



# City of Grand Prairie

City Hall  
300 W. Main Street  
Grand Prairie, Texas

## Meeting Agenda

### Finance and Government Committee

Tuesday, November 3, 2020

2:30 PM

Video Conference

**This meeting of the Finance and Government Committee will be held via video conference. Members of the public may participate in the meeting remotely by webinar or telephone through the following:**

**When: Nov 3, 2020 02:30 PM Central Time (US and Canada)**

**Topic: City of Grand Prairie - Finance & Governance Meeting**

**Please click the link below to join the webinar:**

**<https://gptx.zoom.us/j/97437678890?pwd=aXo4WWNEYjVzVWZvQ2N1YTl0TUZYyZz09>**

**Passcode: 51e3th3DS0**

**Or iPhone one-tap :**

**US: +13462487799,,97437678890#,,,,,0#,,8115337451# or  
+14086380968,,97437678890#,,,,,0#,,8115337451#**

**Or Telephone:**

**Dial(for higher quality, dial a number based on your current location):**

**US: +1 346 248 7799 or +1 408 638 0968 or +1 669 900 6833 or +1 253 215 8782 or  
+1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592**

**Webinar ID: 974 3767 8890**

**Passcode: 8115337451**

**International numbers available: <https://gptx.zoom.us/j/97437678890>**

**All meeting participants will automatically be muted until it is their turn to speak. To be recognized to speak, use the "raise hand" feature in the Zoom meeting platform. Or, if you are joining by phone, you may press \*9 to raise your hand. Please call in only during discussion of the item on which you wish to speak. A maximum five (5) minutes is permitted per speaker. After speaking, remute your phone by pressing \*6.**

## Call to Order

## Staff Presentations

- 1      [20-10470](#)      External Audit Update
- 2      [20-10516](#)      2021 Plan of Capital Finance for Certificates of Obligation  
  
         **Attachments:** [Grand Prairie TX S2021 Plan of Finance V2.pdf](#)

## 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 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"*

## Consent Agenda

- 3      [20-10530](#)      Minutes of the October 13, 2020, Finance and Government Committee Meeting  
  
         **Attachments:** [Minutes 10-13-20.docx](#)
- 4      [20-10505](#)      Price Agreement for OEM preventative maintenance, repairs, parts and equipment rental service, on heavy duty equipment from Holt Cat through a national interlocal agreement with BuyBoard at an estimated annual cost of \$400,000.00. This agreement will be for one year with the option to renew for two additional one-year periods totaling \$1,200,000.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms.
- 5      [20-10514](#)      Price agreement with FabCo, LLC., as the primary vendor, at an estimated annual cost of \$81,855 and a secondary with Craddock Lumber Company at an estimated annual cost of \$100,141 for concrete supplies. These agreements will be for one year with the option to renew for four additional one year periods totaling \$409,275 and \$500,705, respectively, if all extensions are exercised, and authorize City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)  
  
         **Attachments:** [20-10514 - Expenditure Info Form.doc](#)  
                                 [20-10514 Attachment A.pdf](#)

- 6      [20-10527](#)      Price Agreement for radar equipment on Police vehicles from Applied Concepts, Inc., through a national Interlocal Agreement with H-GAC at an estimated annual cost of \$130,000 for one year with the option to renew for one additional one-year period totaling \$260,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with the same contract terms as long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms  
**Attachments:** [20-10527 - Expenditure Appropriation.docx](#)
- 7      [20-10510](#)      Price Agreement for NEOGOV HR Software utilizing Onboard, Insight, Governmentjobs.com and Candidate Text Messaging from SHI Government Solutions, Inc. through a national interlocal agreement with DIR at an estimated annual amount of \$28,799.00 beginning November 2020, with 5% annual increase for one year with the option to renew for four additional one-year periods totaling approximately \$159,132.67 if all extensions are exercised. Authorize the City Manager to execute the renewal options under the same terms, so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms.  
**Attachments:** [NEOGOVS HI Quote-19600511.pdf](#)
- 8      [20-10521](#)      Price agreement for overhead door & automatic gate maintenance, repairs and new installations from Door Tech of Texas (up to \$187,339 annually) for one year with the option to renew for four additional one year periods totaling \$936,695 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the city's obligation during the renewal terms  
**Attachments:** [20-10521 21001 - CC EXHIBIT](#)
- 9      [20-10461](#)      Price agreement for annual purchase(s) new model year Police Pursuit Tahoes from Freedom Chevrolet (up to \$2,131,550 annually) for one year with the option to renew for two additional one year periods totaling \$6,394,650 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms  
**Attachments:** [20171 - Bid Tabulation.pdf](#)  
[20-10461.docx](#)



- 15     [20-10481](#)     Purchase of catered meals offered by various Parks, Arts and Recreation venues from Eddlemons (up to \$113,000 annually) for one year with the option to renew for four additional one-year periods totaling approximately \$565,000 if all extensions are exercised; authorize the City Manager to execute the renewal options with the same contract terms so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
- 16     [20-10519](#)     Professional Services Contract Amendment with Merritt Development Group for hotel/retail planning and development services City-wide; Ratification of prior expenditures of \$45,346, and approval of additional funds of \$50,000, with overall contract total of \$143,346
- 17     [20-10477](#)     Ordinance amending the FY 20/21 Capital Improvement Project Budget; Change Order/Amendment No. 8 in the net amount of \$10,900 with Axis Contracting, Inc. for Intersection Improvements at three locations (Lone Star Parkway/S. Belt Line Road, Great Southwest Parkway/Lake Ridge Parkway, and Jefferson Street/ South Carrier Parkway intersections)  
**Attachments:** [WO 620.70.xlsx](#)

### **Items for Individual Consideration**

- 18     [20-10518](#)     Resolution granting a Chapter 380 Incentive Agreement with LGSW Capital Investment LLC for Asia Times Square renovation and expansion for a cash grant of \$100,000 and an option for an additional \$50,000 upon commencement of construction of a new free standing building  
**Attachments:** [CC 20-10518 Eco Dev](#)
- 19     [20-10520](#)     Resolution authorizing the Treasury and Debt Manager to execute a general release with Elavon Inc in the amount of \$54,200.30 regarding credit card transaction processing

- 20**     [20-10529](#)     Ordinance amending the FY 2020/2021 Red Light Safety Fund in the amount of \$550,635 for: the purchase 100 electronic ticket writers in the amount of \$337,875 from Tyler Technologies through their national Interlocal Purchasing Agreement with Sourcewell; the purchase of a traffic accident investigation laser scanner in the amount of \$131,103 and traffic accident laser scanner accessories in the amount of \$5,897 from Geomatic Resources, through an Interlocal Agreement with DIR; the replacement of speed detection LIDAR devices in the amount of \$26,000; the purchase of commercial vehicle weight scales and transport boxes, in the amount of 49,760; authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms
- Attachments:** [Grand Prairie PD RTC360 Quote.pdf](#)  
                                  [Grand Prairie, TX - Brazos Add On 10-21-20.pdf](#)  
                                  [FS Redlight Safety Fund 2021](#)
- 21**     [20-10476](#)     Change Order/Amendment No. 5 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of \$98,214.32 for plumbing work, landscaping additions, COVID-19 costs, added painting scope, repair of existing conditions, removal of the temporary construction yard and adjustments based on code requirements.
- Attachments:** [WO 620.26.xlsx](#)
- 22**     [20-10452](#)     Resolution declaring expectation expenditures with proceeds of future debt in the amount of \$159,545 for Change Order/Amendment No. 3 with Pacheco Koch Consulting Engineers, Inc. for Phase 2 of SW 5th Street for parking and roadway design
- Attachments:** [20-10452 WO xxxx.xlsx](#)  
                                  [Revised EXHIBIT A.pdf](#)
- 23**     [20-10413](#)     Resolution authorizing the sale of right of way located at 2906 West Oakdale Road to the abutting property owner, Chokas Properties, LLC, a Texas Limited Liability Company, pursuant to Texas Local Government Code, Section 272.001(b)(1).
- Attachments:** [EXHIBIT A PROPERTY DESCRIPTION OAKDALE AND ROY ORR.pdf](#)  
                                  [EXHIBIT B AERIAL OAKDALE RD ROY ORR BLVD.pdf](#)

### Citizen Comments

*Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by following the directions given on the first page of this agenda.*

### Adjournment

*Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Finance & Government Committee meeting agenda was prepared and posted October 30, 2020.*

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*Mona Lisa Galicia, Deputy City Secretary*

*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 972-237-8018 or email Mona Lisa Galicia ([mgalicia@gptx.org](mailto:mgalicia@gptx.org)) at least three (3) business days prior to the scheduled meeting to request an accommodation.*



Legislation Details (With Text)

**File #:** 20-10470      **Version:** 1      **Name:** External Audit Update  
**Type:** Presentation      **Status:** Agenda Ready - Committee  
**File created:** 10/8/2020      **In control:** Finance and Government Committee  
**On agenda:** 11/3/2020      **Final action:**  
**Title:** External Audit Update

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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**From**

Becky L. Brooks, CFO

**Title**

External Audit Update

**Presenter**

Susan Sanders, Controller  
Jennifer Ripka, Partner - Weaver

**Recommended Action**

Approve

**Analysis**

In August 2017, Council authorized city management to enter into annual renewal agreements with external audit firm Weaver through FY2021.

Best practice in finance and auditing suggests periodic entrance interviews between an external audit firm and the governing body or its Finance Committee. In the last year for FY19, per F&G request, the auditors did not perform an entrance briefing, and only reported final results upon completion. This agenda item provides the Finance and Government Committee the opportunity to receive any updates regarding the upcoming year-end audit process, including target delivery of reports, new GASB pronouncements being implemented or other matters relevant to the audit.

For the FYE September 2020 to date, Weaver has performed interim field work during the weeks of September 28 to October 9. Final fieldwork is expected to begin December 7, 2020 through January 22, 2021. The final draft report is expected to be presented to F&G on March 2, 2021.



**Financial Consideration**

The professional audit fees were approved for various funds during the FY20-21 budget adoption process.



Legislation Details (With Text)

<b>File #:</b>	20-10516	<b>Version:</b>	1	<b>Name:</b>	2021 Plan of Capital Finance CO
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Agenda Ready - Committee
<b>File created:</b>	10/22/2020	<b>In control:</b>		<b>In control:</b>	Finance and Government Committee
<b>On agenda:</b>	11/3/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	2021 Plan of Capital Finance for Certificates of Obligation				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Grand Prairie TX S2021 Plan of Finance V2.pdf</a>				

Date	Ver.	Action By	Action	Result
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**From**

Brady Olsen, Treasury and Debt Manager

**Title**

2021 Plan of Capital Finance for Certificates of Obligation

**Presenter**

Becky Brooks, Chief Financial Officer, and Brady Olsen, Treasury and Debt Manager

**Recommended Action**

Approve

**Analysis**

In order to fund the FY 2020/2021 Approved CIP along with certain other projects, we would like Council to consider the attached plan of finance. Of the ~\$30 million in anticipated issuance, ~\$22.5 million would be for the CIP with the remainder project based. We are still working on the final figures for these projects. With approval, the finance team will move forward with the process before taking this item back to Council for final approval on January 5, 2021. We anticipate another parameters ordinance, allowing the city greater flexibility in a changing marketplace.

**Financial Consideration**

We will be able to fund the initial interest payment out of our current levy.



Contacts

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## Funding of Fiscal 2021 Capital Improvement Program

### Issuance of Certificates of Obligation, Series 2021

November 3, 2020

**City of Grand Prairie, Texas**

# Combination Tax & Revenue Certificates of Obligation, Series 2021



City of Grand Prairie, Texas

## CIP Funding Plan

- Debt Issue = Certificates of Obligation, Series 2021
- Project Fund Deposit = \$30,300,000 (*subject to change*)
- Par Amount = \$30,735,000
- Repayment Source = I&S Taxes
- Amortization = 20 Years
- Bond Rating <sup>(1)</sup> = “AAA” by Standard & Poor’s and “AA+” by Fitch
- Tax Status = Tax Exempt

## Projected Debt Statistics

- Interest Cost = 1.98% All-in Interest Cost<sup>(2)</sup>
- Total Principal and Interest = \$37,528,748
- Average Annual P&I = \$1,787,083
- I&S Tax Rate Impact = None

(1) Currently, the City is rated “AAA” by Standard & Poor’s Ratings and “AA+” by Fitch Ratings which are expected to be confirmed during the debt issuance process.

(2) Assumes “AA+/AAA” rated interest rates plus 0.25% as of October 16, 2020. Subject to change at anytime.

# Combination Tax & Revenue Certificates of Obligation, Series 2021



City of Grand Prairie, Texas

A	B	C			E			I
Fiscal Year Ending 30-Sep	Existing I&S Tax Supported D/S	CIP Funding of \$22,300,000			CIP Funding of \$8,000,000			NEW I&S Tax Supported D/S
		Certificates of Obligation, Series 2021			Certificates of Obligation, Series 2021			
		All-in True Interest Cost = 1.98% <sup>(1)</sup>			All-in True Interest Cost = 1.98% <sup>(1)</sup>			
		Principal	Interest	Total D/S	Principal	Interest	Total D/S	
2021	\$ 32,941,203	\$ -	\$ 195,283	\$ 195,283	\$ -	\$ 74,039	\$ 74,039	\$ 33,210,525
2022	34,416,549	610,000	355,245	965,245	-	135,301	135,301	35,517,095
2023	32,591,947	610,000	351,951	961,951	-	135,301	135,301	33,689,198
2024	31,978,505	610,000	348,505	958,505	-	135,301	135,301	33,072,310
2025	24,579,225	1,095,000	343,177	1,438,177	425,000	133,919	558,919	26,576,321
2026	28,289,141	1,100,000	335,603	1,435,603	430,000	130,969	560,969	30,285,712
2027	22,155,115	1,110,000	326,760	1,436,760	435,000	127,507	562,507	24,154,381
2028	19,566,918	1,120,000	316,051	1,436,051	440,000	123,305	563,305	21,566,274
2029	19,375,403	1,135,000	303,361	1,438,361	445,000	118,325	563,325	21,377,088
2030	17,867,469	1,150,000	288,731	1,438,731	450,000	112,595	562,595	19,868,794
2031	17,492,325	1,165,000	272,232	1,437,232	455,000	106,145	561,145	19,490,701
2032	16,592,428	1,185,000	254,073	1,439,073	460,000	99,075	559,075	18,590,576
2033	16,585,863	1,205,000	234,410	1,439,410	470,000	91,424	561,424	18,586,697
2034	15,759,224	1,225,000	213,387	1,438,387	480,000	83,204	563,204	17,760,815
2035	10,740,806	1,245,000	190,407	1,435,407	485,000	74,227	559,227	12,735,440
2036	8,851,300	1,270,000	165,568	1,435,568	495,000	64,549	559,549	10,846,417
2037	6,549,100	1,300,000	139,543	1,439,543	505,000	54,422	559,422	8,548,065
2038	4,984,300	1,325,000	111,378	1,436,378	515,000	43,478	558,478	6,979,156
2039	4,982,700	1,355,000	81,091	1,436,091	530,000	31,668	561,668	6,980,459
2040	-	1,385,000	49,578	1,434,578	540,000	19,362	559,362	1,993,940
2041	-	1,420,000	16,756	1,436,756	555,000	6,549	561,549	1,998,305
	\$ 366,299,521	\$ 22,620,000	\$ 4,893,087	\$ 27,513,087	\$ 8,115,000	\$ 1,900,661	\$ 10,015,661	\$ 403,828,269

**Notes:**

(1) Assumes "AA+/AAA" Rated Interest Rates plus 0.25% as of 10/16/2020.

*Subject to change at anytime.*

(2) Preliminary; for purposes of illustration only. Includes underwriter's discount.

**Uses of Funds**

Total Project Fund Deposit	\$ 30,300,000
Budgeted Financing Costs <sup>(2)</sup>	435,000
<b>Total Par Amount</b>	<b>\$ 30,735,000</b>

CITY OF GRAND PRAIRIE, TEXAS

# Schedule of Events

City of Grand Prairie, Texas



## Combination Tax & Revenue Certificates of Obligation, Series 2021

<u>Date</u>	<u>Event</u> <sup>(1)</sup>
November 3, 2020	F&G Committee approves the Series 2021 Bond Program (CIP Funding)
November 17, 2020	City Council approves a Resolution authorizing publication of a Notice of Intent to issue Certificates of Obligation
Nov 2020-Jan 2021	Preparation of offering documents and bond rating reviews
January 5, 2020	City Council approval of a Parameters Ordinance authorizing the issuance of the Combination Tax & Revenue Certificates of Obligation, Series 2021
Week of January 11, 2020	Pricing of Series 2021 Certificates of Obligation. Bids due at 10:00 AM
Prior to Closing	Texas Attorney General approves Issue
February 4, 2020	Closing and Delivery of Funds to the City

(1) **Green font** indicates F&G Committee and City Council action items

CITY OF GRAND PRAIRIE, TEXAS

# Questions and Discussion

# Appendix A

## October 16, 2020 Market Update

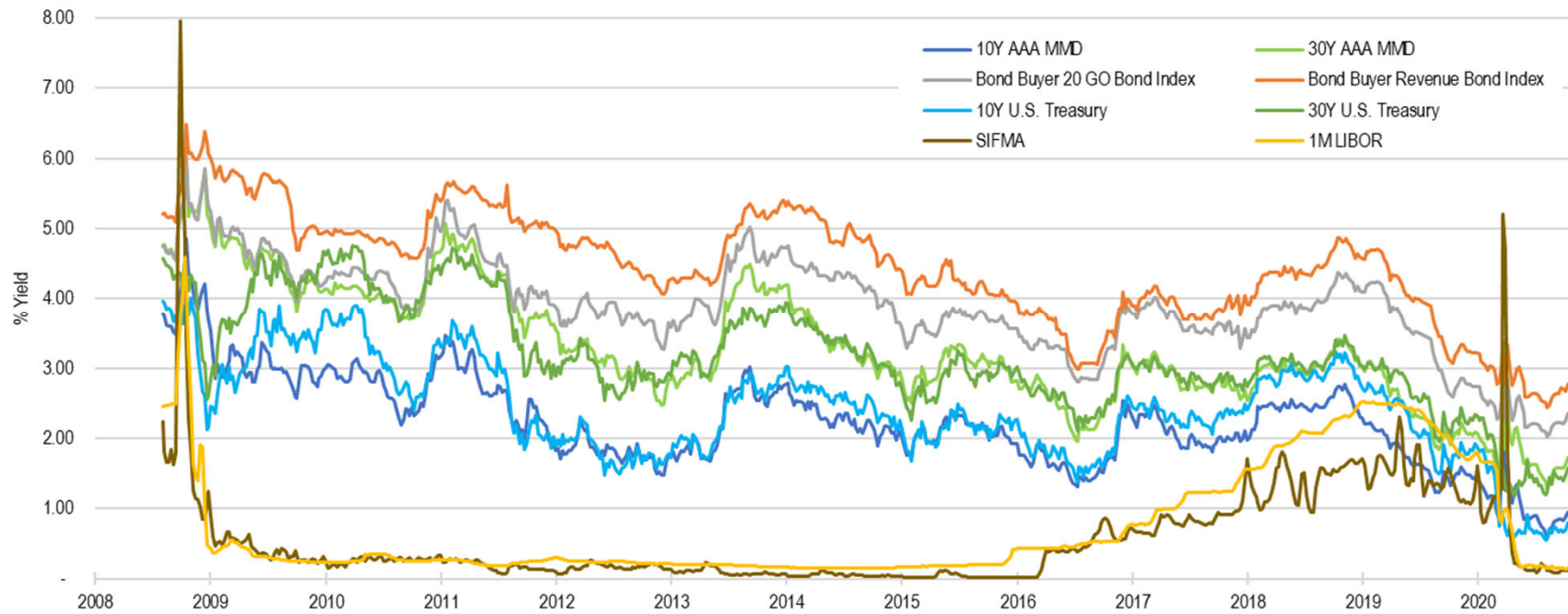


# October 16, 2020 Market Update

## Weekly Benchmark Interest Rates



### Benchmark Interest Rates – 1/1/08 to 10/16/20



### Rates Analysis – 1/1/08 to 10/16/20

	10Y AAA MMD	30Y AAA MMD	Bond Buyer 20 GO Bond Index	Bond Buyer Revenue Bond Index	10Y U.S. Treasury	30Y U.S. Treasury	SIFMA	1M LIBOR
Current	0.94	1.72	2.35	2.77	0.76	1.52	0.12	0.15
Maximum	4.86	5.92	6.01	6.48	4.27	4.79	7.96	4.59
Minimum	0.58	1.27	2.02	2.44	0.55	1.17	0.01	0.14
Average	2.30	3.35	3.93	4.48	2.47	3.24	0.63	0.83
% Time Lower	3.3%	3.4%	3.4%	3.0%	4.2%	4.0%	27.1%	0.9%

Source: Refinitiv Municipal Market Data, U.S. Treasury and Bloomberg

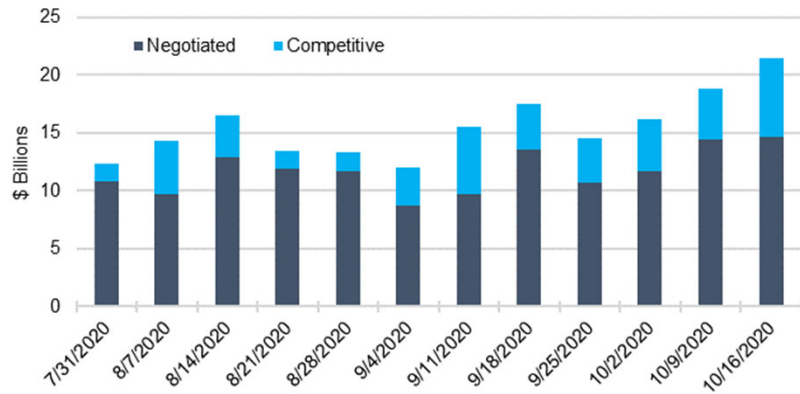
CITY OF GRAND PRAIRIE, TEXAS

# October 16, 2020 Market Update

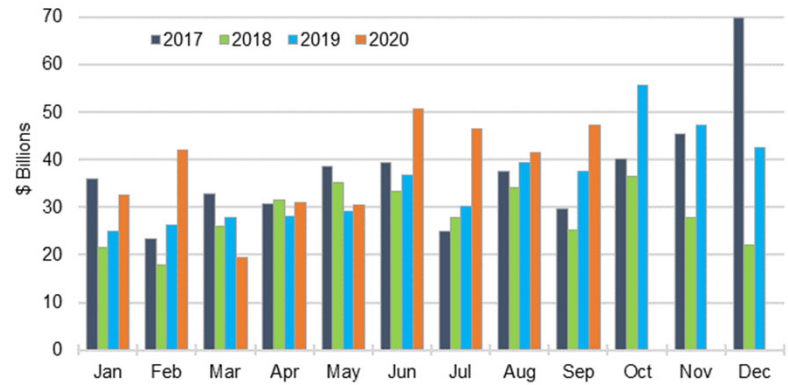
## Municipal Issuance Statistics | Supply and Demand



### Visible Supply



### Monthly Bond Issuance



### Municipal Bond Fund Flows



Source: The Bond Buyer, Bloomberg and Lipper

CITY OF GRAND PRAIRIE, TEXAS



Legislation Details (With Text)

**File #:** 20-10530      **Version:** 1      **Name:** 101320 F&G Mins  
**Type:** Agenda Item      **Status:** Agenda Ready - Committee  
**File created:** 10/23/2020      **In control:** Finance and Government Committee  
**On agenda:** 11/3/2020      **Final action:**  
**Title:** Minutes of the October 13, 2020, Finance and Government Committee Meeting  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [Minutes 10-13-20.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

Paula L. Elliott, Executive Assistant- Finance

**Title**

Minutes of the October 13, 2020, Finance and Government Committee Meeting

**Presenter**

Greg Giessner, Acting Chairman

**Recommended Action**

Approve



**MINUTES**  
**CITY COUNCIL FINANCE AND GOVERNMENT COMMITTEE**  
**October 13, 2020**

The City of Grand Prairie Finance and Government Committee convened at 2:35 p.m. on Tuesday, October 13, 2020 via Zoom video conference in Grand Prairie, Texas. The following persons were in attendance:

**COMMITTEE MEMBERS PRESENT**

Greg Giessner, Acting Chairman  
Jorja Clemson

**COMMITTEE MEMBER ABSENT**

Jim Swafford, Chairman

*Acting Chairman Giessner called the meeting to order.*

**Staff Presentations**

**Item 1 – Internal Audit FY20 4<sup>th</sup> Quarter Report**

Ms. Cathy Patrick, Director Management Services, informed the committee of all completed reports, work in progress and miscellaneous projects.

*Mr. Giessner inquired how her team tracks 6000 devices worth \$10 million. Ms. Patrick replied it is very complicated, but Keshnel Penny, Chief Information Officer has a software system that stores each devices information. Ms. Clemson asked what CMO Capital Assets Project entails. Ms. Patrick said that is a new project from the City Manager's Office. Deputy City Manager, Cheryl De Leon asked our team to look at all assets and not just from IT, but also the buildings, HVAC, vehicles, etc. Finance has the report and it is 400 pages long. This will be a 2-year process. Ms. De Leon commented that this process is very important because we want to know where and what the assets are and that the data talks to each other. Mr. Giessner agreed that this is much needed. Ms. De Leon clarified on the risk side, that not every asset would need to be insured. The committee thanked Cathy for her report.*

**Item 2 – Employee Insurance Fund Monthly Review**

Ms. Lisa Norris, Human Resources Director, advised the committee that this time the review is a light update because not much has happened. *Mr. Giessner questioned if not just high claims, but all claims will be reported through December 31<sup>st</sup>. Ms. Norris answered yes, that is correct.*

*Mr. Giessner inquired about reimbursement on claims above \$400,000. Ms. Norris replied Blue Cross Blue Shield gave us a 1-year deal with the option to renew if an individual claim goes above \$3 million, then they will reimburse 100%. The committee thanked Lisa for her report.*

***Acting Chairman Giessner gave an invitation for citizens to speak. Mr. Barron Fraker, I.T. Systems Administrator verified that no citizens were present for the video conference.***

## **Consent Agenda**

*Acting Chairman Giessner asked Committee member Clemson if she needed to remove any items from the consent agenda. Committee member Clemson said no, and she moved to approve Item 3 - Item 12 on consent and send them to City Council for review and approval. Acting Chairman Giessner seconded. Motion carried 2 – 0.*

**Item 3** – Minutes of the September 1, 2020, Finance and Government Committee Meeting

**Item 4** – 2021 Finance and Government Committee Meeting Schedule

**Item 5** – Price Agreement for preventive maintenance and repair services with Trane through a national inter-local agreement at an estimated annual cost of \$51,125 for one year with the option to renew for four additional one year periods totaling \$255,625 if all extensions are exercised; authorize the City Manager to execute the renewal optional with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Item 6** – Contract to add a building management control system for The Summit from Enviromatic Systems in the amount of \$134,300 with a 5% contingency of \$6,715 through a national interlocal agreement with BuyBoard for a total project cost not to exceed \$141,015

**Item 7** – Purchase of golf merchandise for resale by Prairie Lakes Golf Course from Acushman Company (Titleist) in an amount not to exceed \$60,000 for one year with up to four additional one-year periods cumulatively totaling approximately \$300,000; purchase of catered meals offered for resale by Ruthe Jackson Center from Creative Cuisine in an annual amount not to exceed \$400,000 for one year with up to four additional one-year periods cumulatively totaling approximately \$2,000,000; authorize the City Manager to execute the renewal options so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Item 8** – Construction Contract with William H. Company, LLC for Great Southwest Nature Park Improvements Phase 1 in the amount of \$859,789 and approve a 5% contingency in the amount of \$42,990 for a total of \$902,779

**Item 9** – Contract with Home Depot for the installation of two (2) prefabricated Yurt cabins in the amount of \$60,580 plus a 5% Contingency of \$3,029 for a total of \$63,609

**Item 10** – Ordinance amending the FY 2020/2021 Capital Improvement Projects Budget; Construction contract with Gomez Brothers Construction, Inc. for Brent Court Storm Drainage Improvements in the total amount of \$387,046.00; material testing with Team Consultants in the amount of \$14,377.80; in-house engineering in the amount of \$19,352.30; and 5% construction contract contingency in the amount of \$19,352.30 for a total project cost of \$440,128.40

**Item 11** – Ordinance amending the FY20/21 CIP Budget and a construction contract with North Texas Contracting in the amount of \$1,322,496 for North Dallas Water Utilities (DWU) Water Vault Replacement; 5% construction contingency of \$66,125; Materials testing with Alliance Geotechnical in the amount of \$14,989.80; In-house labor distribution in the amount of \$66,125 for a total project cost of \$1,469,735.80

**Item 12** – New Contract with Grand Prairie United Charities for COVID Emergency Assistance Program Third Party Administration and Funding Allocation in an amount not to exceed \$250,000, previous Emergency Assistance Program contract value totaling \$549,999

### **Items for Individual Consideration**

**Item 13 – Change Order/Amendment No. 4 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of \$103,689.52 for millwork changes, structural repair, concrete ramp work, protective wall covering, additional drainage, structural steel modifications, masonry infill, interior finish revisions, roller shades, breakroom equipment changes and building exterior finish adjustments**

Mr. Andy Henning, Senior Building and Construction Projects Manager informed the committee this item is for phase two of city hall and the project continues to go great. *Mr. Giessner inquired when the completion date is. Mr. Henning replied early November. However, the move in date is December 8<sup>th</sup>. Then the second move in date is mid-January. Ms. Clemson moved to approve and send to City Council for review and approval. Acting Chairman Giessner seconded. Motion carried 2 – 0.*

Executive Session

There was no executive session at today's meeting.

