

**RICHARDSON CITY COUNCIL
NOVEMBER 12, 2012
7:30 P.M.
CIVIC CENTER/CITY HALL, 411 W. ARAPAHO, RICHARDSON, TX**

- 1. INVOCATION – LAURA MACZKA**
 - 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – LAURA MACZKA**
 - 3. MINUTES OF THE OCTOBER 22, 2012, OCTOBER 29, 2012, AND NOVEMBER 5, 2012 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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PUBLIC HEARING ITEMS:

5. CONTINUED CONSIDERATION OF ZONING FILE 12-11: A REQUEST BY JOHN S. KIRK, REPRESENTING EMBREY PARTNERS, LTD., FOR A CHANGE IN ZONING FROM I-FP(2) INDUSTRIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY TO BE LOCATED AT THE SOUTHEAST CORNER OF GREENVILLE AVENUE AND COLLINS BOULEVARD (CONTINUED FROM OCTOBER 22, 2012, CITY COUNCIL MEETING).

ACTION TAKEN:

ALL ITEMS LISTED UNDER ITEM 6 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:

6. CONSENT AGENDA:
 - A. AUTHORIZE THE ADVERTISEMENT BID #11-13 - APPROVAL OF PLANS AND CONTRACT DOCUMENTS FOR THE 2013 CITY HALL AIR HANDLER ENERGY UPGRADES. BIDS TO BE RECEIVED BY WEDNESDAY, NOVEMBER 28, 2012 AT 2:00 P.M.
 - B. CONSIDER AWARD OF THE FOLLOWING BIDS:
 1. BID #59-12 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO LDM DESIGN FOR MASONRY WALL REPAIR AND REPLACEMENT PURSUANT TO UNIT PRICES.
 2. BID #10-13 – WE REQUEST AUTHORIZATION TO INITIATE TWO (2) SIXTY (60) MONTH LEASE AGREEMENTS WITH KONICA MINOLTA BUSINESS SOLUTIONS (\$35,635.92/ANNUALLY) AND OCE' IMAGISTICS/CANON (\$16,584/ANNUALLY) FOR BLACK/WHITE AND COLOR COPIERS THROUGH THE DEPARTMENT OF INFORMATION RESOURCES CONTRACTS #DIR-SDD-1673 AND #DIR-SDD-1662.
 3. BID #12-13 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO BOND EQUIPMENT COMPANY FOR FIVE (5) CAB/CHASSIS' FOR THE SOLID WASTE REARLOADERS THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #358-10 IN THE AMOUNT OF \$753,085.

4. BID #14-13 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO HALL-MARK FIRE APPARATUS-TEXAS, LLC FOR AN E-ONE RESCUE PUMPER APPARATUS FOR THE FIRE DEPARTMENT THROUGH THE HOUSTON-GALVESTON AREA COUNCIL OF GOVERNMENTS CONTRACT #FS12-11 IN THE AMOUNT OF \$571,887.

- C. CONSIDER AWARD OF COMPETITIVE SEALED PROPOSAL RFP#702-12. WE RECOMMEND THE AWARD TO TECH LOGIC CORPORATION FOR THE RADIO FREQUENCY IDENTIFICATION & MATERIALS HANDLING SYSTEM FOR THE RICHARDSON PUBLIC LIBRARY IN THE AMOUNT OF \$534,777.

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7. RECEIVE THE SIGN CONTROL BOARD MINUTES OF THE NOVEMBER 7, 2012 MEETING.

ACTION TAKEN:

THE RICHARDSON CITY COUNCIL WILL MEET AT 5:30 P.M. ON MONDAY, NOVEMBER 12, 2012, 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 Sherrill Park Golf Course
- C. Report on Items of Community Interest

EXECUTIVE SESSION

- In compliance with Section 551.087 of the Texas Government Code, Council will convene into a closed session to discuss the following:
 - Deliberation Regarding Economic Development Negotiations
 - Commercial Development – Plano Rd./Renner Rd., Lookout Dr./Glenville Dr., North Central Expressway/James Dr. Areas
- 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, NOVEMBER 9, 2012, BY 5:00 P.M.

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION AND REGULAR MEETING
MONDAY, OCTOBER 22, 2012

WORK SESSION – 6:00 P.M.:

- **Call to Order**

Mayor Townsend called the work session to order at 6:03 p.m. with the following Council members present:

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

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Kent Pfeil	Director of Finance
Marty Brennan	Director of Human Resources
Michael Spicer	Director of Development Services
Robbie Hazelbaker	Assistant Director of Recreation and Events

A. Review and Discuss Items Listed on the City Council Meeting Agenda

Item 8 – Cabana at Brick Row

Staff Comments

Michael Spicer, Director of Development Services, reviewed this item stating that according to the Spring Valley Station District Regulations, building elevations must be approved by the City Council, upon recommendation by the City Plan Commission. Mr. Spicer explained that the proposed building elevations reflect the development of a one-story, 362 square foot cabana for a pool at Brick Row that will use similar facade materials as approved on Buildings A, B, C, D and E of the development. Mr. Spicer stated that the City Plan Commission unanimously recommended approval of the requested building elevations and the proposed elevations comply with those approved with the Concept Plan in January 2012.

Item 9 – Variance 12-09

Staff Comments

Michael Spicer, Director of Development Services, reviewed this item stating that the applicant received approval for the development of a 162 unit, two-story apartment community with an associated leasing center, clubhouse and fitness center in February of this year. Mr. Spicer explained that some of the Commissioners expressed a desire to create a “gateway” for the City at this prominent corner. He stated that the applicant designed a gateway feature they feel benefits both the City and the development. Mr. Spicer stated that the applicant is requesting approval to waive the required perimeter wrought iron fence. Mr. Spicer stated that the City Plan Commission unanimously recommended approval of the request with the condition to require construction of the entry feature as presented prior to the issuance of the certificate of occupancy.

Council Comments

Mayor Pro Tem Maczka stated that the neighborhood was very much in favor of the entry feature.

B. Review and Discuss the Vendor Oversight Initiatives

Staff Comments

Marty Brennan, Director of Human Resources, reviewed the Insurance Certificate Database used for City contracts explaining that the City’s Technology department has created a searchable database that allows for electronic storage and reminder notifications of expiring contracts. Ms. Brennan explained that it is an ongoing project in which department users will be trained in order for departments to maintain, track, and create reports for vendor certificates of insurance. Ms. Brennan explained that the initiative of the database as well as the Service Organization Controls (SOC) meets the Near Term Council Action Item to “Evaluate vendor contract provisions using appropriate risk management techniques.”

Kent Pfeil, Director of Finance, reviewed the City’s standard practice for establishing a contract with a vendor/contractor which includes:

- Determining a scope of services reviewed by the appropriate department
- The scope of services is sent to the City Attorney’s Office for review and contract development.
- The City Attorney’s Office will consult with the City’s Insurance Manager and broker representative to develop the insurance requirements for the specific contract.

Mr. Pfeil also reviewed Service Organization Controls and Audit Specifics as listed below:

Service Organization Controls 1 (SOC 1) Report

- Reports on the system of internal control of a service organization (vendor) that is relevant to internal control over financial reporting of a user organization (client).
- Performed under AICPA Standards
- Previously known as a SAS70 Report
- Prepared by an independent auditor

Soc1 Audit Specifics

- A SOC1 Audit will review the design and operating effectiveness of controls at a service organization
- Areas that might be reviewed for a typical organization include:
- Operations – collections, cash handling, data handling, invoice processing, remittance to clients, etc.
- Control Environment - policy and procedures
- Information & Communication – procedures for setting up new clients, reporting to clients Information Systems – software applications, physical security of systems, security of data and access to data, data backup and retention

Mr. Pfeil summarized the presentation stating that HR staff will continue to train department users on the use of the Insurance Certificate Database and staff will request SOC1 Audits for contracts when it makes sense and it is financially feasible. He explained that staff will also continue to work with the City Attorney to determine appropriate contract and review techniques for effective risk management control.

Council Comments

Councilmember Omar asked how staff identifies which vendors require a SOC. Mr. Pfeil explained that it depends on whether or not the vendor handles billing, claims, or they have a direct financial impact. Mr. Omar asked if the Sherrill Park Golf Course would be subject to SOC1. Mr. Pfeil explained that the City is the only entity being provided a service by the course and there is much more oversight and control.

Councilmember Solomon asked about the City's limit for bonding. Mr. Pfeil explained that the City does require performance bonds. Mr. Solomon suggested adding a checkbox in the database that would indicate if a performance bond is required as well as a checkbox to indicate if the City is listed as additional insured. He also suggested adding the name of the insurance carrier.

Mayor Townsend asked Council if this Near Action Item can be marked completed. There was a consensus of Council that agreed the item was complete.

C. Review and Discuss the Corporate Challenge Program

Staff Comments

Robbie Hazelbaker, Assistant Director of Recreation and Events reviewed the 2012 Corporate Challenge statistics. He stated that since the Corporate Challenge began 15 years ago, \$1,200,000 has been given to Special Olympics Texas by corporate challenge employees and corporation contributions. Mr. Hazelbaker also reviewed a slide show of the events and reported on the following:

- In 2012, \$160,000 contributed
- 25% goes to the Richardson Roadrunners organization
- As part of participating, companies are asked to raise a minimum of \$1,000

In addition to Mr. Hazelbaker's review, City Manager Johnson explained how Corporate Challenge allows the City to cultivate corporate relationships throughout the City as well as provide informal training situations for the Police and Fire Departments.

Council Comments

The Mayor and each Councilmember expressed appreciation and offered congratulations to the staff on a successful event. Councilmember Hartley expressed his personal appreciation for the funds raised for Special Olympics and explained how those funds have provided for his son to attend a Special Olympics State Swim Meet.

D. Report on Items of Community Interest

Council Comments

Councilmember Mitchell thanked Councilmember Hartley for sharing the impact to his family for the Special Olympics fundraising by the City of Richardson. Councilmember Mitchell recognized Mayor Pro Tem Laura Maczka for being nominated by Altrusa as Woman of the Year in the Small Business category. He also recognized Councilmember Amir Omar for being selected as Regional Community Leader of the Year by the Greater Dallas Asian American Chamber of Commerce.

Councilmember Solomon expressed condolences for the passing of former mayor, William Strange who was the mayor of Richardson when the city's population reached 25, 000. He also noted that Mr. Strange was a former president of the Texas Municipal League.

CONVENE INTO COUNCIL MEETING – 7:30 P.M.:

- 1. INVOCATION – SCOTT DUNN**
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – SCOTT DUNN**
- 3. MINUTES OF THE OCTOBER 8, 2012 AND OCTOBER 15, 2012 MEETINGS**

Council Action

Councilmember Omar moved to approve the Minutes as presented. Councilmember Hartley seconded the motion. A vote was taken and passed unanimously.

- 4. VISITORS**
There were no visitors comments submitted.
- 5. PRESENTATION OF PROCLAMATION FOR KARATE CHAMPION TOM SCOTT.**
Mayor Townsend presented a proclamation to Tom Scott.
- 6. CONSIDER APPOINTMENT OF HEALTH OFFICER FOR THE CITY OF RICHARDSON.**

Council Action

Councilmember Dunn moved to appoint Dr. David Bonnet as the Health Authority for the City of Richardson. Councilmember Maczka seconded the motion. A vote was taken and passed 7-0.

Oath of Office

Secretary Nemer administered the oath of office to Dr. Bonnet.

PUBLIC HEARING ITEMS:

7. **CONTINUATION OF PUBLIC HEARING, ZONING FILE 12-11: A REQUEST BY JOHN S. KIRK, REPRESENTING EMBREY PARTNERS, LTD., FOR A CHANGE IN ZONING FROM I-FP(2) INDUSTRIAL WITH SPECIAL CONDITIONS TO PD PLANNED DEVELOPMENT FOR THE DEVELOPMENT OF A MULTI-FAMILY COMMUNITY TO BE LOCATED AT THE SOUTHEAST CORNER OF GREENVILLE AVENUE AND COLLINS BOULEVARD. THE PROPERTY IS CURRENTLY ZONED I-FP(2) INDUSTRIAL. (CONTINUED FROM SEPTEMBER 24, 2012, CITY COUNCIL MEETING.) THE APPLICANT HAS REQUESTED TO CONTINUE THIS PUBLIC HEARING AT THE NOVEMBER 12, 2012, CITY COUNCIL MEETING.**

Council Action

Councilmember Solomon moved to grant a continuance on this public hearing to November 12, 2012. Councilmember Dunn seconded the motion. A vote was taken and passed, 7-0.

ACTION ITEMS:

8. **CONSIDER A REQUEST BY RICHARD HEIDENREICH, REPRESENTING CENTENNIAL PARK RICHARDSON LTD, FOR APPROVAL OF BUILDING ELEVATIONS FOR A CABANA AT A POOL AT BRICK ROW. THE SITE IS LOCATED AT 152 BRICK ROW AND IS ZONED PD PLANNED DEVELOPMENT.**

Staff comments

Michael Spicer, Director of Development Services reviewed this item.

