01-09	2023-05-26	73.00	33.00	16.00	87.00	88.00	408.00	36.00	40.00	45.00	45.00	1.00
1.1	WF Trinity Project Management	2023-01-09	2023-05-26	51.00	17.00	0.00	7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.1.1	Budget tracking, planning, and coordination	2023-01-09	2023-05-26	17.00										
1.1.2	Invoicing and reporting	2023-01-09	2023-05-26	17.00										
1.1.3	Client coordination	2023-01-09	2023-05-26	7.00	7.00		7.00							
1.1.4	City Meeting Requests	2023-01-09	2023-05-26	10.00	10.00									
1.2	West Fork Trinity Erosion Hazard Identification	2023-01-09	2023-03-03	2.00	0.00	0.00	14.00	32.00	72.00	4.00	0.00	45.00	45.00	1.00
1.2.1	Existing data review	2023-01-09	2023-01-20	2.00				16.00	40.00					
1.2.2	Project Site change detection analysis	2023-01-16	2023-01-27					16.00	32.00					
1.2.3	Erosion Hazard Zone Setbacks	2023-01-09	2023-01-27				14.00			4.00				
1.2.4	Geotech Evaluation - Optional	2023-01-09	2023-03-03								45.00	45.00	1.00	
1.3	West Fork Trinity 2D Hydraulic Model	2023-01-30	2023-04-21	0.00	0.00	8.00	25.00	0.00	296.00	0.00	40.00	0.00	0.00	0.00
1.3.1	Base Model Development	2023-01-30	2023-03-03						80.00					
1.3.2	Base Model Calibration	2023-02-13	2023-03-03						48.00					
1.3.3	Post Development Model	2023-03-03	2023-03-28				25.00		128.00					
1.3.4	Model QA/QC	2023-01-30	2023-03-28							40.00				
1.3.5	Model Analysis	2023-04-03	2023-04-21			8.00			40.00					
1.4	West Fork Trinity Project Report	2023-01-17	2023-05-26	20.00	16.00	8.00	41.00	56.00	40.00	32.00	0.00	0.00	0.00	0.00
1.4.1	Project Introduction/Site Background	2023-01-17	2023-05-26	4.00			4.00	16.00						
1.4.2	Report/Appendice Figures	2023-01-17	2023-05-26	4.00				8.00		32.00				
1.4.3	Change Detection Analysis Summary	2023-01-17	2023-05-26	4.00			4.00	8.00	20.00					
1.4.4	Erosion Hazard Zone Setbacks	2023-01-17	2023-05-26				4.00							
1.4.5	2D Hydraulic Model Summary	2023-01-31	2023-05-26				4.00	8.00	20.00					
1.4.6	Recommendations	2023-04-24	2023-05-26				25.00	16.00						
1.4.7	QA/QC	2023-04-24	2023-05-12	8.00	16.00	8.00								



FEE ESTIMATE - West Fork Trinity River Geomorphic Study

Item 12.

Project Summary	Hours	Labour	Sub	Expense	Total
Fixed Fee	0.00	\$0.00	\$0.00	\$0.00	\$0.00
Time & Material	871.00	\$134,983.00	\$12,000.00	\$0.00	\$146,983.00
Total	871.00	\$134,983.00	\$12,000.00	\$0.00	\$146,983.00

Task Type	Hours	Labour	Sub	Expense	Total
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Time & Material	871.00	\$134,983.00	\$12,000.00	\$0.00	\$146,983.00
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Time & Material	75.00	\$12,955.00	\$0.00	\$0.00	\$12,955.00
Time & Material	17.00	\$2,771.00	\$0.00	\$0.00	\$2,771.00
Time & Material	17.00	\$2,771.00	\$0.00	\$0.00	\$2,771.00
Time & Material	21.00	\$3,633.00	\$0.00	\$0.00	\$3,633.00
Time & Material	20.00	\$3,780.00	\$0.00	\$0.00	\$3,780.00
Time & Material	214.00	\$34,958.00	\$12,000.00	\$0.00	\$46,958.00
Time & Material	58.00	\$8,206.00	\$0.00	\$0.00	\$8,206.00
Time & Material	48.00	\$6,688.00	\$0.00	\$0.00	\$6,688.00
Time & Material	18.00	\$2,514.00	\$0.00	\$0.00	\$2,514.00
Time & Material	90.00	\$17,550.00	\$12,000.00	\$0.00	\$29,550.00
Time & Material	369.00	\$55,869.00	\$0.00	\$0.00	\$55,869.00
Time & Material	80.00	\$11,920.00	\$0.00	\$0.00	\$11,920.00
Time & Material	48.00	\$7,152.00	\$0.00	\$0.00	\$7,152.00
Time & Material	153.00	\$22,597.00	\$0.00	\$0.00	\$22,597.00
Time & Material	40.00	\$6,520.00	\$0.00	\$0.00	\$6,520.00
Time & Material	48.00	\$7,680.00	\$0.00	\$0.00	\$7,680.00
Time & Material	213.00	\$31,201.00	\$0.00	\$0.00	\$31,201.00
Time & Material	24.00	\$3,136.00	\$0.00	\$0.00	\$3,136.00
Time & Material	44.00	\$5,932.00	\$0.00	\$0.00	\$5,932.00
Time & Material	36.00	\$5,156.00	\$0.00	\$0.00	\$5,156.00
Time & Material	4.00	\$564.00	\$0.00	\$0.00	\$564.00
Time & Material	32.00	\$4,504.00	\$0.00	\$0.00	\$4,504.00
Time & Material	41.00	\$5,445.00	\$0.00	\$0.00	\$5,445.00
Time & Material	32.00	\$6,464.00	\$0.00	\$0.00	\$6,464.00

FEE ESTIMATE - Fish and Kirby Creeks Geomorphic Studies

Item 12.

	Project Manager	Principal in Charge	Senior Engineer	Project Engineer	Stream Engineer	Engineer in Training	Hydraulic Modeler	GIS Technician	Senior Ecologist	Ecologist	Hotel	Airfare	Rental Car	Mileage	Meals	Survey Equipment	Kayaks
Name	Wallgren, Jenny	Coffman, Stephanie	Ginn, Grant	Philbin, Pat	Engle, Chris	Hatley, Rebecca	Rungee, Joe	Lamont, Megan	Wallgren, Eric	Moss, Colleen							
Project Billing Rate	\$163.00	\$215.00	\$215.00	\$141.00	\$149.00	\$120.00	\$149.00	\$135.00	\$153.00	\$149.00	\$157.50	\$600.00	\$115.00	\$0.59	\$85.00	\$315.00	\$800.00
Total Units	90.00	132.00	0.00	346.00	102.00	606.00	56.00	132.00	270.00	134.00	21.00	2.00	18.00	1,400.00	25.00	5.00	2.00
Fixed Fee	\$14,670.00	\$28,380.00	\$0.00	\$48,786.00	\$15,198.00	\$72,720.00	\$8,344.00	\$17,820.00	\$41,310.00	\$19,966.00	\$3,307.50	\$1,200.00	\$2,070.00	\$826.00	\$2,125.00	\$1,575.00	\$1,600.00

WBS Code	Task Name	Start Date	End Date	Units																	
1	Fish and Kirby Creeks	2023-01-09	2023-06-30	90.00	132.00	0.00	346.00	102.00	606.00	56.00	132.00	270.00	134.00	21.00	2.00	18.00	1,400.00	25.00	5.00	2.00	
1.1	Fish and Kirby Creeks Project Management	2023-01-09	2023-06-30	90.00	40.00	0.00	0.00	0.00	0.00	0.00	0.00	36.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.1.1	Budget tracking, planning, and coordination	2023-01-09	2023-06-30	30.00	14.00							12.00									
1.1.2	Invoicing and reporting	2023-01-09	2023-06-30	30.00	14.00							12.00									
1.1.3	Client coordination	2023-01-09	2023-06-30	30.00	12.00							12.00									
1.2	Fish and Kirby Creeks Geomorphic Assessment	2023-01-09	2023-04-14	0.00	76.00	0.00	130.00	36.00	76.00	56.00	104.00	118.00	118.00	21.00	2.00	18.00	1,400.00	25.00	5.00	2.00	
1.2.1	Fish and Kirby Creeks Desktop Data Collection and Review	2023-01-09	2023-01-20		10.00		12.00	8.00	20.00	20.00	40.00	12.00	12.00								
1.2.2	Fish and Kirby Creeks Watershed Scale Geomorphic Review	2023-01-23	2023-02-10		10.00		12.00	8.00	12.00	20.00	40.00	12.00	12.00								
1.2.3	Fish and Kirby Creeks Site Visit	2023-02-13	2023-02-18		36.00		66.00					66.00	66.00	21.00	2.00	18.00	1,400.00	25.00	5.00	2.00	
1.2.4	Fish and Kirby Creeks Site Specific Geomorph Review	2023-02-20	2023-03-24		8.00		20.00	8.00	20.00	16.00		16.00	16.00								
1.2.5	Fish and Kirby Creeks Recommendations and Next Steps	2023-03-27	2023-04-14		12.00		20.00	12.00	24.00		24.00	12.00	12.00								
1.3	Fish and Kirby Creeks Project Report	2023-04-17	2023-05-19		16.00		16.00	16.00	60.00		28.00	16.00	16.00								
1.4	Fish and Kirby Creeks Conceptual Design	2023-05-22	2023-06-30	0.00	0.00	0.00	200.00	50.00	470.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1.4.1	Conceptual Design 1	2023-05-22	2023-06-30				40.00	10.00	94.00			20.00									
1.4.2	Conceptual Design 2	2023-05-22	2023-06-30				40.00	10.00	94.00			20.00									
1.4.3	Conceptual Design 3	2023-05-22	2023-06-30				40.00	10.00	94.00			20.00									
1.4.4	Conceptual Design 4	2023-05-22	2023-06-30				40.00	10.00	94.00			20.00									
1.4.5	Conceptual Design 5	2023-05-22	2023-06-30				40.00	10.00	94.00			20.00									

FEE ESTIMATE - Fish and Kirby Creeks Geomorphic Studies

Item 12.

Project Summary	Hours	Labour	Expense	Subs	Total
Fixed Fee	1,868.00	\$267,194.00	\$12,703.50	\$0.00	\$279,897.50
Time & Material	0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	1,868.00	\$267,194.00	\$12,703.50	\$0.00	\$279,897.50

Task Type	Hours	Labour	Expense	Subs	Total
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Fixed Fee	1,868.00	\$267,194.00	\$12,703.50	\$0.00	\$279,897.50
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Fixed Fee	166.00	\$28,778.00	\$0.00	\$0.00	\$28,778.00
Fixed Fee	56.00	\$9,736.00	\$0.00	\$0.00	\$9,736.00
Fixed Fee	56.00	\$9,736.00	\$0.00	\$0.00	\$9,736.00
Fixed Fee	54.00	\$9,306.00	\$0.00	\$0.00	\$9,306.00
Fixed Fee	714.00	\$107,174.00	\$12,703.50	\$0.00	\$119,877.50
Fixed Fee	134.00	\$19,438.00	\$0.00	\$0.00	\$19,438.00
Fixed Fee	126.00	\$18,478.00	\$0.00	\$0.00	\$18,478.00
Fixed Fee	234.00	\$36,978.00	\$12,703.50	\$0.00	\$49,681.50
Fixed Fee	104.00	\$15,348.00	\$0.00	\$0.00	\$15,348.00
Fixed Fee	116.00	\$16,932.00	\$0.00	\$0.00	\$16,932.00
Fixed Fee	168.00	\$23,892.00	\$0.00	\$0.00	\$23,892.00
Fixed Fee	820.00	\$107,350.00	\$0.00	\$0.00	\$107,350.00
Fixed Fee	164.00	\$21,470.00	\$0.00	\$0.00	\$21,470.00
Fixed Fee	164.00	\$21,470.00	\$0.00	\$0.00	\$21,470.00
Fixed Fee	164.00	\$21,470.00	\$0.00	\$0.00	\$21,470.00
Fixed Fee	164.00	\$21,470.00	\$0.00	\$0.00	\$21,470.00



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Noreen Housewright, Assistant Director of Engineering

TITLE: Purchase of 1.961 acres from TEXDEVCO GP LLC for permanent Right-of-way designated as Parcel Numbers 1 and 10 (Tracts 1, 2 and 3), Ellis County, on the southeast corner of Double Oak Avenue and SH360, Grand Prairie, required for re-alignment and widening of Davis Drive for \$412,365.00 plus title insurance expenses and closing costs with a total costs not to exceed \$422,000.00

REVIEWING COMMITTEE: Reviewed by Finance and Government Committee on 12/06/2022

SUMMARY:

<i>Vendor Name:</i>	TEXDEVCO GP LLC
<i>Annual Cost/Total Cost:</i>	\$422,000.00
<i>Department:</i>	Engineering and Public Works
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

TEXDEVCO GP LLC has agreed to sell 1.961 acres (85,383 sq. ft.) for permanent right of way for \$412,365.00 (see **Exhibit "A"** for descriptions). This property is required for the re-alignment and widening of Davis Drive which is an approved Capital improvement project for the FY23 budget year. This amount is reasonable and is the appraised value determined by an independent appraisal of the right of way. The City will pay all title insurance expenses and related closing costs. Total purchase and related costs will not exceed \$422,000.00.