The Finance and Government Committee meeting adjourned at 3:05 p.m.

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Greg Giessner, Acting Chairman  
Finance and Government Committee

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Date



Legislation Details (With Text)

**File #:** 20-10505      **Version:** 1      **Name:** OEM PM, Repairs, Parts & Equipment Rental  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 10/21/2020      **In control:** Purchasing  
**On agenda:** 11/3/2020      **Final action:**  
**Title:** Price Agreement for OEM preventative maintenance, repairs, parts and equipment rental service, on heavy duty equipment from Holt Cat through a national interlocal agreement with BuyBoard at an estimated annual cost of \$400,000.00. This agreement will be for one year with the option to renew for two additional one-year periods totaling \$1,200,000.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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**From**

Venona McGee, Sr. Buyer

**Title**

Price Agreement for OEM preventative maintenance, repairs, parts and equipment rental service, on heavy duty equipment from Holt Cat through a national interlocal agreement with BuyBoard at an estimated annual cost of \$400,000.00. This agreement will be for one year with the option to renew for two additional one-year periods totaling \$1,200,000.00 if all extensions are exercised. Authorize the City Manager to execute the renewal options so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms.

**Presenter**

Jayson Ramirez, Fleet Services Manager

**Recommended Action**

Approve

**Analysis**

This contract will be for departments with heavy duty equipment to utilize for preventative maintenance, repairs, parts and equipment rental services on an as needed basis. Holt Texas, Ltd an authorized OEM dealer through their national contract and is able to provide these services.

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

with various entities including BuyBoard.

The BuyBoard is able to save money by pooling the impressive purchasing power of their members, which include hundreds of school districts, municipalities, counties, other local governments, and nonprofits across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now.

The BuyBoard contract #597-19 began December 1, 2019 and will expire November 30, 2020, with the option to renew for two additional one-year period(s).

### **Financial Consideration**

Funds are available in various departments' budgets and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.





Legislation Details (With Text)

**File #:** 20-10514      **Version:** 1      **Name:** Price agreement with Craddock Lumber Company at an estimated annual cost of \$100,141 for concrete supplies, and a secondary with FabCo, LLC., at an estimated annual cost of \$81,855. This agreement will be for one year with the option to renew for four add

**Type:** Agenda Item      **Status:** Consent Agenda

**File created:** 10/22/2020      **In control:** Public Works

**On agenda:** 11/3/2020      **Final action:**

**Title:** Price agreement with FabCo, LLC., as the primary vendor, at an estimated annual cost of \$81,855 and a secondary with Craddock Lumber Company at an estimated annual cost of \$100,141 for concrete supplies. These agreements will be for one year with the option to renew for four additional one year periods totaling \$409,275 and \$500,705, respectively, if all extensions are exercised, and authorize City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [20-10514 - Expenditure Info Form.pdf](#)  
[20-10514 Attachment A.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

Glenda C. Peterson, Street Operations Supervisor

**Title**

Price agreement with FabCo, LLC., as the primary vendor, at an estimated annual cost of \$81,855 and a secondary with Craddock Lumber Company at an estimated annual cost of \$100,141 for concrete supplies. These agreements will be for one year with the option to renew for four additional one year periods totaling \$409,275 and \$500,705, respectively, if all extensions are exercised, and authorize City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal term(s)

**Presenter**

Gabriel Johnson, Public Works Director

**Recommended Action**

Approve

**Analysis**

This price agreement is for the purchase and delivery of various concrete supplies (redwood, yellow pine,

spruce pine, curb ears, sealant, bar ties, etc.) for use in concrete pavement of roadways, sidewalks and handicap ramps throughout the City.

Notice of bid #21000 was advertised in the Fort Worth Star Telegram and Public Purchase and was distributed to 23 vendors. There was one Grand Prairie vendor available for this commodity. Two complete bids were received as shown on attachment A.

The award was based on best value criteria set up in the specification, including material markup, reputation, quality of service, price, past relationship with the City and other municipalities, if they were local, and other relevant criteria as listed in the specification.

Craddock Lumber Company meets specifications and is recommended for award.

The secondary vendor, FabCo, LLC., will be used if the primary vendor cannot fulfill the needs of the City.

### **Financial Consideration**

Funds are available in FY 2020/2021 General Fund, Public Works (251210-63030) (STMT) Streets, Roads and Highway Maintenance, and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: **General Operating Fund**

AGENCY: **Public Works / Street Services**

ACCOUNTING UNIT: **251210 – Streets, Roads, Highway Maintenance (STMT)**

AVAILABLE: **63030 (STMT) @ \$994,873**

STAFF CONTACT: **Dane Stovall – Street Services Manager**

VENDOR NUMBER: **13899 / 22987**


VENDOR NAME: **Craddock Lumber Company / FabCo, LLC.**

CONTINGENCY: **None**

# CONCRETE SUPPLIES

RFB #21000

## TABULATION

				SECONDARY				PRIMARY					
 <b>Bid Tabulation</b> Concrete Supplies RFB #21000				CMC Construction Fort Worth		Craddock Lumber Dallas		FabCo Grand Prairie		Home Depot Dallas		White Cap Fort Worth	
Item #	Item Description	QTY	Unit	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	1x4x16' Pro Wood Redwood	300	each	\$ 9.00	\$ 2,700.00	\$ 21.60	\$ 6,480.00	\$ 6.72	\$ 2,016.00	\$ 6.23	\$ 1,869.00	\$ -	\$ -
2	1x6x16' Pro Wood Redwood	300	each	\$ 13.50	\$ 4,050.00	\$ 30.25	\$ 9,075.00	\$ 10.88	\$ 3,264.00	\$ 8.09	\$ 2,427.00	\$ -	\$ -
3	1x8x16' Pro Wood Redwood	300	each	\$ 21.00	\$ 6,300.00	\$ 41.00	\$ 12,300.00	\$ 11.52	\$ 3,456.00	\$ 10.20	\$ 3,060.00	\$ -	\$ -
4	12"x16' Smooth Lap Siding	200	each	\$ 15.00	\$ 3,000.00	\$ 14.30	\$ 2,860.00	\$ 14.30	\$ 2,860.00	\$ 13.71	\$ 2,742.00	\$ 14.49	\$ 2,898.00
5	1x4x10' Felt Expansion Joint Ma	300	each	\$ 9.00	\$ 2,700.00	\$ 2.49	\$ 747.00	\$ 4.35	\$ 1,305.00	\$ 2.30	\$ 690.00	\$ -	\$ -
6	1x12x10' Felt Expansion Joint M	300	each	\$ 24.00	\$ 7,200.00	\$ 3.85	\$ 1,155.00	\$ 13.70	\$ 4,110.00	\$ -	\$ -	\$ -	\$ -
7	1x8x24 Curb Ears	400	each	\$ 8.50	\$ 3,400.00	\$ 6.07	\$ 2,428.00	\$ 2.11	\$ 844.00	\$ -	\$ -	\$ -	\$ -
8	6" Bar Ties	20	roll	\$ 27.00	\$ 540.00	\$ 41.30	\$ 826.00	\$ 22.00	\$ 440.00	\$ 24.11	\$ 482.20	\$ 28.49	\$ 569.80
9	4" Bar Ties	20	roll	\$ 24.00	\$ 480.00	\$ 30.85	\$ 617.00	\$ 24.00	\$ 480.00	\$ 19.29	\$ 385.80	\$ 20.70	\$ 414.00
10	4-1/4" Chairs for Steel 200 per b	40	bag	\$ 40.00	\$ 1,600.00	\$ 62.50	\$ 2,500.00	\$ 32.50	\$ 1,300.00	\$ 40.82	\$ 1,632.80	\$ 36.00	\$ 1,440.00
11	2-1/4" Chairs for steel 200 per b	40	bag	\$ 10.00	\$ 400.00	\$ 16.90	\$ 676.00	\$ 15.00	\$ 600.00	\$ 15.82	\$ 632.80	\$ 16.00	\$ 640.00
12	White Curing Compound 5 gallon	200	bucket	\$ 27.50	\$ 5,500.00	\$ 41.30	\$ 8,260.00	\$ 33.00	\$ 6,600.00	\$ 29.85	\$ 5,970.00	\$ 49.89	\$ 9,978.00
13	1x2x18" Wood Stakes 50 per bun	250	bundle	\$ 9.00	\$ 2,250.00	\$ 8.10	\$ 2,025.00	\$ 10.00	\$ 2,500.00	\$ 16.38	\$ 4,095.00	\$ 13.10	\$ 3,275.00
14	1x2x30" Wood Stakes 50 per bun	250	bundle	\$ 17.50	\$ 4,375.00	\$ 14.40	\$ 3,600.00	\$ 13.00	\$ 3,250.00	\$ 6.54	\$ 1,635.00	\$ 20.51	\$ 5,127.50
15	2x2x30" Wood Stakes per 25 bun	250	bundle	\$ 17.50	\$ 4,375.00	\$ 13.85	\$ 3,462.50	\$ 19.75	\$ 4,937.50	\$ 16.98	\$ 4,245.00	\$ 28.49	\$ 7,122.50
16	2x4x16' Spruce Pine Fir (SPF) #	200	each	\$ 14.00	\$ 2,800.00	\$ 13.99	\$ 2,798.00	\$ 14.50	\$ 2,900.00	\$ 11.78	\$ 2,356.00	\$ 15.63	\$ 3,126.00
17	2x6x16' Spruce Pine Fir (SPF) #	200	each	\$ 18.00	\$ 3,600.00	\$ 19.70	\$ 3,940.00	\$ 23.20	\$ 4,640.00	\$ 12.73	\$ 2,546.00	\$ 21.14	\$ 4,228.00
18	2x8x16' Spruce Pine Fir (SPF) #	200	each	\$ 28.00	\$ 5,600.00	\$ 24.35	\$ 4,870.00	\$ 29.30	\$ 5,860.00	\$ 31.02	\$ 6,204.00	\$ 36.09	\$ 7,218.00
19	1x4x16' Yellow Pine #2	300	each	\$ 8.00	\$ 2,400.00	\$ 6.96	\$ 2,088.00	\$ 6.00	\$ 1,800.00	\$ 7.53	\$ 2,259.00	\$ 11.03	\$ 3,309.00
20	1x12x16' Yellow Pine #2	300	each	\$ 19.00	\$ 5,700.00	\$ 11.80	\$ 3,540.00	\$ 12.75	\$ 3,825.00	\$ 19.29	\$ 5,787.00	\$ -	\$ -
21	#16 Penny Nails 50 lbs. per box	5	box	\$ -	\$ -	\$ 33.07	\$ 165.35	\$ 32.50	\$ 162.50	\$ 49.50	\$ 247.50	\$ 40.38	\$ 201.90
22	#8 Deluxo Nail 50 lbs. per box	10	box	\$ -	\$ -	\$ 49.53	\$ 495.30	\$ 32.50	\$ 325.00	\$ 23.00	\$ 230.00	\$ 40.38	\$ 403.80
23	#16 Deluxo Nail 50 lbs. per box	10	box	\$ -	\$ -	\$ 49.53	\$ 495.30	\$ 32.50	\$ 325.00	\$ 49.50	\$ 495.00	\$ 40.38	\$ 403.80
24	Baker Brooms 6'	20	each	\$ 175.00	\$ 3,500.00	\$ 252.05	\$ 5,041.00	\$ 174.00	\$ 3,480.00	\$ 24.97	\$ 499.40	\$ 146.87	\$ 2,937.40
25	Asphalt Crack Sealant - 1 gallon	682	gallon	\$ -	\$ -	\$ 17.00	\$ 11,594.00	\$ 16.50	\$ 11,253.00	\$ 7.40	\$ 5,046.80	\$ 20.42	\$ 13,926.44
26	Asphalt Crack Sealant - 5 gallon	100	gallon	\$ -	\$ -	\$ 49.50	\$ 4,950.00	\$ 62.50	\$ 6,250.00	\$ 28.90	\$ 2,890.00	\$ -	\$ -
27	Quikrete 80 lb bags pallet	20	pallet	\$ 252.00	\$ 5,040.00	\$ 4.40	\$ 88.00	\$ 5.20	\$ 104.00	\$ 265.60	\$ 5,312.00	\$ 333.48	\$ 6,669.60
28	2-7/8 inch nail in keyway 10'	500	each	\$ 3.80	\$ 1,900.00	\$ 4.95	\$ 2,475.00	\$ 4.80	\$ 2,400.00	\$ 6.29	\$ 3,145.00	\$ 4.40	\$ 2,200.00
29	Plastic Zip Strip Over Felt 10'	100	each	\$ 3.10	\$ 310.00	\$ 2.50	\$ 250.00	\$ 2.40	\$ 240.00	\$ 3.60	\$ 360.00	\$ -	\$ -
30	Plastic Cap Strip Over Wood 10'	100	each	\$ 2.50	\$ 250.00	\$ 3.40	\$ 340.00	\$ 3.28	\$ 328.00	\$ 5.23	\$ 523.00	\$ -	\$ -
31	Items not listed (% discount)	1	%							5%			
	List Mfg Sold												
	<b>TOTAL</b>				\$ 79,970.00		\$ 100,141.45		\$ 81,855.00		\$ 67,767.30		\$ 76,088.74



Legislation Details (With Text)

**File #:** 20-10527      **Version:** 1      **Name:** Purchase Police Vehicle Radar Equipment  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 10/23/2020      **In control:** Police  
**On agenda:** 11/3/2020      **Final action:**  
**Title:** Price Agreement for radar equipment on Police vehicles from Applied Concepts, Inc., through a national Interlocal Agreement with H-GAC at an estimated annual cost of \$130,000 for one year with the option to renew for one additional one-year period totaling \$260,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with the same contract terms as long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [20-10527 - Expenditure Appropriation.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

Fred Bates, Jr.

**Title**

Price Agreement for radar equipment on Police vehicles from Applied Concepts, Inc., through a national Interlocal Agreement with H-GAC at an estimated annual cost of \$130,000 for one year with the option to renew for one additional one-year period totaling \$260,000 if all extensions are exercised and authorize the City Manager to execute the renewal options with the same contract terms as long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Presenter**

Daniel Scesney, Chief of Police, and Ryan Simpson, Support Services Division Manager

**Recommended Action**

Approval

**Analysis**

This agreement will be for the Police Department to utilize for Stalker radar equipment on Police vehicles on an as needed basis. Applied Concepts, Inc. an authorized OEM dealer through their national contract will be able to provide these services.

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

The H-GAC primarily offers products that are utilized in Public Safety, Public Works, and Communications, in addition to professional consulting, personnel and financing services. A wide variety of capital equipment is under contract, and through a unique feature of HGACBuy it can be customized through the use of published and unpublished options to fit your specifications and requirements

The H-GAC contract EF04-19 began April 1, 2019 and will expire March 31, 2021.

### **Financial Consideration**

Funding for the purchase is available in the FY 2020/2021 Equipment Acquisition Fund (4035) Police Department's budget (287010) and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Equipment Acquisition  
Name of Fund (i.e. General Fund)

AGENCY: Police  
Name of Department

ACCOUNTING UNIT: 287010

AVAILABLE: 60520 – MINOR EQUIPMENT, \$697,141 as of October 26, 2020  
Account Code, Description, and amount available

STAFF CONTACT: Ryan Simpson – Support Services Division Manager

VENDOR NUMBER: 2132

VENDOR NAME: Applied Concepts

CONTINGENCY: None



Legislation Details (With Text)

**File #:** 20-10510      **Version:** 1      **Name:** NEOGOV Renewal  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 10/22/2020      **In control:** Human Resources  
**On agenda:** 11/3/2020      **Final action:**  
**Title:** Price Agreement for NEOGOV HR Software utilizing Onboard, Insight, Governmentjobs.com and Candidate Text Messaging from SHI Government Solutions, Inc. through a national interlocal agreement with DIR at an estimated annual amount of \$28,799.00 beginning November 2020, with 5% annual increase for one year with the option to renew for four additional one-year periods totaling approximately \$159,132.67 if all extensions are exercised. Authorize the City Manager to execute the renewal options under the same terms, so long as sufficient funding is appropriated by the City Council to satisfy the City’s obligation during the renewal terms.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [NEOGOVS HI Quote-19600511.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

Venona McGee, Sr. Buyer

**Title**

Price Agreement for NEOGOV HR Software utilizing Onboard, Insight, Governmentjobs.com and Candidate Text Messaging from SHI Government Solutions, Inc. through a national interlocal agreement with DIR at an estimated annual amount of \$28,799.00 beginning November 2020, with 5% annual increase for one year with the option to renew for four additional one-year periods totaling approximately \$159,132.67 if all extensions are exercised. Authorize the City Manager to execute the renewal options under the same terms, so long as sufficient funding is appropriated by the City Council to satisfy the City’s obligation during the renewal terms.

**Presenter**

Lisa Norris, Human Resources Director

**Recommended Action**

Approve

**Analysis**

This contract will allow Human Resource Department to continue interacting electronically with potential new hires for the city. Enabling new hires to be become more productive from their first day on the job by streamlining new hire paperwork, processes and training. Efficiently attracting and hiring quality candidates, while maintain compliance with reporting. Rapidly filling the applicant pipeline with qualified job seekers who have relevant experience and are genuinely committed to a career in the public sector. Contacting candidates using the most up to date communication service which is quick and effective. This software solution will continue to enhance the city’s workforce management platform.



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

DIR provides statewide leadership and oversight for management of government information and communications technology. DIR has served in a leadership role to facilitate the state's economic competitiveness through its ability to deliver quality information resources commodities and services at the lowest prices and best value for state and local government as well as the K-12 public and higher education systems.

The DIR contract #DIR-TSO-3984 began October 9, 2018 and will expire October 9, 2021, with the option to renew for two additional one-year period(s). Per the terms and conditions of the DIR contract, the City may enter into agreement(s) with SHI for a term not to exceed five years.

<u>Term Dates</u>	<u>Year</u>	<u>Estimated Annual Expenditure</u>
Nov. 20' - Oct. 21'	1	\$ 28,799.00
Nov. 21' - Oct. 22'	2	\$ 30,238.95
Nov. 22' - Oct. 23'	3	\$ 31,750.90
Nov. 23' - Oct. 24'	4	\$ 33,338.45
Nov. 24' - Oct. 25'	5	\$ 35,005.37
<b>Estimated Total</b>		<b>\$159,132.67</b>

### **Financial Consideration**

Funds are available in FY 2020/2021 General Fund, Information Technology (151010) for 63165 and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.

# Embedded Secure Document

The file <https://grandprairie.legistar.com/View.ashx?M=F&ID=8876318&GUID=5A75D359-46F5-4585-BC3B-CFB29ACB1CF0> is a secure document that has been embedded in this document. Double click the pushpin to view.





Legislation Details (With Text)

<b>File #:</b>	20-10521	<b>Version:</b>	1	<b>Name:</b>	Price Agreement for Overhead Door & Automatic Gate Maintenance, Repairs & Installation Services
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	10/23/2020	<b>In control:</b>		<b>In control:</b>	Purchasing
<b>On agenda:</b>	11/3/2020	<b>Final action:</b>		<b>Final action:</b>	

**Title:** Price agreement for overhead door & automatic gate maintenance, repairs and new installations from Door Tech of Texas (up to \$187,339 annually) for one year with the option to renew for four additional one year periods totaling \$936,695 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the city's obligation during the renewal terms

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [20-10521 21001 - CC EXHIBIT](#)

Date	Ver.	Action By	Action	Result
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**From**  
Angi Mize

**Title**  
Price agreement for overhead door & automatic gate maintenance, repairs and new installations from Door Tech of Texas (up to \$187,339 annually) for one year with the option to renew for four additional one year periods totaling \$936,695 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the city's obligation during the renewal terms

**Presenter**  
Bryce Davis, Purchasing Manager

**Recommended Action**  
Approve

**Analysis**  
Facility Services maintains 276 overhead doors and 30 automatic gates at various locations throughout the City. This agreement will be used for preventative maintenance services three times per year per door and per gate as well as any and all needed repairs. We will also use Door Tech for any new or replacement installations for overhead doors and automatic gates.

Notice of bid #21001 was advertised in the Fort Worth Star Telegram and Public Purchase; it was distributed to thirteen vendors, including two Grand Prairie vendors and one HUB who did not submit a response. Two bids

were received as shown on attachment A.

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

Door Tech of Texas meets specifications and is recommended for award.


**Financial Consideration**

Funds are available in various departments operating budgets and will be charged accordingly on orders through the end of the fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.


**OVERHEAD DOOR & AUTOMATIC GATE MAINTENANCE, REPAIRS &  
INSTALLATIONS**

RFB #21001

**TABULATION**

		<b>Bid Tabulation</b>		Dallas Automatic Gate Mesquite		Door Tech of Texas Fort Worth	
		Overhead Door & Gate Maintenance					
		RFB # 21001					
<b>REPAIR SERVICES</b>							
HOURLY LABOR RATE	1			\$ 120.00	\$ 20,000.00	\$ 80.00	\$ 20,000.00
HOURLY OVERTIME LABOR RATE	1			\$ 175.00	\$ 10,000.00	\$ 120.00	\$ 10,000.00
AFTER HOUR LABOR RATE	1			\$ 175.00	\$ 5,000.00	\$ 120.00	\$ 5,000.00
PERCENTAGE DISCOUNT FOR PARTS	1	%	10%	\$ 10,000.00		10%	\$ 10,000.00
<b>INSTALLATION/UPGRADE SERVICES</b>							
HOURLY LABOR RATE	1			\$ 120.00	\$ 30,000.00	\$ 100.00	\$ 30,000.00
PERCENTAGE DISCOUNT FOR PARTS	1	%	10%	\$ 70,000.00		10%	\$ 70,000.00
Overhead Door TM Total				\$ -			\$ 37,599.00
Automatic Gate PM Total				\$ 9,900.00			\$ 4,740.00
<b>GRAND TOTAL</b>				\$ 154,900.00			\$ 187,339.00

**SCORECARD**

		<b>Evaluation Score Card</b>		Dallas Automatic Gate Mesquite		Door Tech of Texas Fort Worth	
		Overhead Door & Gate Maintenance					
		RFB # 21001					
<b>Evaluation Criteria</b>	<b>Maximum Score</b>	<b>Score</b>	<b>Score</b>				
Price	50.00	48.33	50.00	*note price evaluation was done only using the pricing for gates.			
Qualifications	25.00	20.00	25.00				
References	10.00	8.00	10.00				
Past experience with the City of Grand Prairie or another municipality	10.00	8.00	10.00				
Local Business Presence	5.00	0.00	0.00				
<b>Total</b>	<b>100.00</b>	<b>84.33</b>	<b>95.00</b>				



Legislation Details (With Text)

**File #:** 20-10461      **Version:** 1      **Name:** Annual Purchase of PPV Tahoes  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 10/6/2020      **In control:** Fleet Services  
**On agenda:** 11/3/2020      **Final action:**  
**Title:** Price agreement for annual purchase(s) new model year Police Pursuit Tahoes from Freedom Chevrolet (up to \$2,131,550 annually) for one year with the option to renew for two additional one year periods totaling \$6,394,650 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:** [20171 - Bid Tabulation.pdf](#)  
[20-10461.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**  
Jayson R. Ramirez, Fleet Services Manager

**Title**  
Price agreement for annual purchase(s) new model year Police Pursuit Tahoes from Freedom Chevrolet (up to \$2,131,550 annually) for one year with the option to renew for two additional one year periods totaling \$6,394,650 if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Presenter**  
Jayson R. Ramirez, Fleet Services Manager

**Recommend Action**  
Approve

**Analysis**  
The City will place an initial order of twenty-nine Police Pursuit Tahoes. Orders for additional units (not to exceed the quantities specified in the RFB) may be placed at the City's discretion depending on need and available funding.

These vehicles will either replace existing vehicles in the fleet or add to the fleet according to the city replacement schedule. The purchase of the vehicles were included in the FY 2020/2021 Approved Operating Budgets and include the following:

- Eight (8) Chevrolet Tahoes will be replacing eight (8) 2011-2013 Tahoes/Harley Davidson's for Police;
- Twenty-one (21) Chevrolet Tahoes will be replacing twenty-one (21) 2012-2015 Tahoes for Police.

Notice of bid #20171 was advertised in the Fort Worth Star Telegram and Public Purchase; it was directly distributed to nine vendors. There were three Grand Prairie vendors available for these services, none submitting a bid. There were two HUB vendors available, none submitting a bid. In total, two bids were received as shown on the attached tabulation.

The low bids received from Freedom Chevrolet meet specifications and are recommended for award.

### **Financial Consideration**

Funding is available in the following accounts:

1. \$274,891 in the General Fund (283210-68320) Police;
2. \$722,673 in the Equipment Acquisition Fund (287010-68320) Police.



