



City of Grand Prairie

City Hall
300 W. Main Street
Grand Prairie, Texas

Meeting Agenda

City Council

Tuesday, November 3, 2020

5:00 PM

City Hall - City Council Chambers

Call to Order

Staff Presentations

- 1 [20-10506](#) COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer
- 2 [20-10522](#) Community Revitalization Update - Presented by Andrew Fortune, Assistant to the City Manager
- 3 [20-10523](#) Legislative Update - Presented by Andrew Fortune, Assistant to the City Manager

Agenda Review

Executive Session

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

- (1) Section 551.071 "Consultation with Attorney - Alcohol Regulations; Benavides Complaint"*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters - City Manager Contract"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations"*

Recess Meeting

6:30 PM Reconvene Meeting

Invocation: Andrew Fortune, Assistant to the City Manager

Pledge of Allegiance to the US Flag and to the Texas Flag led by Council Member Greg Giessner

Consent Agenda

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

- 4 [20-10537](#) Minutes of the October 13, 2020, City Council Meeting
- 5 [20-10503](#) August 21, 2020 Budget Workshop Minutes
Attachments: [08-21-2020 Budget Workshop Minutes](#)
- 6 [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.
- 7 [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](#)
- 8 [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](#)

- 9 [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: [NEGOV SHI Quote-19600511.pdf](#)

- 10 [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](#)

- 11 [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](#)

- 12** [20-10500](#) 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.
- Attachments:** [20126 - Evaluation Scorecard \(CC Exhibit\).pdf](#)
 [Copy of 20126 - Estimated Annual Contract Value.xlsx](#)
- 13** [20-10513](#) 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
- Attachments:** [19096 - CC Exhibit.pdf](#)
- 14** [20-10463](#) 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
- Attachments:** [20-10463.docx](#)
- 15** [20-10469](#) Contract with The Perfect Light for Holiday Decorations in the amount of \$67,352.22 in Peninsula PID (Council Districts 4 and 6)
- Attachments:** [Exhibit A PNPID Budget Peninsula FY21.pdf](#)
- 16** [20-10473](#) 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
- Attachments:** [20-10473.docx](#)

- 17 [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](#)
- 18 [20-10478](#) Change Order/Amendment No. 1 in the net negative amount of (\$62,528.25) with Excel Trenching for 30"/36" Robinson Road Waterline
Attachments: [618.113 WTER.xlsx](#)
- 19 [20-10479](#) Access agreement with North Texas Tollway Authority (NTTA) for access across City-owned property located at 2001 Dogwood Court and 1901 Egyptian Way for investigation and surveying of the retaining wall located along SH 161 and Egyptian Way
Attachments: [EXHIBIT B PROJECT LIMITS NTTA.pdf](#)
[EXHIBIT A AERIAL DOGWOOD COURT LICENSE.pdf](#)
- 20 [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
- 21 [20-10504](#) Award a contract for the installation of an above-ground fuel tank and remodel at the Loyd Park fueling station to Stovall Commercial Contractors, LLC in the amount of \$130,168.64 through a national interlocal agreement with BuyBoard
Attachments: [20-10504.xlsx](#)
- 22 [20-10507](#) License for Fairway Park Homeowners Association to allow for construction of perimeter wall and keystone retaining walls to encroach on the right-of-way of Avenue K for license fee of \$500 and term of ten years; Liability insurance is required
Attachments: [EXHIBIT A AERIAL FARWAY LICENSE LOCATION.pdf](#)
[EXHIBIT B AERIAL.pdf](#)
- 23 [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

- 24** [20-10526](#) Purchase of Panasonic "Toughbook" rugged mobile laptops and docking stations for the Police Department from GTS Technology Solutions (GTS) in the amount of \$169,151 through a State Interlocal Agreement with the Department of Information Resources (DIR).
Attachments: [QT62547.pdf](#)
[20-10526 - Expenditure Appropriation.docx](#)
- 25** [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](#)
- 26** [20-10502](#) Ordinance authorizing the abandonment and vacation of certain portions of a water easement and a sanitary sewer easement located in the City of Irving between Texas Plaza Drive and State Highway No. 183 and being part of a 21.703 acre tract owned by Grand Braniff, LLC, for \$250
Attachments: [GRAND BRANIFF EXHIBIT A ABANDONMENT SS TR 1 .pdf](#)
[GRAND BRANIFF EXHIBIT A ABANDONMENT WATER TR 1 .pdf](#)
- 27** [20-10517](#) Ordinance authorizing the abandonment of an un-needed sanitary sewer easement containing 0.268 acre located at 870 SH 161 to Natitex, Ltd., a Texas limited partnership, for \$250
Attachments: [EXHBIT A EASEMENT TO BE ABANDONED.pdf](#)
[EXHIBIT B AERIAL NATITEX.pdf](#)
- 28** [20-10475](#) Ordinance authorizing the abandonment of an un-needed 10-foot utility easement located at 401 SW 14th Street to the property owners, Juan M. Granados and Alejandra R. Granados
Attachments: [EXHBIT B AERIAL 401 SW 14TH STREET.pdf](#)
[EXHIBIT A 401 SW 14 TH STREET ESMT ABANDONMENT.pdf](#)

- 29** [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](#)
- 30** [20-10508](#) Ordinance authorizing the abandonment and vacation of certain portions of a water easement and a sanitary sewer easement located in the City of Irving between the southwest corner of Texas Plaza Drive and Loop 12 and being part of a 21.703 acre tract owned by Jefferson Texas Plaza (Phase 2) LLC, for \$250
Attachments: [JEFFERSON TEXAS ABANDONMENT EXHIBITS SS TRACT 2.pdf](#)
[JEFFERSON TEXAS ABANDONMENT EXHIBITS WATER TR 2.pdf](#)
- 31** [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](#)
- 32** [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](#)
- 33** [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](#)
- 34** [20-10528](#) Resolution authorizing the City Manager to apply for funding to the Tarrant County 9-1-1 District Public Safety Answering Point (PSAP) Assistance Program, in the amount of \$77,992 to purchase 9-1-1 related equipment, software, training and other allowable expenses.
Attachments: [2021 ECC Assistance Grand Prairie.pdf](#)
- 35** [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

Public Hearing on Zoning Applications

- 36** [20-10454](#) SU190703A - Specific Use Permit Amendment - tru by Hilton (City Council District 4). Amendment of a Specific Use Permit granted for a hotel use to a Specific Use Permit for a hotel use classified as a Midscale/Upper-Midscale Hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Attachments: [Exhibit A - Location Map.pdf](#)

[Attachment i - Hotel Classification within 1 Mile.pdf](#)

[PZ Draft Minutes 10-12-2020.pdf](#)

- 37** [20-10455](#) Z201001/CP201001 - Zoning Change/Concept Plan - Warehouse at N Hwy 161 & Deja Lane (City Council District 5). Zoning Change and Concept Plan for an industrial development with a 130,000 sq. ft. warehouse. A 9.278-acre tract of land in the P.H. Ford Survey, Abstract No. 1711, and the Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N Hwy 161. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Attachments: [Exhibit A - Boundary Description.pdf](#)

[Exhibit B - Concept Plan.pdf](#)

[Exhibit C - Conceptual Elevations.pdf](#)

[PZ Draft Minutes 10-12-2020.pdf](#)

- 38** [20-10456](#) SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Attachments: [Exhibit A - Boundary Description.pdf](#)

[Exhibit B - Site Plan.pdf](#)

[Exhibit C - Landscape Plan.pdf](#)

[Exhibit D - Building Elevations.pdf](#)

[Exhibit E - Appendix F Checklist.pdf](#)

[Attachment i - Letters of Support.pdf](#)

[PZ Draft Minutes 10-12-2020.pdf](#)

Planning and Zoning Items for Individual Consideration

- 39** [20-10515](#) AV201101 - Alcohol Variance - 311 East Main Street (City Council District 5). A request for an alcohol variance by Jerry Herring, for alcohol sales within 300 feet of Uplift Education, located at 311 East Main St, legally described as Lots 14-17A, Thomas Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned "CA" Central Area District.

Attachments: [Exhibit A - Location Map.pdf](#)

[Exhibit B - Police Letter.pdf](#)

Citizen Comments

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

Adjournment

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., the City Council agenda was prepared and posted October 30, 2020.

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) at least three (3) business days prior to the scheduled meeting to request an accommodation.



Legislation Details (With Text)

File #:	20-10506	Version:	1	Name:	COVID Update
Type:	Presentation	Status:		Staff Presentations	
File created:	10/21/2020	In control:		City Secretary	
On agenda:	11/3/2020	Final action:			
Title:	COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Title
COVID Update - Presented by Steve Dye, Deputy City Manager/Chief Operating Officer



Legislation Details (With Text)

File #:	20-10522	Version:	1	Name:	Community Revitalization
Type:	Presentation	Status:		Staff Presentations	
File created:	10/23/2020	In control:		City Secretary	
On agenda:	11/3/2020	Final action:			
Title:	Community Revitalization Update - Presented by Andrew Fortune, Assistant to the City Manager				
Sponsors:					
Indexes:					
Code sections:					
Attachments:					

Date	Ver.	Action By	Action	Result
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Title
Community Revitalization Update - Presented by Andrew Fortune, Assistant to the City Manager



Legislation Details (With Text)

File #: 20-10523 **Version:** 1 **Name:** Legislative Update
Type: Presentation **Status:** Staff Presentations
File created: 10/23/2020 **In control:** City Secretary
On agenda: 11/3/2020 **Final action:**
Title: Legislative Update - Presented by Andrew Fortune, Assistant to the City Manager
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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Title
Legislative Update - Presented by Andrew Fortune, Assistant to the City Manager



Legislation Details (With Text)

File #: 20-10537 **Version:** 1 **Name:** Minutes of October 13, 2020 Council Meeting
Type: Minutes **Status:** Consent Agenda
File created: 10/26/2020 **In control:** City Secretary
On agenda: 11/3/2020 **Final action:**
Title: Minutes of the October 13, 2020, City Council Meeting
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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From

Mona Lisa Galicia, Deputy City Secretary

Title

Minutes of the October 13, 2020, City Council Meeting

Presenter

Mona Lisa Galicia, Deputy City Secretary

Recommended Action

Approve



Legislation Details (With Text)

File #: 20-10503 **Version:** 1 **Name:** Budget Workshop Minutes
Type: Minutes **Status:** Consent Agenda
File created: 10/20/2020 **In control:** City Secretary
On agenda: 11/3/2020 **Final action:**
Title: August 21, 2020 Budget Workshop Minutes
Sponsors:
Indexes:
Code sections:
Attachments: [08-21-2020 Budget Workshop Minutes](#)

Date	Ver.	Action By	Action	Result
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From
Cathy DiMaggio

Title
August 21, 2020 Budget Workshop Minutes

Presenter
Kathleen Mercer, Budget Director

Recommended Action
Approve

Analysis
Minutes are attached.

**CITY OF GRAND PRAIRIE
CITY COUNCIL BUDGET WORKSHOP MINUTES
August 21, 2020**

The City of Grand Prairie City Council convened at 9:00 AM on August 21, 2020 via video conference. The following members were in attendance:

COUNCIL MEMBERS PRESENT

Ron Jensen, Mayor
Jorja Clemson, Mayor Pro Tem
Jim Swafford, Deputy Mayor Pro Tem
Greg Giessner
Jeff Copeland
Mike Del Bosque
John Lopez
Cole Humphreys
Jeff Wooldridge

Item #1: Introduction

With a quorum present, Mayor Jensen called the meeting to order at 9:00 AM and introduced City Manager Tom Hart. Councilmember Swafford also gave some opening remarks.

Item #2: Statistical Information Overview

City Manager Tom Hart presented the Statistical Information Overview. Mayor Jensen inquired about the City's population ranking #17 versus #15. Budget staff followed up and verified that based on US Census Bureau data, Grand Prairie is the 17th largest city in Texas.

Item #3: General Fund

Budget Director, Kathleen Mercer presented the General Fund update.

Councilmember Swafford requested an updated General Fund summary, with recalculated ending resources, based on updated revenue projections. Councilmember Clemson requested a list of positions frozen for FY21. Staff provided these items to Councilmembers as part of the follow-up packet.

Item #4: Employee Insurance Fund

Human Resources Director, Lisa Norris presented the Employee Insurance Fund update.

Item #5: Solid Waste Fund

Solid Waste and Recycling Manager, Dr. Patricia Redfearn presented the Solid Waste Fund update including a proposed 3% residential and 5.4% industrial fee increase. Councilmember Wooldridge requested to include Mansfield and Cedar Hill as part of the Solid Waste fee comparisons. Mayor Jensen mentioned that he would like to proceed with the decision on the use of carts. Mr. Dye responded that the pandemic delayed the decision to test the use of carts; however, staff would be bringing it to Council in the near future. He also mentioned that the City is going to retain a consultant to perform a cost analysis of the solid waste options, including carts.

Dr. Redfearn and her staff updated the comparative fee graphs to include Mansfield and Cedar Hill; staff provided these items to Councilmembers as part of the follow-up packet.

Item #6: Water/Wastewater Fund

Public Works Director Gabe Johnson and Debt and Treasury Manager Brady Olsen presented the Water/Wastewater Fund update including a proposed 4.5% water and wastewater fee increase. Councilmember Swafford commented on the rating agencies including TRA's and DWU's debt service in the City's coverage calculation.

Mayor Jensen asked staff to show revenue impact of not applying the 4.5% rate increase to the lowest residential tier for FY21. Based on staff analysis, not increasing the rate for the lowest water consumption tier equates to approximately \$113,792 in revenue. To offset this, the water rates for the other tiers would need to increase 4.76%, rather than the 4.5%

Item #7: CIP Projects

Various department heads presented the CIP projects.

The meeting concluded with Mayor Jensen and Mr. Hart thanking Budget staff and the Finance and Government Committee. Mayor Jensen adjourned the meeting at approximately 11:30 AM.

Submitted by Marlon Pacheco, Senior Financial Analyst, Budget Department



Legislation Details (With Text)

File #:	20-10505	Version:	1	Name:	OEM PM, Repairs, Parts & Equipment Rental
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/21/2020	In control:		In control:	Purchasing
On agenda:	11/3/2020	Final action:		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					
<div>  <div> <div>Bid Tabulation</div> <div>Concrete Supplies</div> <div>RFB #21000</div> </div> </div>				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 Mat	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 Mat	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" Chains 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" Chains 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 bundle	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 bundle	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 bundle	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) #1	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) #1	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) #1	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	Quickrete 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													
TOTAL					\$ 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:		Status:	Consent Agenda
File created:	10/23/2020	In control:		In control:	Police
On agenda:	11/3/2020	Final action:		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:		Status:	Consent Agenda
File created:	10/22/2020	In control:		In control:	Human Resources
On agenda:	11/3/2020	Final action:		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: [NEOGOV SHI 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 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
<u>Nov. 24' - Oct. 25'</u>	<u>5</u>	<u>\$ 35,005.37</u>
Estimated Total		\$159,132.67

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)

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

		Bid Tabulation					
		Overhead Door & Gate Maintenance					
		RFB # 21001					
				Dallas Automatic Gate		Door Tech of Texas	
				Mesquite		Fort Worth	
	REPAIR SERVICES						
	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
	INSTALLATION/UPGRADE SERVICES						
	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
	GRAND TOTAL			\$ 154,900.00			\$ 187,339.00

SCORECARD

		Evaluation Score Card		Dallas Automatic Gate	Door Tech of Texas		
		Overhead Door & Gate Maintenance					
		RFB # 21001		Mesquite	Fort Worth		
Evaluation Criteria		Maximum Score		Score	Score		
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		
Total		100.00		84.33	95.00		



Legislation Details (With Text)

File #:	20-10461	Version:	1	Name:	Annual Purchase of PPV Tahoes
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/6/2020	In control:		In control:	Fleet Services
On agenda:	11/3/2020	Final action:		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

				Freedom Chevrolet		Caldwell Country Chevrolet	
				Dallas, TX		Caldwell, TX	
Item	Description	QTY	UOM	Unit Price	Extended Price	Unit Price	Extended Price
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
	Total				\$2,060,650.00		\$2,131,550.00

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>General Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Police</u> Name of Department
ACCOUNTING UNIT:	<u>283210</u>
AVAILABLE:	<u>68320, Autos & Trucks, \$517,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>21505</u>
VENDOR NAME:	<u>Freedom Chevrolet</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>Equipment Acquisition Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Police</u> Name of Department
ACCOUNTING UNIT:	<u>287010</u>
AVAILABLE:	<u>68320, Autos & Trucks, \$1,073,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>21505</u>
VENDOR NAME:	<u>Freedom Chevrolet</u>
CONTINGENCY:	<u>NA</u>



Legislation Details (With Text)

File #:	20-10500	Version:	1	Name:	Concentra 5-Year Contract
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/20/2020	In control:		In control:	Human Resources
On agenda:	11/3/2020	Final action:		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

Evaluation Score Card 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 Management Solutions Houston, TX	Reconcile Care Management Services, PLLC Grand Prairie
Evaluation Criteria	Maximum Score	Score	Score	Score	Score	Score	Score
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		
Total	100.00	62.83	80.41	91.40	57.23		
Complete and accurate proposal		✓	✓	✓	✓	✓	✓
Notes					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

			Breio Health Center		Care Now		Concentra		DATCO	
			Grand Prairie, TX		Addison, TX		Addison, TX		Auburn, CA	
Item #	Description	# Annual Tests (approx)	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
§3.1 - Physical Exams										
1	Complete Health History: 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				
§3.2 - Drug and Alcohol Testing										
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
§3.3 - Innoculations and Vaccinations										
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 Vaccine (3-injection series) Cost per series	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		Care Now		Concentra		DATCO	
			Grand Prairie, TX		Addison, TX		Addison, TX		Auburn, CA	
Item #	Description	# Annual Tests (approx)	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
§3.4 - Various Tests										
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
Single Year Total from above for Price Evaluation.				203,661.00		110,928.00		98,206.50		152,821.76
Does not include rows highlighted in gray.										
§3.6 - Wellness Programs / Safety Seminars										
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		-		-		-
Other Services proposed:										
	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		-
	Peer Review Services	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

Item #	Description	# Annual Tests (approx)	Years 1-3 Unit Price	Extended Price	Years 1-3 Unit Price	Extended Price
§3.1 - Physical Exams						
1	Complete Health History: 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				
§3.2 - Drug and Alcohol Testing						
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		-		-
§3.3 - Innoculations and Vaccinations						
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 Vaccine (3-injection series) Cost per series	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)	Years 1-3 Unit Price	Extended Price	Years 1-3 Unit Price	Extended Price
§3.4 - Various Tests						
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		-		-
Single Year Total from above for Price Evaluation.				-		-
Does not include rows highlighted in gray.						

§3.6 - Wellness Programs / Safety Seminars						
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		-		-
Other Services proposed:						
	Drug Screen- 10 Panel	1		-		-
	ADapt Functional Job Analysis	1		-		-
	Collection Attempt	1		-		-
	Peer Review Services	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

			Concentra		Concentra		Concentra	
			Addison, TX		Addison, TX		Addison, TX	
Item #	Description	# Annual Tests (approx)	Years 1-3 Unit Price	Extended Price	Year 4 Unit Price	Extended Price	Year 5 Unit Price	Extended Price
§3.1 - Physical Exams								
1	Complete Health History: 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	68.50	2,397.50	69.00	2,415.00	69.50	2,432.50
2	CHEM 19, CBC, UA Cholesterol Evaluation	116	refer to rows 18 & 7 for alternate tests with pricing		refer to rows 18 & 7 for alternate tests with pricing		refer to rows 18 & 7 for alternate tests with pricing	
3	EKG	12	27.00	324.00	27.50	330.00	28.00	336.00
4	Vision Evaluation (acuity, depth perception, color blindness)	20	22.00	440.00	22.50	450.00	23.00	460.00
5	Audiogram	75	22.00	1,650.00	22.50	1,687.50	23.00	1,725.00
6	Spiromety	82	36.00	2,952.00	36.50	2,993.00	37.00	3,034.00
7	SMAC 20 Blood Test	10	47.00	470.00	47.50	475.00	48.00	480.00
8	Urinalysis	10	23.00	230.00	23.50	235.00	24.00	240.00
9	Body Fat Analysis	10	17.00	170.00	17.50	175.00	18.00	180.00
10	B-200 Back Evaluation	10	Devation		Devation		Devation	
11	TB Test (PPD)	120	24.00	2,880.00	24.50	2,940.00	25.00	3,000.00
12	Occult Blood	55	22.00	1,210.00	22.50	1,237.50	23.00	1,265.00
13	Chest x-ray (1-view)	7	57.00	399.00	57.50	402.50	58.00	406.00
14	PSA (T099)	45	46.00	2,070.00	46.50	2,092.50	47.00	2,115.00
15	Mammogram	1	300.00	300.00	300.00	300.00	300.00	300.00
16	Night Vision Testing	1	30.00	30.00	30.50	30.50	31.00	31.00
17	Haz Mat - Heavy Metal Screens	22	155.00	3,410.00	155.50	3,421.00	156.00	3,432.00
18	CBC	102	39.00	3,978.00	39.50	4,029.00	40.00	4,080.00
19	COMP Metabolic Panel	102	47.00	4,794.00	47.50	4,845.00	48.00	4,896.00
20	FCE (Functional Capacity Evaluation)	84	Range:	88.00 - 200.00	Range:	88.00 - 200.00	Range:	88.00 - 200.00
	<i>FCE Annual Estimate (based on highest price of the range quoted above)</i>	84	200.00	16,800.00	200.00	16,800.00	200.00	16,800.00
§3.2 - Drug and Alcohol Testing								
21	Drug Screens: 5-panel, non-DOT	510	47.00	23,970.00	47.50	24,225.00	48.00	24,480.00
22	Drug Screens: 5-panel, DOT	104	47.00	4,888.00	47.50	4,940.00	48.00	4,992.00
23	GC/MS Confirmation	614	included		included		included	
24	Breath Alcohol Tests - DOT Regulated	60	23.00	1,380.00	23.50	1,410.00	24.00	1,440.00
25	MRO Services for DOT Regulated Tests	62	included		included		included	
26	On-Site Collection	62	60.00	3,720.00	60.00	3,720.00	60.00	3,720.00
§3.3 - Innoculations and Vaccinations								
27	Hepatitis B Titer Test	82	59.00	4,838.00	59.50	4,879.00	60.00	4,920.00
28	Hepatitis B Booster	50	77.00	3,850.00	77.50	3,875.00	78.00	3,900.00
29	Hepatitis B Surface Antibody	1	59.00	59.00	59.50	59.50	60.00	60.00
30	Diphtheria Tetanus Vaccine	1	50.00	50.00	50.50	50.50	51.00	51.00
31	Measles Vaccine	5	67.00	335.00	67.50	337.50	68.00	340.00
32	Mumps Vaccine	5	line above is MMR		line above is MMR		line above is MMR	
33	Rabies Pre-Exposure Vaccinne (3-injection series) Cost per <u>series</u>	1	1,143.00	1,143.00	1,143.00	1,143.00	1,143.00	1,143.00



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

			Concentra		Concentra		Concentra	
			Addison, TX		Addison, TX		Addison, TX	
Item #	Description	# Annual Tests (approx)	Years 1-3 Unit Price	Extended Price	Year 4 Unit Price	Extended Price	Year 5 Unit Price	Extended Price
§3.4 - Various Tests								
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
Single Year Total from above for Price Evaluation. Does not include rows highlighted in gray.				118,746.50		119,515.50		120,284.50
§3.6 - Wellness Programs / Safety Seminars								
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, ad Reduce Workers' Comp Fraud	1		-		-		-
	OSHA Recordkeeping: Tips for Filling Out the Forms Correctly	1		-		-		-
Other Services proposed:								
	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
	Peer Review Services	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:		Status:	Consent Agenda
File created:	10/22/2020	In control:		In control:	Environmental Services
On agenda:	11/3/2020	Final action:		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

DESCRIPTION		QTY	UOM	UNIT PRICE
1	Brush and WoodManagement (50 points) or	1	CY	
2	Brush and WoodManagement (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)

File #:	20-10463	Version:	1	Name:	AssetWorks and Verizon Networkfleet GPS Integration
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/7/2020	In control:		In control:	Fleet Services
On agenda:	11/3/2020	Final action:		Final action:	
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				

Sponsors:

Indexes:

Code sections:

Attachments: [20-10463.pdf](#)

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:	<u>Fleet Services Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Finance-Fleet Services</u> Name of Department
ACCOUNTING UNIT:	<u>225510</u>
AVAILABLE:	<u>63160, Computer Hardware Maint, \$34,880</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>2499</u>
VENDOR NAME:	<u>Assetworks</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>Fleet Services Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Finance-Fleet Services</u> Name of Department
ACCOUNTING UNIT:	<u>225510</u>
AVAILABLE:	<u>63165, Computer Software Maint, \$74,892</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>2499</u>
VENDOR NAME:	<u>Assetworks</u>
CONTINGENCY:	<u>NA</u>



Legislation Details (With Text)

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

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.

INCOME:		Value	Assess Rate	Revenue		
Appraised Value		1,465,642,854	\$ 0.12	\$ 1,758,771		
Description	Account	2021	2022	2023	2024	2025
Beginning Balance (Estimated)		\$ 742,574	\$ 180,668	\$ 66,663	\$ 10,928	\$ 19,349
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
TOTAL INCOME		\$ 1,845,601	\$ 1,907,897	\$ 1,971,262	\$ 2,035,713	\$ 2,101,264
Amount Available		\$ 2,588,175	\$ 2,088,565	\$ 2,037,925	\$ 2,046,641	\$ 2,120,613

EXPENSES:		2021	2022	2023	2024	2025
Description						
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
		-	-	-	-	-
TOTAL EXPENSES		\$ 2,407,507	\$ 2,021,902	\$ 2,026,997	\$ 2,027,292	\$ 2,043,087
Ending Balance		\$ 180,668	\$ 66,663	\$ 10,928	\$ 19,349	\$ 77,526

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:		Status:	Consent Agenda
File created:	10/13/2020	In control:		In control:	Fleet Services
On agenda:	11/3/2020	Final action:		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](#)

Date	Ver.	Action By	Action	Result
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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:	<u>Solid Waste Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Environmental Services- Landfill</u> Name of Department
ACCOUNTING UNIT:	<u>304010</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$1,004,500</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>General Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Fire</u> Name of Department
ACCOUNTING UNIT:	<u>291210</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$34,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>General Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Public Works- Streets</u> Name of Department
ACCOUNTING UNIT:	<u>253010</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$370,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>Epic Central Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Parks and Recreation- Epic Central</u> Name of Department
ACCOUNTING UNIT:	<u>318510</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$28,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>General Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Planning and Development- Engineering</u> Name of Department
ACCOUNTING UNIT:	<u>231410</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$74,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>General Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Police</u> Name of Department
ACCOUNTING UNIT:	<u>283210</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$517,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>Park Venue General Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Parks and Recreation</u> Name of Department
ACCOUNTING UNIT:	<u>311310</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$32,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>Parks Venue General Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Parks and Recreation</u> Name of Department
ACCOUNTING UNIT:	<u>311610</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$32,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>Park Venue General Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Parks and Recreation</u> Name of Department
ACCOUNTING UNIT:	<u>312610</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$37,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>Water Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Environmental Services- Water Inspections</u> Name of Department
ACCOUNTING UNIT:	<u>303010</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$87,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>Water Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Public Works- Water</u> Name of Department
ACCOUNTING UNIT:	<u>361111</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$100,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>

CITY OF GRAND PRAIRIE
OPERATING BUDGET EXPENDITURE INFORMATION

FUND:	<u>Water Fund</u> Name of Fund (i.e. General Fund)
AGENCY:	<u>Public Works- Water</u> Name of Department
ACCOUNTING UNIT:	<u>361211</u>
AVAILABLE:	<u>68320, Autos and Trucks, \$287,000</u> Account Code, Description, and amount available
STAFF CONTACT:	<u>Jayson R. Ramirez</u>
VENDOR NUMBER:	<u>18060</u>
VENDOR NAME:	<u>Grapevine DCJ, LLC</u>
CONTINGENCY:	<u>NA</u>



Legislation Details (With Text)

File #:	20-10476	Version:	1	Name:	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
Type:	Agenda Item	Status:			Consent Agenda
File created:	10/16/2020	In control:			Engineering
On agenda:	11/3/2020	Final action:			
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.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	WO 620.26.pdf				

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
TOTAL	\$8,895,781	\$457,885	\$0	\$457,885	\$8,895,781



Legislation Details (With Text)

File #:	20-10478	Version:	1	Name:	Change Order/Amendment No. 1 in the net negative amount of (\$62,528.25) with Excel Trenching for 30"/36" Robinson Road Waterline
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/16/2020	In control:		In control:	Engineering
On agenda:	11/3/2020	Final action:		Final action:	
Title:	Change Order/Amendment No. 1 in the net negative amount of (\$62,528.25) with Excel Trenching for 30"/36" Robinson Road Waterline				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	618.113 WTER.pdf				

Date	Ver.	Action By	Action	Result
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From

George Fanous

Title

Change Order/Amendment No. 1 in the net negative amount of (\$62,528.25) with Excel Trenching for 30"/36" Robinson Road Waterline

Presenter

Gabe Johnson, Director of Public Works

Recommended Action

Approve

Analysis

On March 3, 2020 the City council approved a construction contract with Excel Trenching for 30"/36" Robinson Road Waterline in the total amount of \$4,696,891.40; material testing with Alliance Geotechnical Group in the amount of \$88,552.20; in-house engineering in the amount of \$140,906; and 5% construction contract contingency in the amount of \$234,844 for a total project cost of \$5,161,193.60.

Proposed Change Order/Amendment No.1 in the net negative amount of (\$62,528.25) provides for additional concrete pavement repairs, substituting pipe cleaning wyes with 8 access manways and a coffer dam agreement during construction; it also provides for deleting a 30" water valve, reducing 18 LF 48" steel casing.

Proposed change order/Amendment No.1 provides for total increase in the amount of \$99,997.75 and a total decrease of (\$162,526.00) for a cumulative amount of \$262,523.75 and a net negative amount of (\$62,528.25).

The completion date will be revised by 14 calendar days to February 12,2021.

Financial Consideration

No additional funding is required for this net negative Change Order/Amendment No.1 in the amount of (\$62,528.25).

Funding for this project is available in the Water Capital Projects Fund (500592) WO #01811303 (Robinson Rd EST & 30" Water Line). Net negative amount will be added back into the contract contingency.

CITY OF GRAND PRAIRIE

CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 500592 / 01811303

Project Title: Robinson Rd EST & 30" Water Line

Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Prof Engineering 61041	\$531,912	\$0	\$0	\$0	\$531,912
Land Purchase 68090	\$47,014	\$0	\$0	\$0	\$47,014
Easement Title 68091	\$67,309	\$1	\$0	\$1	\$67,309
Construction 68540	\$5,313,614	(\$1)	\$0	(\$1)	\$5,313,614
Eng/Con/Geo 68560	\$238,340	\$1	\$0	\$1	\$238,340
Labor 68999	\$5,235	\$0	\$0	\$0	\$5,235
TOTAL	\$6,203,424	\$1	\$0	\$1	\$6,203,424



Legislation Details (With Text)

File #:	20-10479	Version:	1	Name:	Access agreement to North Texas Tollway Authority (NTTA) for access across City-owned property located at 2001 Dogwood Court and 1901 Egyptian Way for investigation and surveying of the retaining wall located along SH 161 and Egyptian Way.
Type:	Agenda Item	Status:			Consent Agenda
File created:	10/16/2020	In control:			Engineering
On agenda:	11/3/2020	Final action:			
Title:	Access agreement with North Texas Tollway Authority (NTTA) for access across City-owned property located at 2001 Dogwood Court and 1901 Egyptian Way for investigation and surveying of the retaining wall located along SH 161 and Egyptian Way				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	EXHIBIT B PROJECT LIMITS NTTA.pdf EXHIBIT A AERIAL DOGWOOD COURT LICENSE.pdf				

Date	Ver.	Action By	Action	Result
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From

Dwayne Tyner

Title

Access agreement with North Texas Tollway Authority (NTTA) for access across City-owned property located at 2001 Dogwood Court and 1901 Egyptian Way for investigation and surveying of the retaining wall located along SH 161 and Egyptian Way

Presenter

Gabe Johnson, Director of Public Works

Recommended Action

Approve

Analysis

NTTA needs to perform an investigation of the retaining wall which extends east and north of this property (See **Exhibit "A"** for location). The investigation is necessary to determine if any repairs need to be done to the retaining wall. Since Arbor Creek and extremely rough terrain are behind the wall, this lot appears to be the only reasonable way to access this retaining wall to perform the required investigation (See **Exhibit "B"** for project limits). No machinery or heavy equipment will be on this City property. This will be limited to foot traffic only. Vehicles will be parked on Dogwood Court.

In order to perform the required investigation and survey work, NTTA will need short term access. The access agreement will have a term of 90-days from the time of execution of the access agreement by the City.