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Street/Storm Drainage Capital Improvement Project Funds
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If Capital Improvement:					
Total Project Budget	\$6,200,000	Proposed New Funding:	N/A	Remaining Funding:	\$5,708,000

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Exhibit A – Property Description

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT RIGHT-OF-WAY
PARCEL NO. 1

BEING A 0.048 ACRE TRACT OF LAND SITUATED IN THE SETH M. BLAIR SURVEY, ABSTRACT NO. 135, IN THE CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, AND BEING A PART OF A CALLED 52.43 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO TEXDEVCO GP LLC AS RECORDED IN COUNTY CLERK'S FILE NO. 1900187 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, SAID 0.048 ACRE TRACT WITH BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET ON THE MOST NORTHWESTERLY SOUTHWEST LINE OF SAID 52.43 ACRE TRACT, SAID CORNER BEING ON THE COMMON SOUTHEAST LINE OF A CALLED 4.002 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS AS RECORDED IN VOLUME 813, PAGE 454 OF THE DEED RECORDS, ELLIS COUNTY, TEXAS, SAME BEING THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 360 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 29 DEGREES 29 MINUTES 21 SECONDS EAST, DEPARTING SAID COMMON LINE, AND OVER AND ACROSS SAID 52.43 ACRE TRACT, A DISTANCE OF 77.90 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET ON THE NORTHWEST LINE OF A CALLED 24.5100 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO INTERNATIONAL LEADERSHIP OF TEXAS, INC. AS RECORDED IN COUNTY CLERK'S FILE NO. 2156156 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE, SOUTH 59 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG SAID NORTHWEST LINE, PASSING AT A DISTANCE OF 23.04 FEET THE SAID NORTHWESTERLY SOUTHWEST LINE OF SAID 52.43 ACRE TRACT AT THE NORTHWEST CORNER OF SAID 24.5100 ACRE TRACT, SAME BEING THE EAST RIGHT-OF-WAY LINE OF DAVIS ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY), FROM WHICH A 5/8-INCH IRON ROD WITH "MMA" CAP FOUND ON SAID RIGHT-OF-WAY LINE BEARS SOUTH 29 DEGREES 16 MINUTES 33 SECONDS EAST, A DISTANCE OF 100.00 FEET, PASSING AT A DISTANCE OF 23.23 FEET A 5/8-INCH IRON ROD FOUND WITH "KHA" CAP, AND CONTINUING IN ALL A TOTAL DISTANCE OF 42.23 FEET TO AN "X" SET FOR CORNER ON THE GENERAL CENTERLINE OF SAID DAVIS ROAD;

THENCE, NORTH 29 DEGREES 24 MINUTES 51 SECONDS WEST, GENERALLY ALONG SAID CENTERLINE, A DISTANCE OF 20.14 FEET TO AN "X" SET FOR CORNER ON SAID CENTERLINE;

THENCE, NORTH 06 DEGREES 21 MINUTES 20 SECONDS EAST, DEPARTING SAID CENTERLINE PASSING AT A DISTANCE OF 33.02 FEET A SOUTHWEST CORNER OF SAID 52.43 ACRE TRACT, SAID CORNER BEING THE SOUTH CORNER OF SAID 4.002 ACRE TRACT, AND SAID CORNER BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID DAVIS

ROAD, SAME BEING ON THE EAST RIGHT-OF-WAY LINE OF AFORESAID STATE HIGHWAY NO. 360, AND CONTINUING IN ALL A TOTAL DISTANCE OF 72.07 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.048 ACRES (2,069 SQUARE FEET) OF LAND MORE OR LESS OF WHICH 0.015 ACRES (641 SQUARE FEET) LIE WITHIN THE PRESCRIPTIVE RIGHT-OF-WAY OF SAID DAVIS ROAD.

A PARCEL PLAT OF EQUAL DATE HEREWITH ACCOMPANIES THIS PROPERTY DESCRIPTION.

Michael J. Baitup

Michael J. Baitup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4574
LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
469-484-0778
TBPELS Firm No. 10194382

May 31, 2022



LINE	BEARING	DISTANCE
L1	S29°29'21"E	77.90'
L2	S59°37'27"W	42.23'
L3	N29°24'51"W	20.14'
L4	N06°21'20"E	72.07'

TEXDEVCO GP LLC
A CALLED 52.43 ACRES
C.C.# 1900187
O.P.R.E.C.T.

STATE OF TEXAS
A CALLED 4.002 ACRES
VOL. 813, PG. 454
D.R.E.C.T.

POINT OF BEGINNING
CIRS
GRID N: 6877894.95
GRID E: 2405732.65

INTERNATIONAL LEADERSHIP OF TEXAS, INC.
A CALLED 24.5100 ACRES
C.C.# 2156156
O.P.R.E.C.T.

JOSEPH HOWARD SURVEY,
ABSTRACT NO. 616

KAREN BETH CRAMER
A CALLED 0.71 ACRES
C.C.#1704458
O.P.R.E.C.T.

AS DESCRIBED IN
CASE NUMBER 493-42449-MT-7
IN THE
UNITED STATES BANKRUPTCY COURT
FOR THE NORTHERN DISTRICT OF TEXAS,
FORT WORTH DIVISION
JUDSON CRAMER
A CALLED 0.71 ACRES

CLINTON SMART
CALLED 0.710 ACRES
VOL. 781, PG. 682
D.R.E.C.T.

KNOX STREET PARTNERS NO. 30, LTD.
A CALLED 40.795 ACRES
C.C.#2135347
O.P.R.E.C.T.

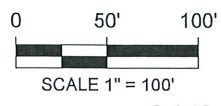
**0.048 ACRES
(2,069 SQ. FT.)
0.015 ACRES
(641 SQ. FT.)
IN EXISTING
R.O.W.**

STATE OF TEXAS
51.008/100 UNDIVIDED INTEREST
PARCEL 11
PART 1
A CALLED 95.500 ACRES
VOL. 849, PG. 843
D.R.E.C.T.

STATE HIGHWAY NO. 360
(VARIABLE WIDTH RIGHT-OF-WAY)

SETH M. BLAIR SURVEY,
ABSTRACT NO. 135

B.F. HOWARD SURVEY,
ABSTRACT NO. 513



LEGEND

- ABSTRACT LINE
- ADJOINER DEED LINE
- BOUNDARY LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- CIRC
- CIRS
- CAPPED IRON ROD FOUND
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET (UNLESS OTHERWISE NOTED)
- C.C.# COUNTY CLERK'S NUMBER
- VOL., PG. VOLUME, PAGE
- D.R.E.C.T. DEED RECORDS, ELLIS COUNTY, TEXAS
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY

BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATE VALUES SHOWN ARE GRID COORDINATES.



Michael J. Baitup

PAGE 3 OF 3	DATE:	05/31/22	EXHIBIT "B" PERMANENT RIGHT-OF-WAY PARCEL NO. 1 0.048 ACRES IN THE SETH M. BLAIR SURVEY, ABSTRACT NO. 135 CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS	LJA Surveying, Inc. 6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.E.L.S. Firm No. 10
	DRWN BY:	W.P.		
	CHKD BY:	M.J.B.		
	PROJ NO.	0150		

S:\NTX-LAND\0150\200 SURVEY\280 Easements\New Folder\EX01\0150EX01_01.dwg 5/26/2022

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT RIGHT-OF-WAY
PARCEL NO. 10, TRACT 1

BEING A 1.631 ACRE TRACT OF LAND SITUATED IN THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616, IN THE CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, AND BEING A PART OF A CALLED 52.43 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO TEXDEVCO GP LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 1900187 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, SAID 1.631 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL WITH SHINER STAMPED "LJA SURVEYING" SET FOR THE MOST SOUTHERLY NORTHWEST CORNER OF SAID 52.43 ACRE TRACT, SAID CORNER BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF A CALLED 11.998 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO KNOX STREET PARTNERS NO. 30, LTD. AS RECORDED IN COUNTY CLERK'S FILE NO. 2202464 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, AND SAID CORNER BEING ON THE GENERAL CENTERLINE OF DAVIS ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, NORTH 64 DEGREES 37 MINUTES 34 SECONDS EAST, ALONG THE MOST SOUTHERLY NORTHWEST LINE OF SAID 52.43 ACRE TRACT, SAME BEING THE COMMON MOST SOUTHERLY SOUTHEAST LINE OF SAID 11.998 ACRE TRACT, AND OVER AND ACROSS SAID DAVIS ROAD, A DISTANCE OF 4.40 FEET TO A MAG NAIL WITH SHINER STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 45 DEGREES 13 MINUTES 56 SECONDS, A RADIUS OF 850.00 FEET AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 00 MINUTES 18 SECONDS EAST, A DISTANCE OF 653.74 FEET, FROM WHICH A 5/8-INCH IRON ROD FOUND BEARS, NORTH 64 DEGREES 10 MINUTES 56 SECONDS EAST, A DISTANCE OF 20.70 FEET;

THENCE, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID 52.43 ACRE TRACT ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 671.04 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, NORTH 64 DEGREES 23 MINUTES 20 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 52.43 ACRE TRACT, A DISTANCE OF 171.56 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE MOST EASTERLY SOUTHEAST LINE OF SAID 52.43 ACRE TRACT, SAID CORNER BEING ON THE COMMON WEST LINE OF A CALLED 289.33 ACRE TRACT OF LAND DESCRIBED IN DEED WITH LIMITED WARRANTY OF TITLE TO D.R. HORTON-TEXAS, LTD. AS RECORDED IN COUNTY CLERK'S FILE NO. 1924841 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 44 MINUTES 42 SECONDS, A RADIUS OF 1,050.00 FEET AND A LONG CHORD THAT BEARS SOUTH 19 DEGREES 09 MINUTES 31 SECONDS EAST, A DISTANCE OF 50.30 FEET;

THENCE, ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 50.31 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID 52.43 ACRE TRACT, SAID CORNER BEING ON THE NORTH LINE OF A CALLED 76.960 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO DAVIS RD DEVELOPMENT LLC AS RECORDED IN COUNTY CLERK'S FILE NO. 2011127 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE, SOUTH 64 DEGREES 23 MINUTES 50 SECONDS WEST, ALONG THE MOST SOUTHERLY SOUTHEAST LINE OF SAID 52.43 ACRE TRACT, SAME BEING THE MOST NORTHERLY NORTHWEST COMMON LINE OF SAID 76.960 ACRE TRACT, A DISTANCE OF 423.25 FEET TO A 6-INCH CONCRETE MONUMENT FOUND FOR THE MOST NORTHERLY NORTHWEST CORNER OF SAID 76.960 ACRE TRACT, SAID CORNER BEING THE NORTH CORNER OF A CALLED 5.928 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO DAVIS RD DEVELOPMENT LLC AS RECORDED IN COUNTY CLERK'S FILE NO. 2151418 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE, SOUTH 64 DEGREES 37 MINUTES 13 SECONDS WEST, CONTINUING ALONG SAID SOUTHEAST LINE, SAME BEING THE COMMON NORTHWEST LINE OF SAID 5.928 ACRE TRACT, A DISTANCE OF 47.59 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09 DEGREES 41 MINUTES 04 SECONDS, A RADIUS OF 950.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 87 DEGREES 57 MINUTES 14 SECONDS WEST, A DISTANCE OF 160.38 FEET;

THENCE, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID 52.43 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 160.57 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 49 DEGREES 49 MINUTES 51 SECONDS WEST, A DISTANCE OF 36.14 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 06 MINUTES 48 SECONDS WEST, A DISTANCE OF 14.85 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 53 MINUTES 23 SECONDS, A RADIUS OF 270.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 01 DEGREES 10 MINUTES 07 SECONDS WEST, A DISTANCE OF 46.55 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 46.60 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON SAID MOST SOUTHERLY SOUTHEAST LINE OF SAID 52.43 ACRE TRACT, SAME BEING SAID COMMON NORTHWEST LINE OF SAID 5.928 ACRE TRACT;

THENCE, SOUTH 64 DEGREES 37 MINUTES 13 SECONDS WEST, ALONG AFORESAID COMMON LINE PASSING A 1/2-INCH IRON ROD AT A DISTANCE OF 46.51 FEET, PASSING

THE WEST CORNER OF SAID 5.928 ACRE TRACT AT 56.19 FEET, AND CONTINUING IN ALL A TOTAL DISTANCE OF 63.64 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON SAID MOST SOUTHERLY SOUTHEAST LINE OF SAID 52.43 ACRE TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13 DEGREES 57 MINUTES 40 SECONDS, A RADIUS OF 330.00 FEET, AND A LONG CHORD THAT BEARS NORTH 00 DEGREES 52 MINUTES 02 SECONDS WEST, A DISTANCE OF 80.21 FEET;

THENCE, DEPARTING SAID LINE AND OVER AND ACROSS SAID 52.43 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 80.41 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 06 MINUTES 48 SECONDS EAST, A DISTANCE OF 14.85 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 37 DEGREES 36 MINUTES 15 SECONDS WEST, A DISTANCE OF 36.14 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 27 SECONDS, A RADIUS OF 950.00 FEET, AND A LONG CHORD THAT BEARS NORTH 78 DEGREES 37 MINUTES 25 SECONDS WEST, A DISTANCE OF 64.50 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT AND OVER AND ACROSS AFORESAID DAVIS ROAD, AN ARC DISTANCE OF 64.52 FEET TO A MAG NAIL WITH SHINER STAMPED "LJA SURVEYING" SET FOR CORNER ON THE MOST SOUTHERLY SOUTHWEST LINE OF SAID 52.43 ACRE TRACT;

THENCE, NORTH 30 DEGREES 02 MINUTES 39 SECONDS WEST, ALONG SAID MOST SOUTHERLY SOUTHWEST LINE OF 52.43 ACRE TRACT AND CONTINUING GENERALLY ALONG AFORESAID CENTERLINE, A DISTANCE OF 140.83 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.631 ACRES (71,060 SQUARE FEET) OF LAND MORE OR LESS.