**Bid Tabulation**

PPV Tahoes

RFB # 20171

				<b>Freedom Chevrolet</b>		<b>Caldwell Country Chevrolet</b>	
				Dallas, TX		Caldwell, TX	
<b>Item</b>	<b>Description</b>	<b>QTY</b>	<b>UOM</b>	<b>Unit Price</b>	<b>Extended Price</b>	<b>Unit Price</b>	<b>Extended Price</b>
1	2021 PPV CC10706 2WD (9C1) Tahoe (BLACK/WHITE)	50	EA	34,413.00	1,720,650.00	35,645.00	1,782,250.00
2	2021 PPV CC10706 2WD (9C1) Tahoe (SOLID COLOR)	10	EA	34,000.00	340,000.00	34,930.00	349,300.00
<b>Total</b>					<b>\$2,060,650.00</b>		<b>\$2,131,550.00</b>



CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: General Fund  
Name of Fund (i.e. General Fund)

AGENCY: Police  
Name of Department

ACCOUNTING UNIT: 283210

AVAILABLE: 68320, Autos & Trucks, \$517,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 21505

VENDOR NAME: Freedom Chevrolet

CONTINGENCY: NA

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Equipment Acquisition Fund  
Name of Fund (i.e. General Fund)

AGENCY: Police  
Name of Department

ACCOUNTING UNIT: 287010

AVAILABLE: 68320, Autos & Trucks, \$1,073,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 21505

VENDOR NAME: Freedom Chevrolet

CONTINGENCY: NA



Legislation Details (With Text)

**File #:** 20-10500      **Version:** 1      **Name:** Concentra 5-Year Contract

**Type:** Agenda Item      **Status:** Consent Agenda

**File created:** 10/20/2020      **In control:** Human Resources

**On agenda:** 11/3/2020      **Final action:**

**Title:** Price Agreement for city-wide occupational health, injury, drug & alcohol testing services from Occupational Health Centers of the Southwest, P.A. dba Concentra Medical Centers for a three-year contract effective January 1, 2021 to December 31, 2021 in an estimated annual amount up to \$120,000, totaling \$360,000 over the three-year period. This agreement provides guaranteed pricing for two additional one-year renewal periods (years four and five) for an estimated annual amount up to \$120,750 beginning January 1, 2024 and up to \$121,500 if such extensions are exercised, totaling an estimated five-year contract value of \$602,250 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City’s obligation during the renewal terms.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [20126 - Evaluation Scorecard \(CC Exhibit\).pdf](#)  
[Copy of 20126 - Estimated Annual Contract Value.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

Lisa Norris, Human Resources Director

**Title**

Price Agreement for city-wide occupational health, injury, drug & alcohol testing services from Occupational Health Centers of the Southwest, P.A. dba Concentra Medical Centers for a three-year contract effective January 1, 2021 to December 31, 2021 in an estimated annual amount up to \$120,000, totaling \$360,000 over the three-year period. This agreement provides guaranteed pricing for two additional one-year renewal periods (years four and five) for an estimated annual amount up to \$120,750 beginning January 1, 2024 and up to \$121,500 if such extensions are exercised, totaling an estimated five-year contract value of \$602,250 if all extensions are exercised. Authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City’s obligation during the renewal terms.

**Presenter**

Lisa Norris, Human Resources Director

**Recommended Action**

Approve

**Analysis**

Pre-employment medical exams and drug and alcohol testing are required by city policy following a

conditional job offer and are a standard part of the hiring process. Further, the U.S. Department of Transportation and Federal Transit Administration (FTA) requires drug testing of all persons hired and/or promoted into positions requiring a commercial driver's license (CDL), in the transit division as bus drivers (FTA), as well as random testing for these persons impacted by DOT, FTA or those in designated safety sensitive positions. City policy authorizes "reasonable suspicion" and post accident testing in specific circumstances which qualify for these types of tests. Fire also has some specialty testing done for entry level personnel and Environmental Services has special testing (heavy metals) as well for their group that can be handled by this contract.

The city currently contracts with Concentra for on-the-job injury care, drug/alcohol testing, as well as pre-employment physicals and testing, reasonable suspicion, post-accident, CDL, and FTA testing. That contract expires this year, which is what required the RFP to be issued.

Request for Proposals #20126 was advertised in the Fort Worth Star Telegram and Public Purchase; it was distributed to thirty-one (31) vendors, including four (4) Grand Prairie vendors and six (6) HUB vendors. Six (6) proposals were received as shown on attachment A, including one (1) Grand Prairie vendor and one (1) HUB.

The award was based on best value criteria set up in the specification, including fees, renewals and guarantees; staff qualifications and staffing capabilities; service procedures; knowledge and experience; locations; references; and other relevant criteria as listed in the specification.

Occupational Health Centers of the Southwest, P.A. dba Concentra Medical Centers meets specifications and is recommended for award.

### **Financial Consideration**

Funds are available in FY 2020/2021 General Fund, Human Resources (211010) 61420 in the amount of \$110,000 and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets and we will increase as needed up to the allowable amount and based upon usage. No additional funds are needed at this time. Due to COVID-19, hiring and testing has fallen beneath norms due to limited use of volunteers and reduction of seasonal and part time staffing.



**Recommended**

<b>Evaluation Score Card</b> Occupational Health, Injury, Drug & Alcohol Testing RFP# 20126		Breio Health Center Grand Prairie, TX	Care Now Coppell, TX	Concentra Addison, TX	DATCO Auburn, CA	Genesis Medical Solutions Houston, TX	Reconcile Care Management Services, PLLC Grand Prairie
<b>Evaluation Criteria</b>	<b>Maximum Score</b>	<b>Score</b>	<b>Score</b>	<b>Score</b>	<b>Score</b>	<b>Score</b>	<b>Score</b>
Fees, Renewals & Guarantees	20.00	9.64	17.71	20.00	12.85	Proposal for Functional Capacity Evaluations only.  Upon review, it is not in the City's best interest to award a separate contract for that service at this time.	Proposal for Peer Review Services only.  Upon review, it is not in the City's best interest to award a separate contract for that service at this time.
Staff Qualifications & Staffing Capabilities	30.00	18.75	22.50	27.75	18.75		
Service Procedures	20.00	15.00	15.50	17.50	10.00		
Knowledge and Experience	15.00	8.25	11.63	14.25	8.63		
Location(s), considering distance and hours of operation	10.00	6.25	8.75	8.00	6.00		
References	5.00	4.93	4.33	3.90	1.00		
<b>Total</b>	<b>100.00</b>	<b>62.83</b>	<b>80.41</b>	<b>91.40</b>	<b>57.23</b>		
<b>Complete and accurate proposal</b>		✓	✓	✓	✓	✓	✓
<b>Notes</b>					HUB		

Proposal Tabulator: Anda Upchurch  
 Proposal Open Date: Thursday, October 1, 2020

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



**Price Tabulation**  
Occupational Health, Injury, Drug & Alcohol Testing  
RFP# 20126

**Recommended**

Item #	Description	# Annual Tests (approx)	Breio Health Center Grand Prairie, TX		Care Now Addison, TX		Concentra Addison, TX		DATCO Auburn, CA	
			Years 1-3 Unit Price	Extended Price	Years 1-3 Unit Price	Extended Price	Years 1-3 Unit Price	Extended Price	Years 1-3 Unit Price	Extended Price
<b>§3.1 - Physical Exams</b>										
1	<b>Complete Health History:</b> occupational history; height; weight; blood pressure; vision evaluation (including visual acuity, depth perception and color vision); hearing (including an Audiogram); and examination of head, eyes, ears, nose, throat, neck, thyroid, chest, heart, lungs, abdomen, hernias, extremities, neurological, skin, back, and joint motions	35	230.00	8,050.00	143.00	5,005.00	68.50	2,397.50	216.20	7,567.00
2	CHEM 19, CBC, UA Cholesterol Evaluation	116	100.00	11,600.00	181.00	20,996.00	refer to rows 18 & 7 for alternate tests with pricing		134.55	15,607.80
3	EKG	12	25.00	300.00	69.00	828.00	27.00	324.00	74.75	897.00
4	Vision Evaluation (acuity, depth perception, color blindness)	20	30.00	600.00	42.00	840.00	22.00	440.00	65.55	1,311.00
5	Audiogram	75	50.00	3,750.00	37.00	2,775.00	22.00	1,650.00	64.40	4,830.00
6	Spirometry	82	60.00	4,920.00	48.00	3,936.00	36.00	2,952.00	83.95	6,883.90
7	SMAC 20 Blood Test	10	30.00	300.00	40.00	400.00	47.00	470.00	124.20	1,242.00
8	Urinalysis	10	20.00	200.00	21.00	210.00	23.00	230.00	75.90	759.00
9	Body Fat Analysis	10	20.00	200.00	19.00	190.00	17.00	170.00	51.75	517.50
10	B-200 Back Evaluation	10	125.00	1,250.00	NA		Devation		NA	
11	TB Test (PPD)	120	35.00	4,200.00	21.00	2,520.00	24.00	2,880.00	70.15	8,418.00
12	Occult Blood	55	125.00	6,875.00	16.00	880.00	22.00	1,210.00	100.05	5,502.75
13	Chest x-ray (1-view)	7	65.00	455.00	48.00	336.00	57.00	399.00	104.65	732.55
14	PSA (T099)	45	25.00	1,125.00	60.00	2,700.00	46.00	2,070.00	102.35	4,605.75
15	Mammogram	1	refer out		NA		300.00	300.00	NA	
16	Night Vision Testing	1	refer out		NA		30.00	30.00	NA	
17	Haz Mat - Heavy Metal Screens	22	275.00	6,050.00	138.00	3,036.00	155.00	3,410.00	Range:	171.35 - 1368.50
18	CBC	102	30.00	3,060.00	38.00	3,876.00	39.00	3,978.00	96.60	9,853.20
19	COMP Metabolic Panel	102	20.00	2,040.00	58.00	5,916.00	47.00	4,794.00	102.35	10,439.70
20	FCE (Functional Capacity Evaluation)	84	80.00	6,720.00	NA		Range:	88.00 - 200.00	Range:	94.30 - 202.40
	FAS (Functional Activity Screening)				TBD					
	FAS (Functional Activity Screening) set up fee-one time per test	84			318.00	26,712.00				
<b>§3.2 - Drug and Alcohol Testing</b>										
21	Drug Screens: 5-panel, non-DOT	510	30.00	15,300.00	48.00	24,480.00	47.00	23,970.00	49.50	25,245.00
22	Drug Screens: 5-panel, DOT	104	30.00	3,120.00	64.00	6,656.00	47.00	4,888.00	49.50	5,148.00
23	GC/MS Confirmation	614	175.00	107,450.00	included		included		included	
24	Breath Alcohol Tests - DOT Regulated	60	35.00	2,100.00	37.00	2,220.00	23.00	1,380.00	39.00	2,340.00
25	MRO Services for DOT Regulated Tests	62	15.00	930.00	included		included		included	
26	On-Site Collection	62	75.00	4,650.00	TBD		60.00	3,720.00	100.00	6,200.00
<b>§3.3 - Innoculations and Vaccinations</b>										
27	Hepatitis B Titer Test	82	120.00	9,840.00	74.00	6,068.00	59.00	4,838.00	96.60	7,921.20
28	Hepatitis B Booster	50	120.00	6,000.00	191.00	9,550.00	77.00	3,850.00	115.00	5,750.00
29	Hepatitis B Surface Antibody	1	140.00	140.00	74.00	74.00	59.00	59.00	96.60	96.60
30	Diphtheria Tetanus Vaccine	1	90.00	90.00	64.00	64.00	50.00	50.00	116.15	116.15
31	Measles Vaccine	5	120.00	600.00	138.00	690.00	67.00	335.00	169.05	845.25
32	Mumps Vaccine	5	130.00	650.00	line above is MMR		line above is MMR		line above is MMR	
33	Rabies Pre-Exposure Vaccinne (3-injection series) Cost per <b>series</b>	1	1,800.00	1,800.00	1,114.00	1,114.00	1,143.00	1,143.00	512.90	512.90



**Price Tabulation**

Occupational Health, Injury, Drug & Alcohol Testing  
RFP# 20126

**Recommended**

Breio Health Center Grand Prairie, TX	Care Now Addison, TX	Concentra Addison, TX	DATCO Auburn, CA
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Item #	Description	# Annual Tests (approx)	Breio Health Center		Care Now		Concentra		DATCO	
			Years 1-3 Unit Price	Extended Price	Years 1-3 Unit Price	Extended Price	Years 1-3 Unit Price	Extended Price	Years 1-3 Unit Price	Extended Price
<b>§3.4 - Various Tests</b>										
34	Rabies Antibody Titer	1	720.00	720.00	127.00	127.00	150.00	150.00	225.40	225.40
35	Pure Tone Audiometry	12	65.00	780.00	37.00	444.00	22.00	264.00	64.40	772.80
36	Cholinesterase, Plasma (RBC)	12	40.00	480.00	127.00	1,524.00	154.00	1,848.00	116.15	1,393.80
37	Copper Blood Quest	12	25.00	300.00	69.00	828.00	125.50	1,506.00	186.30	2,235.60
38	Zinc	12	40.00	480.00	96.00	1,152.00	125.50	1,506.00	126.50	1,518.00
39	Nickel Blood Quest	12	55.00	660.00	133.00	1,596.00	125.50	1,506.00	201.25	2,415.00
40	Chromium Blood	12	45.00	540.00	123.00	1,476.00	125.50	1,506.00	150.65	1,807.80
41	Silver Serum Quest	12	90.00	1,080.00	270.00	3,240.00	146.50	1,758.00	231.15	2,773.80
42	Cadmium Blood Quest	12	40.00	480.00	53.00	636.00	150.50	1,806.00	124.20	1,490.40
43	Arsenic Blood Quest	12	32.00	384.00	51.00	612.00	125.50	1,506.00	124.20	1,490.40
44	Mercury Blood Quest	12	32.00	384.00	64.00	768.00	125.50	1,506.00	120.75	1,449.00
45	Respirator Fit Test	2	55.00	110.00	58.00	116.00	51.50	103.00	78.03	156.06
46	HIV Test	3	6.00	18.00	127.00	381.00	98.00	294.00	132.25	396.75
47	COVID-19 PCR Test	50	85.00	4,250.00	106.00	5,300.00	185.00	9,250.00	212.75	10,637.50
	COVID Evaluation (required for testing)	50			159.00	7,950.00		-		-
48	COVID-19 Antigen Test	50	85.00	4,250.00	69.00	3,450.00	110.00	5,500.00	126.50	6,325.00
<b>Single Year Total from above for Price Evaluation. Does not include rows highlighted in gray.</b>				<b>203,661.00</b>		<b>110,928.00</b>		<b>98,206.50</b>		<b>152,821.76</b>

<b>§3.6 - Wellness Programs / Safety Seminars</b>										
49	List and quote any current wellness programs offered:	1		-	TBD			-		-
	OSHA Compliance Seminar, OSHA 30-Hour Training Compliance Course	1	299.00	299.00		-		-		-
	OSHA 30-Hour Training Compliance Course	1	299.00	299.00		-		-		-
	Internal Investigations Certificate Program	1	299.00	299.00		-		-		-
	9 Ways to Spot, Handle, and Reduce Workers' Comp Fraud	1	299.00	299.00		-		-		-
	OSHA Recordkeeping: Tips for Filling Out the Forms Correctly	1	299.00	299.00		-		-		-

<b>Other Services proposed:</b>										
	Drug Screen- 10 Panel	1		-		-	48.00	48.00		-
	ADapt Functional Job Analysis	1		-		-	350.00	350.00		-
	Collection Attempt	1		-		-	30.00	30.00		-
	<b>Peer Review Services</b>	1		-		-		-		-
	Initial	1		-		-		-		-
	Specialty	1		-		-		-		-
	Urgent	1		-		-		-		-
	PreAuthorization (cost is per review)	1		-		-		-		-
	Telephonic Care Management (cost is per hour)	1		-		-		-		-
	Field Based Care Management (cost is per hour, plus mileage)	1		-		-		-		-



**Price Tabulation**  
Occupational Health, Injury, Drug & Alcohol Testing  
RFP# 20126

FCE's only.

Peer Review Services Only

Genesis Medical Management Solutions  Houston, TX	Reconcile Care Management Services, PLLC  Grand Prairie
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Item #	Description	# Annual Tests (approx)	FCE's only.		Peer Review Services Only	
			Years 1-3 Unit Price	Extended Price	Years 1-3 Unit Price	Extended Price
<b>§3.1 - Physical Exams</b>						
1	<b>Complete Health History:</b> occupational history; height; weight; blood pressure; vision evaluation (including visual acuity, depth perception and color vision); hearing (including an Audiogram); and examination of head, eyes, ears, nose, throat, neck, thyroid, chest, heart, lungs, abdomen, hernias, extremities, neurological, skin, back, and joint motions	35		-		-
2	CHEM 19, CBC, UA Cholesterol Evaluation	116		-		-
3	EKG	12		-		-
4	Vision Evaluation (acuity, depth perception, color blindness)	20		-		-
5	Audiogram	75		-		-
6	Spirometry	82		-		-
7	SMAC 20 Blood Test	10		-		-
8	Urinalysis	10		-		-
9	Body Fat Analysis	10		-		-
10	B-200 Back Evaluation	10		-		-
11	TB Test (PPD)	120		-		-
12	Occult Blood	55		-		-
13	Chest x-ray (1-view)	7		-		-
14	PSA (T099)	45		-		-
15	Mammogram	1		-		-
16	Night Vision Testing	1		-		-
17	Haz Mat - Heavy Metal Screens	22		-		-
18	CBC	102		-		-
19	COMP Metabolic Panel	102		-		-
20	FCE (Functional Capacity Evaluation)	84	800.00	67,200.00		-
	FAS (Functional Activity Screening)					
	FAS (Functional Activity Screening) set up fee-one time per test	84				
<b>§3.2 - Drug and Alcohol Testing</b>						
21	Drug Screens: 5-panel, non-DOT	510		-		-
22	Drug Screens: 5-panel, DOT	104		-		-
23	GC/MS Confirmation	614		-		-
24	Breath Alcohol Tests - DOT Regulated	60		-		-
25	MRO Services for DOT Regulated Tests	62		-		-
26	On-Site Collection	62		-		-
<b>§3.3 - Innoculations and Vaccinations</b>						
27	Hepatitis B Titer Test	82		-		-
28	Hepatitis B Booster	50		-		-
29	Hepatitis B Surface Antibody	1		-		-
30	Diphtheria Tetanus Vaccine	1		-		-
31	Measles Vaccine	5		-		-
32	Mumps Vaccine	5		-		-
33	Rabies Pre-Exposure Vaccinne (3-injection series) Cost per <b>series</b>	1		-		-





**Price Tabulation**  
Occupational Health, Injury, Drug & Alcohol Testing  
RFP# 20126

FCE's only.

Peer Review Services Only

Genesis Medical Management Solutions  Houston, TX	Reconcile Care Management Services, PLLC  Grand Prairie
--	---

Item #	Description	# Annual Tests (approx)	FCE's only.		Peer Review Services Only	
			Years 1-3 Unit Price	Extended Price	Years 1-3 Unit Price	Extended Price
<b>§3.4 - Various Tests</b>						
34	Rabies Antibody Titer	1		-		-
35	Pure Tone Audiometry	12		-		-
36	Cholinesterase, Plasma (RBC)	12		-		-
37	Copper Blood Quest	12		-		-
38	Zinc	12		-		-
39	Nickel Blood Quest	12		-		-
40	Chromium Blood	12		-		-
41	Silver Serum Quest	12		-		-
42	Cadmium Blood Quest	12		-		-
43	Arsenic Blood Quest	12		-		-
44	Mercury Blood Quest	12		-		-
45	Respirator Fit Test	2		-		-
46	HIV Test	3		-		-
47	COVID-19 PCR Test	50		-		-
	COVID Evaluation (required for testing)	50		-		-
48	COVID-19 Antigen Test	50		-		-
<b>Single Year Total from above for Price Evaluation.</b>				-		-
<b>Does not include rows highlighted in gray.</b>						

<b>§3.6 - Wellness Programs / Safety Seminars</b>						
49	List and quote any current wellness programs offered:	1		-		-
	OSHA Compliance Seminar, OSHA 30-Hour Training Compliance Course	1		-		-
	OSHA 30-Hour Training Compliance Course	1		-		-
	Internal Investigations Certificate Program	1		-		-
	9 Ways to Spot, Handle, and Reduce Workers' Comp Fraud	1		-		-
	OSHA Recordkeeping: Tips for Filling Out the Forms Correctly	1		-		-
<b>Other Services proposed:</b>						
	Drug Screen- 10 Panel	1		-		-
	ADapt Functional Job Analysis	1		-		-
	Collection Attempt	1		-		-
	<b>Peer Review Services</b>	1		-		-
	Initial	1		-	375.00	375.00
	Specialty	1		-	495.00	495.00
	Urgent	1		-	600.00	600.00
	PreAuthorization (cost is per review)	1		-	100.00	100.00
	Telephonic Care Management (cost is per hour)	1		-	110.00	110.00
	Field Based Care Management (cost is per hour, plus mileage)	1		-	130.00	130.00





**Price Tabulation**  
Occupational Health, Injury, Drug & Alcohol Testing  
RFP# 20126

Item #	Description	# Annual Tests (approx)	Concentra Addison, TX		Concentra Addison, TX		Concentra Addison, TX	
			Years 1-3 Unit Price	Extended Price	Year 4 Unit Price	Extended Price	Year 5 Unit Price	Extended Price
<b>§3.4 - Various Tests</b>								
34	Rabies Antibody Titer	1	150.00	150.00	150.00	150.00	150.00	150.00
35	Pure Tone Audiometry	12	22.00	264.00	22.50	270.00	23.00	276.00
36	Cholinesterase, Plasma (RBC)	12	154.00	1,848.00	154.00	1,848.00	154.00	1,848.00
37	Copper Blood Quest	12	125.50	1,506.00	125.50	1,506.00	125.50	1,506.00
38	Zinc	12	125.50	1,506.00	125.50	1,506.00	125.50	1,506.00
39	Nickel Blood Quest	12	125.50	1,506.00	125.50	1,506.00	125.50	1,506.00
40	Chromium Blood	12	125.50	1,506.00	125.50	1,506.00	125.50	1,506.00
41	Silver Serum Quest	12	146.50	1,758.00	146.50	1,758.00	146.50	1,758.00
42	Cadmium Blood Quest	12	150.50	1,806.00	150.50	1,806.00	150.50	1,806.00
43	Arsenic Blood Quest	12	125.50	1,506.00	125.50	1,506.00	125.50	1,506.00
44	Mercury Blood Quest	12	125.50	1,506.00	125.50	1,506.00	125.50	1,506.00
45	Respirator Fit Test	2	51.50	103.00	52.00	104.00	52.50	105.00
46	HIV Test	3	98.00	294.00	98.50	295.50	99.00	297.00
47	COVID-19 PCR Test	50	185.00	9,250.00	185.00	9,250.00	185.00	9,250.00
48	COVID-19 Antigen Test	50	110.00	5,500.00	110.00	5,500.00	110.00	5,500.00
<b>Single Year Total from above for Price Evaluation. Does not include rows highlighted in gray.</b>				<b>118,746.50</b>		<b>119,515.50</b>		<b>120,284.50</b>
<b>§3.6 - Wellness Programs / Safety Seminars</b>								
49	List and quote any current wellness programs offered:	1		-		-		-
	OSHA Compliance Seminar, OSHA 30-Hour Training Compliance Course	1		-		-		-
	OSHA 30-Hour Training Compliance Course	1		-		-		-
	Internal Investigations Certificate Program	1		-		-		-
	9 Ways to Spot, Handle, and Reduce Workers' Comp Fraud	1		-		-		-
	OSHA Recordkeeping: Tips for Filling Out the Forms Correctly	1		-		-		-
<b>Other Services proposed:</b>								
	Drug Screen- 10 Panel	1	48.00	48.00	48.50	48.50	49.00	49.00
	ADapt Functional Job Analysis	1	350.00	350.00	350.00	350.00	350.00	350.00
	Collection Attempt	1	30.00	30.00	30.50	30.50	31.00	31.00
	<b>Peer Review Services</b>	1		-		-		-
	Initial	1		-		-		-
	Specialty	1		-		-		-
	Urgent	1		-		-		-
	PreAuthorization (cost is per review)	1		-		-		-
	Telephonic Care Management (cost is per hour)	1		-		-		-
	Field Based Care Management (cost is per hour, plus mileage)	1		-		-		-



Legislation Details (With Text)

**File #:** 20-10513      **Version:** 1      **Name:** Tarrant County Brush and Wood Management - Arlington Landfill

**Type:** Agenda Item      **Status:** Consent Agenda

**File created:** 10/22/2020      **In control:** Environmental Services

**On agenda:** 11/3/2020      **Final action:**

**Title:** Renew a Price Agreement for Tarrant County brush and wood management from Republic Services dba Arlington Landfill (up to \$50,000 annually) for one year with the option to renew for three additional one-year periods totaling \$250,000 amount if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City’s obligation during the renewal terms

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [19096 - CC Exhibit.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

Patricia D. B. Redfearn, Ph.D.

**Title**

Renew a Price Agreement for Tarrant County brush and wood management from Republic Services dba Arlington Landfill (up to \$50,000 annually) for one year with the option to renew for three additional one-year periods totaling \$250,000 amount if all extensions are exercised and authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City’s obligation during the renewal terms

**Presenter**

Patricia D. B. Redfearn, Ph.D., Solid Waste and Recycling Manager

**Recommended Action**

Approval

**Analysis**

The Emerald Ash Borer beetle is decimating Ash tree species across the country. In 2018, the beetle was positively identified in Tarrant County, causing a quarantine of all brush and firewood in Tarrant County effective February 2019.. This quarantine prohibits the removal of brush and firewood from Tarrant to Dallas County, where the City of Grand Prairie landfill is situated. In April 2019, the City of Grand Prairie altered its collection strategy to comply with this quarantine. Since that time, brush stacked at the curbside in Tarrant County, has been collected by the City of Grand Prairie Streets Division's brush crews and has been hauled to the Arlington landfill. Approval of this agenda item will allow for the renewal of the contract with Republic

Services, dba Arlington Landfill for the continued acceptance of this material. This quarantine is expected to remain in effect for the foreseeable future. It will effect Grand Prairie until Dallas County comes under the quarantine, making the transport of material from one side of Grand Prairie to the other permissible.

In June of 2019, the City Manager's Office approved the City to enter into a one-year contract for Tarrant County brush and wood management related to the Emerald Ash Borer beetle. These services were competitively bid out as RFB#19096 and were advertised in the Fort Worth Star Telegram and on BidSync. There were no Grand Prairie vendors available for this commodity. One bid was received from Republic Services.

Due to a continued need of these services, City Staff is requesting City Council authorize the renewal of this price agreement into its second term, and authorize the City Manager to execute future renewal terms in subsequent years if the Tarrant County quarantine remains in effect.

### **Financial Consideration**

Funds are available in the FY 2020/2021 Solid Waste and Recycling Fund (303510) 61440 Solid Waste Grinding Services and will be charged accordingly on orders through the end of the current fiscal year. Funding for future fiscal years will be paid from that year's approved budgets.



**Bid Tabulation**  
 Brush & Wood Management  
 RFB # 19096

Republic Services dba Arlington Landfill  Euless, TX
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DESCRIPTION		QTY	UOM	UNIT PRICE
1	Brush and Wood Management (50 points) or	1	CY	
2	Brush and Wood Management (50 points)	1	TON	\$ 17.00

Bid Tabulator: Anda Upchurch  
 Bid Open Date: Monday, April 22, 2019

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.



Legislation Details (With Text)

<b>File #:</b>	20-10463	<b>Version:</b>	1	<b>Name:</b>	AssetWorks and Verizon Networkfleet GPS Integration
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	10/7/2020	<b>In control:</b>		<b>In control:</b>	Fleet Services
<b>On agenda:</b>	11/3/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Integration between Verizon Networkfleet GPS and AssetWorks FleetFocus (fleet management information software) in the amount of \$106,923.28, through a national interlocal agreement with Sourcewell, contract #022217-AWI				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">20-10463.pdf</a>				

Date	Ver.	Action By	Action	Result
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**From**  
Jayson R. Ramirez, Fleet Services Manager

**Title**  
Integration between Verizon Networkfleet GPS and AssetWorks FleetFocus (fleet management information software) in the amount of \$106,923.28, through a national interlocal agreement with Sourcewell, contract #022217-AWI

**Presenter**  
Jayson R. Ramirez, Fleet Services Manager

**Recommended Action**  
Approve

**Analysis**  
The FleetFocus system includes a sophisticated combination of hardware and software to manage fleet assets across the City of Grand Prairie. AssetWorks will provide professional services to configure the Verizon Networkfleet GPS integration to FleetFocus. AssetWorks will install and configure the Telematics module to ensure the proper handling of incoming data from Verizon Networkfleet. With the integration between Verizon Networkfleet GPS and AssetWorks FleetFocus data will be captured by AssetWorks FleetFocus (such as odometer and hour meters readings, diagnostics, faults, and GPS data) and can be validated every minute.