Financial Consideration

Revenue: None

EXHIBIT B PROJECT LIMITS

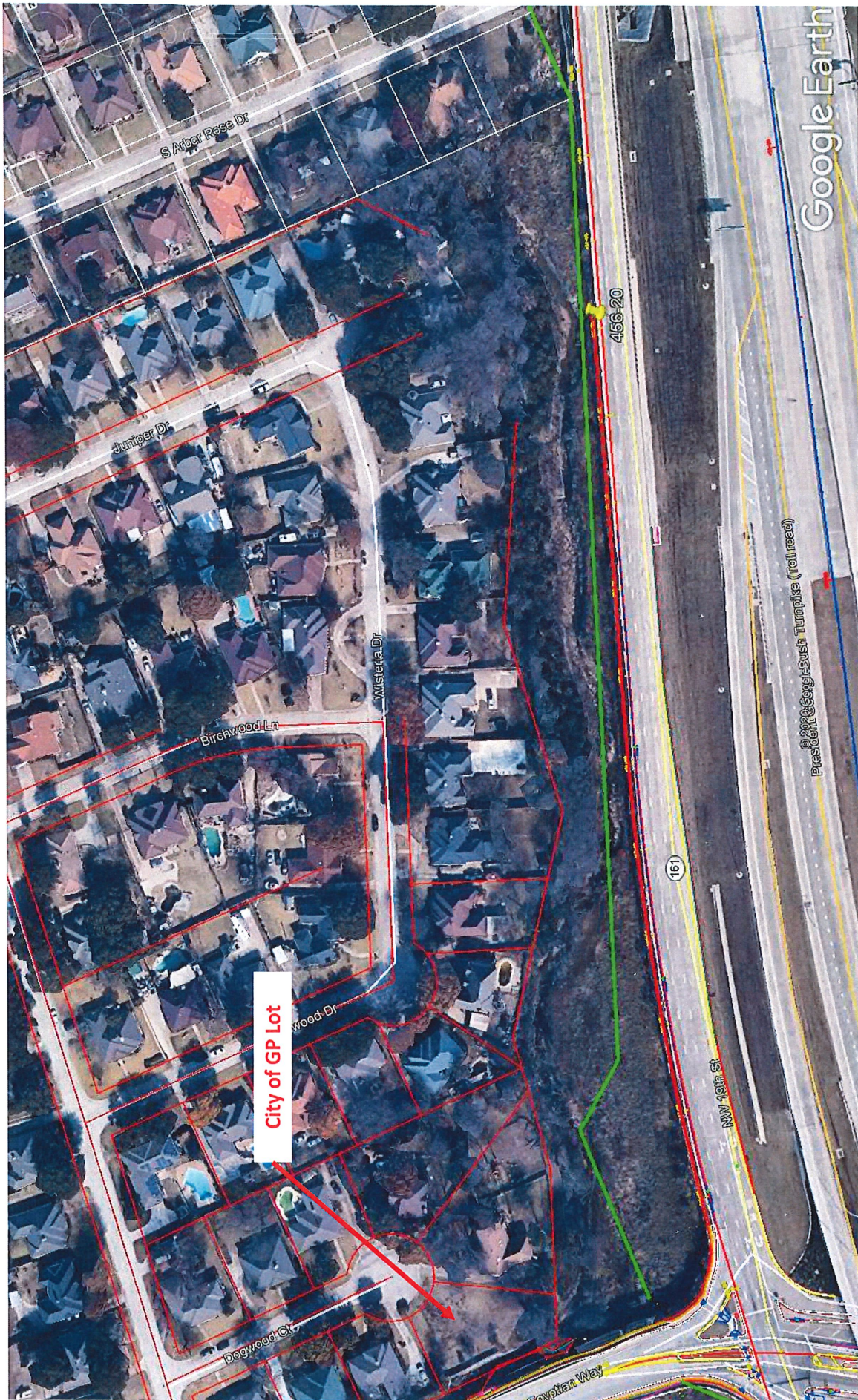


EXHIBIT A AERIAL



Grand Prairie Maps

Date: 10/21/2020 Time: 1:53:45 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.



Grand
Prairie
TEXAS

Floodways Dallas

OTHER



FLOODWAY



Legislation Details (With Text)

File #:	20-10481	Version:	1	Name:	Resale items from Eddlemons
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/19/2020	In control:		In control:	Parks & Recreation
On agenda:	11/3/2020	Final action:		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)

File #: 20-10504 **Version:** 1 **Name:** Loyd Park Fueling Station
Type: Agenda Item **Status:** Consent Agenda
File created: 10/23/2020 **In control:** Fleet Services
On agenda: 11/3/2020 **Final action:**
Title: Award a contract for the installation of an above-ground fuel tank and remodel at the Loyd Park fueling station to Stovall Commercial Contractors, LLC in the amount of \$130,168.64 through a national interlocal agreement with BuyBoard

Sponsors:

Indexes:

Code sections:

Attachments: [20-10504.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Jayson R. Ramirez, Fleet Services Manager

Title

Award a contract for the installation of an above-ground fuel tank and remodel at the Loyd Park fueling station to Stovall Commercial Contractors, LLC in the amount of \$130,168.64 through a national interlocal agreement with BuyBoard

Presenter

Jayson R. Ramirez, Fleet Services Manager

Recommended Action

Approve

Analysis

The Loyd Park fuel tank will be added as one of the City of Grand Prairie's fueling sites and managed by Fleet Services. This project involves the replacement of one (1) 300 gallon gravity fed diesel tank and one (1) 1,000 gallon gravity fed unleaded fuel tank, along with other items.

The age of the components of this fuel island (gravity fed tanks, lines, and other dispensing components) along with recommendations by Environmental Services result in this request of the removal and replacement of the dilapidated tanks with safer, more efficient and modern above-ground fuel tanks.

The entire project consists of:

- Furnish and install one (1) 2000 gallon DW2085 Fireguard fuel tank split 1k/1k for diesel and unleaded **\$21,775;**
- Furnish and install one (1) Dual Product/Dual Hose-gallons only Bennett Electronic Dispenser AST pedestal **\$6,208.34;**

- Furnish and install all new ball valves, solenoid, piping, sheer valves, and flex lines for each product; furnish and install two (2) remote fill boxes; furnish and install new EVO 200 tank level monitoring system to include all electrical; furnish and install owner provided AssetWorks card reader system; remove and install new electrical panel to accommodate additional circuit breakers added for new fuel system **\$33,834.30**;
- Remove existing 1,000 gallon unleaded gravity fed fuel tank, 300 gallon diesel gravity fed fuel tank, and concrete containment dike; furnish and install new concrete slab for both new above ground tanks; furnish and install new concrete pad for dispenser and card reader; furnish and install new bollards for dispenser and card reader; saw cut existing driveway, trench from AST along fence lines up to out building where tank level monitoring system will be located **\$21,600**;
- Install new conduit for power, communications and tank level monitoring probe cables; program, purge, test, calibrate, and startup of all equipment; TCEQ registration, permit with Fire Marshal, and electrical permit **\$20,411**;
- Labor **\$21,840**;
- Equipment **\$4,500**;
- Contingency of 5% **\$6,508.43**; and,
- Environmental contingency **\$5,000**.

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 # 590-19 effective date July 01, 2019 and expiring June 30, 2022.

Financial Consideration

Funding for the complete above ground tanks installation project at the Lynn Creek Park fueling station for a total amount of **\$141,677.07** is as follows:

1. **\$141,677.07** is available in the Lake Capital Projects Fund (318793), WO #02101103 (Fuel Island Upgrade Loyd Park)

CITY OF GRAND PRAIRIE
CAPITAL PROJECTS BUDGET SUMMARY

Fund/Activity Account: 318793-02101103
Project Title: Fuel Island Upgrade - Loyd Park
Current Request: \$0.00

ACCOUNT DESCRIPTION	1 CURRENT BUDGET	2 AVAILABLE BALANCE	3 CURRENT REQUEST	2+3 REVISED BALANCE	1+3 AMENDED BUDGET
Construction (68540)	\$225,000	\$225,000		\$225,000	\$225,000
Bldgs & Ground Maint. (630)	\$25,000	\$25,000			\$25,000
					\$0
					\$0
					\$0
					\$0
					\$0
					\$0
TOTAL	\$250,000	\$250,000	\$0	\$225,000	\$250,000



Legislation Details (With Text)

File #:	20-10507	Version:	1	Name:	License for Fairway Park Homeowners Association to allow for construction of perimeter wall and keystone retaining walls to encroach on the right of way of Ave K
Type:	Agenda Item	Status:			Consent Agenda
File created:	10/21/2020	In control:			Engineering
On agenda:	11/3/2020	Final action:			
Title:	License for Fairway Park Homeowners Association to allow for construction of perimeter wall and keystone retaining walls to encroach on the right-of-way of Avenue K for license fee of \$500 and term of ten years; Liability insurance is required				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	EXHIBIT A AERIAL FARWAY LICENSE LOCATION.pdf EXHIBIT B AERIAL.pdf				

Date	Ver.	Action By	Action	Result
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From

Dwayne Tyner

Title

License for Fairway Park Homeowners Association to allow for construction of perimeter wall and keystone retaining walls to encroach on the right-of-way of Avenue K for license fee of \$500 and term of ten years; Liability insurance is required

Presenter

Gabe Johnson, Director of Public Works

Recommended Action

Approve

Analysis

Fairway Park HOA proposes to build a perimeter wall and new keystone retaining wall in the right of way of Avenue K. Their existing crosstie retaining wall is deteriorated and cannot be replaced in the existing location due to proximity of homes only a few feet from the retaining wall.

According to HOA engineers, the best solution is to build a new wall into the City row---25-feet from the sidewalk and concentric with the alignment of Avenue K. The right of way within in the green area of Exhibit "A" will be re-graded.

Terms and conditions of the license include the following:

1. The license area to the east is shortened to avoid City utility locations.
2. Fairway Park HOA is required to file and get approval from appropriate City departments before starting any construction.
3. The keystone retaining wall will be moved out into the row in the vicinity of but not further north than the red line shown on the Exhibit "A".
4. All new construction will be contained entirely within the green licensed area.
5. A privacy/boundary fence will be constructed on or immediately north of the retaining wall with City approved material for a screening wall.
6. The actual location of both elements will depend on minimizing disruption to trees and how the berms and terraces will best fit in the green area of the aerial.
7. The right of way in the green area will be re-graded and terraced south to the top of the new keystone retaining wall. All current drainage patterns will be maintained.
8. Seven trees are in the green area. Two will likely have to be removed. HOA will submit a landscaping plan with the permit. HOA will likely replant trees inside the green area to extend the canopy east and slightly west.
9. HOA currently maintains the entire right of way and will continue to maintain.
10. The current property line is approximately along the brick screening wall. If the license is granted, then HOA would have approximately 15' to work with outside that current brick screening wall to the north and Avenue K. It also slopes downward out there so HOA engineer thinks much of the wall sections will lower than currently with the railroad tie wall is the case.
11. HOA we can also commit to not having any wall components extended north of the line of license.
12. HOA will not regrade or disturb the current row north of the red line (license area) unless the city feels it would be of benefit to facilitate drainage north of the wall.

Proposed construction will not take place until at least 2022 due to funding constraints. The recommended license term is 10-years with either party having the right to terminate upon written notice.

All utilities have agreed with the encroachment of the perimeter and retaining walls in the right of way of Avenue K.

Staff recommends approval of the license agreement.

Financial Consideration

Revenue: \$500.00 which is the recommended one time only charge for the ten-year term license in addition to the application fee of \$100.00.

Grand Prairie
— T E X A S —
FY2020
“Exhibit A”

Attached description and plat(s) or sketch(es) of license area sought:

Property Line Boundary of Interest (Orange/White): Property line north of 2707 Fairway Park St to 2719 Fairway Park St adjoining the Avenue K East Bound right-of-way

Proposed Line of Adjustment to Property Line (Red): Beginning at our entrance and extending approx. 520 ft to the east, the proposed adjustment is along a curve approx. 25 ft south of the southern edge of the existing sidewalk to approx. 5 ft west of the existing eastern marker.

Right-of-Way License (Green): Area south of proposed line of adjustment to current property lines for 2707-2719 Fairway Park St. License would be to the Fairway Park Homeowners Association, Inc., not the individual owners of these units.

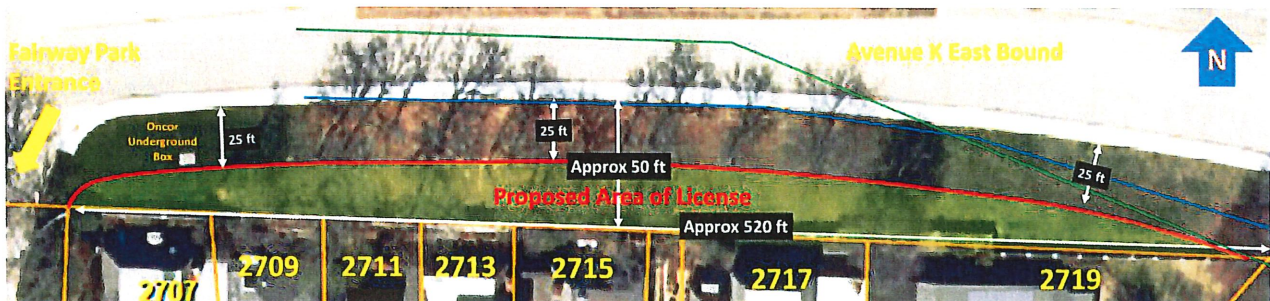
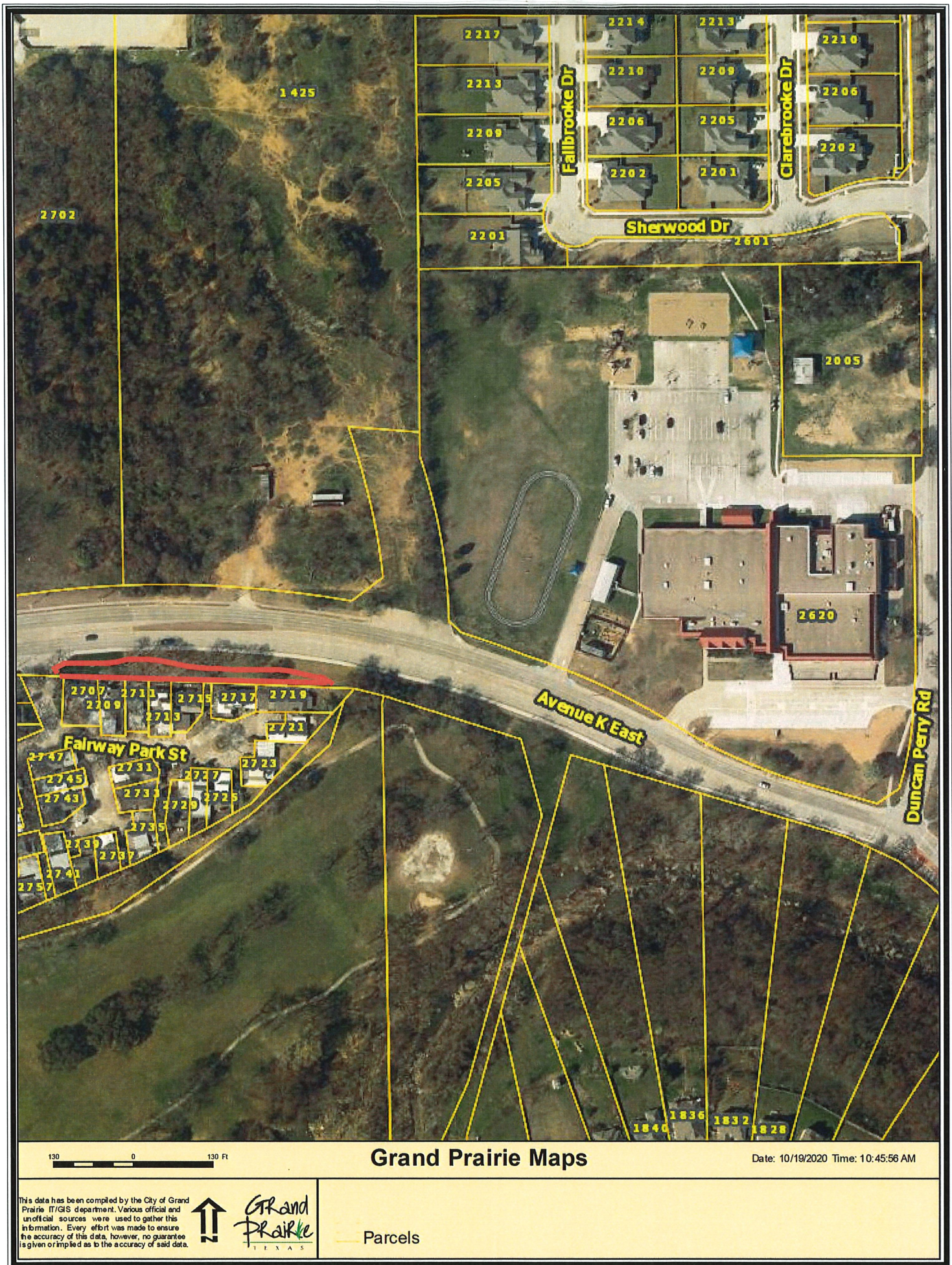


EXHIBIT "B"





Legislation Details (With Text)

File #:	20-10519	Version:	1	Name:	Amendment No. 2 with Merritt Development
Type:	Agenda Item	Status:		Status:	Consent Agenda
File created:	10/22/2020	In control:		In control:	City Council
On agenda:	11/3/2020	Final action:		Final action:	
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				

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 #:	20-10526	Version:	1	Name:	Purchase of Panasonic Toughbooks and Docking Stations
Type:	Agenda Item	Status:			Consent Agenda
File created:	10/23/2020	In control:			Police
On agenda:	11/3/2020	Final action:			
Title:	Purchase of Panasonic "Toughbook" rugged mobile laptops and docking stations for the Police Department from GTS Technology Solutions (GTS) in the amount of \$169,151 through a State Interlocal Agreement with the Department of Information Resources (DIR).				

Sponsors:

Indexes:

Code sections:

Attachments: [QT62547.pdf](#)
[20-10526 - Expenditure Appropriation.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Fred Bates, Jr.

Title

Purchase of Panasonic "Toughbook" rugged mobile laptops and docking stations for the Police Department from GTS Technology Solutions (GTS) in the amount of \$169,151 through a State Interlocal Agreement with the Department of Information Resources (DIR).

Presenter

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

Recommended Action

Approve

Analysis

The Police Department is seeking to purchase thirty-one (31) rugged mobile laptops and docking stations for installation in newly ordered Police vehicles.

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

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

GTS Technology Solutions through their DIR contract as an authorized reseller offers the Panasonic products the City requires.

The contract, DIR-TSO-44025, will expire 11/10/2021, with one, one-year extension remaining.

Financial Consideration

Funding for the purchase is available in the FY 2020/2021 Equipment Acquisition Fund (4035) Police Department's budget (287010).



GTS Technology Solutions, Inc.
 9211 Waterford Centre Blvd
 Suite 275
 Austin, TX, 78758
 Phone: (512) 452-0651

Quote

Quote #: QT0062547
 Date: 10/22/2020
 Delivery Date:
 Expire Date: 11/18/2020
 Customer ID: TXGPIT13004
 Sales Contact: Tanner Funke

QUOTE FOR:			SHIP TO:			
City of Grand Prairie			City of Grand Prairie			
CUSTOMER P.O. NO.		TERMS		SALES REP		
CF-33		Net 30 Days		JD Rowell		
SHIPPING TERMS			SHIP VIA			
NO.	ITEM	CONTRACT	QTY.	UOM	PRICE	EXTENDED PRICE
1	CF-33LE-34VM: PANASONIC CF-33 TOUGHBOOK NOTE: PUBLIC SECTOR SPECIFIC, WIN10 PRO, INTEL CORE I5-7300U 2.60GHZ, VPRO, 12.0" QHD GLOVED MULTI TOUCH+DIGITIZER, 16GB, 512GB SSD, INTEL WIFI A/B/G/N/AC, TPM 2.0, BLUETOOTH, DUAL PASS (UPPER: WWAN/LOWER:DGPS), 4G LTE MULTI CARRIER (EM7511), DGPS, HELLO WEBCAM, 8MP CAM, CONTACTLESS SMARTCARD, 2D BAR LASER (N6603), TOUGHBOOK PREFERRED, FLAT, CF-SVCPDEP3Y - TOUGHBOOK TOUGHPAD PREMIER DEPLOYMENT - INCLUDES IMAGING, CUSTOMER PORTAL ACCESS, MULTILLOCATION SHIPPING AND DISK IMAGE MANAGEMENT AT THE PANASONIC NATIONAL SERVICE CENTER - YEARS 1,2,3), FZ-SVC512SSD3Y - 512GB SSD - TOUGHPAD NO RETURN OF DEFECTIVE DRIVE (YEARS 1,2,3), FZ-SVCTPNF3YR - PROTECTION PLUS WARRANTY - TABLET PC (YEARS 1, 2, 3), CF-SVCBIOS1 - NSC CUSTOM BIOS POST SALE ENTITLEMENT, CF-SVCADDP12B - ABSOLUTE RESILIENCE - 12 MONTH TERM - PANASONIC PS BUNDLE SLED CUSTOMER ONLY. MSRP: \$6314.00	DIR-TSO-4025	31.00	EACH	\$3,679.10	\$114,052.10
2	CF-VEK331LMP: PANASONIC Premium Keyboard for CF-33. Emissive Red Backlit (4 levels).Handle/kickstand - display can be opened to any angle.Compatible with Tablet, 33 Laptop Vehicle Dock, and 33 Desktop Dock.Ethernet, SDXC(full-size), HDMI, VGA, USB 2.0, USB 3.0 (2), Ser NOTE: MSRP: \$670.00	DIR-TSO-4025	31.00	EACH	\$579.23	\$17,956.13
3	CF-SVCPSY4: PANASONIC : 4th year Public Safety Service Bundle Add on (Year 4 only). Must be purchased in conjunction with PS bundle base unit. Includes Premier, P NOTE: MSRP: \$298.38	DIR-TSO-4025	31.00	EACH	\$317.91	\$9,855.21
4	DS-PAN-1112-2: Docking Station with Dual Pass-Through Antenna connection for Panasonic Toughbook 33, 2-in-1 Laptop with Power Supply NOTE: MSRP: \$1568.84	DIR-TSO-4025	31.00	EACH	\$880.23	\$27,287.13
5	FREIGHT CHARGE: Freight Charge	DIR-TSO-4025	1.00	EACH	\$0.00	\$0.00

Continued...

Page: 1 of 2



GTS Technology Solutions, Inc.
9211 Waterford Centre Blvd
Suite 275
Austin, TX, 78758
Phone: (512) 452-0651

Quote

Quote #: QT0062547
Date: 10/22/2020
Delivery Date:
Expire Date: 11/18/2020
Customer ID: TXGPIT13004
Sales Contact: Tanner Funke

QUOTE FOR:		SHIP TO:	
City of Grand Prairie		City of Grand Prairie	
CUSTOMER P.O. NO.	TERMS	SALES REP	
CF-33	Net 30 Days	JD Rowell	
SHIPPING TERMS		SHIP VIA	
NO.	ITEM	CONTRACT	QTY. UOM PRICE EXTENDED PRICE

For questions regarding this quote, please contact
Tanner Funke at 512-681-6268. This quote is valid for 30 days
unless otherwise noted.

Total Weight (EACH):	0	Sales Total:	\$169,150.57
Total Volume (EACH):	0	Freight & Misc.:	\$0.00

These prices do NOT include taxes, insurance, shipping, delivery, setup fees, or any cables or cabling services or material unless specifically listed above. All prices are subject to change without notice. Supply subject to availability.

Tax Total:	\$0.00
Total (USD):	\$169,150.57

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: Fred Bates, Jr. – POL Sgt.

VENDOR NUMBER: 7670

VENDOR NAME: GTS TECHNOLOGY SOLUTIONS

CONTINGENCY: None



Legislation Details (With Text)

File #:	20-10529	Version:	1	Name:	Ordinance Amending the Red Light Safety Fund
Type:	Ordinance	Status:		Status:	Consent Agenda
File created:	10/23/2020	In control:		In control:	Police
On agenda:	11/3/2020	Final action:		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.**

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

Item	Code	Description	Qty	Unit Price	Price	Total Price
Scanner						
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.
Standard Accessories						
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
Maintenance						
12	6013581	5yr RTC360 Laser Scanner CCP Gold	1	\$ 34,200.00	\$ 34,200.00	\$ 34,200.00
Software						
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
Training						
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.
					SUBTOTAL	\$ 162,860.65
					DIR DISCOUNT -20.25%	\$ (32,979.28)
					DIR ADMIN. FEE +0.75%	\$ 1,221.45
					TOTAL PRICE	\$ 131,102.82

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
Brazos						
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
TOTAL:	\$57,375	0	\$0	\$0	\$57,375	\$0

Tyler Software and Related Services - Annual

Description	Impl. Hours	Impl. Cost	Annual Fee	Discount	Net Annual Fee
Brazos					
Brazos Hosting Fee	0	\$0	\$4,463	\$4,463	\$0
Sub-Total:		\$0	\$4,463	\$4,463	\$0
TOTAL:	0	\$0	\$4,463	\$4,463	\$0

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
TOTAL:				\$280,500			\$0

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

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



Legislation Details (With Text)

File #:	20-10502	Version:	1	Name:	Ordinance authorizing the abandonment and vacation of certain portions of a water easement and a sanitary sewer easement located in the City of Irving between Texas Plaza Drive and State Highway No. 183 and being part of a 21.703 acre tract owned by Gran
Type:	Ordinance	Status:			Consent Agenda
File created:	10/20/2020	In control:			Engineering
On agenda:	11/3/2020	Final action:			
Title:	Ordinance authorizing the abandonment and vacation of certain portions of a water easement and a sanitary sewer easement located in the City of Irving between Texas Plaza Drive and State Highway No. 183 and being part of a 21.703 acre tract owned by Grand Braniff, LLC, for \$250				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	GRAND BRANIFF EXHIBIT A ABANDONMENT SS TR 1 .pdf GRAND BRANIFF EXHIBIT A ABANDONMENT WATER TR 1 .pdf				

Date	Ver.	Action By	Action	Result
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From

Dwayne Tyner

Title

Ordinance authorizing the abandonment and vacation of certain portions of a water easement and a sanitary sewer easement located in the City of Irving between Texas Plaza Drive and State Highway No. 183 and being part of a 21.703 acre tract owned by Grand Braniff, LLC, for \$250

Presenter

Gabe Johnson, Director of Public Works

Recommended Action

Approve

Analysis

This abandonment is requested by Grand Braniff, LLC for the development between Texas Plaza Drive and State Highway No.183 in the City of Irving. The City of Grand Prairie had previously participated in the construction costs of these water and sanitary sewer mains. The City of Irving has passed also passed similar an abandonment ordinance in their October 22, 2020, City Council meeting.

These easements, 647 Sq. Ft. Water and 299 Sq. Ft. Sanitary Sewer, are no longer needed for public utility lines. (See attached **Exhibit "A"** for both water and sanitary sewer lines). The abandonment will allow the developer to construct structures in the area of vacated easements.

Staff recommends approval of these easement abandonments.

Financial Consideration

Revenue: \$250.00 paid with application.

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, ABANDONING AND VACATING CERTAIN PORTIONS OF A WATER EASEMENT AND A SANITARY SEWER EASEMENT ON PROPERTY OWNED BY GRAND BRANIFF, LLC, BETWEEN TEXAS PLAZA DRIVE AND STATE HIGHWAY NO. 183 (TRACT 1) IN THE CITY OF IRVING, DALLAS COUNTY, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND AN EFFECTIVE DATE

WHEREAS, the owner(s) of property located between Texas Plaza Drive and State Highway No. 183 (Tract 1) have requested that certain portions of a water easement and a sanitary sewer easement in the City of Irving, Dallas County, Texas, be abandoned and vacated, as shown and more particularly described in Exhibit “A”, which is attached hereto and made a part of this ordinance; and

WHEREAS, the City shares an interest in the easements and the treated water supply pipeline and associated facilities located therein (the “improvements”), pursuant to an inter-local cooperation agreement between the City of Grand Prairie and the City of Irving dated April 11, 1955, as restated, extended, and renewed; and

WHEREAS, the treated water pipeline has been relocated and, therefore, certain portions of the water easement and the sanitary sewer easement shown and described in Exhibit “A,” as well as the improvements, are not needed for water or sanitary sewer purposes and will not be needed in the future for such purposes; and

WHEREAS, the owner(s) have agreed to indemnify and hold the City harmless against all suits, costs, expenses, and damages that may arise or grow out of such vacation and abandonment;

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

SECTION 1. That the certain portions of the water easement and the sanitary sewer easement as shown and more particularly described in Exhibit “A”, be and the same are hereby abandoned and vacated for water and sanitary sewer purposes, insofar as all public use, right, title, and interest in and to the described easements are concerned; **SAVE AND EXCEPT**, this action does not obligate the City to remove, replace, or repair any improvements currently existing in the portions of the easements being abandoned and vacated, and any such improvements shall be abandoned, vacated, and left in place by the City. Moreover, this action shall not affect the public use, right, title, and interest, if any, of any existing franchise utilities or other persons currently located in the easements being abandoned and vacated by this ordinance, nor shall this ordinance affect the public use, right, title, and interest to future public utility easements on the tract currently under review via plat, if any.

SECTION 2. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of any section, subsection, sentence, clause or phrase of this ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this ordinance.

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

EXHIBIT A

FIELD NOTE DESCRIPTION

299 SQUARE FOOT SANITARY SEWER EASEMENT ABANDONMENT TRACT 1

BEING a 299 **square foot** tract of land situated in the Charles Baker Survey, Abstract No. 107, City of Irving, Dallas County, Texas, and being a portion of a 2.85 acre Sanitary Sewer Easement as recorded in Volume 82093, Page 1983, Deed Records, Dallas County, Texas and also being located in a 21.703 acre tract of land Tract 1 to GRAND BRANIFF LLC per Doc. No. 202000034978, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner located in the southeast line of TOM BRANIFF DRIVE (variable width) and being the northwest corner of Tract 2 an 11.100 acre tract of land to Jefferson Texas Plaza (Phase 2) LLC per Doc. No. 201900345777, Official Public Records, Dallas County, Texas and being the northeast corner of said Tract 1;

THENCE departing the southeast line of TOM BRANIFF DRIVE and continuing along the common line of said Tract 1 and said Tract 2, **SOUTH 01°06'42" WEST** a distance of **184.18** feet to a point for corner;

THENCE departing the common line of said Tract 1 and said Tract 2, **NORTH 00°07'10" EAST** a distance of **187.78** feet to a point for corner located in the southeast line of said TOM BRANIFF DRIVE;

THENCE along the southeast line of said TOM BRANIFF DRIVE, **SOUTH 41°12'38" EAST** a distance of **4.83** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **299** square feet of land more or less.



Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087



TBPLS REG#10118200

SHEET
1
OF **2**

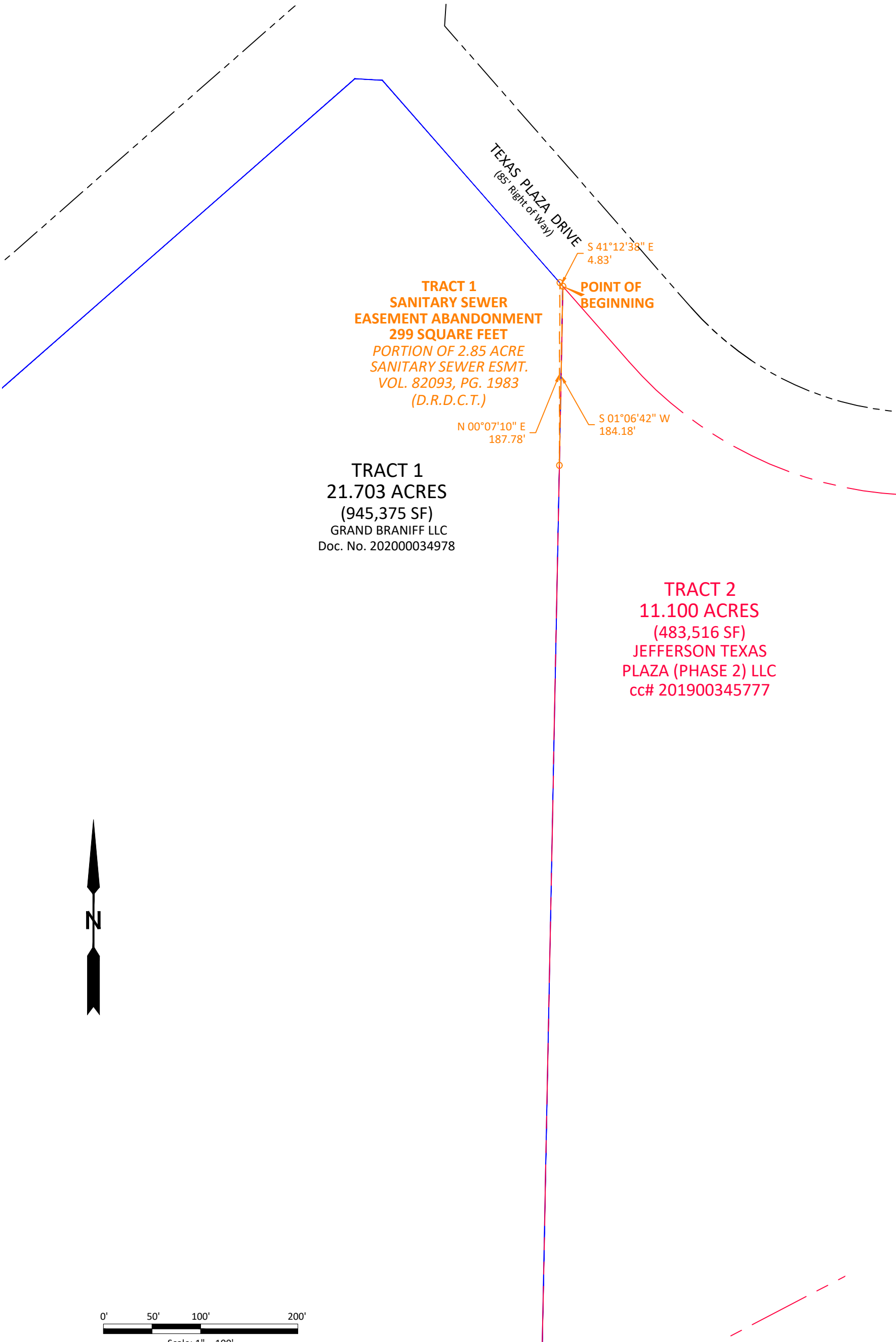
SCALE: 1" = 100' DATE: 05/28/2020
TECHNICIAN: SPRADLING/BEDFORD
DRAWN BY: SPRADLING/BEDFORD
FILE: BLUE TEXAS 2019-09-16/ABANDONMENT EXHIBITS
PROJECT No. 204-032

299 SQ. FT.
SANITARY SEWER ESMT.
ABANDONMENT
CITY OF IRVING
DALLAS COUNTY, TEXAS

AJ Bedford Group, Inc.
Registered Professional Land Surveyors

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

EXHIBIT A



SHEET 2 OF 2	SCALE: 1" = 100'	DATE: 05/28/2020
	TECHNICIAN: SPRADLING/BEDFORD	
	DRAWN BY: SPRADLING/BEDFORD	
	FILE: BLUE TEXAS 2019-09-16/ABANDONMENT EXHIBITS	
	PROJECT No. 204-032	

299 SQ. FT.
SANITARY SEWER ESMT.
ABANDONMENT
CITY OF IRVING
DALLAS COUNTY, TEXAS

AJ

Bedford Group, Inc.

