

RICHARDSON CITY COUNCIL
AUGUST 22, 2011
7:30 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX

- 1. INVOCATION – AMIR OMAR**
 - 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – AMIR OMAR**
 - 3. MINUTES OF THE AUGUST 8, 2011 AND AUGUST 15, 2011 MEETINGS**
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4. VISITORS. (THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)
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5. PRESENTATION OF PROCLAMATION TO THE YMCA SUMMER SWIM TEAM – THE RICHARDSON RAPIDS.

ACTION TAKEN:

6. PRESENTATION OF PROCLAMATION FOR TECH TITANS 2011.

ACTION TAKEN:

ALL ITEMS LISTED UNDER ITEM 7 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

7. CONSENT AGENDA:
 - A. CONSIDER ORDINANCE NO. 3834, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A PRIVATE UNIVERSITY LOCATED AT 300 NORTH COIT ROAD, ON A 6.78-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL.
 - B. CONSIDER RESOLUTION NO. 11-23, AUTHORIZING THE CITY MANAGER TO EXECUTE AN AMENDMENT TO THE ADVANCE FUNDING AGREEMENT BETWEEN TEXAS DEPARTMENT OF TRANSPORTATION AND CITY OF RICHARDSON FOR THE GALATYN OVERPASS EXTENSION.
 - C. RECEIVE FROM THE CITY PLAN COMMISSION:
 1. GALATYN PARK NORTH ADDITION BEING A FINAL PLAT OF LOT 3, BLOCK A OF THE GALATYN PARK NORTH ADDITION.
 2. GALATYN PARK NORTH ADDITION LOT 1C, BLOCK A BEING A REPLAT OF LOT 1B AND 2A, BLOCK A OF THE GALATYN PARK NORTH ADDITION.
 3. SHILOH BUSINESS PARK ADDITION LOT 1D, BLOCK B BEING A REPLAT OF LOTS 1C AND 3, BLOCK B OF THE SHILOH BUSINESS PARK ADDITION.

D. CONSIDER ADVERTISEMENT OF THE FOLLOWING BIDS:

1. BID #54-11 – NEW INLET PIPES FOR TWO CONCRETE GROUND STORAGE TANKS AT EASTSIDE. BIDS TO BE RECEIVED BY TUESDAY, SEPTEMBER 20, 2011 AT 2:00 P.M.
2. BID #59-11 – ASBESTOS ABATEMENT & DEMOLITION OF THE FORMER LASALLE APARTMENT COMPLEX. BIDS TO BE RECEIVED BY WEDNESDAY, SEPTEMBER 21, 2011 AT 3:00 P.M.

E. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #58-11 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO A & M MAINTENANCE SERVICES, INC. TO FURNISH AND INSTALL RAISED PAVEMENT MARKERS PURSUANT TO UNIT PRICES THROUGH THE CITY OF GARLAND.
2. BID #60-11 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE ANNUAL REQUIREMENTS CONTRACT TO POLLOCK PAPER DISTRIBUTORS FOR CUSTODIAL SUPPLIES AND EQUIPMENT PURSUANT TO VARIOUS PERCENTAGES OF DISCOUNT FROM THEIR CATALOG PRICELIST THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE (BUYBOARD).

F. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL RE-CSP #906-11 – WE RECOMMEND THE AWARD TO FACILITIES SOLUTIONS GROUP, FOR THE EISEMANN CENTER GARAGE LED LIGHTING RETROFIT, IN THE AMOUNT OF \$167,970.00.

G. CONSIDER CANCELLATION OF THE MONDAY, SEPTEMBER 5, 2011, CITY COUNCIL MEETING FOR THE LABOR DAY HOLIDAY.

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, AUGUST 22, 2011, IN THE RICHARDSON ROOM OF THE CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TEXAS. AS AUTHORIZED BY SECTION 551.071(2) OF THE TEXAS GOVERNMENT CODE, THIS MEETING MAY BE CONVENED INTO CLOSED EXECUTIVE SESSION FOR THE PURPOSE OF SEEKING CONFIDENTIAL LEGAL ADVICE FROM THE CITY ATTORNEY ON ANY AGENDA ITEM LISTED HEREIN. THIS BUILDING IS WHEELCHAIR ACCESSIBLE. ANY REQUESTS FOR SIGN INTERPRETIVE SERVICES MUST BE MADE 48 HOURS AHEAD OF THE MEETING. TO MAKE ARRANGEMENTS, CALL 972-744-4000 VIA TDD OR CALL 1-800-735-2989 TO REACH 972-744-4000.

WORK SESSION – 6:00 P.M.:

- Call to Order
- A. Review and Discuss Items Listed on the City Council Meeting Agenda
- B. Review and Discuss the 2011 – 2013 City Council Statement of Goals and Near Term Action Items
- C. Report on Items of Community Interest

EXECUTIVE SESSION

- In compliance with Section 551.072 and Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:
 - Deliberation Regarding Real Property
 - Property Considerations in the Bowser Rd./Frances Way Area

- Personnel
 - DART Board Representative
- Council will reconvene into open session, and take action, if any, on matters discussed in executive session.

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE CIVIC CENTER/CITY HALL ON FRIDAY, AUGUST 19, 2011, BY 5:00 P.M.

CITY SECRETARY

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL
August 8, 2011
City of Richardson, Texas

A Regular Meeting of the City Council was held at 7:30 p.m., Monday, August 8, 2011 with a quorum of said Council present, to-wit:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Council member
Scott Dunn	Council member
Kendal Hartley	Council member
Steve Mitchell	Council member
Amir Omar	Council member

City staff present:

Bill Keffler	City Manager
Dan Johnson	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
David Morgan	Assistant City Manager Community Services
Cliff Miller	Assistant City Manager Development Services
Samantha Woodmancy	Management Analyst
Pamela Schmidt	City Secretary
Sam Chavez	Asst. Director of Development Services - Planning

1. **INVOCATION – STEVE MITCHELL**
2. **PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – STEVE MITCHELL**
3. **MINUTES OF THE JULY 25, 2011 MEETING**

ACTION TAKEN: Mr. Omar moved approval of the minutes as written; second by Ms. Maczka and the motion was approved with a unanimous vote.

4. **VISITORS.** *(THE CITY COUNCIL INVITES CITIZENS TO ADDRESS THE COUNCIL ON ANY TOPIC NOT ALREADY SCHEDULED FOR PUBLIC HEARING. PRIOR TO THE MEETING, PLEASE COMPLETE A "CITY COUNCIL APPEARANCE CARD" AND PRESENT IT TO THE CITY SECRETARY. THE TIME LIMIT IS FIVE MINUTES PER SPEAKER.)*

Andrew Laska, 502 Hyde Park, addressed the Council with regard to its Statement of Goals and Near Term Action Items providing a list of items he would like included. He distributed a copy of his remarks to the Council.

Shelley McCall, 530 Highland Blvd., asked that the ordinance pertaining to Brick Row be pulled from the Consent Agenda. She felt it needed more work; that the applicant has not kept the promises made and did not feel that 77 more apartments were needed. In defense of Chris Ray, she stated he misunderstood the neighborhoods wishes. She stated that the neighborhood is not against the development but they do not want 77 more apartments.

Regina Ferree, 205 Betty Drive, Highland Terrace HOA Board, spoke in opposition to the proposed ordinance pertaining to Brick Row. She felt the development has abused the City's time and talents by continuing to ask for changes.

Betty Hart, 267 Queen Victoria Court, Rosehill Estates, speaking on behalf of Rick Hart, President of the Rosehill HOA, spoke in opposition to the development of more apartments and stated their desire for the developer to stick to the plan to create a quality development.

Ms. Schmidt reported there were approximately 10 cards submitted in opposition to the item by individuals who did not wish to speak.

5. ADMINISTER OATH OF OFFICE TO BOARDS AND COMMISSIONS MEMBERS.

City Secretary Pam Schmidt administered the Oath of Office to Barbara McNutt, Arts Commission; Eron Linn, City Plan Commission Alternate; and Shamsul Arefin, Zoning Board of Adjustments/Building & Standards Commission Alternate. Mayor Townsend expressed his appreciation to the new members for their willingness to serve the community.

PUBLIC HEARING ITEMS:

6. PUBLIC HEARING, ZONING FILE 11-13: A REQUEST BY MICHAEL BUCKINGHAM, REPRESENTING NATIONAL AMERICAN UNIVERSITY, FOR A SPECIAL PERMIT FOR A PRIVATE UNIVERSITY AT 300 N. COIT ROAD (EAST SIDE OF COIT ROAD, APPROXIMATELY 1,500 FEET NORTH OF BELT LINE ROAD). THE PROPERTY IS CURRENTLY ZONED LR-M(2) LOCAL RETAIL.

Mr. Keffler reported that the request was reviewed by the City Plan Commission on July 19, 2011 and recommended approval with a 6-1 vote. He advised that since the approval by the Plan Commission, the applicant has forwarded a request that the Council remove the five year limit on the permit if approved. He asked Sam Chavez, Asst. Director of Development Services – Planning, to brief the City Council.

Mr. Chavez stated the request for a special permit for a private university on the east side of Coit Road, just north of Belt Line Road. The applicant intends to occupy a 4,500 sq ft lease space on the upper level of a two-story retail shopping center that includes a 14-story office tower. The proposed lease space includes administrative offices, interview rooms and two classrooms that could accommodate approximately 40 students. No correspondence has been received in favor or in opposition to the request from Richardson residents, but did receive letters from residents of the city of Dallas that object to the proposed request. He reported that on July 19, 2011, the City Plan Commission recommended approval of the request with a 6-1 vote with an additional condition that the special permit be limited to five years. He further advised that the applicant would ask the Council to remove the five year time limit.

Mr. Omar asked for clarification with regard to the 5 year restriction. Mr. Chavez stated that Council could ask for a review of the permit, which would cause a review through the normal zoning process. Mayor Townsend noted that a review of the permit could occur at any time. In

response to Mr. Omar about the types of things that would allow for a review of the permit, Mr. Chavez stated zoning code violations could cause the Council to review the permit.

Mayor Townsend opened the public hearing and invited the applicant to the present the request.

Mike Buckingham, President of Real Estate Operations for National American University, 3800 Fairway Hills Drive, Rapid City, South Dakota, introduced the other University staff members in attendance and available for questions. He distributed information about the University and relinquished the floor to Dr. Ron Shape to present the request and stated he would like some rebuttal time.

Dr. Ron Shape, 5201 S. Hwy. 16, Rapid City, SD, provided the history of the University and referred to the presentation handout distributed by Mr. Buckingham. He stated that he has been with the National American University (NAU) for the last 20 years holding various positions included teaching and administrative. He stated that they serve the non-traditional adult learner, typically 28 – 34 years old work adults with approximately 70% of the students being female. Several are single parent homes who attend classes at night taking one or two courses leading up to graduation. He advised that NAU is a 70 year institution has been and continues to be a family owned institution for the last 50 years. He stated that they are a Certificate, Associate, Bachelor and Master Degree granting institution. He stated that most students prefer the online classes but know that they can meet with them at any time. He stated that they do no compromise on the quality of the academic programs offered or regarding regulatory compliance. He noted that the NAU has several accreditations and stated it is a regionally accredited institution by the North Central Association of the Higher Learning Commission and referred to other accreditations for the various programs such as nursing.

Mr. Mitchell asked about the criteria for locations. Dr. Shape stated they look at population in a demographic area of 7-10 miles that students will physically come to the University and looks for a population that is 50-60% with high school diploma and some college that has not completed a degree. He stated they look at accessibility, signage and sufficient parking, which generally leads them to retail type environments. Probably half of the sites are in retail centers.

In response to Mr. Omar, Dr. Shape stated the University's commitment is a 10-year lease with multiple renewal terms. There would be 10 – 12 staff members plus faculty members for teaching on site. Mr. Buckingham stated the budget for the interior finishes is \$425,000 and another \$100,000 for furniture, computers and equipment. Mr. Omar asked about the impact of the investment and the 5-year restriction for the special permit. Dr. Shape stated they would not enter into this type of relationship if he thinks it will jeopardize the students. He noted that the students are non traditional students that would not complete a degree in a standard 2 year or 4 year time frame. He stated the building space meets all of their criteria.

Jonathon Slager, 1427 E. Primrose Drive, Salt Lake, owner of the Promenade Center for about a year. Mr. Mitchell commended Mr. Slager for the updates he was making to the outside of the building. He stated the goal is to have retail in the center and asked what his preference is considering the significant investment made. Mr. Slager stated that when they acquired the Center, there was 30% retail. He noted that the Center can serve both retail as well as the type of use that is being offered by NAU. He stated that an unanchored retail center is really hard to fill despite the volume of traffic on Coit Road. He felt that NAU will attract retail users to the Center because it will bring more people to the area. With the University, they would be at 55% occupied. He underscored that leaving the 5-year restriction is asking the University not to come and asked the Council to remove the restriction. He felt the University is a great use for

the city and would bring good traffic and did not envision it doing any harm. Mr. Mitchell asked for clarification regarding the zoning on the property and Mr. Chavez stated the entire property is zoned Local Retail which allows an office. Currently the ground level is used for retail and the top portion, including the 14-story building, is predominately office use. Mr. Slager listed the various users of the center. Mr. Mitchell stated he did not understand how the University would generate foot traffic that would enhance retail. He felt that non-retail uses in retail areas don't enhance retail; they drive retail away. He felt that the enhancements combined with the traffic counts were a great combination to attract some good retail. Mr. Slager stated that Compass Bank has training on site and felt this was comparable use, and he and his associates feel the use would drive retail traffic. He stated he would not lease to the University if he thought he could get a higher and better use or if he thought it would be bad for the building or the property.

Dorothy Wernsman, 7948 Hillfawn Circle, Dallas, stated she was very concerned about the school coming to the neighborhood directly across the street from her home. She questioned the credibility of the school and addressed the lack of oversight. She questioned how it would improve the neighborhood and businesses and felt that things would not go in a positive direction with such a school in the neighborhood. She strongly encouraged the Council include the 5-year restriction as recommended by the Plan Commission.

Taylor LeMaster, 6361 Lang Circle, Dallas, representing the owner of the property, felt the University was the type of business they would like in the Center and would be a catalyst for redeveloping the shopping center. He stated the second level of the Center is more of a flex office/retail type mix and the first level is true retail. It was his belief that retailers and other good businesses will want to be around the University as well. Mr. Omar asked why they thought that a university would not be a negative for other retail businesses. Mr. LeMaster stated the property is different from standard retail centers and felt this property lends itself perfectly for the university use where it may not work in a retail area with an anchor. Mr. Omar asked about the vetting process and Mr. LeMaster stated they looked at their past locations, experiences and signage, and all of those things were reviewed prior to lease. He stated that he did not necessarily agree with the term "shady nature" of the University and remarked that any business can have negative reviews. With respect to demographics, Mr. Slager stated that anyone who wants to further their education is a good demographic. He stated there haven't been any problems with other NAU locations. In response to Mr. Mitchell, Mr. LeMaster felt the University could be a catalyst for restaurants, dry cleaners and other service type retailers.

Mike Cagle, 4529 Lorraine, Dallas, Marketing, stated he has leased property on Campbell Road and Coit for about 30 years and stated that the product is a two story retail, which doesn't work. He referred to another retail use that they tried to bring to the site that refused because it was not viewed as retail. He felt the University was a use that works well with good retail centers and office buildings. He stated that the 5-year restriction puts the University in a bad position when talking with students.

Mr. Omar asked about the 5-year restriction and Mr. Slager stated if the Council keeps the 5-year restriction on the permit the University would not sign the lease. Mr. Solomon asked to allow the person who has been leasing facilities for the University to make a statement.

Jerry Cobb, 4329 Melissa, Dallas, stated that across the country, municipalities and developers want the University because of the lack of retail or large amount of vacant retail space. He stated that they have found that because the students are high caliber students, it has helped drive additional retail users to the centers. He also noted that it take a long time to recoup the investment, so the hope is that they would be there 10-15 years and become well established.

Ms. Maczka asked about the amount of growth expected and asked how they expect to draw students since there are many secondary education uses in the area. Mr. Cobb stated that online training is one of the biggest growth avenues for any education, but having the ability to have the personal contact is one of things that make them successful. He felt the unemployment rate across the Country is indicative of the amount of need for retraining. He stated it is an industry that is going through change but it is a healthy change.

Mr. Mitchell asked about the hours of operation and Dr. Shape stated it is usually 8 a.m. to 10 p.m. Monday through Friday. Most of the courses are offered 6:00 p.m. – 10:00 p.m. and most of the counseling is during the day. Most of the traffic would be in the evening. Mr. Omar asked about expansion opportunity in the space and Dr. Shape stated their hope is that they would expand and grow, and growth would not have to be contiguous.

In rebuttal, Dr. Shape referred to employment information of the students and clarified that the University is approved by the Texas Workforce Commission and although they are not required to, they publicly share all of the information that's before the Council, plus more. He noted that the latest cohort of students in the State of Missouri that went through the University's nursing program had a 100% pass rate on the NCLEX exam, which is exceptional for any institution, and noted one of the University's students was named Missouri Student Nurse of the Year. He remarked on other achievements in other categories. He stated their commitment to quality goes beyond the standard.

Mr. Omar moved to close the public hearing; second by Mr. Solomon and the motion was approved with a unanimous vote.

Mayor Townsend opened the floor for discussion. Mr. Omar spoke in support of the University because the owner is doing exactly what the City ask property owners to do and because he felt that those wanting to attend school there are on the path to improving themselves. Mr. Mitchell felt that leasing the area to a business that is not retail is not setting the bar high enough and he could not support the use in a retail center. He felt it would not be the catalyst that some believe it will be. Mr. Dunn stated the HOA members have talked to him in support of the use and he stated that it is not the City's duty to regulate the education industry. He state he was leaning in support of the request with a 10 year restriction. Mr. Solomon stated it was his understanding that the Federal Government is regulating the four year institutions better now than before and he was in support of the use because he felt the Center was more of an office development. He felt the investment by the owner would be recaptured and he stated he would be in favor of the 10-year lease requirement. Mr. Mitchell clarified that his comments do not reflect any dissatisfaction with the National American University or their accreditations. He believed that having retail in retail areas is best.

ACTION TAKEN: Mr. Solomon moved approval of Zoning File 11-13 with the stipulation that it be a SUP and that it be for 10 years; second by Mr. Dunn. Mr. Mitchell underscored that the motion changed the recommendation of the Plan Commission with a 10 year restriction. The motion was approved 5-2, Ms. Maczka and Mr. Mitchell in opposition.

7. PUBLIC HEARING AND CONSIDER ORDINANCE NO. 3832, AUTHORIZING THE CITY OF RICHARDSON TO PARTICIPATE IN THE TEXAS ENTERPRISE ZONE PROGRAM PURSUANT TO THE TEXAS ENTERPRISE ZONE ACT, CHAPTER 2303, TEXAS GOVERNMENT CODE (“ACT”), PROVIDING TAX INCENTIVES; DESIGNATING A LIAISON

FOR COMMUNICATION WITH THE INTERESTED PARTIES; AND NOMINATING FOSSIL PARTNERS LP, A TEXAS LIMITED PARTNERSHIP TO THE OFFICE OF THE GOVERNOR, ECONOMIC DEVELOPMENT AND TOURISM (“OOGEDT”) THROUGH THE ECONOMIC DEVELOPMENT BANK (“BANK”) AS AN ENTERPRISE PROJECT (“PROJECT”).

Mr. Keffler stated the item was reviewed during the August 1st Work Session noting that there is no incentive relationship with the City of Richardson with the application. He noted this would be the third time the Council participates in the Enterprise Project in this manner. He asked Mr. Johnson to brief the Council.

Mr. Johnson stated Fossil has been active in the community in economic development and is very active right now as they are involved in a campus consolidation into the 535,000 sq ft campus at 901 Central, formerly occupied by Blue Cross Blue Shield. He stated that Fossil will expend an estimated \$40 Million in capital investment and business personal property as they make that new occupancy. Fossil has been in Richardson since 1984 and currently are estimated to have 800 employees and in a very active recruitment process. He stated that Fossil name is well recognized as a global leader in watch and fashion merchandise. He explained that the State Enterprise Zone program is designed to provide State support to qualified businesses that make these kinds of significant investments and recruit and retain key employment. The City of Richardson has been asked to participate in selected aspects of the application process and the City’s participation doesn’t create any new obligation, but has previously provided a local incentive support package. The obligation is between the applicant and the State. It is a competitive grant and receipt of the applications occur on a quarterly basis due September 1, 2011. Fossil’s acceptance will allow them to receive five annual grants totaling an estimated \$1.25 million over the five year period, again based on their capital investment and employment level. It will have not impact on local sales tax or revenue patterns. While the titles are similar, he clarified that this is not the State Enterprise Fund. He concurred with Mr. Keffler’s earlier comments that Richardson has supported two prior applications, Blue Cross Blue Shield and TriQuint, and both received State funding. Proper posting and notice has occurred and he recommended approval of the proposed Ordinance.