A PARCEL PLAT OF EQUAL DATE HEREWITH ACCOMPANIES THIS PROPERTY DESCRIPTION.

Michael J. Baitup

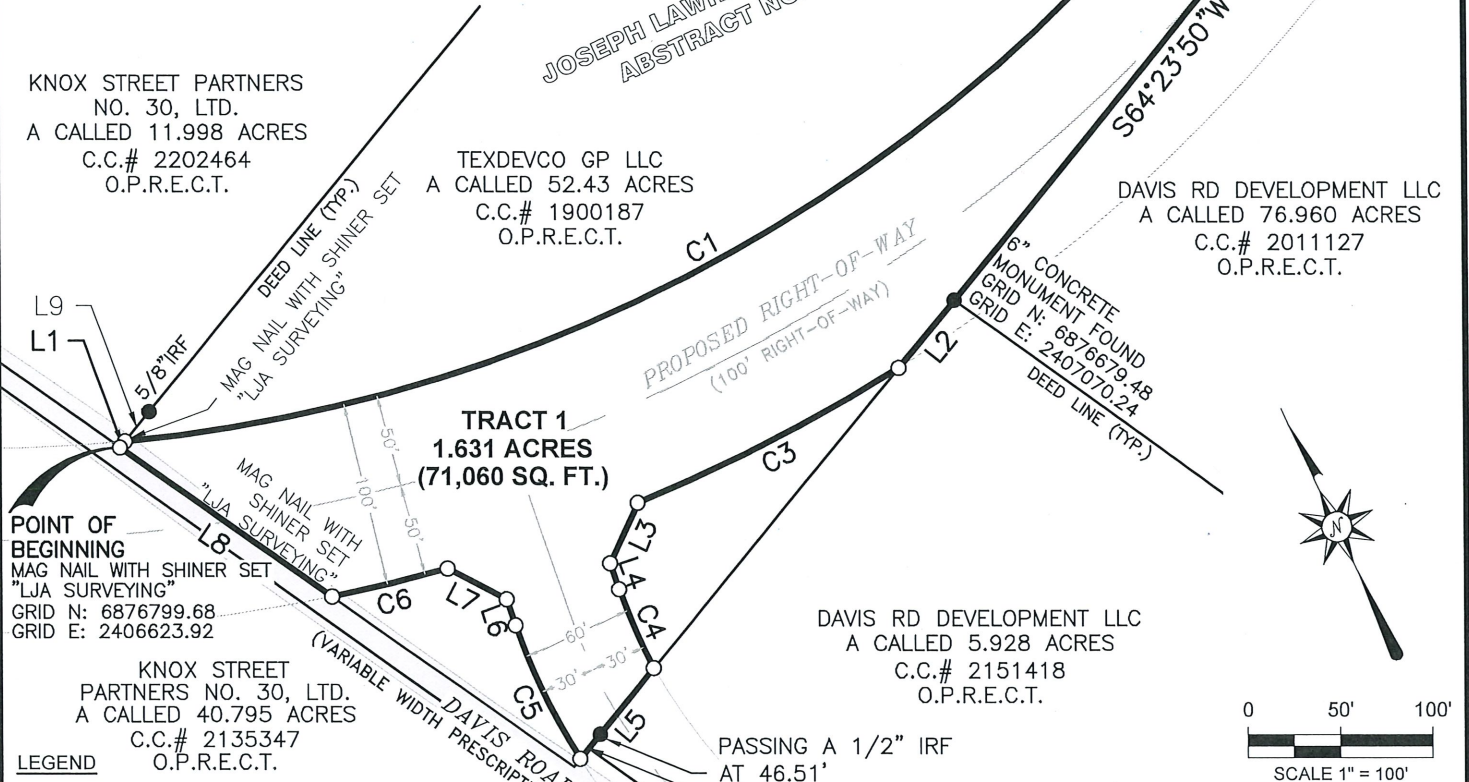
Michael J. Baitup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4574
LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
469-484-0778
TBPELS Firm No. 10194382

May 31, 2022



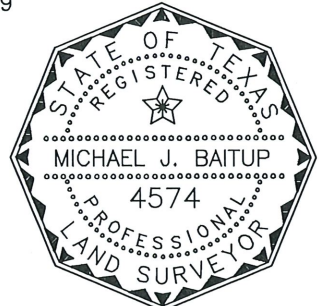
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	45°13'56"	850.00'	N87°00'18"E	653.74'	671.04'
C2	02°44'42"	1,050.00'	S19°09'31"E	50.30'	50.31'
C3	09°41'04"	950.00'	S87°57'14"W	160.38'	160.57'
C4	09°53'23"	270.00'	S01°10'07"W	46.55'	46.60'
C5	13°57'40"	330.00'	N00°52'02"W	80.21'	80.41'
C6	03°53'27"	950.00'	N78°37'25"W	64.50'	64.52'

LINE	BEARING	DISTANCE
L1	N64°37'34"E	4.40'
L2	S64°37'13"W	47.59'
L3	S49°49'51"W	36.14'
L4	S06°06'48"W	14.85'
L5	S64°37'13"W	63.64'
L6	N06°06'48"E	14.85'
L7	N37°36'15"W	36.14'
L8	N30°02'39"W	140.83'
L9	N64°10'56"E	20.70'



- LEGEND**
- ABSTRACT LINE
 - ADJOINER DEED LINE
 - BOUNDARY LINE
 - PROPOSED CENTERLINE
 - PROPOSED RIGHT-OF-WAY
 - CIRS
 - IRF
 - C.C.#
 - VOL., PG.
 - D.R.E.C.T.
 - O.P.R.E.C.T.
 - D.C.L.
 - R.O.W.

- ABSTRACT LINE
- ADJOINER DEED LINE
- BOUNDARY LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET (UNLESS OTHERWISE NOTED)
- IRON ROD FOUND
- COUNTY CLERK'S NUMBER
- VOLUME, PAGE
- DEED RECORDS, ELLIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS
- DIRECTIONAL CONTROL LINE
- RIGHT-OF-WAY



Michael J. Baitup

BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF9888) AND ARLINGTON RRP2 CORS ARP (PID-DF5387). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATE VALUES SHOWN ARE GRID COORDINATES.

PAGE 4 OF 10	DATE:	05/31/22	EXHIBIT "B" PERMANENT RIGHT-OF-WAY PARCEL NO. 10, TRACT 1 1.631 ACRES IN THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616 CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS	LJA Surveying, Inc. 6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.E.L.S. Firm No. 10
	DRWN BY:	W.P.		
	CHKD BY:	M.J.B.		
	PROJ NO.	0150		

S:\NTX-LAND\0150\200 SURVEY\280 Easements\New Folder\EX10\0150EX10_TR1.dwg 5/31/2022

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT RIGHT-OF-WAY
PARCEL NO. 10, TRACT 2

BEING A 0.116 ACRE TRACT OF LAND SITUATED IN THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616, IN THE CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, AND BEING A PART OF A CALLED 52.43 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO TEXDEVCO GP LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 1900187 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, SAID 0.116 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL SET FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 52.43 ACRE TRACT, SAID CORNER BEING ON THE NORTHEAST RIGHT-OF-WAY OF DAVIS ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, NORTH 29 DEGREES 59 MINUTES 55 SECONDS WEST, ALONG THE MOST SOUTHERLY SOUTHWEST LINE OF SAID 52.43 ACRE TRACT, SAME BEING THE COMMON NORTHEAST RIGHT-OF-WAY LINE OF SAID DAVIS ROAD, A DISTANCE OF 160.18 FEET TO A MAG NAIL SET FOR CORNER ON SAID COMMON LINE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 54 MINUTES 01 SECONDS, A RADIUS OF 950.00 FEET AND A LONG CHORD THAT BEARS SOUTH 78 DEGREES 37 MINUTES 09 SECONDS EAST, A DISTANCE OF 64.66 FEET;

THENCE, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID 52.43 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 64.67 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 37 DEGREES 36 MINUTES 15 SECONDS EAST, A DISTANCE OF 36.14 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 06 DEGREES 06 MINUTES 48 SECONDS WEST, A DISTANCE OF 14.85 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13 DEGREES 57 MINUTES 40 SECONDS, A RADIUS OF 330.00 FEET AND A LONG CHORD THAT BEARS SOUTH 00 DEGREES 52 MINUTES 02 SECONDS EAST, A DISTANCE OF 80.21 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 80.41 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE MOST SOUTHERLY SOUTHEAST LINE OF

SAID 52.43 ACRE TRACT, FROM WHICH THE WEST CORNER OF A CALLED 5.928 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO DAVIS RD DEVELOPMENT LLC AS RECORDED IN COUNTY CLERK'S FILE NO. 2151418 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, BEARS NORTH 64 DEGREES 37 MINUTES 13 SECONDS EAST, A DISTANCE OF 7.45 FEET, FROM SAID WEST CORNER A 1/2-INCH IRON ROD FOUND, BEARS NORTH 64 DEGREES 37 MINUTES 13 SECONDS EAST, ALONG SAID MOST SOUTHERLY SOUTHEAST LINE, SAME BEING THE COMMON NORTHWEST LINE OF SAID 5.928 ACRE TRACT, A DISTANCE OF 9.69 FEET;

THENCE, SOUTH 64 DEGREES 37 MINUTES 13 SECONDS WEST, ALONG THE MOST SOUTHERLY SOUTHWEST LINE OF SAID 52.43 ACRE TRACT, A DISTANCE OF 5.52 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.116 ACRES (5,044 SQUARE FEET) OF LAND MORE OR LESS.

A PARCEL PLAT OF EQUAL DATE HEREWITH ACCOMPANIES THIS PROPERTY DESCRIPTION.