Registered Professional Land Surveyors

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TBPLS REG#10118200

FIELD NOTE DESCRIPTION**647 SQUARE FOOT WATER EASEMENT ABANDONMENT
TRACT 1**

BEING a **647 square foot** tract of land situated in the Charles Baker Survey, Abstract No. 107, City of Irving, Dallas County, Texas, and being a portion of a 1.071 acre Water Easement as recorded in Volume 82093, Page 1976, Deed Records, Dallas County, Texas and also being located in a 21.703 acre tract of land Tract 1 to GRAND BRANIFF LLC per Doc. No. 202000034978, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point for corner located in the southeast line of TOM BRANIFF DRIVE (variable width) and being the northwest corner of Tract 2 an 11.100 acre tract of land to Jefferson Texas Plaza (Phase 2) LLC per Doc. No. 201900345777, Official Public Records, Dallas County, Texas and being the northeast corner of said Tract 1, Thence along the common line of said Tract 1 and Tract 2, South 01°06'42" West a distance of 122.88 feet to the **POINT OF BEGINNING**;

THENCE continuing along common line of said Tract 1 and Tract 2, **SOUTH 01°06'42" WEST** a distance of **977.26** feet to a point for corner located in the north line of State Highway No. 183 (a Variable Width ROW) and also being the southeast corner of said Tract 1 and the southwest corner of said Tract 2;

THENCE along the north line of said State Highway No. 183, **SOUTH 89°25'58" WEST** a distance of **0.65** feet to a point for corner;

THENCE departing the north line of said State Highway No. 183, **NORTH 01°06'42" EAST** a distance of **997.28** feet to a point for corner;

THENCE SOUTH 88°53'18" EAST a distance of **0.65** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **647** square feet of land more or less.



Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087



TBPLS REG#10118200

SHEET
1OF **2**

SCALE: 1" = 100'	DATE: 05/28/2020
TECHNICIAN: SPRADLING/BEDFORD	
DRAWN BY: SPRADLING/BEDFORD	
FILE: BLUE TEXAS 2019-09-16/ABANDONMENT EXHIBITS	
PROJECT No. 204-032	

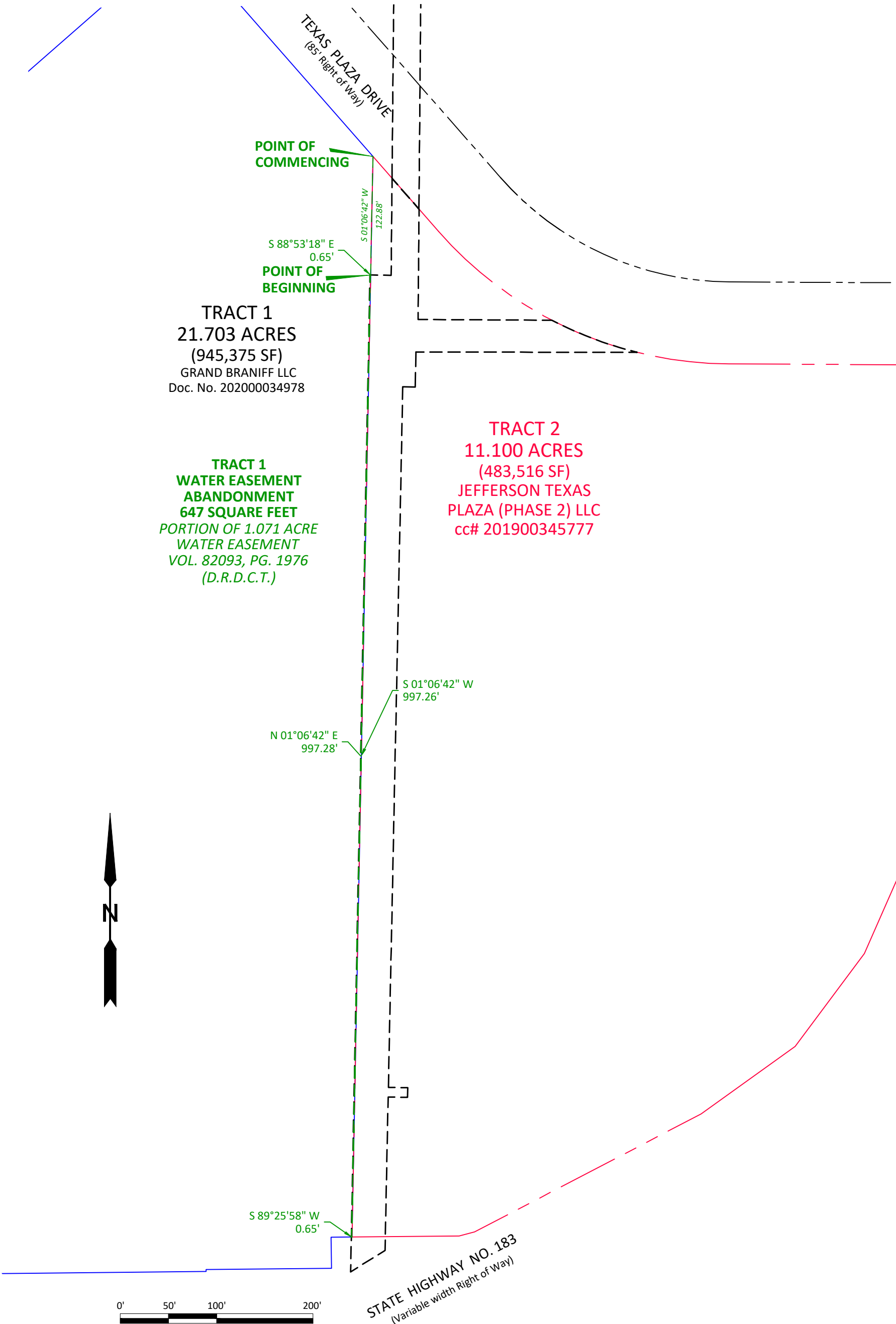
647 SQ. FT.
WATER ESMT.
ABANDONMENT
CITY OF IRVING
DALLAS COUNTY, TEXAS

AJ Bedford Group, Inc.

Registered Professional Land Surveyors

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

EXHIBIT A



SHEET 2 OF 2	SCALE: 1" = 100'	DATE: 05/28/2020
	TECHNICIAN: SPRADLING/BEDFORD	
	DRAWN BY: SPRADLING/BEDFORD	
	FILE: BLUE TEXAS 2019-09-16/ABANDONMENT EXHIBITS	
	PROJECT No. 204-032	

647 SQ. FT.
WATER ESMT.
ABANDONMENT
CITY OF IRVING
DALLAS COUNTY, TEXAS

AJ

Bedford Group, Inc.

Registered Professional Land Surveyors

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com
TBPLS REG#10118200



Legislation Details (With Text)

File #:	20-10517	Version:	1	Name:	Ordinance authorizing the abandonment of an un-needed sanitary sewer easement containing 0.268 acre located at 870 SH 161 to Natitex, Ltd., a Texas limited partnership, for \$250.00
Type:	Ordinance	Status:			Consent Agenda
File created:	10/22/2020	In control:			Engineering
On agenda:	11/3/2020	Final action:			
Title:	Ordinance authorizing the abandonment of an un-needed sanitary sewer easement containing 0.268 acre located at 870 SH 161 to Natitex, Ltd., a Texas limited partnership, for \$250				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	EXHBIT A EASEMENT TO BE ABANDONED.pdf EXHIBIT B AERIAL NATITEX.pdf				

Date	Ver.	Action By	Action	Result
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From

Dwayne Tyner

Title

Ordinance authorizing the abandonment of an un-needed sanitary sewer easement containing 0.268 acre located at 870 SH 161 to Natitex, Ltd., a Texas limited partnership, for \$250

Presenter

Gabe Johnson, Director of Public Works

Recommended Action

Approve

Analysis

The abandonment applicant and property owner, Natitex, Ltd., a Texas limited partnership, has requested the abandonment of a 20-foot utility easement located on the north and east side of the lot (see description as **Exhibit "A"**). The easement is not occupied with any facilities. All public utility companies have agreed to the partial abandonment.

There is a new planned development on the property which needs to utilize this land which was previously dedicated as this sanitary sewer easement in 2018 (see aerial **Exhibit "B"**). Staff has reviewed the requested abandonment and finds that the abandonment will not hinder drainage or utilities in the area. All pre-existing drainage patterns will be maintained. Therefore, the staff recommends approval of this easement abandonment.

Financial Consideration

Revenue: \$250.00 paid with application.

Body

AN ABANDONMENT ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED TO NATITEX LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP FOR \$250 FOR ABANDONMENT OF AN UN-NEEDED PUBLIC SANITARY SEWER EASEMENT CONTAINING 0.268 ACRE AND LOCATED AT 870 SH 161, ELIZABETH GRAY SURVEY, ABSTRACT NUMBER 517, LOCATED IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; PROVIDING FOR THE QUITCLAIM THEREOF TO NATITEX LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP, THE FEE OWNERS OF 870 SH 161; PROVIDING FOR THE TERMS AND CONDITIONS OF THE ABANDONMENT AND QUITCLAIM MADE HEREIN; PROVIDING FOR THE INDEMNIFICATION OF THE CITY OF GRAND PRAIRIE AGAINST DAMAGES ARISING OUT OF THE ABANDONMENT HEREIN; PROVIDING FOR THE CONSIDERATION FOR THE ABANDONMENT; AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE

WHEREAS, the City Council of the City of Grand Prairie, acting pursuant to law and upon the request and petition of **NATITEX LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP** hereinafter referred to as GRANTEE, deems it advisable to abandon and quitclaim an un-needed public sanitary sewer easement in the City of Grand Prairie, Dallas County, Texas, more particularly described in **“Exhibit A”**, attached hereto and incorporated herein; and

WHEREAS, the City Council of the City of Grand Prairie is of the opinion that said public sanitary sewer easement is not needed for public use and is currently not occupied with facilities, and same should be abandoned and quitclaimed; and

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

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

SECTION 1. That the easement tract described in **“Exhibit A”**, which is attached hereto and made a part hereof, be and the same shall be abandoned, vacated and closed insofar as the right, title and easement of the public are concerned; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in consideration of the sum of TWO HUNDRED FIFTY AND NO/100 (\$250.00) DOLLARS paid by Grantee with his application, the City of Grand Prairie does by these presents QUITCLAIM, subject to the conditions hereinafter made, all its rights, title and interest in and to that certain tract or parcel of land described in **“Exhibit A”**, attached hereto and made a part hereof unto GRANTEE. TO HAVE AND TO HOLD all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said GRANTEE.

SECTION 3. That the terms and conditions contained in this ordinance and the application for the abandonment previously submitted to the City shall be binding upon GRANTEE, its successors and assigns.

SECTION 4. That the abandonment provided for herein is made subject to all present zoning and deed restrictions, if the latter exist, and is subject to all existing easement right of others, if any, whether

apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 5. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Grand Prairie may legally and lawfully abandon and vacate.

SECTION 6. That as a condition of this abandonment and as a part of the consideration for the quitclaim to GRANTEE herein, GRANTEE, his heirs, executors and assigns, agree to indemnify, defend, release and hold the City of Grand Prairie whole and harmless against any and all claims for damages, costs or expenses to persons or property that may arise out of, or be occasioned by or from the abandonment, closing, vacation, and quitclaim by the City of Grand Prairie of the area set out in **“Exhibit A”**. GRANTEE his heirs, executors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City on account of same, and discharge any judgment or judgments that may be rendered against the City of Grand Prairie in connection therewith.

SECTION 7. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Official Public Records of Dallas County, Texas, and shall deliver to GRANTEE a certified copy of this ordinance, and the City Manager is authorized to sign a quitclaim deed on behalf of the City, subject to the conditions herein specified.

SECTION 8. That this ordinance shall take effect immediately from and after its passage and approval.

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

EXHIBIT A

20.00 FOOT WIDE SANITARY SEWER EASEMENT

Being a 20.00 foot wide strip of land located in the Elizabeth Gray Survey, Abstract No. 517, Dallas County, Texas, being a portion of the tract of land described as Tract P in the deed to NATITEX, Ltd., recorded in Volume 86247, Page 3312, Deed Records, Dallas County, Texas. Said 20.00 foot wide strip of land being more particularly described as follows:

COMMENCING at an 1/2" iron rod found at the southeast corner of said Tract P;

THENCE S89°18'35"W, along the south line of said Tract P, at 211.46 feet passing a point at the southeast corner of a 20' Wide Sanitary Sewer Easement, to the City of Grand Prairie, recorded in County Clerk's Instrument #2001600014327, Deed Records, Dallas County, Texas, in all a distance of 231.46 feet to a point;

THENCE N00°41'25"W, a distance of 20.00 feet to the **POINT OF BEGINNING** of herein described tract, said point being an angle point of said 20' Wide Sanitary Sewer Easement, recorded in Instrument #201600014327;

THENCE S89°18'35"W, a distance of 20.00 feet to a point;

THENCE N00°41'25"W, a distance of 408.36 feet to a point;

THENCE N39°59'21"W, a distance of 155.73 feet to a point;

THENCE northwesterly, 11.60 feet along a non tangent curve to the left, having a radius of 200.00 feet, a central angle of 03°19'23" and a chord bearing N41°36'26"W, 11.60 feet to a point;

THENCE N46°43'52"E, a distance of 20.00 feet to a point;

THENCE southeasterly, 12.75 feet along a non tangent curve to the right, having a radius of 220.00 feet, a central angle of 03°19'15" and a chord bearing S41°36'31"E, 12.75 feet to a point;

THENCE S39°59'21"E, a distance of 162.86 feet to a point at the northwest corner of said 20' Wide Sanitary Sewer Easement, recorded in Instrument #201600014327;

THENCE S00°41'25"E, along the common line, a distance of 415.50 feet to the point of beginning, containing 0.268 acres of land.

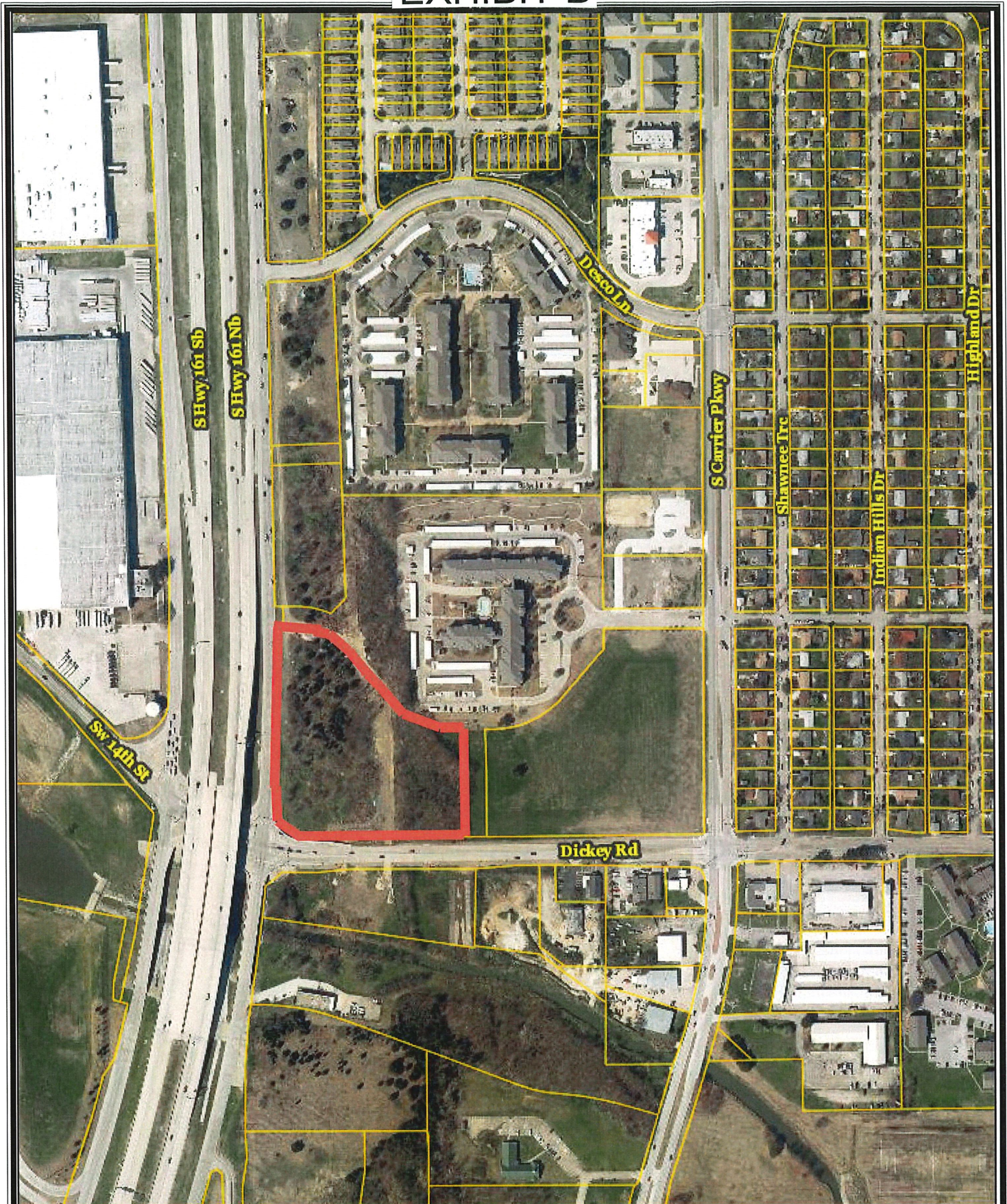
The bearings recited hereon are oriented to the City of Grand Prairie GPS monument 77.


DICK S. JONES
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5524



SHEET 1 OF 2

EXHIBIT B



260 0 260 Ft

Grand Prairie Maps

Date: 10/21/2020 Time: 10:25:09 AM

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.



Grand
Prairie
TEXAS

Parcels



Legislation Details (With Text)

File #:	20-10475	Version:	1	Name:	Ordinance authorizing the abandonment of an un-needed 10-foot utility easement located at 401 SW 14th Street
Type:	Ordinance	Status:			Consent Agenda
File created:	10/15/2020	In control:			Engineering
On agenda:	11/3/2020	Final action:			
Title:	Ordinance authorizing the abandonment of an un-needed 10-foot utility easement located at 401 SW 14th Street to the property owners, Juan M. Granados and Alejandra R. Granados				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	EXHBIT B AERIAL 401 SW 14TH STREET.pdf EXHIBIT A 401 SW 14 TH STREET ESMT ABANDONMENT.pdf				

Date	Ver.	Action By	Action	Result
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From

Dwayne Tyner

Title

Ordinance authorizing the abandonment of an un-needed 10-foot utility easement located at 401 SW 14th Street to the property owners, Juan M. Granados and Alejandra R. Granados

Presenter

Gabe Johnson, Director of Public Works

Recommended Action

Approve

Analysis

The abandonment applicants and property owners, Juan M. Granados and Alejandra R. Granados, have requested the abandonment of a utility easement on the north side of the lot (see easement description as Exhibit "A"); all public utility companies have agreed to the abandonment and Council approving this abandonment is part of the City's requirement to re-plat the lot located in the Dalworth Park Addition (see Exhibit "B" for aerial)

Staff has reviewed the requested abandonment and finds that the abandonment of the utility easement will not hinder drainage or utilities in the area. All pre-existing drainage patterns will be maintained.

Financial Consideration

Revenue: \$250.00 paid with application.

Body

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM DEED TO JUAN M. GRANADOS AND ALEJANDRA R. GRANADOS FOR \$250 FOR ABANDONMENT OF AN UN-NEEDED PUBLIC UTILITY EASEMENT ON LOT 1, BLOCK 108, DALWORTH PARK ADDITION TO THE CITY OF GRAND PRAIRIE, HEIRS OF TAPLEY HOLLAND SURVEY, ABSTRACT NUMBER 644, DALLAS COUNTY, TEXAS; PROVIDING FOR THE QUITCLAIM THEREOF TO JUAN M. GRANADOS AND ALEJANDRA R. GRANADOS, THE FEE OWNERS OF LOT 1, BLOCK 108, DALWORTH PARK ADDITION; PROVIDING FOR THE TERMS AND CONDITIONS OF THE ABANDONMENT AND QUITCLAIM MADE HEREIN; PROVIDING FOR THE INDEMNIFICATION OF THE CITY OF GRAND PRAIRIE AGAINST DAMAGES ARISING OUT OF THE ABANDONMENT HEREIN; PROVIDING FOR THE CONSIDERATION FOR THE ABANDONMENT; AND PROVIDING AN EFFECTIVE DATE FOR THE ORDINANCE

WHEREAS, the City Council of the City of Grand Prairie, acting pursuant to law and upon the request and petition of **JUAN M. GRANADOS AND ALEJANDRA R. GRANADOS**, hereinafter referred to as GRANTEE, deems it advisable to abandon and quitclaim an un-needed public utility easement in the City of Grand Prairie, Dallas County, Texas, more particularly described in **“Exhibit A”**, attached hereto and incorporated herein; and

WHEREAS, the City Council of the City of Grand Prairie is of the opinion that said public utility easement is not needed for public use, and same should be abandoned and quitclaimed; and

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

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

SECTION 1. That the easement tract described in **“Exhibit A”**, which is attached hereto and made a part hereof, be and the same shall be abandoned, vacated and closed insofar as the right, title and easement of the public are concerned; subject, however, to the conditions hereinafter more fully set out.

SECTION 2. That for and in consideration of the sum of TWO HUNDRED FIFTY AND NO/100 (\$250.00) DOLLARS paid by Grantee with his application, the City of Grand Prairie does by these presents QUITCLAIM, subject to the conditions hereinafter made, all its rights, title and interest in and to that certain tract or parcel of land described in **“Exhibit A”**, attached hereto and made a part hereof unto GRANTEE. TO HAVE AND TO HOLD all of such right, title and interest in and to the property and premises, subject aforesaid, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said GRANTEE.

SECTION 3. That the terms and conditions contained in this ordinance and the application for the abandonment previously submitted to the City shall be binding upon GRANTEE, its successors and assigns.

SECTION 4. That the abandonment provided for herein is made subject to all present zoning and deed restrictions, if the latter exist, and is subject to all existing easement right of others, if any, whether apparent or non-apparent, aerial, surface, underground or otherwise.

SECTION 5. That all pre-existing drainage patterns will be maintained.

SECTION 6. That the abandonment and quitclaim provided for herein shall extend only to the public right, title, easement and interest, and shall be construed to extend only to that interest the Governing Body of the City of Grand Prairie may legally and lawfully abandon and vacate.

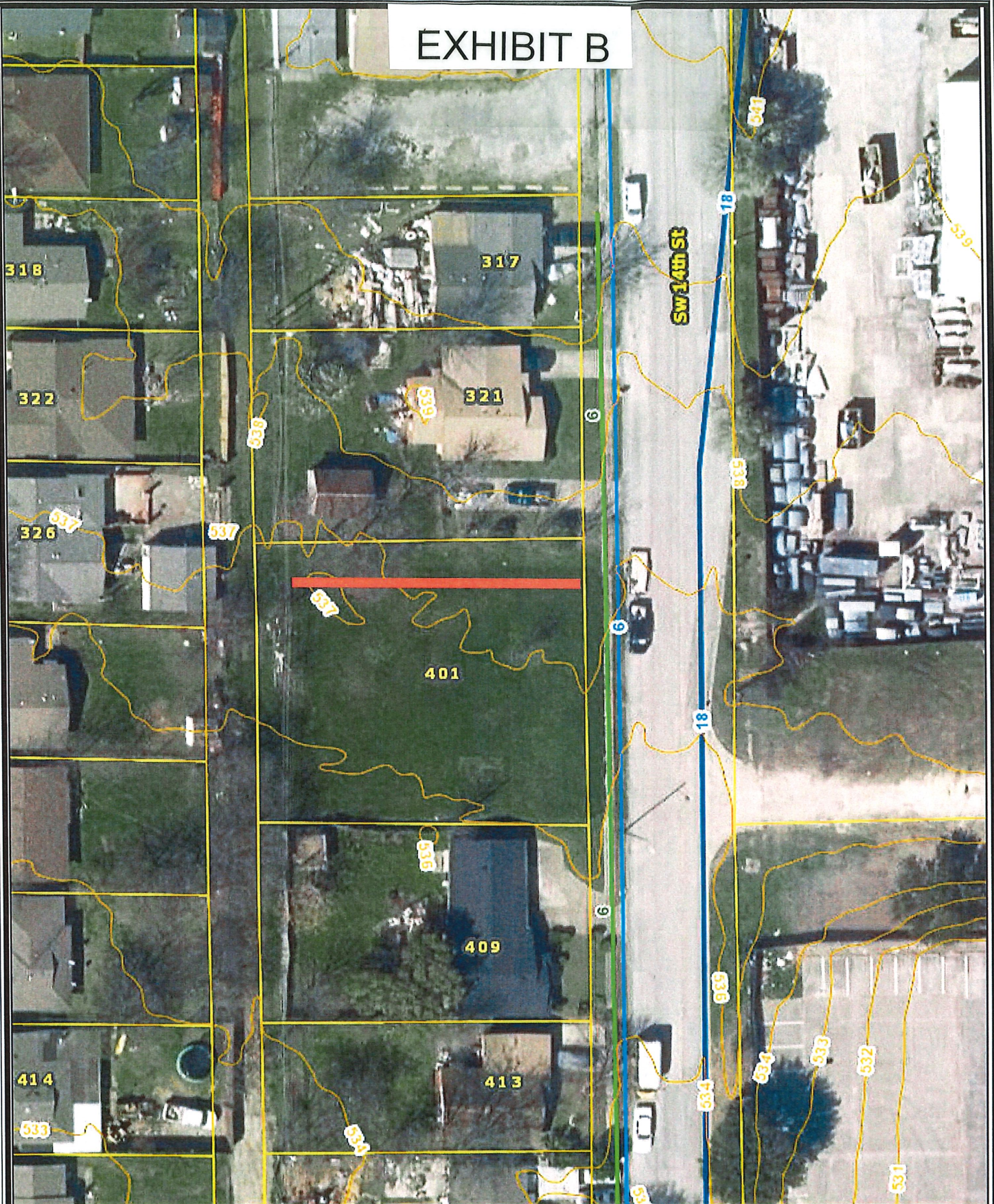
SECTION 7. That as a condition of this abandonment and as a part of the consideration for the quitclaim to GRANTEE herein, GRANTEE, his heirs, executors and assigns, agree to indemnify, defend, release and hold the City of Grand Prairie whole and harmless against any and all claims for damages, costs or expenses to persons or property that may arise out of, or be occasioned by or from the abandonment, closing, vacation, and quitclaim by the City of Grand Prairie of the area set out in **“Exhibit A”**. GRANTEE his heirs, executors and assigns hereby agree to defend any and all suits, claims, or causes of action brought against the City on account of same, and discharge any judgment or judgments that may be rendered against the City of Grand Prairie in connection therewith.

SECTION 8. That the City Secretary is hereby authorized and directed to certify a copy of this ordinance for recordation in the Official Public Records of Dallas County, Texas, and shall deliver to GRANTEE a certified copy of this ordinance, and the City Manager is authorized to sign a quitclaim deed on behalf of the City, subject to the conditions herein specified.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and approval.

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

EXHIBIT B



30 0 30 FT

Grand Prairie Maps

Date: 9/28/2020 Time: 11:23:34 AM

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.



Grand
Prairie
TEXAS

Parcels

Storm Drain Lines

ACTIVE

Contours 2016

Water Lines

Water Mains

Transmission

10' UTILITY AND
DRAINAGE EASEMENT
TO BE ABANDONED

BEING a 0.024 acre tract of land situated in the Heirs of Tapely Holland Survey, Abstract No. 644, County of Dallas, City of Grand Prairie, said tract of land being known as part of abandoned San Antonio Street, according to the deed thereof recorded in Volume 70042, Page 344, of the deed Records of Dallas County, Texas, said 0.024 acre tract being more particularly described as follows;

COMMENCING at a 3/4 inch iron rod found at the northwest corner of Lot 11, Block 108 of Dalworth Park Addition, an Addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 1, Page 546, of the Plat Records of Dallas County, Texas;

THENCE S. 00°06'47" E with the west line of Lots 11 and 12 of said Dalworth Park Addition, and the north part of Abandoned San Antonio St. recorded in Volume 71091, Page 1141, deed Records of Dallas County, Texas, a distance of 80.00 feet to a 1/2 inch iron rod found for corner;

THENCE S. 89°41'05" E., with the center line of said abandoned San Antonio St. (60' Right-Of-Way) a distance of 125.00 feet to a 1/2 inch iron rod found in the west line of S.W. 14TH Street (60' Right-Of-Way);

THENCE S. 00°06'47" E., with the west line of said S.W. 14TH St. and the east line of said abandoned San Antonio St., a distance of 20.00 feet to the **POINT OF BEGINNING** of herein described tract;

THENCE S. 00°06'47" E., continuing with the west line of said S.W. 14th Street and the east of said Abandoned San Antonio St. a distance of 10.00 feet to a point for corner said point being the the northeast corner of Lot 1 Block 108 of said Dalworth Park Addition;

THENCE N. 89°41'05" W., with the north line of said Lot 1, a distance of 106.50 feet to a point for corner;

THENCE N. 00°06'47" W., over and across said abandoned San Antonio St. a distance of 10.00 feet to a point for corner;

THENCE S. 89°41'05" E., over and across said abandoned San Antonio St. a distance of 106.50 feet to the **POINT OF BEGINNING** and **CONTAINING** 1,065 square feet or 0.024 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

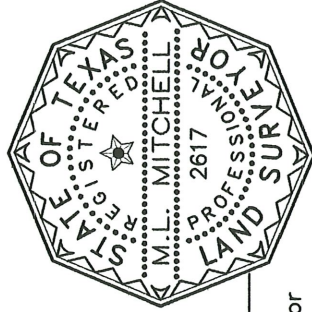


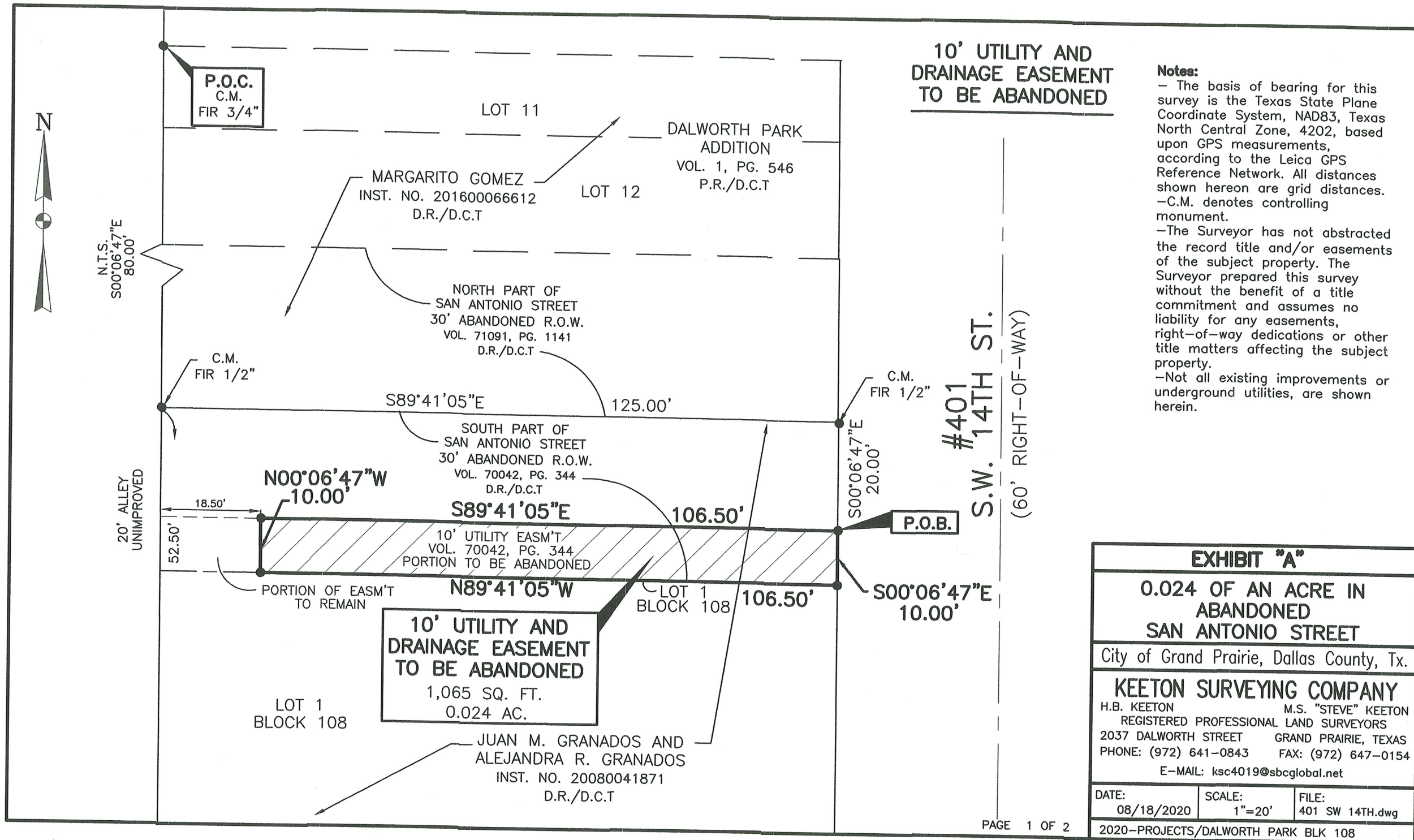
EXHIBIT "A"

**0.024 OF AN ACRE IN
ABANDONED
SAN ANTONIO STREET**

City of Grand Prairie, Dallas County, Tx.