Council Discussion

Councilmember Solomon asked if the land adjacent to the playground is open space. Mr. Spicer confirmed that it is.

Council Action

Councilmember Mitchell moved to approve the request as presented. Councilmember Hartley seconded the motion. A vote was taken and passed, 7-0.

- 9. VARIANCE 12-09: A REQUEST BY MARK HOUSEWRIGHT, REPRESENTING MASTERPLAN, FOR APPROVAL OF A VARIANCE TO THE SUBDIVISION AND DEVELOPMENT CODE, ARTICLE III, SECTION 21-58(B) TO REMOVE A PERIMETER FENCE AT ALTA CREEKSIDE. THE SITE IS LOCATED AT THE SOUTHEAST CORNER OF PRESIDENT GEORGE BUSH TURNPIKE AND CUSTER PARKWAY AND IS ZONED PD PLANNED DEVELOPMENT.**

Council Discussion

Councilmember Omar asked if the entry signage would be constructed regardless of the fencing. A representative for the applicant explained that the cost-savings from not constructing the fence would provide the funding for the entry feature.

Mayor Pro Tem Maczka stated that the neighborhood is in favor of the entry sign. She also asked about trail connectivity. The applicant representative explained that they would be working with staff on trail connectivity once a path is determined by the residents.

Councilmember Solomon inquired about the fencing of the DART area. The applicant representative stated that DART would provide fencing.

Council Action

Councilmember Solomon moved to approve Variance 12-09 as presented. Mayor Pro Tem Maczka seconded the motion. A vote was taken and passed, 7-0.

10. CONSENT AGENDA:

ALL ITEMS LISTED UNDER ITEM 10 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.

A. ADOPTION OF THE FOLLOWING ORDINANCES:

- 1. ORDINANCE NO. 3887, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A MOTOR VEHICLE SERVICE STATION WITH SPECIAL CONDITIONS ON A 0.58-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL LOCATED AT 1401 E. BELT LINE ROAD.**
- 2. ORDINANCE NO. 3888, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT A SPECIAL PERMIT FOR A KARAOKE BAR WITH SPECIAL CONDITIONS IN A LEASE SPACE LOCATED ON A 20.0-ACRE TRACT OF LAND ZONED LR-M(2) LOCAL RETAIL LOCATED AT 1310 W. CAMPBELL ROAD.**

- B. CONSIDER RESOLUTION NO. 12-20, REGARDING ITS REVIEW OF CHAPTER 2 “ADMINISTRATION,” ARTICLE I “CODE OF ETHICS” OF THE RICHARDSON CODE OF ORDINANCES.**
- C. AUTHORIZE THE ADVERTISEMENT OF THE FOLLOWING COMPETITIVE SEALED PROPOSALS:**
- 1. CSP #901-13 – APPROVAL OF PLANS AND CONTRACT DOCUMENTS FOR THE PARK ON WEATHERED DRIVE PROJECT. COMPETITIVE SEALED PROPOSALS TO BE RECEIVED BY THURSDAY, NOVEMBER 8, 2012 AT 2:00 P.M.**
 - 2. CSP #902-13 – APPROVAL OF PLANS AND CONTRACT DOCUMENTS FOR THE CENTRAL TRAIL PROJECT. COMPETITIVE SEALED PROPOSALS TO BE RECEIVED BY FRIDAY, NOVEMBER 16, 2012 AT 2:00 P.M.**
- D. CONSIDER AWARD OF THE FOLLOWING BIDS:**
- 1. BID #53-12 – WE RECOMMEND THE AWARD TO PAVECON, LTD. FOR THE 2010 STREET PHASE VII PAVEMENT REHABILITATION PROJECT AT NORTH BOWSER (FROM BELTLINE ROAD TO APPROXIMATELY 200 FEET NORTH OF APOLLO ROAD) AND SOUTH GROVE ROAD (FROM BELTLINE ROAD TO HIGHLAND BLVD.) IN THE AMOUNT OF \$943,804.15.**
 - 2. BID #06-13 – WE RECOMMEND THE AWARD TO RELIABLE CHEVROLET FOR THE CO-OP PURCHASE OF THIRTEEN (13) CHEVROLET PURSUIT RATED POLICE TAHOE’S FOR THE POLICE DEPARTMENT THROUGH THE STATE OF TEXAS CONTRACT #071-072-A2 IN THE AMOUNT OF \$343,253.56.**
 - 3. BID #07-13 – WE REQUEST AUTHORIZATION TO ISSUE A COOPERATIVE PURCHASE ORDER TO DELL MARKETING L.P. FOR NETWORK DISASTER RECOVERY SOFTWARE THROUGH THE DEPARTMENT OF INFORMATION RESOURCES CONTRACT #DIR-SDD-890-TX IN THE AMOUNT OF \$95,636.64.**
 - 4. BID #08-13 – WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO FURNITURE MARKETING GROUP FOR THE CO-OP PURCHASE OF FURNITURE FOR THE HEIGHTS RECREATION, AQUATICS & GYMNASTICS CENTERS THROUGH VARIOUS TEXAS MULTIPLE AWARD SCHEDULE CONTRACTS #TXMAS-3-711050-1 (HAWORTH) TXMAS-4-7110270 (DAVIS), TXMAS-3-711010 (CAROLINA), TXMAS-4-7110380 (SPEC), TXMAS-3-7111020**

(LANDSCAPE FORMS), AND TXMAS-4-7111020-2 (EMECO) IN THE AMOUNT OF \$128,835.25.

5. **BID #09-13 – WE REQUEST AUTHORIZATION TO ISSUE PURCHASE ORDER TO WASTEEQUIP FOR THE CO-OP PURCHASE OF REFUSE CONTAINERS THROUGH THE TEXAS LOCAL GOVERNMENT STATEWIDE PURCHASING COOPERATIVE BUYBOARD CONTRACT #357-10 IN THE AMOUNT OF \$99,981.**

- E. **AUTHORIZE THE CITY MANAGER TO EXECUTE CHANGE ORDER TO INCREASE PURCHASE ORDER 120650 TO JIM BOWMAN CONSTRUCTION FOR THE SIDEWALK REPAIR PROGRAM PHASE III REGIONS 5 & 6 IN THE AMOUNT OF \$106,000.**

Council Action

Councilmember Hartley moved to approve the Consent Agenda, Items A-E, as presented. Councilmember Dunn seconded the motion. A vote was taken and passed unanimously.

ADJOURNMENT

With no further business, the meeting was adjourned at 7:53 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
PARKS AND RECREATION COMMISSION
JOINT WORK SESSION
MONDAY, OCTOBER 29, 2012

WORK SESSION -- 6:00 P.M.

• **Call to Order**

Mayor Townsend called the meeting to order at 6:02 p.m. with the following Council members present:

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

The following Park and Recreation Commissioners were also present:

Bob Dubey	Chair
Susan Fischer	Commissioner
Collin Hayes	Commissioner
Pam Krause	Commissioner
Jeremy Thomason	Commissioner
Amit Vaghela	Commissioner
Monica Weinman	Commissioner

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Mick Massey	Director of Parks and Recreation

A. Visitors

No visitor comments were submitted.

B. Joint Meeting with the Parks and Recreation Commission to Review and Discuss the Parks, Recreation, and Open Space Master Plan

Mick Massey, Director of Parks and Recreation, reviewed the Parks, Recreation and Open Space Master Plan 2012 and Beyond (PROSMP) with a presentation that covered the following areas:

- Background of the Master Plan
- The Planning Process
- Needs Assessment Study
- Aquatics Facility Planning
- Level of Service
- Focus Group Input
- Citizen Survey
- Needs Assessment and Conclusions

The top ten recommended facility priorities are:

1. Multi-use Paved Trails
2. Swimming Pools/Spraygrounds
3. Natural Areas
4. Dog Park
5. Botanical/Community Garden
6. Benches/Seating Areas
7. Picnic Shelters/Pavilions
8. Band Stand/Amphitheater
9. Indoor Recreation Center
10. Basketball/Volleyball (indoor)

Mr. Massey also reviewed the plan with specifics to aquatics including the history and current facilities, current trends, and future needs. He reviewed the recommended aquatic implementation:

- Replace Arapaho Pool with Neighborhood Aquatic Family Center
- Add New Indoor Aquatic Center –Centrally Located
- Add New Neighborhood Aquatic Family Center in northeast Richardson
- Add Sprayground in northeast Richardson
- Continue operation of remaining outdoor pools – Cottonwood, Canyon Creek, Glenville, and Terrace.

Mr. Massey reviewed the plan implementation and potential funding sources. He stated that the Plan Implementation is not necessarily in priority order and explained that this would allow for projects to be achieved as the opportunity arises with timing and funding being critical.

Mr. Massey stated that the Park and Recreation Commission reviewed the PROSMP in October with the following conclusions:

- It was recognized the PROSMP is comprehensive in nature and bold in scope of ideas and needs for the City.
- It was recognized that the PROSMP is a set of goals that will be challenging at times and hard to reach without funding, partnerships, and opportunities.

- It was recognized that the PROSMP is long range in scope with challenges to repair, renovate, or renew the parks system and in some cases build new facilities.
- It was recognized that long range plans take time.

Regarding the Council Near Term Action Items 13 and 17, Mr. Massey reviewed the following:

Item 13 - “Evaluate funding strategies, timing, and implementation planning Parks.”

•*Funding strategies*

- PROSMP helped shape the 2010 Capital Projects needs leading to support from the public on the bond program.
- Dallas County, Collin County, UT Dallas, NCTCOG, TXDOT partnerships have been supported by the PROSMP and have led to gains in funding trail development and trail planning.
- City of Plano to Richardson and Murphy trail as a regional multi-agency project.

•*Timing*

- PROSMP allows flexibility of timing so partnerships can evolve and alternate sources of funding sought: Example University Trail planning.
- As partnership opportunities have presented themselves, timing can accelerate or decelerate. Example: Central Trail expansion into Bush Turnpike development.
- Opportunities affect timing of Park projects where there is no land or no funding. Example: New Park on Weatherred.

•*Implementation planning*

- City of Richardson and City of Murphy Multi Agency Recreation Center potential partnership answered many questions, thus advancing the issue for the Breckinridge Recreation Center.
- Implementation, funding, and partnerships – all integral parts of the PROSOMP however there is also flexibility allowing for opportunities that arise and priorities to shift.

Item 17- “Evaluate appropriate opportunities for public-private partnerships for future development, city services/amenities and parks.”

- PROSMP identified park and open space needs at **Transit Oriented Development** areas and partnerships have formed at Brick Row and Bush Turnpike Station.
- Seeking opportunities for partnerships through the **Enhancement Redevelopment Studies** (i.e. Spring Valley Corridor, Central and Main Street, Arapaho, etc.)
- Early development of partnership for **Indoor Gymnasium space** with SVAA.
- Ongoing public-private partnerships for services in **Corporate Challenge and Wildflower!**

In summary, Mr. Massey reviewed the conclusion and next steps:

- The PROSMP is a guide for larger “system wide” decisions based on citizen wants and needs.
- The Parks, Recreation, and Open Space Master Plan is being used for City planning, partnerships, and grant applications and has been an effective, useful, and successful planning tool.
- The “needs” are many; however, adhering to the PROSMP is important to achieving parks and recreation system goals.
- The PROSMP allows adjustments to changes in needs and allow for opportunities that present themselves.
- PROSMP will need to be evaluated and updated at 5 year anniversary, 2015.

Council/Commissioner Comments

Each of the Park Commissioners addressed Council with comments of appreciation for Mr. Massey and the Park staff. Common thoughts from the Parks Commissioners were that that the Master Plan is a fluent plan that is to be used as a guide. Several Commissioners considered the public/private partnerships and corporate sponsorships to be high priority.

Councilmember Solomon, who serves as the Park and Recreation Commission liaison, thanked the Commissioners and staff for their work on the Master Plan and all the hours they put in serving the community.

Mayor Townsend and each Councilmember commended the Park Commission and staff for their work.

Council discussed priorities of searching for unique opportunities, exploring partnerships and sponsorships, ongoing costs of aging pools and how they will be funded, and showcasing the City’s amenities at every opportunity. Council expressed a strong desire to identify funding needs and opportunities in a formal process so that it can be communicated to potential philanthropists, partners, and sponsors. Council also expressed a desire to continue exploring partnerships with the school districts, UTD, and other land owners that may have shared interests.

Ultimately, Council determined to check the Near Council Action Items 13 and 17 as completed; but with a charge to staff and the Commission to continue to focus on cultivating relationships to develop partnerships and seeking all funding opportunities.

C. Report on Items of Community Interest

No reports were given.