Mayor Townsend opened the public hearing. There were no speakers.

Mr. Mitchell moved to close the public hearing; second by Mr. Hartley and the motion was approved with a unanimous vote.

ACTION TAKEN: Mr. Mitchell moved to approve Agenda Item No. 7; second by Mr. Hartley and the motion was approved with a unanimous vote.

ACTION ITEMS:

8. VARIANCE 11-08: A REQUEST FOR APPROVAL OF A VARIANCE FROM THE SUBDIVISION AND DEVELOPMENT CODE; ARTICLE III, SECTION 21-47(G), SCREENING AND OPEN SPACE, TO PERMIT ADDITIONAL GROUND LEVEL EQUIPMENT, STORAGE TANKS AND UTILITIES WITH THE INSTALLATION OF ADDITIONAL LANDSCAPING ALONG ALMA ROAD. THE 92.44-ACRE SITE IS LOCATED AT 300 W. RENNER ROAD, NORTHWEST CORNER OF RENNER ROAD AND ALMA ROAD.

Mr. Keffler stated that the Plan Commission reviewed the request at its July 19 meeting and recommended approval of the request with conditions. He stated the request pertains to the Texas instruments Wafer Fab with regard to screening.

Mr. Chavez stated the item was a request for approval of a variance from Article III, Section 21-57(g) of the Subdivision and Development Code with regard to required screening of ground mounted equipment. The existing outdoor service and storage areas are currently buffered from the DART rail line as required as part of the approval of the Wafer Fab facility in 2004. In 2007, the Code was amended to require the tallest ground mounted equipment to be screened from view of any streets and adjoining property by means of a masonry wall or living screen or combination thereof. As part of the full operation, TI needs to expand service and storage area to install additional equipment including storage tanks up to 104 ft in height. To date, no public input has been received and the Plan Commission recommended approval of the request on a vote of 6-1 with the following conditions: Utility Area 1 shall be limited to utilities up to 50 ft in height; Utility Area 2 shall be limited to utilities up to 50 ft in height and limited to five utilities between 50 and 110 ft in height; and the requirement for the installation of a combination of shade and ornamental trees along Alma Road. He provided photos superimposed with proposed additional landscaping and drawings illustrating the site line of the proposed equipment.

ACTION TAKEN: Mr. Omar moved approval of VAR 11-08; second by Ms. Maczka and the motion was approved with a unanimous vote.

ALL ITEMS LISTED UNDER ITEM 9 OF THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE BY THE CITY COUNCIL AND WILL BE ENACTED BY ONE MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE DISCUSSIONS OF THESE ITEMS. IF DISCUSSION IS DESIRED, THAT ITEM WILL BE REMOVED FROM THE CONSENT AGENDA AND WILL BE CONSIDERED SEPARATELY:

9. CONSENT AGENDA:

Mayor Townsend stated he would like Item 9A4 to be pulled for separate discussion. Mr. Omar requested Item 9A3 be removed for separate action as well.

ACTION TAKEN: Mr. Mitchell moved approval of the remaining Consent Agenda items; second by Mr. Dunn and the motion was approved with a unanimous vote.

A. Consider the following Ordinances:

1. Ordinance No. 3829 amending the Comprehensive Zoning Ordinance and Zoning Map to amend Ordinance No. 3752, Section 2, by removing Special Condition No. 8, regarding the maximum number of pad sites and/or freestanding buildings for a tract of land zoned PD Planned Development for LR-M(2) uses with Special Conditions.
2. Ordinance No. 3830 amending the Comprehensive Zoning Ordinance and Zoning Map to grant a change in zoning to grant a Special Permit for a Motor Vehicle Repair Shop - Major located at 405 South Central Expressway, on a 3.3-Acre tract of land zoned C-M Commercial, said tract being described as Lot 1, Texas Automotive Center in Dallas County, Texas.

3. Ordinance No. 3831 amending the Comprehensive Zoning Ordinance and Zoning Map by amending the Spring Valley Station District, Ordinance 3588, as heretofore amended and restating the Planned Development for Transit-Oriented Development by granting a change in zoning from R-950 M Zoning District for a 1.9-acre tract of land described in Exhibit "A-1" to the Spring Valley Station District; by amending the Spring Valley Station District Development regulations by amending the development rights to allow a maximum of 77 of the 300 condominium units to be constructed as apartments on Lot 1B, Block O as described in Exhibit "A-2" and the tract described in Exhibit "A-1" and as depicted on Exhibit "B"; by allowing surface parking for the 77 units located on the properties described in Exhibit "A-1" and Exhibit "A-2"; and by prohibiting residential construction on Lot 1B, Block Q as described in Exhibit "A-3" and as depicted on Exhibit "B"; providing as a Special Condition that amenities including, but not limited to, a pool and cabana shall be constructed and completed on Lot 1B, Block Q, McKamy Park Addition no later than March 1, 2012, for the benefit of tracts of land zoned PD Planned Development, said tracts being further described in Exhibits "A-1", "A-2", and "A-3" prior to issuance to certain Certificates of Occupancy.
4. Ordinance No. 3833 amending Chapter 23 of the Code of Ordinances, Sections 23-271, 23-272, 23-273, and 23-274 regarding the Emergency Water Management Plan, including designated water restriction stages, and related policies for triggering criteria, mandatory landscape/outdoor watering restrictions within each stage, enforcement and variances, and take appropriate action.

B. Consider Resolution No. 11-22 adopting Amended Financial Policies.

ITEMS REMOVED FROM CONSENT AGENDA:

9A3. Consider approval of Ordinance No. 3831 – Spring Valley Station District.

Mr. Omar stated he would like to ask the applicant questions before voting on the item and Mayor Townsend concurred with the request. Mr. Omar asked the applicant to describe what changes or improvements have been made since the last Council meeting.

Chris Ray, 744 Brick Row, Richardson, distributed photographs of the property and commented on the various items such as removal of concrete debris, trash and debris, completion of the medians and general clean up of the property. He stated they also re-stabilized the corner of Spring Valley and Greenville Avenue so the northwest corner of the intersection has new sod and continue to stabilize the retail pad sites. He noted that David Weekly Homes also replaced the banners for the townhome sites. He felt that the one item that would cause continued conversation is the creek. He explained that they send people into the creek to clear the area of debris, but everyone has a different vision for the creek, which will cause discussion and concern. He noted the importance to keep the creek clear and stated they are letting the natural vegetation to establish itself recognizing that some of it would be good and some would be bad.

Mr. Mitchell commended Mr. Ray and his team for the effort put forward in the past two weeks, and asked him to address retail. Mr. Ray stated MetroPCS advised that they are dedicated to being in the space by the end of the year. In addition to the Chinese food restaurant, Italian restaurant, MetroPCS and dry cleaners, he also has a frozen yogurt business and is speaking

with a yoga business that has been in Addison for 15 years. He stated they are also talking to a local accounting business. The drivers for retail is low rent space for the right retailer and high tenant improvements. He stated the leases are 3 – 5 years in term.

Ms. Maczka asked about the developments relationship with the nearby residents. Mr. Ray replied that he felt the relationship with the neighborhood is better than in the past and felt it was a very good experience to meet with the Highland Terrace HOA 3 or 4 weeks ago. He explained that he must have miss-took the intention of individuals in the meeting to be an official stance. He stated that a comment was made about supporting 77 units but there was a lengthy exchange about safeguarding the residents, and he apologized for the misunderstanding.

Mr. Dunn asked how the condominiums would be built different from apartments. Mr. Ray replied that he would spend another \$30,000, approximately, to survey the units so they could be sold individually with its own legal description. In order to sale condominiums, it would have to be priced below the townhomes and at this point, the cost per foot of building apartments or condominium would be the same. They would have the same façade, same exterior, same HOA would maintain the outside and the difference would be the paperwork for ownership. He noted that in most cities, multi family is the zoning designation rather than apartment or condominium. With regard to the new tract, Mr. Ray stated they have owned it since 2007 and it was always their intention to bring it into the PD when the area was developed.

Mr. Mitchell stated it was his opinion that the 77 units would not impact the retail and asked for Mr. Ray's opinion. Mr. Ray stated that every unit counts and it also shows that they are not a stale development. He felt it would also affect the townhome owners by letting them know that they are moving toward stabilization. The ultimate goal is to have the development sustain itself and the additional units help the overall perception of the project. Mr. Mitchell voiced concern that the number of condominiums continues to diminish and he is not sure that the sustainability will be reached without building the condominiums to the east. Mr. Ray stated they want to build what they said they would build and if there is a market for it, they will do it. He stated he would not submit anything to staff again without first talking to Council and the neighborhood, even if it is exactly what they have zoning for. He also stressed that every two weeks counts with regard to delay because of the many approvals needed throughout the development process.

Mr. Solomon asked about the Townhome HOA dues and Mr. Ray stated that he does not administer that HOA so didn't know about the dues. Mayor Townsend stated he had heard comments from the townhome owners that the dues for the pool and cabana would be automatically added to the due and Mr. Ray replied that the townhome HOA would have to vote on how they would participate with regard to use of the pool and cabana. The majority of the members would bind the entire HOA. He stated that the development is a majority townhome lot owner that he would be paying HOA dues on to support the pool and it would be a very minimal burden to the existing residents.

Mr. Hartley asked for clarification about the time line. Mr. Ray stated he expects to be in front of the Council for about six months based on the requirements of the PD. The pool would be completed in the first quarter of 2012. He felt the pool amenity would help sell the townhomes and is a big reason why it is being built. He stated that even if the existing townhome owners don't want it, they would still build it.

Mr. Omar stated that the longer it goes before there are some significant wins, the bigger the microscope is on the development. He admitted that although many of the things mentioned

two weeks ago have been resolved, he was still concerned. He felt that everyone wants to see some real effort from him to make the development as successful as possible. Mr. Ray understood that the aesthetics of the development is important now and will continue to be. Mr. Mitchell commended Mr. Ray for the work over the last two weeks, stated his concern with diminishment of the number of condominiums, the increase in the number of rental units, and felt that voting in favor of the request is premature. He stated he would like Mr. Ray to go back to the neighborhoods and townhome owners to develop a plan that would work without the amount of current dissension. He stated would vote against the ordinance. Mr. Omar disagreed with Mr. Mitchell in that he did not think Mr. Ray needed to develop a new plan, felt the request is a new item in the PD and stated his concern that approval of the incentive of the 77 apartments may sway him away from taking care of the little things. He stated that because of the things he saw at the property today, he would vote against the request. Mr. Hartley asked Mayor Townsend about the feelings of the townhome owners and Mayor Townsend stated they were okay with the apartments on the west side of the creek, but would not be in favor of apartments on the east side of the creek. Mr. Mitchell remarked that there is a townhome owner who told him that they are not in favor of the request for the reasons voiced by him and Mr. Omar. Mr. Dunn clarified that two weeks ago he stated “no condos east of the creek” and meant to say “no apartments east of the creek” and stated he was ready to move forward.

ACTION TAKEN: Mr. Solomon moved to approve Ordinance No. 3831; second by Mr. Dunn and the motion was approved with a 5-2 vote, Mr. Mitchell and Mr. Omar in opposition.

9A4. Consider approval of Ordinance No. 3833 amending Chapter 23 of the Code of Ordinances

Mr. Keffler stated that based on the Staff’s assessment of the water conservation program, he recommended the City enhance the existing ordinance to parallel existing initiatives on the part of the other cities in the District and also provide for staff believes will be more convenient and accommodating to the citizens. He read the specific areas that would be changed with the newly proposed ordinance provided to Council during the Work Session.

ACTION TAKEN: Mr. Solomon moved to approve Ordinance No. 3833 with changes to Section 23-71 (1), Section 23-272 (2)(a), (2)(c), (2)(d), (3)(a) and Section 23-272 (b) as read by the City Manager; second by Mr. Omar. The motion was approved with a unanimous vote.

Mayor Townsend recessed the meeting at 10:00 p.m. and announced that Council would convene in Executive Session after a brief recess.

EXECUTIVE SESSION

- In compliance with Section 551.087 of the Texas Government Code, Council will convene into a closed session at 10:10 p.m. to discuss the following:
 - Deliberation Regarding Economic Development Negotiations
 - Commercial Development – Glenville Dr./Lookout Dr. Area
- Council will reconvene into open session at 10:35 p.m. take action, if any, on matters discussed in executive session.

ACTION TAKEN: No action.

Mayor Townsend adjourned the meeting at 10:36 p.m.

MAYOR

ATTEST:

CITY SECRETARY

**MINUTES OF A WORK SESSION AND
SPECIAL MEETING OF THE CITY COUNCIL
August 15, 2011
City of Richardson, Texas**

A Work Session and Special Meeting of the City Council was held at 6:00 p.m., Monday, August 15, 2011 with a quorum of said Council present, to-wit:

Bob Townsend	Mayor
Laura Maczka	Mayor Pro Tem
Mark Solomon	Council member
Scott Dunn	Council member
Kendal Hartley	Council member
Steve Mitchell	Council member
Amir Omar	Council member

City staff present:

Bill Keffler	City Manager
Dan Johnson	Deputy City Manager
Michelle Thames	Assistant City Manager Administrative Services
David Morgan	Assistant City Manager Community Services
Cliff Miller	Assistant City Manager Development Services
Samantha Woodmancy	Management Analyst
Pamela Schmidt	City Secretary
Kent Pfeil	Director of Finance
Gary Beane	Budget Officer
Bob Clymire	Budget Analyst

- **Call to Order** – Mayor Townsend called the meeting to order at 6:09 p.m.

A. Visitors

None

B. Present and Discuss the City Manager’s Proposed Budget and the Proposed Tax Rate of \$0.63516 per \$100 Valuation (Same as Current 2010 – 2011 Rate) for Fiscal Year 2011 – 2012

Mr. Keffler explained the work process used to develop the budget including the various departments presenting information to the City Manager’s Office. He expressed appreciation for the work produced by Gary Beane, Budget Officer, and Bob Clymire, Budget Analyst, as well as the work conducted by Kent Pfeil, Director of Finance and the members of the City Manager’s Office. He introduced the theme “Keeping the Focus” of the budget due to the local, statewide, national and global matters that are at the forefront of the public. A key strategy is to keep focused, stay flexible, and take care of matters than can be handled. He noted that the Bond election was bold thinking and illustrated the Council’s focus on the needs of Richardson. He noted the ongoing planning efforts, organization values, strategic opportunities and discussed indicators of future trends. He felt the economy would get stronger and it is the Council and Staff’s role to insure that the City is ready and able to take advantage of the improvement. Effective local government services will continue to be vital to economic recovery and future

attractiveness for growth. He noted that even as the FY 2011-12 Budget holds the line on new staffing and operational cost, ongoing changes in service demands place added pressures such as an 18% increase in ambulance calls, 88% increase in total park acres maintained and a 24% increase in court citations processed. The budget, over the last five years, has increased 5.9% and he provided a 10-year City services comparison. He reviewed the budget development objectives which includes continuation of active implementation of the 2010 G.O. Bond program and support implementation for the West Spring Valley Reinvestment program, sustain focus on the quality of life components of municipal services devoted to parks, recreation and open space and trails, and continue to support a competitive employment environment to sustain and recruit high-quality employees.. He reported that since the July 18 Budget Retreat, the certified tax roll illustrated a 0.4% increase in the overall tax base. He stated that no tax rate change is proposed and with no significant upward pressure in residential property values, the seniors' current \$55,000 value exemption amount will maintain a 31% protection, above the 30% target level. He noted that property taxes represent 37% of the entire General Fund resources. With regard to sales tax, Mr. Keffler stated the current budget year has had a mixed pattern, but generally has dampened and therefore, the proposed budget projects a \$764,000 decline. The proposed budget's estimate of \$23.3M matches that of 2000-2001 receipts. He advised that no residential rate change is proposed at this time for water/sewer utility and solid waste. He noted that water rates were last adjusted in FY 2007-08 and the last sewer rate adjustment occurred in FY 2008-09. Solid waste commercial rates are expected to increase. He advised that the budget proposed to implement the Drainage Utility Fee with formal adoption tentatively scheduled for the Fall and noted that the average residential rate impact is tentatively set at \$3.75 month or \$45 a year. A commercial property equivalent rate of about \$0.10/100 sq ft of impervious surface is under evaluation. Selected fees and rates are proposed for adjustment such as building permits, rental registration and inspection fees as well as ambulance fees. Lastly a rate adjustment is proposed for the Golf Course and will be the first adjustment since 2002. In response to the City Council goals, the budget includes \$500,000 in the annual C.O. program to provide Neighborhood Vitality projects and \$100,000 in General Fund operations for new neighborhood enhancement strategies.

Mr. Mitchell voiced a desire to use the funds for West Spring Valley needs rather than Neighborhood Vitality projects. Mr. Omar voiced a concern that the residents would be ready to present projects for consideration with the current wording. Mr. Keffler stated that the funds could be used in whatever manner the Council would like and it could be titled in any manner. After a long discussion, Mayor Townsend suggested it be titled Enhancement Projects and the Council was in general agreement with the suggestion.

Mr. Keffler addressed the staffing and compensation plan for the year noting that the current employment level remains 49 positions or 5% below the employment level of FY 2001-02. He stated that currently, 18 positions are frozen. He also noted significant revisions in the City's retirement benefit program that results in a reduction in the annual contribution rate from 19.31% to 14.79% of payroll. The budget proposes funding for step pay plan merit increases and a 2% merit increase for those topped out more than a year. He provided a table of representative salaries to illustrate the 2% change. Discussion was held with regard to the step plan and compensation, specifically as it pertains to fire fighters. Mr. Keffler provided information with regard to compensation from the private sector and from other comparative cities. With regard to the debt and capital program, \$7.645 million across all funds is proposed for the Series 2012 C.O. debt program and will cover the annual capital replacement requirements and Utility Fund CIP needs. In summary, he stated that as submitted, year-end and new year budgets are balanced and maintain adequate fund balances.

Mayor Townsend called a recess at 7:51 p.m. and reconvened the meeting at 8:05 p.m.

Mr. Keffler continued the proposed budget presentation reviewing the combined budget of \$188,561,154. He noted that 1% of the tax roll equals \$616,000 and one penny equals \$976,000. Mr. Omar asked for an explanation about the difference in revenues and expenditures and Mr. Keffler referred to the fund balance that is carried each year. Mr. Johnson defined fund balance and explained its usage. In years where there is a shortage, the fund balance is used and in years when there is no shortage, the balance is sustained or increased. The use of fund balance can avoid fee increases. He explained that the worth of a day of fund balance changes year to year. Mr. Keffler reviewed the General Fund noting that the FY 2007-08 budget was \$91,596,711 and the FY 2011-12 proposed budget is \$97,015,461, which is an increase of \$5,418,750 or 5.9% over 5 years when the CPI increased 8.3% over the same period. He provided a breakdown of the \$2,223,000 General Fund revenue. Total assessed valuation assumes a 0.4% increase in certified assessed valuation plus \$81.7 million of “values in dispute” that could be added to the certified roll once the cases have been finalized and allows for deduction of the TIF District values of \$65.7 million. He reviewed the tax rate calculation illustrating that the effective tax rate is \$0.63769, which is a higher rate than being proposed. He noted that residential value makes up 48.1% and commercial makes up 45.7% of the tax roll. Mr. Keffler reviewed other sources of revenue such as franchise fees, sales and other business taxes and license and permits. Mr. Omar suggested accelerating the discussion regarding rental registration prior to implementing a change in the fee and Mr. Keffler stated the projected increase of \$60,000 in revenue could be removed from the proposed budget. He reviewed the General Fund Expenditures of \$2,142,846 or 2.3% increase. He distributed a table providing information regarding health care with comparable cities. Ms. Thames noted that some other cities have various plans and options whereas Richardson offers one plan, and Richardson is below the national level, partially due to the rates negotiated by Blue Cross Blue Shield. Mr. Keffler also reviewed other various general fund expenditures. He noted that the street rehabilitation program continues for the 15th year, which allows for continued crack sealing, concrete repair and “clean sweep” projects. The Traffic Safety Fund, established in March 2006, is able to absorb \$545,000 of expenses from the Police and Traffic Departments that would otherwise have to be funded in the General Fund. He reported that there were no changes from the information provided during the Budget Retreat in July. He reviewed the Water and Sewer Fund and stated that the rate stabilization fund has allowed the City to delay a rate increase and he recommended an off season multi-year financial plan and rate analysis. Mr. Keffler reviewed the Solid Waste Fund with a future rate study and Master Plan Update being the only items of particular consequence. He reported that there were no consequential changes in the Hotel/Motel Tax Fund. Mr. Keffler reviewed the proposed budget of revenues and expenditures for the Golf Fund of \$2,182,447 in revenues and \$2,177,400 in expenditures. Revenues are based on rounds at 100,000 and a proposed green fee increase of \$4 for the weekend and weekday rack rate and a \$2 increase for all other green fee rates. Mr. Morgan pointed out the adverse impact of bad weather such as rain and extreme heat or cold at prime playing times such as Saturday mornings. Mr. Keffler reminded Council that Course #1 was ranked #1 in the state in the economy-priced course category and Course #2 was ranked #8 in the state in the economy priced course category and he provided a list of notable tournaments and golf qualifiers. In conclusion, he stated that the staff stands ready to address any questions the Council has and brought attention to the required public hearing on the Budget.