KEETON SURVEYING COMPANY
H.B. KEETON M.S. "STEVE" 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:	08/18/2020	SCALE:	1"=20'	FILE:	401 SW 14TH.dwg
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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
TOTAL	\$1,555,865	\$4,950	\$10,900	\$15,850	\$1,566,765



Legislation Details (With Text)

File #:	20-10508	Version:	1	Name:	Ordinance authorizing the abandonment and vacation of certain portions of a water easement and a sanitary sewer easement located in the City of Irving between the southwest corner of Texas Plaza Drive and Loop 12 and being part of a 21.703 acre tract ow
Type:	Ordinance	Status:			Consent Agenda
File created:	10/21/2020	In control:			Engineering
On agenda:	11/3/2020	Final action:			
Title:	Ordinance authorizing the abandonment and vacation of certain portions of a water easement and a sanitary sewer easement located in the City of Irving between the southwest corner of Texas Plaza Drive and Loop 12 and being part of a 21.703 acre tract owned by Jefferson Texas Plaza (Phase 2) LLC, for \$250				

Sponsors:

Indexes:

Code sections:

Attachments: [JEFFERSON TEXAS ABANDONMENT EXHIBITS SS TRACT 2.pdf](#)
[JEFFERSON TEXAS ABANDONMENT EXHIBITS WATER TR 2.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Dwayne Tyner

Title

Ordinance authorizing the abandonment and vacation of certain portions of a water easement and a sanitary sewer easement located in the City of Irving between the southwest corner of Texas Plaza Drive and Loop 12 and being part of a 21.703 acre tract owned by Jefferson Texas Plaza (Phase 2) LLC, for \$250

Presenter

Gabe Johnson, Director of Public Works

Recommended Action

Approve

Analysis

This abandonment is requested by Jefferson Texas Plaza (Phase 2) LLC for the development between the southwest corner of Texas Plaza Drive and Loop 12 in the City of Irving. The City of Grand Prairie had previously participated in the construction costs of these water and sanitary sewer mains. The City of Irving has passed also passed similar an abandonment ordinance in their October 22, 2020, City Council meeting.

These easements, 1.036 acres water and 1.529 acres sanitary sewer, are no longer needed for public utility lines. (See attached **Exhibit "A"** for both water and sanitary sewer lines). The abandonment will allow the developer to construct structures in the area of vacated easements.

Staff recommends approval of these easement abandonments.

Financial Consideration

Revenue: \$250.00 paid with application.

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, ABANDONING AND VACATING CERTAIN PORTIONS OF A WATER EASEMENT AND A SANITARY SEWER EASEMENT ON PROPERTY OWNED BY JEFFERSON TEXAS PLAZA (PHASE 2), LLC, LOCATED AT THE SOUTHWEST CORNER OF TEXAS PLAZA DRIVE AND LOOP 12 (TRACT 2) IN THE CITY OF IRVING, DALLAS COUNTY, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND AN EFFECTIVE DATE

WHEREAS, the owner(s) of property located at the southwest corner of Texas Plaza Drive and Loop 12 (Tract 2) have requested that certain portions of a water easement and a sanitary sewer easement the in the City of Irving, Dallas County, Texas, be abandoned and vacated, as shown and more particularly described in Exhibit “A”, which is attached to and made a part of this ordinance; and

WHEREAS, the City shares an interest in the easements and the treated water supply pipeline and associated facilities located therein (the “improvements”), pursuant to an inter-local cooperation agreement between the City of Grand Prairie and the City of Irving dated April 11, 1955, as restated, extended, and renewed; and

WHEREAS, the treated water pipeline has been relocated and, therefore, the certain portions of the water easement and the sanitary sewer easement shown and described in Exhibit “A,” as well as the improvements, are not needed for water or sanitary sewer purposes and will not be needed in the future for such purposes; and

WHEREAS, the owner(s) have agreed to indemnify and hold the City harmless against all suits, costs, expenses, and damages that may arise or grow out of such vacation and abandonment;

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

SECTION 1. That the certain portions of the water easement and the sanitary sewer easement as shown and more particularly described in Exhibit “A”, be and the same are hereby abandoned and vacated for water and sanitary sewer purposes, insofar as all public use, right, title, and interest in and to the described easements are concerned; **SAVE AND EXCEPT**, this action does not obligate the City to remove, replace, or repair any improvements currently existing in the portions of the easements being abandoned and vacated, and any such improvements shall be abandoned, vacated, and left in place by the City. Moreover, this action shall not affect the public use, right, title, and interest, if any, of any existing franchise utilities or other persons currently located in the easements being abandoned and vacated by this ordinance, nor shall this ordinance affect the public use, right, title, and interest to future public utility easements on the tract currently under review via plat, if any.

SECTION 2. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of any section, subsection, sentence, clause or phrase of this ordinance should be declared to be invalid, the same shall not affect the validity of any other section, subsection, sentence, clause or phrase of this ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,

NOVEMBER 3, 2020.

EXHIBIT A

FIELD NOTE DESCRIPTION

1.528 SANITARY SEWER EASEMENT ABANDONMENT TRACT 2

BEING a 1.529 acre tract of land situated in the Charles Baker Survey, Abstract No. 107, City of Irving, Dallas County, Texas, and being a portion of a 2.85 acre Sanitary Sewer Easement as recorded in Volume 82093, Page 1983, Deed Records, Dallas County, Texas and also being located in a 11.100 acre tract of land Tract 2 to Jefferson Texas Plaza (Phase 2) LLC per Doc. No. 201900345777, Official Public Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a point for corner located in the southeast line of TOM BRANIFF DRIVE (variable width) and being the northwest corner of Tract 2 and being the northeast corner of Tract 1 to Two's A Crowd Investments, LLC per Doc NO. 201900135781, Official Public Records, Dallas County, Texas;

THENCE along the southeast line of said TOM BRANIFF DRIVE, **SOUTH 41°12'38" EAST** a distance of **73.25** feet to a point for corner;

THENCE departing the southeast line of said TOM BRANIFF DRIVE, **SOUTH 00°07'10" WEST** a distance of **115.22** feet to a point for corner;

THENCE SOUTH 89°42'30" EAST a distance of **139.91** feet to a point for corner located in the southeast line of said TOM BRANIFF DRIVE and being located in a curve to the left with a radius of 402.50 feet and a chord bearing of SOUTH 76°20'32" EAST;

ALONG said curve to the left and the southeast line of said TOM BRANIFF DRIVE, through a central angle of **26°43'56"** for an arch length of **187.79** feet to a point for corner located in said south line of said TOM BRANIFF DRIVE;

THENCE continuing along said south line of said TOM BRANIFF DRIVE, **SOUTH 89°42'30" EAST** a distance of **189.49** feet to a point for corner located in a corner cut off for said TOM BRANIFF DRIVE and LOOP 12 (Variable width Right of Way);

THENCE along said corner cut off, **SOUTH 39°54'35" EAST** a distance of **9.14** feet to a point for corner;

THENCE departing said corner cut off, **NORTH 89°42'30" WEST** a distance of **518.70** feet to a point for corner;

THENCE SOUTH 01°06'42" WEST a distance of **899.29** feet to a point for corner located in the north line of State Highway No. 183 (Variable width Right of Way);

THENCE continuing along the north line of said State Highway No. 183, **SOUTH 89°25'58" WEST** a distance of **49.70** feet to the southwest corner of said Tract 2, same being the southeast corner of a 21.703 acre tract of land (Tract 1) conveyed to Two's A Crowd Investments, LLC per Doc. No. 201900135781, Official Public Records, Dallas County, Texas

THENCE departing the north line of said State Highway No. 183 and continuing along the common line of said Tract 2 and said Tract 1, **NORTH 01°06'42" EAST** a distance of **935.96** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **1.529** acres or 66,573 square feet of land more or less.



Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087



TBPLS REG#10118200

SHEET
1
OF **2**

SCALE: 1" = 100'	DATE: 05/28/2020
TECHNICIAN: SPRADLING/BEDFORD	
DRAWN BY: SPRADLING/BEDFORD	
FILE: BLUE TEXAS 2019-09-16/ABANDONMENT EXHIBITS	
PROJECT No. 204-032	

1.529 ACRE
SANITARY SEWER ESMT.
ABANDONMENT
CITY OF IRVING
DALLAS COUNTY, TEXAS

AJ Bedford Group, Inc.

Registered Professional Land Surveyors

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

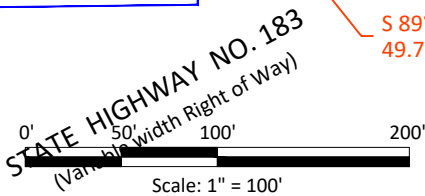
EXHIBIT A

TRACT 1
21.703 ACRES
(945,375 SF)
TWO'S A CROWD
INVESTMENTS, LLC
cc# 201900135781

TRACT 2
SANITARY SEWER
EASEMENT ABANDONMENT
1.529 ACRE
66,573 SQ. FT.
PORTION OF 2.85 ACRE
SANITARY SEWER ESMT.
VOL.82093, PG. 1983
(D.R.D.C.T.)

TRACT 2
11.100 ACRES
(483,516 SF)
JEFFERSON TEXAS
PLAZA (PHASE 2) LLC
cc# 201900345777

LOOP 12
(WALTON WALKER BOULEVARD N)
(Variable width Right of Way)



SHEET 2 OF 2	SCALE: 1" = 100'	DATE: 05/28/2020
	TECHNICIAN: SPRADLING/BEDFORD	
	DRAWN BY: SPRADLING/BEDFORD	
	FILE: BLUE TEXAS 2019-09-16/ABANDONMENT EXHIBITS	
	PROJECT No. 204-032	

1.529 ACRE
SANITARY SEWER ESMT.
ABANDONMENT
CITY OF IRVING
DALLAS COUNTY, TEXAS

AJ Bedford Group, Inc.

Registered Professional Land Surveyors

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TBPLS REG#10118200

EXHIBIT A

FIELD NOTE DESCRIPTION

1.036 ACRE WATER EASEMENT ABANDONMENT TRACT 2

BEING a 1.036 acre tract of land situated in the Charles Baker Survey, Abstract No. 107, City of Irving, Dallas County, Texas, and being a portion of a 1.071 acre Water Sewer Easement as recorded in Volume 82093, Page 1976, Deed Records, Dallas County, Texas and also being located in an 11.100 acre tract of land Tract 2 to Jefferson Texas Plaza (Phase 2) LLC per Doc. No. 201900345777, Official Public Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a point for corner located in the southeast line of TOM BRANIFF DRIVE (variable width) and being the north corner of said Tract 2, Thence South 40°40'26" East a distance of 30.03 feet to the **POINT OF BEGINNING**;

THENCE SOUTH 41°12'38" EAST continuing along the southeast line of TOM BRANIFF DRIVE, a distance of **42.47** feet to a point for corner;

THENCE departing the southeast line of said TOM BRANIFF DRIVE, **SOUTH 00°29'18" WEST** a distance of **114.43** feet to a point for corner;

THENCE SOUTH 89°42'30" EAST a distance of **138.50** feet to a point for corner being located in the southeast line of said TOM BRANIFF DRIVE and being the beginning of a curve to the left with a radius of 405.75 feet and a chord bearing of South 69°18'24" East;

ALONG said curve to the left and the southeast line of TOM BRANIFF DRIVE, through a central angle of **13°21'55"** for an arch length of **94.65** feet to a point for corner;

THENCE departing the southeast line of said TOM BRANIFF DRIVE, **NORTH 89°53'11" WEST** a distance of **229.14** feet to a point for corner

THENCE SOUTH 01°06'42" WEST a distance of **36.37** feet to a point for corner;

THENCE NORTH 88°49'18" WEST a distance of **12.88** feet to a point for corner;

THENCE SOUTH 01°10'42" WEST a distance of **726.25** feet to a point for corner;

THENCE SOUTH 88°49'18" EAST a distance of **20.00** feet to a point for corner;

THENCE SOUTH 01°10'42" WEST a distance of **10.00** feet to a point for corner;

THENCE NORTH 88°49'18" WEST a distance of **20.00** feet to a point for corner;

THENCE SOUTH 01°10'42" WEST a distance of **144.79** feet to a point for corner located in the north line of State Highway No. 183 (Variable width Right of Way);

THENCE along the north line of said State Highway No. 183, **SOUTH 89°25'58" WEST** a distance of **34.56** feet to a point for corner and being the southwest corner of said Tract 2, same being a southeast corner of Tract 1, a 21.073 acre tract of land to Two's A Crowd Investments, LLC per Doc. No. 201900135781, Official Public Records, Dallas County, Texas;

THENCE departing the north line of said State Highway No. 183 and continuing along the common line of said Tract 2 and Tract 1, **NORTH 01°06'42" EAST** a distance of **997.26** feet to a point for corner;

THENCE departing the common line of said Tract 2 and Tract 1, **SOUTH 88°53'18" EAST** a distance of **21.28** feet to a point for corner;

THENCE NORTH 00°31'45" EAST a distance of **100.64** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **1.036** acres or 45,138 square feet of land more or less.



Frank R. Owens
Registered Professional Land Surveyor No. 5387
A.J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087



TBPLS REG#10118200

SHEET
1
OF **2**

SCALE: 1" = 100' DATE: 05/28/2020
TECHNICIAN: SPRADLING/BEDFORD
DRAWN BY: SPRADLING/BEDFORD
FILE: BLUE TEXAS 2019-09-16/ABANDONMENT EXHIBITS
PROJECT No. 204-032

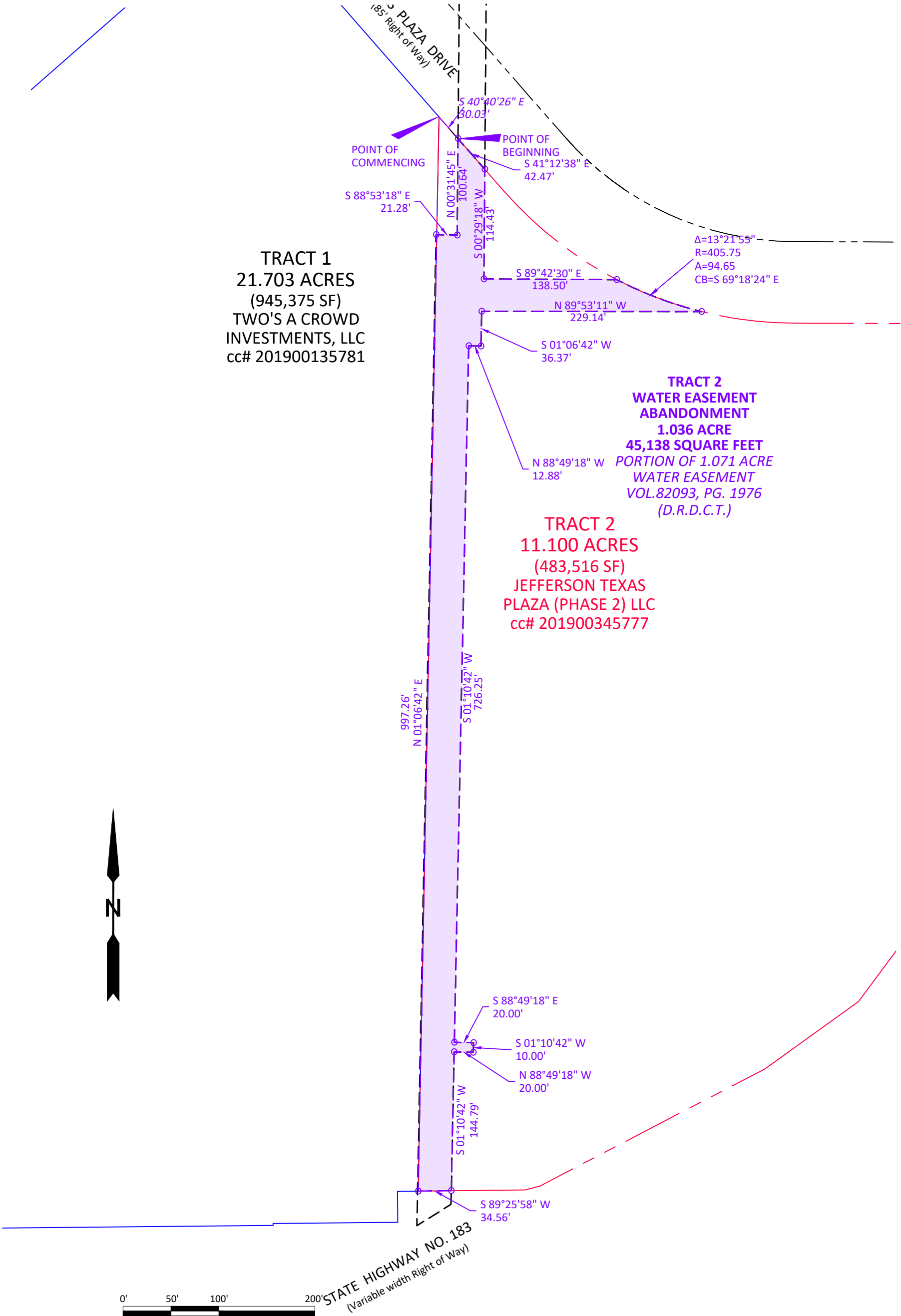
1.036 ACRE
WATER ESMT.
ABANDONMENT
CITY OF IRVING
DALLAS COUNTY, TEXAS

AJ Bedford Group, Inc.

Registered Professional Land Surveyors

301 N. Alamo Road * Rockwall, Texas 75087
(972) 722-0225 www.ajbedfordgroup.com ajb@ajbedfordgroup.com

EXHIBIT A



SHEET 2 OF 2	SCALE: 1" = 100'	DATE: 05/28/2020
	TECHNICIAN: SPRADLING/BEDFORD	
	DRAWN BY: SPRADLING/BEDFORD	
	FILE: BLUE TEXAS 2019-09-16/ABANDONMENT EXHIBITS	
	PROJECT No. 204-032	

1.036 ACRE
WATER ESMT.
ABANDONMENT
CITY OF IRVING
DALLAS COUNTY, TEXAS

AJ

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TBPLS REG#10118200



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
				\$0	\$0
TOTAL	\$0	\$0	\$159,545	\$159,545	\$159,545



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 5TH 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 5th 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:

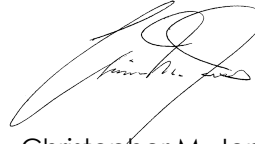
Surveying Services	
TOPOGRAPHIC SURVEY	\$ 9,535.00
TOTAL	\$ 9,535.00
Engineering Services	
SITE PLAN SUBMITTAL	\$ 5,035.00
60% DESIGN	\$ 35,785.00
90% DESIGN	\$ 39,100.00
FINAL DESIGN	\$ 15,040.00
RAILROAD COORDINATION	\$ 2,020.00
CONSTRUCTION ADMINISTRATION	\$ 4,510.00
TOTAL	\$101,490.00
Landscape Architecture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

A handwritten signature in black ink, appearing to read "Chris M. Jones", written over a horizontal line.

Christopher M. Jones, P.E., DBIA

ACCEPTED BY: **City of Grand Prairie**

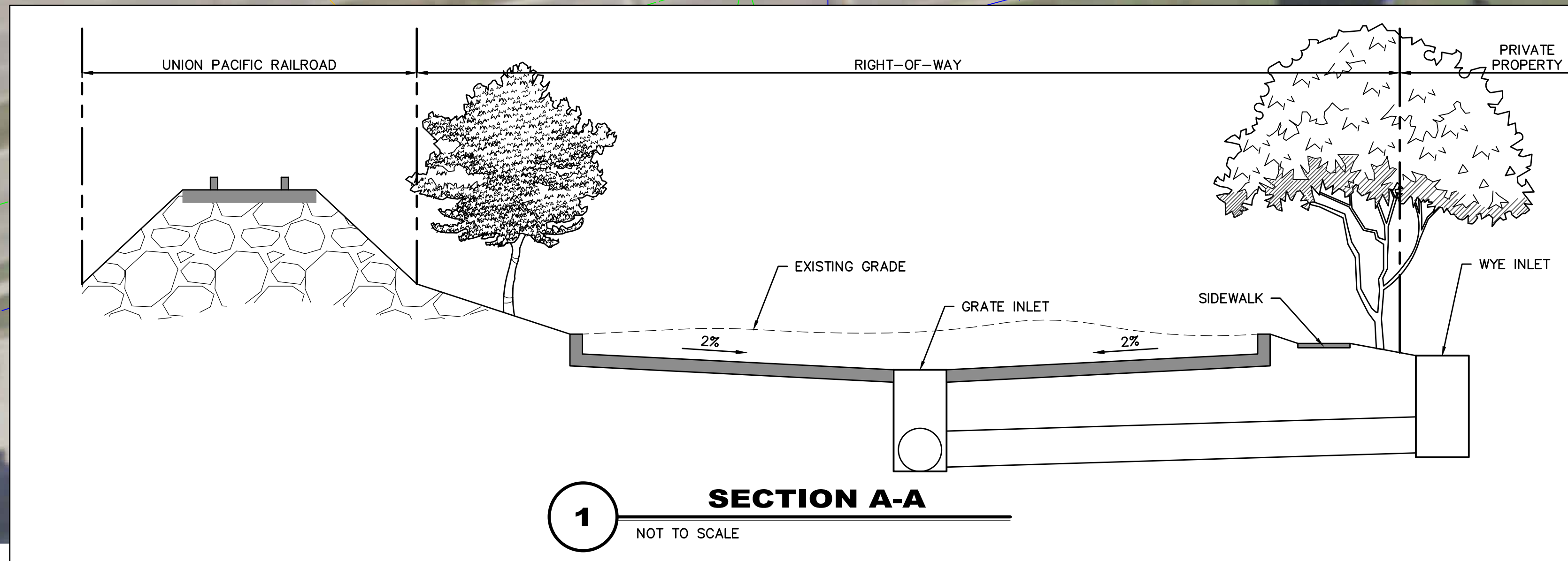
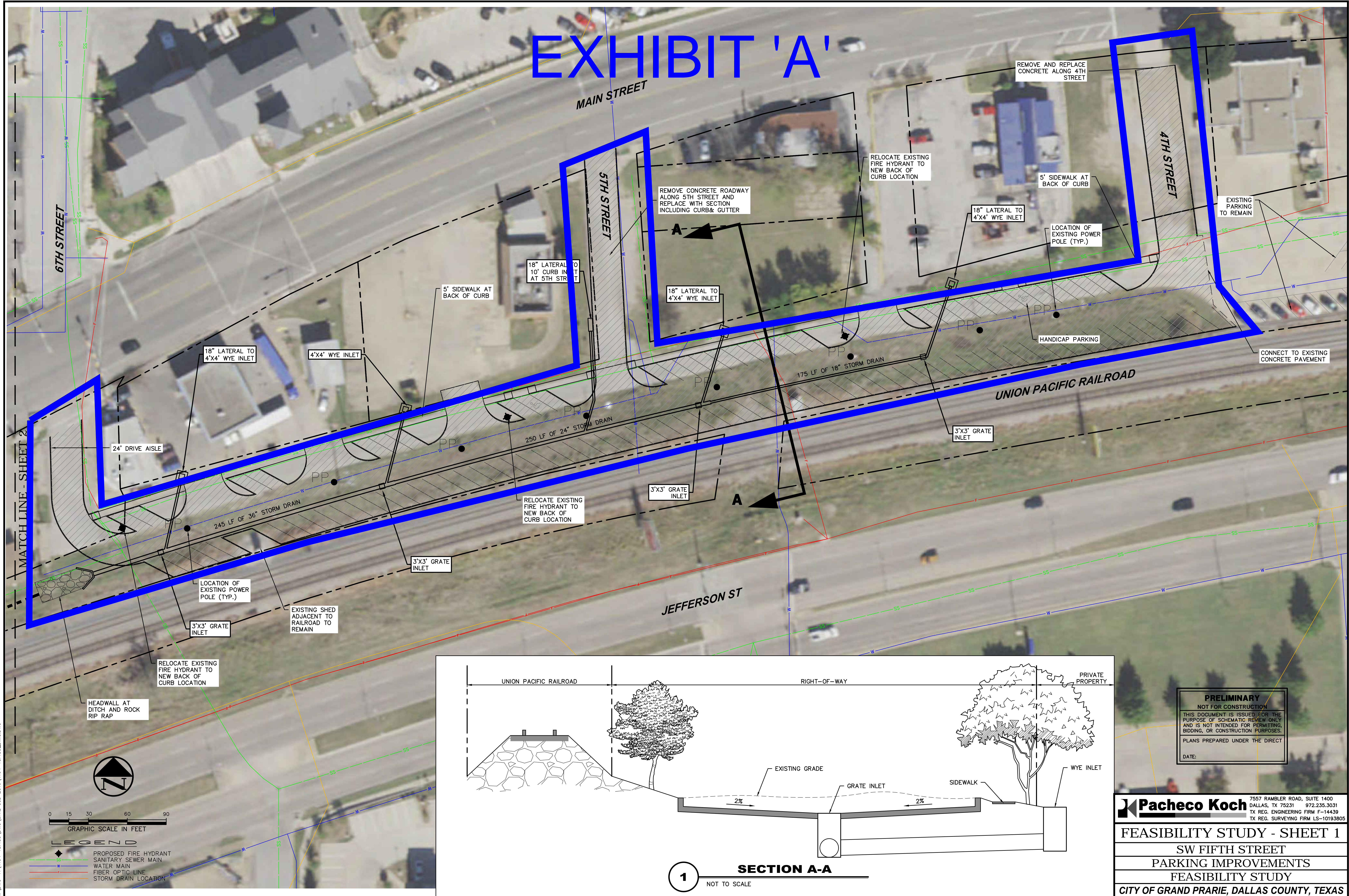
SIGNATURE

DATE

PRINTED NAME AND TITLE

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

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
DRAINAGE IMPROVEMENTS					
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
DRAINAGE IMPROVEMENTS SUBTOTAL					\$ 218,400.00
PHASE 1 PARKING (4TH STREET TO 5TH STREET)					
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
PHASE 1 SUBTOTAL					\$ 548,100.00
PHASE 1 PARKING (CONTINUATION TO 6TH STREET)					
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
PHASE 2 SUBTOTAL					\$ 387,700.00
SITE ACCESSORIES & APPURTENANCES					
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
SITE FURNITURE SUBTOTAL					\$ 105,100.00
PLANTING IMPROVEMENTS					
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
PLANTING IMPROVEMENTS SUBTOTAL					\$ 93,300.00
EROSION CONTROL					
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
EROSION CONTROL SUBTOTAL					\$ 14,000.00
SUBTOTAL					\$ 1,366,400.00
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					
PROJECT TOTAL					\$ 1,828,000.00

EXHIBIT "C" - MANHOUR PROJECTION

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 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	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
Subtotal	5.0	\$ 825.00	70.0	\$ 6,650.00	4.0	\$ 260.00	12.0	\$ 1,800.00					91.0	\$ 9,535.00

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
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
Subtotal	4.0	\$ 980.00		\$ 680.00		\$ 875.00		\$ 2,200.00	0.0	\$ -	4.0	\$ 300.00	41.0	\$ 5,035.00

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
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
Subtotal	12.0	\$ 2,940.00	36.0	\$ 6,120.00	78.0	\$ 9,750.00	166.0	\$ 16,600.00	0.0	\$ -	5.0	\$ 375.00	297.0	\$ 35,785.00

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
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
Subtotal	15.0	\$ 3,675.00	35.0	\$ 5,950.00	71.0	\$ 8,875.00	200.0	\$ 20,000.00	0.0	\$ -	8.0	\$ 600.00	329.0	\$ 39,100.00

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
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
Subtotal	7.0	\$ 1,715.00	15.0	\$ 2,550.00	29.0	\$ 3,625.00	64.0	\$ 6,400.00	0.0	\$ -	10.0	\$ 750.00	125.0	\$ 15,040.00

**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. 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
Subtotal	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
Subtotal	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		\$ -	1.0	\$ 170.00	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
Subtotal	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
Subtotal	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
Subtotal	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
Subtotal	0.0	\$ -	4.0	\$ 680.00	9.0	\$ 1,125.00	12.0	\$ 1,200.00	0.0	\$ -	0.0	\$ -	25.0	\$ 3,005.00

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
Subtotal		\$ 3,500.00

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

File #:	20-10413	Version:	1	Name:	Resolution authorizing the sale of right of way located at 2950 Roy Orr Blvd to the abutting property owner, Chokas Properties, LLC
Type:	Resolution	Status:			Consent Agenda
File created:	9/23/2020	In control:			Engineering
On agenda:	11/3/2020	Final action:			
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).				

Sponsors:

Indexes:

Code sections:

Attachments: [EXHIBIT A PROPERTY DESCRIPTION OAKDALE AND ROY ORR.pdf](#)
[EXHIBIT B AERIAL OAKDALE RD ROY ORR BLVD.pdf](#)

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”.

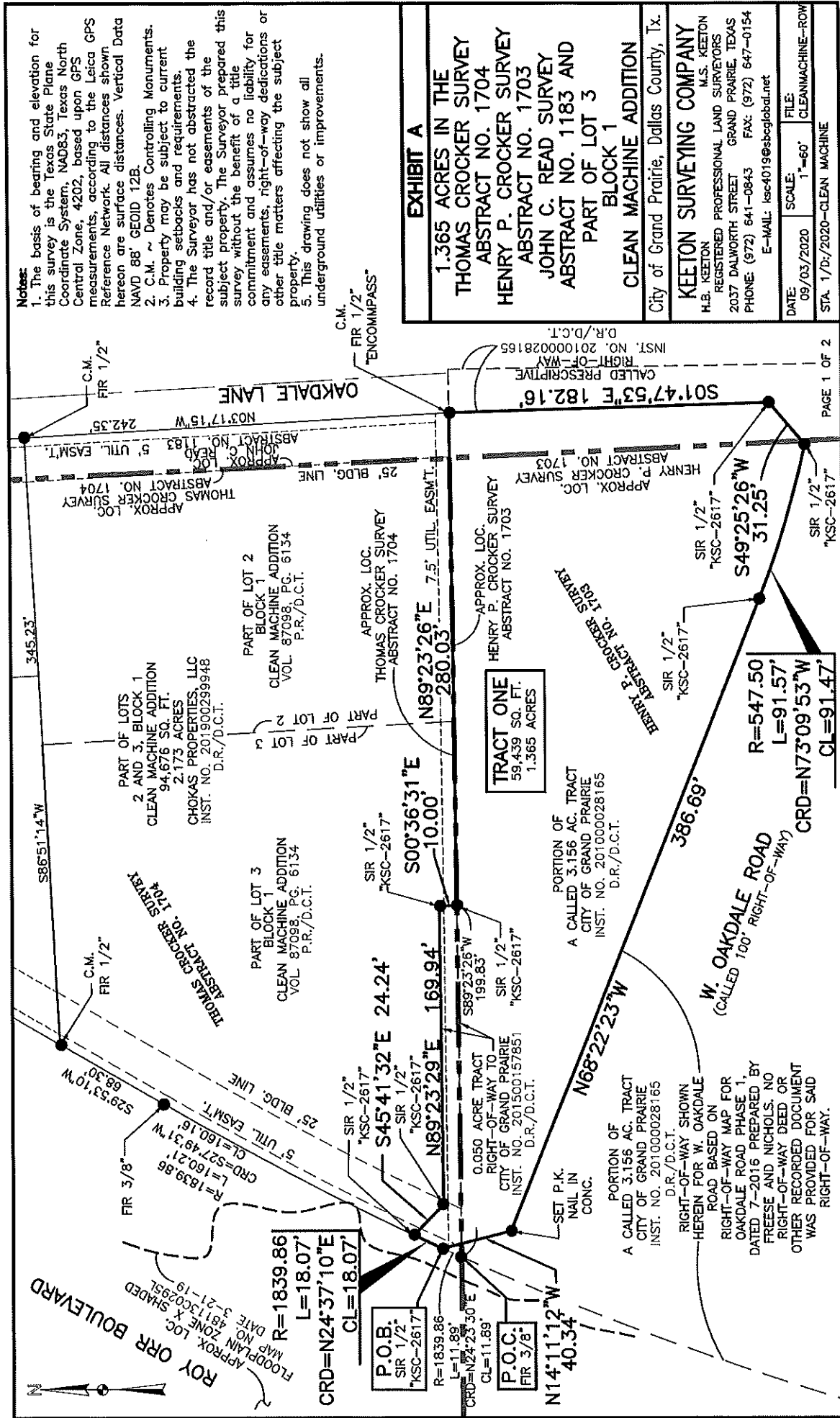
SECTION 2. That the sale and conveyance of real property, described and depicted on Exhibit “A”, by the City of Grand Prairie to the Buyer for \$10.00 plus construction of the Improvements is hereby approved.

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'



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 "Encompass" 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

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



EXHIBIT A		
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.		
KEETON SURVEYING COMPANY 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.



Grand
Prairie
TEXAS

EXHIBIT 'B'



Legislation Details (With Text)

File #:	20-10518	Version:	1	Name:	380 Incentive Agreement
Type:	Resolution	Status:		Status:	Consent Agenda
File created:	10/22/2020	In control:		In control:	City Council Development Committee
On agenda:	11/3/2020	Final action:		Final action:	
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				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	CC 20-10518 Eco Dev				

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
TOTAL	\$1,999,980	\$1,885,525	\$0	\$1,885,525	\$1,999,980



Legislation Details (With Text)

File #:	20-10528	Version:	1	Name:	Tarrant County 911 PSAP
Type:	Resolution	Status:		Status:	Consent Agenda
File created:	10/23/2020	In control:		In control:	Police
On agenda:	11/3/2020	Final action:		Final action:	
Title:	Resolution authorizing the City Manager to apply for funding to the Tarrant County 9-1-1 District Public Safety Answering Point (PSAP) Assistance Program, in the amount of \$77,992 to purchase 9-1-1 related equipment, software, training and other allowable expenses.				

Sponsors:

Indexes:

Code sections:

Attachments: [2021 ECC Assistance Grand Prairie.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Fred Bates, Jr.