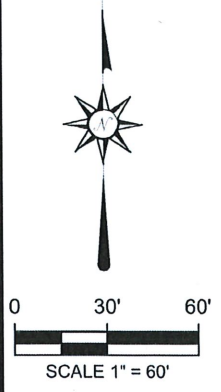
Michael J. Baitup

Michael J. Baitup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4574
LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
469-484-0778
TBPELS Firm No. 10194382

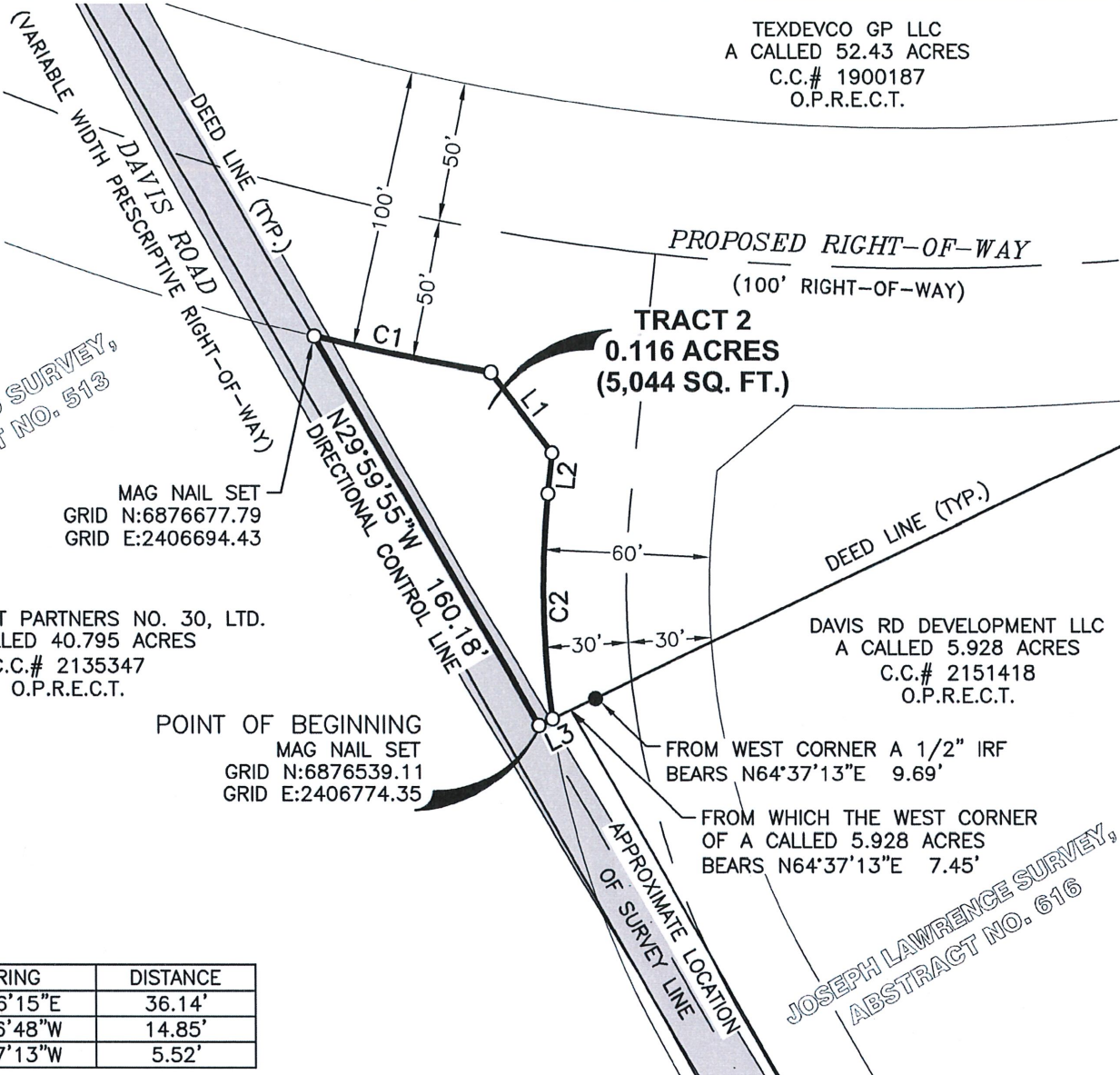
May 31, 2022



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	03°54'01"	950.00'	S78°37'09"E	64.66'	64.67'
C2	13°57'40"	330.00'	S00°52'02"E	80.21'	80.41'



TEXDEVCO GP LLC
A CALLED 52.43 ACRES
C.C.# 1900187
O.P.R.E.C.T.



B.F. HOWARD SURVEY,
ABSTRACT NO. 513

JOSEPH LAWRENCE SURVEY,
ABSTRACT NO. 616

LINE	BEARING	DISTANCE
L1	S37°36'15"E	36.14'
L2	S06°06'48"W	14.85'
L3	S64°37'13"W	5.52'

LEGEND

- ABSTRACT LINE
- ADJOINER DEED LINE
- BOUNDARY LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- CIRS
- IRF
- C.C.# COUNTY CLERK'S NUMBER
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS



BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATE VALUES SHOWN ARE GRID COORDINATES.

Michael J. Baitup

PAGE 7 OF 10	DATE:	05/31/22	EXHIBIT "B" PERMANENT RIGHT-OF-WAY PARCEL NO. 10, TRACT 2 0.116 ACRES IN THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616 CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS	LJA Surveying, Inc. 6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.E.L.S. Firm No. 10
	DRWN BY:	W.P.		
	CHKD BY:	M.J.B.		
	PROJ NO.	0150		

S:\NTX-LAND\0150_200 SURVEY\280 SURVEY\150EX10_TR2.dwg 6/2/2022

EXHIBIT "A"
LEGAL DESCRIPTION
PERMANENT RIGHT-OF-WAY
PARCEL NO. 10, TRACT 3

BEING A 0.166 ACRE TRACT OF LAND SITUATED IN THE JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616, IN THE CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS, AND BEING A PART OF A CALLED 52.43 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO TEXDEVCO GP LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 1900187 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, SAID 0.166 ACRE TRACT, WITH BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID 52.43 ACRE TRACT, SAID CORNER BEING ON THE NORTHEAST RIGHT-OF-WAY OF DAVIS ROAD (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, NORTH 64 DEGREES 37 MINUTES 13 SECONDS EAST, DEPARTING SAID NORTHEAST RIGHT-OF-WAY LINE AND ALONG THE MOST SOUTHERLY SOUTHEAST LINE OF SAID 52.43 ACRE TRACT PASSING AT A DISTANCE OF 12.96 FEET THE WEST CORNER OF A CALLED 5.928 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO DAVIS RD DEVELOPMENT LLC AS RECORDED IN COUNTY CLERK'S FILE NO. 2151418 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS, AND CONTINUING ALONG SAID MOST SOUTHERLY SOUTHEAST LINE, SAME BEING THE COMMON NORTHWEST LINE OF SAID 5.928 ACRE TRACT, PASSING A 1/2-INCH IRON ROD FOUND AT A DISTANCE OF 22.65 FEET, AND CONTINUING IN ALL A TOTAL DISTANCE OF 69.15 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE **POINT OF BEGINNING**, SAID CORNER BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09 DEGREES 53 MINUTES 23 SECONDS, A RADIUS OF 270.00 FEET AND A LONG CHORD THAT BEARS NORTH 01 DEGREE 10 MINUTES 07 SECONDS EAST, A DISTANCE OF 46.55 FEET;

THENCE, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID 52.43 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES:

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 46.60 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 06 DEGREES 06 MINUTES 48 SECONDS EAST, A DISTANCE OF 14.85 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 49 DEGREES 49 MINUTES 51 SECONDS EAST, A DISTANCE OF 36.14 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09 DEGREES 41 MINUTES 04

SECONDS, A RADIUS OF 950.00 FEET AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 57 MINUTES 14 SECONDS EAST, A DISTANCE OF 160.38 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 160.57 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE MOST SOUTHERLY SOUTHEAST LINE OF SAID 52.43 ACRE TRACT, SAME BEING THE COMMON NORTHWEST LINE OF SAID 5.928 ACRE TRACT, FROM WHICH A 6-INCH CONCRETE MONUMENT FOUND FOR THE NORTH CORNER OF SAID 5.928 ACRE TRACT BEARS NORTH 64 DEGREES 37 MINUTES 13 SECONDS EAST, A DISTANCE OF 47.59 FEET, SAID CORNER BEING THE MOST NORTHERLY NORTHWEST CORNER OF A CALLED 76.960 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED TO DAVIS RD DEVELOPMENT LLC AS RECORDED IN COUNTY CLERK'S FILE NO. 2011127 OF THE OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS;

THENCE, SOUTH 64 DEGREES 37 MINUTES 13 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 210.77 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.166 ACRES (7,210 SQUARE FEET) OF LAND MORE OR LESS.

A PARCEL PLAT OF EQUAL DATE HEREWITH ACCOMPANIES THIS PROPERTY DESCRIPTION.

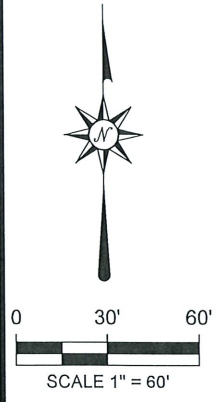
Michael J. Baitup

Michael J. Baitup, R.P.L.S.
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6060 North Central Expressway, Suite 400
Dallas, Texas 75206
469-484-0778
TBPELS Firm No. 10194382

May 31, 2022



CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	09°53'23"	270.00'	N01°10'07"E	46.55'	46.60'
C2	09°41'04"	950.00'	N87°57'14"E	160.38'	160.57'



TEXDEVCO GP LLC
 A CALLED 52.43 ACRES
 C.C.# 1900187
 O.P.R.E.C.T.

DAVIS RD DEVELOPMENT LLC
 A CALLED 76.960 ACRES
 C.C.#2011127
 O.P.R.E.C.T.

B.F. HOWARD SURVEY,
 ABSTRACT NO. 513
 KNOX STREET PARTNERS NO. 30, LTD.
 A CALLED 40.795 ACRES
 C.C.# 2135347
 O.P.R.E.C.T.

(VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY)
 DAVIS ROAD
 DEED LINE (TYP.)

PROPOSED RIGHT-OF-WAY
 (100' RIGHT-OF-WAY)

6" CONCRETE
 MONUMENT FOUND

TRACT 3
 0.166 ACRES
 (7,210 SQ. FT.)

S64°37'13"W 210.77'
 DIRECTIONAL CONTROL LINE
 GRID N:6876659.08
 GRID E:2407027.24

POINT OF BEGINNING
 CIRS
 GRID N:6876568.75
 GRID E:2406836.83

DAVIS RD DEVELOPMENT LLC
 A CALLED 5.928 ACRES
 C.C.# 2151418
 O.P.R.E.C.T.

PASSING A 1/2" IRF
 AT A DISTANCE OF 22.65'
 PASSING WEST CORNER OF
 A CALLED 5.928 ACRES
 AT A DISTANCE OF 12.96'

JOSEPH LAWRENCE SURVEY,
 ABSTRACT NO. 616

LINE	BEARING	DISTANCE
L1	N64°37'13"E	69.15'
L2	N06°06'48"E	14.85'
L3	N49°49'51"E	36.14'
L4	N64°37'13"E	47.59'

LEGEND

- ABSTRACT LINE
- ADJOINER DEED LINE
- BOUNDARY LINE
- PROPOSED CENTERLINE
- PROPOSED RIGHT-OF-WAY
- CIRS
- IRF
- C.C.# COUNTY CLERK'S NUMBER
- O.P.R.E.C.T. OFFICIAL PUBLIC RECORDS, ELLIS COUNTY, TEXAS

BEARING BASIS OF GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202, NAD83 DATUM (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS CALCULATED FROM ELLIS CORS ARP (PID-DF8988) AND ARLINGTON RRP2 CORS ARP (PID-DF5387). ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATE VALUES SHOWN ARE GRID COORDINATES.



Michael J. Baitup

PAGE 10 OF 10	DATE:	05/31/22
	DRWN BY:	W.P.
	CHKD BY:	M.J.B.
	PROJ NO.	0150

EXHIBIT "B"
 PERMANENT RIGHT-OF-WAY
 PARCEL NO. 10, TRACT 3
 0.166 ACRES
 IN THE
 JOSEPH LAWRENCE SURVEY, ABSTRACT NO. 616
 CITY OF GRAND PRAIRIE, ELLIS COUNTY, TEXAS

LJA Surveying, Inc.
 6060 North Central Expressway Suite 400
 Dallas, Texas 75206
 Phone 469.621.0710
 T.B.P.E.L.S. Firm No. 10



**CITY OF GRAND PRAIRIE
ORDINANCE**

MEETING DATE: 12/06/2022

PRESENTER: Noreen Housewright, Assistant Director of Engineering

TITLE: Ordinance amending the FY23 Storm Drainage Capital Improvement Projects fund and approval of a Professional Services contract with Plummer Associates, Inc. in the amount of \$90,000.00 for the 2023 Annual Study for Outfall Rehabilitation

REVIEWING COMMITTEE: Reviewed by the Finance and Government Committee on 12/06/2022

SUMMARY:

<i>Vendor Name:</i>	Plummer Associates, Inc.
<i>Annual Cost/Total Cost:</i>	\$90,000.00
<i>Department:</i>	Engineering/Public Works
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

The TCEQ requires the City of Grand Prairie to field verify of all storm drainage point outfalls within a period of 5-years as part of its minimum control measure (MCM) agreement with TCEQ to control harmful discharges into the waters of the United States. The city currently has a total of 1474 storm drainage outfall points to be inspected. The first year of the outfall inspection has been completed which 280 storm drainage outfalls were inspected.

This contract provides for the second year of this outfall inspection and inventory effort. Plummer Associates will inspect 304 storm drainage outfall points as part of this contract providing for each outfall point detailed pictures, assessing the structural, erosion and sedimentation conditions, observing and documenting any potential environmentally hazardous discharges and providing notification of any immediate attention required to protect the cities storm drainage system and stormwater quality.

The contract study is anticipated to begin in January 2023 with completion anticipated in July 2023.