C. Consider Setting Public Hearing on August 29, 2011, on the Proposed 2011 – 2012 City of Richardson Municipal Budget.

ACTION TAKEN: Ms. Maczka moved to set the public hearing on the proposed 2011-2012 budget on August 29, 2011; second by Mr. Solomon and the motion was approved with a unanimous vote.

D. Report on Items of Community Interest

None.

Mayor Townsend announced that the Council would convene in Executive Session as posted and called a recess at 10:10 p.m.

EXECUTIVE SESSION

- In compliance with Section 551.074 of the Texas Government Code, Council will convene into a closed session at 10:22 p.m. to discuss the following:
 - Personnel
 - DART Board Representative
- Council will reconvene into open session at 10:55 p.m. to take action, if any, on matters discussed in executive session.

ACTION TAKEN: None

MAYOR

ATTEST:

CITY SECRETARY



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date:

Monday, August 22, 2011

Agenda Item:

Visitors *(The City Council invites citizens to address the Council on any topic not already scheduled for public hearing.)*

Staff Resource:

Pamela Schmidt, City Secretary

Summary:

Members of the public are welcome to address the City Council on any topic not already scheduled for public hearing. Speaker Appearance Cards should be submitted to the City Secretary prior to the meeting. Speakers are limited to 5 minutes and should avoid personal attacks, accusations, and characterizations.

In accordance with the Texas Open Meetings Act, the City Council cannot take action on items not listed on the agenda. However your concerns will be addressed by City staff, may be placed on a future agenda, or by some other course of resolution.

Board/Commission Action:

N/A

Action Proposed:

Receive comments by visitors.



WHEREAS: The Richardson YMCA Summer Swim Team – the Richardson Rapids captured 1st Place at the Lone Star State Championship Swim Meet recently held in Frisco, Texas; and

WHEREAS: The Richardson Rapids successfully competed against over 20 teams from YMCA's across Texas to bring home the Championship; and

WHEREAS: The City of Richardson congratulates the Richardson YMCA; Coaches Jake Lamb, Jessica Fisher, and Elena Christiansen; and The Rapids team members for their stunning victory.

NOW, THEREFORE, I, Bob Townsend, Mayor of the City of Richardson, Texas, do hereby recognize:

YMCA SUMMER SWIM TEAM – THE RICHARDSON RAPIDS

for their commitment and dedication and express sincere admiration to The Rapids for their outstanding and inspirational championship victory.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City to be affixed on this 22nd day of August, 2011.

WHEREAS: The advancement of technology is vital to economic prosperity, quality of life and security in our nation, our state and our City. Milken Institute's analysis on "America's High-Tech Economy" and other studies have established clear correlations between the presence and size of technology sector of a region's economy and its overall economic growth rate; and

WHEREAS: Nationwide, the average high-tech industry worker earned 86 percent more than the average private sector worker. Texas ranks second only to California in high-tech employment with 474,100 tech industry workers; and

WHEREAS: DFW is ranked in the definitive 2010 "Cyberstates" study by TechAmerica as one of the Top 5 US metropolitan areas in high-tech employment. With nearly 40% of the states high-tech jobs, DFW is the leading center for technology in Texas; and

WHEREAS: In order to maintain and grow the technology business base in this region it is important to appreciate the importance of technology, to recognize key organizations and individuals contributing to technology and to capture the interest of our region's young people in pursuing technology careers; and

WHEREAS: The DFW region's oldest and largest high-technology business trade association, the Metroplex Technology Business Council, will hold its 11th Annual Tech Titans Awards gala the evening of Friday, August 26, 2011 at the Hilton Anatole Hotel in Dallas, Texas to advance the objectives set forth above.

NOW, THEREFORE, I, Bob Townsend, Mayor of the City of Richardson, Texas, do hereby proclaim August 26, 2011 as:

TECHNOLOGY DAY

in the City of Richardson to recognize our "hometown technology heroes": University of Texas at Dallas, NanoExplorers Program, UT Dallas Innovation Opportunity Camp, Mavenir Systems, SSG Ltd., VCE, MetroPCS, Link America Inc., Benning Power Electronics, G Systems, Liquid Motors, and OraMetrix, Inc. for their achievements and designation as a 2011 Tech Titan Finalist or Tech Titan Fast Tech company.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City to be affixed on this 22nd day of August, 2011.

ORDINANCE NO. 3834

AN ORDINANCE OF THE CITY OF RICHARDSON, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF RICHARDSON, AS HERETOFORE AMENDED, TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A PRIVATE UNIVERSITY LOCATED AT 300 NORTH COIT ROAD, ON A 6.78-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL, SAID TRACT BEING DESCRIBED IN EXHIBIT “A”; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO-THOUSAND (\$2,000.00) DOLLARS FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE. (ZONING FILE 11-13).

WHEREAS, the City Plan Commission of the City of Richardson and the governing body of the City of Richardson, in compliance with the laws of the State of Texas and the ordinances of the City of Richardson, have given requisite notice by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity thereof, the governing body, in the exercise of the legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance and Zoning Map of the City of Richardson, Texas, duly passed by the governing body of the City of Richardson on the 5th day of June, 1956, as heretofore amended, be, and the same is hereby amended so as to grant a change in zoning to grant a Special Permit for a private university located at 300 North Coit Road, Richardson, Texas, on a 6.78-acre tract of land zoned LR-M(2) Local Retail, and being more particularly described in Exhibit “A” attached hereto and made a part hereof for all purposes.

SECTION 2. That the Special Permit for the private university is hereby granted subject to the following special conditions:

1. The Special Permit for a private university is limited to the area shown on the concept plans, attached as Exhibit “B-1” and Exhibit “B-2” and made a part hereof, and which is hereby approved. The property may be developed and used for a private university only in accordance with the Concept Plans.

2. The only use allowed by this Special Permit is for a private university operated by National American University. The Special Permit shall be limited to a private university operated by National American University.
3. The Special Permit shall expire on August 8, 2021.

SECTION 3. That the above-described tract of land shall be used only in the manner and for the purpose provided for by the Comprehensive Zoning Ordinance of the City of Richardson, Texas, as heretofore amended, and subject to the aforementioned special conditions.

SECTION 4. That all other provisions of the ordinances of the City of Richardson in conflict with the provisions of this ordinance be, and the same are hereby, repealed, and all other provisions of the ordinances of the City of Richardson not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. That should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. That any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Richardson, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000)

for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such case provide.

DULY PASSED by the City Council of the City of Richardson, Texas, on the 22nd day of August, 2011.

APPROVED:

MAYOR

APPROVED AS TO FORM:

CORRECTLY ENROLLED:

CITY ATTORNEY
(PGS:08-12-11:TM 50721)

CITY SECRETARY

EXHIBIT "A"
LEGAL DESCRIPTION
ZF 11-13

All that certain 6.7833 acres of land being that same 6.7833 acre tract described in the deed dated December 30, 1997, from Promenade Center, Inc. to Pengo Realty, L.P, recorded at Volume 98001, Page 06827, of the Dallas County Deed Records, being a portion of that Replat of Section Eleven, The Promenade Shopping Center, according to the plat thereof filed at Volume 76094, Page 1800, of the Dallas County Map Records, out of the W W. Wallace Survey, A-1602, Richardson, Dallas County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod located in the East right-of-way line of Coit Road (100 feet wide) at its intersection with the North line of said Replat of Section Eleven, The Promenade Shopping Center;

THENCE North 89 degrees 39 minutes 00 seconds East 334.87 feet with the South line of Replat of Section Ten, The Promenade Shopping Center according to the plat thereof filed at Volume 76094, Page 1808, Dallas County Map Records, to a found 1/2 inch iron rod with cap for corner;

THENCE South 00 degrees 32 minutes 00 seconds East 892.75 feet with the West line of a 15 foot alley as shown on the Revised Plat of Second Section, Richardson Heights Addition No. 10 according to the plat thereof filed at Volume 43, Page 91, Dallas County Map Records, to a found "PK" nail in asphalt for corner;

THENCE North 77 degrees 44 minutes 00 seconds West 74.82 feet with the South line of the aforementioned 6.7833 acre tract, to a found "PK" nail for angle point;

THENCE South 89 degrees 22 minutes 00 seconds West 264.72 feet continuing with the South line of said called 6.7833 acre tract, to a found "X" in concrete for corner;

THENCE North 00 degrees 21 minutes 00 seconds West 877.71 feet with the East right-of- way line of aforementioned Coit Road, to the POINT OF BEGINNING and containing 6 7833 acres (295,481 square feet) of land, more or less.

ARCHITECTURE
INTERIOR DESIGN



INSIDE OUTSIDE
ARCHITECTURE, INC.

Lea E. Kangas
18601 152nd AVE N
DAYTON, MN 55327
763-428-5870

CONSULTANTS

PROJECT

NAU
EDUCATION CENTER

Richardson, Texas

CONTENTS

LOWER LEVEL SITE PLAN

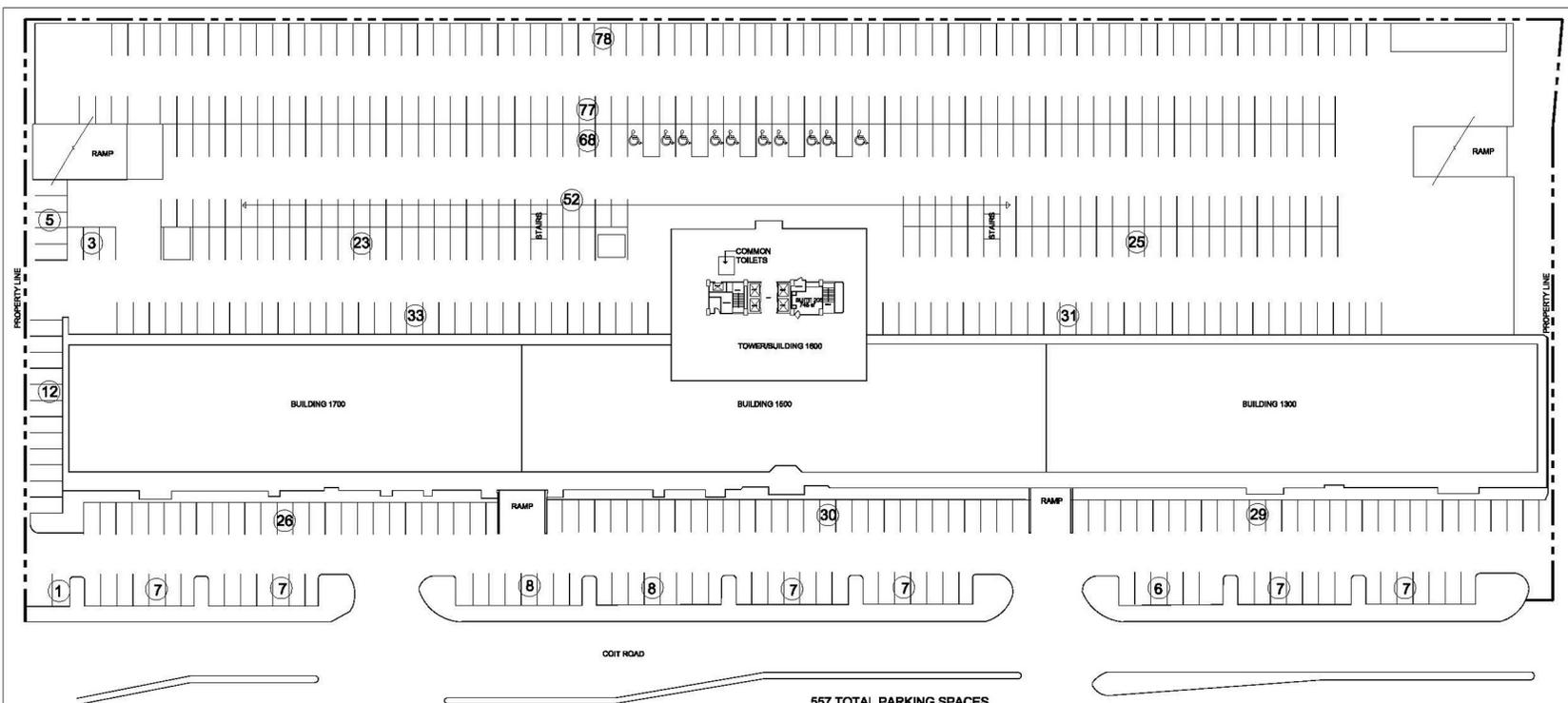
CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

State Registration #21709
Date 07-05-2011

T1.1

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557 TOTAL PARKING SPACES

BUILDING 1300 (LOWER LEVEL):
RESTAURANT SPACE: 3,425 GSF
RETAIL SPACE: 22,388 GSF
TOTAL: 25,813 GSF

BUILDING 1400 (UPPER LEVEL):
RETAIL SPACE: 14,324 GSF

BUILDING 1500 (LOWER LEVEL):
RESTAURANT SPACE: 788 GSF
RETAIL SPACE: 15,800 GSF
TOTAL: 16,588 GSF

BUILDING 1600 (FLOORS 2-15)

2ND FLOOR	18,352 GSF
3RD FLOOR	8,961 GSF
4TH FLOOR	8,918 GSF
5TH FLOOR	8,918 GSF
6TH FLOOR	8,918 GSF
7TH FLOOR	8,918 GSF
8TH FLOOR	8,918 GSF
9TH FLOOR	8,918 GSF
10TH FLOOR	8,918 GSF
11TH FLOOR	8,918 GSF
12TH FLOOR	8,918 GSF
13TH FLOOR	8,918 GSF
14TH FLOOR	8,907 GSF
15TH FLOOR	8,907 GSF
TOTAL	131,720 GSF

BUILDING 1700 (LOWER LEVEL):
RESTAURANT SPACE: 5,493 GSF
RETAIL SPACE: 14,615 GSF
TOTAL: 20,108 GSF

BUILDING 1800 (UPPER LEVEL):
RESTAURANT SPACE: 3,740 GSF
RETAIL SPACE: 9,388 GSF
TOTAL: 13,108 GSF

ZONING: LRM-LOCAL RETAIL DISTRICT (ORDINANCE 885-A)
SITE ACREAGE: 6.7833 ACRES
SITE AREA: 295,481 SF
EXISTING BUILDING: 221,661 GSF
NEW LEASE SPACE: 520 GSF
TOTAL: 222,181 GSF

FLOOR AREA RATIO ALLOWED: 0.5:1
FLOOR AREA RATIO EXISTING: 0.75:1
FLOOR AREA RATIO PROPOSED: 0.75:1
LANDSCAPING REQUIRED: 1.6% (4,718 SF) - PER VARIANCE
LANDSCAPING EXISTING: 1% (2,954 SF)
LANDSCAPING PROPOSED: 2% (5,900 SF)

PARKING REQUIRED
OFFICE AREA: 140,462 SF - 1/300 - 468 PARKING SPACES

RESTAURANT AREA: 12,214 SF - 1/100 SF - 122 PARKING SPACES

CHURCH: 5,493 SF - 1/3 SEATS - 52 PARKING SPACES (156 SEATS)

RETAIL: 83,185 SF - 10,000 SF - 30 PARKING SPACES
53,185 SF - 1/200 SF - 266 PARKING SPACES

CLASSROOM SPACE: 1,158 SF - 1/100 SF - 12 PARKING SPACES

TOTAL : 950 PARKING SPACES,
BUILDING SF 222,512
TOTAL PARKING SPACES PROVIDED: 988

SITE PLAN PROVIDED BY THE CITY OF RICHARDSON AND LANDLORD, NOT DESIGNED OR VERIFIED BY IOA, INC. FOR REFERENCES PURPOSES ONLY

ARCHITECTURE
INTERIOR DESIGN



INSIDE OUTSIDE
ARCHITECTURE, INC.

Lea E. Kangas
18601 152nd AVE N
DAYTON, MN 55327
763-428-5870

CONSULTANTS

PROJECT

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UPPER LEVEL SITE PLAN

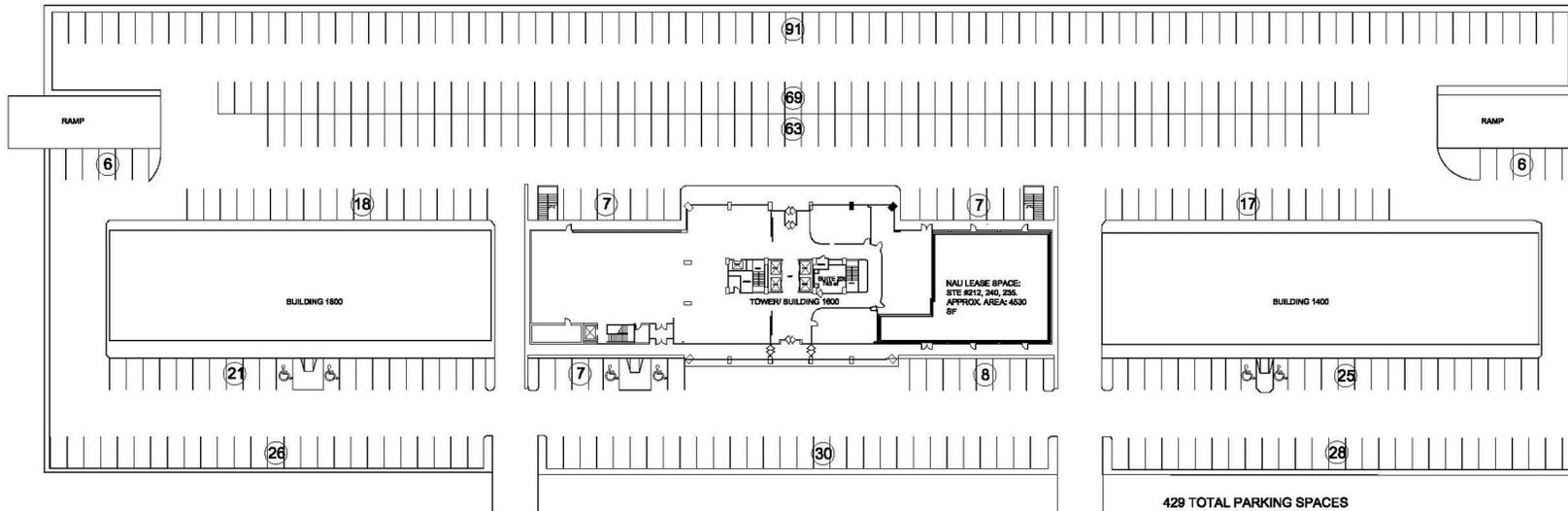
CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

State Registration #21709
Date 07-05-2011

T1.2

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429 TOTAL PARKING SPACES

1 UPPER LEVEL SITE PLAN
T1.2 1/32" = 1'-0"



Exhibit B-2 - Part of Ordinance

RESOLUTION NO. 11-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS, APPROVING THE TERMS AND CONDITIONS OF AMENDMENT #1 TO THE LOCAL TRANSPORTATION PROJECT ADVANCE FUNDING AGREEMENT FOR AN INCREASE OF THE AUTHORIZED PROJECT FUNDING FOR THE GALATYN PARKWAY PROJECT, BY AND BETWEEN THE CITY OF RICHARDSON, TEXAS, AND THE STATE OF TEXAS, ACTING BY AND THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION; AUTHORIZING ITS EXECUTION BY THE CITY MANAGER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has been presented a proposed Amendment #1 to the Local Transportation Project Advance Funding Agreement by and between the City of Richardson, Texas, and the State of Texas, acting by and through the Texas Department of Transportation, which provides for an increase of the authorized project funding by \$898,198 total (\$718,588 Federal and \$179,640 Local) for a revised funding amount of \$900,000 total (\$720,000 Federal and \$180,000 Local) in FY 2011, and \$3,000,000 total (\$2,368,000 Federal, \$592,000 Local, and \$40,000 Local Contribution) in FY 2010 as approved by the RTC on January 13, 2011, attached as Exhibit "A" and incorporated herein by reference; and

WHEREAS, upon full review and consideration of the Agreement, and all matters related thereto, the City Council is of the opinion and finds that the terms and conditions thereof should be approved, and that the City Manager should be authorized to execute Amendment #1 on behalf of the City of Richardson, Texas;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHARDSON, TEXAS:

SECTION 1. That Amendment #1 to the Local Transportation Project Advance Funding Agreement for an increase in the authorized funding for the Galatyn Parkway Project, attached hereto as Exhibit "A", having been reviewed by the City Council of the City of Richardson, Texas, and found to be acceptable and in the best interest of the City and its citizens, be, and the same is hereby, in all things approved, and the City Manager is hereby authorized to execute the Amendment #1 on behalf of the City of Richardson, Texas.