Title

Resolution authorizing the City Manager to apply for funding to the Tarrant County 9-1-1 District Public Safety Answering Point (PSAP) Assistance Program, in the amount of \$77,992 to purchase 9-1-1 related equipment, software, training and other allowable expenses.

Presenter

Daniel Scesney, Chief of Police
Aubry Insko, Emergency Communications Manager

Recommended Action

Approve

Analysis

The Tarrant County 9-1-1 District Public Safety Answering Point (PSAP) Assistance Program will reimburse the City of Grand Prairie Emergency Communications Center for Emergency Communications related equipment, software, training and other allowable expenses. The City of Grand Prairie has been allocated \$77,992 for Fiscal Year 2021 and may seek reimbursement for Emergency Communications related expenses before August 31, 2021. Examples of Emergency Communications allowable expenses are: Emergency Communications systems upgrades, maintenance costs, software, professional and training services, workstation furniture, computers and other ECC related items.

The Emergency Communications Center (ECC) management recommends the funds be utilized for following items under this reimbursement program:

- Emergency Medical Dispatch Quality Assurance Call Review

- Text-to-9-1-1 software interfaces

As the City's Emergency Communications Center (ECC) seeks to stay procedurally and technologically progressive, several projects are necessary to continuously improve the level of services provided to the citizens and visitors of the City of Grand Prairie. One such ongoing effort is the quality assurance review of 9-1-1 call handling for medical emergencies. It is imperative that the 1st responders in 9-1-1 are given performance feedback, to ensure that they are consistently working within approved protocol and providing the highest level of pre-arrival care possible, during these emergencies. Additionally, the Grand Prairie ECC continues to embrace Next Generation 9-1-1 (NG911) digital technologies, which improve the safety of our citizen and visitors. The Text to 9-1-1 initiative will provide an additional pathway for citizens and visitors to contact 9-1-1 during an emergency, where voice communication is not possible, or places them in jeopardy. Software expenses are anticipated as we connect this enhanced technology to current Public Safety Software systems.

The Public Safety, Health and Environmental Committee reviewed this item on November 3rd, 2020 and recommended that it be forwarded to the City Council for approval.

Financial Consideration

There is no cash match requirement for this funding source. Purchase of these items will be entirely through the Public Safety Answering Points Assistance Program funding with no City match required.

Body

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS, AUTHORIZING THE CITY MANAGER TO APPLY FOR FUNDING TO THE TARRANT COUNTY 9-1-1 DISTRICT PUBLIC SAFETY ANSWERING POINTS ASSISTANCE PROGRAM IN THE AMOUNT OF \$77,992 TO PROCURE 9-1-1 RELATED EQUIPMENT, SOFTWARE, TRAINING & ALLOWABLE EXPENSES.

WHEREAS, the Grand Prairie Police Department wishes to participate in the Tarrant County 9-1-1 District Public Safety Answering Points (PSAP) Assistance Program;

WHEREAS, the City will provide a cash match of \$0 to the Tarrant County 9-1-1 District;

WHEREAS, in the event of loss or misuse of Tarrant County 9-1-1 District funds, the City of Grand Prairie assures that the funds will be returned to the Tarrant County 9-1-1 District in full;

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

Section 1. The City Manager is hereby authorized to apply for and accept an award in the amount of \$77,992 to procure Emergency Communications related equipment, software, training and other ECC expenses.

Section 2. This resolution shall be in full force and effect from and after its passage and approval in accordance with the Charter of the City of Grand Prairie and it is accordingly so resolved.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, ON THIS THE 3rd day of NOVEMBER 2020.



TARRANT COUNTY 9-1-1 DISTRICT

October 20, 2020

Aubry Insko, Manager
Grand Prairie Emergency Communications Center
801 Conover Dr.
Grand Prairie, Texas 75051

Dear Aubry:

On behalf of the Executive Director and the Board of Managers of the Tarrant County 9-1-1 District, I am pleased to announce the 2021 PSAP Assistance Program. A complete Policy Manual is included in this mailing. Some highlights are listed below:

- In order for an agency to be approved funds from the assistance programs, the assigned applicant must agree to the Program Policy Agreement that was sent in this email containing a link to surveyMonkey.com
- The District will provide reimbursement for Allowable Expenses subject to availability of funds, entity allocations, and annual appropriation.
- Allowable Expenses are determined by the Executive Director and the District Board of Managers, which review the list annually.
- In compliance with applicable State laws, this is a prospective policy.
- No previously purchased items or services will be considered for reimbursement. (Current year billing of multi-year contracts will be considered on a case-by-case basis)
- All expenses must be approved by the District, in advance, to receive reimbursement.
- PSAPs may submit an *Application for Funding* consisting of the expenditures the PSAP is requesting.
- All applications must be received by June 30.
- The deadline to submit the *Reimbursement Request* is August 31.
- Your agency's allocation for the Fiscal Year 2021 is \$77,992

I will be serving as the program administrator. Please address any questions directly to me at 817-820-1177 or ttrevino@tc911.org.

Sincerely,

Travis L. Trevino
Interoperability Coordinator



Legislation Details (With Text)

File #:	20-10520	Version:	1	Name:	Elavon Settlement
Type:	Resolution	Status:		Status:	Consent Agenda
File created:	10/22/2020	In control:		In control:	City Council
On agenda:	11/3/2020	Final action:		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 #:	20-10454	Version:	1	Name:	SU190703A - TRU by Hilton
Type:	Ordinance	Status:		Status:	Public Hearing on Zoning Applications
File created:	10/5/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	11/3/2020	Final action:		Final action:	
Title:	SU190703A - Specific Use Permit Amendment - tru by Hilton (City Council District 4). Amendment of a Specific Use Permit granted for a hotel use to a Specific Use Permit for a hotel use classified as a Midscale/Upper-Midscale Hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Location Map.pdf](#)
[Attachment i - Hotel Classification within 1 Mile.pdf](#)
[PZ Draft Minutes 10-12-2020.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

SU190703A - Specific Use Permit Amendment - tru by Hilton (City Council District 4). Amendment of a Specific Use Permit granted for a hotel use to a Specific Use Permit for a hotel use classified as a Midscale/Upper-Midscale Hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Staff is unable to recommend approval of the request because it would cause the concentration of Midscale/Upper-Midscale Hotels to exceed the number allowed by the UDC.

Analysis

SUMMARY:

Amendment to a Specific Use Permit for a hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20.

PURPOSE OF REQUEST:

The hotel brand associated with the existing Specific Use Permit is classified as an upscale chain. The purpose of this request is to amend the existing Specific Use Permit to allow the applicant to construct a hotel classified as a midscale/upper-midscale chain.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	PD-353	Multi-Family Residential
South	PD-250	Commercial
West	PD-29	Hotel
East	PD-364	Restaurant (Texas Roadhouse)

HOTEL REQUIREMENTS:

The Unified Development Code (UDC) classifies hotels as one of the following use types based on a hotel's chain scale rating: Luxury Hotel, Upper-Upscale Hotel, Upscale Hotel, Upper-Midscale Hotel, Midscale Hotel, or Economy Hotel. Any hotel not classified in the listing of chain scale ratings shall be classified as an Independent Hotel.

Any site on which a hotel is proposed may not cause the concentration of similar hotels within a one-mile radius to exceed the number shown in the table below.

Table 2: Limits on Concentration of Hotels

Hotel Classification	Max. Number within 1 Mile
Economy/Independent	3
Midscale/Upper-Midscale	4
Upscale/Upper-Upscale	5
Luxury	No Limitation

Attachment i - Hotel Classification within 1 Mile shows the location and classification of existing hotels within one mile of the subject property. There are four existing Midscale/Upper-Midscale Hotels within one mile of the subject property. Constructing a new Midscale/Upper-Midscale Hotel would cause the concentration to exceed what is allowed.

Table 3: Hotels within One Mile

Hotel Classification	Max. Number within 1 Mile	Existing Hotels
Economy/Independent	3	2
Midscale/Upper-Midscale	4	4
Upscale/Upper-Upscale	5	1
Luxury	No Limitation	0

VARIANCES:

1. The applicant is requesting a variance to the limit on the concentration of Midscale/Upper-Midscale

Hotels within one mile.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval by a vote of 6-0.

Staff is unable to recommend approval of the request because it would cause the concentration of Midscale/Upper-Midscale Hotels to exceed the number allowed by the UDC.

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP TO AMEND A SPECIFIC USE PERMIT GRANTED FOR A HOTEL USE TO A SPECIFIC USE PERMIT FOR A HOTEL USE CLASSIFIED AS A MIDSCALE/UPPER-MIDSCALE HOTEL: LOT 1, BLOCK A, HYATT PLACE ADDITION, CITY OF GRAND PRAIRIE, TARRANT COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to amend a Specific Use Permit for a Hotel; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 12, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the amendment of a Specific Use Permit for a Hotel is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to amend a Specific Use Permit for a Hotel; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 3, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

SECTION 1. That Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to amend SUP-1079, a Specific Use Permit for a Hotel, on Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, as depicted in Exhibit A - Location Map, attached hereto.

SECTION 2. That the purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. That for development of a Hotel, the following standards and conditions are hereby established as part of this ordinance:

1. City Council approval of an amending Site Plan, Landscape Plan, and Building Elevations is required.
2. As part of this SUP amendment, City Council grants a variance to the limit on the concentration of Midscale/Upper-Midscale Hotels within one mile of the subject location to allow the applicant to construct a hotel that is classified as a Midscale/Upper-Midscale Hotel.

SECTION 4. That the operations of a Hotel shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a building permit is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
5. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 5. That it is further provided that in the case a section, clause, sentence or part of this Ordinance shall be deemed or adjudicated by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 6. That a violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 7. That the Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

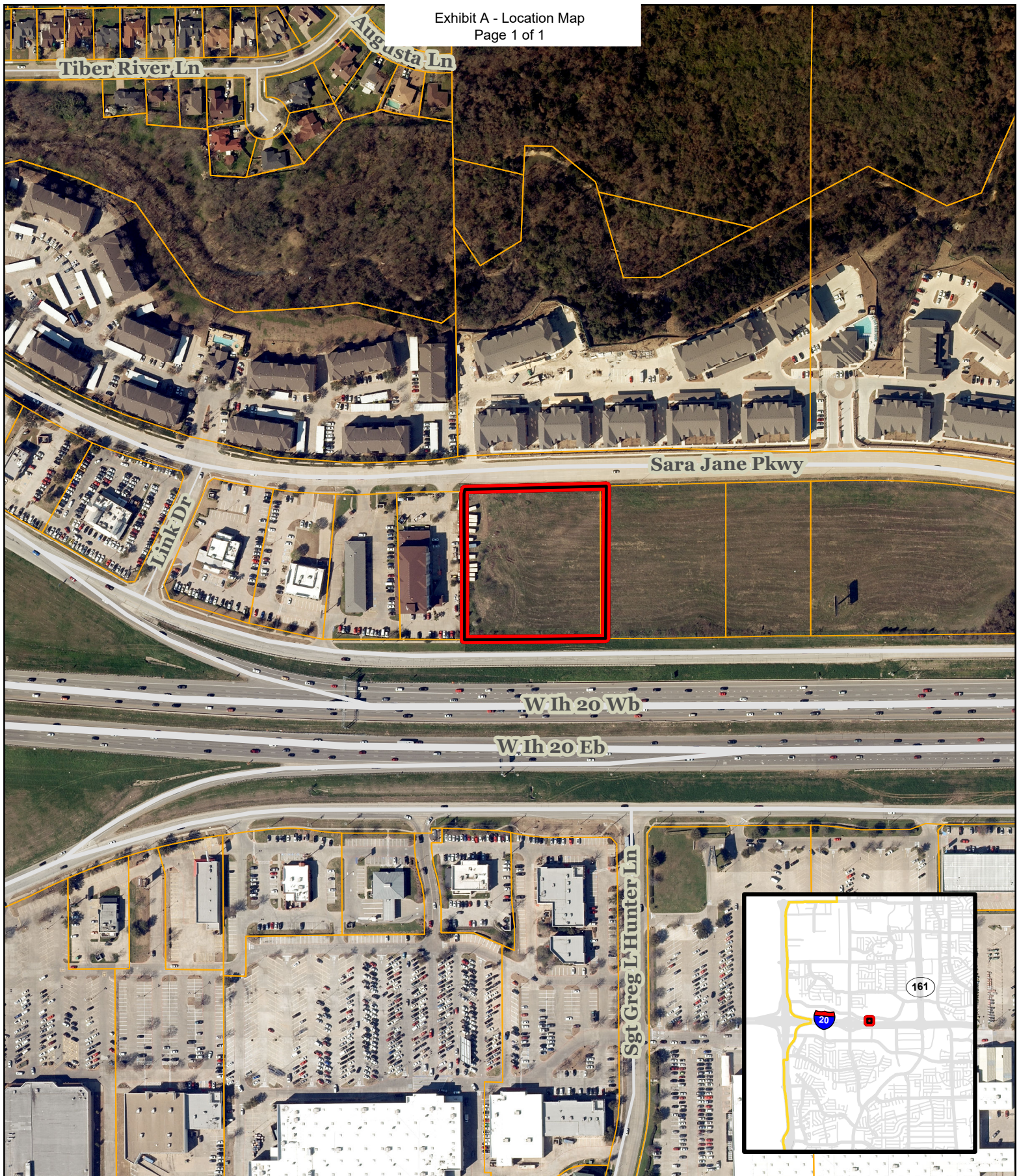
SECTION 8. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

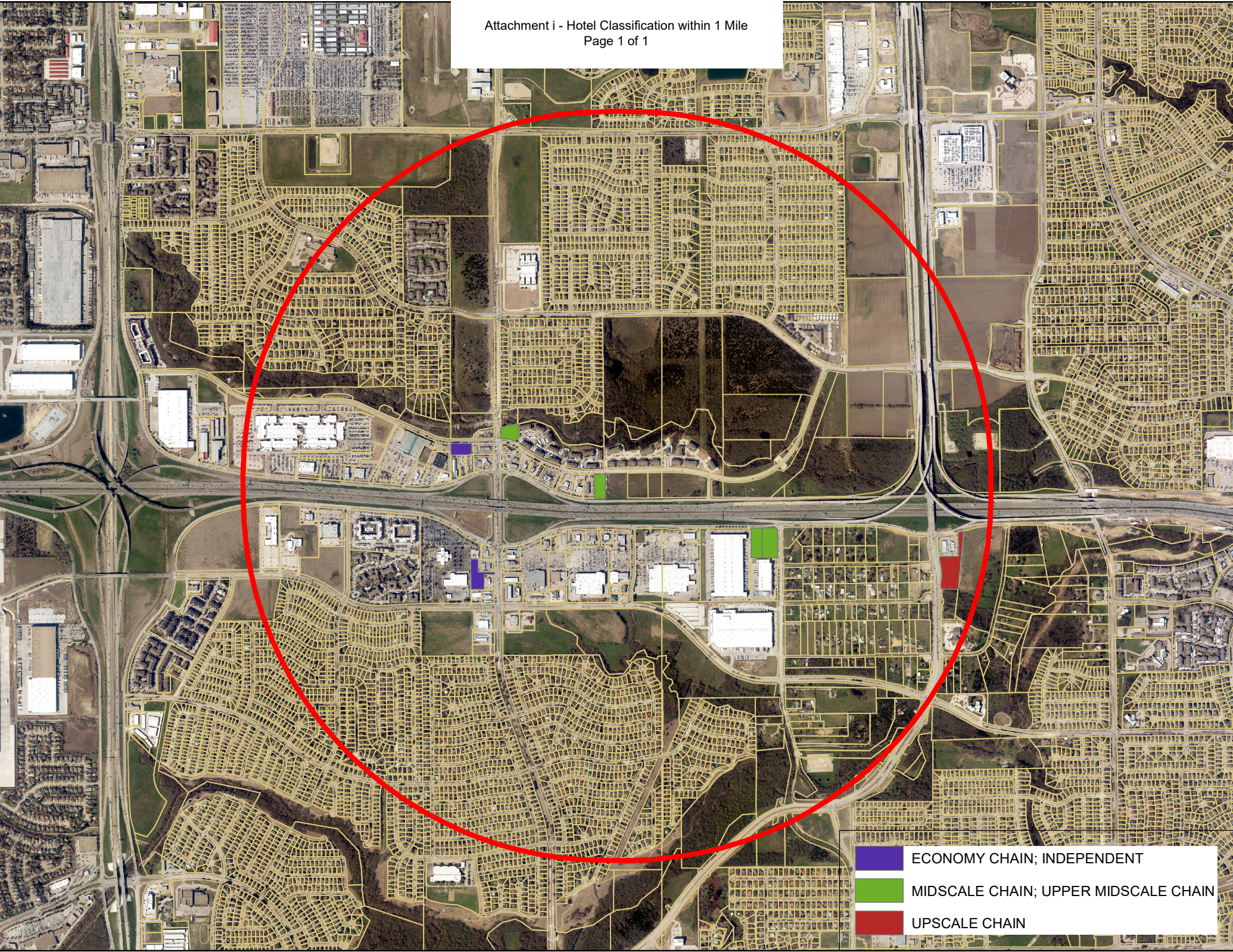
SECTION 9. That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 10. That this Ordinance shall be in full force and effect from and after its passage and approval.

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

**ORDINANCE NO. #-2020
SPECIFIC USE PERMIT NO. 1079A
CASE NO. SU190703A**







**REGULAR PLANNING AND ZONING COMMISSION
MEETING MINUTES
OCTOBER 12, 2020**

COMMISSIONERS PRESENT: Chairperson Josh Spare, Secretary Max Coleman, and Commissioners, Cheryl Smith, Julia Perez, Bill Moser, Eric Hedin.

COMMISSIONERS ABSENT: Vice Chairperson Shawn Connor and Warren Landrum

CITY STAFF PRESENT: Rashad Jackson, Planning and Development Director, Savannah Ware, Chief City Planner, Charles Lee, Senior Planner, Jonathan Tooley, Planner, Mark Dempsey, Deputy City Attorney, Brett Huntsman, Transportation Planner, Monica Espinoza, Executive Assistant.

Chairperson Josh Spare called the meeting to order by Video Conference at 6:30 p.m. and Commissioner Moser gave the invocation, and Chairperson Spare led the pledge of allegiance to the US Flag, and the Texas Flag.

Citizen Comments: None

AGENDA ITEM: #1 - APPROVAL OF MINUTES: To approve the minutes of the Planning and Zoning Commission meeting of September 28, 2020.

CONSENT PUBLIC HEARING AGENDA Item #2- RP201002 - Replat - Lakecrest Addition No.2, Lots 6-R and 6-R2, Block 5 (City Council District 3). Replat of Lot 6-R creating two residential lots out of one. Lot 6-R, Block 5, Lakecrest Addition No. 2, City of Grand Prairie, Dallas County, Texas, zoned SF-4, and addressed as 1609 Hardy Rd.

Item #3 – P190605 - Final Plat - Rostro Addition, Lots 1 & 2, Block 1 (City Council District -).Final Plat of Rostro Addition, Lots 1 and 2, Block 1, creating two lots on 0.776 acres out of the Joseph Graham Survey, Abstract No. 506, City of Grand Prairie, Dallas County, Texas, zoned SF-4 Single Family Four Residential District and addressed at 506 NE 27th Street.

Agent: Brian Moore, GFF, Applicant: Hamilton Peck, Hamilton Commercial LLC, and Property Owner: Bob Brueggemeyer, Various Opportunities.

PLANNING AND ZONING COMMISSION MINUTES, OCTOBER 12, 2020

Commissioner Moser moved to approve the minutes, cases RP201002 and P190605

Motion: Moser

Second: Hedin

Ayes: Spare, Moser, Hedin, Perez, Coleman, Smith

Nays: none

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM # 4- SU190703A - Specific Use Permit Amendment - tru by Hilton (City Council District 4). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for an Amendment to a Specific Use Permit for a hotel. Lot 1, Block A, Hyatt Place Addition, City of Grand Prairie, Tarrant County, Texas, zoned PD-29, within the IH-20 Corridor Overlay District, and addressed as 2494 W Interstate 20.

Ms. Ware stated the hotel brand associated with the existing Specific Use Permit is classified as an upscale chain. The purpose of this request is to amend the existing Specific Use Permit to allow the applicant to construct a hotel classified as a midscale/upper-midscale chain. The applicant is requesting a variance to the limit on the concentration of Midscale/Upper-Midscale Hotels within one mile.

Staff is unable to recommend approval of the request because it would cause the concentration of Midscale/Upper-Midscale Hotels to exceed the number allowed by the UDC.

Chairperson Spare asked if Tru by Hilton Hotel is a Midscale or an Upper Midscale hotel. Ms. Ware stated it is Midscale but the Unified Development code groups Midscale and Upper Midscale together as one use type.

Applicant Arpan Patel, 4705 E. Belknap St. Fort Worth Tx. 76112 stepped forward representing the case, he said as an owner after the pandemic they had to reassess their business, it is a family business owned by his father and himself and they account for every dollar and every penny. Upon some research he noticed Hyatt Hotels were not making as much money as Midscale and Upper Midscale and they were also higher rated. He also stated a Hilton Hotel would do better in the Grand Prairie area. Mr. Spare asked if it is the area that is making him change from a Upscale Hotel to a Midscale/ Upper Midscale Hotel. Mr. Patel explained what each brand of hotel scales and what they offer compared to a Midscale hotel. Mr. Spare asked if the hotel would be an extended stay and what is the average room rate. Mr. Patel stated no, it isn't an extended stay and the average room rate is \$79.

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Commissioner Hedin asked what amenities the hotel offer will. Mr. Patel stated it will provide breakfast. He describes it as a millennial friendly breakfast with fancy donuts in comparison to a Home2 Suites by Hilton.

Commissioner Moser asked what the reason is for wanting to switch from a Hyatt Hotel to a Tru by Hilton hotel. Mr. Patel stated Tru by Hilton has a better customer view and a Hyatt Place wouldn't do well in that area. Mr. Spare asked has he ever considered putting an economy hotel there. Mr. Patel stated yes but bank would not lend the loan for an economy hotel. Mr. Moser asked why the bank wouldn't give lending. Mr. Patel stated banks are reluctant to lend for economy hotels.

Commissioner Smith stated she understands the dilemma with the pandemic and sometimes you must step out and give an opportunity for a good build in Grand Prairie.

Commissioner Moser stated he has seen it firsthand how the pandemic has affected the travel and hotel industry but understands the staff's position and respects it but it makes economic sense to support it.

There being no further discussion on the case Commissioner Smith moved to close the public hearing and approve case SU190703A.

The action and vote recorded as follows:

Motion: Smith

Second: Hedin

Ayes: Spare, Moser, Hedin, Perez, Coleman, Smith

Nays: none

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM # 5- Z201001/CP201001 - Zoning Change/Concept Plan - Warehouse at N Hwy 161 & Daja Lane (City Council District 5). Senior Planner Charles Lee presented the case report and gave a Power Point presentation for a Zoning Change and Concept Plan for an industrial development with a 130,000 sq. ft. warehouse. A 9.278-acre tract of land in the P.H. Ford Survey, Abstract No. 1711, and the Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N Hwy 161.

Mr. Lee stated the purpose of this request is to create a Planned Development District with a base zoning district of Light Industrial on 9.264 acres. The property is currently zoned LI and PD-196

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for commercial/retail uses. The Concept Plan depicts the facility's orientation, truck dock facilities, ingress/egress points, associated parking and required landscaping. The applicant completed a Traffic Impact Analysis (TIA) to evaluate the proposed use and potential impacts on roadway conditions. One of the findings of the TIA is that a 300 ft. deceleration lane is needed at the northern driveway. The site will be accessible by two commercial drives off the SH-161 service road. The northern drive will provide direct access and include a deceleration lane that meets TxDOT requirements. The southern driveway will provide access via a mutual access drive located on the adjacent property. Deja Lane, a collector street, dead ends at the northern property line. The on-site drive that connects to Deja Lane will be gated and used for emergencies only.

The Development Review Committee (DRC) recommends approval.

Commissioner Moser asked if the applicant is going to build a deceleration lane on Frontage Rd. and will they be able to access the other south entrance. Mr. Lee stated there will be a mutual access easement on the south drive and one emergency only entrance.

Applicant Hamilton Peck, 2507 Croft Creek Cir. Grand Prairie TX, stepped forward representing the case.

Commissioner Moser asked if Mr. Peck has spoken to the people located to the south about a mutual access agreement and does it have to be a prerequisite for this case. Mr. Peck stated no. Brett Huntsman stated the drive way and the step out is existing on the plat for the existing warehouse mutual access easement is established and all they need to do is connect to the existing drive way.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case Z201001/CP201001.

The action and vote recorded as follows:

Motion: Coleman

Second: Smith

Ayes: Spare, Moser, Hedin, Perez, Coleman, Smith

Nays: none

Approved: 6-0

Motion: **carried.**

PUBLIC HEARING TABLE ITEM # 6- SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Chief City Planner Savannah Ware presented the case report and gave a Power Point presentation for a Specific Use Permit and Site

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Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd.

Ms. Ware stated the applicant intends to construct a Truck Stop with Gas Sales on 4.188 acres. A Truck Stop with Gas Sales requires a Specific Use Permit when located within a Corridor Overlay District. Development in a Corridor Overlay District requires Site Plan approval by City Council. Development at this location requires City Council approval of a Specific Use Permit and Site Plan because of the proposed use and it is located within a Corridor Overlay District. The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts. The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative impacts. The applicant is not requesting any variances. There are existing similar uses within one-half mile of the subject property. Mr. Fuel is located at the northwest corner of the intersection and 7-Eleven is located at the southwest corner of Trinity Blvd and SH-161.

Given the existing concentration of similar uses in the area and the adjacent residential development, staff is unable to support the request. However, should the Planning and Zoning Commission recommend approval, staff recommends the following conditions:

1. Truck idling shall not exceed 15 minutes.
2. The applicant shall post “no-idling” signs on site.
3. Overnight truck parking shall be prohibited.
4. The applicant shall post “no overnight parking” signs on site.
5. Truck parking in areas other than designated truck parking spaces and truck fueling stations is prohibited.
6. The applicant shall dedicate any necessary easements for the regional trail at the time of final platting.

Chairperson Spare asked what is the distance to the closest homes. Ms. Ware stated they are

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within 300ft. Mr. Spare asked Commissioner Coleman if he could speak about how the trucking gas stations are used. Mr. Coleman stated their main use is a fuel stop where you pull in to fuel, get a sandwich, use the restroom and move on to the next destination or loading or unloading. He went on to state the problem is it will exceed the 15-minute limit and it will be hard to control the amount of time they remain parked at the gas station.

Commissioner Smith asked would the gas station bring more business to this area and at the same time benefit Grand Prairie. Ms. Ware stated the applicant is present and will be able to speak on that.

Applicant Andrew Malzer, 200 Galleria Pkwy Atlanta GA 30339 and Brad Williams 2728 N Harwood St. Dallas TX 75201, stepped forward representing the case and gave a Power Point presentation for Race Trac.

Chairperson Spare asked if there is a reason why they might not be able to flip the orientation of the site where the trucks are on the west side. Mr. Malzer stated their biggest site design criteria is putting their building on the corner of the intersection. Mr. Spare asked what size masonry wall will be put up on the eastern portion. Mr. Malzer stated they are proposing a landscape screen wall that was given by staff and if the commission or staff recommend a different type of wall, they are open to it.

Commissioner Hedin asked how do they plan to regulate the no overnight and the 15-minute parking. Mr. Malzer stated their plan is to post signs all over the site and their employees walk the site every hour looking for overnight parking and truck idling.

Commissioner Moser stated on their last slide in their presentation they listed 5 of the staff recommendations the city is recommending but left out number 6- The applicant shall dedicate any necessary easements for the regional trail at the time of final platting, what are your thoughts about it. Mr. Malzer stated they will do it.

There being no further discussion on the case Commissioner Coleman moved to close the public hearing and approve case SU200801/S200801 per staff recommendations.

The action and vote recorded as follows:

Motion: Coleman

Second: Hedin

Ayes: Spare, Moser, Hedin, Perez, Coleman, Smith

Nays: none

Approved: 6-0

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Motion: **carried.**

Commissioner Moser moved to adjourn the meeting. The meeting adjourned at 7:55 p.m.

Joshua Spare, Chairperson

ATTEST:

Max Coleman, Secretary

An audio recording of this meeting is available on request at 972-237-8255.



Legislation Details (With Text)

File #:	20-10455	Version:	1	Name:	Z201001/CP201001 - Warehouse at N Hwy 161 & Daja Lane
Type:	Ordinance	Status:			Public Hearing on Zoning Applications
File created:	10/5/2020	In control:			Planning and Zoning Commission
On agenda:	11/3/2020	Final action:			

Title: Z201001/CP201001 - Zoning Change/Concept Plan - Warehouse at N Hwy 161 & Deja Lane (City Council District 5). Zoning Change and Concept Plan for an industrial development with a 130,000 sq. ft. warehouse. A 9.278-acre tract of land in the P.H. Ford Survey, Abstract No. 1711, and the Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N Hwy 161. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Boundary Description.pdf](#)
[Exhibit B - Concept Plan.pdf](#)
[Exhibit C - Conceptual Elevations.pdf](#)
[PZ Draft Minutes 10-12-2020.pdf](#)

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

Z201001/CP201001 - Zoning Change/Concept Plan - Warehouse at N Hwy 161 & Deja Lane (City Council District 5). Zoning Change and Concept Plan for an industrial development with a 130,000 sq. ft. warehouse. A 9.278-acre tract of land in the P.H. Ford Survey, Abstract No. 1711, and the Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N Hwy 161. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Planned Development Request and Concept Plan to rezone 9.264 acres from PD-196 and LI to a Planned

Development District for Light Industrial Use. The subject property is situated in the P.H. Ford Survey, Abstract No. 1711 and Joseph C. Reed Survey, Abstract No. 1729, City of Grand Prairie, Dallas County, Texas, zoned PD-196 and LI, within the SH-161 Corridor Overlay District, and addressed as 1101 N HWY 161.

PURPOSE OF REQUEST:

The purpose of this request is to create a Planned Development District with a base zoning district of Light Industrial on 9.264 acres. The property is currently zoned LI and PD-196 for commercial/retail uses.

ADJACENT LAND USES AND ACCESS:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1: Adjacent Zoning and Land Uses

Direction	Zoning	Existing Use
North	MF-2	Multi-Family
South	PD-347	Warehouse/Distribution
West	PD-122	Multi-Family
East	PD-196	SH-161 Right-of-Way

ZONING HISTORY:

Zoning on the property predates State Highway 161 service road and main lane construction. The construction for State Highway 161 service road began approximately (2007) and main lane toll roads (2013).

Prior to the current PD-196 (Commercial/General Retail) zoning on the property it was designated for residential uses and since transitioned into non-residential uses due in part to its proximity to the freeway.

- City Council approved a zoning change from single family-4 detached (SF-4) residential uses to PD-108 for single family-attached (SF-A) uses on October 6, 1981.
- City Council approved a zoning change from PD-108 for single family-attached (SF-A) uses to PD-196 for commercial/general retail uses on October 4, 1988.

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The Concept Plan depicts the facility's orientation, truck dock facilities, ingress/egress points, associated parking and required landscaping.

The applicant completed a Traffic Impact Analysis (TIA) to evaluate the proposed use and potential impacts on roadway conditions. One of the findings of the TIA is that a 300 ft. deceleration lane is needed at the northern driveway.

The site will be accessible by two commercial drives off the SH-161 service road. The northern drive will provide direct access and include a deceleration lane that meets TxDOT requirements. The southern driveway will provide access via a mutual access drive located on the adjacent property. Deja Lane, a collector street, dead ends at the northern property line. The on-site drive that connects to Deja Lane will be gated and used for emergencies only.

CONFORMANCE WITH THE COMPREHENSIVE PLAN:

The 2018 Comprehensive Plan's Future Land Use Map Update (FLUM) designates this location as Light Industrial (LI). Forms of industrial development may include warehouse/storage facilities. The proposal is consistent with the FLUM and following policies and objectives in the 2018 Comprehensive Plan Update:

- Warehouse/distribution center uses shall be located along arterial thoroughfares, in proximity to freeways.
- Truck docks and trailer storage areas shall be buffered and screened from residential uses.

DEVELOPMENT STANDARDS:

The proposed Planned Development will have a base zoning district of Light Industrial and will be subject to standards in Appendix X and the UDC for a LI district. The following table summarizes the LI zoning district's standards and the proposed development compliance with those standards.

Ordinance Provision	LI Zone District Standards	Proposed Conditions	Meets
Min. Lot Size	15,000 sq. ft.	9.2644 acres (403,557.sq ft.)	Yes
Min. Lot Width	100 ft.	Approx. 630 ft.	Yes
Min. Lot Depth	150 ft.	Approx. 673 ft.	Yes
Front Yard Setback	25 ft.	110 ft. @ SH 161 ROW	Yes
Internal Side Yard	35 ft.	N/A	Yes
Rear Yard Setback	0 ft.	70 ft.	Yes
Bldg. Separation	25	N/A	N/A
Bldg. Height	50 ft.	45 ft. to top plate	Yes
Bldg. Coverage	1:1 Floor Area Ratio	0.32:1 %	Yes
Paving Type	Concrete or Equivalent	Concrete	Yes

RECOMMENDATION:

The Planning and Zoning Commission recommended approval by a vote of 6-0.

The Development Review Committee (DRC) recommends approval.