RECESS

With no further business, the Mayor recessed the meeting at 8:35 p.m. and stated Council would reconvene into Executive Session at 8:45.

EXECUTIVE SESSION

Council Action

Council convened into Executive Session at 8:45 p.m.

- In compliance with Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:
 - Personnel
 - Evaluation of the City Manager
- Council will reconvene into open session, and take action, if any, on matters discussed in executive session.

Council Action

Council reconvened into Regular Session at 9:59 p.m. There was no action as a result of the Executive Session.

ADJOURNMENT

With no further business, the meeting was adjourned at 10:00 p.m.

MAYOR

ATTEST:

CITY SECRETARY

MINUTES
RICHARDSON CITY COUNCIL
WORK SESSION
MONDAY, NOVEMBER 5, 2012

WORK SESSION -- 6:00 P.M.

• **Call to Order**

Mayor Townsend called the meeting to order at 6:00 p.m. with the following Council members present:

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

The following staff members were also present:

Dan Johnson	City Manager
David Morgan	Deputy City Manager
Cliff Miller	Assistant City Manager Development Services
Samantha Woodmancy	Management Analyst
Aimee Nemer	City Secretary
Steve Benson	Director of Library Services

A. Visitors

Mr. Jim Mallett addressed Council commending Mr. Benson and the library staff. He also expressed support for the new automated system for the library.

B. Review and Discuss City Council's Near-Term Action Item – Evaluate Strategies to Fund Redevelopment Efforts in the Community

Staff Comments

David Morgan, Deputy City Manager, reviewed this item explaining that this is one of Council's Near Term Action Items to address neighborhood renewal and vitality; as well as physical and economic redevelopment. Mr. Morgan reviewed the following:

The Challenges of Redevelopment

Inadequate/aged infrastructure:

- Drainage & Utilities
- Road Systems

Property challenges:

- “Chopped-up” land parcels
 - Ownerships
 - Timetables and finances to acquire & hold
- Business relocation, demolition, clean-up, remediation

- Parking limitations
- Adjacent use compatibility

Key Redevelopment Objectives

- Economic Development
- Revived Commercial Tax Base
- Revived/Repositioned Retailing
- Transit-Oriented Mixed Use Opportunities
- Upgraded hospitality facilities: restaurants & hotels
- Reposition older multifamily complexes

Community Impact

- Visual/aesthetic streetscape upgrade to contemporary standards
- Viable alternative commuter trails and recreation amenities for residents & workers
- Positive drive-by impression for commuters

Redevelopment Dynamics

- Home Runs vs. Singles/Doubles
- Addressing community visions within current market demand
- Pairing redevelopment opportunities with public facility needs/interests
- Real estate negotiations within the public realm

Redevelopment Strategies are Unique to the Project

- Each project requires unique city support depending on numerous factors:
 - Existing use
 - Infrastructure Issues
 - Land aggregation
 - Project phasing
 - Zoning requirements
 - Residual Land Value for proposed development

Residual Land Value Analysis

- Residual land value is a method used to determine the value and potential profitability of a piece of property minus any expenses related to the land.
- The residual land value is the value of the land that remains after any and all deductions associated with the cost of developing, maintaining or reselling the land.
- Several variables impact this evaluation:
 - Market Demand
 - Unit yield (density)
 - Unit price – factored to **market supportability**

Economic Development Incentive Toolbox

- Funding Sources:
 - Tax Increment Finance (TIF) Districts
 - Tax Abatements (Real/BPP)
 - Sales Tax Rebate

- Capital Reserves/Balances
- Infrastructure Grants
- NCTCOG, County, TxDOT, Etc...
- City Bond CO/GO
- Land Abandonment (R.O.W)

Economic Development Incentive Toolbox

- Funding Strategies
- Tax Incentives
- Infrastructure Participation
- Land Purchase
- Public Investments (Road Park)
- Other Strategies
- Planning/Visioning
- Zoning Entitlement
- Tax Exempt Status

Ongoing Funding/Strategy Review

- Public Improvement District (PID)
- Special assessment area created at the request of the property owners in the district. These owners pay a supplemental assessment with their taxes, which the PID uses for services above and beyond existing City services.
- Federal Grants
- Federal grants are available for community development and can be used to help finance projects in low income communities or revitalize urban neighborhoods.
- Important for the City to evaluate eligibility and appropriateness of grants based on redevelopment goals

Conclusions

- Redevelopment poses a unique set of challenges requiring flexible city support strategies
- The work of redevelopment is a primary mission for the City requiring **ongoing** focus and attention

Council Comments

Councilmember Dunn asked if the City has an Economic Development Corporation. Mr. Johnson responded that the City does have a foundation but explained that an “EDC” is not a funding mechanism. He explained that capital reserves are used to fund economic development projects in the City.

Councilmember Mitchell asked if information is available for property owners who are interested in redevelopment. Mr. Morgan explained that information is available through the City. Mr. Johnson explained that a redevelopment initiative involves one on one strategizing and a thorough planning process based on each individual project.

There was some Council discussion regarding what tools can or should be used and possibly ranking the options available. The Council concluded that it is staff’s responsibility to bring

forward various options available for specific projects and be aware of new options; and it is Council's responsibility to look at redevelopment and the options from a higher level and understand that redevelopment is a fluid process.

C. Review and Discuss the Implementation of the Library RFID Project

Staff Comments

Steve Benson, Director of Library Services, reviewed the RFID Project with Council stating this project was part of the 2010 Bond program. He explained the proposal process stating that four companies submitted quotes and were evaluated and ranked by a committee comprised of library, purchasing, and IT staff. Mr. Benson stated that the committee recommended Tech Logic and negotiated a reduced proposal in the amount of \$669,973. He explained that the project implementation includes outsourcing the retagging of all library materials, installing self-service checkout kiosks, staffing manned checkout/check-in stations, and installing the automated materials handling system. Mr. Benson stated that the estimated completion date of the project is May 2013. He stated that the approval of the contract with Tech Logic would be on the November 12, 2012 Council agenda for consideration. In closing, Mr. Benson introduced two committee members from the library staff; Susan Allison, Assistant Director of Library Services, and Darrell Cook, Librarian II, Circulation.

Council Comments

Councilmember Mitchell inquired about the non-resident fee and asked if it has affected the number of patrons. Mr. Benson explained that circulation numbers have increased and likely would have increased more if there was not a non-resident fee. He explained that non-residents still have limited access through an inter-library loan program. He also stated that the non-resident fee is only charged in reciprocal agreements between other cities.

Councilmember Solomon asked how the sorting system works. Mr. Benson explained that the sorting is set up by collection category such as adult non-fiction, children's non-fiction, etc.

Council commended the library staff on implementing technology with this project and commented that it would be a great enhancement for library patrons.

D. Report on Items of Community Interest

Council Reports

Mayor Pro Tem Maczka reported that the City of Richardson earned the Working for Clean Air Award from the North Texas Commission for cities with under 1000 employees.

Councilmember Dunn reported that City Wide Pet Day was a great success and commended staff. Councilmember Solomon also commended Councilmember Dunn and staff.

EXECUTIVE SESSION

Council adjourned the Work Session at 7:22 p.m. and after a 10 minute recess convened into Executive Session at 7:32 p.m.

- In compliance with Section 551.074 of the Texas Government Code, Council will convene into a closed session to discuss the following:
 - Personnel
 - Evaluation of the City Manager
- Council will reconvene into open session, and take action, if any, on matters discussed in executive session.

RECONVENE INTO REGULAR SESSION

Council reconvened into Regular Session at 8:30 p.m.

ADJOURNMENT

With no further business, the meeting was adjourned at 8:30 p.m.

MAYOR

ATTEST:

CITY SECRETARY



City of Richardson
City Council Meeting
Agenda Item Summary



Meeting Date: Monday, November 12, 2012

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

Staff Resource: Aimee Nemer, 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.



MEMO

DATE: November 8, 2012
TO: Honorable Mayor and City Council
FROM: Michael Spicer, Director of Development Services *MS*
SUBJECT: Zoning File 12-11 – GreenVUE PD – Multi-family Community

REQUEST

John S. Kirk of Embrey Partners, Ltd. is requesting approval of a change in zoning from I-FP (2) Industrial with special conditions to PD Planned Development to provide for the development of a multi-family apartment community on a 12.75-acre tract of land located at the southeast corner of Greenville Avenue and Collins Boulevard.

BACKGROUND

The subject property is an undeveloped tract bounded by the Collins Boulevard overpass to the north, Greenville Avenue to the west, Alma Road to the east, and the KCS Railroad and a vacant industrial/office building to the south. The subject property is located within the East Arapaho/Collins Enhancement/Redevelopment district as depicted in the 2009 Comprehensive Plan. A study of this district is now underway and is projected to be completed by the first quarter of 2013.

SEPTEMBER 4, 2012 CITY PLAN COMMISSION MEETING

The applicant presented a 351-unit development on a 12.75-acre tract comprising eight (8), three-story buildings generally arranged parallel to an east/west drive connecting Alma Road and Greenville Avenue. The buildings included only one-bedroom and two-bedroom units. All buildings were clad with brick, stone, concrete block, 3-stage stucco, metal panels and hardipanel. About 70% of the parking provided was surface parking with the remainder either located in a tuck-under configuration on the first floor of the apartment buildings or in free-standing garages. Multiple open space areas were proposed throughout the development; the largest located near the clubhouse. A hike and bike trail, ten (10) feet wide, was proposed along the perimeter of the property on the three sides having public street frontage.

The concept plan presented to the City Plan Commission included gates located at both the Greenville Avenue and Alma Road entrances. The City Plan Commission expressed concerns that the gates were not in keeping with the intended urban character of the project and impaired connectivity.

PLAN COMMISSION RECOMMENDATION

On September 4, 2012, the City Plan Commission, by a vote of 4-3 (Commissioners Bouvier, Hand, and Linn opposed), recommended approval of the request, including PD standards and a condition that would allow the option of removing the gates at the Greenville and Alma entrances.

SEPTEMBER 24, 2012 CITY COUNCIL MEETING

The applicant indicated the gates would be removed to address the Commission's concern and requested that rather than having the option to remove the gates, that the requirement for the gates be eliminated. Primary concerns expressed by the City Council included the lack of retail opportunities on the first floor of the buildings along Alma Road and Greenville Avenue and the lack of structured parking – qualities typical of more urban style development. The applicant requested additional time to revise the proposal in response to City Council concerns. City Council closed the public hearing but voted to continue consideration of the request to October 22, 2012. At that meeting, the applicant requested further continuance until November 12, 2012 in order to finalize plans that might better respond to Council's concerns.

REVISED SITE PLAN AND ELEVATIONS

Since the September 24, 2012 City Council meeting, the applicant has reduced the size of the proposed development from 12.75 acres to 11.13 acres. The south property line has been moved north and a 0.85-acre parcel located at the southwest corner of Collins and Alma has been removed and set aside for a future park.

The applicant has also revised the site plan and elevations in an effort establish a stronger urban character. Updates to the site plan include placing the buildings closer to Greenville Avenue; increasing density from twenty-eight (28) units per acre to thirty-six (36) units per acre (351 units to 401 units); increasing the amount of deck parking to accommodate the additional units without increasing the surface parking area; providing "retail ready" ground floor space along Greenville Avenue and Alma Road; increasing building heights from three (3) to four (4) stories with heights up sixty (60) feet along Greenville Avenue and Alma Road; and providing elevators in all four-story buildings.

The applicant has also made provision for a future park at the northeast corner of the site to enhance the sense of community and to provide an area for social interaction near an important intersection of the City's trail system.

ATTACHMENTS

Special Conditions	Retail Ready Section (Exhibit "D-2")
CC Public Hearing Notice	Perspective Rendering (Exhibit "D-3")
City Plan Commission Minutes 09-04-2012	Entry Drive Detail (Exhibit "D-4")
City Council Minutes 09-24-2012	Site Photos (Exhibits "E-1" through "E-4")
Staff Report	Proposed PD Conditions (Exhibit "F")
Zoning Map	Market Study Report (Provided by Gateway Planning)
Aerial Map	Applicant's Statement
Oblique Aerial Looking East	Update to Applicant's Statement 11-07-2012
Zoning Exhibit (Exhibit "B")	Notice of Public Hearing
Building Elevations (Exhibit "C-1" through "C-3")	Notification List
Rendered Concept Plan (Exhibit "D-1")	Previous Exhibits

ZF 12-11 Special Conditions

1. The subject site shall be zoned PD Planned Development for the A-950-M Apartment District and shall be developed in accordance with the attached “GreenVUE Planned Development District Proposed PD Conditions” (Exhibit “F”).