The initial purchase will cover shipping, telematic hardware, professional services, and yearly telematic fees to cover 266 vehicles within the fleet with plans to roll out the remainder in the next two years.

Chapter 791 of the Texas Government Code, also known as the Interlocal Cooperation Contracts Act, authorizes all local governments to contract with each other to perform governmental functions or services including administrative functions normally associated with the operation of government such as purchasing of

necessary equipment, supplies and services. The City of Grand Prairie does not need to competitively bid items purchased through such agreements as they have already been bid by the sponsoring entity or agency.

The City of Grand Prairie has master interlocal cooperative agreements with various entities including the Sourcewell. The Sourcewell contract #022217-AWI began June 01,2017 and will expire June 01, 2021.

The proposal for AssetWorks FleetFocus integration is \$106,923.28.

**Financial Consideration**

Funding for the integration between Verizon Networkfleet GPS and AssetWorks FleetFocus, in the amount of \$106,923.28, is available in the FY 2020/2021 Fleet Services Budget (225510-63160 & 225510-63165).



CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Fleet Services Fund  
Name of Fund (i.e. General Fund)

AGENCY: Finance-Fleet Services  
Name of Department

ACCOUNTING UNIT: 225510

AVAILABLE: 63160, Computer Hardware Maint, \$34,880  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 2499

VENDOR NAME: Assetworks

CONTINGENCY: NA

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Fleet Services Fund  
Name of Fund (i.e. General Fund)

AGENCY: Finance-Fleet Services  
Name of Department

ACCOUNTING UNIT: 225510

AVAILABLE: 63165, Computer Software Maint, \$74,892  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 2499

VENDOR NAME: Assetworks

CONTINGENCY: NA



Legislation Details (With Text)

<b>File #:</b>	20-10469	<b>Version:</b>	1	<b>Name:</b>	Contract with The Perfect Light in Peninsula PID (Council Districts 4 and 6)
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	10/8/2020	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	11/3/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Contract with The Perfect Light for Holiday Decorations in the amount of \$67,352.22 in Peninsula PID (Council Districts 4 and 6)				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">Exhibit A PNPID Budget Peninsula FY21.pdf</a>				

Date	Ver.	Action By	Action	Result
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**From**

Lee Harriss, Special District Administrator

**Title**

Contract with The Perfect Light for Holiday Decorations in the amount of \$67,352.22 in Peninsula PID (Council Districts 4 and 6)

**Presenter**

Lee Harriss, Special District Administrator

**Recommend Action**

Approve

**Analysis**

The PID Board recommended that The Perfect Light be awarded a contract for holiday decorations. The term extends from October 20, 2020 through September 30, 2021.

Texas Local Government Code, Chapter 252.022 (a) (9) exempts public improvement districts from competitive bidding requirements. Per that statute, the PID Advisory Board is empowered to enter into contracts such as the ones with The Perfect Light following approval by the City Council. The Perfect Light had the contract last year and performed satisfactorily.

**Financial Consideration**

Funds for this contract are available from annual assessments adopted by the City Council on September 15, 2020, which are estimated to generate \$1,758,771 for the fiscal year.

**GRAND PRAIRIE PUBLIC IMPROVEMENT DISTRICT NO. 8  
Peninsula  
Five Year Service Plan 2021 - 2025 BUDGET**

Income based on Assessment Rate of \$0.12 per \$100 of appraised value.  
Service Plan projects a 1% increase in assessed value per year.

<b>INCOME:</b>	Value	Assess Rate	Revenue			
<b>Appraised Value</b>	1,465,642,854	\$ 0.12	\$ 1,758,771			
<b>Description</b>	<b>Account</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Beginning Balance (Estimated)</b>		<b>\$ 742,574</b>	<b>\$ 180,668</b>	<b>\$ 66,663</b>	<b>\$ 10,928</b>	<b>\$ 19,349</b>
P.I.D. Assessment	42620	\$ 1,758,771	1,821,067	1,884,432	1,948,883	2,014,434
Developer Participation (L V)	46110	5,000	5,000	5,000	5,000	5,000
City Contribution	49780	81,830	81,830	81,830	81,830	81,830
<b>TOTAL INCOME</b>		<b>\$ 1,845,601</b>	<b>\$ 1,907,897</b>	<b>\$ 1,971,262</b>	<b>\$ 2,035,713</b>	<b>\$ 2,101,264</b>
<b>Amount Available</b>		<b>\$ 2,588,175</b>	<b>\$ 2,088,565</b>	<b>\$ 2,037,925</b>	<b>\$ 2,046,641</b>	<b>\$ 2,120,613</b>

<b>EXPENSES:</b>		<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
<b>Description</b>						
Supplies	60020	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500
Decorations	60132	70,000	70,000	70,000	70,000	70,000
Beautification	60490	50,000	50,000	40,000	40,000	40,000
Wall Maintenance	60776	160,000	160,000	160,000	160,000	160,000
Professional Engineering Services	61041	-	-	-	-	-
Banners	61601	15,000	15,000	15,000	15,000	15,000
Mowing	61225	715,000	715,000	715,000	715,000	715,000
Collection Service	61380	11,807	12,102	12,397	12,692	12,987
Misc.	61485	600	600	600	600	600
Accounting/Audit		-	-	-	-	-
Admin./Management	61510	26,000	26,000	26,000	26,000	26,000
Postage	61520	100	100	100	100	100
Electric Power	62030	42,000	44,100	46,300	46,300	48,600
Water Utility	62035	240,000	252,000	264,600	264,600	277,800
Bldgs And Grounds Maint.	63010	-	-	-	-	-
Pond Maint-Aquatic	63038	85,000	85,000	85,000	85,000	85,000
Pond Maint-Equipment	63039	50,000	50,000	50,000	50,000	50,000
Water Well Maintenance	63045	5,000	5,000	5,000	5,000	5,000
Irrigation System Maintenance	63065	70,000	70,000	70,000	70,000	70,000
Decorative Roadway Signs Maint	63115	15,000	15,000	15,000	15,000	15,000
Playgrounds/Picnic Area Maint.	63135	3,500	3,500	3,500	3,500	3,500
Decorative Lighting Maint.	63146	25,000	25,000	25,000	25,000	25,000
Property Insurance Premium	64080	3,500	3,500	3,500	3,500	3,500
Liability Insurance Premium	64090	3,500	3,500	3,500	3,500	3,500
Pond Improvement	68206	800,000	400,000	400,000	400,000	400,000
Landscaping	68250	-	-	-	-	-
Irrigation Systems	68635	-	-	-	-	-
Water Wells (Tr To Wter, 5005)	90009	16,000	16,000	16,000	16,000	16,000
		-	-	-	-	-
<b>TOTAL EXPENSES</b>		<b>\$ 2,407,507</b>	<b>\$ 2,021,902</b>	<b>\$ 2,026,997</b>	<b>\$ 2,027,292</b>	<b>\$ 2,043,087</b>
<b>Ending Balance</b>		<b>\$ 180,668</b>	<b>\$ 66,663</b>	<b>\$ 10,928</b>	<b>\$ 19,349</b>	<b>\$ 77,526</b>

**Avg. Annual Assessment by Home Value:**

Value	Yrly Assmnt.		
\$100,000	\$120		
\$200,000	\$240		
\$300,000	\$360	Avg. Property Value:	\$ 365,224
\$400,000	\$480	Avg. Property Assessment:	\$ 438
\$500,000	\$600	No. of Properties:	4,013
\$600,000	\$720		
\$700,000	\$840		



Legislation Details (With Text)

File #: 20-10473 Version: 1 Name: Pickup Purchases from Grapevine DCJR
Type: Agenda Item Status: Consent Agenda
File created: 10/13/2020 In control: Fleet Services
On agenda: 11/3/2020 Final action:
Title: Purchase of one (1) new Ram 1500 regular cab 4x4 pickup for \$29,082, one (1) new Ram 1500 regular cab 4x2 pickup for \$23,312, two (2) new Ram 1500 quad cab 4x2 pickup for \$26,338 each, two (2) new Ram 1500 quad cab 4x4 pickup for \$31,941 each, four (4) new Ram 2500 regular cab 4x2 pickup for \$29,835, each, one (1) new Ram 2500 regular cab 4x2 pickup with utility body for \$37,179.48, one (1) new Ram 2500 regular cab 4x4 pickup with utility body and crane for \$48,108.09, and two (2) new Ram 2500 regular cab 4x4 pickup with utility body for \$40,057.19, each from Grapevine Dodge Chrysler Jeep, respectively for a combined total of \$453,693.95 through a national interlocal agreement with BuyBoard
Sponsors:
Indexes:
Code sections:
Attachments: 20-10473.pdf

Table with 5 columns: Date, Ver., Action By, Action, Result

From
Jayson R. Ramirez, Fleet Services Manager

Title
Purchase of one (1) new Ram 1500 regular cab 4x4 pickup for \$29,082, one (1) new Ram 1500 regular cab 4x2 pickup for \$23,312, two (2) new Ram 1500 quad cab 4x2 pickup for \$26,338 each, two (2) new Ram 1500 quad cab 4x4 pickup for \$31,941 each, four (4) new Ram 2500 regular cab 4x2 pickup for \$29,835, each, one (1) new Ram 2500 regular cab 4x2 pickup with utility body for \$37,179.48, one (1) new Ram 2500 regular cab 4x4 pickup with utility body and crane for \$48,108.09, and two (2) new Ram 2500 regular cab 4x4 pickup with utility body for \$40,057.19, each from Grapevine Dodge Chrysler Jeep, respectively for a combined total of \$453,693.95 through a national interlocal agreement with BuyBoard

Presenter
Jayson R. Ramirez, Fleet Services Manager

Recommended Action
Approve

Analysis
These vehicles will either replace existing vehicles in the fleet or add to the fleet according to the city replacement/improvement schedule. The purchase of the vehicles were included in the FY 2020/2021 Approved Operating Budget and includes the following:

From Grapevine Dodge Chrysler Jeep:

- one (1) new Ram 1500 regular cab 4x4 pickup will be an improvement for Environmental Services-Landfill;
- one (1) new Ram 1500 regular cab 4x2 pickup will be replacing one (1) 2014 pickup for Fire;
- one (1) new Ram 1500 quad cab 4x2 pickup will be replacing one (1) 2008 pickup for Public Works- Streets;
- one (1) new Ram 1500 quad cab 4x2 pickup will be an improvement for Parks and Recreation- Epic Central;
- two (2) Ram 1500 quad cab 4x4 pickups will be replacing two (2) 2013 pickups for Planning and Development-Engineering;
- four (4) Ram 2500 regular cab 4x2 pickup will be replacing four (4) 2007-2014 pickups for Police and Parks and Recreation;
- one (1) new Ram 2500 regular cab 4x2 pickup with utility body will be replacing one (1) 2013 pickup for Environmental Service- Water Inspections;
- one (1) new Ram 2500 regular cab 4x4 pickup with utility body and crane will be replacing one (1) 2013 pickup for Public Works- Water;
- two (2) new Ram 2500 regular cab 4x4 pickup with utility body will be replacing two (2) 2015 pickups for Public Works- Water.

Chapter 271.102 of the Local Government Code authorizes local governments to participate in cooperative purchasing programs with other local governments or local cooperative organizations. In lieu of competitive bidding, items and services may be purchased through such agreements as they have performed the bidding processes by the sponsoring entities or agencies. The City of Grand Prairie utilizes existing master, inter-local cooperative agreements with various entities including the BuyBoard interlocal agreement.

BuyBoard allows us to save money through "economies of scale", with the pooled purchasing power of their members. They include hundreds of school districts, municipalities, counties, other local governments, and nonprofit entities across Texas. They use the power of numbers as leverage to get better prices with the same vendors we use now. A fee of \$400 is due in order to use BuyBoard contract # 601-19 effective date December 01, 2019 and expiring November 30, 2022.

### **Financial Consideration**

Funding is available in the following accounts:

1. \$29,082 in the Solid Waste Fund (304010-68320) Environmental Services- Landfill;
2. \$23,312 in the General Fund (291210-68320) Fire;
3. \$26,338 in the General Fund (251310-68320) Public Works- Streets;
4. \$26,338 in the Epic Central Fund (318510-68320) Parks and Recreation- Epic Central;
5. \$63,882 in the General Fund (231410-68320) Planning and Development- Engineering;
6. \$29,835 in the General Fund (283210-68320) Police;
7. \$29,835 in the Park Venue General Fund (311310-68320) Parks and Recreation;
8. \$29,835 in the Park Venue General Fund (311610-68320) Parks and Recreation;
9. \$29,835 in the Park Venue General Fund (312610-68320) Parks and Recreation;
10. \$37,179.48 in the Water Fund (303010-68320) Environmental Services- Water Inspections;
11. \$48,108.09 in the Water Fund (361111-68320) Public Works- Water;
12. \$80,114.38 in the Water Fund (361211-68320) Public Works- Water.

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Solid Waste Fund  
Name of Fund (i.e. General Fund)

AGENCY: Environmental Services- Landfill  
Name of Department

ACCOUNTING UNIT: 304010

AVAILABLE: 68320, Autos and Trucks, \$1,004,500  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 18060

VENDOR NAME: Grapevine DCJ, LLC

CONTINGENCY: NA

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: General Fund  
Name of Fund (i.e. General Fund)

AGENCY: Fire  
Name of Department

ACCOUNTING UNIT: 291210

AVAILABLE: 68320, Autos and Trucks, \$34,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 18060

VENDOR NAME: Grapevine DCJ, LLC

CONTINGENCY: NA



CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: General Fund  
Name of Fund (i.e. General Fund)

AGENCY: Public Works- Streets  
Name of Department

ACCOUNTING UNIT: 253010

AVAILABLE: 68320, Autos and Trucks, \$370,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 18060

VENDOR NAME: Grapevine DCJ, LLC

CONTINGENCY: NA

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Epic Central Fund  
Name of Fund (i.e. General Fund)

AGENCY: Parks and Recreation- Epic Central  
Name of Department

ACCOUNTING UNIT: 318510

AVAILABLE: 68320, Autos and Trucks, \$28,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 18060

VENDOR NAME: Grapevine DCJ, LLC

CONTINGENCY: NA

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: General Fund  
Name of Fund (i.e. General Fund)

AGENCY: Planning and Development- Engineering  
Name of Department

ACCOUNTING UNIT: 231410

AVAILABLE: 68320, Autos and Trucks, \$74,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 18060

VENDOR NAME: Grapevine DCJ, LLC

CONTINGENCY: NA

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: General Fund  
Name of Fund (i.e. General Fund)

AGENCY: Police  
Name of Department

ACCOUNTING UNIT: 283210

AVAILABLE: 68320, Autos and Trucks, \$517,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 18060

VENDOR NAME: Grapevine DCJ, LLC

CONTINGENCY: NA

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Park Venue General Fund  
Name of Fund (i.e. General Fund)

AGENCY: Parks and Recreation  
Name of Department

ACCOUNTING UNIT: 311310

AVAILABLE: 68320, Autos and Trucks, \$32,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 18060

VENDOR NAME: Grapevine DCJ, LLC

CONTINGENCY: NA

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Parks Venue General Fund  
Name of Fund (i.e. General Fund)

AGENCY: Parks and Recreation  
Name of Department

ACCOUNTING UNIT: 311610

AVAILABLE: 68320, Autos and Trucks, \$32,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 18060

VENDOR NAME: Grapevine DCJ, LLC

CONTINGENCY: NA

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Park Venue General Fund  
Name of Fund (i.e. General Fund)

AGENCY: Parks and Recreation  
Name of Department

ACCOUNTING UNIT: 312610

AVAILABLE: 68320, Autos and Trucks, \$37,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 18060

VENDOR NAME: Grapevine DCJ, LLC

CONTINGENCY: NA

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Water Fund  
Name of Fund (i.e. General Fund)

AGENCY: Environmental Services- Water Inspections  
Name of Department

ACCOUNTING UNIT: 303010

AVAILABLE: 68320, Autos and Trucks, \$87,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 18060

VENDOR NAME: Grapevine DCJ, LLC

CONTINGENCY: NA



CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Water Fund  
Name of Fund (i.e. General Fund)

AGENCY: Public Works- Water  
Name of Department

ACCOUNTING UNIT: 361111

AVAILABLE: 68320, Autos and Trucks, \$100,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 18060

VENDOR NAME: Grapevine DCJ, LLC

CONTINGENCY: NA

CITY OF GRAND PRAIRIE  
OPERATING BUDGET EXPENDITURE INFORMATION

FUND: Water Fund  
Name of Fund (i.e. General Fund)

AGENCY: Public Works- Water  
Name of Department

ACCOUNTING UNIT: 361211

AVAILABLE: 68320, Autos and Trucks, \$287,000  
Account Code, Description, and amount available

STAFF CONTACT: Jayson R. Ramirez

VENDOR NUMBER: 18060

VENDOR NAME: Grapevine DCJ, LLC

CONTINGENCY: NA



Legislation Details (With Text)

**File #:** 20-10481      **Version:** 1      **Name:** Resale items from Eddlemons  
**Type:** Agenda Item      **Status:** Consent Agenda  
**File created:** 10/19/2020      **In control:** Parks & Recreation  
**On agenda:** 11/3/2020      **Final action:**  
**Title:** Purchase of catered meals offered by various Parks, Arts and Recreation venues from Eddlemons (up to \$113,000 annually) for one year with the option to renew for four additional one-year periods totaling approximately \$565,000 if all extensions are exercised; authorize the City Manager to execute the renewal options with the same contract terms so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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**From**

Gary Yakesch, Assistant Director of Parks Finance

**Title**

Purchase of catered meals offered by various Parks, Arts and Recreation venues from Eddlemons (up to \$113,000 annually) for one year with the option to renew for four additional one-year periods totaling approximately \$565,000 if all extensions are exercised; authorize the City Manager to execute the renewal options with the same contract terms so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Presenter**

Duane Strawn, Director of Parks, Arts and Recreation

**Recommended Action**

Approve

**Analysis**

Clients and guests select from varied menu options for their specific catering needs; the menu selected determines the preferred catering vendor. The catered meals offered for resale are procured only after the client selects a catered meal option and event deposits secured for the event. Catered menus are priced according to prevailing market rates and the costs are fully recovered at the time of the resale.

Local Government Code Chapter 252 provides an exemption from the competitive bid process when the goods purchased by a municipality are for subsequent retail sale by the municipality.

City Council authorization is required due to this expenditure surpassing \$50,000. If approved, City staff will be authorized to make purchases of the specified goods/services for subsequent retail sales, as authorized by the

Texas Local Government Code, so long as Council continues to appropriate funds and approve those future year's budgets for these resale items and any increase is under \$50,000.

This item was presented to the Finance and Government Committee on November 3, 2020 for their review and recommendation to the City Council.

**Financial Consideration**

Resale expenses are recuperated during the subsequent retail sale in various funds. Funding for future fiscal years will be paid from that year's approved budgets so long as Council continues to appropriate funds and approve those future year's budgets for these resale items.



Legislation Details (With Text)

<b>File #:</b>	20-10519	<b>Version:</b>	1	<b>Name:</b>	Amendment No. 2 with Merritt Development
<b>Type:</b>	Agenda Item	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	10/22/2020	<b>In control:</b>		<b>In control:</b>	City Council
<b>On agenda:</b>	11/3/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Professional Services Contract Amendment with Merritt Development Group for hotel/retail planning and development services City-wide; Ratification of prior expenditures of \$45,346, and approval of additional funds of \$50,000, with overall contract total of \$143,346				

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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**From**

Bryce Davis, Purchasing Manager

**Title**

Professional Services Contract Amendment with Merritt Development Group for hotel/retail planning and development services City-wide; Ratification of prior expenditures of \$45,346, and approval of additional funds of \$50,000, with overall contract total of \$143,346

**Presenter**

Marty Wieder, Economic Development Director

**Recommended Action**

Approve

**Analysis**

On October 17, 2017, the City Manager approved a contract with the Merritt Development Group for planning and development services associated with hospitality at the EPIC pad sites in the amount of \$24,000. On June 28, 2018, the City Manager approved a contract amendment adding \$24,000 for planning and development associated with hospitality at various additional locations around the City, bringing the contract total to \$48,000. The City Manager then amended the contract to also include retail and restaurant planning services, effective June 2019. As such, additional costs billed under this contract and were paid during this period, in the amount of \$45,346. Staff requests ratification of this contract increase (from \$48,000 to \$93,346). Additionally, City staff have a continued need of the Merritt Development Group’s professional planning services, and approval is requested to authorize a contract amendment in the additional amount of \$50,000, bringing the proposed contract total to \$143,346.

Additionally to note, a separate contract for the personal services of J. David Merritt was approved by City Council

on June 5, 2018 for hospitality development services specifically associated with the EpicCentral proposed hotel and conference center project. Similar in nature, but it is a separate contract with separate contract tasks to be accomplished.

Chapter 252, Section 022 of the Local Government Code provides for the exemption to competitive bidding when the expenditure of money is for personal, planning, or professional services.

**Financial Consideration**

Funding in the amount of \$50,000 is available to be paid from Capital Lending Reserve Fund (402690-61405)



Legislation Details (With Text)

**File #:** 20-10477      **Version:** 1      **Name:** Ordinance; Change Order/Amendment No. 8 in the net amount of \$10,900 with Axis Contracting, Inc. for Intersection Improvements at three locations (Lone Star Parkway/S. Belt Line Road, Great Southwest Parkway/Lake Ridge Parkway, and Jefferson Street/South)

**Type:** Ordinance      **Status:** Consent Agenda

**File created:** 10/16/2020      **In control:** Engineering

**On agenda:** 11/3/2020      **Final action:**

**Title:** Ordinance amending the FY 20/21 Capital Improvement Project Budget; Change Order/Amendment No. 8 in the net amount of \$10,900 with Axis Contracting, Inc. for Intersection Improvements at three locations (Lone Star Parkway/S. Belt Line Road, Great Southwest Parkway/Lake Ridge Parkway, and Jefferson Street/ South Carrier Parkway intersections)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [WO 620.70.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

George Fanous

**Title**

Ordinance amending the FY 20/21 Capital Improvement Project Budget; Change Order/Amendment No. 8 in the net amount of \$10,900 with Axis Contracting, Inc. for Intersection Improvements at three locations (Lone Star Parkway/S. Belt Line Road, Great Southwest Parkway/Lake Ridge Parkway, and Jefferson Street/ South Carrier Parkway intersections)

**Presenter**

Walter Shumac, Director of Transportation, Gabe Johnson, Director of Public Works and Romin Khavari, City Engineer

**Recommended Action**

Approve

**Analysis**

On December 17, 2019 City Council Approved a construction Contract with Axis Contracting, Inc. in the amount of \$1,252,354 for Intersection Improvements at three locations; Material testing with Team Consultants in the amount of \$28,275; 5% contingency in the amount of \$62,618; In-house labor distribution in the amount of \$62,618 for a total project cost of \$1,405,865.

This project provides for paving, sidewalks, barrier free ramps, traffic signals and drainage improvements at

Lone Star Parkway/S. Belt Line Road, Great Southwest Parkway/Lake Ridge Parkway, and Jefferson Street/South Carrier Parkway intersections.

**Proposed Change order/Amendment No. 8** provides for split phasing modifications and lane management during construction at Carrier Parkway/Jefferson Street intersection for a total amount of \$10,900; it also provides for smaller batches of concrete and HMAC pavement pours at higher unit costs.

Change order/Amendment No. 7 provided for additional Traffic control and concrete rip rap for PED pole construction at Carrier Parkway/Jefferson Street intersection for a total amount of \$3,223.85

Change order/Amendment No. 6 provided for Traffic signal/ PED pole modifications at Carrier Parkway/Jefferson Street intersection for a total amount of \$14,116

Change order/Amendment No. 5 in the amount of \$5,750 provided for 3” electrical conduit repairs in Carrier Parkway south of Jefferson.

Change order/Amendment No. 4 approved by Council July 15, 2020 provided for Traffic signal modifications at south Carrier Parkway/Jefferson Street intersection for a total increase of \$11,142 and a total decrease of \$3,315 for a net total increase of \$7,827.

Change order/Amendment No. 3 in the amount of \$41,580 provided for Storm drain modifications due to conflicts at South Carrier Pkwy/ Jefferson St. intersections.

Change order/Amendment No. 2 in the amount of \$4,275 provided for Electrical Wire adjustments at Great Southwest Pkwy/ Lakeridge Pkwy Intersection.

Change order/Amendment No. 1 was voided under C.O 3 due to a technical error.

Revised completion date is January 16, 2021.

#### **Financial Consideration**

Funding for change order/amendment No. 8, in the total amount of \$10,900, is available by approving an ordinance transferring and appropriating from the unobligated fund balance in the Street Capital Projects Fund (400192) to WO #02007003 (FY20 Intersection Improvements)

#### **Body**

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY 2020/2021 CAPITAL IMPROVEMENT PROJECT BUDGET BY TRANSFERRING AND APPROPRIATING \$10,900 FROM THE UNOBLIGATED FUND BALANCE IN THE STREET CAPITAL PROJECTS FUNDS (400192) TO WO #02007003 (FY20 INTERSECTION IMPROVEMENTS)**

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

**SECTION 1.** THAT THE FY 2020/2021 Capital Improvement Projects Budget be amended by transferring and appropriating \$10,900 from the unobligated fund balance in the Street Capital Projects Fund (400192) to WO #0200703 (FY20 Intersection Improvements).



**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
NOVEMBER 3RD, 2020.**

**CITY OF GRAND PRAIRIE  
CAPITAL PROJECTS BUDGET SUMMARY**

Fund/Activity Account: 400192 / 02007003  
 Project Title: FY20 Intersection Improvements  
 Current Request: \$10,900.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Minor Equip (60520)	\$30,575	\$0	\$0	\$0	\$30,575
Prof Eng Serv (61041)	\$42,000	\$0	\$0	\$0	\$42,000
Traffic Signal Equip (68513)	\$29,385	\$0	\$0	\$0	\$29,385
Construction (68540)	\$1,317,262	\$2,290	\$10,900	\$13,190	\$1,328,162
Eng/Geo/Con (68560)	\$133,985	\$2	\$0	\$2	\$133,985
Labor (68999)	\$2,658	\$2,658	\$0	\$2,658	\$2,658
<b>TOTAL</b>	<b>\$1,555,865</b>	<b>\$4,950</b>	<b>\$10,900</b>	<b>\$15,850</b>	<b>\$1,566,765</b>



Legislation Details (With Text)

<b>File #:</b>	20-10518	<b>Version:</b>	1	<b>Name:</b>	380 Incentive Agreement
<b>Type:</b>	Resolution	<b>Status:</b>		<b>Status:</b>	Consent Agenda
<b>File created:</b>	10/22/2020	<b>In control:</b>		<b>In control:</b>	City Council Development Committee
<b>On agenda:</b>	11/3/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Resolution granting a Chapter 380 Incentive Agreement with LGSW Capital Investment LLC for Asia Times Square renovation and expansion for a cash grant of \$100,000 and an option for an additional \$50,000 upon commencement of construction of a new free standing building				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">CC 20-10518 Eco Dev</a>				

Date	Ver.	Action By	Action	Result
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**From**  
Marty Wieder

**Title**  
Resolution granting a Chapter 380 Incentive Agreement with LGSW Capital Investment LLC for Asia Times Square renovation and expansion for a cash grant of \$100,000 and an option for an additional \$50,000 upon commencement of construction of a new free standing building

**Presenter**  
Marty Wieder, Director of Economic Development

**Recommended Action**  
Approve

**Analysis**  
The City created the Economic Development Department to oversee programs authorized by Texas law and approved by the City Council. Included among those programs are ones authorized by Chapter 380 of the Texas Local Government Code (the “Program”), to promote state and local economic development and to stimulate business and commercial activity in the City.