Body

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP TO REZONE 9.278 ACRES OF LAND SITUATED IN THE P.H. FORD SURVEY, ABSTRACT NO. 1711 AND THE JOSEPH C. REED SURVEY, ABSTRACT NO. 1729, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS, FROM LIGHT INDUSTRIAL (LI) DISTRICT AND PLANNED DEVELOPMENT-196 (PD-196) FOR COMMERCIAL USES TO PLANNED DEVELOPMENT WITH A BASE ZONING DISTRICT OF LIGHT INDUSTRIAL; SAID ZONING MAP AND ORDINANCE BEING ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; CONTAINING A SAVINGS CLAUSE; AND TO BECOME EFFECTIVE UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and map of said city so as to rezone and reclassify said property from its classification of Light Industrial and Planned Development-196 to a Planned Development with a base zoning district of Light Industrial; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 12, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed rezoning had been sent to owners of real property lying within 300 feet of the

property on which the change of classification is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 6-0 to recommend approval to the City Council of Grand Prairie, Texas, of the request that the hereinafter described property be rezoned from its classification of Light Industrial and Planned Development-196 to a Planned Development with a base zoning district of Light Industrial; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 P.M. on November 3, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the Fort Worth Star Telegram, Grand Prairie, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the proposed rezoning and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the use proposed on said property, as well as, the nature and usability of surrounding property, have found and determined that the property in question, as well as, other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance from its classification of Light Industrial and Planned Development-196; and, by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

SECTION 1. THAT Ordinance Number 4779, being the Zoning Ordinance and Map of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

“AN ORDINANCE AMENDING IN ITS ENTIRETY CHAPTER 28 OF THE CODE OF ORDINANCES KNOWN AS THE ZONING ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN...”

and passed and approved November 20, 1990, as amended, is hereby further amended to rezone from its classification of Light Industrial and Planned Development-196 to a Planned Development with a base zoning district of Light Industrial; as described and depicted in Exhibit A - Boundary Description.

SECTION 2. THAT the purpose of this planned development is to establish appropriate restrictions and

development controls necessary to ensure predictable land development, safe and efficient vehicular and pedestrian circulation, compatible uses of land and compliance with appropriate design standards.

SECTION 3. THAT the following shall apply to development in the Planned Development District:

- A. Development shall generally comply with Exhibit B - Concept Plan and Exhibit C - Conceptual Building Elevations.
- B. Development shall comply with the use and development standards for Light Industrial (LI) District and Appendix X: Industrial Development Standards in the Unified Development Code, as amended.

SECTION 4. THAT a Site Plan shall be reviewed and approved by the City Council prior to the issuance of any building permits.

SECTION 5. THAT it is further provided, that in case a section, clause, sentence, or part of this Ordinance shall be deemed or adjudged by a Court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair, or invalidate the remainder of this Ordinance.

SECTION 6. THAT all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 7. THAT this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS,
this the 3rd day of November, 2020.

Ordinance No. #-2020

Zoning Case No. Z201001/CP201001

Planned Development No. #

PROPERTY DESCRIPTION:

Being a 9.278 acre tract of land in the P.H. Ford Survey Abstract No. 1711 and the Joseph C. Reed Survey, Abstract No. 1729, in the City of Grand Prairie, Dallas County, Texas, said 9.278 acre tract consisting of a called 5.0 acre tract of land described in deed to Bob Brueggemeyer and Bob Schwartz recorded in Volume 83126, Page 4294, of the Deed records of Dallas County, Texas and all of Lot 11 and the remaining portions of Lots 8, 9, and 10, of Bruggemeyer & Schwartz Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 82021, Page 2309, of the Plat Records of Dallas County, Texas, said 9.278 acre tract being more particularly described as follows;

BEGINNING at a 3/8 inch iron rod found at the southwest corner of said 5.0 acre tract and the southeast corner of Lot 1, Block A, of Prairie Estates Villas Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Volume 98220, Page 83, of the Plat Records of Dallas County, Texas, said point also being in the north line of Lot 1, Block 1, of Park 161 Distribution Center Addition, an addition to the City of Grand Prairie, according to the plat thereof recorded in Instrument No. 201500046514, of the Plat Records of Dallas County, Texas;

THENCE N. 01°00'44" W., with the common line of said 5 acre tract and said Lot 1, Block A, Prairie Estates Villas, a distance of 544.78 feet to a 1/2 inch iron rod found for the northwest corner of said 5 acre tract and being the southwest corner of Daja Lane (a variable width right-of-way, per Prairie Estates Villas);

THENCE N. 87°43'50" E., with the north line of said 5 acre tract and the south line of said Daja Lane, a distance of 92.41 feet to a 3/8 inch iron rod found for an angle point and being the southeast corner of said Daja Lane;

THENCE N. 87°52'21" E., continuing with the north line of said 5 acre tract and the south line of an apparent gap area of land, no deed information or ownership found, a distance of 307.52 feet to a 3/4 inch iron rod found for the northeast corner of said 5 acre tract and being in the west line of said Lot 11;

THENCE N. 01°55'14" W., with the west line of said Lot 11 and the east line of said gap area of land, a distance of 35.93 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 11 and in the south line of a tract of land described in deed to Exponential Property Group VIII B LLC, recorded in Instrument No. 201800171853, of the Deed records of Dallas County, Texas;

THENCE with the common line of said Lot 11 and said #73 Exponential Property Group VIII B LLC tract the following calls;

N. 89°14'47" E., a distance of 217.64 feet to a 1/2 inch iron rod found for inside corner, from which a 1/2 inch iron rod found bears N. 86°11'12" E., 15.21 feet;

N. 01°29'20" E., a distance of 33.48 feet to a 1/2 inch iron rod found for inside corner, from which a 1/2 inch iron rod found bears N. 86°27'50" E., 14.04 feet;

THENCE N. 89°23'30" E., with the south line of said Exponential Property Group VIII B LLC tract and the north line of said Lots 11 and 10, a distance of 84.21 feet to a 1/2 inch iron rod found for the southeast corner of said Exponential Property Group VIII B LLC tract and the northwest corner of a tract of land called Parcel Two for right-of-way described in deed to State of Texas recorded in Volume 83070, Page 3246, of the Deed records of Dallas County, Texas, said point also being in the west line of N. State Highway 161 (right-of way varies);

THENCE S. 01°47'45" W., over and across said Lot 10 and with the west line of said Parcel Two, same being the west line of said State Highway 161, a distance of 208.19 feet to a 3 inch aluminum disk stamped "TX-Dot-320" found for angle point;

THENCE S. 02°50'53" E., over and across said Lot 9 and 8 and with the west line of said Parcel Two, same being the west line of said State Highway 161, a distance of 230.03 feet to a 3 inch aluminum disk stamped "TX-Dot-320" found for angle point;

THENCE S. 34°23'23" E., over and across said Lot 8 and with the west line of said Parcel Two, same being the west line of said State Highway 161, a distance of 191.51 feet to a 1/2 inch iron rod with cap marked "KSC-2617" set for angle point;

THENCE S. 17°37'04" E., over and across said Lot 8 and with the west line of said Parcel Two, same being the west line of said State Highway 161, a distance of 19.64 feet to a 1/2 inch iron rod with cap marked "KSC-2617" set for the northeast corner of said Lot 1, Block A, Park 161 Distribution Center and the southwest corner of said Parcel Two;

THENCE S. 89°32'16" W., with the south line of said Lot 8 and 11 and the north line of said Lot 1, Block A, Park 161 Distribution Center, a distance of 410.27 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 11 and the southeast corner of said 5 acre tract;

THENCE S. 87°51'16" W., with north line of said Lot 1, Block A, Park 161 Distribution Center and the south line of said 5 acre tract, a distance of 400.56 feet to the **POINT OF BEGINNING** and **CONTAINING** 404,123 square feet or 9.277 acres of land, more or less.

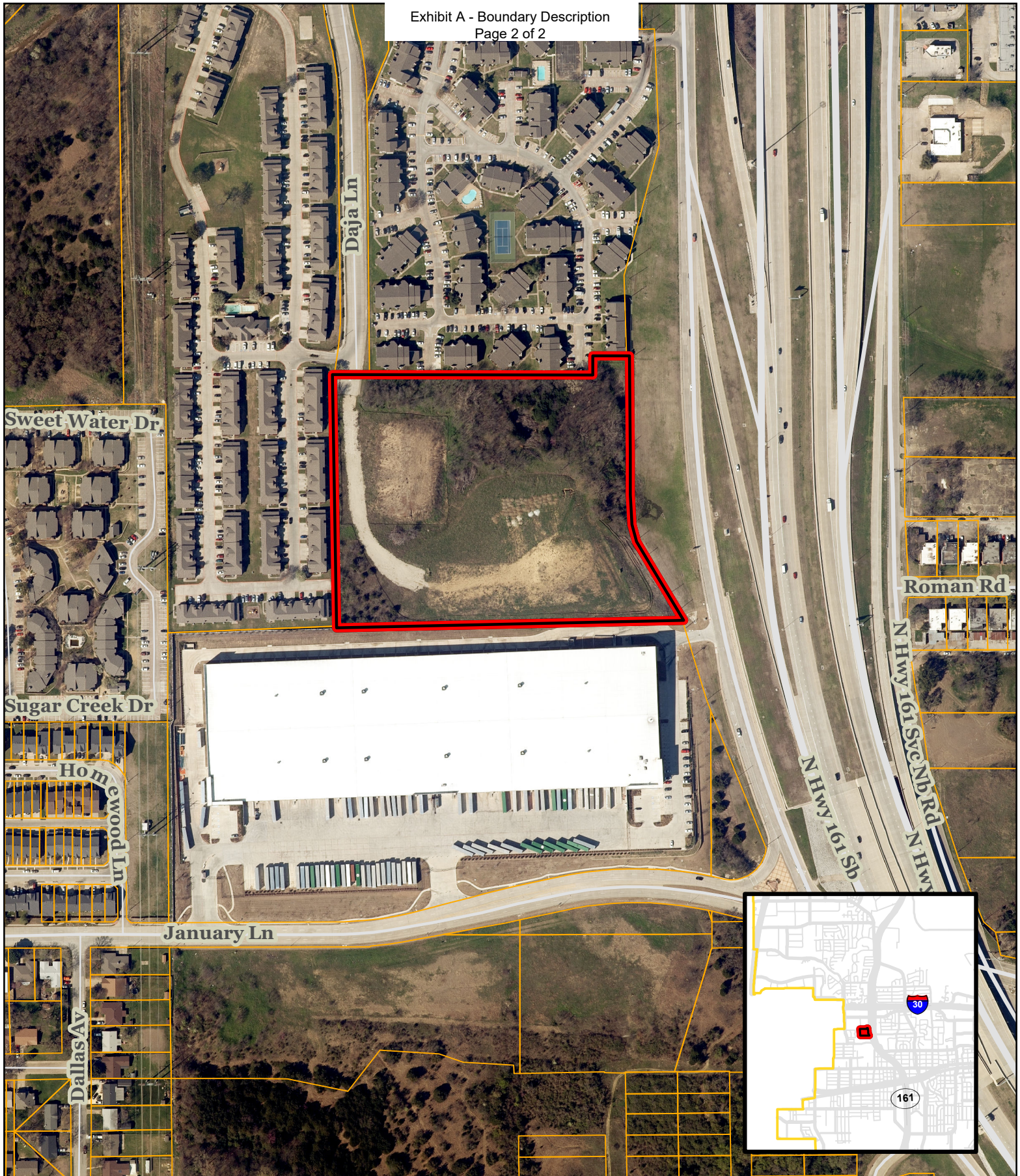
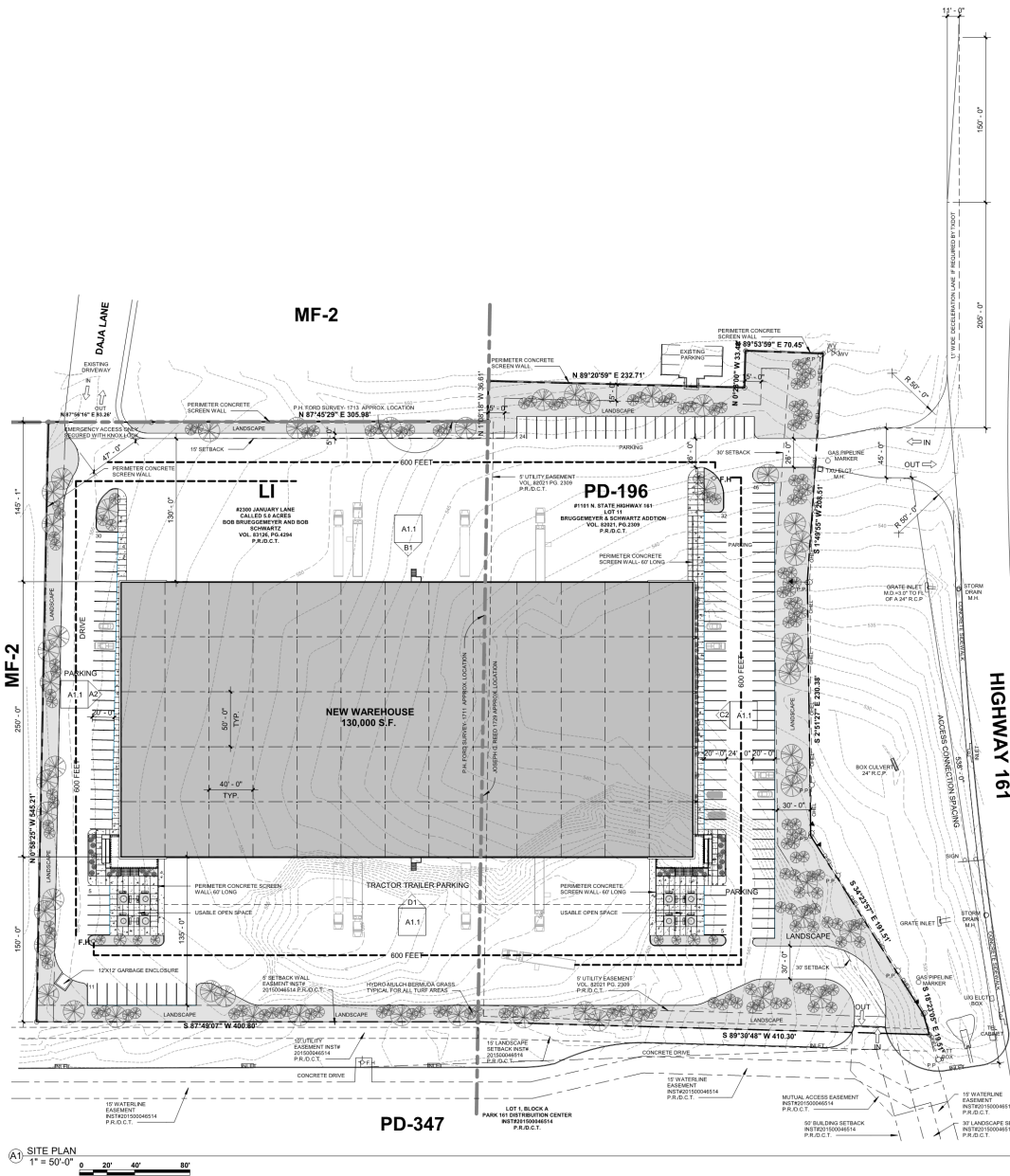


Exhibit B - Concept Plan
Page 1 of 1



1 APPENDIX X: INDUSTRIAL DEVELOPMENT STANDARDS

- a. Total surface area of all Primary Facades and Secondary Facades as defined in Section - 65,244 sf.
b. The height and percentage tabulations for all exterior wall materials: (BELOW)

WALL	HEIGHTS	TOTAL AREA	EXTERIOR WALLS				
			CONCRETE TILT-UP FIELD COLOR (PAINT)	CONCRETE TILT-UP ACCENT COLOR (PAINT)	STONE VENEER	GLASS	METAL DOORS
South	45 ft. & 42 ft.	21,906 sf	8,093 sf = 37%	8,093 sf = 37%	273 sf = 1.2%	1,587 sf = 7.2%	3,860 sf = 17.6%
East	45 ft. & 42 ft.	10,716 sf	6,936 sf = 65%		2,243 sf = 21%	1,537 sf = 14%	
North	45 ft. & 42 ft.	21,906 sf	8,293 sf = 37.9%	8,293 sf = 37.9%	862 sf = 3.9%	598 sf = 2.7%	3,860 sf = 17.6%
West	45 ft. & 42 ft.	10,716 sf	5,087 sf = 47.5%	5,087 sf = 47.5%		522 sf = 5%	
Grand Totals		65,244 sf	28,419 sf = 43.5%	21,483 sf = 33%	3,378 sf = 5%	4,244 sf = 6.5%	7,720 sf = 12%

- c. Articulation features proposed for each wall elevation subject to articulation requirements - REFER TO EXTERIOR ELEVATIONS SHEET A1.1.
SOUTH-5% (3 FT.) OF TOTAL HEIGHT (45 FT.)
EAST-5% (3 FT.) OF TOTAL HEIGHT (45 FT.)
NORTH-5% (3 FT.) OF TOTAL HEIGHT (45 FT.)
WEST-5% (3 FT.) OF TOTAL HEIGHT (45 FT.)
d. Top of roof deck height being indicated by a dashed line on all building elevations- INDICATED ON EXTERIOR ELEVATIONS SHEET A1.1.
e. Provide a color pallet, material sample, or rendering of all materials and colors proposed on all Primary building facades- REFER TO COLOR BOARD SHEET A1.2

2 PROJECT INFORMATION

a. Legal Description:
BEING A 3.264 ACRE TRACT OF LAND OF THE F. H. DORR SURVEY ABSTRACT NO. 1711 AND JOSEPH C. READ SURVEY, ABSTRACT NO. 1729, IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS AND BEING A COMBINATION OF LOT 11 AND PART OF LOT 8, BRUGEMETER & SWARTZ ADDITION AS RECORDED IN VOLUME 82021, PAGE 2309, MAP RECORDS OF DALLAS COUNTY, TEXAS AND A CALLED 5.00 ACRE TRACT DESCRIBED IN VOLUME 83126, PAGE 4294, DEED RECORDS OF DALLAS COUNTY, TEXAS.

SIZE AND USE OF STRUCTURES		
	1st FLOOR	TOTAL
WAREHOUSE	130,000	130,000
PARKING SPACES	153	
TOTAL LAND	403,557	TOTAL CONSTRUCTION 130,000

LANDSCAPING			
	PERCENT OF LANDSCAPE REQUIRED	AREA OF PERCENT CALCULATION	TOTAL LANDSCAPE PROVIDED
OPEN SPACE	4%	403,557 sf	16,142 sf
			65,839 sf

403,557 sq. ft. (Lot Area) X 0.04 (percent) = 16,142 sq. ft.

c. Location and arrangement of structures: AS SHOWN ON PLAN

SIZE AND USE OF STRUCTURES	
	TOTAL CONSTRUCTION
Total Construction	1st Floor
Warehouse	130,000 sf
	130,000 sf

d. Lot lines with dimensions of areas:
See distances on plan: LOT SIZE 403,557 sq. ft.

e. Required setbacks:
Front required 20' provided 30'
Sides required 7' provided 15'
Rear required 0' provided 15'

f. Landscape: 16,142 sq. ft. = 4% of property

g. Open space: AS SHOWN ON PLAN

h. Utility rights-of-way, easements: AS SHOWN ON PLAN

i. Pedestrian ways and sidewalks: AS SHOWN ON PLAN

j. Architect's Seal: AS SHOWN ON PLAN

k. On site Parking: 153

PARKING		
CLASSIFICATION USE	MINIMUM SPACES	TOTAL PARKING
Warehouse	25,000 SQUARE FEET AND GREATER = 20 SPACES PLUS ONE (1) SPACE PER 5,000 SQUARE FEET	130,000 TOTAL SF 26,000SF = 20 SPACES 105,000 SF/5,000 = 21 SPACES
TOTAL PARKING REQUIRED		41 SPACES
TOTAL PARKING PROVIDED		153 SPACES

- l. Storm Water Drainage: NONE
m. Retaining Walls: NONE
n. Screening Walls: Fences, W.I. Fence, IF HIGH PERIMETER CONCRETE WALL: ON PLAN
o. Utility rights-of-way, easements: NONE
p. Bicycle Paths: NONE
q. Zoning: Light Industrial



211 N. Florence, Ste. 204
El Paso, TX 79901
Tel. (915) 533-0323
Fax. (915) 533-0332
www.exigarch.com

GRAND PRAIRIE
WAREHOUSE
1101 N. HWY 161
Grand Prairie, Texas

20163500

Consultants:



Drawing Date: 09/21/2020
Drawn: EXGO
Checked: EUGENIO MESTA
Scale: AS SHOWN

Revisions:

No.	Description	Date
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DRAWING COORDINATION
ARCHITECTURAL, CIVIL, MECHANICAL,
STRUCTURAL, ELECTRICAL, AND
LANDSCAPING DRAWINGS ARE
INTERRELATED. GENERAL CONTRACTOR
AND ALL SUBCONTRACTORS SHALL REVIEW
AND COORDINATE THE ENTIRE SET OF
DRAWINGS AND PROJECT MANUAL.

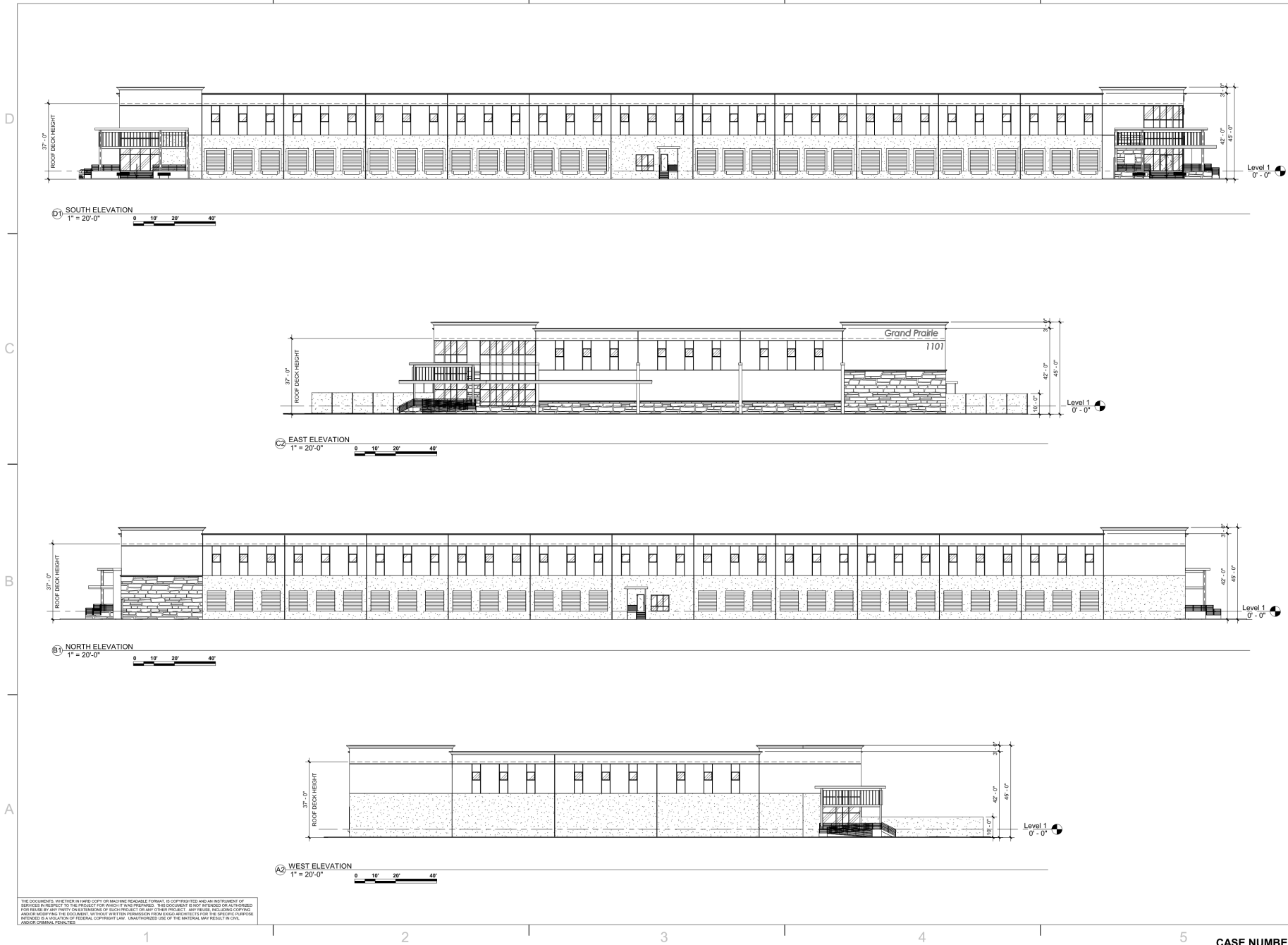
SITE PLAN

A1.0

CASE NUMBER: Z201001/CP201001

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Exhibit C - Conceptual Elevations
Page 1 of 2



EXO
ARCHITECTURE INSPIRED BY PURPOSE

211 N. Florence, Ste. 204
El Paso, TX 79901
Tel. (915) 533-0323
Fax. (915) 533-0332
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**GRAND PRAIRIE
WAREHOUSE**
1101 N. HWY 161
Grand Prairie, Texas

20163500

Consultants:



Drawing Date: 09/21/20
Drawn: EXGO
Checked: EUGENIO MESTA
Scale: AS SHOWN

Revisions:

No.	Description	Date
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**EXTERIOR
ELEVATIONS**

A1.1

CASE NUMBER: Z201001/CP201001

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Exhibit C - Conceptual Elevations
Page 2 of 2



NATURAL CONCRETE
TILT-UP PANELS



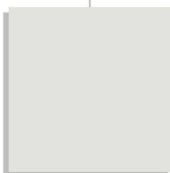
SW 4082 INTERNATIONAL ORANGE
SHERWIN WILLIAMS
EXPOSED STRUCTURE (ACCENT)



PACIFICA GLASS-BLUE
VITRO ARCHITECTURAL GLASS
15% OF FACADE



LED COLOR LIGHTING
50% OF FACADE



SW 6252 ICE CUBE
SHERWIN WILLIAMS
PAINTED TILT-UP CONCRETE PANELS
65% OF FACADE

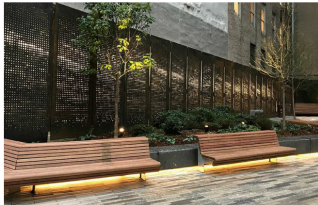


LIMESTONE VENEER
20% OF FACADE

81 PERSPECTIVE VIEW AT HIGHWAY 161- COLOR BOARD
12" = 1'-0"



TEXTURED PAVING



DECORATIVE LIGHTING



SEASONAL PLANTING IN PLANTERS



CHARACTER AND FUNCTION OF OPEN SPACE

A1 CASE STUDY IMAGES
12" = 1'-0"

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**GRAND PRAIRIE
WAREHOUSE**
1101 N. HWY 161
Grand Prairie, Texas

20163500
Consultants:



Drawing Date: 08/22/20
Drawn: EXIGO
Checked: EUGENIO MESTA
Scale: AS SHOWN

Revisions:

No. Description Date

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LANDSCAPING DRAWINGS ARE
INTERRELATED. GENERAL CONTRACTOR
AND ALL SUBCONTRACTORS SHALL REVIEW
AND COORDINATE THE ENTIRE SET OF
DRAWINGS AND PROJECT MANUAL.

COLOR BOARD

A1.2

CASE NUMBER: Z201001/CP201001

SHEET: 24"x36" 10/2/2020 12:47:37 PM
C:\Users\jgarcia\Desktop\Grand Prairie\Construction\Drawings\Grand Prairie Warehouse - 10-02-2020.rvt



Legislation Details (With Text)

File #:	20-10456	Version:	1	Name:	SU200801/S200801 - Race Trac - Roy Orr & Trinity
Type:	Ordinance	Status:		Status:	Public Hearing on Zoning Applications
File created:	10/5/2020	In control:		In control:	Planning and Zoning Commission
On agenda:	11/3/2020	Final action:		Final action:	
Title:	SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).				

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Boundary Description.pdf](#)
[Exhibit B - Site Plan.pdf](#)
[Exhibit C - Landscape Plan.pdf](#)
[Exhibit D - Building Elevations.pdf](#)
[Exhibit E - Appendix F Checklist.pdf](#)
[Attachment i - Letters of Support.pdf](#)
[PZ Draft Minutes 10-12-2020.pdf](#)

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

From

Monica Espinoza, Executive Assistant

Title

SU200801/S200801 - Specific Use Permit/Site Plan - Race Trac - Roy Orr & Trinity (City Council District 1). Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd. (On October 12, 2020, the Planning and Zoning Commission recommended approval of this request by a vote of 6-0).

Presenter

Savannah Ware, AICP, Chief City Planner

Recommended Action

Given the existing concentration of similar uses in the area and the adjacent residential development, staff is unable to support the request.

Analysis

SUMMARY:

Specific Use Permit and Site Plan for a Truck Stop with Gas Sales on 4.188 acres. The subject property is zoned Light Industrial (LI) District and is located within State Highway-161 (SH-161) Overlay Corridor District. Situated in the J. Reed Survey, Abstract 1183, Grand Prairie, Dallas County, the 4.188-acre property is generally located at the southeast corner of Trinity Boulevard and Roy Orr Boulevard, specifically addressed at 3109 & 3113 Roy Orr Blvd.

PURPOSE OF REQUEST:

The applicant intends to construct a Truck Stop with Gas Sales on 4.188 acres. A Truck Stop with Gas Sales requires a Specific Use Permit when located within a Corridor Overlay District. Development in a Corridor Overlay District requires Site Plan approval by City Council. Development at this location requires City Council approval of a Specific Use Permit and Site Plan because of the proposed use and it is located within a Corridor Overlay District.

The purpose of site plan approval is to ensure that development meets requirements in the Unified Development Code (UDC), provides adequate circulation, and uses quality site planning techniques. The UDC identifies criteria for evaluating proposed developments. Criteria include density and dimensional standards, landscaping and screening requirements, and architectural design for special districts.

The purpose of the Specific Use Permit process is to identify those uses which might be appropriate within a zoning district, but due to either their location, functional or operational nature, could have potentially negative impact upon surrounding properties; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them to eliminate such probable negative impacts.

ADJACENT LAND USES:

The following table summarizes the zoning designation and existing use for the surrounding properties.

Table 1: Zoning and Land Use

Direction	Zoning	Existing Use
North	LI	Undeveloped
East	PD-105	Mobile Home Park
South	LI	Vacant Building, Undeveloped
West	LI	Industrial Warehouse

PROPOSED USE CHARACTERISTICS AND FUNCTION:

The applicant intends to construct a Truck Stop with Gas Sales on 4.188 acres. The proposal includes an 8,100 sq. ft. convenience store, a fuel canopy with seven pump islands for cars, a fuel canopy with five pump islands for heavy trucks, 29 parking spaces, and 11 truck parking spaces. The site will be accessible from Roy Orr Blvd and Trinity Blvd.

The proposed Truck Stop with Gas Sales will operate 24 hours a day. The subject property is within 300 ft. of a mobile home park. The City of Grand Prairie's Code of Ordinance states that truck idling within 300 ft. of any residential structure shall be limited to a period not to exceed fifteen minutes. The applicant is proposing to post on-site signage restricting truck idling for longer than 15 minutes and instruct employees to monitor the property for idling trucks, bring the idling restriction and the ordinance to the attention of customers as needed, and contact the appropriate local authorities upon customer refusal to comply with the ordinance.

The west side of the property is under consideration as a route for a regional trail connection. An easement for the trail will be required if the regional trail is located along the property.

ZONING REQUIREMENTS:

Density and Dimensional Requirements

The subject property is zoned Light Industrial. Development is subject to the standards in the UDC. The following table evaluates the density and dimensional standards of the proposed development. The proposal meets the density and dimensional requirements.

Table 2: Site Data Summary

Standard	Required	Provided	Meets
Min. Lot Area (Sq. Ft.)	15,000	182,431	Yes
Min. Lot Width (Ft.)	100	677.58	Yes
Min. Lot Depth (Ft.)	150	277	Yes
Front Setback (Ft.)	25	25	Yes
Rear Setback (Ft.)	0	0	Yes
Max. Height (Ft.)	50	22.83	Yes
Max. Floor Area Ratio	1:1	0.04:1	Yes

Landscape and Screening

The property is subject to landscape and screening requirements in Article 8 and Appendix F of the UDC. The table below summarizes these requirements. The proposal meets the landscape and screening requirements.

Table 3: Landscape & Screening Requirements

Standard	Required	Provided	Meets
Area (Sq. Ft.)	18,243	53,634	Yes
Trees	40	42	Yes
Shrubs	365	479	Yes
Seasonal Color (C.G.)	274	300	Yes
Dumpster Enclosure	Masonry Enclosure	Masonry Enclosure	Yes

APPENDIX F STANDARDS:

Building Design

The exterior building materials include brick and stone, stucco. Both gas canopies have a sloped roof and brick columns. Appendix F contains two windows requirements. The first is that facades shall include windows in an area that equals 50% of the overall vertical surface of all facades or that equals 50% of the length of all facades. The second requirement is that windows shall account for 30% of the area of street-facing facades. The proposed building elevations meet both window requirements.

Menu Items

Appendix F requires that applicants provide Menu Items from four categories: Usable Open and Pedestrian Walkways, Site Design and Building Orientation, Building Design, and Healthy, Smart, and Sustainable Community. The table below lists the Menu Items included in the proposal. The proposal includes 12 Menu Items and meets the Appendix F Menu Items requirements.

Table 5: Appendix F Menu Items

Category	Amenity
Site Design and Building Orientation	Add Parking Lot Trees
Site Design and Building Orientation	Permeable Surface
Building Design	Materials Mix
Building Design	Stone Accent
Building Design	Corner Treatment
Building Design	Articulated Public Entrance
Building Design	Roof Profile Variation
Building Design	Canopy Variation
Healthy, Smart & Sustainable Community	Connect to Parks and/or Trails
Healthy, Smart & Sustainable Community	70% Native Plants
Healthy, Smart & Sustainable Community	Wi-Fi
Healthy, Smart & Sustainable Community	USB Charging Stations
Alternative Compliance	Water Quality Device

VARIANCES:

The applicant is not requesting any variances.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval with staff conditions by a vote of 6-0.

There are existing similar uses within one-half mile of the subject property. Mr. Fuel is located at the northwest corner of the intersection and 7-Eleven is located at the southwest corner of Trinity Blvd and SH-161. Given the existing concentration of similar uses in the area and the adjacent residential development, staff is unable to support the request.