CPC Additional Condition

2. The gates located at the Greenville Avenue and Alma Road entrances may be removed. *“The applicant’s revised Concept Plan does not include internal gates”.*



Attn. Lynda Black
Publication for Dallas Morning News – Legals
Submitted on: 09-6-2012
Submitted by: City Secretary, City of Richardson

Please publish as listed below or in attachment and provide a publication affidavit to:

City Secretary's Office
P.O. Box 830309
Richardson, TX 75083-0309

FOR PUBLICATION ON: September 7, 2012

**City of Richardson
Public Hearing Notice**

The Richardson City Council will conduct a public hearing at 7:30 p.m. on Monday, September 24, 2012, in the Council Chambers, Richardson Civic Center/City Hall, 411 W. Arapaho Road, to consider the following requests.

Zoning File 12-11

A request by John S. Kirk, representing Embrey Partners, Ltd., for a change in zoning from I-FP(2) Industrial with special conditions to PD Planned Development for the development of a multi-family community to be located at the southeast corner of Greenville Avenue and Collins Boulevard. The property is currently zoned I-FP(2) Industrial.

If you wish your opinion to be part of the record but are unable to attend, send a written reply prior to the hearing date to City Council, City of Richardson, P.O. Box 830309, Richardson, Texas 75083.

CITY OF RICHARDSON
Aimee Nemer, City Secretary

**EXCERPT
CITY OF RICHARDSON
CITY PLAN COMMISSION MINUTES – September 4, 2012**

Zoning File 12-11 (continued from August 21, 2012 meeting): Consider and take necessary action on a request by John S. Kirk, representing Embry Partners, Ltd., for a change in zoning from I-FP(2) Industrial with special conditions to PD Planned Development for the development of a multi-family community. The 12.75-acre site is located at the southeast corner of Greenville Avenue and Collins Boulevard and is zoned I-FP(2) Industrial.

Mr. Shacklett advised the applicant was requesting to rezone the property at the southeast corner of Greenville Avenue and Collins Boulevard for development of a 351-unit multifamily community. He added that Exhibit “F” in the Commission’s packet would be the proposed PD conditions for the development relating to height, buildings, landscaping and other regulations. Mr. Shacklett provided background information on the property including (1) the 2001 land use study for the area in and around the Arapaho DART Station including the subject property and the property located directly south with designated office, open space, and mixed-use office/urban residential, (2) the 2005 City initiated zoning request for a transit oriented development (TOD) around the Station that did not include the subject property (the City Plan Commission recommended approval and the City Council tabled it, but a decision was never made therefore leaving the existing Industrial zoning on the property), (3) the 2009 Comprehensive Plan update designated six areas throughout the City as enhancement/redevelopment with the subject property listed as part of the third study area that will be taking place in the near future.

Mr. Shacklett stated the applicant was proposing 351 multi-family units in a total of eight (8) buildings with the majority of the buildings being 3-stories in height. The only exception would be Building 1 which will have 3-story units that have a second story (loft) within the unit thereby creating a 4-story building. He added that there will be a number of open spaces provided throughout the community including the largest area behind the leasing office/clubhouse where a pool and other amenities would be located.

Mr. Shacklett pointed out that the site would have access from Greenville Avenue and Alma Road via an east/west drive aisle with parallel parking adjacent to the buildings. He added that the applicant was also proposing landscape buffers and fencing around the property with tree and a shrub row alternating on centers along the fence providing a buffer from the property to the south.

Mr. Shacklett reported the applicant was requesting the following amendments to the development standards of the A-950 District:

- Parking ratio of 1.5 per unit, the same as provided at Eastside, due to an apartment mix of 70/30 (one to two bedrooms). Also providing 158 garages and tuck-under spaces.
- Requesting 100 amenity points as opposed to the typical 70 points for each 250 units in A-950 Regulations.

- Requesting the property be considered one large community and that no physical separation be required.
- Reduction in masonry material from 75% to 50% for any one elevation, and the non-masonry materials allowed would be a three-stage stucco, metal and hardy panels. Some elevations will have upward of 77% of masonry, but the lowest would be 50%.

Mr. Shacklett explained that rather than having dumpsters in the parking lot, the applicant was proposing internal trash rooms within each building where residents would take their trash and then maintenance staff would move the trash to an enclosed compactor area on the north side of the property.

In closing his presentation, Mr. Shacklett stated that if the zoning request was approved, the property will be zoned PD Planned Development, developed in accordance with Exhibit “F” (list of conditions), Exhibit “B” and the three elevation sheets.

Vice Chair Hand said he understood the legality of making the property a PD Planned Development district, but had a concern about exempting the property in question from residential requirements listed in the Comprehensive Zoning Ordinance (CZO).

Chairman Gantt replied that the PD would be creating a new ordinance and would define the use and what could be built.

Mr. Chavez added that Section 8(c) of the Proposed Conditions was added to clarify that the property would be a PD as opposed to a residential district, which is where the CZO would apply additional heights limitations and performance standards on adjacent property.

Vice Chair Hand asked if the item was approved, would the surrounding properties be nonconforming and would the new zoning exempt adjacent properties from what a residential property would do to them. He also felt the property did not meet the definition of a PD.

Mr. Chavez replied that based on the staff analysis, and in accordance with the CZO, none of the residential performance standards would apply to the surrounding properties because the property would be zoned PD, which by definition has to be more than 10 acres and the property met that requirement.

Chairman Gantt asked if Mr. Hand’s concern was the property to the south and what might be built there in the future that would normally not be allowed adjacent to a residential area.

Vice Chair Hand confirmed that was an area of concern for him.

Commissioner Linn asked staff if the property in question would be in the Arapaho Collins redevelopment/enhancement study area. He also wanted to know if the item was approved, would the PD supersede the study area recommendations, or would it be removed from the study area.

Mr. Shacklett replied that the 2009 Future Lane Use plan called for six areas to be studied and the study for the proposed area had not been undertaken as yet. In addition, he said the

development might be considered as a factor in the future study, but it was not known at this time if it would be

Commissioner Linn stated the 2000 ULI study for the area surrounding the Arapaho Station called for residential as well as mixed-use retail, similar to other TOD areas, and wanted to know why mixed-use was not part of the proposal. He also wanted to know if there would be sidewalks around the development.

Chairman Gantt pointed out that the ULI study covered a much broader area than the proposed property and Mr. Shacklett noted that there would be a 10-foot trail along all three frontages.

With no further questions for staff, Chairman Gantt opened the public hearing.

Mr. William Dahlstrom, representing Embry Partners, 901 Main Street, Richardson, Texas, stated Embry Partners was a fully-integrated development and property management company with 40 years of experience and they were proposing a high quality urban residential community. He added that the project could be a catalyst for the area and could trigger development around the Arapaho Station.

Mr. John Kirk, Executive Vice President, Embry Partners, 1020 NE Loop, San Antonio, Texas, stated that Embry specialized in multi-family developments and has developed over 30,000 residential units and over 6 million square feet of office in the past 40 years. He added that their projects cover much of the south and they pride themselves on building quality products with long term value.

Mr. Kirk highlighted some of materials to be used in construction of the project including brick, stone, hardy plank, three-stage stucco, and metal accents. In addition, the development would have amenities such a pool, club house/fitness center, dog park, and a hike and bike trail that would tie into the City's trail system via a trail head that will be paid for and constructed by Embry.

Mr. Kirk concluded his presentation noting the high demand for the type of product they were proposing and cited similar projects in the area that are all above 90% occupied.

Mr. Scott Polikov, President, Gateway Planning Group, 101 Summit Avenue, Fort Worth, Texas, stated that the area needed a jump start with an urban residential, TOD project, and felt the proposed project could be the catalyst that has been discussed in some of the redevelopment and enhancement studies in the City. He added that the 2000 Land Use study called for urban residential for the property as opposed to retail, and suggested the project would serve the type of residents who work for the large employers in the Telecom Corridor.

In closing, Mr. Polikov acknowledged that his company did not usually handle this small a project, but when Embry Partners, who has an outstanding reputation, asked his company to participate they were eager to do so.

Mr. Tod Fobare, Property Owner, 5825 Park Lane, Dallas, Texas, stated his company owned a lot of property in the area and felt the proposed project would act as a catalyst to increase

development from Arapaho Road north to Campbell Road. He thought that more vertical developments would follow as properties redevelop closer to the Arapaho DART Rail station and noted that plans are in the works for an office building on the property to the south.

Mr. Dahlstrom stated he wanted to conclude the group's presentation by answering two of the questions posed by the Commission: 1) item 8(c) in the proposed conditions was put in place to head off any unintended consequences from putting a residential use next to a nonresidential use; and 2) mixed-use can be horizontal as well as vertical and the proposed project would be a component of that mixed-use in and around the Arapaho station.

Commissioner Bouvier asked if the hardy panels referred to in the Commission's packet were one solid piece as opposed to the typical hardy planks.

Mr. Eric Ernschaw, BGO Architects, 4144 N. Central Expressway, Dallas, Texas, replied that hardy panels were fiber cement panels that come in 4' by 8' sheets with the joints concealed so there are no battens or reveals and looks like a smooth stucco or wood textured panel.

With no other comments in favor or opposed, Chairman Gantt closed the public hearing.

Commissioner DePuy asked about vertical access to the apartments.

Mr. Kirk replied the units would be accessed via interior corridors and stairwells.

Vice Chair Hand asked why gates were listed on the concept plan when the project was suppose to be urban.

Mr. Polikov replied that there had been concern on the part of the applicant about cut through traffic, but after speaking with staff, an agreement was reached to return to the original proposal and remove the gates. Also, in areas where gates would be needed for internal parking security, the engineering staff thought something could be worked out to avoid turn around conflicts.

Chairman Gantt stated he understood the possibility of security issues, but did not think there would be a problem with cut through traffic and Mr. Polikov agreed.

Vice Chair Hand asked why the applicant was proposing 3-story buildings throughout most of the project as opposed to 4 stories, especially along the frontage road to Highway 75.

Mr. Polikov replied the proposal was the maximum urban format possible under the rent structure in the market place going forward for the next several years. In addition, the proposed development served the mid-level market and more closely matched the wages in the Telecom Corridor at \$1.30 to \$1.40 per square foot for rent. He did not think the market would support rent on podium or structured parking construction.

Regarding 4 stories along the frontage road to Highway 75, Mr. Ernschaw replied there will be three stories of residential units in the building along the frontage road, but the perception of the height of the building will be greater than 3 stories with a vertical elevation of 50 feet.

Vice Chair Hand stated he could accept 3-story buildings down the center boulevard because of the outdoor space being developed, but wanted to know if the green spaces in front of the buildings were patios or yards, which he felt took away from the urban feel of the design.

Mr. Ernschaw replied there would be a meandering sidewalk with 8-foot tree wells against the parallel parking, and between the sidewalk and the building there will be landscaping.

Mr. Shacklett replied that there would be approximately 12 feet between the balcony/patio and the parallel parking (5-foot walkway, 7-foot landscape).

Commissioner DePuy stated that the proposed concept plan reminded her of a project in Uptown Dallas with buildings close to the sidewalk and some landscaping, which makes it a very comfortable environment for the residents. She added that the concept plan made sense to her and thought it was the right fit for the site.

Commissioner Frederick stated she liked the plan and felt it was distinctive enough to attract attention along Highway 75. She felt the green space in front of the buildings softened the hardscape just a little bit, but left the urban feel.

Chairman Gantt stated at first he was having a hard time seeing how the proposed concept plan was a good idea because of the industrial zoning to the south, but after a more detailed look at the plan and listening to the presentation, he concurred that the project was a good fit for the area.

Vice Chair Hand noted that proposals had come before the Commission in the past with plans for small apartments, and he acknowledged that the applicant was proposing high quality premium units with the smallest at 550 square feet, but wanted to know how the Commission could codify that the units would not be small, cheap efficiencies.

Mr. Kirk replied they had designed one-bedroom apartments that were high in quality and efficient, but were not the typical efficiency apartments.

Mr. Polikov stated that he could understand the concern of a smaller unit if there were no other elements in the PD conditions that required quality construction, and felt the type of resident who would live in the development would be interested in the amenities, location, and the lifestyle. In addition, for the City to remain competitive they would have to look at changes in the market and the current zoning ordinance was not nuanced enough to do that so that was why the PD made sense.

Vice Chair Hand stated he understood financially why the applicant was not building podium with retail/live/work type units, but asked why that type of environment was not being built and filled with residential for now.

Mr. Polikov replied the market was in the City and not in the site, and may very well never be in the site. He added the amenity level was part of the rent structure renters would be willing to pay. If the developer wanted to go to podium construction and have the retail space to eventually fill in, there might be a problem because higher rents would have to be charged, higher than what was called for in the market. Polikov urged the Commission to

view the project as an incremental investment to up-tick the market to allow future developments to build mixed-use, podium style construction.

Commissioner Linn stated he thought the proposed development was a good idea for the area, but would prefer to wait until the Arapaho Collins redevelopment/enhancement study was complete and let the study dictate the land use around the station. In addition, he did not feel there was enough data to back up the claim that the project could be a catalyst for the area.