Grand Prairie has determined that this Program will directly establish a public purpose - and that all transactions involving the use of public funds and resources in the establishment and administration of the Program as authorized will promote state and local economic development and will stimulate and promote business and commercial activity in the City.

Moreover, the City Council established a Municipal Facilities Fund intended “for economic development purposes to help foster redevelopment projects including redevelopment, new development and business incentives related to development”.

LGSW Capital Investment LLC is constructing a \$1.5 million renovation of Asia Times Square for a new Food Court, which includes the addition of a 3,300 square foot second floor and a 2,000 square foot balcony. And LGSW Capital Investment LLC is planning for construction of an 11,000 square foot outparcel building fronting Pioneer Parkway near Great Southwest Parkway that will total \$2 million. LGSW Capital Investment LLC has already signed several new tenants for the Food Court and is lining up new tenants for the free-standing retail building. Based on projections at full occupancy, LGSW Capital Investments LLC estimates that tenants will generate \$192,960 in annual sales tax revenues for the City of Grand Prairie.

As part of the agreement and in exchange for Developer's covenant to comply with the negotiated conditions and requirements, the City will make economic development grant payments possibly totaling up to \$150,000, provided that Asia Times Square completes the free-standing building. A cash grant of \$100,000 would be paid immediately and an option for an additional \$50,000 would be paid upon commencement of construction of the new free standing building.

**Financial Consideration**

Projected Investment - Real Estate Improvements: \$3.5 million  
Projected Investment - Added Sales Tax Revenue upon completion and occupancy: \$192,960  
Projected Municipal Facilities Fund Grant: \$150,000. Funding in the amount of \$150,000 is available in the Municipal Facilities Fund (405090) WO #01916701 (RE and New ECO Development).

**Body**

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS,  
TO ENTER INTO A CHAPTER 380 PROGRAM AGREEMENT FOR UP TO \$150,000 IN ECONOMIC  
DEVELOPMENT INCENTIVES WITH LSGW CAPITAL INVESTMENTS LLC**

EAS, LGSW Capital Investments LLC desires to continue renovating the Asia Times Square Food Hall as well as developing an additional 11,000 square feet of retail space; and

**WHEREAS**, new retail and restaurant tenants will eventually create more than \$196,960 in annual sales tax revenues for the City annually; and

**WHEREAS**, the City Council has determined that it is in the public interest to enter into a Chapter 380 Program Agreement for Economic Development Incentives.

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

**SECTION 1. The granting of an incentive in the amount of up to \$150,000 (cash grant of \$100,000 immediately and an option for an additional \$50,000 upon commencement of construction of a new free standing building) through a Chapter 380 incentive agreement is approved, and the City Manager is hereby authorized to execute contracts to effectuate this approval.**

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
ON THIS THE 3RD DAY OF NOVEMBER, 2020**



**CITY OF GRAND PRAIRIE  
CAPITAL PROJECTS BUDGET SUMMARY**

Fund/Activity Account: 405092/01916701  
 Project Title: RE and New ECO Development  
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Professional Serv (61039)	\$112,400	\$0		\$0	\$112,400
Bldgs & Grounds Maint (63010)	\$2,335	\$280		\$280	\$2,335
Construction (68540)	\$1,885,245	\$1,885,245		\$1,885,245	\$1,885,245
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$1,999,980</b>	<b>\$1,885,525</b>	<b>\$0</b>	<b>\$1,885,525</b>	<b>\$1,999,980</b>



Legislation Details (With Text)

**File #:** 20-10520      **Version:** 1      **Name:** Elavon Settlement  
**Type:** Resolution      **Status:** Consent Agenda  
**File created:** 10/22/2020      **In control:** City Council  
**On agenda:** 11/3/2020      **Final action:**  
**Title:** Resolution authorizing the Treasury and Debt Manager to execute a general release with Elavon Inc in the amount of \$54,200.30 regarding credit card transaction processing

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:**

Date	Ver.	Action By	Action	Result
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**From**

Brady Olsen, Treasury & Debt Manager

**Title**

Resolution authorizing the Treasury and Debt Manager to execute a general release with Elavon Inc in the amount of \$54,200.30 regarding credit card transaction processing

**Presenter**

Brady Olsen, Treasury & Debt Manager

**Recommended Action**

Approve

**Analysis**

This resolution settles and ongoing issue with Elavon Inc. and represents 75% of transaction over a multi-month period at the end of 2019.

**Financial Consideration**

Revenue would be applied to fiscal year 2019-2020.

**Body**

**A RESOLUTION AUTHORIZING THE TREASURY AND DEBT MANGER TO EXECUTE A GENERAL RELEASE WITH ELAVON INC. REGARDING CREDIT CARD TRANSACTION PROCESSING AND PROVIDING AN EFFECTIVE DATE**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS:**

**Section 1.** That the Treasury and Debt Manager of the City of Grand Prairie is hereby authorized to execute a General Release with Elavon, Inc. in the amount of \$54,200.30 regarding credit card transaction processing.

**Section 2.** That this Resolution shall be and become effective immediately upon and after its adoption and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
ON NOVEMBER 3, 2020.**





Legislation Details (With Text)

**File #:** 20-10529      **Version:** 1      **Name:** Ordinance Amending the Red Light Safety Fund

**Type:** Ordinance      **Status:** Consent Agenda

**File created:** 10/23/2020      **In control:** Police

**On agenda:** 11/3/2020      **Final action:**

**Title:** Ordinance amending the FY 2020/2021 Red Light Safety Fund in the amount of \$550,635 for: the purchase 100 electronic ticket writers in the amount of \$337,875 from Tyler Technologies through their national Interlocal Purchasing Agreement with Sourcewell; the purchase of a traffic accident investigation laser scanner in the amount of \$131,103 and traffic accident laser scanner accessories in the amount of \$5,897 from Geomatic Resources, through an Interlocal Agreement with DIR; the replacement of speed detection LIDAR devices in the amount of \$26,000; the purchase of commercial vehicle weight scales and transport boxes, in the amount of 49,760; authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [Grand Prairie PD RTC360 Quote.pdf](#)  
[Grand Prairie, TX - Brazos Add On 10-21-20.pdf](#)  
[FS Redlight Safety Fund 2021](#)

Date	Ver.	Action By	Action	Result
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**From**

Fred Bates, Jr.

**Title**

Ordinance amending the FY 2020/2021 Red Light Safety Fund in the amount of \$550,635 for: the purchase 100 electronic ticket writers in the amount of \$337,875 from Tyler Technologies through their national Interlocal Purchasing Agreement with Sourcewell; the purchase of a traffic accident investigation laser scanner in the amount of \$131,103 and traffic accident laser scanner accessories in the amount of \$5,897 from Geomatic Resources, through an Interlocal Agreement with DIR; the replacement of speed detection LIDAR devices in the amount of \$26,000; the purchase of commercial vehicle weight scales and transport boxes, in the amount of 49,760; authorize the City Manager to execute the renewal options with aggregate price fluctuations of the lesser of up to \$50,000 or 25% of the original maximum price so long as sufficient funding is appropriated by the City Council to satisfy the City's obligation during the renewal terms

**Presenter**

Daniel Scesney, Chief of Police, and Ryan Simpson, Support Services Division Manager

**Recommended Action**

Approve

**Analysis**

The Grand Prairie Police Department continues to utilize its current resources and the growing technology to expand the efficiency and effectiveness of its members in serving the citizens and visitors of the City of Grand Prairie. As the City continues to attract new businesses while growing into a local tourist destination, the Department must further its commitment to providing for a high quality of life for its citizens and to maintaining a safe environment for those who visit the City for business and pleasure.

The Police Department is proposing the purchase of 100 electronic ticket writer devices from Tyler Technologies to equip the balance of its officers who remain in a uniformed enforcement capacity. These ticket writer devices; afford a nearly touchless exchange between officers and drivers, reduces the overall length of each traffic stop, eliminates the need for manual data entry by clerical staff, and ultimately reduces the possibility of exposure to communicable diseases. The total cost for the 100 ticket writers is \$337,875.

The Department also proposes to purchase Accident Investigation equipment consisting of a Leica Laser Scanner and the related accessories from Geomatic Resources, LLC. The Department's current equipment is outdated and nearing the end of its useful life. The proposed new equipment will enhance the precision and efficiency of accident investigations. This enhanced efficiency reduces the length of time Accident Investigators are on the roadway, thus reducing the inherent safety risks and the time a roadway is closed to vehicular traffic. The total cost for the Leica Laser Scanner is \$131,103 with the related accessories in the amount of \$5,897.

The Department requests to purchase eight handheld speed detection LIDAR devices, to replace existing devices that have reached the end of their useful life, totaling \$26,000.

Lastly, the Department seeks to purchase commercial vehicle weight scales. The Department's current scales are nearing the end of their useful life. The proposed new scales are the same as those used by the Texas Department of Public Safety (DPS), and will allow for the more efficient weighing of commercial vehicles. The cost to equip the Department's two commercial vehicle enforcement Tahoes with these scales and scale transport boxes is \$49,760.

The Public Safety, Health and Environment Committee reviewed this item on November 2, 2020 and recommended that it be forwarded to the City Council for approval.

The Finance and Government Committee reviewed this item on November 3, 2020 and recommended that it be forwarded to the City Council for approval.

#### **Financial Consideration**

Funding for the proposed traffic safety related equipment, in the amount of \$550,635, is available by approving an ordinance transferring and appropriating from the unobligated fund balance in the FY 2020/2021 Red Light Safety Fund (3104).

#### **Body**


**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AMENDING THE FY2020/ 2021 RED LIGHT SAFETY FUND BY TRANSFERRING AND APPROPRIATING \$550,635 FROM THE UNOBLIGATED FUND BALANCE IN THE RED LIGHT SAFETY FUND (3104) FOR THE PURCHASE OF TRAFFIC SAFETY RELATED EQUIPMENT**

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

**SECTION 1. THAT THE FY 2020/2021 Red light Safety Fund be amended by transferring and appropriating**

\$550,635 from the unobligated fund balance in the Red Light Safety Fund (3104) for the purchase of traffic safety related equipment.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
ON NOVEMBER 3, 2020.**

<b>Proposal for :</b>	<b>RTC360 DIR-TSO-3730</b>	 <b>MADE TO MEASURE</b> <b>Geomatic Resources LLC</b> 2914 W Story Road Irving, TX 75038 <a href="http://www.geotx.com">www.geotx.com</a> Ph: 214-250-4112 Sales Rep: Jason Koehn <a href="mailto:jkoehn@geotx.com">jkoehn@geotx.com</a>
<b>Date:</b> 8/10/2020 <b>To:</b> Grand Prairie Police Department  <b>Attn:</b> Michael Tubaugh <b>Ph:</b> 972-237-8521		

Item	Code	Description	Qty	Unit Price	Price	Total Price
<b>Scanner</b>						
1	6012673	Leica RTC360 Laser Scanner Kit	1	\$ 78,226.65	\$ 78,226.65	\$ 78,226.65
	838300	RTC360 Laser Scanner	1	incl.	incl.	incl.
	6013561	1 Year RTC360 Laser Scanner CCP Basic	1	incl.	incl.	incl.
	817063	GVP730 Transport Container for RTC360 Laser Scanner	1	incl.	incl.	incl.
	799191	GEB361 Lithium Ion Battery	4	incl.	incl.	incl.
	799187	GKL341 Battery Charger	1	incl.	incl.	incl.
	842065	RTC360 Flash Drive 256 GB	2	incl.	incl.	incl.
	636767	RTC360 Rain Cover	1	incl.	incl.	incl.
<b>Standard Accessories</b>						
2	865471	GVP736 Backpack for RTC360	1	\$ 405.00	\$ 405.00	\$ 405.00
3	842066	GST80 Lightweight Tripod for RTC360 Laser Scanner	1	\$ 2,300.00	\$ 2,300.00	\$ 2,300.00
4	777970	GDF323 Tribrach Pro	1	\$ 345.00	\$ 345.00	\$ 345.00
5	842067	GAD120 Adapter to Tribrach	1	\$ 195.00	\$ 195.00	\$ 195.00
6	870985	GAD122 Adapter for GST with 5/8"	1	\$ 110.00	\$ 110.00	\$ 110.00
7	667301	GST120-9 Wooden Tripod, telescopic	1	\$ 375.00	\$ 375.00	\$ 375.00
8	332200	GST 4 Tripod Star	1	\$ 220.00	\$ 220.00	\$ 220.00
9	8249039	Rolling Dolly for Tripod	1	\$ 2,010.00	\$ 2,010.00	\$ 2,010.00
10	210710	NEDO Industrial Line 2-Way Elevating Tripod	1	\$ 1,529.00	\$ 1,529.00	\$ 1,529.00
11	6010779	NIST Calibrated PS Traceable Artifact Bundle	1	\$ 2,495.00	\$ 2,495.00	\$ 2,495.00
<b>Maintenance</b>						
12	6013581	5yr RTC360 Laser Scanner CCP Gold	1	\$ 34,200.00	\$ 34,200.00	\$ 34,200.00
<b>Software</b>						
13	798751	Cyclone REGISTER Permanent	1	\$ 7,350.00	\$ 7,350.00	\$ 7,350.00
14	6013215	Cyclone REGISTER CCP 5yr.	1	\$ 5,800.00	\$ 5,800.00	\$ 5,800.00
15	914470	Cyclone PUBLISHER Permanent	1	\$ 3,850.00	\$ 3,850.00	\$ 3,850.00
16	6015919	Cyclone PUBLISHER CCP 5yr.	1	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
17	922778	MAP360 Pro Permanent	1	\$ 6,400.00	\$ 6,400.00	\$ 6,400.00
18	922795	MAP360 Pro SWM 1yr.	5	\$ 1,600.00	\$ 1,600.00	\$ 8,000.00
<b>Training</b>						
19	6015578	1 Year PSG SMART Plan Plus	1	\$ 6,050.00	\$ 6,050.00	\$ 6,050.00
	5310032	Unlim. Viewing of Pre-Recorded Mat.	1	incl.	incl.	incl.
	5310033	Unlim. Reg. Sched. Virt. Classroom (HDS)	1	incl.	incl.	incl.
	5310034	Unlim. Reg. Sched. Virt. Classroom (MSV)	1	incl.	incl.	incl.
	5310036	2 Days of On-site Training	1	incl.	incl.	incl.
					<b>SUBTOTAL</b>	<b>\$ 162,860.65</b>
					<b>DIR DISCOUNT -20.25%</b>	<b>\$ (32,979.28)</b>
					<b>DIR ADMIN. FEE +0.75%</b>	<b>\$ 1,221.45</b>
					<b>TOTAL PRICE</b>	<b>\$ 131,102.82</b>

**Notes**

- 1 Training can be provided at an additional cost
- 2 Local Sales Tax and Delivery Costs, if applicable, will be added to final invoice

Jason Koehn



Quoted By: DK Robertson  
 Quote Expiration: 11/27/2020  
 Quote Name: Grand Prairie Municipal Court-LGD-BZ-Brazos Add On  
 Quote Number: 2020-103019-2  
 Quote Description: Brazos Add (85) new units, (15) replacements

**Sales Quotation For**

Grand Prairie Municipal Court  
 200 W Main St  
 Grand Prairie , TX 75050-5619  
 Phone: +1 (972) 237-8636

**Tyler Software and Related Services**

Description	License	Impl Hours	Impl Cost	Data Conversion	Module Total	Maintenance
<b>Brazos</b>						
eCitation - Brazos Rapid Extension Framework - PDA ( 85 )	\$63,750	0	\$0	\$0	\$63,750	\$13,388
<i>Sub-Total:</i>	\$63,750		\$0	\$0	\$63,750	\$13,388
<i>Less Discount:</i>	\$6,375					\$13,388
<b>TOTAL:</b>	<b>\$57,375</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$57,375</b>	<b>\$0</b>

**Tyler Software and Related Services - Annual**

Description	One Time Fees		Annual Fee	Discount	Net Annual Fee
	Impl. Hours	Impl. Cost			
<b>Brazos</b>					
Brazos Hosting Fee		\$0	\$4,463	\$4,463	\$0
<i>Sub-Total:</i>		\$0	\$4,463	\$4,463	\$0
<b>TOTAL:</b>	<b>0</b>	<b>\$0</b>	<b>\$4,463</b>	<b>\$4,463</b>	<b>\$0</b>

**3rd Party Hardware, Software and Services**

Description	Quantity	Unit Price	Unit Discount	Total Price	Maintenance	Maintenance Discount	Total Maintenance
CBL-TC7X-USB1-01 / Zebra EVM, TC70, USB/Charge Cable-(req. addl. cables)	100	\$75	\$0	\$7,500	\$0	\$0	\$0
CHG-TC7X-CLA1-01 / Zebra EVM, TC7X, Auto Charger-Cigarette Adapter	100	\$77	\$0	\$7,700	\$0	\$0	\$0
PWR-BUA5V16W0WW / Zebra EVM, TC7X, Power Supply for Charging Cables	100	\$28	\$0	\$2,800	\$0	\$0	\$0
CBL-DC-383A1-01 / Zebra EVM, US DC Line Cord for Charging Cables	100	\$9	\$0	\$900	\$0	\$0	\$0
P1031365-024 / Zebra, ZQ500, Wall Charger	100	\$51	\$0	\$5,100	\$0	\$0	\$0
ZQ52-AUE0000-00 / Zebra, Printer, ZQ520	100	\$588	\$0	\$58,800	\$0	\$0	\$0
Z1AE-TC70XX-5C00 / Zebra EVM, Warranty, TC70, 5 year	100	\$505	\$0	\$50,500	\$0	\$0	\$0
Z1AE-ZQ5X-5C0 / Zebra, Warranty, ZQ500, 5 year	100	\$298	\$0	\$29,800	\$0	\$0	\$0

Zebra EVM, HH, TC70X w/GMS, no cellular (TC700K-02B22B0-US)	100	\$1,150	\$0	\$115,000	\$0	\$0	\$0
50-16000-182R / Zebra EVM, US AC Line Cord, ungrounded	100	\$6	\$0	\$600	\$0	\$0	\$0
SG-TC7X-SCRNTMP-01 / Zebra EMV, TC7X, Screen Protector, Tempered Glass Screen Protector	100	\$18	\$0	\$1,800	\$0	\$0	\$0
<b>TOTAL:</b>				<b>\$280,500</b>			<b>\$0</b>

<b>Summary</b>	<b>One Time Fees</b>	<b>Recurring Fees</b>
Total Tyler Software	\$57,375	\$0
Total Tyler Services	\$0	\$0
Total Third Party Hardware, Software and Services	\$280,500	\$0
<b>Summary Total</b>	<b>\$337,875</b>	<b>\$0</b>
<b>Contract Total</b>	<b>\$337,875</b>	

## Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
  - Implementation and other professional services fees shall be invoiced as delivered.
  - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
  - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
  - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
  - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
  - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite.
- Expenses associated with onsite services are invoiced as incurred.

## **Prepared in accordance with Sourcewell contract No. 110515**

### **\$0 Maintenance addition per previous agreement**

- Travel Expenses will be billed as incurred according to Tyler's standard business travel policy.

**CITY OF GRAND PRAIRIE  
RED LIGHT SAFETY  
2020/2021**

	<u>2020/2021 APPR/MOD</u>
<b>Beginning Resources</b>	<b>\$2,446,579</b>
Approved Revenues	0
<b>TOTAL REVENUES</b>	<u><b>\$0</b></u>
<b>Reserve for encumbrance</b>	<b>\$0</b>
<b>TOTAL RESOURCES</b>	<u><u><b>\$2,446,579</b></u></u>
Approved Expenditures	0
<b>Add: Police Related Equipment</b>	<b>550,635</b>
<b>TOTAL EXPENDITURES</b>	<u><b>\$550,635</b></u>
<b>TOTAL APPROPRIATIONS</b>	<u><u><b>\$550,635</b></u></u>
<b>Ending Resources</b>	<u><u><b>\$1,895,944</b></u></u>





Legislation Details (With Text)

<b>File #:</b>	20-10476	<b>Version:</b>	1	<b>Name:</b>	Change Order/Amendment No. 5 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of \$98,214.32 for plumbing work, landscaping additions, COVID 19 costs, added painting scope, repair of existin
<b>Type:</b>	Agenda Item	<b>Status:</b>			Consent Agenda
<b>File created:</b>	10/16/2020	<b>In control:</b>			Engineering
<b>On agenda:</b>	11/3/2020	<b>Final action:</b>			
<b>Title:</b>	Change Order/Amendment No. 5 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of \$98,214.32 for plumbing work, landscaping additions, COVID-19 costs, added painting scope, repair of existing conditions, removal of the temporary construction yard and adjustments based on code requirements.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">WO 620.26.pdf</a>				

Date	Ver.	Action By	Action	Result
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**From**

max

**Title**

Change Order/Amendment No. 5 with Hill & Wilkinson General Contractors for City Hall Municipal Campus Phase Two construction work in the amount of \$98,214.32 for plumbing work, landscaping additions, COVID-19 costs, added painting scope, repair of existing conditions, removal of the temporary construction yard and adjustments based on code requirements.

**Presenter**

Andy Henning, Senior Building and Construction Projects Manager

**Recommended Action**

Approve

**Analysis**

On June 4, 2019 the City Council awarded the Construction Manager at Risk (CMAR) contract to Hill & Wilkinson General Contractors (19-9024) for pre-construction services in the amount of zero dollars (\$0). This award provided for CMAR services including development of project estimates, preliminary construction schedules, value engineering proposals and constructability review during the Design Phase.

**Current Change Order/Amendment No. 5 in the amount of \$98,214.32** is divided as follows:

**\$6,755.90** for plumbing work associated with relocation of the Atmos gas meter

**\$28,244.65** for expanded landscaping within the area just to the east of City Hall West

\$29,359.81 for COVID-19 costs associated with monitoring construction workers daily for 3 months  
\$3,618.76 for painting revisions associated with the exposed ceiling in the entry lobby of City Hall East  
\$1,960.85 for painting of screening supports along the west wall of City Hall East  
\$16,927.57 for expanded landscaping to finish the area just south of phase 2 work now versus in phase 3  
\$4,084.40 for existing door repairs and refinishing at the Transportation Management Center  
\$8,127.18 for Fire Plan Review storage room revisions and additions  
\$4,187.75 for additional floor preparation and leveling prior to tile installation due to existing conditions  
\$34,891.37 for removal/reinstatement of the temporary construction yard on the Boze GPISD property  
\$4,121.81 for electrical work required to meet code requirements per city inspector review  
\$44,065.73 credit for signage costs not required by code

**Change Order/Amendment No. 1 in the amount of \$6,215,173** was approved by City Council on December 17, 2019 (19-9613) and represented the Guaranteed Maximum Price (GMP) for the scope of work defined in the Rouch Architects Construction Documents package as competitively bid by Subcontractors to Hill & Wilkinson General Contractors. Costs above and beyond the Hill & Wilkinson portion of the project addressed in Change Order/Amendment No. 1 included previously approved Construction Manager pre-construction fees (\$0) and an asbestos remediation allowance (\$30,000); 5% contingency (\$310,759); allowance for FF&E (\$1,200,000); allowance for IT/data design and installation (\$95,000); allowance for A/V equipment (\$200,000); allowance for door access and security systems (\$95,000); allowance for Oncor Electric power line relocation (\$125,000); plus an allowance for construction testing (\$25,000), all of which total the overall project budget of \$8,295,932.

**Change Order/Amendment No. 2 in the amount of \$109,179.10** was approved by City Council on June 2, 2020 (20-10026) and was comprised of the following:  
\$7,980.98 for electrical panel LA-4 coordination with existing conditions  
\$94,410.97 for electrical upgrades of existing equipment in order to meet all code requirements  
\$528.84 for minor adjustments to landscape and civil engineering designs to coordinate both scopes  
\$2,706.35 for change in length of HVAC slot diffusers required to allow proper air flow  
\$3,551.96 for replacement of existing fire alarm strobes in City Hall West in order to allow new overall fire alarm system for all three (3) connected City Hall buildings to communicate seamlessly and report appropriately to the Grand Prairie Fire Department

**Change Order/Amendment No. 3 in the amount of \$75,637.77** was approved by City Council on August 4, 2020 (20-10204) and was comprised of the following:  
\$70,495.30 for additional structural steel supports, masonry supports and exterior stone material  
\$2,083.41 for additional door, frame and hardware required  
\$19,667.82 for a trench drain along the west side of the building due to moisture concerns  
\$5,094.41 for added moisture barrier at exterior walls  
\$14,950.65 for additional structure steel support due to existing conditions discovered  
\$4,085.16 for further electrical code compliance upgrades of existing equipment  
\$1,813.29 for raising of an existing rooftop mechanical unit to coordinate with new roof installation  
\$3,915.56 for wood panel material and stain revisions above the public lobby transaction windows  
\$1,894.96 for added metal stud framing and drywall to create a required soffit condition  
\$48,069.22 credit for elimination of the potassium injection treatment  
\$1,863.56 for added wood paneling framing support above the public lobby transaction windows  
\$2,737.76 for ten revised hollow metal door frames to coordinate with the ceiling height reduction  
\$4,894.89 credit for reimbursement for new furniture ordered due to water infiltration damage

**Change Order/Amendment No. 4 in the amount of \$103,689.52** was approved by City Council on October

13, 2020 (20-10432) and was comprised of the following:

**\$9,603.60** for millwork changes to lobby drawing review counter including added structural steel

**\$7,361.04** for repair of an existing concrete grade beam that was discovered to be damaged

**\$8,922.02** for concrete ramp work due to uncovered floor elevation conflict at southwest connector

**\$4,545.99** for protective wall covering in conference rooms to prevent wall damage from chairs

**\$1,917.99** for a curb drain to coordinate with existing grades and new concrete ramp construction

**\$7,537.97** for added structural steel at east façade to address existing conditions lacking support

**\$3,297.86** for concrete masonry block infill at hidden opening condition uncovered

**\$70,837.11** for reinstatement of interior finish materials previously removed from lobby design

**\$2,089.70** for additional manually operated roller shades at south-facing lobby huddle rooms

**\$2,406.92 credit** for deletion of specialty breakroom equipment not required

**\$10,016.84 credit** for painting of the existing exterior masonry in lieu of stain due to existing condition of mortar material at the northeast wall area and all north wall square footage

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 in the amount of **\$6,601,893.71**.

This item was taken to the Finance and Government Committee on November 3, 2020 for their review and recommendation for approval.

### **Financial Consideration**

Funding in the amount of \$98,214.32 is available in the Municipal Facilities Capital Projects Fund (405090) WO #02002603 (Municipal Complex Ph II) Purchase Order 413519 contingency.