SECTION 2. That this Resolution shall become effective immediately from and after its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Richardson,
Texas, on this the _____ day of _____, 2011.

CITY OF RICHARDSON, TEXAS

MAYOR

APPROVED AS TO FORM:

ATTEST:

CITY ATTORNEY
(PGS:08-15-11:TM 50733)

CITY SECRETARY

Exhibit "A"

CSJ #0918-45-821
District # 18 – Dallas
Code Chart 64 #35200
Project: Galatyn Parkway
Federal Highway Administration
CFDA # 20.205
Not Research and Development

STATE OF TEXAS §

COUNTY OF TRAVIS §

**ADVANCE FUNDING AGREEMENT
AMENDMENT #1
(Off-System)**

THIS AMENDMENT is made by and between the State of Texas, acting through the Texas Department of Transportation, called the State, and the City of Richardson, acting by and through its duly authorized officials, called the Local Government.

WITNESSETH

WHEREAS, the State and the Local Government executed a contract on the 20th of July 2007 to effectuate their agreement to extend the existing grade separation of Galatyn Parkway and US 75; and,

WHEREAS, it has become necessary to amend that contract;

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties, the State and the Local Government do agree as follows:

A G R E E M E N T

1. Description of Amended Items

To increase the authorized project funding by \$898,198 total (\$718,558 Federal and \$179,640 Local) for a revised funding amount of \$900,000 total (\$720,000 Federal and \$180,000 Local) in FY2011 and \$3,000,000 total (\$2,368,000 Federal, \$592,000 Local, and \$40,000 Local Contribution) in FY2012 as approved by the RTC on January 13, 2011.

Attachment C, Project Budget Estimate and Source of Funds, of the original contract is deleted in its entirety, and replaced with Attachment C-1, Project Budget and Source of Funds.

All other provisions of the original contract are unchanged and remain in full force and effect.

Exhibit "A"

CSJ #0918-45-821
District # 18 – Dallas
Code Chart 64 #35200
Project: Galatyn Parkway
Federal Highway Administration
CFDA # 20.205
Not Research and Development

2. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

THIS AGREEMENT IS EXECUTED by the State and the Local Government in duplicate.

THE LOCAL GOVERNMENT

Signature

Typed or Printed Name

Title

Date

THE STATE OF TEXAS

Janice Mullenix
Director of Contract Services
Texas Department of Transportation

Date

Exhibit “A”

CSJ #0918-45-821
 District # 18 – Dallas
 Code Chart 64 #35200
 Project: Galatyn Parkway
 Federal Highway Administration
 CFDA # 20.205
 Not Research and Development

ATTACHMENT C-1
PROJECT BUDGET ESTIMATE AND SOURCE OF FUNDS

The revised funding amount of \$900,000 total (\$720,000 Federal and \$180,000 Local) in FY2011 and \$3,000,000 total (\$2,368,000 Federal, \$592,000 Local, and \$40,000 Local Contribution) in FY2012 as approved by the RTC on January 13, 2011

Description	Total Estimated Cost	Federal Participation Fixed: \$3,088,000		State Participation		Local Participation	
		%	Cost	%	Cost	%	Cost
Engineering (by State)	\$600,000	80%	\$480,000	0%	\$0	20%	\$120,000
Construction (by State)	\$2,489,376	80%	\$1,991,501	0%	\$0	20%	\$497,875
Subtotal	\$3,089,376	80%	\$2,471,501	0%	\$0	20%	\$617,875
Environmental Direct State Costs	\$0	0%	\$0	0%	\$0	0%	\$0
Right of Way Direct State Costs	\$0	0%	\$0	0%	\$0	0%	\$0
Engineering Direct State Costs (5%)	\$30,000	80%	\$24,000	0%	\$0	20%	\$6,000
Utility Direct State Costs	\$0	0%	\$0	0%	\$0	0%	\$0
Construction Direct State Costs (11.5%)	\$286,278	80%	\$229,022	0%	\$0	20%	\$57,256
Indirect State Costs (4.85%)	\$149,835	0%	\$0	100%	\$149,835	0%	\$0
TOTAL	\$3,555,489	77%	\$2,724,523	4%	\$149,835	19%	\$681,131

Payment received from the Local Government to the State in July 2007: \$70,600.00

Initial payment by the Local Government to the State: \$126,000.00

Payment by the Local Government to the State before construction: \$555,131.00

Estimated total payment by the Local Government to the State \$681,131.00

This is an estimate. The final amount of Local Government participation will be based on actual costs.



City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, August 22, 2011

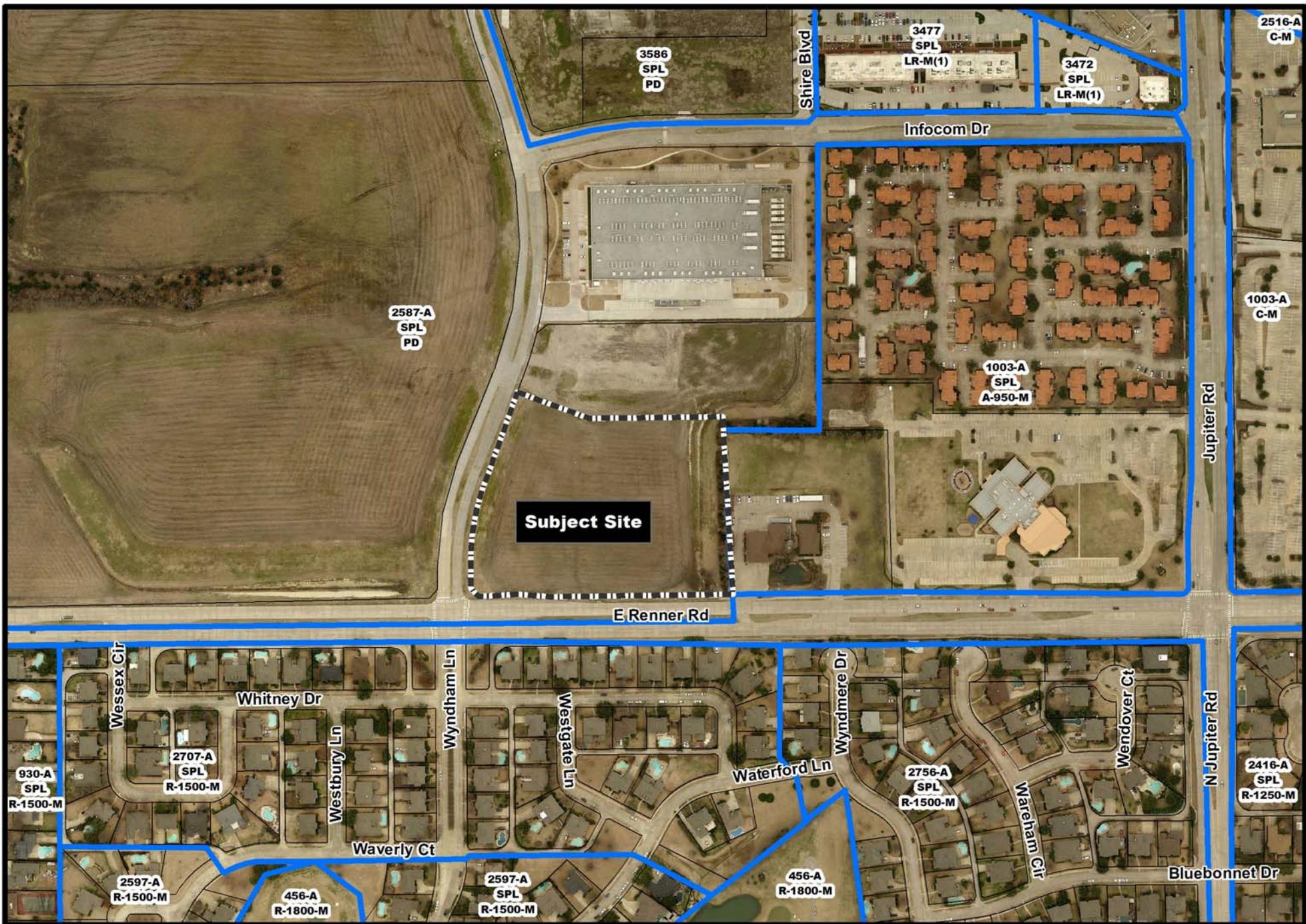
Agenda Item: Galatyn Park North Addition being a Final Plat of Lot 3, Block A of the Galatyn Park North Addition.

Staff Resource: Sam Chavez, Asst. Director of Development Services *SC*

Summary The purposed of this plat is to dedicate easements and create a legal lot of record for the development of a 73,000 square foot data center.

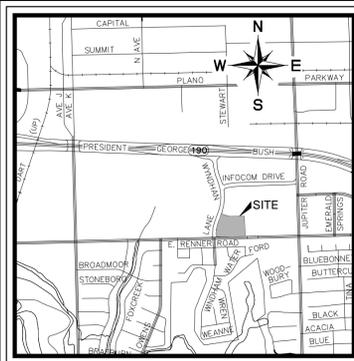
Board/Commission Action: Approved by the City Plan Commission on August 2, 2011

Action Proposed For information only.

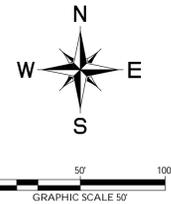


Stream Data Center: 1811 E. Renner Road
Lot 3, Block A of the Galatyn Park North Addition





VICINITY MAP
NOT TO SCALE



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	30.56	S47°19'35"E	L31	6.25	EAST	C1	9°35'41"	30.00	5.02	N85°12'09"E	5.02
L2	35.36	SOUTH	L32	21.51	EAST	C2	18°28'13"	54.00	15.52	N50°34'42"W	15.47
L3	3.33	N60°00'00"W	L33	12.84	NORTH	C3	90°33'33"	20.00	31.61	S44°43'13"W	28.42
L4	15.00	S89°26'27"W	L34	12.20	NORTH	C4	89°26'27"	20.00	31.22	N44°16'47"W	28.15
L5	16.28	S89°26'27"W	L35	15.85	WEST	C5	90°00'00"	54.00	84.82	N45°00'00"E	76.37
L6	9.70	SOUTH	L36	11.11	NORTH	C6	90°00'00"	30.00	47.12	N45°00'00"E	42.43
L7	3.33	S60°00'00"E	L37	19.04	N69°04'02"W	C7	90°00'00"	54.00	84.82	S45°00'00"E	76.37
L8	13.17	S60°00'00"W	L38	20.89	N69°04'02"W	C8	90°00'00"	30.00	47.12	S45°00'00"E	42.43
L9	101.53	WEST	L39	20.73	S00°33'33"E	C9	32°31'32"	137.32	77.96	N89°05'02"W	78.91
L10	10.00	EAST	L40	21.61	S00°33'33"E	C10	23°01'30"	195.14	78.42	S89°26'24"W	77.89
L11	101.53	WEST	L41	6.28	S00°33'33"E	C11	68°12'56"	20.00	23.81	N34°06'28"W	22.43
L12	10.00	NORTH	L42	5.49	S00°33'33"E	C12	90°00'00"	30.00	47.12	S45°00'00"E	42.43
L13	15.00	EAST	L43	12.16	WEST	C13	38°27'17"	20.00	13.42	N70°46'21"E	13.17
L14	9.58	EAST	L44	10.24	EAST	C14	38°27'17"	54.00	36.24	S70°46'21"W	35.57
L15	25.55	EAST	L45	10.00	SOUTH	C15	90°00'00"	30.00	47.12	N45°00'00"W	42.43
L16	6.75	SOUTH	L46	50.30	S89°05'02"E	C16	90°00'00"	54.00	84.82	N45°00'00"W	76.37
L17	20.00	WEST	L47	52.41	N89°26'24"E	C17	46°35'41"	51.82	42.14	N53°38'03"W	40.99
L18	20.00	NORTH	L48	45.46	N89°26'24"E	C18	18°43'30"	66.82	21.84	S39°41'58"E	21.74
L19	20.00	EAST	L49	13.13	N45°17'32"W	C19	73°45'14"	54.00	69.51	N53°07'23"E	64.81
L20	3.25	EAST	L50	15.00	N30°00'00"W	C20	42°20'35"	54.00	39.91	S21°10'18"E	39.01
L21	25.55	EAST	L51	21.83	N60°00'00"E						
L22	11.18	WEST	L52	28.88	N30°20'13"W						
L23	14.49	NORTH	L53	20.30	S30°20'13"E						
L24	6.18	WEST	L54	28.11	S53°34'26"W						
L25	16.05	NORTH	L55	15.00	N36°25'34"W						
L26	20.00	WEST	L56	24.33	N53°34'26"E						
L27	6.09	SOUTH	L57	12.83	S45°00'00"W						
L28	3.75	EAST	L58	15.02	EAST						
L29	20.00	SOUTH									
L30	20.00	NORTH									

LOT 2A, BLOCK A
GALATYN PARK NORTH,
LOTS 1A and 2A, BLOCK A
VOL. 2008, PG. 513
M.R.C.C.T.
BRACEBRIDGE CORPORATION
VOL. 5478, PG. 6638
R.P.R.C.C.T.

LOT 3, BLOCK A
7.090 ACRES
(308,625 SQUARE FEET)

FOUNTAIN J. VANCE SURVEY
ABSTRACT NO. 939

E. RENNER ROAD
(CALLED 110' RIGHT OF WAY)

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §
WHEREAS RICHARDSON PDC 2, L.P. is the owner of a tract of land situated in the Fountain J. Vance Survey, Abstract No. 939, in the City of Richardson, Collin County, Texas, and being all of a called 7.1540 acre tract of land described in a Special Warranty Deed to Richardson PDC 2, L.P., recorded in County Clerk's Document Number 2011072100759240 of the Real Property Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" found in the east right-of-way of Wyndham Lane (an 85-foot wide public right-of-way) for the most westerly southwest corner of Lot 2A, Block A of GALATYN PARK NORTH, LOTS 1A and 2A, BLOCK A, an addition in the City of Richardson, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 513 of the Map Records of Collin County, Texas;

THENCE with the south line of said Lot 2A, Block A, the following courses and distances, to wit:
--South 69°56'06" East, a distance of 199.53 feet to a 5/8-inch iron rod found for corner;
--North 89°18'01" East, a distance of 350.15 feet to a 5/8-inch iron rod with cap stamped "KHA" found for corner;
--South 01°24'10" East, passing the most southerly southwest corner of said Lot 2A, Block A and leaving the south line of said Lot 2A, Block A with the west line of a called 4.131 acre tract described in deed to the City of Richardson, recorded in Volume 1422, Page 497 of the Real Property Records of Collin County, Texas, in all a distance of 472.55 feet to the southwest corner of said 4.131 acre tract, same being in the north right-of-way line of E. Renner Road (a variable width public right-of-way), from said corner, a found "X"-cut in concrete bears South 64°46' West, 0.33 feet;

THENCE with the north right-of-way line of E. Renner Road, South 89°26'27" West, a distance of 656.64 feet to an "X" cut set for the southeast corner of a corner clip at the intersection of the north right-of-way line of said E. Renner Road and the east right-of-way line of said Wyndham Lane;
THENCE leaving the north right-of-way line of said E. Renner Road and with said corner clip, North 45°17'32" West, a distance of 35.18 feet to a 5/8-inch iron rod found for the northwest corner of said corner clip;
THENCE with east right-of-way line of Wyndham Lane, the following courses and distances, to wit:
--North 00°01'30" West, a distance of 59.84 feet to a 5/8-inch iron rod with cap stamped "KHA" set for the beginning of a curve to the right;
--Northeasterly, with said curve to the right, through a central angle of 21°48'34", having a radius of 657.50 feet, and a chord bearing and distance of North 10°52'47" East, 248.77 feet, an arc distance of 250.27 feet to a 1/2-inch iron rod found for the end of the curve;
--North 21°47'04" East, a distance of 230.58 feet to the POINT OF BEGINNING and containing 7.154 acres (311,627 square feet) of land.

Bearing system based upon the plat of LOTS 1 and 2, BLOCK A, GALATYN PARK NORTH, an addition in the City of Richardson, Collin County, Texas, according to the plat thereof recorded in Cabinet L, Page 616 of the Map Records of Collin County, Texas.

STATE OF TEXAS §
COUNTY OF COLLIN §
CITY OF RICHARDSON §

That, RICHARDSON PDC 2, L.P., being the owner of the hereinafter described property, acting by and through its duly authorized agent, do hereby adopt this plat designating the herein described property as the **LOT 3, BLOCK A OF GALATYN PARK NORTH**, an addition to the City of Richardson, Collin County, Texas. I do hereby dedicate, in fee simple, to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility access and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility, access and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas.
I do hereby dedicate the mutual access easements shown for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.
EXECUTED THIS _____ day of _____, 2011.
BY: RICHARDSON PDC 2, L.P., a Texas limited partnership
By: Richardson PDC 2 GP, LLC, a Texas limited liability company, its general partner

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN, UNDER MY HAND SEAL OF OFFICE this the _____ day of _____, 2011.

Notary Public in and for Dallas County, Texas My commission expires:

SURVEYOR'S CERTIFICATE
I, Michael B. Marx, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Richardson, Texas.

Michael B. Marx Date
Registered Professional Land Surveyor, No. 5181



STATE OF TEXAS §
COUNTY OF DALLAS §
BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael B. Marx, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2011.

Notary Public in and for Dallas County, Texas
My Commission Expires: _____

FINAL PLAT
LOT 3, BLOCK A
GALATYN PARK NORTH
FOUNTAIN J. VANCE SURVEY
ABSTRACT NO. 939
CITY OF RICHARDSON
COLLIN COUNTY, TEXAS
LOT 3: 1811 E. RENNER ROAD

OWNER:
Richardson PDC 2, L.P.
2200 Ross Avenue
Suite 5400
Dallas, Texas 75201
Phone: (214) 267-0400
Contact: Jerry Mays

APPLICANT:
Stream U.S. Data Centers, LLC
2200 Ross Avenue
Suite 5400
Dallas, Texas 75201
Phone: (214) 267-0400
Contact: Jerry Mays

Kimley-Horn and Associates, Inc.
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
DATE: July 25, 2011
JOB NO. 068213009
Tel. No. 972-770-1300
Fax No. 972-239-3820
SCALE: 1" = 50'

IMAGES: XREF: 2011072100759240.DWG
 XREFS: 2011072100759240.DWG
 DWG NAME: K:\AL_SURV\746033099\RICHARDSON\DATA\CENTER PLATTING\LD_061300\DWG\DC_FINAL.PLT.DWG
 LAST SAVED: 7/25/2011 8:52 AM



City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, August 22, 2011

Agenda Item: Galatyn Park North Addition Lot 1C, Block A being a replat of Lot 1B and 2A, Block A of the Galatyn Park North Addition.

Staff Resource: Sam Chavez, Asst. Director of Development Services *SC*

Summary The purposed of this replat is to combine two (2) lots into one (1) legal lot of record for the development an additional 18,300 square foot building at the existing Bank of America data center.

Board/Commission Action: Approved by the City Plan Commission on August 16, 2011

Action Proposed For information only.