Mr. Polikov replied that his company had worked on other area studies for Cities in the Metroplex, including Richardson, and, based on his opinion, if his company was working on the contract for the Arapaho Collins study, he felt their recommendations would not be that much different from the concept plan being presented to the Commission. He added that the development would act as a catalyst by making a statement to the market that if Embry was willing to invest in the location, then maybe other investors and developers should too.

Mr. Dahlstrom added they had visited with the staff and were told the Arapaho Collins study would be a different type of study and that the request was a reasonable use of the property.

Mr. Chavez stated that the proposed study for Arapaho Collins would be a market study, which could possibly lead to a land use study of the area, but there were no guarantees that would happen and that the market study would be completed in the first quarter of 2013.

Mr. Kirk addressed the catalyst statement by citing a redevelopment project Embry did in San Antonio on the site of a run-down motel and how the area is now home to a new Target, Wal-Mart Supercenter, and Chick-fil-A. He also mentioned some areas in Dallas where residential made an impact and started the turn around process.

Commissioner DePuy stated the area was definitely a TOD area and felt the apartments would appeal to young professionals. She added that to wait on the project would be detrimental to other developments starting to take place along Highway 75.

Motion: Commissioner Frederick made a motion to recommend approval of Zoning File 12-11 as presented, with an additional condition to allow the option to remove the gates at both the east and west drives; second by Commissioner DePuy.

Vice Chair Hand stated he thought the proposal was interesting, but was hoping to have more time to deliberate and negotiate with the applicant. He also thought the motion should state the gates should be removed as opposed to having the option of removing them.

Mr. Hand closed his comments by citing a section of the Gateway Planning document about older apartment complexes and cautioned the Commission to apply the lessons learned when making their decision.

Motion passed 4-3 with Vice Chair Hand and Commissioners Bouvier and Linn opposed.

**EXCERPT
CITY OF RICHARDSON
CITY COUNCIL MINUTES – September 24, 2012**

PUBLIC HEARING, ZONING FILE 12-11: A request by John S. Kirk, representing Embrey Partners, Ltd., for a change in zoning from I-FP(2) Industrial with special conditions to PD Planned Development for the development of a multi-family community to be located at the southeast corner of Greenville Avenue and Collins Boulevard. The property is currently zoned I-FP(2) Industrial.

Staff Comments

Michael Spicer, Development Services Director, reviewed this item.

Council Comments

Councilmember Dunn asked how many units are proposed. Mr. Spicer replied 351.

Councilmember Omar inquired about the acreage of the property. Mr. Spicer stated it was just under 13 acres.

Councilmember Solomon asked about the landscaping on the area backing to Collins Street. Mr. Spicer explained that it would be buffered by a six foot wrought iron fence and landscaping.

Public Hearing

Mayor Townsend opened the Public Hearing at 7:54 p.m.

The following, all representing the applicant, spoke in favor of the request and addressed questions from Council.

Bill Dahlstrom and John Kirk, Embry Partners Ltd.
Scott Polikov, Gateway Planning Group
Tod Fobare, property owner

Council Comments

Mayor Pro Tem Maczka and Councilmember's Omar and Mitchell expressed significant concerns with no option for retail development. They also commented on the elevations being too low for the property and in regards to urban development.

Councilmember Mitchell stated the proposed development was not his idea of "urban development".

Councilmember Solomon expressed concerns with the amount of landscaping on Collins Street. Mr. Kirk explained that the full landscape plan has not been submitted yet and stated it would include a 10-12 foot hike and bike trail as well as landscaping. Mr. Solomon also expressed concerns with traffic regarding the main entrance off Greenville. Mr. Kirk stated that they have worked extensively with staff on the traffic plans.

Councilmember Dunn inquired about the dog park, specifically, how the park would be kept exclusive to the development. Mr. Kirk replied that the management company would manage the dog park.

Councilmember Hartley commented on the property being located within the Arapaho/Collins study area and inquired if Council should wait for the results of the study before considering this request. Mr. Johnson reviewed the study area and explained that this parcel was not currently included in the study area. Mr. Polikov explained that the proposed development meets all the elements of the study.

Council expressed appreciation to Mr. Fobare and the applicants.

With no further public comments, Mayor Pro Tem Maczka moved to close the Public Hearing seconded by Councilmember Dunn. A vote was taken and passed unanimously.

Council Comments

Councilmember Omar stated that he highly respected all of the players, but does not see the same vision they have presented. He explained that he is okay with apartments, but would like to see the opportunity for the first floor to be mixed use. He also stated he did not like the surface parking.

Mr. Dahlstrom stated that the applicant is willing to look at options for parking and using building one as mixed used in the future.

Mayor Pro Tem Maczka stated that she preferred all buildings facing streets to have adaptability for mixed uses.

Councilmember Mitchell commented that in the end, if approved, Council would be approving 350 apartment units.

After a lengthy discussion on the issues mentioned, Council and the applicants determined that more time was needed to consider the issues and bring back revised plans.

Council Action

Councilmember Omar moved to table this item to October 22, 2012. Mayor Pro Tem Maczka seconded the motion. A vote was taken and passed, 7-0.



Staff Report

TO: City Council

THROUGH: Michael Spicer, Director of Development Services **MS**

FROM: Sam Chavez, AICP, Asst. Dir. of Development Services (Planning) **SC**

DATE: November 8, 2012

RE: **Zoning File 12-11:** Planned Development – GreenVUE PD

REQUEST:

Rezone 11.13 acres from I-FP(2) Industrial with special conditions to PD Planned Development for the development of a multi-family community located at the southeast corner of Greenville Avenue and Collins Boulevard.

APPLICANT / PROPERTY OWNER:

John S. Kirk – Embrey Partners, Ltd. / Leora Azoulay Lesh – SAF CTP, LLC

EXISTING DEVELOPMENT:

The property is undeveloped.

ADJACENT ROADWAYS:

Alma Road: Four-lane, divided major collector; 3,800 vehicles per day on all lanes, northbound and southbound, south of Collins Boulevard (May 2011).

Collins Boulevard: Six lane, divided arterial; 11,000 vehicles per day on all lanes, eastbound and westbound, on the Collins Boulevard overpass (May 2011).

Greenville Avenue: Six-lane, divided arterial; no traffic counts available between Arapaho Road and Collins Boulevard.

SURROUNDING LAND USE AND ZONING:

North: Office; PD Planned Development

South: Industrial; I-FP(2) Industrial

East: Industrial; I-FP(2) Industrial

West: Retail/Commercial (across DART and US-75); C-M Commercial

FUTURE LAND USE PLAN:

Enhancement/Redevelopment

These are areas where reinvestment and redevelopment is encouraged. Further study may be necessary to understand the full potential for redevelopment. This property is located in the East Arapaho/Collins enhancement/redevelopment area and is part of the City's Tax Increment Finance (TIF) district. This area has been challenged in recent years by evolving markets, technology, and user requirements. Redevelopment, enhancement, and building format changes should be considered. Mid-rise office uses are appropriate throughout the area and mixed-use buildings with ground-floor retail could be appropriate at key locations, including adjacent to the Arapaho Center rail transit stations.

Future Land Uses of Surrounding Area:

North: Office/Industry

South: Enhancement/Redevelopment

East: Enhancement/Redevelopment

West: Community Commercial

EXISTING ZONING:

I-FP(2) Industrial (Ordinance Number 29-A).

TRAFFIC/ INFRASTRUCTURE IMPACTS:

The applicant provided a traffic impact analysis (TIA) and conceptual drainage study per the requirements for a PD Planned Development District. **Based on the TIA, staff has worked with the applicant to provide adequate driveway locations along Greenville Avenue and Alma Road. The proposed driveway along Greenville Avenue was moved south from Collins to provide adequate transition and storage for a left turn lane to the property from Greenville Avenue.** Staff has also reviewed the conceptual drainage plan and determined the proposed use would not negatively impact the City's infrastructure.

APPLICANT'S STATEMENT

(Please refer to the complete Applicant's Statement.)

STAFF COMMENTS:

Background:

The subject site undeveloped lot. It is bounded on the north by the Collins Boulevard overpass. At the west end of the property, the overpass is approximately thirty-five (35) feet above grade and as the road moves eastward, it comes back to grade as it approaches Alma Road (see attached oblique aerial and photos). The site is also partially bounded along the southwest property line by the KCS Railroad and a vacant office/industrial building to the south. The property is located between one-quarter and one-half mile north from the Arapaho DART station, which is connected via a trail along the east side of Greenville Avenue.

In 2001, a land use study was conducted for the Arapaho DART Station area to determine what types of uses and development patterns would be appropriate surrounding a multi-modal transit station. The study led to the creation of a draft station area plan that was developed in response to recommendations from an Urban Land Institute (ULI) Advisory Service Panel Report published in 2000. The station area plan encouraged the development of commercial development around the Arapaho Center station as the dominant land use, but suggested flexibility to allow a mix of land uses on larger parcels to include retail, residential and office uses while allowing developers to respond to market demands. For the subject property and property located directly south, the station area plan designated office, open space, and mixed-use office/urban residential as appropriate land uses.

In 2005, the City submitted an application to rezone the property around the Arapaho Center Station. The area to be rezoned was bounded by Central Expressway to the west, the KCS Railroad to the north and east, and Arapaho Road to the south and did not include the subject property. The proposed PD contained three (3) separate areas around the station that allowed a mix of uses such as retail, commercial, entertainment, office with multi-family allowed by Special Permit on the property between Central Expressway and the DART right-of-way, north of Arapaho Road. The City Plan Commission recommended approval of the zoning change; however, at the City Council meeting, a major property owner within the district stated they were opposed, and the zoning case was tabled for an indefinite period of time. Ultimately, the zoning change was never approved, and the existing Industrial zoning classification is still in place today.

In 2009, the City updated the Future Land Use Plan as part of the update to the City's Comprehensive Plan. The subject property was placed in a future land use category noted as Enhancement/Redevelopment. There were six (6) distinct Enhancement/Redevelopment districts designated in the Plan, and the subject property is located in the East Arapaho/Collins district. The City is in the preliminary stages of a study of this district, which should be completed in the 1st quarter of 2013. The study area boundaries have not been finalized, so it is unclear whether the subject property will be included or not. The subject property had previously been designated as a medium density employment/service land use in the 2000 Future Land Use Plan.

Update:

The City Council considered the applicant's original request on September 24, 2012. The request was tabled to the October 22nd City Council meeting. On October 22, 2012, the applicant requested that the item be continued to the November 12, 2012, City Council meeting to allow them the opportunity to further refine the design and modify the PD Planned Development regulations to address the following concerns expressed by the City Council at their September 24, 2012 meeting:

- Lack of density – The number of units has been increased from 351 units to 401 units (50 unit increase) for a density of 36 units per acre. The increased density is a result of the increased number of units and the reduction of land area. The site area was originally 12.7 acres and has been reduced by 1.57 acres to 11.13 acres. The site reduction includes 0.723 acres from the south and the 0.847 acre site designated on the Concept Plan as “Future Park”.

- Lack of retail/mixed use opportunities – The northern ground floor of Building A, and the ground floors of Buildings C and D that face Alma Road are designated and will be constructed as “retail-ready”, with a minimum floor height of twenty-one (21) feet (Exhibit “C-1” and “C-2” and Exhibit “D-1” and “D-2”).
- Lack of building height for an urban development – The building heights have been increased to a maximum of four (4) stories, not to exceed sixty (60) feet. With the exception of Building E and the western portion of Buildings D, which are three-story in height, the balance of the buildings are 4-story buildings (Exhibits “C-1” and “C-2”).
- Amount of surface parking – The number of surface parking has been reduced from 380 to 306 spaces. The parking design now includes a 2-level parking garage, in addition to tuck under parking for all of the buildings.

The applicant has revised the proposed concept plan to address the City Council’s concerns and are attached as Exhibits “B” through “C-2”. The original exhibits are attached for reference and are dated “09-24-12”.

Applicant’s Original and Revised Request

	Original Proposed Development (ZF 12-11)	Revised Proposed Development (ZF 12-11)
Site Area	12.7 acres	11.13 acres
Current Zoning	I-FP(2) Industrial	I-FP(2) Industrial
Proposed Zoning	PD Planned Development	PD Planned Development
Number of Units	351	401
Number of Buildings	Eight (8) multi-family buildings consisting of 1-bedroom and 2-bedroom units	Five (5) multi-family buildings consisting of 279, 1-bedroom and 122, 2-bedroom units
Access	Greenville Avenue and Alma Road, connected by a main spine road that serves as the major driveway through the property.	Greenville Avenue and Alma Road, connected by a main spine road that serves as the major driveway through the property.
Governing Ordinance	PD Planned Development Regulations.	PD Planned Development Regulations (attached as Exhibit “F”).
Misc. Requests	Variance from Chapter 21 (Subdivision and Development Code, Section 21-58): Consider the 351-unit complex as one apartment community Waive the requirement for physical separation between every 250 units.	Variance from Chapter 21 (Subdivision and Development Code, Section 21-58): Consider the 351-unit complex as one apartment community Waive the requirement for physical separation between every 250 units. Waive the requirement for a perimeter fencing around an apartment complex.