**CITY OF GRAND PRAIRIE  
CAPITAL PROJECTS BUDGET SUMMARY**

Fund/Activity Account: 405090 / 02002603  
 Project Title: Municipal Complex Ph II  
 Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
60530 Small FFE	\$60,000	\$48,623	\$0	\$48,623	\$60,000
61041 Prof Eng Srv	\$23,560	\$1,665	\$0	\$1,665	\$23,560
61205 Enviro Remediation	\$45,101	\$1,462	\$0	\$1,462	\$45,101
61405 Survey and Studies	\$3,402	\$652	\$0	\$652	\$3,402
63010 Bldgs & Grounds Maint	\$15,000	\$2,572	\$0	\$2,572	\$15,000
63125 Traffic Signal Maint	\$1,450	\$1,450	\$0	\$1,450	\$1,450
68270 Com & Video Equip	\$38,572	\$6,651	\$0	\$6,651	\$38,572
68290 FF& E	\$1,052,320	\$212,372	\$0	\$212,372	\$1,052,320
68380 Security Equipment	\$113,991	\$4,721	\$0	\$4,721	\$113,991
68410 Data Processing Equip	\$295,000	\$2,016	\$0	\$2,016	\$295,000
68540 Construction	\$6,750,878	\$175,701	\$0	\$175,701	\$6,750,878
68560 Eng/Con/Geo	\$496,507	\$0	\$0	\$0	\$496,507
<b>TOTAL</b>	<b>\$8,895,781</b>	<b>\$457,885</b>	<b>\$0</b>	<b>\$457,885</b>	<b>\$8,895,781</b>



Legislation Details (With Text)

**File #:** 20-10452      **Version:** 1      **Name:** Resolution declaring expectation expenditures with proceeds of future debit in the amount of \$159,545 for c/o 3 Professional Services Contract with Pacheco Koch Consulting Engineers, Inc. for SW 5th Ph 2

**Type:** Resolution      **Status:** Consent Agenda

**File created:** 10/5/2020      **In control:** Engineering

**On agenda:** 11/3/2020      **Final action:**

**Title:** Resolution declaring expectation expenditures with proceeds of future debt in the amount of \$159,545 for Change Order/Amendment No. 3 with Pacheco Koch Consulting Engineers, Inc. for Phase 2 of SW 5th Street for parking and roadway design

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** [20-10452 WO xxxx.pdf](#)  
[Revised EXHIBIT A.pdf](#)

Date	Ver.	Action By	Action	Result
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**From**

Max

**Title**

Resolution declaring expectation expenditures with proceeds of future debt in the amount of \$159,545 for Change Order/Amendment No. 3 with Pacheco Koch Consulting Engineers, Inc. for Phase 2 of SW 5th Street for parking and roadway design

**Presenter**

Gabe Johnson, Director of Public Works

**Recommended Action**

Approve

**Analysis**

On November 15, 2018, the City approved a professional services contract with Pacheco Koch Consulting Engineers, Inc. in the amount of \$14,500 for a feasibility study of SW 5th Street. It provided professional civil engineering and land planning services for the parking expansion between SW 4th Street and SW 5th Street along the south side of Pacific Avenue in Grand Prairie, Texas.

Change order/amendment No. 1 in the amount of \$33,500 was approved by the City on April 5, 2019 for additional services for Phase 1 which included a topographic survey, site boundary determination, and final design. It also included project coordination, demolition plan, and dimensional control plan.

Change order/amendment No. 2 was for time extension only.

The current change order/amendment No. 3 in the amount of \$159,545 is for additional services for Ph II which include parking and roadway design which also includes railroad coordination and site plan submittal. It will also include additional topographic survey, project coordination, demolition plans, dimensional control plan, site paving plan, grading & drainage plan, and stormwater pollution prevention plan.

#### **Financial Consideration**

Interim funding in the total amount of \$159,545 is available from the unobligated fund balance in the Street Capital Projects Fund (400192), to WO #02105803 (SW 5th Paving and Parking Improvements).

#### **Body**

**A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT FOR PROFESSIONAL ENGINEERING SERVICES FOR THE SW 5TH STREET PHASE 2 PROJECT.**

**Whereas**, the City of Grand Prairie, Texas (the "Issuer") intends to issue debt for a professional services contract for SW 5th Street Phase 2, (the "Project") and further intends to make certain capital expenditures with respect to the Project and currently desires and expects to reimburse the capital expenditures with proceeds of such debt;

**WHEREAS**, under Treas. Reg. 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the Issuer must declare its expectation to make such reimbursement; and

**WHEREAS**, the Issuer desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations.

**NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of GRAND PRAIRIE, Texas that:**

the Issuer reasonably expects to reimburse capital expenditures with respect to the Project with proceeds of debt hereafter to be incurred by the Issuer, and that this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project is \$159,545.00.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, NOVEMBER 3RD, 2020.**

**CITY OF GRAND PRAIRIE  
CAPITAL PROJECTS BUDGET SUMMARY**

Fund/Activity Account: 400192/02105803

Project Title: SW 5th Paving and Parking Improvements

Current Request: \$159,545.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
61041 Prof Services	\$0	\$0	\$159,545	\$159,545	\$159,545
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
				\$0	\$0
<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>	<b>\$159,545</b>	<b>\$159,545</b>	<b>\$159,545</b>

October 26, 2020 (Revised)  
PK No.: 4194-18.485

**Mr. Gabe Johnson, P.E., P.H., CFM, GISP**  
*Director of Public Works*  
**CITY OF GRAND PRAIRIE**  
300 West Main Street  
Grand Prairie, Texas 75050

Re: Additional Services  
**SW 5<sup>TH</sup> STREET**  
**Parking & Roadway Design**  
*Grand Prairie, Dallas County, Texas*

Dear Mr. Johnson:

As you are aware, Pacheco Koch Consulting Engineers, Inc. has been requested to provide services on the referenced site that are outside the Scope of Work of our proposal dated October 30, 2018, and subsequent additional services proposals as applicable. These services are as follows:

### **Surveying Services**

TOPOGRAPHIC SURVEY: Pacheco Koch will perform an on the ground survey of the limits shown in Exhibit "A", under the direct supervision of a Registered Professional Land Surveyor.

*Included in this item:*

- Location of permanent improvements on, and immediately adjacent to, the site.
- Spot elevations on a 50-foot grid.
- Contours on one foot intervals.
- Top of curb and gutter elevations for paving on, and immediately adjacent to, the site.
- Locations, common name and trunk diameter of trees over 6-inches in caliper or the outline of heavily wooded areas.
- Location of visible utilities and appurtenances.
- Location and sizes of underground utilities based on available record information.
- Pacheco Koch will graphically plot, if any, the Special Flood Hazard Area from the Flood Insurance Rate Map (FIRM), published by Federal Emergency Management Agency (FEMA), for this area.
- Graphical depiction of site boundaries adjacent to the survey area based upon the current deed or plat. If the site is platted, we will graphically show easements defined on the plat. This depiction is approximate and the work does not include boundary research or review of found monumentation.



*Not included in this item:*

- Species names of trees.
- Trees less than 6-inches in diameter.
- Tree locations and identification in heavily wooded areas.
- Boundary surveying.
- Research or review of easements that may affect the subject tract.
- Subsurface utility engineering services.
- Parking spaces in parking garages.
- Location of irrigation control valves.
- Railroad tracks and ballast.
- Adjacent private properties.
- Survey of Main Street or north of Main Street.

### **Engineering Services**

PROJECT COORDINATION: Pacheco Koch will be available to attend up to ten (10) project meetings (including conference calls) and to coordinate with the Owner, members of the Design Team, City Staff, the Contractor, etc.

RAILROAD COORDINATION: Pacheco Koch will coordinate with the Owner, other members of the Design Team and the Union Pacific Railroad as normally required to receive railroad approval of the proposed drainage improvements along the railroad right-of-way.

*Included in this item:*

- Coordination of removal of existing underground railroad utilities within project limits.
- Public grading, drainage and utility improvements.
- Coordination of pedestrian barrier between proposed improvements and railroad.
- Submittal and approval of engineering plans to railroad.

*Not included in this item:*

- Removal of any railroad structures.
- Scheduling and coordination of flagmen.
- Public utility crossings beneath the railroad.

SITE PLAN SUBMITTAL: Based upon a conceptual site plan previously approved by the Owner (shown in Exhibit "B"), Pacheco Koch will coordinate with City staff to obtain site plan approval.

*Included in this item:*

- One (1) revision to the plan to reflect site plan changes as a result of Owner or Architect comments. Additional changes will be made on an hourly rate basis.

DEMOLITION PLAN: Pacheco Koch will prepare a Demolition Plan for the area shown in Exhibit "A". The scope of work defined by this plan shall be limited to site work only. Plans and/or specifications for demolition structures shall be by others if required.

*Included in this item:*

- Coordination of City review and approval of plans prepared as part of this item.
- One (1) revision to the plan to reflect site plan changes as a result of Owner comments. Additional changes will be made on an hourly rate basis.
- Limits of demolition or removal as appropriate.
- Identification of items to be protected and/or preserved during demolition.
- General notes related to the demolition activities.

*Not included in this item:*

- Removal or coordination of any railroad appurtenances.
- Building modifications or demolition.

**DIMENSIONAL CONTROL PLAN:** Based on the Site Plan shown in Exhibit "B", Pacheco Koch will prepare a detailed site horizontal Dimensional Control Plan which will define drives, parking spaces, and landscape areas in relation to existing Right of Way. This item is meant to be a tool for the Contractor to lay out the site during construction and is not meant to be a "Site Plan" for City review/approval purposes.

*Included in this item:*

- Coordination of City review and approval of plans prepared as part of this item.
- One (1) revision to the plan to reflect site plan changes as a result of Owner or Architect comments. Additional changes will be made on an hourly rate basis.

*Not included in this item:*

- Survey to define site boundaries.

**SITE PAVING PLAN:** Pacheco Koch will prepare construction plans and details for site paving, sidewalks and drive approaches. Paving section designs are to be based on recommendations included in the Geotechnical Report to be provided by this scope.

*Included in this item:*

- Coordination of City review and approval of plans prepared as part of this item.
- One (1) revision to the plan to reflect site plan changes as a result of Owner comments. Additional changes will be made on an hourly rate basis.
- One designated curbside management pickup zone.

*Not included in this item:*

- Design of any off-site paving improvements, street extensions or widening.
- Design and detailing of other site improvements including, screening walls, light pole bases, transformer or generator pads, hardscape features, pavers, and site signage.
- The detailed layout of walks and hardscape area, including scoring patterns are not included. It is our understanding the design of these items will be shown on the Landscape plans.
- Significant modifications to Main Street, such as right or left turn lanes.
- Any railroad crossings or modifications.
- Traffic Signalization Plan.

**GRADING & DRAINAGE PLAN:** Pacheco Koch will prepare a Grading & Drainage plan for the project. This plan will show existing grades, proposed contours, and spot elevations as required.

*Included in this item:*

- Profiles for public and private systems.
- Coordination of City review and approval of plans prepared as part of this item.
- One (1) revision to the plan to reflect site plan changes as a result of Owner comments. Additional changes will be made on an hourly rate basis.
- Preparation of a site Drainage Area Map that will define stormwater discharges and proposed drainage patterns for the site.
- Design of on-site storm sewer, if required.
- Redesign of the site grading to balance the cut/fill on the site based upon contractor input.
- Coordination and approval with Union Pacific Railroad for drainage and grading improvements.

*Not included in this item:*

- Design of stormwater detention facilities.
- Design of any off-site storm sewer or drainage improvements not described above.
- Design of any under ballast drainage systems or grading, and the design of French drain systems storm drain under the railroad.
- Additional modifications to cut/fill balance of the site after the initial revision.
- Retaining walls and drainage through walls.

STORMWATER POLLUTION PREVENTION PLAN: Pacheco Koch will prepare a Stormwater Pollution Prevention Plan for construction activities in the project area including an Erosion Control Plan, Instructions to the Contractor and Contractor's Checklists.

*Included in this item:*

- Coordination of City review and approval of plans prepared as part of this item.
- One (1) revision to the plan to reflect site plan changes as a result of Owner comments. Additional changes will be made on an hourly rate basis.

*Not included in this item:*

- Review and determination of any listed endangered or threatened species or designated critical habitats in the project area.
- Construction administration or monitoring of contract activities during construction.
- Assistance to the Owner and to the Contractor in filing the required Notice of Intent (NOI) and the Notice of Termination (NOT) form for the proposed construction activities.

SITE RELATED UTILITY MODIFICATION PLAN: Pacheco Koch will prepare plans for the relocation of public water and sanitary sewer appurtenances due to impacts of storm water improvements and site changes. This item does not include water or sanitary sewer main design.

*Included in this item:*

- Coordination of City review and approval of plans prepared as part of this item.
- One (1) revision to the plan to reflect site plan changes as a result of Owner comments. Additional changes will be made on an hourly rate basis.
- Profiles, if required.
- Limited adjustment of water (200 LF) as necessary for storm drain improvements.

*Not included in this item:*

- Design of any off-site water or sanitary sewer improvements or extensions not described above.
- Private water and/or sanitary sewer improvements for adjacent properties.
- Utility crossing beneath railroad lines.

CONSTRUCTION SPECIFICATIONS: For all improvements designed by Pacheco Koch, standard specifications for construction accepted by the City (i.e. Standard Specifications for Public Works Construction published by The City of Grand Prairie) will be referenced on the drawings with appropriate supplemental information. If requested, Pacheco Koch can provide separate specifications in standard CSI format for an additional fee.

*Not included in this item:*

- Details or specifications for railroad items.

CONSTRUCTION ADMINISTRATION: Pacheco Koch will be available to attend up to Ten (10) project coordination meetings (including conference calls) during construction. Meetings could include:

- Pre-Bid Conference
- Pre-Construction Conference
- Substantial Completion Walk-Through
- Final Completion Walk-Through.
- Visits to the construction-site to monitor progress of the construction and to check for general compliance with the construction documents.

This shall not be construed as performing continuous construction inspection. Pacheco Koch will also be available to review submittals from the Contractor that are required for this project and related to the civil site improvements. Those submittals could include Contractor's Application for Partial Payment and Final Payment, shop drawings, product data, mix design, etc. Submittals not required by the contract documents or not related to civil site improvements will not be reviewed.

Please note the following:

- Pacheco Koch shall not at any time supervise or have authority over any Contractor work or jobsite management procedures, nor shall Pacheco Koch have authority over or be responsible for the means and methods, or procedures of construction selected or used by the Contractor.
  - Pacheco Koch neither guarantees the performance of the Contractor nor assumes responsibility for the Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.
  - Pacheco Koch shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements.
  - Pacheco Koch shall not be responsible for the acts or omissions of the Contractor or for any decision or interpretation of the Contract Documents made by the Contractor.
- While at the Site, Pacheco Koch's employees and representatives shall comply with the specific applicable requirements of the Contractor's and Owner's safety programs of which Pacheco Koch has been informed in writing.

## **Landscape Architecture Services**

PEDESTRIAN ILLUMINATION DESIGN SERVICES: Pacheco Koch will provide engineering design services to add pedestrian illumination in accordance with requirement of the approving agency and NEC standards.

*Included in this item:*

- Site visit to the site to document any existing equipment and locate possible power service locations.
- Coordination with local electric service provider to obtain transformer location for proposed lighting system and any clearance requirements for any transmission lines along the corridor.
- Perform a photometric analysis for the sidewalk area utilizing AGi32 software. The pole height(s) provided by the approving agency will be utilized along with the fixture type to determine the optimal spacing and light wattage (if it has not been predetermined by the maintaining agency). Lighting guidelines will follow AASHTO standards and/or the standards of the maintaining agency.
  - Photometric analysis tables and proposed pole location will be provided as outputs from the AGi software for the maintaining agency to review and accept before designs progress. The pole locations determined from the analysis results will be exported into CADD.
- Perform electrical calculations to determine the wire sizes and circuit breakers necessary to meet NEC and agency requirements for allowed voltage drop.
- Develop a set of illumination construction plans for the subject corridor. The plan set will include:
  - The type, location, and quantity summary of the illumination poles and heads, conduit, ground boxes, power sources with distribution to luminaires, conduit and cable chart, pole summary chart, and all other items required for the complete construction of the luminaires.
  - Maintaining agency/TxDOT standard sheets.
  - Bid documents (provided upon request for additional fee)
- Submittals to the approving agency include:
  - Preliminary plan set
  - Preliminary plan set with revisions (as needed)
  - Final plan set

*Not included in this item:*

- Illumination pole foundation design
- Any electrical design beyond adding illumination for pedestrian facilities
- Pole and lighting manufacturer selections

LANDSCAPE SITE PLAN SUBMITTAL Pacheco Koch will provide a landscape architectural plan that meets code minimum requirements for landscape site plan approval for the project jurisdiction. The overall plan will contain the information required on the "Landscape Plan Checklist" (if applicable) and be the point of departure for construction documents.

*Included in this item:*

- City review drawings to specified size and scale
- One (1) meeting with City staff if required during review process
- One (1) set of revisions based on Owner input prior to Site Plan Submittal

*Not included in this item:*

- Permit drawings or signed and sealed contract documents. It is anticipated that the "Landscape Site Plan Submittal" will be prepared from the schematic design approved by the owner, and developed concurrently with the Design Development drawings.

FULL LANDSCAPE ARCHITECTURE PLAN SERVICES: Pacheco Koch will provide a Landscape Architecture Design services that consists of hard and soft surface elements of the site on the ground plane, excluding vehicular paving. Elements typically include, pedestrian paving, selection and location of ornamental light fixtures, exterior stairs and ramps (if applicable), site furniture, mow curbs, landscape plantings, irrigation, and seat walls/retaining walls less than 36" in height.

*Included in this item:*

- Coordination of City review and approval of plans prepared as part of this item.
- One (1) Kick off meeting to discuss design, schedule and expectations.
- Design Development: One (1) image board depicting proposed materials and design theme options. Plans to include one (1) Layout Plan depicting horizontal alignment of hard surface elements and lighting, one (1) Planting Plan for site plan approvals, one (1) Irrigation Plan, and Site Detail Plans depicting elevations and sections of key elements prepared as a part of this item. An opinion of probable construction cost will be provided.
- Construction Documents: Plans to include layout, planting, irrigation and detail plans to a level sufficient to demonstrate design intent and allow the construction thereof, including materials and quantity schedules. Technical specifications will be prepared for each critical item in the Landscape Architectural Plans.
- Coordination with the Civil Engineer related to grading and drainage.
- Coordination with Electrical and Structural Engineer for Ornamental Light Fixtures

*Not included in this item:*

- Retaining wall design for walls over 36" in total height, or with surcharges.
- Vehicular pavement design and grading. Paving enhancement design for vehicular areas, if any, will be provided to the civil engineer in the design development phase for incorporation into the vehicular paving plans.
- Fountain, pond or specialty water feature design. If one of these should be requested, it can be provided as an additional service.
- Irrigation systems utilizing reclaimed water that require pumps, filters and associated controls. This can be provided as an additional service if needed.
- LEED pursuit.
- Presentations, documents, or plans required for "Special Exceptions", Variances or Zoning changes required by the architectural or civil design solutions chosen by the Owner.
- Field identification or location of trees. The landscape architect assumes that the tree survey provided by the owner/civil will have the pertinent information.
- Multiple design alternatives beyond those described herein, or significant site plan revisions following acceptance at each given phase of review documents.
- LEED pursuit.

LANDSCAPE CONSTRUCTION ADMINISTRATION: Pacheco Koch will provide limited Bid and Construction Administration services related to the work shown on the Landscape Planting and Irrigation Plans.

A representative will process shop drawings and product submittals, respond to RFIs, and issue supplemental instructions if required related to the work shown on the Landscape Architecture, Planting and/or Irrigation Plans provided by Pacheco Koch. Submittals not required by the contract documents or not related to plans developed by the landscape architect will not be reviewed.

At the request of the Owner, Pacheco Koch will visit the site at critical junctures during the course of site construction up to two (2) times. Recommended times for site visits could include:

- Substantial Completion Walk-Through
- Final Completion Walk-Through.

This shall not be construed as performing continuous construction inspection.

Please note the following:

- Pacheco Koch shall not at any time supervise or have authority over any Contractor work or jobsite management procedures, nor shall Pacheco Koch have authority over or be responsible for the means and methods, or procedures of construction selected or used by the Contractor.
- Pacheco Koch neither guarantees the performance of the Contractor nor assumes responsibility for the Contractor's failure to furnish and perform the Work in accordance with the Contract Documents.
- Pacheco Koch shall not provide or have any responsibility for surety bonding or insurance-related advice, recommendations, counseling, or research, or enforcement of construction insurance or surety bonding requirements.
- Pacheco Koch shall not be responsible for the acts or omissions of the Contractor or for any decision or interpretation of the Contract Documents made by the Contractor.
- While at the Site, Pacheco Koch's employees and representatives shall comply with the specific applicable requirements of the Contractor's and Owner's safety programs of which Pacheco Koch has been informed in writing.

### **Surveying Special Services (If Requested)**

EASEMENT DOCUMENTS: Based on a boundary information obtained by our office, Pacheco Koch will prepare separate instrument dedication documents on a per easement basis for needed access as required as a part of development of the site.

*Included in this item:*

- Dedication statements, survey exhibits and metes and bounds descriptions for each easement.
- Coordination with City staff for review and approval of each easement.
- Coordination with Owners attorney regarding preparation of "Front End" legal documents to be prepared by the attorney.

*Not included in this item:*

- Coordination with property owners.
- Monumentation of easement corners.
- Preparation of "Front End" legal documents. (to be provided by Owner's attorney)

### **Engineering Special Services (If Requested)**

FRANCHISE UTILITY COORDINATION & RELOCATION PLANS: Pacheco Koch will coordinate and, if required, will prepare plans and details for on-site franchise utility improvements or relocations to serve the proposed development. Franchise utilities include gas, power, and phone/data. The intent of this item is to coordinate services for the project, and if requested, provide schematic level horizontal alignment plans for utility coordination purposes.

*Included in this item:*

- Up to four (4) coordination meetings with Franchise Utility Companies and Owner, if requested.
- One (1) revision to the plan to reflect site plan changes as a result of Franchise Utility Company or Owner comments. Additional changes will be made on an hourly rate basis.
- Request will-serve letters from Franchise Utility Companies on behalf of the Owner, if requested.
- Preparation of a Franchise Utility Coordination Plan, if requested. Intent of this plan is to provide a schematic level plan for pricing and coordination with other utilities.
- Coordination of City review and approval of plans prepared as part of this item.
- One (1) revision to the plan to reflect site plan changes as a result of Owner or Architect comments. Additional changes will be made on an hourly rate basis.

*Not included in this item:*

- Design of any off-site utility improvements, removals, or extensions not described above.
- Design and sizing of conduits, equipment/pads, appurtenances, load calculations, transformers, etc. to serve the proposed development.
- Preparation of design and/or construction drawings beyond that of a schematic level.
- Coordination of City review and approval of conduit/duct bank plans, as may be required by the reviewing entity.



TRAFFIC REVIEW FOR CURBSIDE LOADING LANE: Pacheco Koch will provide traffic engineering services to assist with the evaluation and design of the proposed curbside passenger loading/unloading lane on S Main Street in Downtown Grapevine.

*Included in this item:*

- Become familiar with the City's concept for and anticipated operational characteristics of the passenger loading/unloading zone.
- Assist with the site selection and conceptual layout of the proposed loading/unloading lane.
- Upon request, conduct up to four (4) hours of field observations to improve understanding of loading/unloading demand and operational characteristics.
- Summarize findings and recommendations in a brief Technical Memorandum.

MINOR PARKING PLAN CHANGE: The scope listed above includes basic services for the design project. If directed by the City, Pacheco Koch will revise the civil plans, including Dimensional Control, Paving, Grading and Drainage, Demolition and Erosion Control Plans as appropriate to reflect a minor parking plan change. A minor change is defined as additional parking on the north side of W. Pacific Avenue between Locker Street and SW 5<sup>th</sup> Street.

### **Landscape Special Services (If Requested)**

TAS/TDLR COORDINATION: Pacheco Koch will prepare submittal paperwork and submit plans and specifications to a Registered Accessibility Specialist (RAS) to be reviewed in accordance with the Texas Accessibility Standards (TAS); particularly, the Architectural Barriers Act.

*Included in this item:*

- One (1) revision to the plans to respond to any deficiencies in the plans and specifications identified in the RAS plan review.
- One (1) site visit with the RAS for the final site inspection.

*Not included in this item:*

- Changes to plan sheets other than those representing deficiencies in the design identified by the RAS.
- Fees for the review and inspection will be submitted as a reimbursable expense.

LANDSCAPE ARCHITECTURE – WAYFINDING: Pacheco Koch will provide Landscape Architectural Design services for wayfinding signage associated with the streetscape design and adjacent amenities.

*Included in this item:*

- Coordination of City review and approval of plans prepared as part of this item.
- Construction Details: Plan details to include layout, elevation, section, and detail to a level sufficient to demonstrate design intent and allow the construction thereof, including materials and quantity schedules. Technical specifications for each critical item will be prepared and included in the Landscape Architectural Plans.

*Not included in this item:*

- Signed/sealed structural engineering drawings for footing. A proposed footing will be shown for reference with proposed connections sufficient for review by a structural engineer for approval.
- Electrical plans for signage lighting.

We propose that the total fee of our current contract be *increased by a lump sum* to cover personnel expenses involved in these changes as follows:

<b>Surveying Services</b>		
<i>TOPOGRAPHIC SURVEY</i>		\$ 9,535.00
	<b>TOTAL</b>	<b>\$ 9,535.00</b>
<b>Engineering Services</b>		
<i>SITE PLAN SUBMITTAL</i>		\$ 5,035.00
<i>60% DESIGN</i>		\$ 35,785.00
<i>90% DESIGN</i>		\$ 39,100.00
<i>FINAL DESIGN</i>		\$ 15,040.00
<i>RAILROAD COORDINATION</i>		\$ 2,020.00
<i>CONSTRUCTION ADMINISTRATION</i>		\$ 4,510.00
	<b>TOTAL</b>	<b>\$101,490.00</b>
<b>Landscape Architecture Services</b>		
<i>SITE LIGHTING PLAN</i>		\$ 5,555.00
<i>LANDSCAPE SITE PLAN SUBMITTAL</i>		\$ 2,495.00
<i>FULL LANDSCAPE ARCHITECTURE PLAN SERVICES</i>		\$ 8,090.00
<i>LANDSCAPE CONSTRUCTION ADMINISTRATION</i>		\$ 3,005.00
	<b>TOTAL</b>	<b>\$ 19,145.00</b>
<b>Surveying Special Services (If Requested)</b>		
<i>EASEMENT DOCUMENTS</i>		\$ 3,500.00* (each, plus tax)
<b>Engineering Special Services (If Requested)</b>		
<i>GEOTECHNICAL INVESTIGATION</i>		\$ 6,000.00
<i>FRANCHISE UTILITY COORDINATION &amp; RELOCATION</i>		\$ 2,480.00
<i>TRAFFIC REVIEW FOR CURBSIDE LOADING LANE</i>		\$ 3,530.00
<i>MINOR PARKING PLAN CHANGE</i>		\$ 10,725.00
<b>Landscape Architecture Special Services (If Requested)</b>		
<i>TAS/TDLR COORDINATION</i>		\$ 1,070.00
<i>LANDSCAPE ARCHITECTURE - WAYFINDING</i>		\$ 2,070.00

Terms and conditions shall be the same as per our original agreement.

Please note that the fees above are based on the assumption that Pacheco Koch will perform the above services all together for this project. In the event any item is deleted from the scope of work, Pacheco Koch reserves the right to adjust the fees for other items as appropriate.

If this request is acceptable to you as presented, please sign where indicated below and return to our office for our mutual agreement. If you have any questions or need any additional information, please call me at your earliest convenience.