**Bank of America Data Center: 3510 Wyndham Lane
Lot 1C, Block A of the Galatyn Park North Addition**



8/5/2011 2:18:48 PM I:\26000\28164\CADD\Sheets\1501-FFD1-28164.dgn 2E-KIP-MON-FS-FW.plt Design

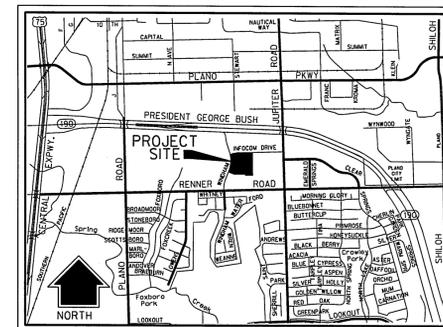
$\Delta = 11^{\circ}57'34''$
 $R = 957.50'$
 $T = 100.30'$
 $L = 199.86'$
 $C.L. = 199.50'$
 $C.B. = N83^{\circ}23'15''E$

THE SHIRE PHASE 2
(DOC. NO. 20070726010002450)
O.P.R.C.C.T.

THE SHIRE
(DOC. NO. 2005-0026800)
O.P.R.C.C.T.

SHIRE BOULEVARD
(63' ROW)

INFOCOM DRIVE
(85' ROW)



LOCATION MAP
NOT TO SCALE



0 25 50 75 100
SCALE: 1"=50'

POINT OF BEGINNING

$N33^{\circ}55'10''E$
36.28'

$\Delta = 30^{\circ}39'58''$
 $R = 1,042.50'$
 $T = 285.84'$
 $L = 557.97'$
 $C.L. = 551.34'$
 $C.B. = N06^{\circ}27'05''E$

WYNDHAM LANE
(85' ROW)

F. J. VANCE SURVEY, ABSTRACT NO. 939

GALATYN PARK NORTH,
LOT 1B, BLOCK A
(DOC. NO. 20090917010002380)
O.P.R.C.C.T.

(OWNER)
BRACEBRIDGE CORPORATION
(VOL. 5479, PG. 6838)
O.P.R.C.C.T.

LOT 1C, BLOCK A,
GALATYN PARK NORTH
513,536 SQ. FT.
OR
11.79 ACRES

GALATYN PARK NORTH,
LOT 2A, BLOCK A
(DOC. NO. 20080905010003180)
O.P.R.C.C.T.

(OWNER)
RICHARDSTON CHURCH OF THE NAZARENE

LOT 1A, BLOCK A
RICHARDSON TRAILS
(VOL. L, PG. 119)
O.P.R.C.C.T.

(OWNER)
CITY OF RICHARDSON
(VOL. 1422, PAGE 497)
O.P.R.C.C.T.

(OWNER)
BUSH/75 PARTNERS L.P.
TRACT 6
(DOC. NO. 20090828001082150)
O.P.R.C.C.T.

BUSH/75 PARTNERS L.P.
TRACT 2
(DOC. NO. 20090828001082150)
O.P.R.C.C.T.

PROPERTY OWNER

BRACEBRIDGE CORPORATION
c/o BANK OF AMERICA, N.A.
13510 BALLANTYNE CORP PLACE
SHERRILL-6th FLOOR
MAIL CODE: NC2-109-06-05
CHARLOTTE, NC 28277

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 1B, BLOCK A, GALATYN PARK NORTH AND LOT 2A, BLOCK A, GALATYN PARK NORTH INTO LOT 1C, BLOCK A, GALATYN PARK NORTH.

**LOT 1C, BLOCK A,
GALATYN PARK NORTH
BEING A REPLAT OF GALATYN PARK
NORTH ADDITION, LOT 1B, BLOCK A
DOC. NO. 20090917010002380 AND
LOT 2A, BLOCK A GALATYN PARK NORTH
DOC. NO. 20080905010003180**

ADDRESS: 3510 WYNDHAM LANE
RICHARDSON, TX. 75082
SITUATED IN THE

F. J. VANCE SURVEY ABSTRACT No. 939
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

FOR
BANK OF AMERICA, N.A.



HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
SCALE: 1"=50' TELE: (214) 346-6200 AVO. 28164 DATE: JUNE, 2011

LEGEND:
5/8" FIR 5/8-INCH FOUND IRON ROD
1/2" SIR 1/2 INCH SET IRON ROD WITH
W/CAP YELLOW PLASTIC CAP STAMPED "HALFF"
(C.M.) CONTROL MONUMENT

LEGAL DESCRIPTION

WHEREAS Bracebridge Corporation, a Delaware Corporation is the owner of a tract of land situated in the F. J. Vance Survey, Abstract Number 839, City of Richardson, Collin County, Texas, and being all of Lot 1B, Block A, Galatyn Park North Addition, an addition to the City of Richardson, as recorded in Document Number 2009091710002380 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), all of Lot 2A, Block A, Galatyn Park North, an addition to the City of Richardson, as recorded in Document Number 20080905010003180, and all of that tract of land described in Special Warranty deed to said Bracebridge Corporation, as recorded in Volume 5479, Page 6838, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at a 5/8-inch found iron rod with cap stamped =KHAM on the south right-of-way line of Infocom Drive (a called 85-foot right-of-way) for the northern point of a corner clip at the intersection of the east right-of-way line of Wyndham Lane (a called 85-foot wide right-of-way) with the south line of said Infocom Drive, said point also being on the north line of said Lot 1B, Block A, Galatyn Park North;

THENCE North 77 degrees 24 minutes 28 seconds East, along said south right-of-way line of Infocom Drive and said north line of Lot 1B, Block A, a distance of 91.43 feet to a 5/8-inch found iron rod with cap stamped =KHAM for the point of curvature of a tangent circular curve to the right having a radius of 957.50 feet, whose chord bears North 83 degrees 23 minutes 15 seconds East, a distance of 199.50 feet;

THENCE in an Easterly direction, continuing along said south right-of-way line of Infocom Drive, said north line of Lot 1B, Block A, and along said cap, through a central angle of 11 degrees 57 minutes 34 seconds, an arc distance of 199.86 feet to a 5/8-inch found iron rod with cap stamped =KHAM for the point of tangency;

THENCE North 89 degrees 22 minutes 02 seconds East, continuing along said south right-of-way line of Infocom Drive and said north line of Lot 1B, Block A, a distance of 406.74 feet to an "X" cut found in concrete for the common northeast corner of said Lot 1B, Block A, and northwest corner of Phase I of Richardson Trails, an addition to the City of Richardson, as recorded in Volume D, Page 7, O.P.R.C.C.T.;

THENCE South 00 degrees 33 minutes 40 seconds East, departing said south right-of-way line of Infocom Drive and said north line of Lot 1B, Block A, and along the west line of said Phase I, Richardson Trails and east line of said Lot 1B, Block A, a distance of 458.56 feet the common southeast corner of said Lot 1B, Block A and northeast corner of said Lot 2A, Block A, and continuing along said west line of Phase I of Richardson Trails and east line of said Lot 2A, Block A, passing at a cumulative distance of 608.26 feet a 5/8-inch found iron rod with cap stamped "BDD" for the common southwest corner of said Phase I, Richardson Trails and northwest corner of Lot 1A, Block A of Richardson Trails, an addition to the City of Richardson, as recorded in Volume L, Page 119, O.P.R.C.C.T., and continuing along said east line of Lot 2A, Block A, Galatyn Park North and west line of said Lot 1A, Block A, Richardson Trails, in all a total distance of 743.80 feet to a 5/8-inch found iron rod with cap stamped =KHAM for the southeast corner of said Lot 2A, Block A, Galatyn Park North, said point also being on the north line of that tract of land described in General Warranty deed to the City of Richardson, as recorded in Volume 1422, Page 497, O.P.R.C.C.T.;

THENCE North 89 degrees 42 minutes 07 seconds West, departing said west line of Lot 1A, Block A, Richardson Trails and along the south line of said Lot 2A, Block A, Galatyn Park North and said north line of City of Richardson tract, a distance of 252.85 feet to a point for corner from which a 1/2-inch found iron rod bears North 56 degrees 52 minutes West, a distance of 0.3 feet, said point also being on the east line of that tract of land described in Special Warranty deed to Bush/75 Partners L.P., as recorded in Document Number 20090828001082150, O.P.R.C.C.T.;

THENCE North 01 degree 24 minutes 10 seconds West, continuing along said south line of Lot 2A, Block A, Galatyn Park North and along said east line of Bush/75 Partners L.P. tract, a distance of 33.85 feet to a 5/8-inch found iron rod with cap stamped =KHAM for the northeast corner of said Bush/75 Partners L.P. tract;

THENCE South 89 degrees 18 minutes 01 second West, continuing along said south line of Lot 2A, Block A, Galatyn Park North and along the north line of said Bush/75 Partners L.P. tract, a distance of 350.15 feet to a 5/8-inch found iron rod for corner;

THENCE North 69 degrees 56 minutes 06 seconds West, continuing along said south line of Lot 2A, Block A, Galatyn Park North and along the north line of said Bush/75 Partners L.P. tract, a distance of 199.53 feet to a 5/8-inch found iron rod with cap stamped =KHAM for the southwest corner of said Lot 2A, Block A, Galatyn Park North, said point also being the northwest corner of said Bush/75 Partners L.P. tract and on said east right-of-way line of Wyndham Lane;

THENCE North 21 degrees 47 minutes 04 seconds East, departing said north line of Bush/75 Partners L.P. tract and along said east right-of-way line of Wyndham Lane and west line of said Lot 2A, Block A, Galatyn Park North, a distance of 20.55 feet to a 5/8-inch found iron rod with cap stamped =KHAM for the point of curvature of a tangent circular curve to the left having a radius of 1042.50 feet, whose chord bears North 06 degrees 27 minutes 05 seconds East, a distance of 551.34 feet;

THENCE in a Northerly direction, continuing along said east right-of-way line of Wyndham Lane and west line of said Lot 2A, Block A, Galatyn Park North and along said tangent circular curve to the left, passing at an arc distance of 142.47 feet the northwest corner of said Lot 2A, Block A, Galatyn Park North and southwest corner of said Lot 1B, Block A, Galatyn Park North, and continuing along said east right-of-way line of Wyndham Lane and west line of said Lot 1B, Block A, Galatyn Park North and along said tangent circular curve to the left through a total central angle of 30 degrees 39 minutes 58 seconds, in all a total arc distance of 557.97 feet to a 5/8-inch found iron rod with cap stamped "KHA" for the southern point of the aforementioned corner clip at the intersection of said east right-of-way line of Wyndham Lane with said south right-of-way line of Infocom Drive;

THENCE North 33 degrees 55 minutes 10 seconds East, departing said east right-of-way line of Wyndham Lane and continuing along said west line of Lot 1B, Block A, Galatyn Park North and along said corner clip, a distance of 36.28 feet to the POINT OF BEGINNING AND CONTAINING 513,536 square feet or 11.79 acres of land more or less.

State of Illinois
COOK County
City of Chicago

That I (we), BRACEBRIDGE CORPORATION, being the owner(s) of the hereinafter described property, do hereby adopt this plat designating the herein described property as the LOT 1C, BLOCK A, GALATYN PARK NORTH Subdivision, an addition to the City of Richardson, Collin County, Texas. I (we) do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown, said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

I (we) do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas

EXECUTED THIS 8TH day of AUGUST, 2011

OWNER
Susan L. Aardema

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Susan L. Aardema, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s) he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 8TH day of August, 2011.

NOTARY PUBLIC in and for the STATE OF ILLINOIS



SURVEYOR'S CERTIFICATE

I, Joel C. Howard, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under by personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Richardson, Texas.

JOEL C. HOWARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6267



STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joel C. Howard, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s) he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 5TH day of August, 2011.

NOTARY PUBLIC in and for the STATE OF TEXAS



NOTES

1. The BASIS OF BEARING is the Texas Coordinate System of 1983, North Central Zone 4202 based on GPS measurements to City of Richardson monuments N-10 and M-23. All coordinates shown hereon are grid coordinates. All distances shown hereon are surface distances derived by a Scale Factor of 1.000152710.

Approved
Oncor Electric Delivery
By: [Signature]
Date: 8-9-11

UTILITY EASEMENT LINE TABLE with columns NO., BEARING, DIST. and rows F1 through F43.

CABLE & UTILITY EASEMENT with columns NO., BEARING, DIST. and rows L1 through L20.

Table with columns NO., BEARING, DIST. and rows L21 through L104.

CABLE & UTILITY EASEMENT CURVE DATA TABLE with columns NO., DELTA, RADIUS, TANGENT, LENGTH, CL, CHORD BEARING and rows L31 through L71.

30' DRAINAGE EASEMENT CURVE DATA TABLE with columns NO., DELTA, RADIUS, TANGENT, LENGTH, CL, CHORD BEARING and rows D1 through D9.

DRAINAGE LINE TABLE with columns NO., BEARING, DIST. and rows D1 through D10.

LANDSCAPE AND PEDESTRIAN EASEMENT with columns NO., BEARING, DIST. and rows P1 through P9.

LANDSCAPE AND PEDESTRIAN EASEMENT CURVE DATA TABLE with columns NO., DELTA, RADIUS, TANGENT, LENGTH, CL, CHORD BEARING and rows P2 through P8.

S.W. BELL TELEPHONE AND ONCOR EASEMENT with columns NO., BEARING, DIST. and rows E1 through E14.

S.W. BELL TELEPHONE AND ONCOR EASEMENT CURVE DATA TABLE with columns NO., DELTA, RADIUS, TANGENT, LENGTH, CL, CHORD BEARING and rows E5 through E15.

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 1B, BLOCK A, GALATYN PARK NORTH AND LOT 2A, BLOCK A, GALATYN PARK NORTH INTO LOT 1C, BLOCK A, GALATYN PARK NORTH.

LOT 1C, BLOCK A, GALATYN PARK NORTH BEING A REPLAT OF GALATYN PARK NORTH ADDITION, LOT 1B, BLOCK A DOC. NO. 20090917010002380 AND LOT 2A, BLOCK A GALATYN PARK NORTH DOC. NO. 20080905010003180

ADDRESS: 3510 WYNDHAM LANE RICHARDSON, TX. 75082 SITUATED IN THE F. J. VANCE SURVEY ABSTRACT No. 939 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS FOR BANK OF AMERICA, N.A. BY



HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS 1201 NORTH BOWSER ROAD, RICHARDSON, TEXAS 75081 SCALE: 1"=50' TELE. (214) 346-6200 AVD. 28164 DATE: JUNE, 2011



City of Richardson
City Council Meeting
Agenda Item Summary



City Council Meeting Date: Monday, August 22, 2011

Agenda Item: Shiloh Business Park Addition Lot 1D, Block B being a replat of Lots 1C and 3, Block B of the Shiloh Business Park Addition.

Staff Resource: Sam Chavez, Asst. Director of Development Services *SC*

Summary The purposed of this replat is to combine two (2) lots into one (1) legal lot of record for the development an additional 18,430 square foot building at the existing Bank of America data center.

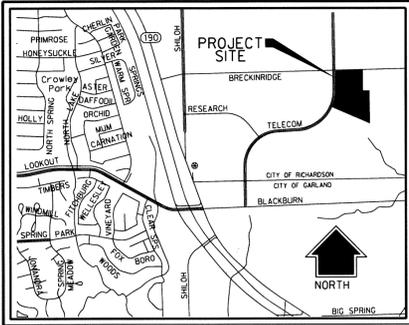
Board/Commission Action: Approved by the City Plan Commission on August 16, 2011

Action Proposed For information only.



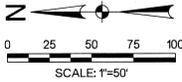
**Bank of America Data Center: 3000 Telecom Parkway
Lot 1D, Block B of the Shiloh Business Park Addition**





LOCATION MAP
NOT TO SCALE

- LEGEND:**
- FIR FOUND IRON ROD
 - 1/2" SIR 1/2 INCH SET IRON ROD WITH W/CAP YELLOW PLASTIC CAP STAMPED "HALFF"
 - DOC. NO. DOCUMENT NUMBER
 - INST. NO. INSTRUMENT NUMBER
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS

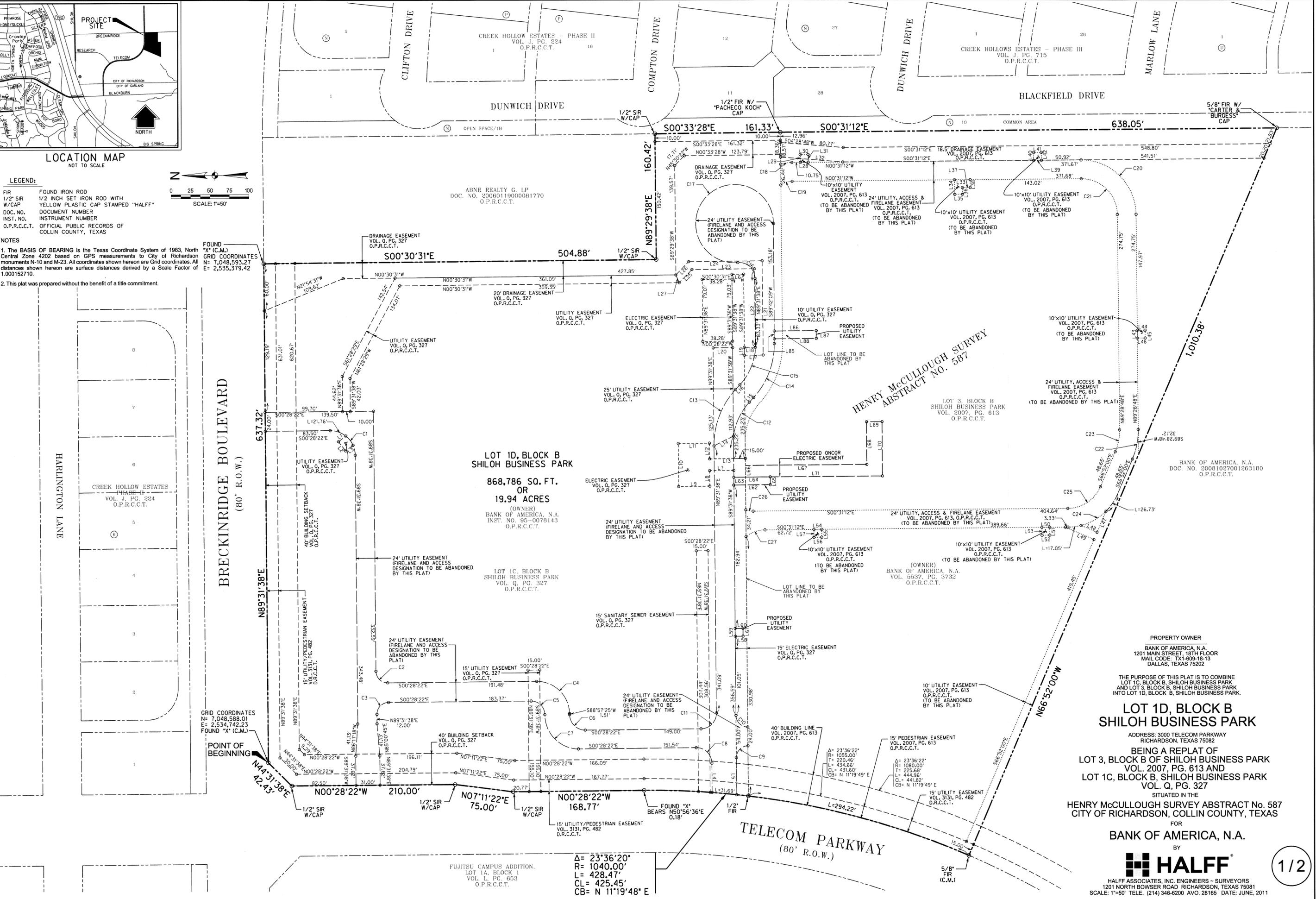


NOTES

- The BASIS OF BEARING is the Texas Coordinate System of 1983, North Central Zone 4202 based on GPS measurements to City of Richardson monuments N-10 and M-23. All coordinates shown hereon are Grid coordinates. All distances shown hereon are surface distances derived by a Scale Factor of 1.000152710.
- This plat was prepared without the benefit of a title commitment.

FOUND *X* (C.M.) GRID COORDINATES
 N= 7,048,593.27
 E= 2,535,379.42

8/8/2011 10:04:58 AM
 L:\28000000\28165\CADD\Sheet\501-FP-28165-ROTATED.dwg
 2E KIP_MON_FS_FW.plt



**LOT 1D, BLOCK B
SHILOH BUSINESS PARK**
 868,786 SQ. FT.
 OR
 19.94 ACRES
 (OWNER)
 BANK OF AMERICA, N.A.
 INST. NO. 95-0078143
 O.P.R.C.C.T.