Other Features	Multiple open space areas, a large open space/pool area located behind the leasing center/clubhouse in the southwest portion of the property. A 6-foot decorative metal fence surrounds the property and a 10-foot bike trail is provided along all three (3) street frontages.	Multiple open space areas and plazas, a large open space/pool area located behind the leasing center/clubhouse in the southwest portion of the property. A 10-foot bike trail is provided along all three (3) street frontages.
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Revised Proposed Development

- Lot Area: 11.13 acres / 484,739 square feet
- Number of Units/Density: 401 units / Maximum 36 dwelling units per acre allowed.
- Building Area: Five (5) apartment buildings and leasing center/clubhouse totaling 493,942 square feet / approximately 28% lot coverage (max 30% proposed)
- Setbacks:
 - Front: 40 feet along Greenville Avenue and Collins Boulevard / 25 feet along Alma Road.
 - Side: No side setback required along southwestern property line. Side setbacks adjacent to the park shall be provided as shown on Exhibit “B”.
 - Rear: 25 feet along southern property line except for accessory structures related to pool area/central open space may be located within five (5) feet of southern property line.
- Number of Parking Spaces: 602 required/636 proposed (proposed parking ratio of 1.5 spaces per dwelling unit).
- Building Height: Maximum four (4) stories, not to exceed sixty (60) feet, excluding architectural features in scale with the building. With the exception of the Building E and the eastern portion of Buildings D, the balance of the buildings are 4-story buildings. Building A, a four (4) story building features units above the entry drive (Exhibit “D-4”).
- Building Materials: The buildings will be constructed of a combination of brick, stone, concrete block, 3-stage stucco, metal panels, and hardipanel. The minimum amount of masonry allowed will be 70% per elevation, which is utilized on the west elevation of Building E, the east elevation of Building D. The other building elevations will be between 71% and 77% masonry construction as noted on the attached elevations (Exhibits “C-1” through “C-3”).
- Landscaping: 29% proposed.

The table on the following page provides a comparison between the A-950-M Apartment regulations, the original proposed development, the revised proposed development, and similar developments (Brick Row, The Venue and Eastside).

Regulation	A-950-M Apartment	Original Proposed Development (ZF 12-11)	Revised Proposed Development (ZF 12-11)	Brick Row	The Venue	Eastside
Min. Floor Area per Unit	700 s.f.	550 s.f.	600 s.f. INCREASE	1-bedroom - 750 s.f. 2-bedroom -900 s.f. 5% of each unit type allowed to be reduced up 25% provided overall average per building is 800 s.f.	1-bedroom - 700 s.f. 2-bedroom -900 s.f. 5% of each unit type allowed to be reduced up 75% provided overall average is 750 s.f.	625 s.f., except up to 8 units may be a minimum 500 s.f. Average floor area shall be 850 s.f.
Number of Units Developed	Max 18 units per acre allowed	351	401 INCREASE	577	285	436
Building Materials (Masonry considered to be brick, concrete, concrete block, and stone)	Min. 75% masonry	Min. 50% masonry on each elevation (Elevations range from 50% to 77% masonry)	Min. 70% masonry on each elevation (Elevations range from 70% to 77% masonry) INCREASED MINIMUM PERCENTAGE	100% masonry on ground floor / Overall min. 85% masonry for entire building Reduced requirements for exterior walls of courtyard areas above 1 st floor	100% masonry on ground floor / Min. 50% above ground floor Reduced requirements for exterior walls of courtyard areas above 1 st floor	Min. 50% masonry
Parking Ratio	2 spaces per unit (.5 garage or carport/unit)	1.5 spaces/unit (no requirement for garage/carport) 158 garage or tuck under spaces provided (approx. 0.45 spaces/unit)	1.5 spaces/unit (no requirement for garage/carport) 330 garage or tuck under spaces provided (approx. 0.82 spaces/unit) INCREASE	1-BR – 1.5 spaces/unit 2-BR – 1.75 spaces/unit 3-BR – 2 spaces/unit Multi-family projects required structure parking	1.5 spaces/unit Required structured parking	1.5 spaces/unit
Max. Height	2-story (max. 40')	4-story (max. 50')	4-story (max. 60') INCREASE	6-story (max. 100') / Developed at 4 stories (66'9" to top of architectural features)	Max. 151' / Developed at 87'10" to top of architectural features)	Max. 80'

Max. Density	18 units/acre	28 units/acre	36 units/acre INCREASE	Max. 577 units allowed (no density requirement) Developed at approx. 52 units/acre on lots developed as multi-family)	90 units/acre / developed at approx. 64 units/acre	Max 450 units allowed (Allows max. 30.4 units/acre). Developed at 29.5 units/acre
Recreational Areas	For each 250 units a min. 900 s.f. playground for children under 10 years For each 250 units a min. 70 recreational amenity points.	No playground being proposed A minimum 100 amenity points shall be required per proposed PD regulations	No playground being proposed A minimum 100 amenity points shall be required per proposed PD regulations	2 acres of public open space required within 30-acre Brick Row development Additionally, a minimum 70 amenity points required (40 on-site) for each 350 units	No specific amenity points requirement. Approved as part of master plan and site plan approval.	Min. 900 s.f. in area of indoor or outdoor recreation space designed for use of residents. Additionally, a minimum 70 points required for entire development.

Proposed PD Standards:

The proposed PD standards utilize the A-950-M Apartment District regulations as a base zoning district, but calls out all areas where deviations from the district are being requested. To accommodate the proposed development, much of the base zoning district regulations are being revised including building materials, height, setbacks, density, parking and recreational areas. The revisions are being requested because the applicant is proposing a product that is more urban in nature than what our typical A-950-M Apartment regulations would allow. Several of these deviations are discussed below:

Minimum Floor Area of Dwelling Unit – The applicant is proposing to allow the minimum floor area of a dwelling unit to be 600 square feet. They are proposing to construct 279, 1-bedroom/1-bathroom units and 122, 2-bedroom/2-bathroom units. The minimum floor area allowed within the A-950-M District is 700 square feet regardless of the number of bedrooms. The applicant is proposing a lower minimum because a large part of their market is single residents who do not want to maintain a large living space and prefer a smaller living space with a higher quality finish-out. The applicant has also stated that their 1-bedroom, 600-square foot unit is currently their fastest leasing unit in other projects.

Building Materials – The applicant proposed regulations require a minimum 70% masonry construction per elevation as depicted on the attached elevations (Exhibits “C-1” through “C-3). They are proposing to include 3-stage stucco and metal panels as non-masonry materials that could be used for the remainder of the elevations in addition to hardipanel.

In the West Spring Valley Corridor PD, exterior walls at the ground floor level of buildings were required to be a minimum 50% masonry; however, the remaining 50% of the exterior walls were allowed to utilize 3-stage stucco or ventilated façade systems (type of metal panels). Although the typical A-950-M Apartment District regulations require a minimum 75% masonry construction, the applicant is proposing to utilize higher quality, non-masonry materials such as 3-stage stucco and metal panels that they feel will create a quality design.

Building Height/Density – The applicant is proposing that a maximum 4-story building, not exceeding sixty (60) feet, exclusive of architectural features respecting building scale, be allowed. Due to the increased proposed density and urban nature of the project, the proposed buildings will be four (4) stories in height. The proposed density of the project is a maximum thirty-six (36) dwelling units per acre. In the A-950-M Apartment District, buildings are restricted to a maximum of two (2) stories, not to exceed forty (40) feet in height and density is limited to a maximum of eighteen (18) dwelling units per acre. The applicant is also proposing the addition of elevators to the 4-story buildings.

Building Setbacks – The A-950-M Apartment District requires a landscaped 30-foot front setback along streets. The proposed development has three (3) street frontages.

- Along Greenville and Collins, the applicant intends to provide a 40-foot building setback.
- Along Alma, the proposed building location is seventy-five (75) feet back of the property line; however, they are requesting a minimum 25-foot setback.

Along the southern property line and KCS Railroad, the applicant is proposing a 25-foot setback that is consistent with the rear property line required in the A-950-M Apartment District; however, they are requesting that accessory structures related to the central open space/pool area at the southwest corner of the property be allowed to utilize a setback of five (5) feet.

Perimeter Landscape Setbacks – The A-950-M Apartment District requires that the 30-foot front setbacks shall be landscaped. The proposed development has three (3) street frontages.

- Along Greenville, the applicant intends to provide a 30-landscape setback except for a small area where a portion of a driving aisle encroaches. The applicant intends to provide one (1) canopy tree and one (1) ornamental tree for every fifty (50) feet of lineal frontage as suggested in the City’s Landscaping Policy.
- Along Alma, the proposed landscape setback is a minimum of twenty-five (25) feet. This is due to the location of the building along Alma as stated above. The applicant intends to provide one (1) canopy tree and one (1) ornamental tree for every fifty (50) feet of lineal frontage as suggested in the City’s Landscaping Policy.
- Along Collins, a minimum 6-foot landscape setback is proposed. The landscape area is reduced to accommodate the driving aisle and parking spaces along the north side of the development. The applicant feels the reduced landscape setback is appropriate since most of the Collins frontage is along the retaining wall of the overpass so the need for the

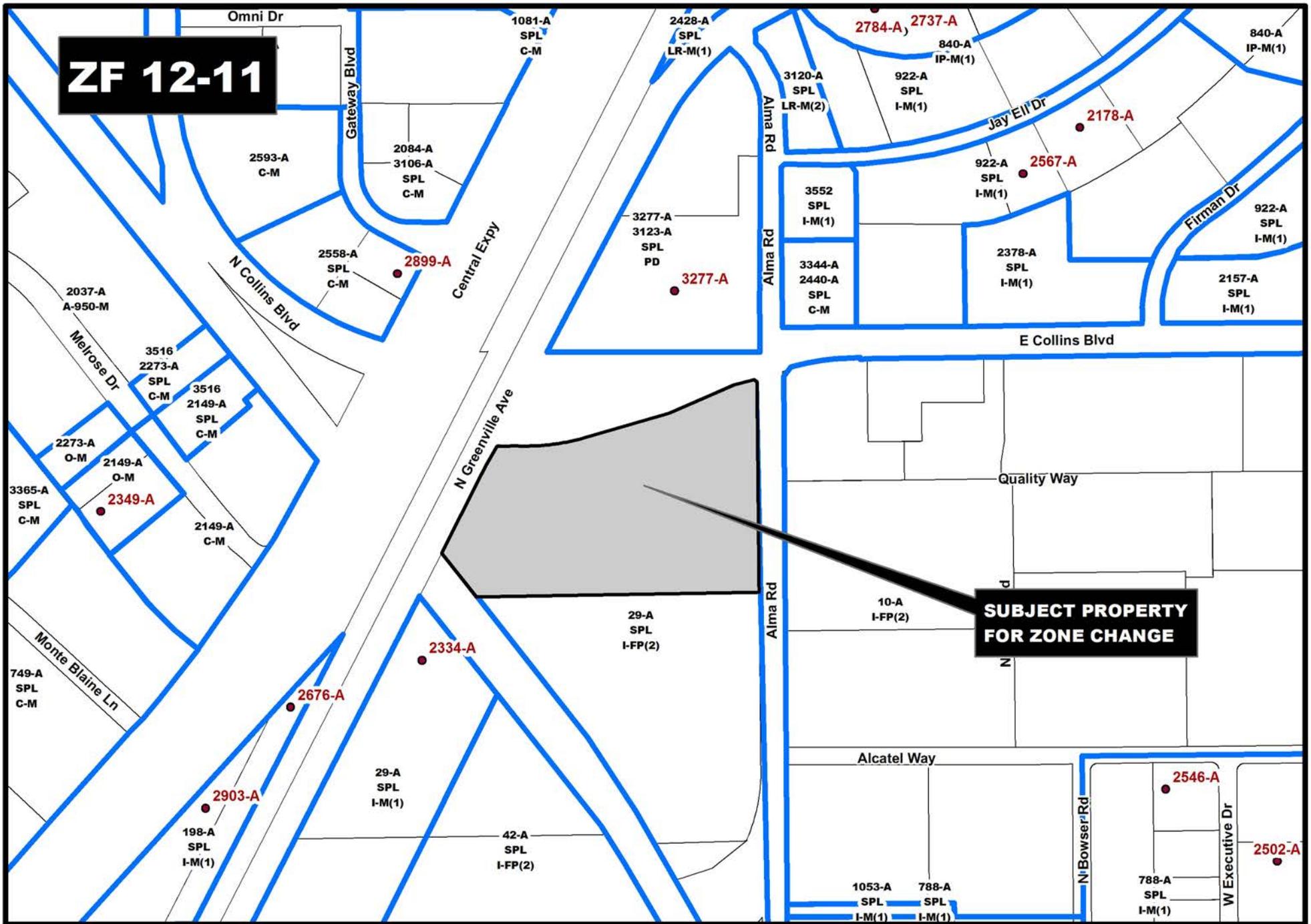
landscape buffer is not necessary. Along with the reduced landscape buffer, the applicant does not intend to provide the canopy and ornamental trees adjacent to the retaining wall.