Sincerely,



Christopher M. Jones, P.E., DBIA

ACCEPTED BY: **City of Grand Prairie**

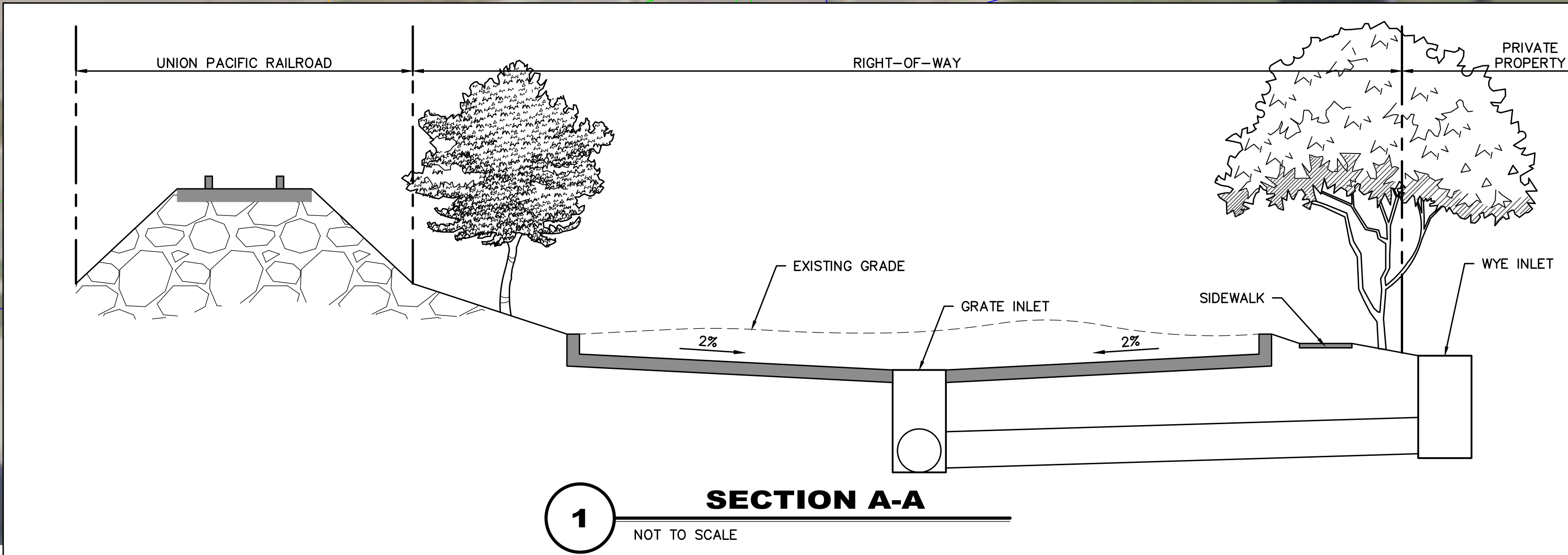
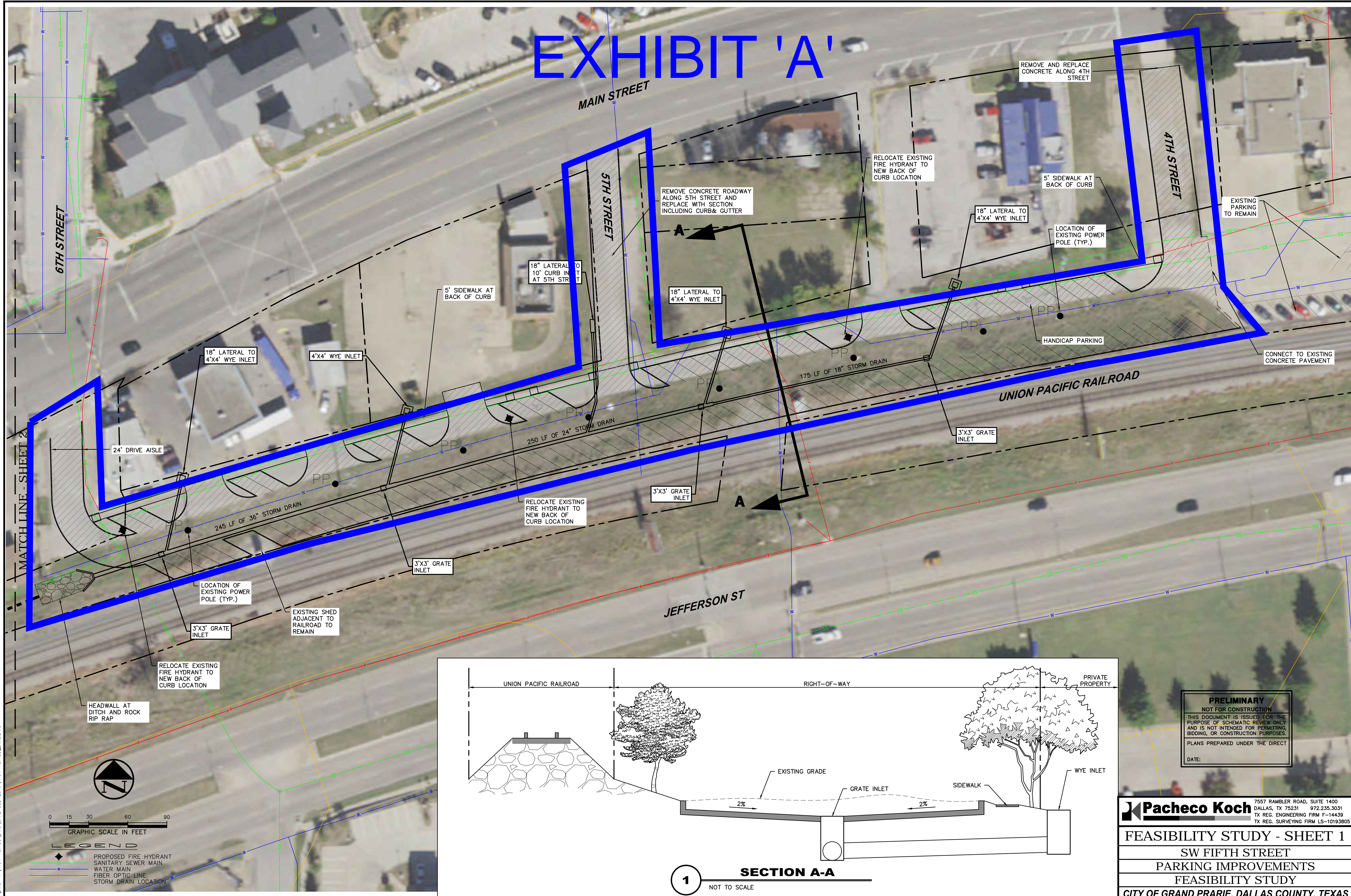
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CAB/jmc  
4194-18.485\_Add Serve2R2

# EXHIBIT 'A'



**PRELIMINARY**  
NOT FOR CONSTRUCTION  
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.  
PLANS PREPARED UNDER THE DIRECT  
DATE:

**Pacheco Koch** 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031  
TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805

**FEASIBILITY STUDY - SHEET 1**  
**SW FIFTH STREET**  
**PARKING IMPROVEMENTS**  
**FEASIBILITY STUDY**  
**CITY OF GRAND PRARIE, DALLAS COUNTY, TEXAS**

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4194-18.485 - SW FIFTH STREET

# EXHIBIT 'B'



## SW 5TH STREET PAVING & PARKING IMPROVEMENTS FEASIBILITY STUDY - OPTION A

Client Name: City of Grand Prairie  
 Project Title: SW 5th Street Feasibility Study

PK No.:4194-18.485  
 Date: January 30, 2019  
 Revised: February 11, 2019

Bid No.	Bid Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
<b>DRAINAGE IMPROVEMENTS</b>					
1	18" Class III RCP Storm Drain	LF	450	\$ 75.00	\$ 33,750.00
2	24" Class III RCP Storm Drain	LF	250	\$ 100.00	\$ 25,000.00
3	36" Class III RCP Storm Drain	LF	245	\$ 175.00	\$ 42,875.00
4	48" Class III RCP Storm Drain	LF	75	\$ 250.00	\$ 18,750.00
5	36" Headwall With Rock Rip Rap	EA	1	\$ 2,500.00	\$ 2,500.00
6	3'x3' Grate Inlet	EA	4	\$ 2,500.00	\$ 10,000.00
7	4'x4' Wye Inlet	EA	5	\$ 2,500.00	\$ 12,500.00
8	18" Deep Rock Rip Rap	SY	10	\$ 300.00	\$ 3,000.00
9	Earthwork (Ditch Grading)	Cu. Yd	3,500	\$ 20.00	\$ 70,000.00
<b>DRAINAGE IMPROVEMENTS SUBTOTAL</b>					<b>\$ 218,400.00</b>
<b>PHASE 1 PARKING (4TH STREET TO 5TH STREET)</b>					
1	Full Depth Sawcut	LF	170	\$ 15.00	\$ 2,550.00
2	Remove Existing Pavement	SY	2,150	\$ 30.00	\$ 64,500.00
3	8" Thick Concrete Pavement for Drive Aisle and Parking**	SY	3,167	\$ 85.00	\$ 269,195.00
4	8" Thick Enhanced Pavement	SY	833	\$ 100.00	\$ 83,300.00
5	4" Thick Sidewalk pavement	SY	450	\$ 50.00	\$ 22,500.00
6	Fire hydrant	EA	1	\$ 5,000.00	\$ 5,000.00
7	Relocate Existing Power-pole	EA	4	\$ 5,000.00	\$ 20,000.00
8	Earthwork (Parking Lot)	Cu. Yd	2,700	\$ 30.00	\$ 81,000.00
<b>PHASE 1 SUBTOTAL</b>					<b>\$ 548,100.00</b>
<b>PHASE 1 PARKING (CONTINUATION TO 6TH STREET)</b>					
1	Full Depth Sawcut	LF	120	\$ 15.00	\$ 1,800.00
2	Remove Existing Pavement	SY	1,300	\$ 30.00	\$ 39,000.00
3	8" Thick Concrete Pavement for Drive Aisle and Parking	SY	2,145	\$ 85.00	\$ 182,325.00
4	8" Thick Enhanced Pavement	SY	555	\$ 100.00	\$ 55,500.00
5	4" Thick Sidewalk pavement	SY	500	\$ 50.00	\$ 25,000.00
6	Fire hydrant	EA	2	\$ 5,000.00	\$ 10,000.00
7	Relocate Existing Power-pole	EA	4	\$ 5,000.00	\$ 20,000.00
8	Earthwork (Parking Lot)	Cu. Yd	1,800	\$ 30.00	\$ 54,000.00
<b>PHASE 2 SUBTOTAL</b>					<b>\$ 387,700.00</b>
<b>SITE ACCESSORIES &amp; APPURTENANCES</b>					
1	Trash Receptacle	EA	5	\$ 1,300.00	\$ 6,500.00
2	Bench	EA	14	\$ 1,900.00	\$ 26,600.00
3	Pedestrian Light Pole	EA	12	\$ 6,000.00	\$ 72,000.00
<b>SITE FURNITURE SUBTOTAL</b>					<b>\$ 105,100.00</b>
<b>PLANTING IMPROVEMENTS</b>					
1	3" Caliper Canopy Tree	EA	18	\$ 600.00	\$ 10,800.00
2	Ornamental Tree	EA	12	\$ 225.00	\$ 2,700.00
3	Planting Bed	SF	4,760	\$ 10.00	\$ 47,600.00
4	Sod	SF	7,300	\$ 1.10	\$ 8,030.00
5	Irrigation	SF	12,060	\$ 2.00	\$ 24,120.00
<b>PLANTING IMPROVEMENTS SUBTOTAL</b>					<b>\$ 93,300.00</b>
<b>EROSION CONTROL</b>					
1	Stabilized Construction Entrance	EA	1	\$ 2,000.00	\$ 2,000.00
2	Silt Fencing	LF	1,000	\$ 1.50	\$ 1,500.00
3	Project Construction Sign	EA	1	\$ 2,500.00	\$ 2,500.00
4	Prepare and Implement SWPPP	EA	1	\$ 5,000.00	\$ 5,000.00
5	Revegetate Disturbed Area	SY	1,000	\$ 3.00	\$ 3,000.00
<b>EROSION CONTROL SUBTOTAL</b>					<b>\$ 14,000.00</b>
<b>SUBTOTAL</b>					<b>\$ 1,366,400.00</b>
5% MOBILIZATION/DEMOBILIZATION					\$ 68,000.00
20% CONTINGENCY					\$ 273,000.00
SURVEY SERVICES					\$ 9,500.00
LANDSCAPE SERVICES					\$ 2,200.00
ENGINEERING SERVICES (8%)					\$ 109,000.00
** Includes 200 SY of 8" Thick Concrete Pavement (\$75 per/SY = \$15,000) required for minimum pavement repair for drainage improvement repairs					
<b>PROJECT TOTAL</b>					<b>\$ 1,828,000.00</b>

EXHIBIT "C" - MANHOUR PROJECTION

ESTIMATE OF PROJECTED MAN HOUR/COSTS

DRAINAGE ANALYSIS AND STREETScape DESIGN IMPROVEMENTS

Grand Prairie 5th Street Paving

City of Grand Prairie

W.O. #XXX.XX

October 26, 2020

1. BASIC SERVICES  
SURVEYING SERVICES

A. Topographic Field Survey	RPLS		Survey Tech		Research		2-Man Survey Crew						TOTAL	
	Rate	\$165.00	Rate	\$95.00	Rate	\$65.00	Rate	\$150.00					Hrs.	Cost
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost						
Locate Existing Control & Establish Horizontal & Vertical Control	1.0	\$ 165.00	2.0	\$ 190.00		\$ -	4.0	\$ 600.00		\$ -		\$ -	7.0	\$ 955.00
Researching Deeds, Plats and Maps	1.0	\$ 165.00	4.0	\$ 380.00	4.0	\$ 260.00		\$ -		\$ -		\$ -	9.0	\$ 805.00
Field Survey For Topographic Basemap	1.0	\$ 165.00	24.0	\$ 2,280.00		\$ -	8.0	\$ 1,200.00		\$ -		\$ -	33.0	\$ 3,645.00
Prepare Topographic Survey Basemap	1.0	\$ 165.00	32.0	\$ 3,040.00		\$ -		\$ -		\$ -		\$ -	33.0	\$ 3,205.00
QA/QC	1.0	\$ 165.00	8.0	\$ 760.00		\$ -		\$ -		\$ -		\$ -	9.0	\$ 925.00
<b>Subtotal</b>	<b>5.0</b>	<b>\$ 825.00</b>	<b>70.0</b>	<b>\$ 6,650.00</b>	<b>4.0</b>	<b>\$ 260.00</b>	<b>12.0</b>	<b>\$ 1,800.00</b>					<b>91.0</b>	<b>\$ 9,535.00</b>

ENGINEERING SERVICES

B. Site Plan Submittal	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate	\$245.00	Rate	\$170.00	Rate	\$125.00	Rate	\$100.00	Rate	\$85.00	Rate	\$75.00	Hrs.	Cost
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
Kick-off Meeting	2.0	\$ 490.00	2.0	\$ 340.00	2.0	\$ 250.00		\$ -		\$ -	1.0	\$ 75.00	7.0	\$ 1,155.00
Site Plan Sheet		\$ -		\$ -	2.0	\$ 250.00	18.0	\$ 1,800.00		\$ -	1.0	\$ 75.00	21.0	\$ 2,125.00
QA/QC Check	1.0	\$ 245.00	1.0	\$ 170.00	2.0	\$ 250.00	4.0	\$ 400.00		\$ -	1.0	\$ 75.00	9.0	\$ 1,140.00
Final Design Review Meeting	1.0	\$ 245.00	1.0	\$ 170.00	1.0	\$ 125.00		\$ -		\$ -	1.0	\$ 75.00	4.0	\$ 615.00
<b>Subtotal</b>	<b>4.0</b>	<b>\$ 980.00</b>	<b></b>	<b>\$ 680.00</b>	<b></b>	<b>\$ 875.00</b>	<b></b>	<b>\$ 2,200.00</b>	<b>0.0</b>	<b>\$ -</b>	<b>4.0</b>	<b>\$ 300.00</b>	<b>41.0</b>	<b>\$ 5,035.00</b>

C. 60% Design Submittal	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate	\$245.00	Rate	\$170.00	Rate	\$125.00	Rate	\$100.00	Rate	\$85.00	Rate	\$75.00	Hrs.	Cost
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
Prepare Cover Sheet		\$ -		\$ -	2.0	\$ 250.00	4.0	\$ 400.00		\$ -		\$ -	6.0	\$ 650.00
Prepare General Notes Sheets	1.0	\$ 245.00	2.0	\$ 340.00	2.0	\$ 250.00	4.0	\$ 400.00		\$ -		\$ -	9.0	\$ 1,235.00
Prepare Site Plan Sheets	1.0	\$ 245.00	2.0	\$ 340.00	4.0	\$ 500.00	12.0	\$ 1,200.00		\$ -		\$ -	19.0	\$ 2,285.00
Prepare Demolition Plan Sheets		\$ -	4.0	\$ 680.00	8.0	\$ 1,000.00	12.0	\$ 1,200.00		\$ -		\$ -	24.0	\$ 2,880.00
Prepare Dimensional Control Plan Sheets	1.0	\$ 245.00	2.0	\$ 340.00	4.0	\$ 500.00	12.0	\$ 1,200.00		\$ -		\$ -	19.0	\$ 2,285.00
Revise Grading Plan Sheets	2.0	\$ 490.00	4.0	\$ 680.00	8.0	\$ 1,000.00	16.0	\$ 1,600.00		\$ -		\$ -	30.0	\$ 3,770.00
Prepare Paving Plan Sheets		\$ -	4.0	\$ 680.00	8.0	\$ 1,000.00	18.0	\$ 1,800.00		\$ -		\$ -	30.0	\$ 3,480.00
Prepare Drainage Area Maps	1.0	\$ 245.00	2.0	\$ 340.00	6.0	\$ 750.00	16.0	\$ 1,600.00		\$ -		\$ -	25.0	\$ 2,935.00
Revise Stormwater Plan Sheets	1.0	\$ 245.00	2.0	\$ 340.00	8.0	\$ 1,000.00	12.0	\$ 1,200.00		\$ -		\$ -	23.0	\$ 2,785.00
Revise Utility Modification Plan Sheet	1.0	\$ 245.00	2.0	\$ 340.00	4.0	\$ 500.00	12.0	\$ 1,200.00		\$ -		\$ -	19.0	\$ 2,285.00
Prepare Erosion Control Plan Sheet		\$ -	2.0	\$ 340.00	4.0	\$ 500.00	12.0	\$ 1,200.00		\$ -		\$ -	18.0	\$ 2,040.00
Prepare Miscellaneous Details Sheet		\$ -	2.0	\$ 340.00	4.0	\$ 500.00	12.0	\$ 1,200.00		\$ -		\$ -	18.0	\$ 2,040.00
Prepare Opinion of Probable Construction Cost	2.0	\$ 490.00	4.0	\$ 680.00	8.0	\$ 1,000.00	12.0	\$ 1,200.00		\$ -	5.0	\$ 375.00	31.0	\$ 3,745.00
QA/QC Check	2.0	\$ 490.00	4.0	\$ 680.00	8.0	\$ 1,000.00	12.0	\$ 1,200.00		\$ -		\$ -	26.0	\$ 3,370.00
<b>Subtotal</b>	<b>12.0</b>	<b>\$ 2,940.00</b>	<b>36.0</b>	<b>\$ 6,120.00</b>	<b>78.0</b>	<b>\$ 9,750.00</b>	<b>166.0</b>	<b>\$ 16,600.00</b>	<b>0.0</b>	<b>\$ -</b>	<b>5.0</b>	<b>\$ 375.00</b>	<b>297.0</b>	<b>\$ 35,785.00</b>

D. 90% Submittal	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate	\$245.00	Rate	\$170.00	Rate	\$125.00	Rate	\$100.00	Rate	\$85.00	Rate	\$75.00	Hrs.	Cost
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
Revise Cover Sheet		\$ -		\$ -	1.0	\$ 125.00	2.0	\$ 200.00		\$ -		\$ -	3.0	\$ 325.00
Revise General Notes Sheet	1.0	\$ 245.00	2.0	\$ 340.00	4.0	\$ 500.00	6.0	\$ 600.00		\$ -		\$ -	13.0	\$ 1,685.00
Revise Site Plan Sheets	2.0	\$ 490.00	4.0	\$ 680.00	8.0	\$ 1,000.00	16.0	\$ 1,600.00		\$ -		\$ -	30.0	\$ 3,770.00
Revise Demolition Plan Sheets		\$ -	3.0	\$ 510.00	6.0	\$ 750.00	16.0	\$ 1,600.00		\$ -		\$ -	25.0	\$ 2,860.00
Revise Dimensional Control Plan Sheets	1.0	\$ 245.00	2.0	\$ 340.00	4.0	\$ 500.00	24.0	\$ 2,400.00		\$ -		\$ -	31.0	\$ 3,485.00
Revise Grading Plan Sheets	2.0	\$ 490.00	4.0	\$ 680.00	8.0	\$ 1,000.00	16.0	\$ 1,600.00		\$ -		\$ -	30.0	\$ 3,770.00
Revise Paving Plan Sheets	1.0	\$ 245.00	2.0	\$ 340.00	4.0	\$ 500.00	16.0	\$ 1,600.00		\$ -		\$ -	23.0	\$ 2,685.00
Revise Drainage Area Maps	1.0	\$ 245.00	2.0	\$ 340.00	4.0	\$ 500.00	16.0	\$ 1,600.00		\$ -		\$ -	23.0	\$ 2,685.00
Revise Stormwater Plan Sheets	2.0	\$ 490.00	4.0	\$ 680.00	8.0	\$ 1,000.00	20.0	\$ 2,000.00		\$ -		\$ -	34.0	\$ 4,170.00
Revise Utility Modification Plan Sheet	1.0	\$ 245.00	2.0	\$ 340.00	4.0	\$ 500.00	12.0	\$ 1,200.00		\$ -		\$ -	19.0	\$ 2,285.00
Prepare Erosion Control Plan Sheet		\$ -	2.0	\$ 340.00	4.0	\$ 500.00	12.0	\$ 1,200.00		\$ -		\$ -	18.0	\$ 2,040.00
Prepare Miscellaneous Details Sheet		\$ -	2.0	\$ 340.00	4.0	\$ 500.00	12.0	\$ 1,200.00		\$ -		\$ -	18.0	\$ 2,040.00
Revise Opinion of Probable Construction Cost	1.0	\$ 245.00	2.0	\$ 340.00	4.0	\$ 500.00	16.0	\$ 1,600.00		\$ -	6.0	\$ 450.00	29.0	\$ 3,135.00
QA/QC Check	3.0	\$ 735.00	4.0	\$ 680.00	8.0	\$ 1,000.00	16.0	\$ 1,600.00		\$ -	2.0	\$ 150.00	33.0	\$ 4,165.00
<b>Subtotal</b>	<b>15.0</b>	<b>\$ 3,675.00</b>	<b>35.0</b>	<b>\$ 5,950.00</b>	<b>71.0</b>	<b>\$ 8,875.00</b>	<b>200.0</b>	<b>\$ 20,000.00</b>	<b>0.0</b>	<b>\$ -</b>	<b>8.0</b>	<b>\$ 600.00</b>	<b>329.0</b>	<b>\$ 39,100.00</b>

E. 100% Submittal	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate	\$245.00	Rate	\$170.00	Rate	\$125.00	Rate	\$100.00	Rate	\$85.00	Rate	\$75.00	Hrs.	Cost
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
Revise Cover Sheets		\$ -	1.0	\$ 170.00	2.0	\$ 250.00	4.0	\$ 400.00		\$ -		\$ -	7.0	\$ 820.00
Revise General Notes Sheets		\$ -		\$ -		\$ -	2.0	\$ 200.00		\$ -		\$ -	2.0	\$ 200.00
Revise Site Plan Sheets	1.0	\$ 245.00	1.0	\$ 170.00	2.0	\$ 250.00	4.0	\$ 400.00		\$ -		\$ -	8.0	\$ 1,065.00
Revise Demolition Plan Sheets		\$ -		\$ -	1.0	\$ 125.00	2.0	\$ 200.00		\$ -		\$ -	3.0	\$ 325.00
Revise Dimensional Control Plan Sheets	1.0	\$ 245.00	1.0	\$ 170.00	4.0	\$ 500.00	4.0	\$ 400.00		\$ -		\$ -	10.0	\$ 1,315.00
Revise Grading Plan Sheets	1.0	\$ 245.00	1.0	\$ 170.00	4.0	\$ 500.00	4.0	\$ 400.00		\$ -		\$ -	10.0	\$ 1,315.00
Revise Paving Plan Sheets		\$ -		\$ -	1.0	\$ 125.00	2.0	\$ 200.00		\$ -		\$ -	3.0	\$ 325.00
Revise Drainage Area Maps		\$ -		\$ -	1.0	\$ 125.00	2.0	\$ 200.00		\$ -		\$ -	3.0	\$ 325.00
Revise Stormwater Plan Sheets	1.0	\$ 245.00	2.0	\$ 340.00	2.0	\$ 250.00	6.0	\$ 600.00		\$ -		\$ -	11.0	\$ 1,435.00
Revise Site Related Utility Modification Plan Sheet	1.0	\$ 245.00	2.0	\$ 340.00	2.0	\$ 250.00	6.0	\$ 600.00		\$ -		\$ -	11.0	\$ 1,435.00
Revise Erosion Control Sheet		\$ -	1.0	\$ 170.00		\$ -	4.0	\$ 400.00		\$ -		\$ -	5.0	\$ 570.00
Revise Miscellaneous Details Sheet		\$ -		\$ -		\$ -	4.0	\$ 400.00		\$ -	2.0	\$ 150.00	6.0	\$ 550.00
Revise Opinion of Probable Construction Cost	1.0	\$ 245.00	2.0	\$ 340.00	4.0	\$ 500.00	8.0	\$ 800.00		\$ -		\$ -	15.0	\$ 1,885.00
QA/QC Check	1.0	\$ 245.00	4.0	\$ 680.00	6.0	\$ 750.00	12.0	\$ 1,200.00		\$ -	8.0	\$ 600.00	31.0	\$ 3,475.00
<b>Subtotal</b>	<b>7.0</b>	<b>\$ 1,715.00</b>	<b>15.0</b>	<b>\$ 2,550.00</b>	<b>29.0</b>	<b>\$ 3,625.00</b>	<b>64.0</b>	<b>\$ 6,400.00</b>	<b>0.0</b>	<b>\$ -</b>	<b>10.0</b>	<b>\$ 750.00</b>	<b>125.0</b>	<b>\$ 15,040.00</b>

**EXHIBIT C - MANHOUR PROJECT  
(Continued)**

ESTIMATE OF PROJECTED MAN HOUR/COSTS

DRAINAGE ANALYSIS AND STREETScape DESIGN IMPROVEMENTS

Grand Prairie 5th Street Paving

City of Grand Prairie

W.O. #XXX.XX

October 14, 2020

F. Railroad Coordination	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate \$245.00		Rate \$170.00		Rate \$125.00		Rate \$100.00		Rate \$85.00		Rate \$75.00			
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
Coordination		\$ -	6.0	\$ 1,020.00	8.0	\$ 1,000.00		\$ -		\$ -		\$ -	14.0	\$ 2,020.00
<b>Subtotal</b>	0.0	\$ -	6.0	\$ 1,020.00	8.0	\$ 1,000.00	0.0	\$ -	0.0	\$ -	0.0	\$ -	14.0	\$ 2,020.00

G. Construction Administration	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate \$245.00		Rate \$170.00		Rate \$125.00		Rate \$100.00		Rate \$85.00		Rate \$75.00			
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
Preconstruction Conference		\$ -	2.0	\$ 340.00	2.0	\$ 250.00		\$ -		\$ -		\$ -	4.0	\$ 590.00
Contractor Submittals and Materials Testing Review		\$ -	1.0	\$ 170.00	8.0	\$ 1,000.00	12.0	\$ 1,200.00		\$ -		\$ -	21.0	\$ 2,370.00
Instructions to Contractors		\$ -		\$ -	2.0	\$ 250.00		\$ -		\$ -		\$ -	2.0	\$ 250.00
Record Drawings		\$ -		\$ -	4.0	\$ 500.00	8.0	\$ 800.00		\$ -		\$ -	12.0	\$ 1,300.00
<b>Subtotal</b>	0.0	\$ -	3.0	\$ 510.00	16.0	\$ 2,000.00	20.0	\$ 2,000.00	0.0	\$ -	0.0	\$ -	39.0	\$ 4,510.00