**LOT 1C, BLOCK B
SHILOH BUSINESS PARK**
 VOL. Q, PG. 327
 O.P.R.C.C.T.

**FUJITSU CAMPUS ADDITION,
LOT 1A, BLOCK 1**
 VOL. L, PG. 653
 O.P.R.C.C.T.

$\Delta = 23^{\circ}36'20''$
 $R = 1040.00'$
 $L = 428.47'$
 $CL = 425.45'$
 $CB = N 11^{\circ}19'48'' E$

**HENRY McCULLOUGH SURVEY
ABSTRACT NO. 587**

**LOT 1D, BLOCK B
SHILOH BUSINESS PARK**
 ADDRESS: 3000 TELECOM PARKWAY
 RICHARDSON, TEXAS 75082
 BEING A REPLAT OF
 LOT 3, BLOCK B OF SHILOH BUSINESS PARK
 VOL. 2007, PG. 613 AND
 LOT 1C, BLOCK B, SHILOH BUSINESS PARK
 VOL. Q, PG. 327
 SITUATED IN THE
 HENRY McCULLOUGH SURVEY ABSTRACT No. 587
 CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

FOR
BANK OF AMERICA, N.A.

BY
HALFF
 HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
 1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
 SCALE: 1"=50' TELE. (214) 346-6200 AVO. 28165 DATE: JUNE, 2011

CURVE TABLE						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CL	CHORD BEARING
C1	90°00'00"	32.00'	32.00'	50.27'	45.25'	S44°31'36"W
C2	90°00'00"	15.00'	15.00'	23.56'	21.21'	S44°31'36"W
C3	90°00'00"	15.00'	15.00'	23.56'	21.21'	S45°28'24"E
C4	89°04'54"	42.00'	41.33'	65.30'	58.92'	S44°04'03"W
C5	90°11'28"	17.50'	17.56'	27.55'	24.79'	S44°37'20"W
C6	89°04'54"	20.00'	19.68'	31.10'	28.06'	S44°24'58"W
C7	88°36'30"	44.00'	42.94'	68.05'	61.47'	S45°24'49"W
C8	90°00'00"	20.00'	20.00'	31.42'	28.28'	S44°31'38"W
C9	89°59'31"	15.00'	15.00'	23.56'	21.21'	S45°28'37"E
C10	90°00'00"	15.00'	15.00'	23.56'	21.21'	S44°31'38"W
C11	90°00'00"	20.00'	20.00'	31.42'	28.28'	S45°28'22"E
C12	34°30'46"	80.50'	25.01'	48.49'	47.76'	N64°40'41"W
C13	43°17'31"	104.50'	41.47'	78.96'	77.09'	S68°49'36"E
C14	43°17'31"	100.00'	39.69'	75.56'	73.77'	N68°49'37"W
C15	43°17'31"	76.00'	30.16'	57.42'	56.07'	S68°49'37"E
C16	94°28'28"	20.50'	22.17'	33.80'	30.10'	N42°17'24"E
C17	274°28'28"	50.00'	46.24'	239.52'	67.90'	S47°10'09"E
C18	17°10'30"	49.00'	7.40'	14.69'	14.63'	N09°06'04"W
C19	35°24'38"	25.00'	7.98'	15.45'	15.21'	N18°13'31"W
C20	90°00'00"	70.00'	70.00'	109.96'	99.00'	N44°28'34"E
C21	90°00'00"	46.00'	46.00'	72.26'	65.05'	N44°28'48"E
C22	23°39'12"	94.00'	19.68'	38.81'	38.53'	S78°41'46"E
C23	23°39'12"	70.00'	14.66'	28.90'	28.69'	S78°41'36"E
C24	66°20'48"	70.00'	45.76'	81.06'	76.60'	S33°41'50"E
C25	66°20'48"	46.00'	30.07'	53.27'	50.43'	S33°41'36"E
C26	22°12'56"	25.00'	4.91'	9.69'	9.63'	S10°35'16"W
C27	37°42'26"	40.00'	13.66'	26.32'	25.85'	S19°22'25"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°57'30"W	12.00'
L2	N52°02'30"E	15.00'
L3	S37°57'30"E	12.00'
L4	S89°31'38"W	37.41'
L5	N89°31'38"E	47.41'
L6	S00°30'31"E	15.00'
L7	N00°28'22"W	31.00'
L8	N89°31'38"E	20.00'
L9	N00°28'22"W	40.00'
L10	N89°31'38"E	55.00'
L11	N00°28'22"W	40.00'
L12	N89°31'38"E	20.00'
L13	N00°28'22"W	46.00'
L14	N26°22'17"W	27.93'
L15	N47°10'51"W	8.20'
L16	S47°10'51"E	8.20'
L17	N00°32'27"W	24.14'
L18	S00°32'27"E	14.12'
L19	S89°27'33"W	10.00'
L20	N00°28'22"W	25.12'
L21	N89°27'33"E	120.14'
L22	S89°27'33"W	100.14'
L23	N00°32'27"W	80.29'
L24	S00°32'27"E	94.43'
L25	N45°33'12"W	23.60'
L26	S45°32'27"E	23.60'
L27	N66°56'22"E	10.83'
L28	N00°31'12"W	10.00'
L29	S89°28'48"W	10.00'
L30	N00°31'12"W	10.00'
L31	S89°28'48"W	10.00'
L32	S04°28'48"W	79.98'
L33	N00°31'12"W	10.00'
L34	S89°28'48"W	10.00'
L35	N00°31'12"W	10.00'
L36	S89°28'48"W	10.00'
L37	N00°31'12"W	10.00'
L38	S89°28'48"W	10.00'
L39	N00°31'12"W	10.00'
L40	S89°28'48"W	10.00'
L41	N00°31'12"W	10.00'
L42	S89°28'48"W	10.00'
L43	S89°28'48"W	10.00'
L44	N00°31'12"W	10.00'
L45	S89°28'48"W	10.00'
L46	N00°31'12"W	10.00'
L47	N66°52'00"W	29.38'
L48	N23°08'00"E	22.24'
L49	N23°08'00"E	39.92'
L50	N00°31'12"W	10.00'
L51	S89°28'48"W	10.00'
L52	N00°31'12"W	10.00'
L53	S89°28'48"W	10.00'
L54	N00°31'12"W	10.00'
L55	S89°28'48"W	10.00'
L56	N00°31'12"W	10.00'
L57	S89°28'48"W	10.00'
L58	S00°29'18"E	10.00'
L59	N89°31'38"E	10.00'
L60	N00°29'18"W	10.00'
L61	S89°31'38"W	10.00'
L62	S00°29'18"E	46.86'
L63	N89°30'42"E	10.00'
L64	N00°29'18"W	46.86'
L65	S89°30'42"W	10.00'
L66	N89°30'42"E	15.00'
L67	S00°29'18"E	155.92'
L68	N89°38'24"E	54.49'
L69	S00°21'36"E	20.00'
L70	S89°38'24"W	69.45'
L71	N00°29'18"W	175.89'

LEGAL DESCRIPTION

WHEREAS Bank of America, N.A. is the owner of a tract of land situated in the Henry McCullough Survey, Abstract Number 587, City of Richardson, Collin County, Texas, and being all of Lot 1C, Block B, Shiloh Business Park, an addition to the City of Richardson as recorded in Volume Q, Page 327 of the Official Public Records of Collin County, Texas (O.P.R.C.C.T.), all of Lot 3, Block B, Shiloh Business Park, an addition to the City of Richardson, as recorded in Volume 2007, Page 613, O.P.R.C.C.T., all of that called 10.00 acre tract of land described in Special Warranty deed to Bank of America, N.A., recorded in Volume 5537, Page 3732, O.P.R.C.C.T., and all of that tract of land described in Special Warranty Deed to Nationsbank Services, Inc (formerly known as NCB Services, Inc., currently known as Bank of America, N.A. per Assistant Secretary's Certificate of Bank of America, National Association, signed by Assistant Secretary Connie B. Smith and dated September 21, 2009), recorded in Instrument Number 95-0078143, O.P.R.C.C.T., and being more particularly described as follows:

BEGINNING at an <XL cut found for the northern point of a corner clip at the intersection of the east right-of-way line of Telecom Parkway (a called 85-foot wide right-of-way) with the south right-of-way line of Breckinridge Boulevard (a called 85-foot wide right-of-way);

THENCE North 89 degrees 31 minutes 38 seconds East, departing said corner clip and along said south right-of-way line of Breckinridge Boulevard and along the north line of said Lot 1C, Block B, a distance of 637.32 feet to an "X" cut found for the northeast corner of said Lot 1C, Block B, said point also being the common northwest corner of that tract of land described in General Warranty Deed to ABNR Realty G. LP, recorded in Document Number 20060119000081770, O.P.R.C.C.T., and southwest corner of a street right-of-way easement described in Right-of-Way deed to the City of Richardson, as recorded in Document Number 97-0016632, O.P.R.C.C.T.;

THENCE South 00 degrees 30 minutes 31 seconds East, departing said south right-of-way line of Breckinridge Boulevard and along the west line of said ABNR Realty G. LP tract and east line of said Lot 1C, Block B, a distance of 504.88 feet to a point in a brick column for the southwest corner of said ABNR Realty G. LP tract;

THENCE North 89 degrees 29 minutes 38 seconds East, along the common east line of said Lot 1C, Block B and south line of said ABNR Realty G. LP tract, a distance of 160.42 feet to point from which a 5/8-inch found iron rod with cap stamped "Hutt-Zollars" for the southeast corner of said ABNR Realty G. LP tract bears South 28 degrees 48 minutes 43 seconds West, a distance of 0.23 feet, said point also being on the west line of Creek Hollow Estates, Phase III, an addition to the City of Richardson, as recorded in Volume J, Page 715, O.P.R.C.C.T.;

THENCE South 00 degrees 33 minutes 28 seconds East, departing said south line of ABNR Realty G. LP tract and along the common east line of said Lot 1C, Block B and west line of said Creek Hollow Estates, Phase III, a distance of 161.33 feet to a 1/2-inch found iron rod with cap stamped "PACHECO-KOCH" for the common southeast corner of said Lot 1C, Block B and northeast corner of said Lot 3, Block B, same being the northeast corner of said 10.00 acre Bank of America tract;

THENCE South 00 degrees 31 minutes 12 seconds East, departing said east line of Lot 1C, Block B and along the common east line of said Lot 3, Block B, east line of said 10.00 acre Bank of America tract and west line of said Creek Hollow Estates, Phase III, a distance of 638.05 feet to 5/8-inch found iron rod with cap stamped "CARTER & BURGESS" for the southeast corner of said Lot 3, Block B, same being the southeast corner of said 10.00 acre Bank of America tract and the northeast corner of that called 29.46 acre tract of land described in Special Warranty deed to Bank of America, N.A., recorded in Document Number 20081027001263180, O.P.R.C.C.T.;

THENCE North 66 degrees 52 minutes 00 seconds West, departing said west line of Creek Hollow Estates, Phase III and along the south line of said Lot 3, Block B, same being the south line of said 10.00 acre Bank of America tract and the north line of said 29.46 acre Bank of America tract, a distance of 1010.36 feet to a 5/8-inch found iron rod for the point of beginning of a non-tangent circular curve to the left having a radius of 1040.00 feet, whose chord bears North 11 degrees 19 minutes 48 seconds East, a distance of 425.45 feet, said point also being on said east right-of-way line of Telecom Parkway and the southwest corner of said Lot 3, Block B, same being the southwest corner of said 10.00 acre Bank of America tract and northwest corner of said 29.46 acre Bank of America tract;

THENCE in a Northeasterly direction, along said east right-of-way line of Telecom Parkway, the west line of said Lot 3, Block B and said 10.00 acre Bank of America tract, and along said non-tangent curve to the left, passing at an arc distance of 294.22 feet a 1/2-inch found iron rod for the common northwest corner of said Lot 3, Block B, northwest corner of said 10.00 acre Bank of America tract and southwest corner of said Lot 1C, Block B, and continuing along said east right-of-way line of Telecom Parkway and along said curve, through a total central angle of 23 degrees 36 minutes 20 seconds, a total arc distance of 428.47 feet to the point of tangency from which an "X" cut found in concrete bears North 50 degrees 56 minutes 36 seconds, 0.18 feet;

THENCE North 00 degrees 28 minutes 22 seconds West, continuing along said east right-of-way line of Telecom Parkway and west line of said Lot 1C, Block B, a distance of 168.77 feet to an "X" cut set in concrete for corner;

THENCE North 07 degrees 11 minutes 22 seconds East, continuing along said east right-of-way line of Telecom Parkway and west line of said Lot 1C, Block B, a distance of 75.00 feet to a 1/2-inch set iron rod with cap stamped "HALFF" (hereinafter referred to as with cap);

THENCE North 00 degrees 28 minutes 22 seconds West, continuing along said east right-of-way line of Telecom Parkway and west line of said Lot 1C, Block B, a distance of 210.00 feet to a 1/2-inch set iron rod with cap for the southern point of the aforementioned corner clip at the intersection of said east right-of-way line of Telecom Parkway with said south right-of-way line of Breckinridge Boulevard;

THENCE North 44 degrees 31 minutes 38 seconds East, departing said east right-of-way line of Telecom Parkway and along said corner clip, a distance of 42.43 feet to the POINT OF BEGINNING AND CONTAINING 868,786 square feet or 19.94 acres of land more or less.

State of Texas
Collin County
City of Richardson

That I (we), BANK OF AMERICA, N.A., being the owner(s) of the hereinafter described property, do hereby adopt this plat designating the herein described property as LOT 1D, BLOCK B, SHILOH BUSINESS PARK Subdivision, an addition to the City of Richardson, Collin County, Texas. I (we) do hereby dedicate to the public use forever the streets and alleys shown thereon. The easements shown thereon are hereby reserved for purposes as indicated. The utility and access easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and access easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed, or replaced upon, over or across the easements as shown; said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to and from said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

I (we) do hereby dedicate the mutual access easements shown thereon for use by the public as a means of pedestrian and vehicle access to the property shown thereon and to the adjacent property thereon.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Richardson, Texas

EXECUTED THIS 8th day of August, 2011.

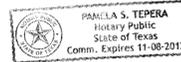
OWNER: Bank of America, N.A.
VP Portfolio Management

STATE OF TEXAS §
Collins
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Antonio J. Seals, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8th day of August, 2011.

Pamela S. Tepera
NOTARY PUBLIC in and for the STATE OF TEXAS



SURVEYOR'S CERTIFICATE

I, Joel C. Howard, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under by personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the City of Richardson, Texas.

Joel C. Howard 08/08/2011

JOEL C. HOWARD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6267

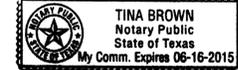


STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Joel C. Howard, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 8th day of August, 2011.

Tina Brown
NOTARY PUBLIC in and for the STATE OF TEXAS



PROPERTY OWNER
BANK OF AMERICA, N.A.
1201 MAIN STREET, 18TH FLOOR
MAIL CODE: TX-1-609-18-13
DALLAS, TEXAS 75202

Approved
Oncor Electric Delivery
By: [Signature]
Date: 8-9-11

THE PURPOSE OF THIS PLAT IS TO COMBINE
LOT 1C, BLOCK B, SHILOH BUSINESS PARK
AND LOT 3, BLOCK B, SHILOH BUSINESS PARK
INTO LOT 1D, BLOCK B, SHILOH BUSINESS PARK.

LOT 1D, BLOCK B
SHILOH BUSINESS PARK

ADDRESS: 3000 TELECOM PARKWAY
RICHARDSON, TEXAS 75082

BEING A REPLAT OF
LOT 3, BLOCK B OF SHILOH BUSINESS PARK
VOL. 2007, PG. 613 AND
LOT 1C, BLOCK B, SHILOH BUSINESS PARK
VOL. Q, PG. 327
SITUATED IN THE

HENRY McCULLOUGH SURVEY ABSTRACT No. 587
CITY OF RICHARDSON, COLLIN COUNTY, TEXAS

FOR
BANK OF AMERICA, N.A.



HALFF ASSOCIATES, INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
SCALE: 1"=50' TELE. (214) 346-6200 AVO. 28165 DATE: JUNE, 2011

CITY OF RICHARDSON

TO: Bill Keffler - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request # 54-11
DATE: August 16, 2011

Request Council approval to initiate bids for the following:

New Inlet Pipes for Two Concrete Ground Storage Tanks at Eastside

Proposed Council approval date: August 22, 2011
Proposed advertising dates: August 24, 2011 & August 31, 2011
Proposed bid due date: Tuesday, September 20, 2011 – 2:00 p.m.
Proposed bid opening date: Tuesday, September 20, 2011 – 2:30 p.m.
Engineer's estimated total cost: \$200,000
Account: 546-5710-585-7524, Project #WS1006



Pam Kirkland, CPPO, CPPB
Purchasing Manager



Kent Pfeil
Director of Finance

8-17-11
Date

Approved: _____
Bill Keffler
City Manager

Date



MEMO

TO: Bill Keffler, City Manager

THROUGH: Cliff Miller, Assistant City Manager 

FROM: Joe Travers, Assistant Director of Public Services 
Jerry Ortega, Director of Public Services

SUBJECT: Permission to Advertise Bid #54-11 for the
New Inlet Pipes for Two Concrete Ground Storage Tanks at Eastside

DATE: August 4, 2011

BACKGROUND INFORMATION:

Furnishing and installation of new inlet pipes for the two concrete ground storage tanks including associated concrete repair, coatings and incidental items such as coordination with the Owner, first anniversary evaluation, disposal of debris, restoration and other miscellaneous appurtenances. This work will bring the tanks into compliance with TCEQ Regulations requiring an air-gap at the tank inlet.

FUNDING:

Funding is provided from 2010 Water & Sewer C.O.'s 546-5710-585-7524 Project # WS1006.

SCHEDULE:

Public Services plan for this project to begin construction October 2011 and be completed by December 2011.

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**NEW INLET PIPES
FOR
TWO CONCRETE GROUND STORAGE TANKS
AT EASTSIDE**

BID #54-11

Competitive Sealed Proposals addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until Tuesday at 2:00 p.m. on September 20, 2011, and will be opened and read aloud in the Capital Projects Conference Room 206, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for this project:

Furnishing and installation of new inlet pipes for the two concrete ground storage tanks including associated concrete repair, coatings and incidental items such as coordination with the Owner, first anniversary evaluation, disposal of debris, restoration and other miscellaneous appurtenances.

Proposals shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the proposal submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bond for the same amount from a reliable surety company as a guarantee that the proposer will enter into a contract and execute required Performance and Payment Bonds within ten (10) days after notice of award of contract. The notice of award of contract shall be given to the successful proposer within ninety (90) days following the opening of proposals.

The successful contractor must furnish a Performance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, a material and labor Payment Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, and a Maintenance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, from a surety authorized under the laws of the State of Texas to act as a surety on bonds for principals.

Proposals will be evaluated and a ranked list of candidates provided within 45 days of receipt of proposals. Evaluation procedures, including weighted ranking criteria may be obtained from the City of Richardson, Capital Projects Department, 411 W. Arapaho Road, Suite 204, Richardson, TX 75080 telephone (972) 744-4280.

A maximum of Fifty (50) calendar days will be allowed for construction.

One set of plans, specifications and Bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, August 23, 2011** upon receipt of a **NON-REFUNDABLE FEE OF Fifty Dollars (\$50.00)** per set, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number.