Internal Landscaping – The applicant intends to comply with the City’s Landscape Ordinance and Policy for the internal site landscaping. In addition to the City’s typical landscaping policies which include minimum 10-foot wide landscape islands at the end of parking rows planted with canopy trees, the applicant has included a condition regarding proposed landscaping along the main east-west drive as noted on the concept plan (Exhibit “B”). Along both sides of the drive, the applicant proposes to place canopy trees in bulb-outs in between the parallel parking spaces. This placement of trees will provide a shaded area along the sidewalks that run adjacent to the east-west drive.

Correspondence: As of this date, no correspondence has been received.

Motion: On September 4, 2012, the City Plan Commission recommended approval of the request on a vote of 4-3 (Commissioners Bouvier, Hand, and Linn opposed) subject to the following special conditions as presented (#1) and with an additional condition (#2) as listed below:

1. The subject site shall be zoned PD Planned Development for the A-950-M Apartment District and shall be developed in accordance with the attached “GreenVUE Planned Development District Proposed PD Conditions” (Exhibit “F”).
2. The gates located at the Greenville Avenue and Alma Road entrances may be removed. ***“The applicant’s revised Concept Plan does not include internal gates”.***



ZF 12-11 Zoning Map

Updated By: shacklett, Update Date: July 13, 2012
 File: DSI\Mapping\Cases\Z\2012\ZF1211\ZF1211 zoning.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





ZF 12-11

**SUBJECT PROPERTY
FOR ZONE CHANGE**

ZF 12-11 Aerial Map

Updated By: shacklett, Update Date: July 13, 2012
File: DSI\Mapping\Cases\Z\2012\ZF1211\ZF1211 ortho.mxd

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





Alma Rd

Collins Blvd

Greenville Ave

KCS RR

DART Light Rail

Oblique Aerial
Looking East





CITY OF RICHARDSON
(VOL. 82070, PG.1325)

COLLINS BLVD
(VARIABLE WIDTH RIGHT-OF-WAY)

PROJECT SUMMARY		
ZONING	EXISTING	PROPOSED
	I-FP (2) INDUSTRIAL	PLANNED DEVELOPMENT FOR MULTIFAMILY RESIDENTIAL
SETBACKS		40'-0" ALONG GREENVILLE AVE & COLLINS BLVD. 25'-0" ALONG ALMA ROAD 25'-0" REAR
LOT AREA	11.13 ACRES OR 484,736.4 SF	
BUILDING SQ. FT. PER FLOOR	FIRST = 136,271.26 SF	
	SECOND = 123,923.26 SF	
	THIRD = 132,671.26 SF	
	FOURTH = 101,075.41 SF	
	TOTAL = 493,941.19 SF	
PARKING RATIO REQUIREMENT	1.5/UNIT MIN. = 802 SPACES	
PARKING	PROVIDED 636 TOTAL SPACES 306 SURFACE SPACES 125 TUCK UNDER PARKING SPACES 205 PARKING GARAGE SPACES	
LANDSCAPE %/SF	139,101.72 SF OR 28%	
F.A.R.	1.08 F.A.R.	
DENSITY	38 UNITS-PER ACRE MAX.	
LOT COVERAGE	136,271.26 SF/484,736.4 = .281 = 28% / 30% MAX. PROPOSED	
BUILDING HEIGHT	60'-0" (MEAN LEVEL BETWEEN EAVE AND RIDGE) / 4 STORY MAX.	
TOTAL # OF UNITS	401 UNITS - 279 @ 1B/1B & 122 @ 2B/2B = TOTAL 523 BEDROOMS	

NOTES:
1. THIS SITE DOES NOT LIE IN THE FLOODPLAIN, FLOODWAY, STREAM COURSE OR OTHER WATER FEATURE.
2. THERE ARE NO LOADING DOCKS ON THIS SITE.
3. THERE ARE NO OPEN STORAGE AREAS ON THIS SITE.
4. TEMPORARY TRASH STORAGE WILL BE LOCATED WITHIN THE BUILDINGS.



APPLICANT:
JOHN KIRK
1020 N.E. LOOP 410
SUITE 700
SAN ANTONIO, TEXAS 78209
REPRESENTING:
EMBREY PARTNERS, LTD.

LAND OWNER:
TOD FOBAE, REPRESENTING:
SAF CTP, LLC.
18111 PRESTON ROAD
SUITE 1000
DALLAS, TEXAS 75252

ZONING EXHIBIT
EXHIBIT 'B' - PART OF ORDINANCE

REVISIONS

GREENVUE
ROCKWALL SUBDIVISION LOT 4, BLOCK 3
RICHARDSON, TEXAS
EMBREY

BGO
architects

4144 N. Central Exp.
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
11-07-2012

PROJECT
12130

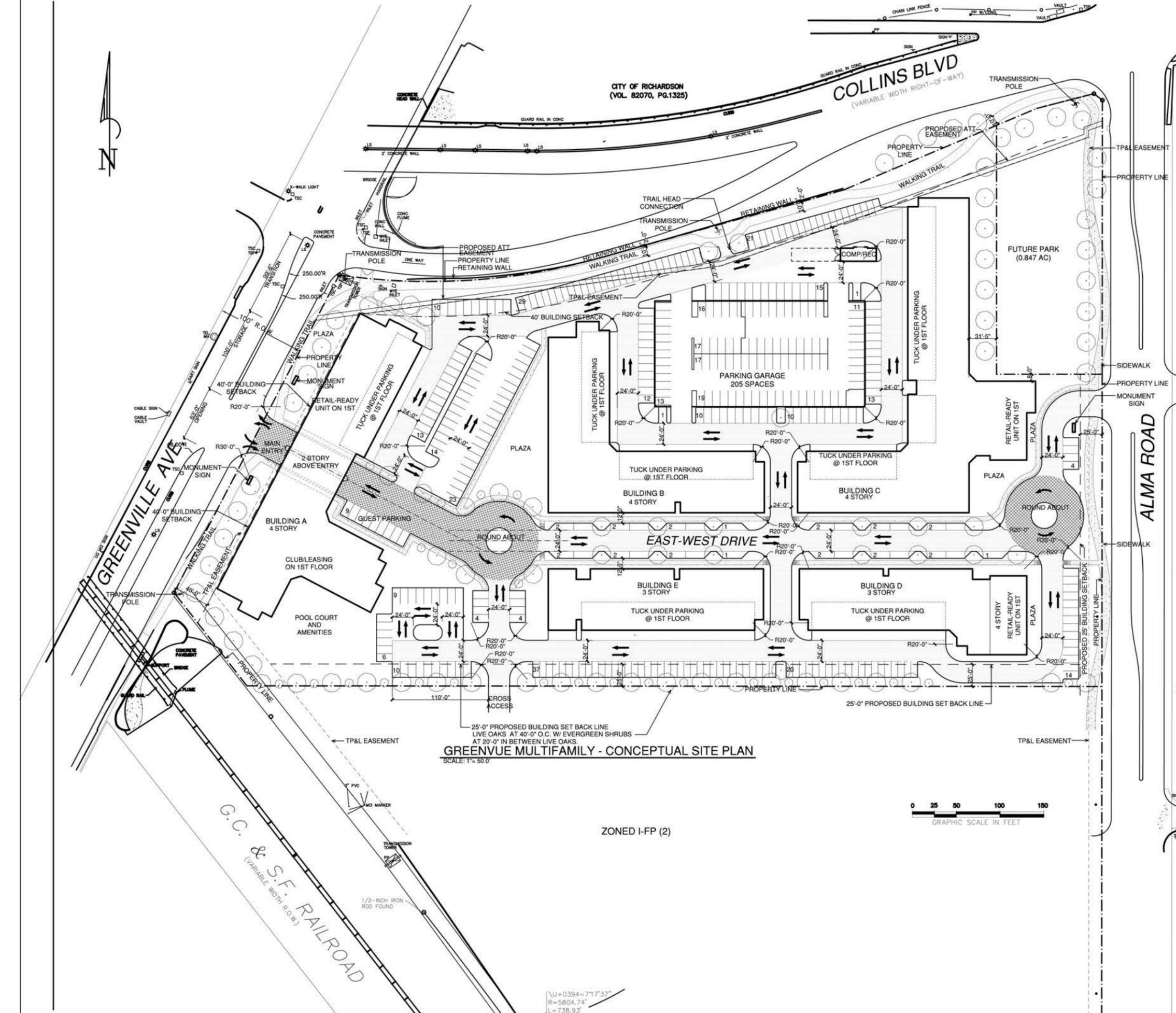
SHEET NUMBER

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GREENVUE MULTIFAMILY - CONCEPTUAL SITE PLAN

SCALE: 1" = 50.0'

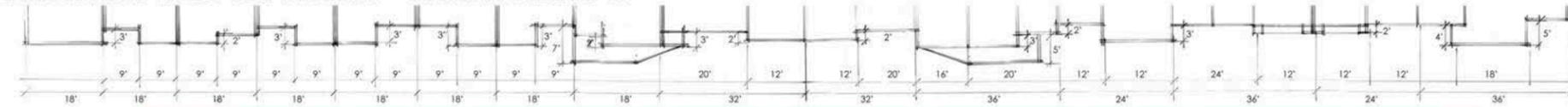
ZONED I-FP (2)



$U+0.394=717.37'$
 $R=5804.74'$
 $L=738.93'$
 $T=369.96'$



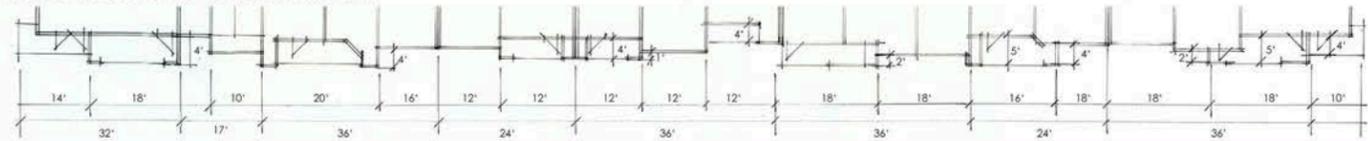
BUILDING A WEST ELEVATION - GREENVILLE AVE.



- Metal Panel : 6%
 - Hardi Panel : 13%
 - 3 Coat Stucco : 11%
 - Brick : 28%
 - Block : 4%
 - Stone : 38%
 - Masonry Total : 70%
- Metal Panel : Blue
 - Hardi Panel : White, Gray
 - 3 Coat Stucco : White
 - Metal Awning : Blue
 - Metal Canopy : Brown
 - Brick : Gray
 - Block : White
 - Stone : Tan



BUILDING B SOUTH ELEVATION

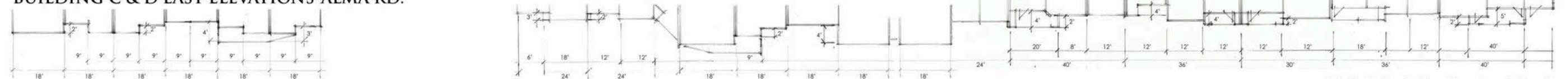


- Hardi Panel : 15%
 - 3 Coat Stucco : 11%
 - Brick : 29%
 - Block : 5%
 - Stone : 40%
 - Masonry Total : 74%
- Hardi Panel : White, Blue, Gray
 - 3 Coat Stucco : White
 - Metal Awning : Blue
 - Brick : Gray
 - Block : White
 - Stone : Tan

- BUILDING C:**
 - Hardi Panel : 10%
 - 3 Coat Stucco : 19%
 - Brick : 28%
 - Block : 4%
 - Stone : 39%
 - Masonry Total : 71%
- BUILDING D:**
 - Hardi Panel : 11%
 - 3 Coat Stucco : 19%
 - Brick : 29%
 - Block : 4%
 - Stone : 37%
 - Masonry Total : 70%
- Hardi Panel : White, Blue, Gray
 - 3 Coat Stucco : White
 - Metal Awning : Blue
 - Metal Canopy : Brown
 - Brick : Gray
 - Block : White
 - Stone : Tan



BUILDING C & D EAST ELEVATIONS-ALMA RD.