PROCUREMENT DETAILS:

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

Local Vendor HUB Vendor

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Storm Drainage CIP Fund
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If Capital Improvement:					
Total Project Budget	\$65,000.00	Proposed New Funding:	\$25,000.00	Remaining Funding:	\$40,000

BODY

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2023 STORM DRAINAGE CAPITAL PROJECTS FUND (401592) BUDGET BY TRANSFERRING AND APPROPRIATING \$25,000.00 TO ACTIVITY NUMBER 02316203 FOR FY23 ANNUAL STUDY FOR OUTFALL REHABS PROJECT

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

SECTION 1. THAT the FY2023 Storm Drainage Capital Projects Fund Budget (401592) be amended by transferring and appropriating \$25,000.00 to Activity Number 02316203 for FY23 Annual Study for Outfall Rehabs Project from the unobligated fund balance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 13th DAY OF DECEMBER 2022.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Dane Stovall, Assistant Director of Public Works

TITLE: Annual Contract for Water and Wastewater Repair and Replacement Services from North Texas Contracting (up to \$2,000,000.00 annually). This agreement will be for one year with the option to renew for one additional one-year period, totaling \$4,000,000 if all extensions are exercised

REVIEWING COMMITTEE: Reviewed by Finance and Government Committee on 12/06/2022

SUMMARY:

<i>Vendor Name:</i>	North TX Contracting
<i>Annual Cost/Total Cost:</i>	Up to \$2,000,000.00
<i>Department:</i>	Public Works
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

The intent of the awarding of this contract is to establish an annual price agreement for the purchase of water and wastewater repair and replacement services for the City of Grand Prairie Public Works Water Utility Division. Services will include but are not limited to removing and replacing water and wastewater lines for smaller projects and may include emergency repair work. All work done under this contract is to supplement City Staff when needed.

Notice of bid 22143 was advertised in the Fort Worth Star Telegram and Planet Bids. It was distributed by the Purchasing Department to 406 vendors, including one Grand Prairie vendor and 265 HUBs. Two bids were received as shown on attachment A. Vendors were asked to provide pricing per service for all items. The annual estimated dollar value of this contract shall be \$2,000,000.00. Annual estimated quantities are not known and vary from year to year.

The award was based on best value criteria set up in the specification, including price, past relationship with the city and other municipalities, reputation, qualifications, if they were local, and other relevant criteria as listed in the specification.

North Texas Contracting meets specifications and is recommended for award.

PROCUREMENT DETAILS:

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

Local Vendor HUB Vendor

Number of Responses: 2 RFP/RFB #: 22143

Selection Details: Low Bid Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Water CIP Fund and Wastewater CIP Fund
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If Capital Improvement:					
Total Project Budget	\$2,000,000 available between funds	Proposed New Funding:		Remaining Funding:	

ATTACHMENTS / SUPPORTING DOCUMENTS:

- 1- Bid Summary

SCORECARD



Evaluation Score Card
 Water & Wastewater Repair and
 Replacement Services
 RFB # 22143

		North Texas Contracting Keller, TX	SYB Construction Irving, TX
Evaluation Criteria	Maximum Score	Score	Score
Cost	50.00	50.00	43.83
Experience with City of Grand Prairie	25.00	17.50	15.00
References	10.00	10.00	10.00
Qualifications	10.00	9.00	8.00
Local Business Preference	5.00	4.00	4.00
Total	100.00	90.50	80.83

Water & Wastewater Repair and Replacement Services

RFB # 22143

TABULATION

Item 15.

Item	Description	QTY	UOM	North Texas Contracting		SYB Construction	
				Keller, TX		Irving, TX	
				Unit Price	Extended Price	Unit Price	Extended Price
1	This Line Intentionally Left Blank	0	LS	\$0.00	\$0.00	\$0.00	\$0.00
2	Project Bonds (Payment, Performance & Maintenance): Amount Based Upon Cost for the Total of Contract within the Fiscal Year, Not to Exceed 1% of the Total of Contract for the Term of the Contract	1	LS	\$15,000.00	\$15,000.00	\$17,841.00	\$17,841.00
3	Rider for Maintenance Bond, As Required when Work within the Fiscal Year Exceeds the Total of Contract (Not to Exceed Three Riders)	3	EA	\$3,500.00	\$10,500.00	\$3,649.80	\$10,949.40
4	Project Mobilization, Only Paid for Start of Project with Limited Time Table of a Maximum of 72 Hours from Identification to Start of Work (Not to Exceed 3 Incidences)	2	EA	\$8,000.00	\$16,000.00	\$9,431.20	\$18,862.40
5	SWPPP- Erosion Control Inlet Protection as Needed Per City Standards	6	EA	\$500.00	\$3,000.00	\$590.85	\$3,545.10
6	SWPPP- Erosion Control Silt Fence as Needed Per City Standards	100	LF	\$8.00	\$800.00	\$8.76	\$876.32
7	SWPPP- Erosion Control Concrete Washout as Needed Per City Standards	2	EA	\$3,000.00	\$6,000.00	\$3,165.00	\$6,330.00
8	SWPPP- Erosion Control Construction Entrance as Needed Per City Standards	2	EA	\$5,000.00	\$10,000.00	\$5,914.50	\$11,829.00
9	Removal of Obstruction from Easement or Right-of-way, Turn Over to Owner in Acceptable Condition, Not to be Replaced (Not to Include Mailbox Structure)	1	EA	\$1,500.00	\$1,500.00	\$1,730.85	\$1,730.85
10	Traffic Control (to Include Plan, Permit, and Equipment as Needed) -- Per Project Site	2	LS	\$10,000.00	\$20,000.00	\$12,371.00	\$24,742.00
11	Power Pole Bracing for Utility Install	8	EA	\$1,500.00	\$12,000.00	\$1,703.70	\$13,629.60
12	Repair/Replace of French Drain System as Needed to include Trench Safety, Pipe, Pipe Bedding, all Drainage Media, Backfill, Compaction and Restoration of Ground Cover to Satisfaction of Property Owner	50	LF	\$350.00	\$17,500.00	\$403.25	\$20,162.63
13	Reconstruct Mailbox Masonry Brick Structure with Mail Enclosure in Compliance of USPS Standards and to Satisfaction of Property Owner, as Removed for Replacement of Water or Wastewater Main	2	EA	\$5,000.00	\$10,000.00	\$5,740.50	\$11,481.00
14	Removal and Disposal of Concrete Rubble and Spoils	40	CY	\$250.00	\$10,000.00	\$259.53	\$10,381.00
15	Flowable Fill Trench Repair for Temporary Drive Surface without Steel Plate	70	LF	\$65.00	\$4,550.00	\$69.69	\$4,878.06
16	Flowable Fill Trench Repair for Temporary Drive Surface with Steel Plate	50	LF	\$120.00	\$6,000.00	\$131.14	\$6,556.80
17	Flowable Fill Trench Repair for Areas not Under Paving	60	LF	\$60.00	\$3,600.00	\$64.04	\$3,842.64
18	Steel Encasing Pipe with Spacers per City Standards as Added Cost to Pipe (Water and/or Wastewater, Maximum of 24" Encasement)	40	LF	\$400.00	\$16,000.00	\$445.16	\$17,806.40
19	Concrete Encasement for Utility Crossing	40	LF	\$120.00	\$4,800.00	\$130.04	\$5,201.76
20	This Line Intentionally Left Blank	0	EA	\$0.00	\$0.00	\$0.00	\$0.00
21	Trench Safety Water Not to Exceed 5,000LF for Term of Contract	4,500	LF	\$2.00	\$9,000.00	\$2.32	\$10,438.20
22	Sawcut for Water Utility Trench Not to Exceed 7,000LF for Term of Contract	6,600	LF	\$4.00	\$26,400.00	\$5.27	\$34,805.76
23	Repair of Minor Water Leak on Main Less than 12" Diameter, Less than 10' Deep. Complete with all Materials, Fittings and Compaction per City Standards, Not Part of Waterline Replacement Project	20	EA	\$25,500.00	\$510,000.00	\$27,706.01	\$554,120.10
24	Cut & Plug Existing 6" Water Main	3	EA	\$5,500.00	\$16,500.00	\$6,323.90	\$18,971.70
25	Connect to Ex. 6" Water Main Complete with Fittings and Blocking as Needed	4	EA	\$7,500.00	\$30,000.00	\$8,217.35	\$32,869.38
26	Connect to Ex. 8" Water Main Complete with Fittings and Blocking as Needed	2	EA	\$8,000.00	\$16,000.00	\$8,603.68	\$17,207.36
27	Connect to Ex. 10" Water Main Complete with Fittings and Blocking as Needed	1	EA	\$9,000.00	\$9,000.00	\$11,205.90	\$11,205.90
28	Connect to Ex. 12" Water Main Complete with Fittings and Blocking as Needed	1	EA	\$10,000.00	\$10,000.00	\$10,951.00	\$10,951.00

29	6" Gate Valve and Valve Box as Part of Waterline Replacement Project, with Valve Pad as Needed	2	EA	\$4,000.00	\$8,000.00	\$4,260.60	\$8,521.21
30	8" Gate Valve and Valve Box as Part of Waterline Replacement Project, with Valve Pad as Needed	12	EA	\$5,000.00	\$60,000.00	\$5,962.00	\$71,544.00
31	12" Gate Valve and Valve Box as Part of Waterline Replacement Project, with Valve Pad as Needed	2	EA	\$7,000.00	\$14,000.00	\$8,155.70	\$16,311.40
32	8" PVC C-900 Waterline 0 to 800LF with Compaction of Bedding and Backfill	1,600	LF	\$145.00	\$232,000.00	\$179.52	\$287,239.20
33	8" PVC C-900 Waterline 801 to 2000LF with Compaction of Bedding and Backfill	2,400	LF	\$140.00	\$336,000.00	\$165.49	\$397,185.60
34	Sand for 8" Waterline Embedment 0 to 100CY	195	CY	\$60.00	\$11,700.00	\$67.43	\$13,149.63
35	Sand for 8" Waterline Embedment 101 to 295CY	293	CY	\$60.00	\$17,580.00	\$69.58	\$20,385.77
36	12" PVC C-900 Waterline 0 to 500LF with Compaction of Bedding and Backfill	500	LF	\$185.00	\$92,500.00	\$201.56	\$100,778.75
37	12" PVC C-900 Waterline 501 to 1000LF with Compaction of Bedding and Backfill	1,000	LF	\$180.00	\$180,000.00	\$199.51	\$199,512.00
38	Sand Embedment 12" Waterline 0 to 66CY (Max. 2' Wide Trench	66	CY	\$60.00	\$3,960.00	\$65.79	\$4,342.14
39	Sand Embedment 12" Waterline 67 to 135CY (Max. 2' Wide Tren	132	CY	\$60.00	\$7,920.00	\$64.51	\$8,514.79
40	8" PVC Waterline by Trenchless Method, Pipe Material as Approved by City, Complete in Place Including Bore Pits, Reconnect to Existing Waterlines, Fittings, Encasement Pipe and Grouting as Needed	80	LF	\$750.00	\$60,000.00	\$853.88	\$68,310.00
41	12" PVC Waterline by Trenchless Methods, Pipe Material as Approved by City, Complete in Place Including Bore Pits, Fittings, Encasement Pipe and Grouting as Needed	80	LF	\$850.00	\$68,000.00	\$1,002.84	\$80,227.08
42	Install New Services and Reconnect to Meter for Waterline Replacement Project -- 1" Bullhead Service, Short 0 to 8LF with 1" Corp Stop	8	EA	\$2,500.00	\$20,000.00	\$2,740.25	\$21,922.00
43	Install New Services and Reconnect to Meter for Waterline Replacement Project -- 1" Bullhead Service, Medium 9 to 20LF with 1" Corp Stop	8	EA	\$2,750.00	\$22,000.00	\$3,096.78	\$24,774.20
44	Install New Services and Reconnect to Meter for Waterline Replacement Project -- 1" Bullhead Service, Long 21 to 35LF with 1" Corp Stop	12	EA	\$3,000.00	\$36,000.00	\$3,239.40	\$38,872.80
45	Install New Services and Reconnect to Meter for Waterline Replacement Project -- 3/4" Service, Short 0 to 8LF with 3/4" Corp Stop	5	EA	\$2,500.00	\$12,500.00	\$2,663.50	\$13,317.50
46	Install New Services and Reconnect to Meter for Waterline Replacement Project -- 3/4" Service, Medium 9 to 20LF	4	EA	\$2,750.00	\$11,000.00	\$3,020.60	\$12,082.40
47	Install New Services and Reconnect to Meter for Waterline Replacement Project-- 3/4" Service, Long 21 to 35LF	3	EA	\$3,000.00	\$9,000.00	\$3,415.53	\$10,246.59
48	New 3/4" Waterline Tap Saddle with Corp - On Existing PVC Waterline 12" Diameter or Less with 3/4" Copper or Blue PE Service, Up to 35LF of Service, Meter Box Ommitted for City Install	5	EA	\$2,500.00	\$12,500.00	\$3,037.75	\$15,188.75
49	New 1" Waterline Tap Saddle with Corp - On Existing PVC Waterline 12" Diameter or Less, Up to 35LF of Service, Meter Box Ommitted for City Install	3	EA	\$2,750.00	\$8,250.00	\$3,267.28	\$9,801.83
50	New 1 1/2" Waterline Tap Saddle with Corp - On Existing PVC Waterline 12" Diameter or Less, Up to 35LF of Service, Meter Box Ommitted for City Install	1	EA	\$3,000.00	\$3,000.00	\$3,286.20	\$3,286.20
51	New 2" Waterline Tap Saddle with Corp - On Existing PVC Waterline 12" Diameter or Less, Up to 35LF of Service, Meter Box Ommitted for City Install	2	EA	\$4,500.00	\$9,000.00	\$5,211.45	\$10,422.90
52	Move Water Meter and Box, 8' Maximum, No Tap Required, Not Part of Waterline Replacement Project	4	EA	\$800.00	\$3,200.00	\$958.72	\$3,834.88
53	Install Water Service by Trenchless Method, Up to 2" Service	15	EA	\$5,000.00	\$75,000.00	\$5,397.00	\$80,955.00
54	Salvage Existing Water Meter Box, Re-install Per City Standards with New Fittings as Needed for Water Replacement Project (Replacement Water Meter Box for Previously Identified Damaged Box to be Supplied by City as Needed)	30	EA	\$700.00	\$21,000.00	\$844.79	\$25,343.64
55	Install New FH Assembly w/ 6" G.V., with 6" Tapping Sleeve and Valve, Up to 20' of Waterline, Valve Pad and Splash Pad as Needed to Finished Grade, On Existing PVC Water Main less than 12", Not Part of Water Main Replacement Project	2	EA	\$18,000.00	\$36,000.00	\$19,017.18	\$38,034.36
56	Replace Existing FH with New FH Assembly w/ 6" G.V. for Waterline Replacement Project (As Near Same Location as Existing), Valve Pad as Needed, Splash Pad Omitted for City Replacement, On PVC Water Main 12" or less, Existing FH to be Turned Over to City	4	EA	\$20,000.00	\$80,000.00	\$21,870.00	\$87,480.00