A voluntary pre-bid conference will be held **Thursday, September 1, 2011 at 10:00 am in the Capital Projects Conference Room 206, Richardson Civic Center/City Hall.**

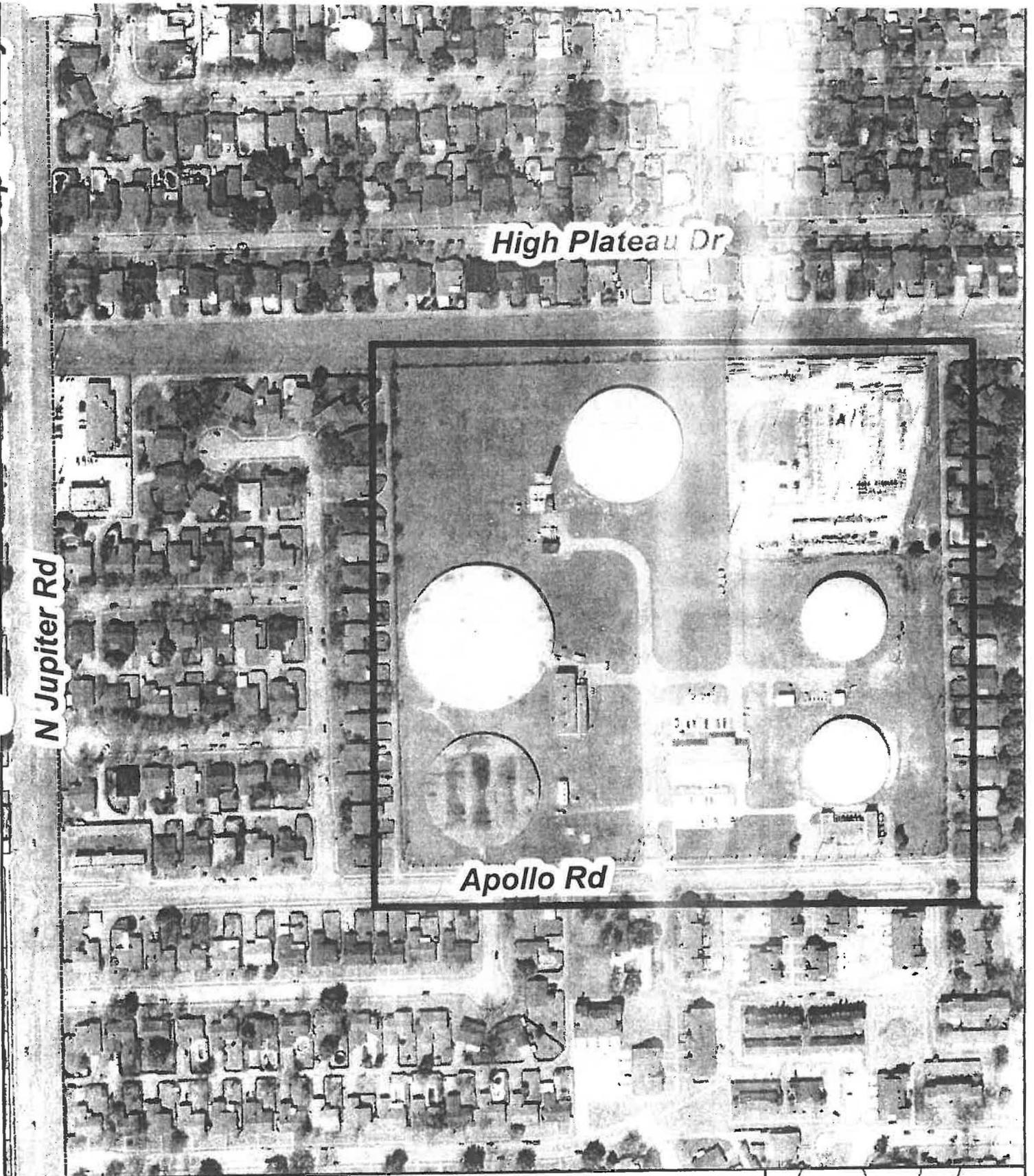
By: /s/ Bob Thompson, Mayor
City of Richardson
P. O. Box 830309
Richardson, Texas 75083

PROPOSED PROJECT SCHEDULE
NEW INLET PIPES
FOR
TWO CONCRETE GROUND STORAGE TANKS
AT EASTSIDE

BID #54-11

Agenda Paperwork to Advertise	Friday, August 12, 2011
Council Authorization to Advertise	Monday, August 22, 2011
Plans/Specs Available for Contractors	Tuesday, August 23, 2011
Advertise in Dallas Morning News	Wednesday, August 24, 2011
Advertise in Dallas Morning News	Wednesday, August 31, 2011
Pre Bid Meeting (10:00 am Room 206)	Thursday, September, 1, 2011
Bids Received/Opened (@ 2:00 open @ 2:30 Room 206)	Tuesday, September 20, 2011
Agenda Paperwork to Award Contract	Friday, September 30, 2011
Council to Award Contract	Monday, October 10, 2011
Pre-Construction Meeting	~ October 19, 2011
Project Start	~ October 2011
Project 50 Calendar Days	~ December 2011

Project Manager: Joe Travers
Engineers Estimate: \$200,000
Account #546-5710-585-7524 Project #WS1006

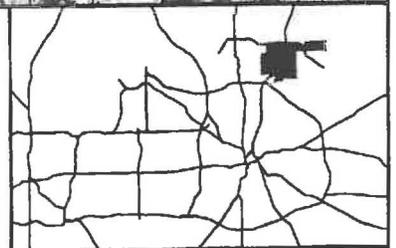
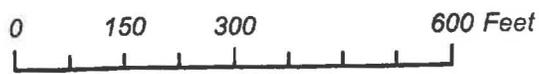


High Plateau Dr

N Jupiter Rd

Apollo Rd

*3306 Apollo Rd
Richardson, Texas*



CITY OF RICHARDSON

TO: Bill Keffler - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request # 59-11
DATE: August 16, 2011

Request Council approval to initiate bids for the following:

Asbestos Abatement & Demolition of the Former LaSalle Apartment Complex

Proposed Council approval date: August 22, 2011
Proposed advertising dates: August 24, 2011 & August 31, 2011
Proposed bid due date: Wednesday, September 21, 2011 – 3:00 p.m.
Proposed bid opening date: Wednesday, September 21, 2011 – 3:30 p.m.
Engineer's estimated total cost: \$200,000
Account: 313-9755-583-7524, Project #313-125



Pam Kirkland, CPPO, CPPB
Purchasing Manager



Kent Pfeil
Director of Finance

8-17-11
Date

Approved: _____
Bill Keffler
City Manager

Date



MEMO

TO: Bill Keffler, City Manager
THROUGH: David Morgan, Assistant City Manager 
FROM: Don Magner, Director of Community Services 
SUBJECT: Permission to Advertise Bid #59-11
Asbestos Abatement & Demolition-Former LaSalle Apartment Complex
DATE: August 5, 2011

BACKGROUND INFORMATION:

Pre-demolition asbestos abatement and demolition of the former apartment complex located at 327 LaSalle Drive, including complete demolition of the structure, foundation elements, pavement, removal of all debris and other miscellaneous appurtenances.

FUNDING:

Funding is provided from General Special Projects account 313-9755-583-7524 project 313-125.

SCHEDULE:

Community Services plan for this project to begin construction October 2011 and be completed by December 2011.

Cc: Stephanie Pennington, Plan Review
Office\Agenda\Executive\Adv\Asbestos LaSalle

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

**ASBESTOS ABATEMENT & DEMOLITION
FORMER LASALLE APARTMENT COMPLEX**

BID #59-11

Sealed Bids addressed to the Purchasing Manager, of the City of Richardson, Texas, will be received at the Office of the City Purchasing Department, Suite 101, City Hall, 411 West Arapaho Road, Richardson, Texas, until Wednesday at 3:00 p.m. on September 21, 2011, and will be opened and read aloud in the Capital Projects Conference Room 206, 30 minutes later that same day, for furnishing all labor, materials, tools and equipment, and performing all work required including all appurtenances for this project:

Pre-demolition asbestos abatement and demolition of the former apartment complex located at 327 LaSalle Drive, including complete demolition of the structure, foundation elements, pavement, removal of all debris and other miscellaneous appurtenances.

Proposals shall be accompanied by a certified or cashier's check on a state or national bank in an amount not less than five percent (5%) of the possible total of the proposal submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bond for the same amount from a reliable surety company as a guarantee that the proposer will enter into a contract and execute required Performance and Payment Bonds within ten (10) days after notice of award of contract. The notice of award of contract shall be given to the successful proposer within ninety (90) days following the opening of proposals.

The successful contractor must furnish a Performance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, a material and labor Payment Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, and a Maintenance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, from a surety authorized under the laws of the State of Texas to act as a surety on bonds for principals.

City intends to award this project to the bidder that provides the best value to the City utilizing the funding available to construct this project. The right is reserved, as the interest of the Owner may require, to reject any and all bids, to waive any informality in the bids received, and to select bid best suited to the Owner's best interest. The Contractor, to be successful in bidding this project, must have completed a minimum of three similar projects within the last five years.

A maximum of Sixty (60) calendar days will be allowed for construction.

One set of plans, specifications and Bid documents may be secured from the Office of the City Engineer, Capital Projects Department in Room 204, of the Richardson Civic Center/City Hall, 411 West Arapaho Road, Richardson, Texas, **beginning at 12:00 p.m. on Tuesday, August 23, 2011** upon receipt of a **NON-REFUNDABLE FEE OF Fifty Dollars (\$50.00)** per set, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number.

A voluntary pre-bid conference will be held **Wednesday, September 14, 2011 at 10:00 am in the Capital Projects Conference Room 206, Richardson Civic Center/City Hall.**

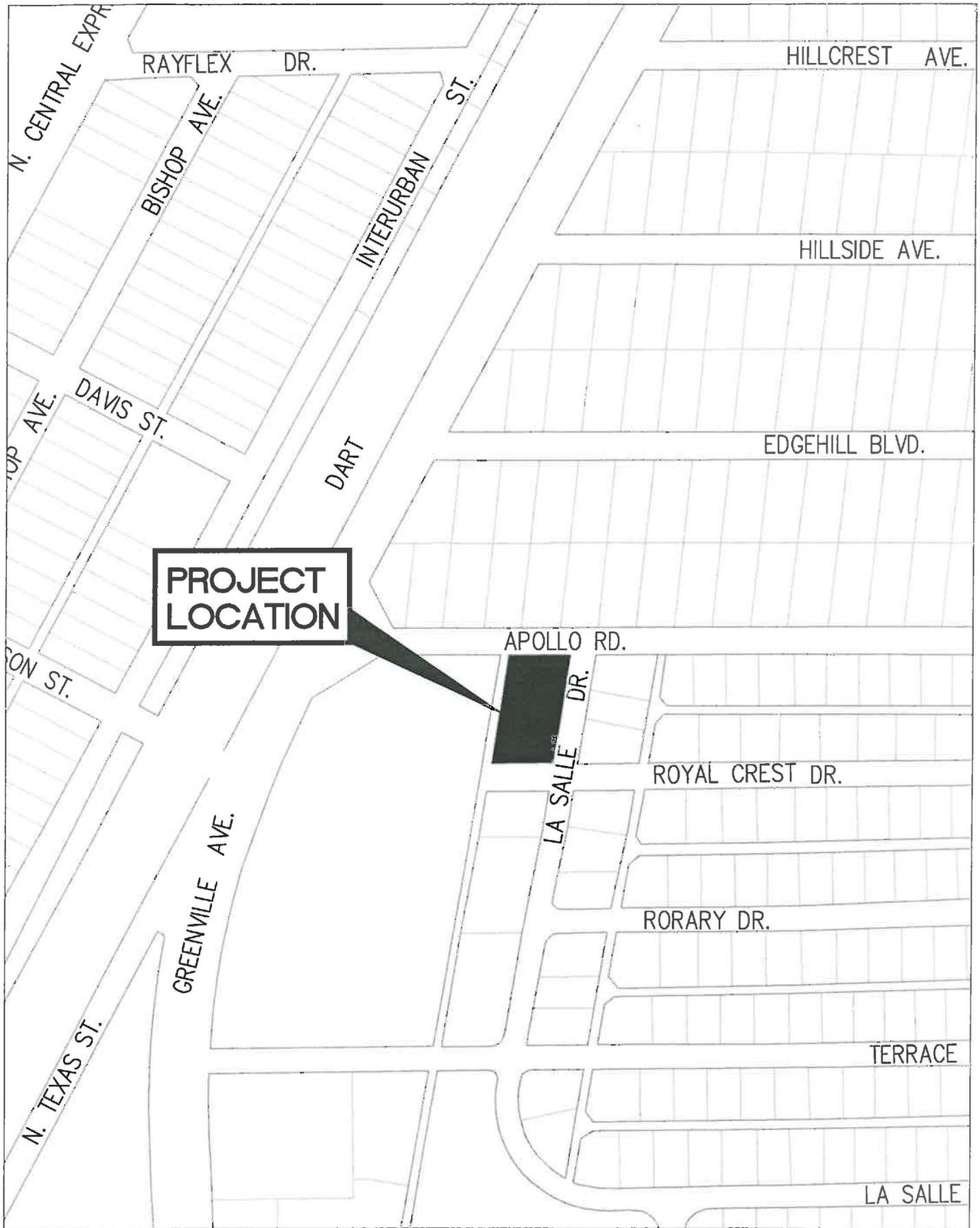
By: /s/ Bob Townsend, Mayor
City of Richardson
P. O. Box 830309
Richardson, Texas 75083

PROPOSED PROJECT SCHEDULE
ASBESTOS ABATEMENT & DEMOLITION
LASALLE APARTMENT COMPLEX

Bid #59-11

Agenda Paperwork to Advertise	Friday, August 12, 2011
Council Authorization to Advertise	Monday, August 22, 2011
Plans/Specs Available for Contractors	Tuesday, August 23, 2011
Advertise in Dallas Morning News	Wednesday, August 24, 2011
Advertise in Dallas Morning News	Wednesday, August 31, 2011
Pre Bid Meeting (10:00 am Room 206)	Wednesday, September, 14, 2011
Bids Received/Opened (@ 3:00 open @ 3:30 Room 206)	Wednesday, September 21, 2011
Agenda Paperwork to Award Contract	Friday, September 30, 2011
Council to Award Contract	Monday, October 10, 2011
Pre-Construction Meeting	~ October 2011
Project Start	~ October 2011
Project 60 Calendar Days	~ December 2011

Project Manager: Don Wagner
Engineers Estimate: \$200,000
Account #313-9755-583-7524 Project #313-125



**PROJECT
LOCATION**

**ASBESTOS ABATEMENT & DEMOLITION OF
THE FORMER LASALLE APARTMENT COMPLEX
FALL 2011**



**CITY OF
RICHARDSON
TEXAS**



MEMO

DATE: August 16, 2011

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #58-11 for a cooperative annual requirements contract to furnish and install raised pavement markers to A & M Maintenance Services, Inc. pursuant to unit prices through the City of Garland

Proposed Date of Award: August 22, 2011

I concur with the recommendation of Robert Saylor – Traffic Operations Engineer and request permission to issue an annual requirements contract to furnish and install raised pavement markers to A&M Maintenance Services, Inc. for an estimated amount of \$180,000.

The City of Garland awarded a contract to A&M Maintenance Services, Inc. to furnish and install raised pavement markers pursuant to their Bid #2339-11. A&M Maintenance Services, Inc. has agreed to extend the contract to the City of Richardson at the same line item prices and terms and conditions as offered to the City of Garland. The City of Richardson and the City of Garland have an existing interlocal participation agreement, authorizing cooperative purchasing as provided by Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

The award of this contract allows the city to use the products as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for or use a minimum or maximum of raised pavement markers, payment will be rendered pursuant to the unit prices bid.

A total of \$180,000 is available in account 011-2071-531-4333 for these expenditures.

Concur:

Kent Pfeil

ATTACHMENTS

Xc: Bill Keffler
Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

DATE: August 15, 2011
TO: Pam Kirkland – Purchasing Manager
FROM: Robert Saylor – Traffic Operations Engineer
SUBJECT: Raised Pavement Marker Contract

I recommend that the City piggyback off the City of Garland contract #2339-11, Furnish and Install Raised Pavement Markers, awarded June 21, 2011. The contract has an option to renew for two additional one year periods.

Expenditures are estimated to be \$180,000 available in account 011-20-71-531-43-33.

Thanks,
Robert Saylor, PE, PTOE, MCSE
Traffic Operations Engineer
City of Richardson
(972) 744-4324

SHIP and BILL TO:

Traffic Shop 972-205-3250
 MIKE HILTON / DAVE TIMBRELL
 409 Forest Gate
 Garland, Texas 75041



BLANKET ORDER
 BL 04772

This number must appear on all documentation. Invoices not referencing an order number will be returned.

Line	Commodity/Item	Description	Qty	Unit	Unit Price	Total
		INITIAL TERM CONTRACT FOR RAISED PAVEMENT MARKERS.OPTION FOR TWO (2) ANNUAL RENEWALS. EFFECTIVE DATE: 07/01/11 EXPIRATION DATE: 07/01/2012 THIS ORDER IS AWARDED FROM BID #2339-11 IN ACCORDANCE WITH ALL SPECIFICATIONS, TERMS AND CONDITIONS, DRAWINGS AND OTHER DOCUMENTS INCLUDED IN THIS BID AND YOUR RESPONSE TO THIS BID AS ACCEPTED BY THE CITY OF GARLAND. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT INSURANCE COVERAGE REMAINS IN CONSTANT EFFECT DURING THE PERIOD OF THIS CONTRACT. UPDATED INSURANCE CERTIFICATE IS ON FILE. THIS TERM ORDER IS ISSUED TO CONFIRM THE ITEM(S) UPON WHICH YOU WERE THE SUCCESSFUL BIDDER IN CONNECTION WITH OUR TERM CONTRACT BID. THIS IS A VERIFICATION ONLY, AND DOES NOT CONSTITUTE AN				

SIGNED:

TERMS & CONDITIONS of the City of Garland are incorporated in this order. See online document at: WWW.GARLANDPURCHASING.COM

TOTAL: Continued

VENDOR#: 25528 VDR PH#: (214) 869-6468

TO: JASON STEPHENS

A&M MAINTENANCE SERVICES INC
 6600 LUMLEY RD
 MESQUITE TX 75181

Buyer: RUDY VAZQUEZ 972-205-2427
 Date: 07/08/11
 Bid #:
 Delivery Promised:
 Delivery Required: 07/01/12
 F.O.B.: DESTINATION
 Terms: Net 30

GARLAND

City of Garland, TEXAS

BLANKET ORDER
BL 04772

Line	Commodity/ Item	Description	Qty	Unit	Unit Price	Total
		<p>ORDER FOR ANY ITEM OR A REQUEST OR AUTHORIZATION TO PRODUCE, SHIP OR DELIVER ANY OF THE IDENTIFIED ITEMS. SEPARATE RELEASES WILL BE ISSUED BY THE USING DEPARTMENT, IDENTIFYING ITEMS AND QUANTITIES DESIRED, IF AND AS THEY ARE NEEDED.</p> <p>AS STATED IN THE BID, THE QUANTITIES SHOWN REFLECT THE CITY'S ESTIMATED ANNUAL REQUIREMENT FOR PARTICULAR ITEMS. AS THE BID INDICATES, THE CITY MAY CHOOSE TO PURCHASE MORE, LESS, OR NONE OF ANY LISTED ITEM, DEPENDING ON IT'S NEEDS. THE CITY IS UNDER NO OBLIGATION TO PURCHASE A MINIMUM AMOUNT OF ANY ITEM AWARDED.</p> <p>THIS CONTRACT SHALL TERMINATE IN ACCORDANCE WITH THE DATE SPECIFIED.</p> <p>DISCLOSURE OF BUSINESS RELATIONSHIPS/AFFILIATIONS: CONFLICT OF INTEREST QUESTIONNAIRE. VENDOR REPRESENTS THAT IT IS IN COMPLIANCE WITH THE APPLICABLE FILING AND DISCLOSURE REQUIREMENTS OF CHAPTER 176 OF THE TEXAS LOCAL GOVERNMENT CODE. THE STATUTE AND CIQ FORM MAY BE FOUND ON THE PURCHASING WEBSITE. www.garlandpurchasing.com</p> <p>SUPPLIERS SHOULD FAMILIARIZE THEMSELVES WITH THE CITY OF GARLAND'S FRAUD POLICY LOCATED AT www.ci.garland.tx.us/City Hall/Internal Audit/Fraud Policy. SUPPLIER'S HAVE A RESPONSIBILITY TO REPORT ALL SUSPECTED FRAUDULENT ACTIVITIES TO THE CITY'S HOT LINE AT 972-205-2739</p> <p>VENDOR'S POINT OF CONTACT: MR. JASON STEPHENS @214-869-6468, FAX #972-222-4165</p> <p>CITY OF GARLAND TRANSPORTATION DEPT'S POINT OF CONTACT: MR. MIKE HILTON @ 972-205-3254</p>				

TOTAL: Continued

GARLAND

City of Garland, TEXAS

BLANKET ORDER
BL 04772

Line	Commodity/ Item	Description	Qty	Unit	Unit Price	Total
		REFERENCE: COUNCIL AWARD 07-05-11 PR 28452				
1	900-56-70410	MARKERS, TRAFFIC, REMOVAL MARKERS, TRAFFIC, REMOVAL OF ALL EXISTING PAVEMENT MARKERS	25000.000	EA	\$0.50000	\$12500.00
2	900-53-60211	TRAFFIC MARKERS, ACRYLIC MARKER, PAVEMENT, 4"X 4" ACRYLIC RAISED SINGLE REFLECTIVE WHITE	20000.000	EA	\$2.95000	\$59000.00
3	900-54-10201	MARKERS, TRAFFIC CERAMIC MARKER, CERAMIC 4"DIA. X 3/4"H NON-REFLECTIVE WHITE PERM	28000.000	EA	\$2.65000	\$74200.00
4	900-53-60222	TRAFFIC MARKERS, ACRYLIC MARKER, PAVEMENT, 4"X4" ACRYLIC RAISED DOUBLE REFLECTIVE YELLOW	3000.000	EA	\$2.95000	\$8850.00
5	900-54-10202	MARKERS, TRAFFIC CERAMIC MARKER, CERAMIC 4"DIA. X 3/4"H NON- REFLECTIVE YELLOW PERMARK	11000.000	EA	\$2.65000	\$29150.00
6	900-56-70420	MARKERS, TRAFFIC, REMOVAL REMOVAL OF EXISTING PAINT & THERMOPLASTIC MARKINGS, ETC.	1500.000	LF	\$0.50000	\$750.00
7	900-54-10214	MARKERS, TRAFFIC CERAMIC TRAFFIC BUTTON, YELLOW, NON REFLECTIVE 6" SQUARE JIGGLE BAR	10.000	EA	\$9.00000	\$90.00

GARLAND

City of Garland, TEXAS

BLANKET ORDER
BL 04772

Line	Commodity/ Item	Description	Qty	Unit	Unit Price	Total
8	900-54-10213	MARKERS, TRAFFIC CERAMIC TRAFFIC BUTTON, WHITE, NON-REFLECTIVE 6" SQUARE JIGGLE BAR	10.000	EA	\$9.00000	\$90.00
9	900-54-10215	MARKERS, TRAFFIC CERAMIC TRAFFIC BUTTON, WHITE, MONO-DIRECTIONAL REFLECTIVE 6" SQUARE	10.000	EA	\$10.50000	\$105.00
10	900-54-10216	MARKERS, TRAFFIC CERAMIC TRAFFIC BUTTON, YELLOW, MONO-DIRECTIONAL REFLECTIVE 6" SQUARE	10.000	EA	\$10.50000	\$105.00
11	900-54-10217	MARKERS, TRAFFIC CERAMIC TRAFFIC BUTTON, ACRYLIC 4" MONO DIRECTIONAL BLUE MARKERS.	10.000	EA	\$3.00000	\$30.00

TOTAL:	\$184870.00
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MEMO

DATE: August 16, 2011

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #60-11 for a cooperative annual requirements contract for Custodial Supplies and Equipment to Pollock Paper Distributors pursuant to various percentages of discount from their catalog pricelist through the Texas Local Government Statewide Purchasing Cooperative (BuyBoard)

Proposed Date of Award: August 22, 2011

I concur with the recommendation of Jon Nieman, Material & Parts Supervisor, and request permission to issue an annual requirements contract for custodial supplies and equipment to Pollock Paper Distributors pursuant to percentages of discount from their catalog pricelist, as per the attached product listing.