However, should Council recommend approval, staff recommends the following conditions:

1. Truck idling shall not exceed 15 minutes.
2. The applicant shall post “no-idling” signs on site.
3. Overnight truck parking shall be prohibited.
4. The applicant shall post “no overnight parking” signs on site.
5. Truck parking in areas other than designated truck parking spaces and truck fueling stations is prohibited.
6. The applicant shall dedicate any necessary easements for the regional trail at the time of final platting.

Body

AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE ZONING ORDINANCE AND MAP BY SHOWING THE LOCATION, BOUNDARY, AND USE OF CERTAIN PROPERTY FOR A SPECIFIC USE PERMIT FOR A TRUCK STOP WITH GAS SALES IN THE SH-161 CORRIDOR OVERLAY DISTRICT: BEING 4.188 ACRES OF LAND OUT OF THE J. REED SURVEY, ABSTRACT NO. 1183, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS; SAID ZONING MAP AND ORDINANCE BEING NUMBERED ORDINANCE NUMBER 4779 AND PASSED ON NOVEMBER 20, 1990; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; PROVIDING A PENALTY; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owners of the property described herein below filed application with the City of Grand Prairie, Texas, petitioning an amendment of the Zoning Ordinance and Map of said city so as to amend the zoning designation of said site to include a Specific Use Permit for a Truck Stop with Gas Sales; and

WHEREAS, the Planning and Zoning Commission of Grand Prairie, Texas, held a public hearing on said application on October 12, 2020, after written notice of such public hearing before the Planning and Zoning Commission on the proposed Specific Use Permit had been sent to owners of real property lying within 300 feet of the property on which the creation of a Specific Use Permit for a Truck Stop with Gas Sales is proposed, said Notice having been given not less than ten (10) days before the date set for hearing to all such owners who rendered their said property for City taxes as the ownership appears on the last approved City Tax Roll, and such Notice being served by depositing the same, properly addressed and postage paid, in the City Post Office; and

WHEREAS, after consideration of said application, the Planning and Zoning Commission of the City of Grand Prairie, Texas voted 6 to 0 to recommend to the City Council of Grand Prairie, Texas, that said Zoning Ordinance and Map be amended to allow a Specific Use Permit for a Truck Stop with Gas Sales; and

WHEREAS, Notice was given of a further public hearing to be held by the City Council of the City of Grand Prairie, Texas, in the City Hall Plaza Building at 6:30 o'clock P.M. on November 3, 2020, to consider the advisability of amending the Zoning Ordinance and Map as recommended by the Planning and Zoning Commission, and all citizens and parties at interest were notified that they would have an opportunity to be heard, such Notice of the time and place of such hearing having been given at least fifteen (15) days prior to such hearing by publication in the, Fort Worth Star Telegram, Fort Worth, Texas, a newspaper of general circulation in such municipality; and

WHEREAS, all citizens and parties at interest have been given an opportunity to be heard on all the matter of the Specific Use Permit and the City Council of the City of Grand Prairie, Texas, being informed as to the location and nature of the specific use proposed on said property, as well as the nature and usability of surrounding property, have found and determined that the property in question, as well as other property within the city limits of the City of Grand Prairie, Texas, has changed in character since the enactment of the original Zoning Ordinance to the extent that a specific use may be made of said property as herein provided and by reason of changed conditions, does consider and find that this amendatory Ordinance should be enacted since its provisions are in the public interest and will promote the health, safety and welfare of the community.

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

SECTION 1. That Ordinance Number 4779, being the Unified Development Code of the City of Grand Prairie, Texas, showing the locations and boundaries of certain districts, and said Zoning Ordinance and Map having been made a part of an Ordinance entitled:

"THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRAND PRAIRIE, TEXAS, AS PASSED AND APPROVED BY THE CITY COUNCIL ON THE 20TH DAY OF NOVEMBER, 1990, TOGETHER WITH ALL AMENDMENTS THERETO AND ENACTING A REVISED ORDINANCE ESTABLISHING AND PROVIDING FOR ZONING REGULATIONS; CREATING USE DISTRICTS IN ACCORDANCE WITH A COMPREHENSIVE PLAN..."

passed and approved November 20, 1990, as amended, is hereby further amended so as to establish a Specific Use Permit for a Truck Stop with Gas Sales on 4.188 acres out of the J. Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, as depicted in Exhibit A - Boundary Description, attached hereto.

SECTION 2. That the purpose of this Ordinance is to provide the appropriate restrictions and development controls that ensure this Specific Use Permit is compatible with the surrounding development and zoning and to also ensure that the development complies with the City's Comprehensive Plan and Unified Development Code.

SECTION 3. That for operations of a Truck Stop with Gas Sales, the following standards and conditions are hereby established as part of this ordinance:

1. The development shall adhere to the City Council approved Exhibit B - Site Plan, Exhibit C - Landscape Plan, Exhibit D - Building Elevations, and Exhibit E - Appendix F Checklist, of this ordinance, which are herein incorporated by reference.
2. Truck idling shall not exceed 15 minutes.
3. The applicant shall post “no-idling” signs on site.
4. Overnight truck parking shall be prohibited.
5. The applicant shall post “no overnight parking” signs on site.
6. Truck parking in areas other than designated truck parking spaces and truck fueling stations shall be prohibited.
7. The applicant shall dedicate any necessary easements for the regional trail at the time of final platting.

SECTION 4. That the operations of a Truck Stop with Gas Sales shall comply with the following:

1. By this Ordinance, this Specific Use Permit shall automatically terminate in accordance with Section 5.4.1 of the Unified Development Code if a building permit is not issued for said use within one (1) year after City Council adoption of this Ordinance, or upon cessation of said use for a period of six (6) months or more.
2. It shall be unlawful for the owner, manager, or any person in charge of a business or other establishment to violate the conditions imposed by the City Council when a Specific Use Permit is granted, and the violation of those conditions could result in a citation being issued by the appropriate enforcement officers of the City of Grand Prairie. Violation of this provision may be punishable in accordance with Section 1-8 of the Code of Ordinances of the City.
3. This Specific Use Permit shall run with the land and therefore may be transferred from owner to owner; however, each new owner shall obtain a new Certificate of Occupancy.
4. The Certificate of Occupancy shall note the existence of this Specific Use Permit by its number and title.
5. The operation of the facility shall be in strict compliance with all requirements of the Environmental Services Department, Building Inspections, Police Department and Fire Administration.
6. Any unsafe or unauthorized operations or activities may be determined as grounds for revocation of the Specific Use Permit by the City Council.

SECTION 5. That it is further provided that in the case a section, clause, sentence or part of this Ordinance shall be deemed or adjudicated by a court of competent jurisdiction to be invalid, then such invalidity shall not affect, impair or invalidate the remainder of this Ordinance.

SECTION 6. That a violation of this Ordinance is a misdemeanor punishable in accordance with Section 1-8 of the Code of Ordinances of the City of Grand Prairie, Texas. The penalty provided herein shall be cumulative of other remedies provided by State law, and the power of injunction as provided in Texas Local Government Code Section 54.016, as amended, may be exercised in enforcing this ordinance whether or not there has been a complaint filed.

SECTION 7. That the Unified Development Code of the City of Grand Prairie, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 8. That the terms and provisions of this Ordinance are severable and are governed by Section 1-4 of the Code of Ordinances of the City of Grand Prairie, Texas.

SECTION 9. That all ordinances or parts of ordinances in conflict herewith are specifically repealed.

SECTION 10. That this Ordinance shall be in full force and effect from and after its passage and approval.

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

ORDINANCE NO. #-2020

SPECIFIC USE PERMIT NO. #

CASE NO. SU200801/S200801

METES AND BOUNDS DESCRIPTION

BEING a tract of land situated in the J. Reed Survey, Abstract No. 1183, City of Grand Prairie, Dallas County, Texas, the subject tract being all of a tract conveyed to Tomo International, Inc., according to the deed recorded in Volume 2000129, Page 5400 of the Deed Records, Dallas County, Texas (DRDCT), and all of another tract conveyed to same by deed recorded in Volume 2000129, Page 5406 DRDCT, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found on the east line of Roy Orr Boulevard, a variable width right-of-way, for the northwest corner of a tract conveyed to Agrimat USA, LLC, by deed recorded in Instrument No. 201200382941, Official Public Records, Dallas County, Texas;

THENCE N 02°32'43" E, 127.22 feet along the east line of Roy Orr Boulevard to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE N 03°07'57" W, 119.09 feet continuing along Roy Orr Boulevard to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the south end of a corner clip being the intersection thereof with the south line of Trinity Boulevard, a variable width right-of-way;

THENCE N 43°11'19" E, 54.87 feet along said corner clip to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set, from which a 1/2" iron rod found for the south end of another corner clip being the intersection of the east line of Roy Orr Boulevard with the north line of Trinity Boulevard, bears N 10°13'39" W, 113.62 feet;

THENCE N 89°27'36" E, 145.82 feet along the south line of Trinity Boulevard to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

THENCE continuing along the south line of Trinity Boulevard, around a tangent curve to the right having a central angle of 13°21'35", a radius of 2155.25 feet, a chord of S 83°51'37" E — 501.40 feet, an arc length of 502.54 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northwest corner of the remainder of Lot 1, Block 2, River Ridge, an addition recorded in Volume 84033, Page 4966 DRDCT;

THENCE S 08°41'54" W, 17.96 feet departing said right-of-way, along the west line of said remainder, to a point for corner;

THENCE S 02°58'34" E, 202.78 feet continuing along the west line of said remainder, to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northeast corner of said Agrimat USA tract;

THENCE along the north line thereof, the following:

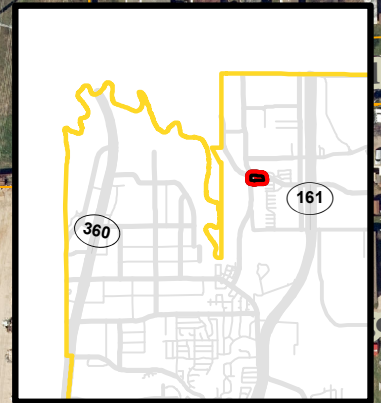
S 88°52'38" W, 478.98 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

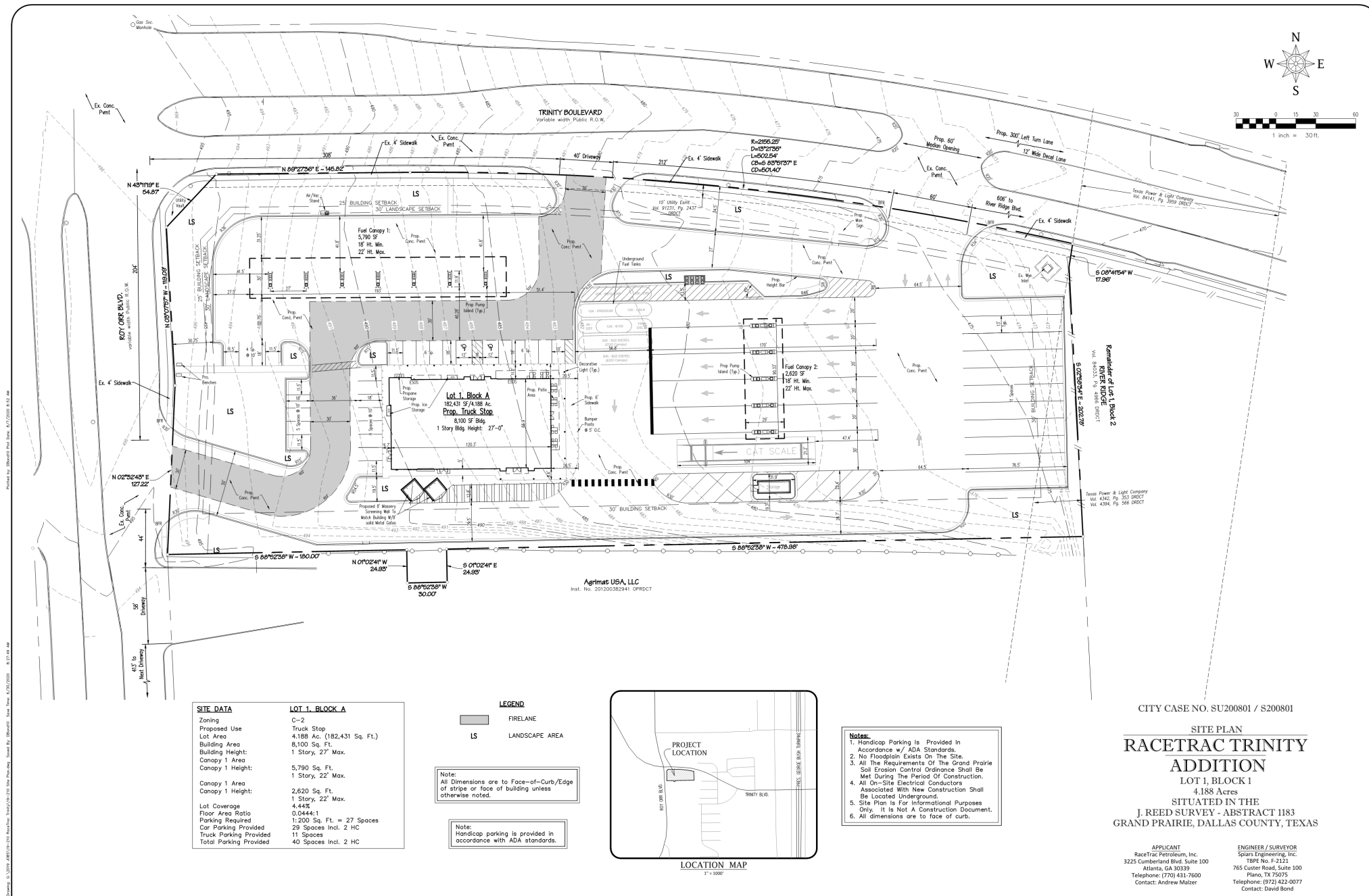
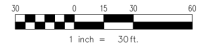
S 01°02'41" E, 24.93 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

S 88°52'38" W, 30.00 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

N 01°02'41" W, 24.93 feet to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set;

And S 88°52'38" W, 180.00 feet to the POINT OF BEGINNING with the subject tract containing 182,431 square feet or 4.188 acres of land.





CITY CASE NO. SU200801 / S200801

SITE PLAN
RACETRAC TRINITY
ADDITION

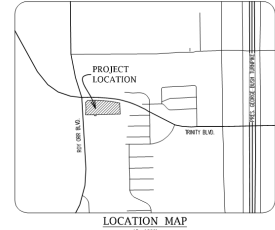
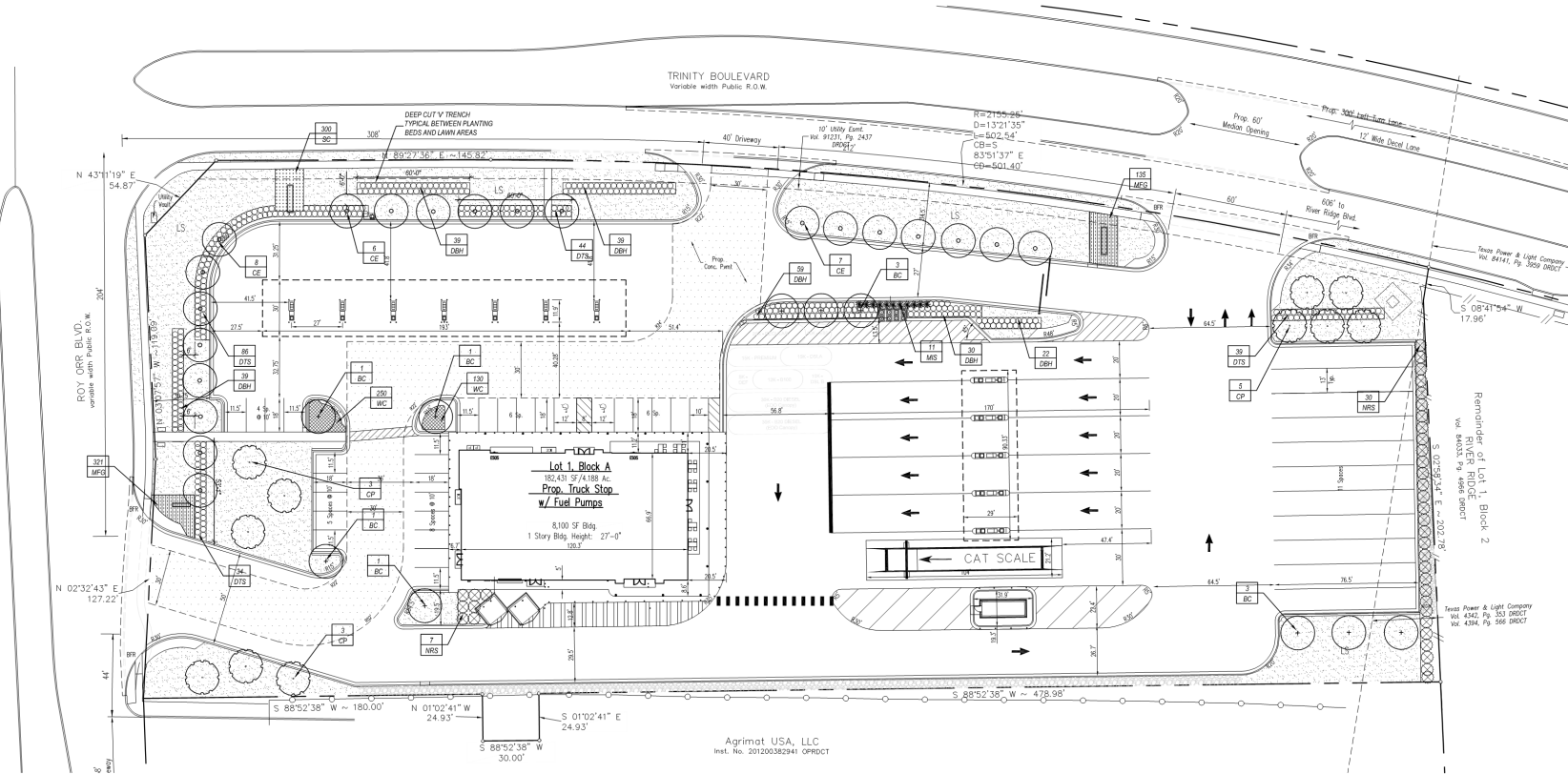
LOT 1, BLOCK 1
4.188 Acres
SITUATED IN THE
J. REED SURVEY - ABSTRACT 1183
GRAND PRAIRIE, DALLAS COUNTY, TEXAS

APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd. Suite 100
Atlanta, GA 30339
Telephone: (770) 431-7600
Contact: Andrew Malzer

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
Contact: David Bond

Scale: 1" = 30' Submitted: June 2, 2020 SEI Job No. 19-210

Exhibit C - Landscape Plan
Page 1 of 1



- LANDSCAPE NOTES**
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey date of existing conditions was supplied by others.
 - Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
 - Contractor is responsible for obtaining all required landscape and irrigation permits.
 - Contractor to provide a minimum 2% slope away from all structures.
 - All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
 - All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
 - All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawing.

- MAINTENANCE NOTES**
- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
 - All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, weeding, and other such activities common to landscape maintenance.
 - All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of the plan.
 - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
 - All plant material which dies shall be replaced with plant material of equal or better value.
 - Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

- SOLID SOD NOTES**
- Final grade areas to achieve final contours indicated. Lawn areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
 - Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding of top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
 - All lawn areas to receive solid sod and shall be set in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
 - Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
 - Plant and by hand to cover indicated area completely. Insure edges of sod are touching. Top dress points by hand with topsoil to 6 in.
 - Roll grass areas to achieve a smooth, even surface, free from unusual undulations.
 - Water and thoroughly as sod operation progresses.
 - Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, clearing and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
 - Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
 - If infestation occurs between September 1st and March 1st, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

PLANT LIST					
TREES					
NATIVE	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE
X	10	BC	Bald Cypress	Taxodium distichum	3" cal.
X	21	CE	Cedar Elm	Ulmus crassifolia	3" cal.
X	11	CP	Chinese Pistache	Pistacia chinensis	3" cal.
SHRUBS					
NATIVE	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE
X	228	DBH	Desert Burford Holly	Ilex cornuta 'Burford holly'	7 gal.
X	456	MFG	Neelam Feathergrass	Neelam tenuifolia	1 gal.
X	37	NRS	Yucca R. Stevens	Yucca R. Stevens	35 gal. nrls.
X	11	MS	Microtheca	Microtheca arvensis 'Tandem'	7 gal.
Palmetto friendly	203	DTs	Desert Texas Sage 1/2 in. Ledge	Leucophyllum sp. 'Lyn's Ledge'	7 gal.
GROUND COVERS					
NATIVE	QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE
X	380	WC	Wintercreeper	Euonymus fortunei coccineus	4" pots
X	300	SC	Seasonal Color	Common Bermudagrass	4" pots

NOTE: Plant beds on all to be noted only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have sturdy trunks and be meeting within varieties.

- GENERAL LAWN NOTES**
- Final grade areas to achieve final contours indicated on plan.
 - Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding of top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
 - All lawn areas to receive solid sod and shall be set in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
 - Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, concretion or soil and back to brown in color.
 - All lawn areas to be fine graded, irrigation trenches completely filled, and final grade approved by the Owner's Construction Manager or Architect prior to installation.
 - All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to placing topsoil and any lawn installation.
 - Contractor shall provide (17) one inch of imported topsoil on all areas to receive lawn.

LANDSCAPE TABULATIONS			
SITE LANDSCAPE AREA			
10% of site to be landscape area			
Site area: 182,431 s.f.			
Required	Provided	MEETS	YES
18,243 s.f. (10%)	53,634 s.f. (42.7%)		
STREET TREES / BUFFER TREES REQUIREMENTS:			
Requirements: (1) tree 3" cal. per 500 s.f. of required landscape area			
Required	Provided	MEETS	YES
(36) trees	(36) trees, 3" cal.		
PARKING LOT (38 spaces)			
Requirements: (1) tree, 3" cal. per 5 parking spaces, all trees to be within 100' of a parking space			
Required	Provided	MEETS	YES
(4) trees, 3" cal.	(8) trees, 3" cal.		
SCREENING OF PARKING			
Requirement:	parking areas shall be screened from the roadway with a 3' to 6' hedge every 50' L.L. of hedge to have a 6' offset	MEETS:	YES
SHRUB REQUIREMENTS:			
Requirement: (1) 5 gal. shrub required per 50 s.f. of required landscape			
Required:	365		
Provided:	427		

SITE DATA	
Zoning	C-2
Proposed Use	Truck Stop
Lot Area	4,188 Ac. (182,431 Sq. Ft.)
Building Area	8,100 Sq. Ft.
Building Height:	1 Story, 27' Max.
Canopy 1 Area	5,790 Sq. Ft.
Canopy 1 Height:	1 Story, 22' Max.
Canopy 1 Area	2,620 Sq. Ft.
Canopy 1 Height:	1 Story, 22' Max.
Lot Coverage	4.44%
Floor Area Ratio	0.0444
Parking Required	1:200 Sq. Ft. = 27 Spaces
Car Parking Provided	29 Spaces Incl. 2 HC
Truck Parking Provided	11 Spaces
Total Parking Provided	40 Spaces Incl. 2 HC



CITY CASE NO. SU200801 / S200801

LANDSCAPE PLAN
RACETRAC TRINITY
ADDITION
LOT 1, BLOCK 1
4.188 Acres
SITUATED IN THE
J. REED SURVEY - ABSTRACT 1183
GRAND PRAIRIE, TARRANT COUNTY, TEXAS



smr
landscape architects, inc.
1706 N. Fifth Street
Abilene, Texas 79601
Tel: 254.671.0303
Fax: 254.671.0346
Email: smr@smr.com

APPLICANT
RaceTrac Petroleum, Inc.
3225 Cumberland Blvd. Suite 100
Atlanta, GA 30339
Telephone: (770) 831-7600
Contact: Andrew Maizer

ENGINEER / SURVEYOR
Spartan Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
Contact: Michael Martine

August 07, 2020 June 29, 2020
Scale: 1" = 30' Submitted: MARCH 27, 2020 SEI Job No. 19-210

Exhibit D - Building Elevations

Page 1 of 5

FRONT ELEVATION - 2529 SQ FT		
	SQ FT	% OF ELEVATION
GLAZING	788	31%
STONE	769	30%
BRICK	631	25%
EIFS	118	5%
METAL	223	9%
WOOD	--	--

GLAZING REQ'D: area equal to 30% of the overall vertical surface

REAR ELEVATION - 2452 SQ FT		
	SQ FT	% OF ELEVATION
GLAZING	444	18%
STONE	612	25%
BRICK	997	40%
EIFS	88	4%
METAL	311	13%
WOOD	--	--

GLAZING REQ'D: 120'-2" LF x 50% = 60'-1"

GLAZING PROVIDED: 60'-2" LF

RIGHT ELEVATION - 1353 SQ FT		
MATERIAL	SQ FT	% OF ELEVATION
GLAZING	429	32%
STONE	413	31%
BRICK	425	31%
EIFS	--	--
METAL	86	6%
WOOD	--	--

GLAZING REQ'D: area equal to 30% of the overall vertical surface

LEFT ELEVATION - 1406 SQ FT		
MATERIAL	SQ FT	% OF ELEVATION
GLAZING	233	17%
STONE	503	36%
BRICK	437	31%
EIFS	58	4%
METAL	175	12%
WOOD	--	--

GLAZING REQ'D: 67'-4" LF x 50% = 33'-8"

GLAZING PROVIDED: 37'-7" LF

EXTERIOR MATERIAL SCHEDULE			
BRICK			
BR-1	MERIDIAN BRICK	LAREDO	MORTAR COLOR "LIGHT BLUFF"
BR-2	MERIDIAN BRICK	MOUNT RUSHMORE	MORTAR COLOR "LIGHT BLUFF"
EIFS			
EF-1	STO	EIFS FASCIA AND SOFFIT	"FINE FINISH" APPLICATION; COLOR TO MATCH SW #6141 "SOFTER TAN"
GLAZING			
GL-1	--	1" NON-IMPACT RATED INSULATED GLAZING	CLIMATE ZONE 2 OR 3. IGU AT STOREFRONT 0.28 U-FACTOR, SHGC PF>0.25=0.27 (1/4" PPG SOLARBAN 70-XL LOW-E #2 + 12 AIRE + 1/4" CLEAR) OR APPROVED ALTERNATE
METAL			
M-1	--	PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2	--	COLOR DARK BRONZE	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
M-7	VERSATEX	WP4 TONGUE AND GROOVE	PAINT SOFTER TAN
M-8	--	--	RED ACM
M-9	--	--	BLUE ACM
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	--
STACKED STONE			
SS-1	BORAL	ASPEN COUNTRY LEDGESTONE	WET STACK APPLICATION. MORTAR COLOR "LIGHT BUFF"
STONE BAND			
SB-1	BORAL	TUSCAN LINTEL CHAMPAGNE	MORTAR COLOR "LIGHT BUFF"
WINDOW FILM			
WF-1	--	WINDOW FILM; 3M PRESTIGE 70 SOLAR FILM	--

RaceTrac
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DESIGN PROFESSIONALS

NOT FOR CONSTRUCTION
PROFESSIONAL DESIGN DOCUMENT SET FOR RACETRAC PETROLEUM, INC. CONSTRUCTION. THESE PLANS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF RACETRAC PETROLEUM, INC. ANY REVISIONS TO THESE PLANS SHALL BE MADE BY A RACETRAC PETROLEUM, INC. DESIGN PROFESSIONAL.

PROJECT MANAGER:

XX

CHECKED BY:

XX

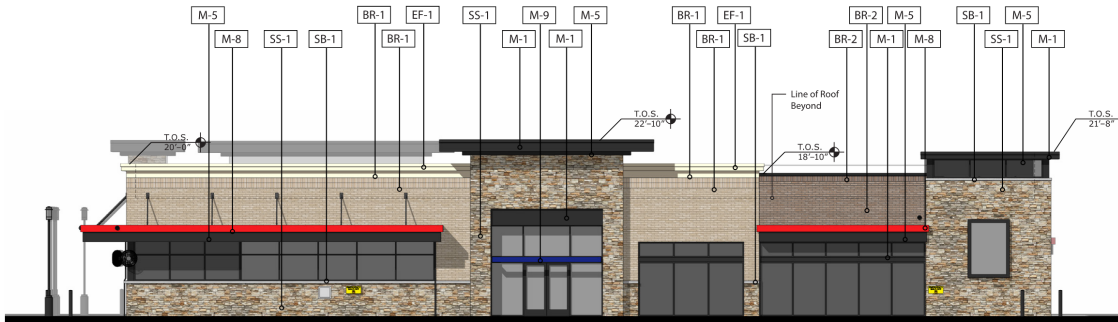
DRAWN BY:

XX

ISSUE/REVISION RECORD

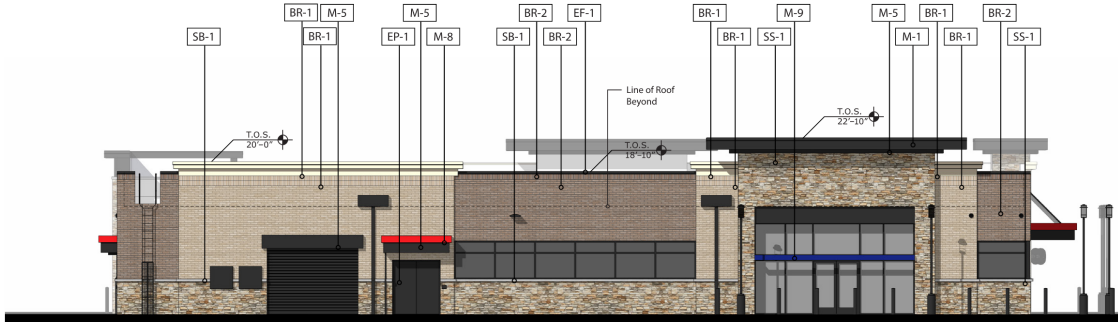
DATE DESCRIPTION

12/06/19 SPB NO. 0312



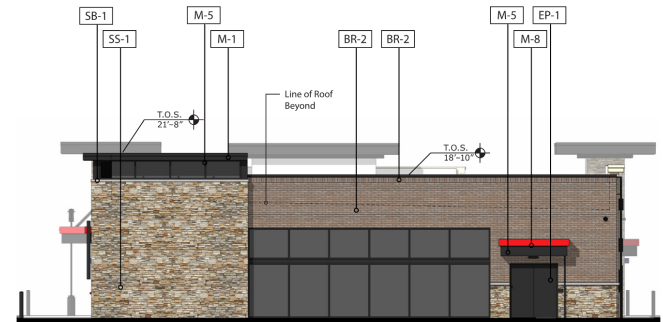
North Elevation

1/8" = 1'-0"



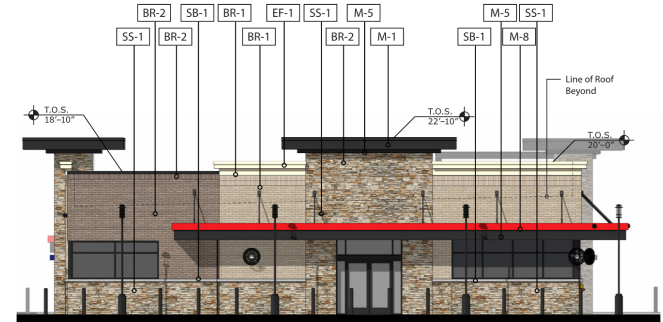
South Elevation

1/8" = 1'-0"



West Elevation

1/8" = 1'-0"



East Elevation

1/8" = 1'-0"

Case No.: SU200401/S200401

RaceTrac

RACETRAC PETROLEUM, INC.
206 GALLERIA PARKWAY SOUTHEAST
SUITE 500
ATLANTA, GEORGIA 30338
(770) 431-7000

PROJECT NAME

TRINITY @ ROY ORR

TRAVEL CENTER

#1456

GRAND PRAIRIE,

TEXAS

RACETRAC STORE NUMBER

#1456

PROTOTYPE SERIES

2019 LH MO 0312

PLAN MODIFICATION NOTICE

SPB NO. 0312 DATE 12/06/19

STANDARD PLAN BULLETIN (SPB) MODIFY THE

PROTOTYPE SERIES SET NOTED ABOVE. THE

LISTED SPB REPRESENTS THE LATEST

REVISIONS INCORPORATED TO THE

PROTOTYPE SERIES SET AT ORIGINAL RELEASE.

THE BULLETIN REVISION RECORD ABOVE

LISTS ANY REVISIONS OR SPB INCORPORATED IN

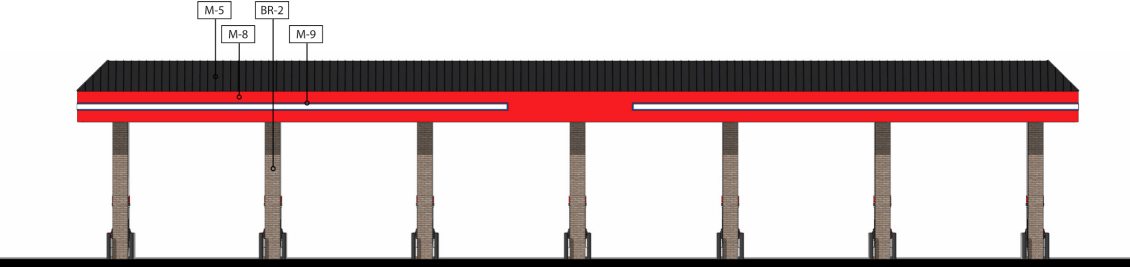
THIS SET AFTER THE ORIGINAL RELEASE.