57	Install New FH Assembly w/ 6" G.V. on New Waterline Install as Part of Replacement Project, with Valve Pad as Needed, Splash Pad Omitted for City Replacement	2	EA	\$16,000.00	\$32,000.00	\$18,024.16	\$36,048.32
58	Salvage & Re-install FH Assembly w/ New 6" G.V., Lubricate and Gasket/Seal Replacements as Needed, Splash Pad Omitted for City Replacement, Valve Adjusted and Valve Pad as Needed, As Part of Waterline Replacement Project	4	EA	\$5,000.00	\$20,000.00	\$5,934.00	\$23,736.00
59	Extra Length 6" Fire Hydrant Lead 20 to 150LF, Complete with Compacted Bedding, Backfill, Fittings and Blocking as Needed	150	LF	\$145.00	\$21,750.00	\$154.06	\$23,109.38
60	Sand for Waterline on 6" Fire Hydrant Lead, Embedment 0 to 20CY (Max. 2' Wide Trench)	20	CY	\$60.00	\$1,200.00	\$66.39	\$1,327.81
61	8" Tapping Sleeve and 8" G.V. on Existing PVC Waterline up to 12", w/ Valve Box and Valve Pad as Needed with One Joint 8" PVC Waterline Stub, Capped and Blocked Complete Installed with Fittings, Not Part of Waterline Replacement Project	1	EA	\$20,000.00	\$20,000.00	\$23,730.00	\$23,730.00
62	12" Tapping Sleeve and 12" G.V. on Existing PVC Waterline up to 12" w/ Valve Box and Valve Pad as Needed with One Joint 12" PVC Waterline Stub, Capped and Blocked Complete Installed with Fittings, Not Part of Waterline Replacement Project	1	EA	\$24,000.00	\$24,000.00	\$26,280.00	\$26,280.00
63	8" Tapping Sleeve and 8" G.V. on Existing PVC Waterline Over 12" w/ Valve Box and Valve Pad as Needed with One Joint 8" PVC Waterline Stub, Capped and Blocked Complete Installed with Fittings, Not Part of Waterline Replacement Project	1	EA	\$30,000.00	\$30,000.00	\$32,367.00	\$32,367.00
64	12" Tapping Sleeve and 12" G.V. on Existing PVC Waterline Over 12" w/ Valve Box and Valve Pad as Needed with One Joint 12" PVC Waterline Stub, Capped and Blocked Complete Installed with Fittings, Not Part of Waterline Replacement Project	1	EA	\$34,500.00	\$34,500.00	\$39,850.95	\$39,850.95
65	8" Tapping Sleeve and Valve and One Joint 8" PVC Waterline, Capped and Blocked on Existing RCCP Transmission Main Complete Installed with Fittings (Up to 18" RCCP)	1	EA	\$20,000.00	\$20,000.00	\$23,530.00	\$23,530.00
66	8" Tapping Sleeve and Valve and One Joint 8" PVC Waterline, Capped and Blocked on Existing RCCP Transmission Main Complete Installed with Fittings (20 to 36" RCCP)	1	EA	\$30,000.00	\$30,000.00	\$32,553.00	\$32,553.00
67	8" Tapping Sleeve and Valve and One Joint 8" PVC Waterline, Capped and Blocked on Existing RCCP Transmission Main Complete Installed with Fittings (42 to 66" RCCP)	1	EA	\$40,000.00	\$40,000.00	\$48,776.00	\$48,776.00
68	12" Tapping Sleeve and Valve and One Joint 12" PVC Waterline Capped and Blocked on Existing RCCP Transmission Main Complete Installed with Fittings (Up to 18" RCCP)	1	EA	\$25,000.00	\$25,000.00	\$28,907.50	\$28,907.50
69	12" Tapping Sleeve and Valve and One Joint 12" PVC Waterline Capped and Blocked on Existing RCCP Transmission Main Complete Installed with Fittings (20 to 36" RCCP)	1	EA	\$35,000.00	\$35,000.00	\$38,325.00	\$38,325.00
70	12" Tapping Sleeve and Valve and One Joint 12" PVC Waterline Capped and Blocked on Existing RCCP Transmission Main Complete Installed with Fittings (42 to 66" RCCP)	1	EA	\$45,000.00	\$45,000.00	\$48,829.50	\$48,829.50
71	Cut-in of Tee, 8x8x6, Including 2 Valves (1 on Run, 1 on Stub), Complete with Flanged Sleeve Fittings, Valve Pads, and Blocking as Needed	2	EA	\$20,000.00	\$40,000.00	\$23,112.80	\$46,225.60
72	Cut-in of Tee, 8x8x8, Including 2 Valves (1 on Run, 1 on Stub), Complete with Flanged Sleeve, Valve Pads, Fittings and Blocking as Needed	2	EA	\$17,000.00	\$34,000.00	\$17,904.40	\$35,808.80
73	Cut-in of Tee, 12x12x12, Including 2 Valves (1 on Run, 1 on Stub), Complete with Flanged Sleeve Fittings, Valve Pads, and Blocking as Needed	1	EA	\$20,000.00	\$20,000.00	\$24,162.00	\$24,162.00
74	Waterline fittings 0 to 2 Ton	4	Ton	\$12,500.00	\$50,000.00	\$13,286.25	\$53,145.00
75	Waterline fittings 3 to 5 Ton	8	Ton	\$12,500.00	\$100,000.00	\$14,494.25	\$115,954.00
76	Install New 6" Gate Valve w/ Tapping Sleeve, Valve Box and Valve Pad on Existing Waterline	2	EA	\$10,500.00	\$21,000.00	\$11,404.05	\$22,808.10
77	Install New 8" Gate Valve w/ Tapping Sleeve, Valve Box and Valve Pad on Existing Waterline	6	EA	\$11,500.00	\$69,000.00	\$12,139.52	\$72,837.09
78	Install New 12" Gate Valve w/ Tapping Sleeve, Valve Box and Valve Pad on Existing Waterline	2	EA	\$14,500.00	\$29,000.00	\$17,328.95	\$34,657.90
79	Adjust of Waterline Elevation Complete with Fittings and Concrete Blocking & Reconnect	2	EA	\$10,000.00	\$20,000.00	\$10,935.00	\$21,870.00
80	Adjust Existing Water Valve to Fishished Grade with Valve Pad as Needed	6	EA	\$650.00	\$3,900.00	\$763.75	\$4,582.50
81	Air Relief Valve Install and Finish per City Standards	2	EA	\$15,000.00	\$30,000.00	\$18,690.00	\$37,380.00

82	Blowoff Valve 2" - Complete Installed in Box with Fittings and Plumbed to Drain to Storm Drain or Surface Splash Pad	2	EA	\$10,000.00	\$20,000.00	\$11,035.00	\$22,070.00
83	Automatic Controls for 2" Blowoff Valve Complete with Install (City Staff to complete any connection for electrical)	2	EA	\$9,500.00	\$19,000.00	\$10,986.75	\$21,973.50
84	Testing and Chlorination of Watermain 0 to 1000LF	1,450	LF	\$3.00	\$4,350.00	\$3.59	\$5,204.78
85	Testing and Chlorination of Watermain 1001 to 2000LF	3,200	LF	\$2.00	\$6,400.00	\$2.25	\$7,209.60
86	Flush/Chlorination Port with Fittings and Box	2	EA	\$3,500.00	\$7,000.00	\$4,152.75	\$8,305.50
87	Removal and Disposal of Asbestos Concrete Pipe Rubble and Material	20	CY	\$1,000.00	\$20,000.00	\$1,146.51	\$22,930.20
88	This Line Intentionally Left Blank	0	EA	\$0.00	\$0.00	\$0.00	\$0.00
89	Trench Safety Wastewater Not to Exceed 5,000LF for Term of Contract	4,500	LF	\$2.00	\$9,000.00	\$2.13	\$9,598.59
90	Sawcut for Wastewater Utility Trench Not to Exceed 10,560LF for Term of Contract	10,000	LF	\$2.00	\$20,000.00	\$2.17	\$21,663.30
91	Bypass Pumping of Wastewater 6" Public Main, Not to Exceed 1,000 LF	8	Day	\$2,000.00	\$16,000.00	\$2,407.20	\$19,257.60
92	Bypass Pumping of Wastewater 8" Public Main, Not to Exceed 1,000 LF	5	Day	\$2,500.00	\$12,500.00	\$2,966.28	\$14,831.38
93	Bypass Pumping of Wastewater 10" Public Main, Not to Exceed 1,000 LF	4	Day	\$3,000.00	\$12,000.00	\$3,378.00	\$13,512.00
94	Bypass Pumping of Wastewater 12" Public Main, Not to Exceed 1,000 LF	4	Day	\$3,500.00	\$14,000.00	\$4,047.79	\$16,191.14
95	Wastewater Pipe Bursting from 6" to 8" Trenchless Placement, Reconnect all Services and Address Flow Issues Included, 400 LF Run Max (Typ.)	300	LF	\$400.00	\$120,000.00	\$442.60	\$132,780.00
96	Wastewater Pipe Bursting from 8" to 10" Trenchless Placement, Reconnect all Services and Address Flow Issues Included, 400 LF Run Max (Typ.)	300	LF	\$350.00	\$105,000.00	\$415.28	\$124,582.50
97	Trenchless Wastewater Rehabilitation by Slip Lining or Cured In Place Lining Methods, Reconnect all Services and Address Flow Issues Included, 400 LF Run Max (Typ.)	300	LF	\$450.00	\$135,000.00	\$506.93	\$152,078.85
98	New 4' Dia. MH -- Standard Depth Less than 10 Feet Deep from Finished Grade	8	EA	\$25,000.00	\$200,000.00	\$27,412.75	\$219,302.00
99	New 5' Dia. MH -- Greater than 10 Feet Deep to 18 Feet	2	EA	\$35,000.00	\$70,000.00	\$37,292.50	\$74,585.00
100	New 5' Dia. MH -- Greater than 10 Feet Deep, 18 to 25 Feet	1	EA	\$45,000.00	\$45,000.00	\$52,810.20	\$52,810.20
101	Rehabilitation of Existing Manhole, Less than 10 Feet Deep from Finished Grade	3	EA	\$8,500.00	\$25,500.00	\$9,571.85	\$28,715.55
102	Rehabilitation of Existing Manhole, 10 to 19 Feet Deep from Finished Grade	2	EA	\$25,000.00	\$50,000.00	\$26,662.75	\$53,325.50
103	Demolition and Abandonment of Wastewater Manhole, Removals, Backfill and Re-establish Site to Pre-construction Conditions	2	EA	\$3,500.00	\$7,000.00	\$3,906.00	\$7,812.00
104	4" PVC SDR-35 Wastewater New Services for SFR with Bedding and Clean-out Fixtures (non-Paved Area) on Existing Wastewater Main per City Standard as Part of Replacement Project (Max. 2' Wide Trench)	10	EA	\$3,000.00	\$30,000.00	\$3,627.30	\$36,273.00
105	4" PVC SDR-35 Extra Length Wastewater New Services for SFR with Bedding and Clean-out Fixtures (non-Paved Area) on Existing Wastewater Main per City Standard as Part of Replacement Project (Max. 2' Wide Trench)	13	EA	\$4,000.00	\$52,000.00	\$4,654.24	\$60,505.17
106	4" PVC SDR-35 Extra Depth Wastewater New Services for SFR with Bedding and Clean-out Fixtures (non-Paved Area) on Existing Wastewater Main per City Standard as Part of Replacement Project (Max. 2' Wide Trench)	7	EA	\$5,000.00	\$35,000.00	\$5,634.50	\$39,441.50
107	6" PVC SDR-35 Commercial Wastewater New Service with Bedding, City Clean-out in Non-Paved Area, & Reconnect per City Standard as Part of Replacement Project (Max. 2' Wide Trench)	2	EA	\$6,000.00	\$12,000.00	\$6,939.06	\$13,878.12
108	6" PVC SDR-35 Commercial Wastewater New Services with Bedding, New Tap with Core Into Manhole, Clean-out and Up to 18LF of 6" Service, per City Standard (Max. 2' Wide Trench) Not Part of Wastewater Replacement Project	2	EA	\$8,500.00	\$17,000.00	\$9,312.69	\$18,625.37
109	4" PVC SDR-35 Wastewater New Services with Bedding, New Tap on Existing Wastewater Main per City Standard (Max. 2' Wide Trench) Not Part of Wastewater Replacement Project	8	EA	\$8,500.00	\$68,000.00	\$9,065.34	\$72,522.68
110	4" PVC SDR-35 Extra Length Wastewater New Services with Bedding, New Tap on Existing Wastewater Main per City Standard (Max. 2' Wide Trench) Not Part of Wastewater Replacement Project	3	EA	\$9,500.00	\$28,500.00	\$11,358.30	\$34,074.89