The above referenced custodial supplies and equipment have been bid through the Texas Local Government Statewide Purchasing Cooperative (BuyBoard) Contract #372-11. The original contract is for a one-year period with two (2) possible one-year extensions. Pollock Paper Distributors has agreed to extend the BuyBoard percentage of discounts from their catalog pricelist to the City of Richardson. The City of Richardson is a member of the Texas Local Government Statewide Purchasing Cooperative through our existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code, Chapter 791.025 and Texas Local Government Code, Subchapter F, Section 271.102. This agreement automatically renews annually unless either party gives prior notice of termination.

The award of this contract allows the city to use the products as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for or use a minimum or maximum amount of product, payment will be rendered pursuant to the percentage of discount from their catalog pricelist.

A total of \$60,000 is available in account 612-0000-141-0100 for the anticipated annual expenditures.

Concur:

Kent Pfeil

ATTACHMENTS

Xc: Bill Keffler
Dan Johnson
Michelle Thames
David Morgan



MEMO

DATE: August 12, 2011
TO: Pam Kirkland
FROM: Jon Nieman
SUBJECT: Janitorial Supplies

I have reviewed the products provided by Pollock Paper Distributors for Custodial Supplies & Equipment per the BuyBoard contract #372-11. I recommend that the City award an annual contract per the percentages of discount quoted by Pollock Paper. Expenditures are estimated to be **\$60,000.00** available in account **612-0000-141-0100**

Please advise if you need further information regarding this issue.

Jon Nieman
8/12/11



NOTICE OF PROPOSAL INVITATION AND YOUR AGREEMENT

**Proposal Name: Custodial Supplies
& Equipment**

Proposal Opening Date and Time:
March 16, 2011 @ 2:00 PM

Proposal Number: 372-11

Location of Proposal Opening:
Texas Association of School Boards, Inc.
BuyBoard Department
12007 Research Blvd.
Austin, TX 78759

**Contract Time Period: June 1, 2011 through
May 31, 2012 with two possible one-year
extensions**

Anticipated Cooperative Board Meeting Date:
May, 2011

The proposing company (referred to as "Proposer" in this Agreement) hereby acknowledges and agrees as follows:

1. The person signing this Agreement is duly authorized to enter into this contractual relationship on behalf of Proposer, and The Local Government Purchasing Cooperative ("Cooperative") can rely on a facsimile or imaged signature of such person as the original;
2. Proposer has carefully examined the above-referenced Notice of Proposal Invitation (referred to as "Proposal Invitation" in this Agreement and related documents), including the accompanying Proposal Forms (whether in printed or electronic form) and the General Terms and Conditions and Item Specifications associated with this Proposal Invitation;
3. By Proposer's response ("Proposal") to this Proposal Invitation, Proposer proposes to supply any products or services submitted in this Proposal at the prices quoted and in strict compliance with the Proposal Forms, General Terms and Conditions and Item Specifications associated with this Proposal Invitation, unless specific exceptions are noted in writing in this Proposal;
4. If the Cooperative accepts any part of this Proposal, Proposer will furnish all products or services awarded under this Proposal Invitation at the prices quoted and in strict compliance with the Proposal Forms, General Terms and Conditions and Item Specifications associated with this Proposal Invitation, unless specific exceptions are noted in writing in this Proposal;
5. Any and all exceptions to the General Terms and Conditions and Item Specifications associated with this Proposal Invitation have been noted in writing in this Proposal, and no other exceptions will be claimed;
6. If the Cooperative accepts any part of this Proposal, Proposer will satisfy the requirements identified in this Proposal Invitation related to (1) the submission of product information in electronic form for inclusion on the electronic catalog(s), (2) conducting business with Cooperative members and other eligible BuyBoard purchasers (collectively "Cooperative Members"), and (3) payment of a service fee in the amount of 2% of the dollar amount of purchase orders generated from any contract awarded under this Proposal Invitation;
7. It is the intent of the Cooperative to allow Cooperative Members to seek quotes through the BuyBoard from awarded Proposers to achieve quantity-based discounts;
8. Proposer's pricing to Cooperative Members will be the best offered by Proposer compared to similar customers;

9. If the Cooperative accepts any part of this Proposal, the award *may* be piggy-backed by another governmental entity, in which event Proposer will offer the awarded goods and services in accordance with the Proposal Forms and the Terms and Conditions and Item Specifications associated with this Proposal Invitation;

10. Awarded proposals will not be active on the BuyBoard until price sheets or catalogs are submitted in the proper format to be posted to the BuyBoard; and

11. The person(s) signing/certifying to the Proposal Forms submitted with this Proposal is duly authorized by the Proposer to do so.

FORM A SIGNATURE

<u>Pollock Paper Distributors</u> Name of Proposing Company	<u>03-15-2011</u> Date
<u>1 Pollock Pl</u> Street Address	<u>Katie Hochstetler</u> Signature of Authorized Company Official
<u>Grand Prairie TX 75050</u> City, State, Zip	<u>Katie Hochstetler</u> Printed Name of Authorized Company Official
<u>972.337.3659</u> Telephone Number of Authorized Company Official	<u>Bid Coordinator</u> Position or Title of Authorized Company Official
<u>972.262.4737</u> Fax Number of Authorized Company Official	<u>75-1015400</u> Federal ID Number

RETURN THIS EXECUTED FORM A AND EXECUTED FORMS B - M IN THE SEALED PROPOSAL PACKAGE SUBMITTED IN ACCORDANCE WITH PARAGRAPH A(1) (PROPOSAL PREPARATION AND SUBMISSION PROCEDURES) OF THE GENERAL TERMS AND CONDITIONS.

For purposes of the Proposal Forms, the following definitions apply:

1. "You", "your", "I" or "my" means the proposing company or the authorized company official signing the form.
2. "Proposer" means the proposing company.
3. "Vendor" means a company to which the Cooperative awards a contract under this Proposal Notice.



VENDOR PURCHASE ORDER, RFQ, AND INVOICE RECEIPT OPTIONS

To help us ensure you receive orders from Cooperative Members in a timely manner, please indicate below the method of order transmission that you would prefer. Please complete this form and return it with your Proposal. Orders will be available through one of two options:

Option 1: **Internet.** Vendors will need to have Internet access and at least one email address so that notification of new orders can be sent to the Internet contact when a new purchase order arrives. An information guide will be provided to those vendors who choose this option to assist them with retrieving their orders.

Option 2: **Fax.** Vendors will need to have a designated fax line available at all times to receive purchase orders.

Company: Pollock Paper Distributors Contact Name: Katie Hochstetler

Please choose only one of the following options for receipt of purchase orders:

- I plan to use the Internet to retrieve purchase orders.
 E-mail Address: katie.hochstetler@pollockpaper.com
 Internet Contact: Katie Hochstetler Phone: 972.337.3659
 Alternate E-mail Address: lisa.porto@pollockpaper.com
 Alternate Internet Contact: Lisa Porto Phone: 972.337.3681
- I plan to receive purchase orders via fax.
 Fax Number: _____
 Fax Contact: _____ Phone: _____

Please indicate the e-mail address for receipt of RFQ (Request for Quotes):

E-mail Address: katie.hochstetler@pollockpaper.com
Alternate E-mail Address: lisa.porto@pollockpaper.com

Please indicate the address and contact for receipt of invoices:

As part of any contract arising from this Proposal, your company will be billed the two per cent (2%) service fee monthly. All invoices are sent via e-mail; therefore, an e-mail address is required. Please provide the following information regarding receipt of invoices that will be sent to your company for the fee:

Mailing address: 1 Pollock Pl Department: Bid Department
City: Grand Prairie State: TX Zip Code: 75050
Contact Name: Katie Hochstetler Phone: 972.337.3659
Fax: 972.202.4737 Email Address: katie.hochstetler@pollockpaper.com

Custodial Supplies and Equipment -- Proposal #372-11

NOTE: CATALOG/PRICELIST MUST BE SUBMITTED WITH PROPOSAL RESPONSE!

Item No.	Short Description	Full Description	Discount Off Catalog or Pricelist	Catalog or Pricelist Name	Exceptions to Discount
1	Discount Off Catalog/Pricelist for Custodial Paper Products & Dispensers	Discount Off Catalog/Pricelist for various Custodial Paper Products (towels, tissue, etc.) & Dispensers	55%	Attached	N/A
2	Discount Off Catalog/Pricelist for Trash Receptacles	Discount Off Catalog/Pricelist for various Trash Receptacles	55%	Attached	N/A
3	Discount Off Catalog/Pricelist for Can Liners	Discount Off Catalog/Pricelist for various Can Liners	55%	Attached	N/A
4	Discount Off Catalog/Pricelist for Custodial Chemicals	Discount Off Catalog/Pricelist for various Custodial Chemicals	50%	Attached	N/A
5	Discount Off Catalog/Pricelist for Soap & Skincare Products	Discount Off Catalog/Pricelist for various Soap & Skincare Products	55%	Attached	N/A
6	Discount Off Catalog/Pricelist for Floor Maintenance & Custodial Equipment	Discount Off Catalog/Pricelist for Floor Maintenance & Custodial Equipment	45%	Attached	N/A
7	Discount Off Catalog/Pricelist for Cleaning Supplies	Discount Off Catalog/Pricelist for Cleaning Supplies	55%	Attached	smaller value items (\$50 ⁰⁰ & less) 30%

Custodial Supplies and Equipment -- Proposal #372-11

NOTE: CATALOG/PRICELIST MUST BE SUBMITTED WITH PROPOSAL RESPONSE!

Item No.	Short Description	Full Description	Discount Off Catalog or Pricelist	Catalog or Pricelist Name	Exceptions to Discount
8	Discount Off Catalog/Pricelist for Disposable Food Service & Breakroom Supplies	Discount Off Catalog/Pricelist for Disposable Food Service & Breakroom Supplies	55%	Attached	N/A
9	Discount Off Catalog/Pricelist for Safety Products	Discount Off Catalog/Pricelist for Safety Products	55%	Attached	N/A
10	Discount Off Catalog/Pricelist for Floor Mats	Discount Off Catalog/Pricelist for Floor Mats	55%	Attached	N/A
11	Discount Off Catalog/Pricelist for Repair Parts for Custodial Equipment	Discount Off Catalog/Pricelist for Repair Parts for Custodial Equipment	45%	Attached	N/A
12	Discount Off Catalog/Pricelist for Labor for Custodial Equipment Repair	Discount Off Catalog/Pricelist for Labor for Custodial Equipment Repair	Most equipment will be covered by warranty. If no. regular labor costs apply		
13	Discount Off Catalog/Pricelist for All Other Custodial Products	Discount Off Catalog/Pricelists for All Other Custodial Products	55%	Attached	N/A



MEMO

DATE: August 18, 2011

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Competitive Sealed Proposal #906-11 for the LED Lighting Retrofit Eisemann Center Garage to Facility Solutions Group in the amount of \$167,970

Proposed Date of Award: August 22, 2011

I concur with the recommendations of Jerry Ortega – Director of Public Services and Joe Travers – Assistant Director of Public Services, and request permission to enter into a contract with Facility Solutions Group for the above referenced project for a total award of \$167,970.

Pursuant to Local Government Code 271.116, the competitive sealed proposal method of procurement is used to acquire construction, rehabilitation, alteration, or repair services for a facility or for construction of a project and allows the agency to award the contract to the lowest responsible proposer or to the proposer who provides the goods or services at the best value for the city. In addition, discussion and negotiations may be conducted with the proposers prior to award. The proposals are evaluated by a committee on a set of criteria, which are outlined in the CSP document, where price is only one of the criteria for consideration. The proposals for the Eisemann Center LED project were evaluated by a committee of City staff on criteria related to cost, proposed annual savings, experience and qualifications, experience of officers with similar projects, and project schedule. Therefore, it is our recommendation to award to the highest ranking firm, Facility Solutions Group, as outlined in the attached memo.

Funding is provided from a U.S. Department of Energy Grant authorized by the Energy Independence and Security Act (EISA) of 2007 in account 313-9739-583-7524, Project 313-101. The project was advertised in the Daily Commercial Record on July 27, 2011 and August 3, 2011 and posted on Demandstar.com and Bidsync.com internet sites. Sixteen proposals were solicited and six proposals were received. A pre-proposal conference was held on August 4, 2011 and twenty vendors and four staff members were in attendance.

Concur:

Kent Pfeil

ATTACHMENTS

Xc: Bill Keffler
Dan Johnson
Michelle Thames
David Morgan
Cliff Miller



MEMO

TO: Bill Keffler, City Manager
THROUGH: Cliff Miller, Assistant City Manager 
FROM: Jerry Ortega, Director of Public Services 
SUBJECT: Award RE-CSP #906-11 to Facility Solutions Group
Eisemann Center Garage LED Lighting Retrofit
DATE: August 15, 2011

ACTION REQUESTED:

Council to consider award of RE-CSP #906-11 to Facility Solutions Group, for the Eisemann Center Garage LED Lighting Retrofit, in the amount of \$167,970.00.

On August 11, Public Services opened proposals for the subject project. The base proposal includes all labor and materials associated with this project, as described in the construction documents and specifications issued July 2011.

The Competitive Sealed Proposal (CSP) Committee met and, after compiling independent scoring of all contractors' CSP submittals for the Eisemann Center Garage LED Lighting Retrofit, determined that Facility Solutions Group was the top ranked proposer. On the basis of the established selection criteria and Base Proposal of \$167,970.00, Facility Solutions Group was selected. Facility Solutions Group has been notified of this recommendation and is prepared to enter into a contract with the City to complete the work as proposed and for the stated price.

Staff as well as the Finance Department have reviewed their financials and references and believe this company is in a financial position to perform the work.

BACKGROUND INFORMATION:

Due to a procedural error in CSP #905-11 at the July 25, 2011 Council Session, Council authorized rejecting all proposals and re-advertising of project to proposers. Following authorization to re-advertise, project information was released to the public on July 29, 2011. The Project was subsequently advertised on July 27 and August 3, 2011. A pre-proposal meeting was held on August 4, 2011.

The project was re-released as a Competitive Sealed Proposal and as such, the ultimate award recommendation is based on the ranking as determined by the evaluation committee. Ranking criteria included the cost of the project (50%); projected annual savings (10%); similar project experience (25%); personnel credentials (10%) and project schedule (5%). The evaluation committee was comprised of staffs from the Eisemann Center, Community Services, Purchasing and Public Services Departments.

The Eisemann Center Garage LED Lighting Retrofit Project will include replacing the existing metal halide, mercury vapor and fluorescent parking garage fixtures with LED fixtures. Estimated quantities include 272 metal halide fixtures, 32 pole mounted mercury vapor fixtures and 47 fluorescent fixtures.

FUNDING:

Funding is provided through a U.S. Department of Energy Grant authorized by the Energy Independence and Security Act (EISA) of 2007 in Account #313-9739-583-7524 Project 313-101.

SCHEDULE:

Public Services plan for this project to begin August 2011 and be completed by October 2011.

cc: Jeff Savage, Supv. Building Facilities
Office\Agenda Reports\Exec\Eisemann RECSP

**EISEMANN CENTER GARAGE LED LIGHTING RETROFIT
RE-CSP NO. 906-11
PROPOSAL TABULATION**

CONTRACTOR	BASE PROPOSAL
<u>All Fair Electric, Inc.</u>	<u>\$189,115.79</u>
<u>Criterion Contractors, Inc.</u>	<u>\$202,000.00</u>
<u>Facilities Solutions Group</u>	<u>\$167,970.00</u>
<u>Harrison, Walker, Harper/We Build, Inc.</u>	<u>\$177,157.00</u>
<u>JMEG Electrical Contractors</u>	<u>\$160,208.00</u>
<u>Pro-Tec Electric/Trastar</u>	<u>\$178,548.00</u>

Consulting Estimate: \$110,000

Y:Office/Bid tabulations/RE-CSP Eisemann LI



Joe Travers, Assistant Director of Public Services



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, August 22, 2011

Agenda Item: Review and Discuss Item Listed on the City Council Meeting Agenda

Staff Resource: Bill Keffler, City Manager

Summary: The City Council will have an opportunity to preview and discuss with City Staff the agenda items that will be voted on at the City Council Meeting immediately following the Work Session.

Board/Commission Action: Various, if applicable.

Action Proposed: No action will be taken.



**City of Richardson
City Council Worksession
Agenda Item Summary**



Worksession Meeting Date: Monday, August 22, 2011

Agenda Item: Review and Discuss 2011 – 2013 City Council Statement of Goals and Near Term Action Items

Staff Resource: Bill Keffler, City Manager

Summary: The City Council will continue their discussion regarding the 2011 – 2013 City Council Statement of Goals and Near Term Action Items.

Board/Commission Action: N/A

Action Proposed: Review and Discuss 2011 – 2013 City Council Statement of Goals and Near Term Action Items



City of Richardson
City Council Work Session
Agenda Item Summary



Meeting Date: Monday, August 22, 2011

Agenda Item: Items of Community Interest

Staff Resource: Bill Keffler, City Manager

Summary: The City Council will have an opportunity to address items of community interest, including:

Expressions of thanks, congratulations, or condolence; information regarding holiday schedules; an honorary or salutary recognition of a public official, public employee, or other citizen; a reminder about an upcoming event organized or sponsored by the City of Richardson; information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the City of Richardson that was attended or is scheduled to be attended by a member of the City of Richardson or an official or employee of the City of Richardson; and announcements involving an imminent threat to the public health and safety of people in the City of Richardson that has arisen after the posting of the agenda.

Board/Commission Action: NA

Action Proposed: No action will be taken.



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date: Monday, August 22, 2011

Agenda Item: Executive Session

Staff Resource: Bill Keffler, City Manager

Summary: The Council will convene into a closed session in compliance with Texas Government Code Section 551.072 – Deliberation Regarding Real Property in the Bowser Road/Frances Way area, and Section 551.074 – Personnel to discuss DART Board Representative.

Board/Commission Action: N/A

Action Proposed: Council will reconvene into open session to take any action, if any, on matters discussed in executive session.