CONTACT RACETRAC ENGINEERING AND

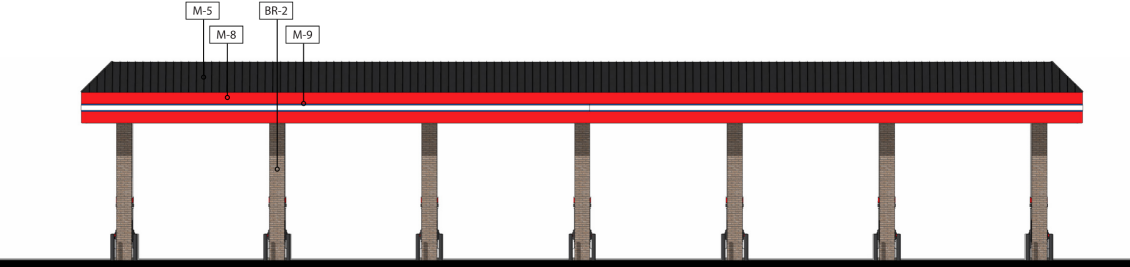
CONSTRUCTION FOR ANY SUBSEQUENT

BULLETINS NOT INCORPORATED HEREIN.

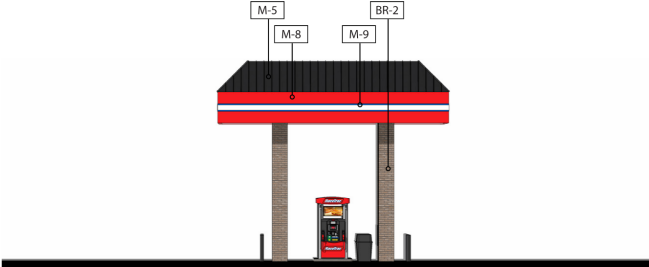
EXTERIOR MATERIAL SCHEDULE			
BRICK			
BR-1	MERIDIAN BRICK	LAREDO	MORTAR COLOR "LIGHT BLUFF"
BR-2	MERIDIAN BRICK	MOUNT RUSHMORE	MORTAR COLOR "LIGHT BLUFF"
METAL			
M-1	--	PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2	--	COLOR DARK BRONZE	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
M-7	VERSATEX	WP4 TONGUE AND GROOVE	PAINT SOFTER TAN
M-8	--	--	RED ACM
M-9	--	--	BLUE ACM



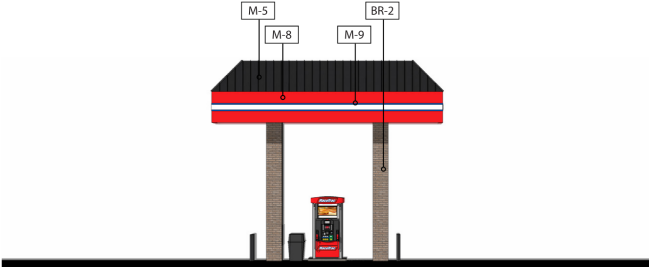
North Elevation
NTS



South Elevation
NTS



West Elevation
NTS



East Elevation
NTS

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RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY, SUITE 800
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME
TRINITY @ ROY ORR
TRAVEL CENTER
#1456

**GRAND PRAIRIE,
TEXAS**

RACETRAC STORE NUMBER
#1456

PROTOTYPE SERIES
2019 LH MO 0312

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06/10/20

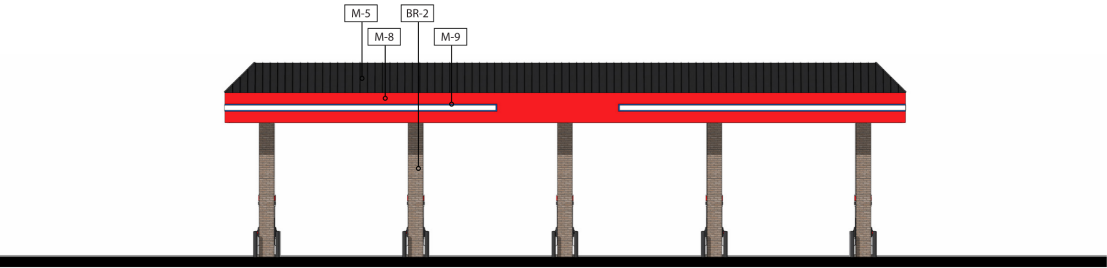
PROJECT NUMBER
XXXXXXXXXX

SHEET TITLE
FUEL CANOPY
ELEVATIONS

SHEET NUMBER
002

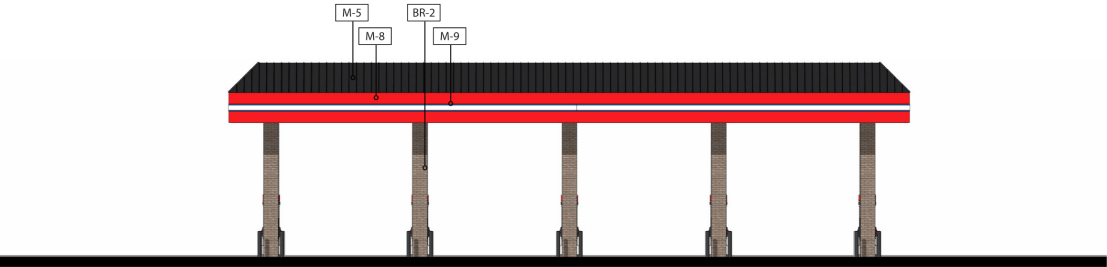
FOR REFERENCE ONLY

EXTERIOR MATERIAL SCHEDULE			
BRICK			
BR-1	MERIDIAN BRICK	LAREDO	MORTAR COLOR "LIGHT BLUFF"
BR-2	MERIDIAN BRICK	MOUNT RUSHMORE	MORTAR COLOR "LIGHT BLUFF"
METAL			
M-1	--	PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2	--	COLOR DARK BRONZE	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
M-7	VERSATEX	WP4 TONGUE AND GROOVE	PAINT SOFTER TAN
M-8	--	--	RED ACM
M-9	--	--	BLUE ACM



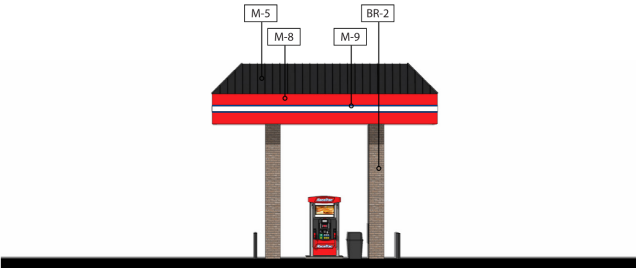
East Elevation

NTS



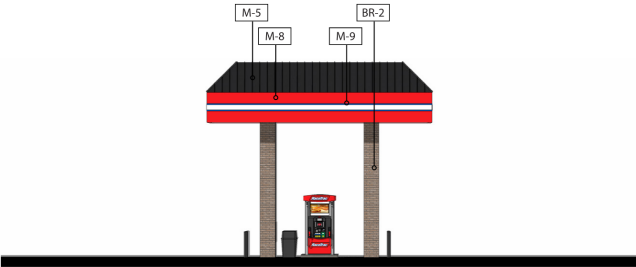
West Elevation

NTS



North Elevation

NTS



South Elevation

NTS

Case No.: SU200401/S200401

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DATE	DESCRIPTION
12/06/19	SPB NO. 0312

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RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 500
ATLANTA, GEORGIA 30339
(770) 421-7600

PROJECT NAME
TRINITY @ ROY ORR
TRAVEL CENTER
#1456
**GRAND PRAIRIE,
TEXAS**

RACETRAC STORE NUMBER
#1456

PROTOTYPE SERIES
2019 LH MO 0312

PLAN MODIFICATION NOTICE
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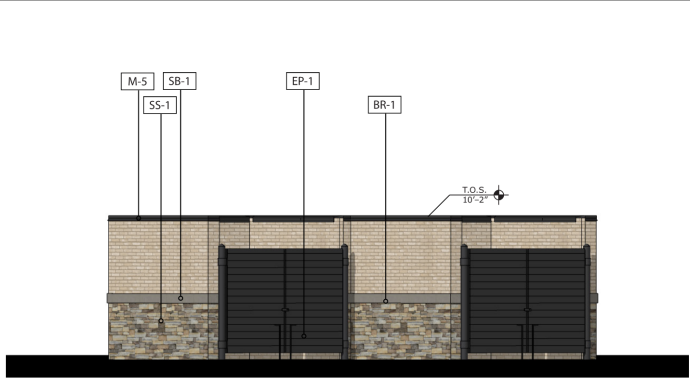
SHEET TITLE

EDO CANOPY
ELEVATIONS

SHEET NUMBER

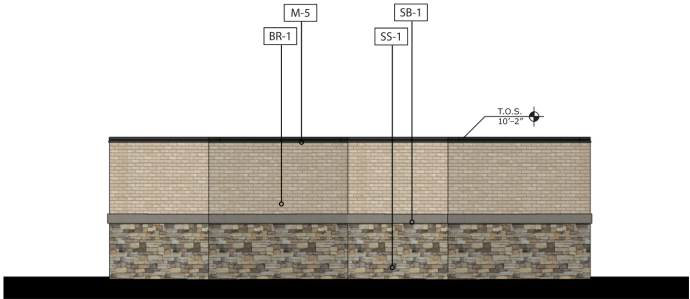
003

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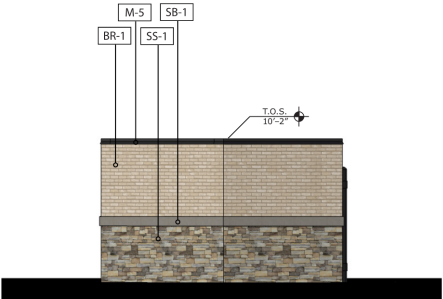
South Elevation - Trash Enclosure
NTS

FRONT ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	23% (79 SF)
OTHER MATERIAL	77% (271 SF)



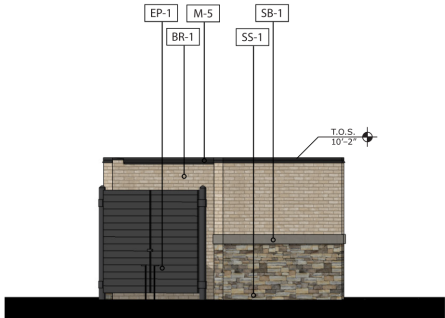
North Elevation - Trash Enclosure
NTS

REAR ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	46% (161 SF)
OTHER MATERIAL	54% (189 SF)



West Elevation - Trash Enclosure
NTS

LEFT ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	46% (80 SF)
OTHER MATERIAL	54% (94 SF)



East Elevation - Trash Enclosure
NTS

RIGHT ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	25% (43 SF)
OTHER MATERIAL	75% (130 SF)

EXTERIOR MATERIAL SCHEDULE			
BRICK			
BR-1	MERIDIAN BRICK	LAREDO	MORTAR COLOR "LIGHT BLUFF"
BR-2	MERIDIAN BRICK	MOUNT RUSHMORE	MORTAR COLOR "LIGHT BLUFF"
METAL			
M-1	--	PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2	--	COLOR DARK BRONZE	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-MI2C22A44
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
M-7	VERSATEX	WP4 TONGUE AND GROOVE	PAINT SOFTER TAN
M-8	--	--	RED ACM
M-9	--	--	BLUE ACM
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	--
STACKED STONE			
SS-1	BORAL	ASPEN COUNTRY LEDGESTONE	WET STACK APPLICATION. MORTAR COLOR "LIGHT BUFF"
STONE BAND			
SB-1	BORAL	TUSCAN LINTEL CHAMPAGNE	MORTAR COLOR "LIGHT BUFF"

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RaceTrac
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 800
ATLANTA, GEORGIA 30339
(770) 431-7800

PROJECT NAME
TRINITY @ ROY ORR
TRAVEL CENTER
#1456

GRAND PRAIRIE,
TEXAS

RACETRAC STORE NUMBER
#1456

PROTOTYPE SERIES
2019 LH M0 0312

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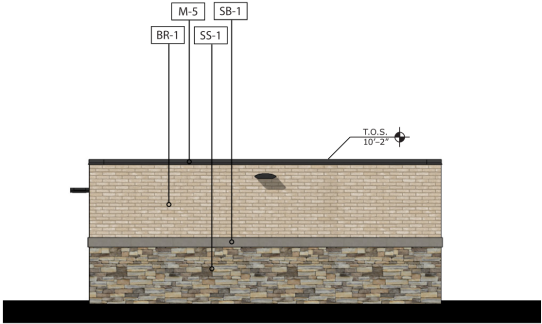
REGISTERED ARCHITECT
STATE OF TEXAS

PROJECT NUMBER
XXXXXXXXXX

SHEET TITLE
TRASH ENCLOSURE & COMPRESSOR ENCLOSURE ELEVATIONS

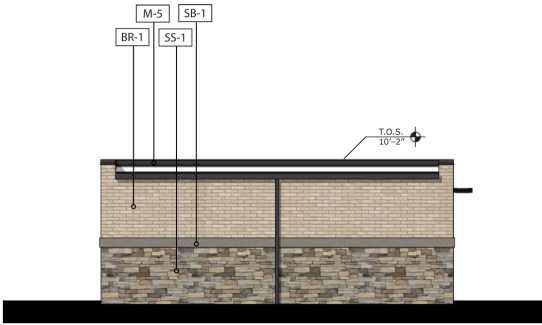
SHEET NUMBER
004

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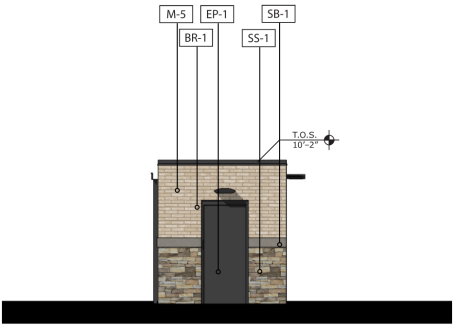
South Elevation - Compressor Enclosure
NTS

FRONT ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	46% (116 SF)
OTHER MATERIAL	54% (136 SF)



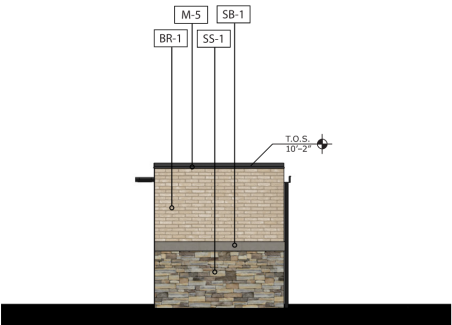
North Elevation - Compressor Enclosure
NTS

REAR ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	46% (116 SF)
OTHER MATERIAL	54% (136 SF)



West Elevation - Compressor Enclosure
NTS

LEFT ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	29% (27 SF)
OTHER MATERIAL	71% (65 SF)



East Elevation - Compressor Enclosure
NTS

RIGHT ELEVATION MATERIAL PERCENTAGES	
GLAZING	---
STONE	46% (42 SF)
OTHER MATERIAL	54% (50 SF)

EXTERIOR MATERIAL SCHEDULE			
BRICK			
BR-1	MERIDIAN BRICK	LAREDO	MORTAR COLOR "LIGHT BLUFF"
BR-2	MERIDIAN BRICK	MOUNT RUSHMORE	MORTAR COLOR "LIGHT BLUFF"
METAL			
M-1	--	PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-2	--	COLOR DARK BRONZE	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-3	VISTAWALL (OR APPROVED ALTERNATE)	FG-3000 STOREFRONT SYSTEM (OR APPROVED ALTERNATE)	PREFINISHED DARK BRONZE ANODIZED ALUMINUM AA-M12C22A44
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
M-7	VERSATEX	WP4 TONGUE AND GROOVE	PAINT SOFTER TAN
M-8	--	--	RED ACM
M-9	--	--	BLUE ACM
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	--
STACKED STONE			
SS-1	BORAL	ASPEN COUNTRY LEDGESTONE	WET STACK APPLICATION. MORTAR COLOR "LIGHT BUFF"
STONE BAND			
SB-1	BORAL	TUSCAN LINTEL CHAMPAGNE	MORTAR COLOR "LIGHT BUFF"

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12/06/19 SPB NO. 0312

Appendix F Menu Items Checklist

The Appendix F Menu Items Checklist intended to help developers organize their Development Request submittal and communicate Menu Items choices to Staff. This checklist is not intended to be used without first reading Appendix F. Developers must select a total of 12 Menu Items. Unless otherwise indicated, each Menu Item counts as 1 Menu Item.

Instructions: Complete checklist by indicating which Menu Items you select. After completing the checklist fill out the Menu Item Summary Table.

Usable Open Space & Pedestrian Linkages		
✓ If Selected	Menu Item	Description
<input type="checkbox"/>	Enhanced Usable Open Space	Usable Open Space that exceeds the minimum requirements with at least four Tier 1 amenities and three or more Tier 2 amenities. <ul style="list-style-type: none"> Tier 1 Amenities: two types of seating, active water feature, furnished play area, dog park, sculpture, artwork, furnished outdoor game area, or comparable amenity proposed by the developer. Seasonal plantings in decorative planters, textured paving, living wall, mural, decorative lighting, USB charging station, electrical hook-up to allow programming, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
<input type="checkbox"/>	Above-and-Beyond Usable Open Space (2)	Developers who are able to demonstrate to the Planning and Zoning Commission and City Council that the proposed Usable Open Space goes above-and-beyond the Enhanced Usable Open Space may count the space as two Menu Items. <ul style="list-style-type: none"> * Include project narrative or exhibit that lists the proposed amenities and describes why the space should be considered above-and-beyond Usable Open Space.
<input type="checkbox"/>	Public Art Piece	Dedicate at least 1% of the total project cost to one major public art piece to be centrally located.
<input type="checkbox"/>	Public Art Series	Dedicate at least 1% of the total project cost to multiple public art pieces to be located throughout the development.
Site Design & Building Orientation (Select at Least Two Menu Items)		
✓ If Selected	Menu Item	Description
<input type="checkbox"/>	75% Parking Behind Buildings	Buildings shall be placed towards the street with 75% of off-street parking located to the side or rear of buildings.
<input type="checkbox"/>	100% Parking Behind Buildings (1.5)	Buildings shall be placed towards the street with 100% of off-street parking located to the side or rear of buildings.
<input checked="" type="checkbox"/>	Add Parking Lot Trees	Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.
<input type="checkbox"/>	Rain Gardens	Provide bioretention areas, or rain gardens, between every other row of parking.
<input checked="" type="checkbox"/>	Permeable Surface	Use permeable concrete and pavers on 15% of the surface parking lot.
<input type="checkbox"/>	Strategic Parking	Submit one of the following Strategic Parking Plans: <ul style="list-style-type: none"> Parking Reclamation Plan – Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse. Parking Flex Plan – Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.

		<ul style="list-style-type: none"> Phased Parking Plan – Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green spaces until converted to parking spaces. If, after five years, future parking spaces have not been constructed, they shall become permanent green space. <p>→ Circle or highlight selected parking plan.</p>
<input type="checkbox"/>	Ceremonial Drive	Developments over 20 acres or developments that include multiple lots/buildings shall provide a grand promenade or ceremonial drive with trees planted every 30 feet.
<input type="checkbox"/>	Gateway	Developments over 20 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a gateway, frame usable open space, or create a view corridor with appropriate terminus.
<input type="checkbox"/>	Park Once Environment (1.5)	<p>Developments over 10 acres or developments that include multiple lots/buildings shall use site layout and building placement to create a park once environment.</p> <ul style="list-style-type: none"> Shared parking agreements between different lots/occupants must be in place.
Building Design (Select at Least Six Menu Items)		
✓ If Selected	Menu Item	Description
<input checked="" type="checkbox"/>	Materials Mix	A single material, color, or texture shall not exceed 60% of a single facade.
<input checked="" type="checkbox"/>	Stone Accent	All four facades shall include a stone accent in a contrasting color and texture from the primary building material. The combined area of the stone accent shall be at least 25% of the vertical surface area of all facades.
<input type="checkbox"/>	Color Contrast	Each facade shall include at least two contrasting colors.
<input type="checkbox"/>	Specialty Accent	Color and/or material shall be used to highlight entrances of multi-tenant buildings. Specialty accents should reflect the personality or character of the occupant.
<input checked="" type="checkbox"/>	Corner Treatment	<p>Developers shall use at least three architectural elements to emphasize corners of the buildings: corner entrance, accent material, projecting cornice, tower element, enhanced windows, cupolas, gables, dormers, balconies, articulation, or a comparable element chosen by the developer. Corner treatments must be one of the Menu Items for buildings at key intersections.</p> <p>→ Circle or highlight the proposed architectural elements.</p>
<input checked="" type="checkbox"/>	Articulated Public Entrance	<p>The primary building entrance shall be visibly prominent from a public street. At least three of the following shall be used: recessed facade, projecting facade, raised canopy, taller door dimensions, double doors, lighting fixtures on either side of the entry, steps or stoops, changes in materials, arches, columns, eave treatment, transom windows, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed elements.</p>
<input type="checkbox"/>	Buildings at Key Intersections	<p>Developers should highlight key intersections by using additional design elements to create gateways or landmarks. Buildings at key intersections shall include at least three of the following features: corner plaza with plantings and seating, corner tower form, cupolas, large window openings, sloped or pitched roof form, richer colors, seasonal plantings, or a comparable element chosen by the developer.</p> <p>→ Circle or highlight the proposed features.</p>
<input checked="" type="checkbox"/>	Roof Profile Variation	Developers shall use parapets or another technique to create a distinctive roof profile.
<input type="checkbox"/>	Articulation Elements	Each facade shall include at least three of the following items every 60 feet: change in roofline, facade modulation, window

		fenestration patterns, vertical columns, and change in material or texture. → Circle or highlight the proposed items.
<input type="checkbox"/>	Enhanced Windows	All facades with windows shall include at least two types of windows that differ in the style, size, shape, or placement.
<input checked="" type="checkbox"/>	Canopy Variation	Facades shall include multiple types of canopies. Changes in shape, color, or material should be used to highlight an architectural feature or particular user while complementing the established design theme. * It is likely that individual tenants will determine the final design of the canopy. If tenants are unknown at this time, submit an exhibit that illustrates variations in shape, color, and material within the intended design theme.
<input type="checkbox"/>	Design Elements	Facades shall include at least three other design elements: trellises, towers, overhang eaves, banding, pilasters, projecting cornices, columns, string courses, rustication, lintels, or a comparable element proposed by the developer. → Circle or highlight the proposed design elements.
Healthy, Smart, and Sustainable Community (Select at Least Two Menu Items)		
✓ If Selected	Menu Item	Description
<input type="checkbox"/>	Mature Trees	Provide mature trees for 30% of required trees. The locations of the mature trees should be focused in usable open spaces and along pedestrian paths.
<input checked="" type="checkbox"/>	Connect to Parks and/or Trails	Provide a connection to existing or proposed parks and/or trails. The connection should function as a continuation, not just a point of access. The connection shall include appropriate amenities such as bike racks, pet waste disposal stations, water fountains, misting stations, or a comparable amenity proposed by the developer. → Circle or highlight the proposed amenities.
<input type="checkbox"/>	Community Garden	Provide a community garden and participate in the City's community gardens partnership program.
<input type="checkbox"/>	Parking Reclamation Plan	Create a parking reclamation plan that includes specific strategies to reclaim surplus parking spaces to expand structures and usable open spaces or create new ones. Developers should anticipate changes in parking demand and design their site to create opportunities for adaptable reuse.
<input type="checkbox"/>	Parking Flex Plan	Create a parking flex plan that shows how parking spaces can be temporarily used for something other than parking, such as festivals, outdoor dining, community gatherings, and other events. The plan should identify the parking spaces and describe how they will be used.
<input type="checkbox"/>	Phased Parking Plan	Create a phased parking plan and construct parking spaces in phases as demand requires. Areas intended for future parking phases would remain as green space until converted to parking spaces. If, after five years, future parking phases have not been constructed, they shall become permanent green space.
<input checked="" type="checkbox"/>	Green Infrastructure WATER QUALITY DEVICE TO BE INSTALLED AT TIME OF DEVELOPMENT	Provide and maintain green infrastructure such as bioretention areas (rain gardens), planter boxes, or vegetated buffer strips consistent with NCTCOG's integrated Stormwater Management (ISWM) Program.
<input type="checkbox"/>	Solar Energy	Use solar energy to satisfy 25% or more of on-site energy demand.
<input type="checkbox"/>	Preserve Open Space	Reserve existing natural areas comprising at least 5% of the overall project size. Such areas should incorporate quality non-invasive tree stands, habitat or riparian areas. Such areas should not include existing floodplain or other areas already protected or inherently unsuitable for development.

<input checked="" type="checkbox"/>	70% Native Plants	Use native and drought tolerant species for at least 70% of planting materials.
<input checked="" type="checkbox"/>	Wi-Fi (.5)	Provide Free Wi-Fi in common areas.
<input checked="" type="checkbox"/>	USB Charging Stations (.5)	Provide USB charging stations in usable open spaces.
<input type="checkbox"/>	Smart Parking (.5)	Provide web-connected sensors in pavement that help people find and/or reserve a parking space.
<input type="checkbox"/>	Ride-Sharing Drop-Off (.5)	Provide designated spaces for ride-sharing pick-ups and drop-offs.
<input type="checkbox"/>	Permeable Paving (.5)	Use permeable pavement on 15% of the parking lot.
<input type="checkbox"/>	Green Roofs (.5)	Provide a green roof that is at least 50% of total roof area.
<input type="checkbox"/>	Living Wall (.5)	Provide a living wall that is at least 60% of the area of the facade on which it is constructed.
<input type="checkbox"/>	Recycling Program (.5)	Institute a mandatory recycling program for occupants. Provide recycling bins in addition to trash bins in common areas.
<input type="checkbox"/>	30% Native Plants (.5)	Use native and drought tolerant species for at least 30% of planting materials.
<input type="checkbox"/>	Pollinator Friendly Flowers (.5)	Use native plants that attract bees, butterflies, moths, and hummingbirds for at least 20% of required landscape materials.

Alternative Compliance

The Menu Items listed do not represent an exhaustive list. Developers may propose a comparable item not listed. If developers are able to prove that the proposed item meets the intent of Appendix F, Staff may recommend that the proposed item be counted as a Menu Item. Indicate the proposed item, identify which of the four elements the proposed item will count towards, and provide a brief description.

<input checked="" type="checkbox"/> If Selected	Proposed Item/Element	Description
<input type="checkbox"/>		
<input type="checkbox"/>		

Menu Item Summary Table

Element	# of Menu Items
Usable Open Space & Pedestrian Walkways	
Site Design & Building Orientation	2
Building Design	6
Healthy, Smart, Sustainable Community	4
Alternative Compliance	
Total Menu Items:	12

AMC GRAND PLACE
c/o RHP Properties
14131 Midway Road, Suite 520
Addison, Texas 75001

September 16, 2020

Via email: sware@gptx.org

Ms. Savannah Ware, AICP
Chief City Planner
Development Services
City of Grand Prairie

Re: Letter of support for proposed RaceTrac (the "RaceTrac") at the southeast corner of W. Trinity Blvd. and Roy Orr Blvd. (the "Property"); SU200801/S200801.

Ms. Ware:

AMC Grand Place ("AMC"), an affiliate of RHP Properties, owns the Grand Place housing community (the "Community") directly to the east of the Property on which the RaceTrac is proposed. AMC has owned the Community since 2011 and is familiar with the surrounding area. We have received the City's notice regarding the proposed SUP for the RaceTrac on the Property and, in addition to return of that notice in support, we write you here to more fully explain our support for the RaceTrac and for all city approvals necessary to allow the RaceTrac, including the SUP.

Based on our existing experience with the RaceTrac brand and after visiting with some RaceTrac representatives about their plans for the Property, we are of the firm opinion that the addition of the RaceTrac to the Property will serve to enhance and benefit the Community.

This project will provide a convenient location for our residents to purchase fuel for their cars and trucks. The proximity of this RaceTrac within easy walking distance will allow all of our residents, including those who may rely on public transportation, to take advantage of and access the many food, beverage, and retail offerings within the RaceTrac market.

Additionally, the proposed project will bring 15 - 25 new employment opportunities to the local area. With RaceTrac's track record of organic leadership growth and promoting from within, we believe these high-quality jobs will stand to benefit both our community as well as the local job market.

By our estimation, the nearest residential structure to the Property is in excess of 125 feet. Based on RaceTrac's commitment to be a good neighbor, the proposed landscape screening, as well as the natural buffer between the RaceTrac and the Community, we do not perceive any compatibility issues—only benefits—between the RaceTrac and the Community.

AMC Grand Place
c/o RHP Properties

Savannah Ware
September 16, 2020
Page 2


Please share this letter with the Planning & Zoning Commission and the City Council, whom we ask join us in supporting RaceTrac and our Community, and to vote YES for this SUP.

Sincerely,

AMC Grand Place

c/o RHP Properties

RHP Properties, Inc.

By: 
Joel K. Brown, its authorized agent

Grand Prairie Townhomes Homeowner Association
c/o Associa Principal Management Group of North Texas
9001 Airport Freeway, Suite 450
North Richland Hills, Texas 76180

October 6, 2020

Via email: sware@gptx.org

Ms. Savannah Ware, AICP
Chief City Planner
Development Services
City of Grand Prairie

Re: Letter of support for proposed RaceTrac (the "RaceTrac") at the southeast corner of W. Trinity Blvd. and Roy Orr Blvd. (the "Property"); SU200801/S200801 (the "SUP").

Ms. Ware:

On behalf of the Grand Prairie Townhomes Homeowners Association ("Parkview"), please accept this letter of **support** for the RaceTrac and the SUP. Parkview is a multi-lot single-family townhome neighborhood located at the northwest corner of Roy Orr Blvd. and W. Carrier Parkway, approximately 1.3 miles from the Property.

I have had the opportunity to visit with representatives from RaceTrac to discuss their plans for the Property, which I understand includes an approximately 8,000 square foot building as well as a dedicated area for heavy trucks to fuel and park. Based on those discussions, and recognizing that the Property is already zoned Light Industrial and is located within a largely established industrial area of the City, Parkview believes that the RaceTrac is not only a desirable use of the Property, but is likely the highest and best use of the Property. Given the proximity of the Property to Parkview, we do not believe the RaceTrac will have any negative impacts on our neighborhood and will bring a quality service provider to the area that will benefit our residents.

Please share this letter with the Planning & Zoning Commission and the City Council, whom we ask join us in supporting RaceTrac and to vote YES for this SUP.

Sincerely,

Dave Mars

_____, President
Grand Prairie Townhomes Homeowner Association
dmars3@gmail.com



Legislation Details (With Text)

File #:	20-10515	Version:	1	Name:	AV201101 - Alcohol Variance - 311 East Main Street (City Council District 5).
Type:	Agenda Item	Status:			Planning and Zoning Items for Individual Consideration
File created:	10/22/2020	In control:			Planning
On agenda:	11/3/2020	Final action:			
Title:	AV201101 - Alcohol Variance - 311 East Main Street (City Council District 5). A request for an alcohol variance by Jerry Herring, for alcohol sales within 300 feet of Uplift Education, located at 311 East Main St, legally described as Lots 14-17A, Thomas Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned "CA" Central Area District.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Exhibit A - Location Map.pdf Exhibit B - Police Letter.pdf				

Date	Ver.	Action By	Action	Result
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From

Monica Espinoza, Executive Assistant

Title

AV201101 - Alcohol Variance - 311 East Main Street (City Council District 5). A request for an alcohol variance by Jerry Herring, for alcohol sales within 300 feet of Uplift Education, located at 311 East Main St, legally described as Lots 14-17A, Thomas Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned "CA" Central Area District.

Presenter

Savannah Ware AICP, Chief City Planner

Recommended Action

Approve

Analysis

SUMMARY:

Consideration of a request granting a variance to authorize the sale of alcoholic beverages at 311 East Main St, legally described as Lots 14-17A, Thomas Addition No. 1, City of Grand Prairie, Dallas County, Texas, zoned "CA" Central Area District for off-premise consumption within three-hundred (300) feet of Uplift Education, a private education institution located in Council District 5. The applicant is Jerry Herring. Mr. Herring is under contract to sell the property to a prospective buyer who wants to open a liquor store.

BACKGROUND INFORMATION:

Title 4, Chapter 109, Subchapter B, §109.33(e) authorizes municipalities to establish a variance process if it is determined that the enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the city council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

The applicant is seeking an alcohol permit for the property at 311 East Main Street, in which it will be utilized as a liquor store. Alcohol has not previously been sold at this location and the applicant intends to sell liquor, beer, and wine for off-premise consumption. Currently, the sale of alcoholic beverages at 3202 Corn Valley Road will violate Title 4, Chapter 109, Subchapter B, §109.33(a)(1) of the Texas Alcoholic Beverage Code. The applicant is requesting a variance to allow the off-premise sale of alcohol within three hundred (300) feet of Uplift Education, which is accredited and recognized by the Texas Education Agency. The distance between the subject property and the school property is approximately 127 feet. The Grand Prairie Police Department has provided staff with a letter of opposition.

STAFF ANALYSIS:

The analysis includes the following findings and factors:

1. The distance from the parcel of which the liquor store will be located.
2. The sale of alcohol is for off-premise consumption only.

Should City Council choose to waive the distance requirement provision, staff recommends the following conditions:

- 1) Alcohol sales will include liquor, beer, and wine for off-premises consumption only.
- 2) That such authorization shall terminate in the event of non-operation or non-use of the identified establishments for a period of twelve (12) or more successive months.
- 4) The hours of operation shall be limited to 10:00AM to 9:00PM, Monday through Saturday.

STAFF RECOMMENDATION:

City staff cannot support the variance request for case AV201101 due to the proximity to an existing school.





October 13, 2020

Savanna Ware
Grand Prairie Chief City Planner
206 W. Church Street
Grand Prairie, TX 75050

Dear Ms. Ware,

The Police Department is opposed to granting an Alcohol Variance as requested by JLH Properties for the building at 311 E Main St. Alcohol sales are generally prohibited within 300 feet of the property line of a school. In this case, the property line for Uplift Grand Preparatory School's campus is approximately 127 feet from the proposed liquor store.

Due to the proximity to the school property the department opposes the granting of the variance.

Thank you,

A handwritten signature in blue ink, appearing to be "Daniel Scesney". The signature is stylized with loops and a long horizontal stroke.

Daniel Scesney, Chief of Police
Grand Prairie Police Department
1525 Arkansas Lane
Grand Prairie, TX 75052