111	4" PVC SDR-35 Extra Depth Wastewater New Services with Bedding, New Tap on Existing Wastewater Main per City Standard (Max. 2' Wide Trench) Not Part of Wastewater Replacement Project	2	EA	\$11,500.00	\$23,000.00	\$12,954.87	\$25,909.73
112	8" PVC SDR-35 Wastewater Main 0 to 600LF By Open Cut with Compaction of Bedding and Backfill	1,200	LF	\$145.00	\$174,000.00	\$170.46	\$204,556.14
113	8" PVC SDR-35 Wastewater Main 601 to 1200LF By Open Cut with Compaction of Bedding and Backfill	2,250	LF	\$140.00	\$315,000.00	\$158.42	\$356,441.40
114	8" PVC SDR-26 Wastewater Main, Alternate to Above Per LF Cost Increase	600	LF	\$25.00	\$15,000.00	\$29.89	\$17,931.84
115	Crushed Stone for 8" Wastewater Line Embedment 0 to 74CY (Max. 2' Wide Trench)	147	CY	\$85.00	\$12,495.00	\$97.04	\$14,264.92
116	Crushed Stone for 8" Wastewater Line Embedment 74 to 275CY (Max. 2' Wide Trench)	275	CY	\$85.00	\$23,375.00	\$92.79	\$25,517.32
117	10" PVC SDR-35 Wastewater Main 0 to 400LF By Open Cut with Compaction of Bedding and Backfill	800	LF	\$150.00	\$120,000.00	\$167.98	\$134,381.39
118	10" PVC SDR-35 Wastewater Main 401 to 800LF By Open Cut with Compaction of Bedding and Backfill	800	LF	\$145.00	\$116,000.00	\$155.36	\$124,288.91
119	10" PVC SDR-26 Wastewater Main, Alternate to Above Per LF Cost Increase	300	LF	\$10.00	\$3,000.00	\$11.58	\$3,474.30
120	Crushed Stone for 10" Wastewater Line Embedment 0 to 75CY (Max. 2' Wide Trench)	102	CY	\$85.00	\$8,670.00	\$106.68	\$10,881.72
121	Crushed Stone for 10" Wastewater Line Embedment 76 to 110CY (Max. 2' Wide Trench)	102	CY	\$85.00	\$8,670.00	\$99.88	\$10,188.12
122	12" PVC SDR-35 0 to 400F By Open Cut with Compaction of Bedding and Backfill	800	LF	\$155.00	\$124,000.00	\$179.12	\$143,295.64
123	12" PVC SDR-35 401 to 800LF By Open Cut with Compaction of Bedding and Backfill	800	LF	\$150.00	\$120,000.00	\$179.48	\$143,581.80
124	12" PVC SDR-26 Wastewater Main, Alternate to Above Per LF Cost Increase	250	LF	\$10.00	\$2,500.00	\$10.82	\$2,703.90
125	Crushed Stone for 12" Waterline Line Embedment 0 to 79CY (Max. 2' Wide Trench)	106	CY	\$85.00	\$9,010.00	\$94.48	\$10,014.71
126	Crushed Stone for 12" Waterline Line Embedment 80 to 120CY (Max. 2' Wide Trench)	106	CY	\$85.00	\$9,010.00	\$97.03	\$10,285.47
127	Extra Depth Trench for Wastewater Main By Open Cut when Greater than 10 Feet Deep	400	LF	\$50.00	\$20,000.00	\$54.58	\$21,831.22
128	8" Wastewater Main by Bore Complete, Pipe Material as Approved by City, Including Bore Pit, Encasement Pipe and Grouting, Up to 400LF Run (Typ.)	200	LF	\$850.00	\$170,000.00	\$910.83	\$182,165.37
129	Standard Clean-out Stack per City Standard Detail with Fittings and Box(Non-Paved Area)	25	EA	\$1,500.00	\$37,500.00	\$1,727.34	\$43,183.54
130	Extra-Depth Clean-out Stack per City Standard Detail with Fittings and Box(Non-Paved Area)	15	EA	\$2,000.00	\$30,000.00	\$2,253.03	\$33,795.48
131	Standard Clean-out Stack per City Standard Detail with Fittings, Boot and Cover(Paved Area)	2	EA	\$2,000.00	\$4,000.00	\$2,123.12	\$4,246.24
132	Extra-Depth Clean-out Stack per City Standard Detail with Fittings, Boot and Cover(Paved Area)	2	EA	\$2,500.00	\$5,000.00	\$2,678.90	\$5,357.81
133	Tie-in of Wastewater Main to Existing TRA Manhole (City to Obtain All Permits Through TRA)	1	EA	\$15,000.00	\$15,000.00	\$16,373.42	\$16,373.42
134	Pre and Post Construction CCTV Inspection of Wastewater	6,000	LF	\$5.00	\$30,000.00	\$6.09	\$36,543.00
135	This Line Intentionally Left Blank	0	EA	\$0.00	\$0.00	\$0.00	\$0.00
136	Concrete Paving Repairs for Public Street Paving with Reinforcement and Finish Per City Standard, 4,500PSI Concrete - Patch Less Than 1 Panel	150	SY	\$500.00	\$75,000.00	\$590.78	\$88,617.00
137	Concrete Paving Repairs for Public Street Paving with Reinforcement and Finish Per City Standard, 8" Minimum Thick Panel, 4,500PSI Concrete - Panel Replacement (Up To 5 Panels for a Project)	150	SY	\$450.00	\$67,500.00	\$509.20	\$76,380.30
138	Concrete Paving Repairs for Public Street Paving with Reinforcement and Finish Per City Standard, 10" Thick Panel, 4,500PSI Concrete - Panel Replacement (Up To 5 Panels for a Project)	50	SY	\$500.00	\$25,000.00	\$575.78	\$28,789.00
139	Concrete Paving Repairs for Private Parking Lot/Drive with Reinforcement and Finish Per Standard or Equal to Existing, 8" Minimum Thick Panel, 4,500PSI Concrete	100	SY	\$400.00	\$40,000.00	\$472.62	\$47,262.44
140	Remove and Replace Existing Reinforced Concrete Sidewalk, Sawcut and Remove, Replace as Pre-construction Condition, 0 to 20SY	45	SY	\$200.00	\$9,000.00	\$224.31	\$10,094.05
141	Remove and Replace Existing Reinforced Concrete Sidewalk, Sawcut and Remove, Replace as Pre-construction Condition, 21 to 40SY	30	SY	\$180.00	\$5,400.00	\$194.70	\$5,840.91

142	Temporary Asphalt Trench Repair for Public Street with Subgrade per City Standards	8,000	LF	\$153.00	\$1,224,000.00	\$180.01	\$1,440,049.46
143	Asphalt Paving Repairs for Private Paving, Finish Per City Standard or Exceeding the Pre-construction Condition	17	Ton	\$475.00	\$8,075.00	\$539.17	\$9,165.93
144	Remove and Replace Concrete Curb and Gutter for Asphalt Roadway or for Concrete Roadway with Doweled Tie-in per City Standard Detail	250	LF	\$95.00	\$23,750.00	\$117.33	\$29,333.63
145	This Line Intentionally Left Blank	0	EA	\$0.00	\$0.00	\$0.00	\$0.00
146	Block Sod, Fertilize, Maintain, and Water Disturbed Area 1 to 500SY	1,000	SY	\$14.00	\$14,000.00	\$16.46	\$16,458.54
147	Block Sod, Fertilize, Maintain, and Water Disturbed Area 501 to 1800SY	1,800	SY	\$12.00	\$21,600.00	\$13.58	\$24,441.70
148	Top Soil for Project Sites Not to Exceed 2000SY for Term of Contract	2,000	SY	\$5.00	\$10,000.00	\$5.98	\$11,954.56
149	12" Minimum Grouted Rock Rip-Rap Slope Protection per City Standards	20	SY	\$300.00	\$6,000.00	\$342.50	\$6,849.90
150	Landscape Retaining Wall, Remove and Replace Existing, 30" High Max., 66 LF Max.	80	LF	\$350.00	\$28,000.00	\$382.08	\$30,566.20
151	Landscape Retaining Wall, New, 30" High Max., 66 LF Max.	70	LF	\$400.00	\$28,000.00	\$447.94	\$31,355.66
152	This Line Intentionally Left Blank	0	EA	\$0.00	\$0.00	\$0.00	\$0.00

TOTAL COST FOR EVALUATION **\$7,180,415.00**
TOTAL COST FOR EVALUATION **\$8,192,033.95**



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Duane Strawn, Director Parks, Arts and Recreation

TITLE: Construction contract with RLM EarthCo. Inc. for Turner Park Phase I construction in the amount of \$1,707,218.45 plus a 2.5% contingency amount of \$42,680.46 for a total project cost of \$1,749,898.91

REVIEWING COMMITTEE: Reviewed by the Finance & Government Committee on 12/6/2022

SUMMARY:

<i>Vendor Name:</i>	RLM EarthCo, Inc.
<i>Annual Cost/Total Cost:</i>	\$1,749,898.91
<i>Department:</i>	Parks, Arts and Recreation
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

Phase I improvements to Turner Park will include a new playground, playground shade, picnic pavilions, walking trails, site furnishings and a tribute to Grand Prairie High School baseball. Notice of bid #23013 was advertised in the Fort Worth Star Telegram and PlanetBids. Funding for this project is from the American Rescue Plan Act (ARPA). RLM EarthCo, Inc. Base Bid amount of \$1,526,152.45 plus Bid Alternate 7 in the amount of \$181,066.00 for a total contract price of \$1,707,218.45, plus a 2.5% contingency in the amount of \$42,680.46 for a project total of \$1,749,898.91.