**LANDSCAPE ARCHITECTURE SERVICES**

H. Pedestrian Illumination Plan	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate \$245.00		Rate \$170.00		Rate \$125.00		Rate \$100.00		Rate \$85.00		Rate \$75.00			
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
General Notes Sheets		\$ -		\$ -	1.0	\$ 125.00	2.0	\$ 200.00		\$ -		\$ -	20.0	\$ 325.00
Site Lighting Plan Sheets		\$ -		\$ -	2.0	\$ 250.00	16.0	\$ 1,600.00		\$ -		\$ -	28.0	\$ 1,850.00
Miscellaneous Details Sheet		\$ -		\$ -	1.0	\$ 125.00	6.0	\$ 600.00		\$ -		\$ -	30.0	\$ 725.00
Opinion of Probable Construction Cost		\$ -		\$ -	2.0	\$ 250.00	2.0	\$ 200.00		\$ -		\$ -	5.0	\$ 620.00
QA/QC Check	1.0	\$ 245.00	2.0	\$ 340.00	4.0	\$ 500.00	8.0	\$ 800.00		\$ -	2.0	\$ 150.00	52.0	\$ 2,035.00
<b>Subtotal</b>	1.0	\$ 245.00	3.0	\$ 510.00	10.0	\$ 1,250.00	34.0	\$ 3,400.00	0.0	\$ -	2.0	\$ 150.00	135.0	\$ 5,555.00

I. Landscape Site Plan Submittal	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate \$245.00		Rate \$170.00		Rate \$125.00		Rate \$100.00		Rate \$85.00		Rate \$75.00			
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
General Notes Sheets		\$ -		\$ -	1.0	\$ 125.00	2.0	\$ 200.00		\$ -		\$ -	20.0	\$ 325.00
Site Plan Sheets		\$ -		\$ -	2.0	\$ 250.00	8.0	\$ 800.00		\$ -		\$ -	28.0	\$ 1,050.00
QA/QC Check	0.0	\$ -	1.0	\$ 170.00	2.0	\$ 250.00	4.0	\$ 400.00		\$ -	4.0	\$ 300.00	52.0	\$ 1,120.00
<b>Subtotal</b>	0.0	\$ -	1.0	\$ 170.00	5.0	\$ 625.00	14.0	\$ 1,400.00	0.0	\$ -	4.0	\$ 300.00	100.0	\$ 2,495.00

J. Full Landscape Architecture Plan Services	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate \$245.00		Rate \$170.00		Rate \$125.00		Rate \$100.00		Rate \$85.00		Rate \$75.00			
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
General Notes Sheets		\$ -		\$ -	1.0	\$ 125.00	4.0	\$ 400.00		\$ -	1.0	\$ 75.00	20.0	\$ 600.00
Landscape Planting Plan Sheets		\$ -	2.0	\$ 340.00	4.0	\$ 500.00	20.0	\$ 2,000.00		\$ -		\$ -	28.0	\$ 2,840.00
Miscellaneous Details Sheet		\$ -		\$ -	4.0	\$ 500.00	12.0	\$ 1,200.00		\$ -		\$ -	30.0	\$ 1,700.00
Opinion of Probable Construction Cost	0.0	\$ -	1.0	\$ 170.00	2.0	\$ 250.00	4.0	\$ 400.00		\$ -		\$ -	5.0	\$ 820.00
QA/QC Check	2.0	\$ 490.00	2.0	\$ 340.00	4.0	\$ 500.00	8.0	\$ 800.00		\$ -		\$ -	52.0	\$ 2,130.00
<b>Subtotal</b>	2.0	\$ 490.00	5.0	\$ 850.00	15.0	\$ 1,875.00	48.0	\$ 4,800.00	0.0	\$ -	1.0	\$ 75.00	135.0	\$ 8,090.00

K. Landscape Construction Administration	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate \$245.00		Rate \$170.00		Rate \$125.00		Rate \$100.00		Rate \$85.00		Rate \$75.00			
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
Preconstruction Conference		\$ -	2.0	\$ 340.00	2.0	\$ 250.00		\$ -		\$ -		\$ -	4.0	\$ 590.00
Contractor Submittals and Materials Testing Review		\$ -	2.0	\$ 340.00	3.0	\$ 375.00	8.0	\$ 800.00		\$ -		\$ -	13.0	\$ 1,515.00
Instructions to Contractors		\$ -		\$ -	2.0	\$ 250.00		\$ -		\$ -		\$ -	2.0	\$ 250.00
Record Drawings		\$ -		\$ -	2.0	\$ 250.00	4.0	\$ 400.00		\$ -		\$ -	6.0	\$ 650.00
<b>Subtotal</b>	0.0	\$ -	4.0	\$ 680.00	9.0	\$ 1,125.00	12.0	\$ 1,200.00	0.0	\$ -	0.0	\$ -	25.0	\$ 3,065.00

**SUBTOTAL (BASIC SERVICES) \$ 130,170.00**

**2. SPECIAL SERVICES**

A. Easements (If Required)		TOTAL
Easements @ \$3,500/each	Assumed one (1) easements needed for construction	\$ 3,500.00
<b>Subtotal</b>		\$ 3,500.00

B. Geotechnical Investigation (If Required)		TOTAL
Geotechnical Investigation	By Subconsultant	\$ 6,000.00
<b>Subtotal</b>		\$ 6,000.00

C. Franchise Utility Coordination and Relocation (If Required)	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate \$245.00		Rate \$170.00		Rate \$125.00		Rate \$100.00		Rate \$85.00		Rate \$75.00			
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
Franchise Utility Coordination		\$ -	4.0	\$ 680.00	8.0	\$ 1,000.00	8.0	\$ 800.00		\$ -		\$ -	20.0	\$ 2,480.00
<b>Subtotal</b>	0.0	\$ -	4.0	\$ 680.00	8.0	\$ 1,000.00	8.0	\$ 800.00	0.0	\$ -	0.0	\$ -	20.0	\$ 2,480.00

D. Traffic Review for Curbside Loading Lane	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate \$245.00		Rate \$170.00		Rate \$125.00		Rate \$100.00		Rate \$85.00		Rate \$75.00			
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
Traffic Review		\$ -	4.0	\$ 680.00	10.0	\$ 1,250.00	16.0	\$ 1,600.00		\$ -		\$ -	30.0	\$ 3,530.00
<b>Subtotal</b>	0.0	\$ -	4.0	\$ 680.00	10.0	\$ 1,250.00	16.0	\$ 1,600.00	0.0	\$ -	0.0	\$ -	30.0	\$ 3,530.00

E. TAS/TDLR Coordination	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate \$245.00		Rate \$170.00		Rate \$125.00		Rate \$100.00		Rate \$85.00		Rate \$75.00			
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost
TAS/TDLR Coordination		\$ -	1.0	\$ 170.00	0.0	\$ -	9.0	\$ 900.00		\$ -		\$ -	10.0	\$ 1,070.00
<b>Subtotal</b>	0.0	\$ -	1.0	\$ 170.00	0.0	\$ -	9.0	\$ 900.00	0.0	\$ -	0.0	\$ -	10.0	\$ 1,070.00



**EXHIBIT C - MANHOUR PROJECT  
(Continued)**

ESTIMATE OF PROJECTED MAN HOUR/COSTS

Grand Prairie 5th Street Paving

W.O. #XXX.XX

DRAINAGE ANALYSIS AND STREETScape DESIGN IMPROVEMENTS

City of Grand Prairie

October 14, 2020

F. Landscape Architecture - Wayfinding	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate	\$245.00	Rate	\$170.00	Rate	\$125.00	Rate	\$100.00	Rate	\$85.00	Rate	\$75.00		
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost		
Wayfinding		\$ -	1.0	\$ 170.00	6.0	\$ 750.00	10.0	\$ 1,000.00		\$ -	2.0	\$ 150.00	19.0	\$ 2,070.00
<b>Subtotal</b>	0.0	\$ -	1.0	\$ 170.00	6.0	\$ 750.00	10.0	\$ 1,000.00	0.0	\$ -	2.0	\$ 150.00	19.0	\$ 2,070.00

G. Minor Parking Plan Change	Principal		Sr. PM		Project Engineer II		Project Engineer		CADD Tech.		Admin. Asst.		TOTAL	
	Rate	\$245.00	Rate	\$170.00	Rate	\$125.00	Rate	\$100.00	Rate	\$85.00	Rate	\$75.00		
	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost	Hrs.	Cost		
Revise Site Plan Sheets	1.0	\$ 245.00	1.0	\$ 170.00	1.0	\$ 125.00	6.0	\$ 600.00		\$ -		\$ -	9.0	\$ 1,140.00
Revise Demolition Plan Sheets		\$ -		\$ -	1.0	\$ 125.00	4.0	\$ 400.00		\$ -		\$ -	5.0	\$ 525.00
Revise Dimensional Control Plan Sheets	1.0	\$ 245.00	1.0	\$ 170.00	2.0	\$ 250.00	8.0	\$ 800.00		\$ -		\$ -	12.0	\$ 1,465.00
Revise Grading Plan Sheets	1.0	\$ 245.00	1.0	\$ 170.00	2.0	\$ 250.00	8.0	\$ 800.00		\$ -		\$ -	12.0	\$ 1,465.00
Revise Paving Plan Sheets		\$ -		\$ -	1.0	\$ 125.00	6.0	\$ 600.00		\$ -		\$ -	7.0	\$ 725.00
Revise Drainage Area Maps		\$ -		\$ -	1.0	\$ 125.00	4.0	\$ 400.00		\$ -		\$ -	5.0	\$ 525.00
Revise Stormwater Plan Sheets	1.0	\$ 245.00	1.0	\$ 170.00	2.0	\$ 250.00	8.0	\$ 800.00		\$ -		\$ -	12.0	\$ 1,465.00
Revise Erosion Control Sheet		\$ -	1.0	\$ 170.00	1.0	\$ 125.00	4.0	\$ 400.00		\$ -		\$ -	6.0	\$ 695.00
QA/QC Check	2.0	\$ 490.00	4.0	\$ 680.00	6.0	\$ 750.00	8.0	\$ 800.00		\$ -		\$ -	20.0	\$ 2,720.00
<b>Subtotal</b>	6.0	\$ 1,470.00	9.0	\$ 1,530.00	17.0	\$ 2,125.00	56.0	\$ 5,600.00	0.0	\$ -	0.0	\$ -	88.0	\$ 10,725.00

SUBTOTAL (SPECIAL SERVICES)

\$ 29,375.00

**TOTAL DESIGN COST**

**\$ 159,545.00**



Legislation Details (With Text)

<b>File #:</b>	20-10413	<b>Version:</b>	1	<b>Name:</b>	Resolution authorizing the sale of right of way located at 2950 Roy Orr Blvd to the abutting property owner, Chokas Properties, LLC
<b>Type:</b>	Resolution	<b>Status:</b>			Consent Agenda
<b>File created:</b>	9/23/2020	<b>In control:</b>			Engineering
<b>On agenda:</b>	11/3/2020	<b>Final action:</b>			
<b>Title:</b>	Resolution authorizing the sale of right of way located at 2906 West Oakdale Road to the abutting property owner, Chokas Properties, LLC, a Texas Limited Liability Company, pursuant to Texas Local Government Code, Section 272.001(b)(1).				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	<a href="#">EXHIBIT A PROPERTY DESCRIPTION OAKDALE AND ROY ORR.pdf</a> <a href="#">EXHIBIT B AERIAL OAKDALE RD ROY ORR BLVD.pdf</a>				

Date	Ver.	Action By	Action	Result
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**From**

Dwayne Tyner

**Title**

Resolution authorizing the sale of right of way located at 2906 West Oakdale Road to the abutting property owner, Chokas Properties, LLC, a Texas Limited Liability Company, pursuant to Texas Local Government Code, Section 272.001(b)(1).

**Presenter**

Gabe Johnson, Director of Public Works

**Recommended Action**

Approve

**Analysis**

This property was acquired in 2010 as part of the future Oakdale Road extension project. There is extra wide right of way on the north side of at this intersection. This remainder contains approximately 1.365 acres of land (see “**Exhibit A**” for right of way description). This is a narrow strip of land that because of its shape cannot be used independently under its current zoning or under applicable subdivision or development control ordinances. Plans for an access drive that will bisect the property into even smaller parcels make the property an uneconomic remainder and unlikely to develop as a separate, independent piece of land.

Section 272.001 (b)(1) of the Texas Local Government Code authorizes a municipality to sell land such as this to the abutting property owner for less than fair market value. Chokas Properties, LLC, is the abutting property owner to the north of this right of way. Chokas Properties, LLC acquired the abutting property in 2019. The Chokas property is located at 2950 Roy Orr Boulevard in the Clean Machine Addition (see “**Exhibit B**” for

aerial). Chokas has made improvements on its land that has benefitted its property and the public interest, and will make future improvements after the City conveys the ownership of this right of way to them as consideration for the conveyance.

Several improvements have been done or will be done:

1. The eastern side of the Chokas property was overgrown with vegetation and contained an illegal dump site for many years. Chokas cleaned up the site and transported 16 loads in a 20 cubic yard dump to the City of Grand Prairie landfill. Estimated cost savings to the City is \$17,170.
2. There was a large berm about 20-feet tall on the border between the City's right of way and Chokas property. This berm reduced visibility for people traveling west on Oakdale Road and south on Roy Orr Blvd. Also, this berm also inhibited drainage from north of Chokas property south towards the Trinity River. This berm was removed by Chokas and the entire area has benefitted by improving the drainage, visibility and providing landscaping areas. The proposed CentrePort Trail has also benefitted since dirt would have to be removed to construct the trail on the east side of Roy Orr Blvd. Estimated cost for required drainage and visibility improvements plus planned detention ponds by Chokas Properties, LLC, is \$190,000.
3. The existing Clean Machine Addition consists of a convenience store, car wash and automotive repair building serviced by a sanitary lift station. The City tract and properties to the east of the City tract are not served by a sanitary sewer. As consideration for the land conveyance, Chokas Properties, LLC, will construct a new wastewater main which brings the sewer service to the Clean Machine Addition and the City tract. Estimated cost for Chokas Properties, LLC, is \$117,717.
4. The car wash along the north side of the Chokas property does not properly drain. This drainage situation is made worse by drainage from Roy Orr discharging into the car wash lot. As consideration for the land conveyance, Chokas is required to construct a plume on their property to drain the car wash site and then create two detention ponds. Chokas will be required to dedicate a portion of their property to the detention ponds and flume. Estimated cost for Chokas Properties, LLC, is \$78,000.
5. Providing additional landscaping for the intersection of Roy Orr Boulevard and Oakdale Road with removal of the berm
6. Connecting to the existing storm water system in Oakdale Road thus diverting some of the surface water from Roy Orr Boulevard by discharging it into the existing City storm sewer.
7. Cleaning up the right-of-way of Oakdale Lane.
8. Stabilizing the existing slope between the Clean Machine Addition and the City tract.

Total cost of the improvements that have been and will be made in the future is estimated at approximately \$ 403,000, which is about double the estimated \$217,800 value of the land.

Staff recommends that the Council authorize the sale of the land to Chokas Properties, LLC, and authorize the City Manager to execute a deed conveying the property, in exchange for certain improvements that serve public purposes.

Chokas Properties, LLC is the only abutting property owner (fee owner) to this City tract. The City will reserve all minerals with a surface access waiver in a Deed Without Warranty.

**Financial Consideration**

Cost Savings of \$402,887

**Body**

**A RESOLUTION APPROVING THE SALE OF REAL PROPERTY LOCATED AT 2906 WEST OAKDALE ROAD IN THE CITY OF GRAND PRAIRIE (THE “PROPERTY”); AUTHORIZING THE CITY MANAGER OF THE CITY OF GRAND PRAIRIE TO EXECUTE A DEED CONVEYING THE PROPERTY TO THE ADJOINING PROPERTY OWNER, CHOKAS PROPERTIES, LLC (THE “BUYER”); AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City has determined that the Property is a narrow strip of land that, because of its shape, lack of access to public roads or small area cannot be used independently under the City’s development control ordinances and that Local Government Code Section 271.001(b)(1) applies to the Property;

**WHEREAS**, the City is the owner of certain real property located near the intersection of Roy Orr Boulevard and West Oakdale Road, which property the City has determined cannot be developed on its own and can only benefit the abutting property owner, Chokas Properties, LLC;

**WHEREAS**, the City has incurred mowing and maintenance expenses to properly maintain the property;

**WHEREAS**, as consideration for the sale of the property the Buyer has agreed to construct a new sanitary sewer main that will bring sewer service to the property and benefit surrounding tracts; and address flooding issues in the area by constructing a flume and two detention ponds on its abutting property and connecting to the exiting stormwater system on Oakdale Road in order to divert surface water from Roy Orr Blvd and discharge it into the existing storm sewer; (the “Improvements”);

**WHEREAS**, the City has determined that the Property is no longer needed for public use and that selling the property is in the public’s best interest because it eliminates the City’s expenses associated with maintaining the property, and avoids costs associated with constructing a sewer main to serve the property and those nearby, and costs associated with drainage improvements to address drainage issues in the area, the costs of which approximate the appraised value of the property.

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

**SECTION 1.** That the City of Grand Prairie hereby abandons the 1.365 acre portion of the right-of-way described and depicted in Exhibit “A”.

**SECTION 2.** That the sale and conveyance of real property, described and depicted on Exhibit “A”, by the City of Grand Prairie to the Buyer for \$10.00 plus construction of the Improvements is hereby approved.

**SECTION 3.** That the City Manager is hereby authorized to execute a Deed Without Warranty to effectuate this approval.

**SECTION 4.** That this Resolution shall be and become effective immediately upon and after its adoption and approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,  
NOVEMBER 3, 2020.**

# EXHIBIT 'A'

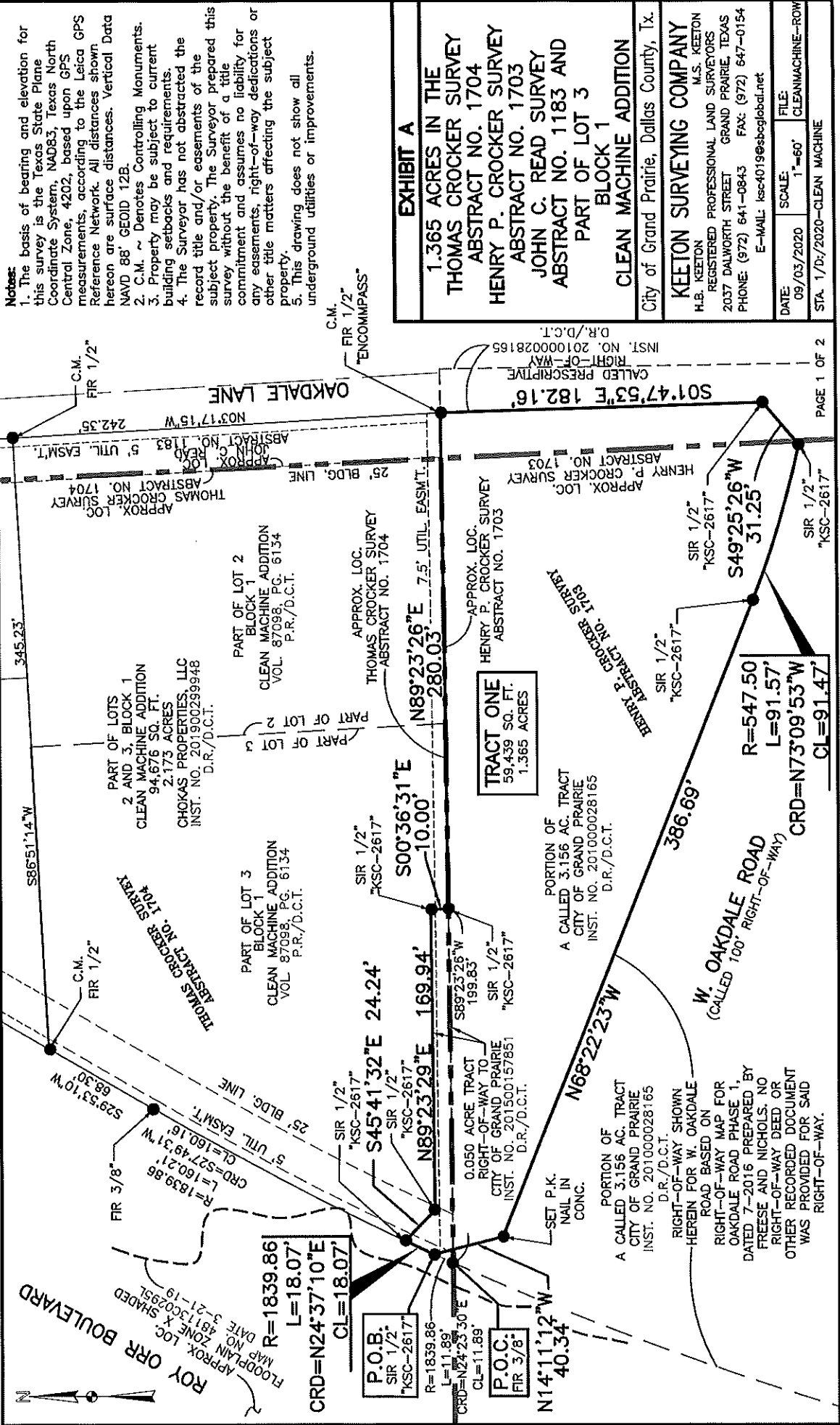


EXHIBIT 'A'

**METES AND BOUNDS DESCRIPTION:**

**TRACT ONE:**

BEING a 1.365 acre tract of land situated in the Thomas Crocker Survey, Abstract No. 1704, Henry P. Crocker Survey Abstract No. 1703, and the John C. Read Survey Abstract No. 1183, in the City of Grand Prairie, Dallas County, Texas, said 1.365 acre tract consisting of a portion of Lot 3, Block 1, Clean Machine Addition, an addition to the City of Grand Prairie according to the plat thereof, recorded in Volume 87098, Page 6134, of the Plat Records of Dallas County, Texas, same being a portion of a 0.050 acre tract deeded to the City of Grand Prairie for right-of-way according to the deed thereof recorded in Instrument No. 201500157851, of the Deed Records of Dallas County, Texas, and a portion of a called 3.156 acre tract deeded to the City of Grand Prairie according to the deed thereof recorded in Instrument No. 201000028165, of the Deed Records of Dallas County, Texas, said 1.365 acre tract being more particularly described as follows;

**COMMENCING** at a 3/8 inch iron rod found for the southwest corner of said Lot 3 same being the southwest corner of said 0.050 acre tract and the northwest corner of said called 3.156 acre tract, said point also being in the easterly line of said Roy Orr Boulevard (right-of-way varies) and in a curve to the right;

**THENCE** in a northeasterly direction with said easterly line of Roy Orr Boulevard and westerly line of said Lot 3 same being the westerly line of said 0.050 acre tract and with said curve to the right having a radius of 1839.86 feet, for an arc length of 11.89 feet, and having a chord that bears N. 24°23'30" E. 11.89 feet, to a 1/2 inch iron rod set with cap marked "KSC-2617" for angle point in said curve for the **POINT OF BEGINNING** of herein described tract;

**THENCE** continuing in a northeasterly direction with said easterly line of Roy Orr Boulevard and westerly line of said Lot 3, same being westerly line of said 0.050 acre tract and with said curve to the right having a radius of 1839.86 feet, for an arc length of 18.07 feet, and having a chord that bears N. 24°37'10" E. 18.07 feet to a 1/2 inch iron rod set with cap marked "KSC-2617" for corner in said curve;

**THENCE** S. 45°41'32" E., over and across said Lot 3 same being the corner clip line of said 0.050 acre tract, for a distance of 24.24 feet to a 1/2 inch iron rod set with cap marked "KSC-2617" for angle point;

**THENCE** N. 89°23'29" E., over and across said Lot 3 same being the north line of said 0.050 acre tract, for a distance of 169.94 feet to a 1/2 inch iron rod set with cap marked "KSC-2617" for the northeast corner of said 0.050 acre tract;

**THENCE** over and across said Lot 3, same being the east line of said 0.050 acre tract, for a distance of 10.00 feet to a 1/2 inch iron rod set with cap marked "KSC-2617" for the southeast corner of said 0.050 acre tract and in the south line of said Lot 3 and the north line of said 3.156 acre tract;

**THENCE** N. 89°23'26" E., with the south line of Lots 3 and 2 of said Clean Machine Addition and the north line of said 3.156 acre tract, a distance of 280.03 feet to a 1/2 inch iron rod with cap marked "Encommpass" found for the southeast corner of said Lot 2 and being in the west line of Oakdale Lane (right-of-way varies)

**THENCE** S. 01°47'53" E., with said west line of Oakdale Lane, a distance of 182.16 feet to a 1/2 inch iron with cap marked "KSC-2617" set for corner;

**THENCE** S. 49°25'26" W., over and across said 3.156 acre tract and a new corner clip line of W. Oakdale Road (called 100' right-of-way~right-of-way of said W. Oakdale Road based on map for Oakdale Road Phase 1, dated 7-2016 prepared by Freese and Nichols, no deed other other documents provided for said right-of-way), a distance of 31.25 feet to a 1/2 inch iron with cap marked "KSC-2617" set for the beginning of a curve to the right;

**THENCE** in a northwesterly direction over and across said 3.156 acre tract and with new northerly line of said W. Oakdale Road, and with said curve to the right having a radius of 547.50 feet, for an arc length of 91.57 feet, and having a chord that bears N. 73°09'53" W. 91.47 feet to a 1/2 inch iron rod set with cap marked "KSC-2617" for end of said curve;

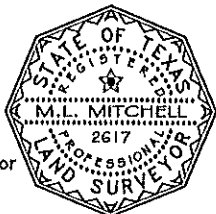
**THENCE** N. 68°22'23" W., over and across said 3.156 acre tract and with said new northerly line of said W. Oakdale Road, a distance of 386.69 feet to a set P.K. nail in concrete for corner;

**THENCE** N. 14°11'12" W., over and across said 3.156 acre tract a distance of 40.34 feet to the **POINT OF BEGINNING** and **CONTAINING** 59,439 square feet or 1.365 acres of land, more or less.

I, M. L. Mitchell, a Registered Professional Land Surveyor, hereby certify that the foregoing Plat was compiled from an accurate survey made on the ground under my personal supervision.



M. L. Mitchell  
Registered Professional Land Surveyor  
Registration No. 2617



<b>EXHIBIT A</b>		
1.365 ACRES IN THE THOMAS CROCKER SURVEY ABSTRACT NO. 1704 HENRY P. CROCKER SURVEY ABSTRACT NO. 1703 JOHN C. READ SURVEY ABSTRACT NO. 1183 AND PART OF LOT 3 BLOCK 1 CLEAN MACHINE ADDITION		
City of Grand Prairie, Dallas County, Tx.		
<b>KEETON SURVEYING COMPANY</b> H.B. KEETON M.S. KEETON REGISTERED PROFESSIONAL LAND SURVEYORS 2037 DALWORTH STREET GRAND PRAIRIE, TEXAS PHONE: (972) 641-0843 FAX: (972) 647-0154 E-MAIL: ksc4019@sbcglobal.net		
DATE: 09/03/2020	SCALE: 1"=60'	FILE: CLEANMACHINE-ROW
STA. 1/D;/2020-CLEAN MACHINE		



130 0 130 Ft

Grand Prairie Maps

Date: 9/10/2020 Time: 12:07:05 PM

This data has been compiled by the City of Grand Prairie IT/GIS department. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



EXHIBIT 'B'