PROCUREMENT DETAILS:

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

Local Vendor HUB Vendor

Number of Responses: 8 RFP/RFB #: 23013

Selection Details: Low Bid Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	ARPA Grant Fund
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If Capital Improvement:					
Total Project Budget	\$2,000,000	Proposed New Funding:	None	Remaining Funding:	\$250,101


ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Bid Summary

TURNER PARK PHASE I IMPROVEMENTS

RFB #23013

TABULATION

				Bid Tabulation									
		Turner Park Phase I Improvements		RFB #23013		RLM EarthCo Haslet, TX		A&C Construction, Inc. Irving, TX		AUI Partners, LLC Fort Worth, TX		North Rock Construction Denton, TX	
Item	Bid	Description	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	
	Base Bid												
	Grand Total					\$ 1,526,152.45		\$ 1,658,225.00		\$ 1,673,127.25		\$ 1,665,796.84	
40	Alternate	(6 ea) Trail Loop Light Pole Fixtures	6	ea	\$7,102.83	\$ 42,616.98	\$9,805.00	\$ 58,830.00	\$ 7,739.00	\$ 46,434.00	\$ 9,078.38	\$ 54,470.28	
41	Alternate	(68,200 sf) Solid Sod Bermuda, or approved Alternate, at Interior Lawn	68200	sf	\$0.55	\$ 37,510.00	\$0.65	\$ 44,330.00	\$ 0.65	\$ 44,330.00	\$ 0.73	\$ 49,786.00	
42	Alternate	(5,100 sf) Fibar Playground Surfacing	5100	sf	\$9.41	\$ 47,991.00	-\$14.80	\$ (75,480.00)	\$ 11.00	\$ 56,100.00	\$ 2.83	\$ 14,433.00	
	Alternate	(1) Playground Fibar Access Ramp	1	ea	\$4,162.00	\$ 4,162.00	\$3,200.00	\$ 3,200.00	\$ 2,715.00	\$ 2,715.00	\$ 1,656.75	\$ 1,656.75	
43	Alternate	(50 lf) Subsurface Drainage for Playground	50	lf	\$50.46	\$ 2,523.00	\$200.00	\$ 10,000.00	\$ (342.00)	\$ (17,100.00)	\$ 218.40	\$ 10,920.00	
44	Alternate	(19 ea) Additional 3" Caliper Shade Trees & Irrigation Bubblers	19	ea	\$694.42	\$ 13,193.98	\$1,150.00	\$ 21,850.00	\$ 1,125.00	\$ 21,375.00	\$ 717.55	\$ 13,633.45	
45	Alternate	(1 ls) Pre-fab CXT Restroom & Services	1	ls	\$181,066.00	\$ 181,066.00	\$170,000.00	\$ 170,000.00	\$159,828.00	\$ 159,828.00	\$ 189,183.91	\$ 189,183.91	
						\$ 1,855,215.41		\$ 1,890,955.00		\$ 1,986,809.25		\$ 1,999,880.23	
						The Fain Group Fort Worth, TX		Home Run Construction, Inc. Midlothian, TX		Cole Construction, Inc. Fort Worth, TX		Millis Development and Construction - Dallas, LLC Missouri City, TX	
Item	Bid	Description	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	
	Base Bid												
	Grand Total					\$ 1,881,213.00		\$ 1,813,661.20		\$ 2,215,192.00		\$ 2,102,288.59	
40	Alternate	(6 ea) Trail Loop Light Pole Fixtures	6	ea	\$ 8,300.00	\$ 49,800.00	\$ 8,675.34	\$ 52,052.04	\$ 3,600.00	\$ 21,600.00	\$ 10,567.17	\$ 63,403.02	
41	Alternate	(68,200 sf) Solid Sod Bermuda, or approved Alternate, at Interior Lawn	68200	sf	\$ 1.00	\$ 68,200.00	\$ 0.69	\$ 47,058.00	\$ 1.00	\$ 68,200.00	\$ 0.59	\$ 40,238.00	
42	Alternate	(5,100 sf) Fibar Playground Surfacing	5100	sf	\$ 3.00	\$ 15,300.00	\$ 10.72	\$ 54,672.00	\$ 5.70	\$ 29,070.00	\$ 9.17	\$ 46,767.00	
	Alternate	(1) Playground Fibar Access Ramp	1	ea	\$ 2,500.00	\$ 2,500.00	\$ 2,530.00	\$ 2,530.00	\$ 2,800.00	\$ 2,800.00	\$ 3,054.32	\$ 3,054.32	
43	Alternate	(50 lf) Subsurface Drainage for Playground	50	lf	\$ 300.00	\$ 15,000.00	\$ 291.28	\$ 14,564.00	\$ 60.00	\$ 3,000.00	\$ 1,005.00	\$ 50,250.00	
44	Alternate	(19 ea) Additional 3" Caliper Shade Trees & Irrigation Bubblers	19	ea	\$ 1,200.00	\$ 22,800.00	\$ 2,321.16	\$ 44,102.04	\$ 1,000.00	\$ 19,000.00	\$ 647.81	\$ 12,308.39	
45	Alternate	(1 ls) Pre-fab CXT Restroom & Services	1	ls	\$150,000.00	\$ 150,000.00	\$179,527.00	\$ 179,527.00	\$116,000.00	\$ 116,000.00	\$194,901.52	\$ 194,901.52	
						\$ 2,204,813.00		\$ 2,208,166.28		\$ 2,474,862.00		\$ 2,513,210.84	



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/6/2022

PRESENTER: Andy Henning – Director of Design + Construction

TITLE: Amendment No. 4 regarding the Construction Manager at Risk (CMAR) Contract with Hill & Wilkinson General Contractors (H&W) in the amount of \$428,263.46 for EpicCentral work, including signage additions, material cost escalations (roofing and landscaping), extension of construction management services, and lighting

REVIEWING COMMITTEE: Reviewed by the Finance & Government Committee on 12/6/2022

SUMMARY:

<i>Vendor Name:</i>	Hill & Wilkinson General Contractors Construction Management
<i>Amendment No. 4 Cost:</i>	\$428,263.46
<i>Department:</i>	Design + Construction – Municipal Facilities
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

Approval of a Contract Amendment regarding EpicCentral construction addressing project enhancements, revisions and coordination items. Details outlining the work associated with this Contract Amendment are provided as an attachment to this Council Communication.

The current Contract Amendment No. 4 in the amount of \$428,263.46 will be deducted from the previously approved city-controlled construction contingency which maintains the project within budget while taking on added scope of work and overall project improvements. Items applicable to performance by the Construction Manager at Risk (CMAR) will be incorporated into the current Hill & Wilkinson General Contractors contract for a revised total contract value of \$51,949,599.28.

HISTORY:

	<u>Amount</u>	<u>Approval Date</u>	<u>Reason</u>
<i>Construction Contract</i>	\$43,865,000.00	June 15, 2021	Complete base scope of work associated with overall EpicCentral project
<i>Amendment No. 1</i>	\$6,000,000.00	Sept 7, 2021	Inclusion of additional retail 4 and retail 5 construction work

<i>Amendment No. 2</i>	\$816,861.46	Aug 16, 2022	Added project enhancements, revisions and coordination items
<i>Amendment No. 3</i>	\$839,474.36	Nov 15, 2022	Added project enhancements, revisions and coordination items including creek and planter landscape work, entry signage framing, event lawn stage finishes and audio equipment, pedestrian bridge design additions and expansion of parking technology
<i>Amendment No. 4</i>	\$428,263.46	Dec 13, 2022	Added project enhancements, revisions and coordination items (see Attachment 1 for specifics)
<u>New Total Contract Value</u>	\$51,949,599.28		

PROCUREMENT DETAILS:

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

Local Vendor HUB Vendor

Number of Responses: 13 RFP/RFB #: 19142

Selection Details: Low Bid Best Value/Qualifications

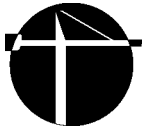
FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Epic Central Capital Projects Fund
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If Capital Improvement:					
Total Construction Project Budget	\$52,865,000.00 (including overall project contingency)	Proposed Transfer Funding:	\$428,263.46 from existing contingency	Remaining Funding:	\$915,400.72 in contingency funding

ATTACHMENTS / SUPPORTING DOCUMENTS:

1. Amendment Cost Details from Hill & Wilkinson General Contractors



Proposed Amendment

Number: 04

2703 Telecom Parkway, Suite 120
Richardson, TX 75082

Project:	EpicCentral Entertainment District 2917-2979 South State Highway 161 Grand Prairie, TX 75051	Contract Number:	2184. EpicCentral Entertainment District
		Proposed Change Order #:	04-COGP Amendment No. 4
To (Contractor):	Hill & Wilkinson Construction Group 2703 Telecom Parkway, Suite 120 Richardson, TX 75082	Change Order Date:	11/22/2022

You are directed to make the following changes in this Contract:

C.O. Item	Change in Days	UM	Description	Unit Price	Amount
1		LS	Site Signage Revisions and Wayfinding Additions		60,090.96
2		LS	Material Cost Escalation Impacts - Roofing		29,835.00
3		LS	Extension of Construction Management Through October 31, 2022		131,692.83
4		LS	Material Cost Escalation Impacts - Landscaping		41,610.97
5		LS	Electrical Infrastructure for Revised Water Show Projector Location		14,923.76
6		LS	Landscape Additions/Modifications at Grand Lawn Pedestrian Bridge/ Boardwalk		15,877.71
7		LS	Parking Garage CO2 Exhaust System Fire Alarm Interlock		2,463.39
8		LS	Parking Garage Lower-Level Layout Adjustments		5,342.90
9		LS	Expansion Joint Covers at Elevated Bridge Over Entry Drive		3,063.33
10		LS	Extension of Construction Management Through November 30, 2022 (partial team)		65,639.00
11		LS	Placeholder Tenant Signage Panels at Highway 161 Marquee Sign		5,860.02
12		LS	Added Landscaping at Highway 161 Marquee Sign		3,914.76
13		LS	Reconnection of Existing Park Central Entry Street Lighting		13,655.20
14		LS	Added Lighting Control Interlock Connecting Water Show and Site/ Bridge Lighting		5,809.52
15		LS	Projection Lighting at Event Lawn Portal Location		8,463.80
16		LS	COGP Amendment No. 4 Insurance, Fee and Bond Cost		20,020.31
Total For Change Order:					428,263.46
Subcontractor Default Ins.					0.00
General Liability Insurance					0.00
Builders Risk Ins					0.00
Association Dues					0.00
Maintenance After Completion					0.00
Fee					0.00
P&P Bond					0.00
Total For Change Order:					428,263.46



HILL & WILKINSON
GENERAL CONTRACTORS

Item 17.

Proposed Change Order

Number: 04

2703 Telecom Parkway, Suite 120
Richardson, TX 75082

Authorized By Owner:

City Of Grand Prairie
300 W. Main Street
Grand Prairie, TX 75050

Authorized by Architect:

Merriman Anderson Associates
300 North Field Street
Dallas, TX 75202

Authorized by Contractor:

Hill & Wilkinson Construction Group
2703 Telecom Parkway, Suite 120
Richardson, TX 75082

By: _____

By: _____

By:  _____

Date: _____

Date: _____

Date: 11.22.2022



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/06/2022

PRESENTER: Walter Shumac III, Director of Transportation

TITLE: Professional services contract with Pacheco Koch in the amount of \$976,586.50 for engineering design services for the widening of Jefferson Street from four-lanes to six-lanes from SW 23rd Street to Great Southwest Parkway

REVIEWING COMMITTEE: (Reviewed by the Finance and Government Committee on 12/06/2022)

SUMMARY:

<i>Vendor Name:</i>	Pacheco Koch Consulting Engineering, Inc
<i>Annual Cost/Total Cost:</i>	\$976,586.50
<i>Department:</i>	Transportation
<i>Recommended Action:</i>	Approve

PURPOSE OF REQUEST:

On August 15, 2022, the City of Grand Prairie solicited Request for Qualifications (RFQ #22133) for engineering design for the widening of Jefferson Street from SW 23rd Street to Great Southwest Parkway. The RFQ was advertised and distributed to 105 professional engineering firms, including one Grand Prairie firm, and 25 Historically Underutilized Businesses (HUBs). The city received 7 bid responses that were all diligently reviewed. Pacheco Koch scored the highest and is recommended.

On November 15, 2022, the Grand Prairie Council approved the Interlocal Agreement (ILA) between the City of Grand Prairie and Tarrant County, Texas for assistance in the design and reconstruction of Jefferson Street. This agreement is to provide funding for a 50% reimbursement in an amount not to exceed \$5,748,450.00 from Tarrant County. As part of this agreement, the city will be reimbursed \$488,293.25 (50% of the design services).

This project will reconstruct and widen Jefferson Street from SW 23rd Street to Great Southwest Parkway. Jefferson Street will be converted from a four-lane to a six-lane concrete roadway. The project will include sidewalks, traffic signal improvements, and utility improvements including water, wastewater, and storm drains.

PROCUREMENT DETAILS:

Procurement Method: Cooperative/Interlocal RFQ Sole Source Professional Services

Local Vendor HUB Vendor

Number of Responses:7 RFQ #: 22133

Selection Details: Low Bid Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	Streets Capital Improvement Project Fund
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If Capital Improvement:					
Total Project Budget	\$1,430,000	Proposed New Funding:	\$0	Remaining Funding:	\$453,413.50

ATTACHMENTS / SUPPORTING DOCUMENTS:

1- Score Card



Evaluation Score Card
 Jefferson Street Widening
 RFB # 22133

		Centerline Engineering & Consulting Plano, TX	CP&Y Dallas, TX	Freese and Nichols, Inc. Fort Worth, TX	Lamb-Star Engineering Plano, TX	Pacheco Koch Fort Worth, TX	Quiddity Plano, TX	Kimley-Horn Irving, TX
Evaluation Criteria	Maximum Score	Score	Score	Score	Score	Score	Score	Score
Project Team	35.00	17.50	24.50	24.50	21.00	31.50	21.00	28.00
Firm Capabilities	30.00	18.00	21.00	27.00	15.00	30.00	18.00	27.00
Performance Ability	20.00	12.00	12.00	16.00	10.00	20.00	12.00	16.00
Project Approach	15.00	7.50	10.50	10.50	7.50	15.00	7.50	15.00
Total	100.00	55.00	68.00	78.00	53.50	96.50	58.50	86.00
Complete and accurate bid		✓	✓	✓	✓	✓	✓	✓

Bid Tabulator: Kimberley Ruiz
 Bid Open Date: Wednesday, September 7, 2022

Bids were publically opened and read at the City of Grand Prairie Office of the Purchasing Division at the time indicated above. The bid tabulation has been verified, by tabulator, as accurate based on the Unit Cost presented by each bidder.