GREENVUE DEVELOPMENT CONCEPTUAL ELEVATIONS

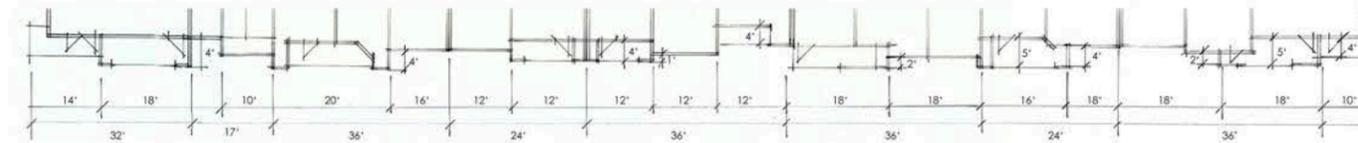
RICHARDSON, TX

Exhibit C-1 - Part of Ordinance

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BUILDING E NORTH ELEVATION

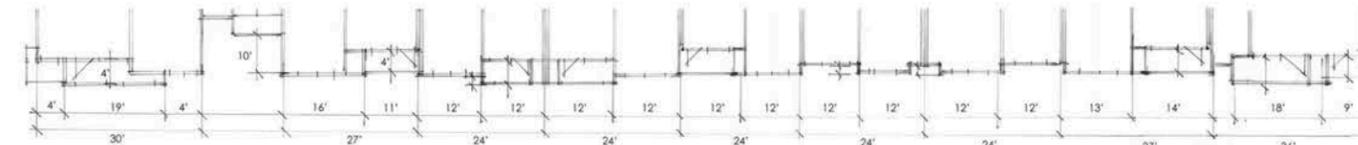


Hardi Panel : 16%
 3 Coat Stucco : 10%
 Brick : 28%
 Block : 6%
 Stone : 40%
 Masonry Total : 74%

Hardi Panel : White, Blue, Gray
 3 Coat Stucco : White
 Metal Awning : Blue
 Brick : Gray
 Block : White
 Stone : Tan



BUILDING E SOUTH ELEVATION



Hardi Panel : 15%
 3 Coat Stucco : 9%
 Brick : 40%
 Block : 5%
 Stone : 31%
 Masonry Total : 76%

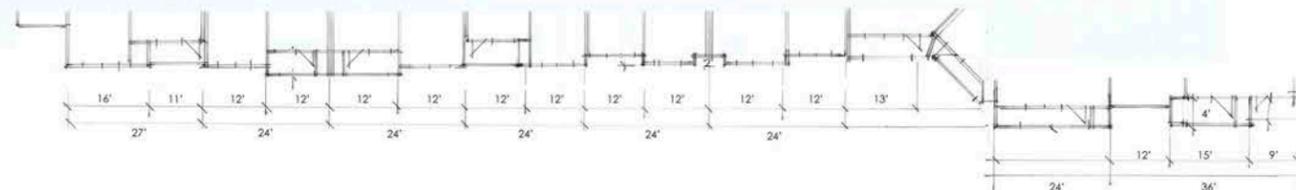
Hardi Panel : White, Blue, Gray
 3 Coat Stucco : White
 Metal Awning : Blue
 Brick : Gray
 Block : White
 Stone : Tan

Hardi Panel : 15%
 3 Coat Stucco : 8%
 Brick : 39%
 Block : 6%
 Stone : 32%
 Masonry Total : 77%

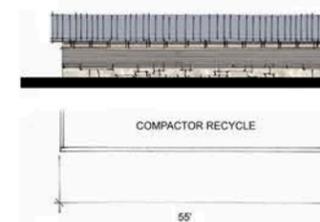
Hardi Panel : White, Blue, Gray
 3 Coat Stucco : White
 Metal Awning : Blue
 Brick : Gray
 Block : White
 Stone : Tan



BUILDING B NORTH ELEVATION



TRASH ENCLOSURE SOUTH ELEVATION



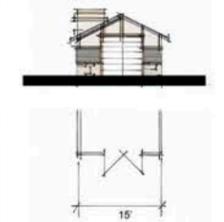
3 Coat Stucco : 36%
 Brick : 39%
 Stone : 25%
 Masonry Total : 64%

TRASH ENCLOSURE NORTH ELEVATION



3 Coat Stucco : 15%
 Brick : 62%
 Stone : 23%
 Masonry Total : 85%

TRASH ENCLOSURE WEST ELEVATION



3 Coat Stucco : 5%
 Brick : 72%
 Stone : 23%
 Masonry Total : 95%

3 Coat Stucco : White
 Brick : Gray
 Stone : Tan

GREENVUE DEVELOPMENT CONCEPTUAL ELEVATIONS
 RICHARDSON, TX

Exhibit C-2 - Part of Ordinance

GREENVUE AT RICHARDSON



BUILDING A WEST ELEVATION

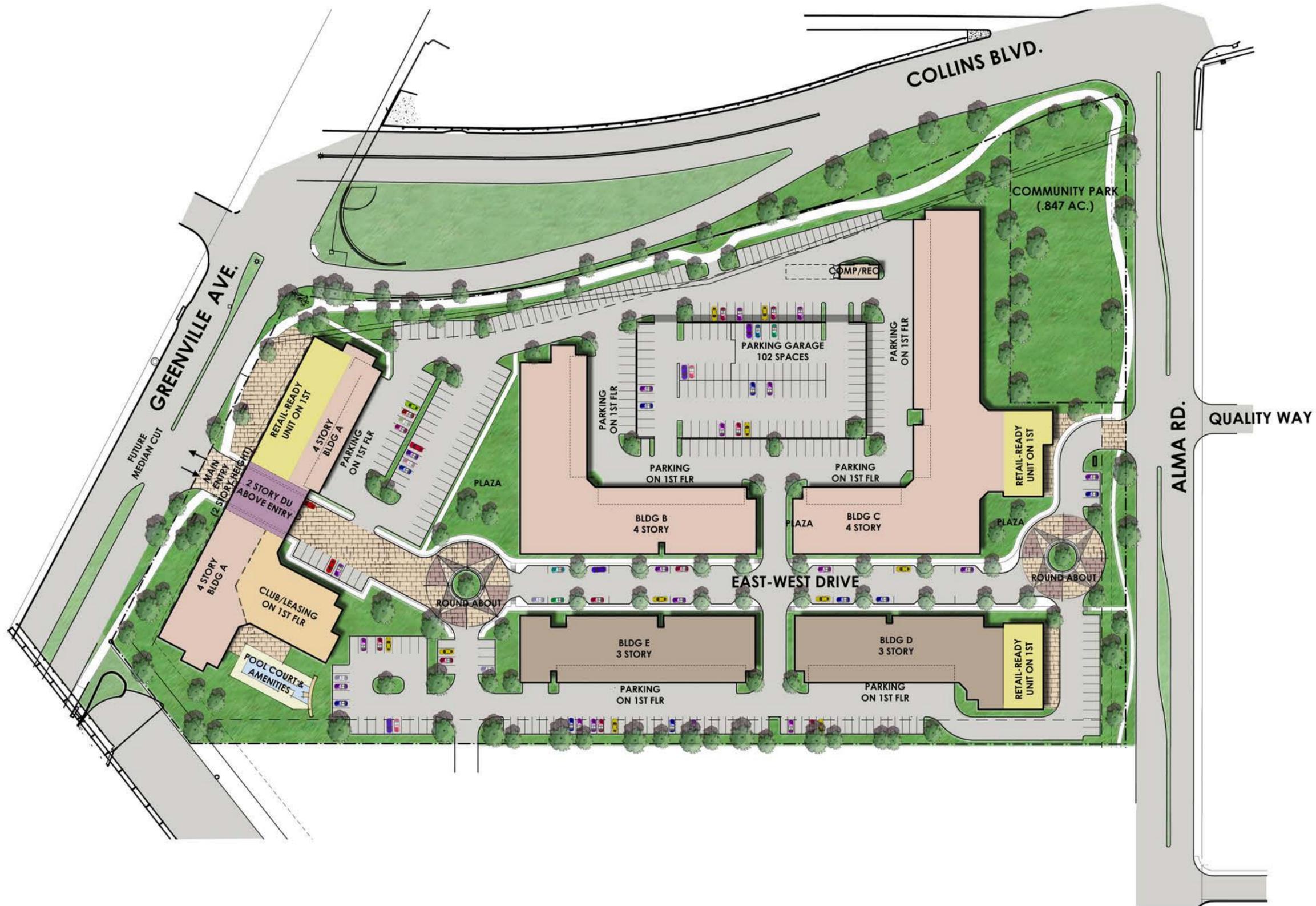


DOOR
SW 6000
SNOWFALL



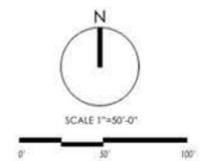
GREENVUE DEVELOPMENT MATERIAL STUDY RICHARDSON, TX

Exhibit C-3

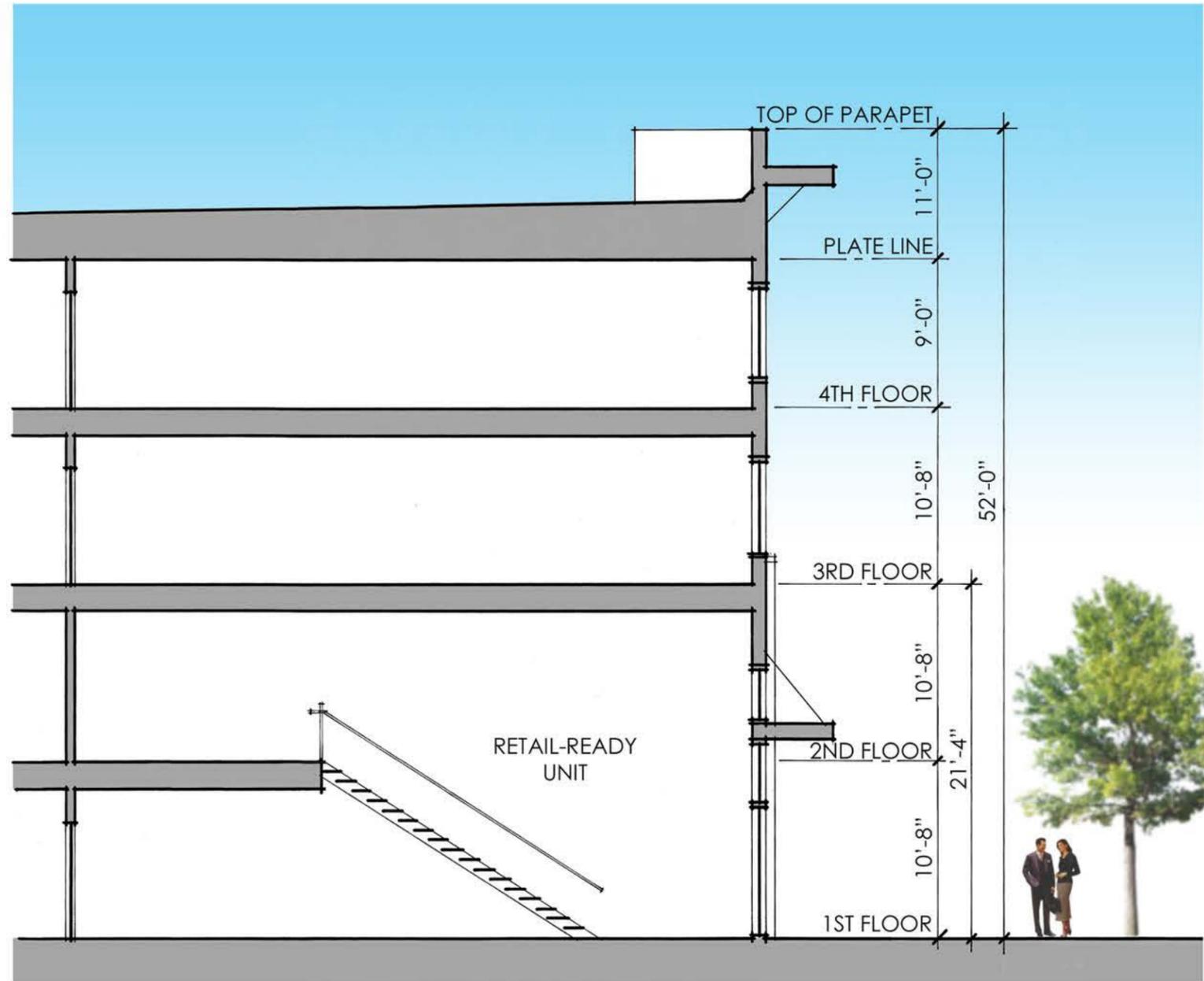


GREENVUE DEVELOPMENT CONCEPTUAL SITE PLAN
 RICHARDSON, TEXAS

Exhibit D-1

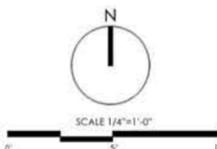


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GREENVUE SCHEMATIC BUILDING SECTION
 RICHARDSON, TEXAS

Exhibit D-2

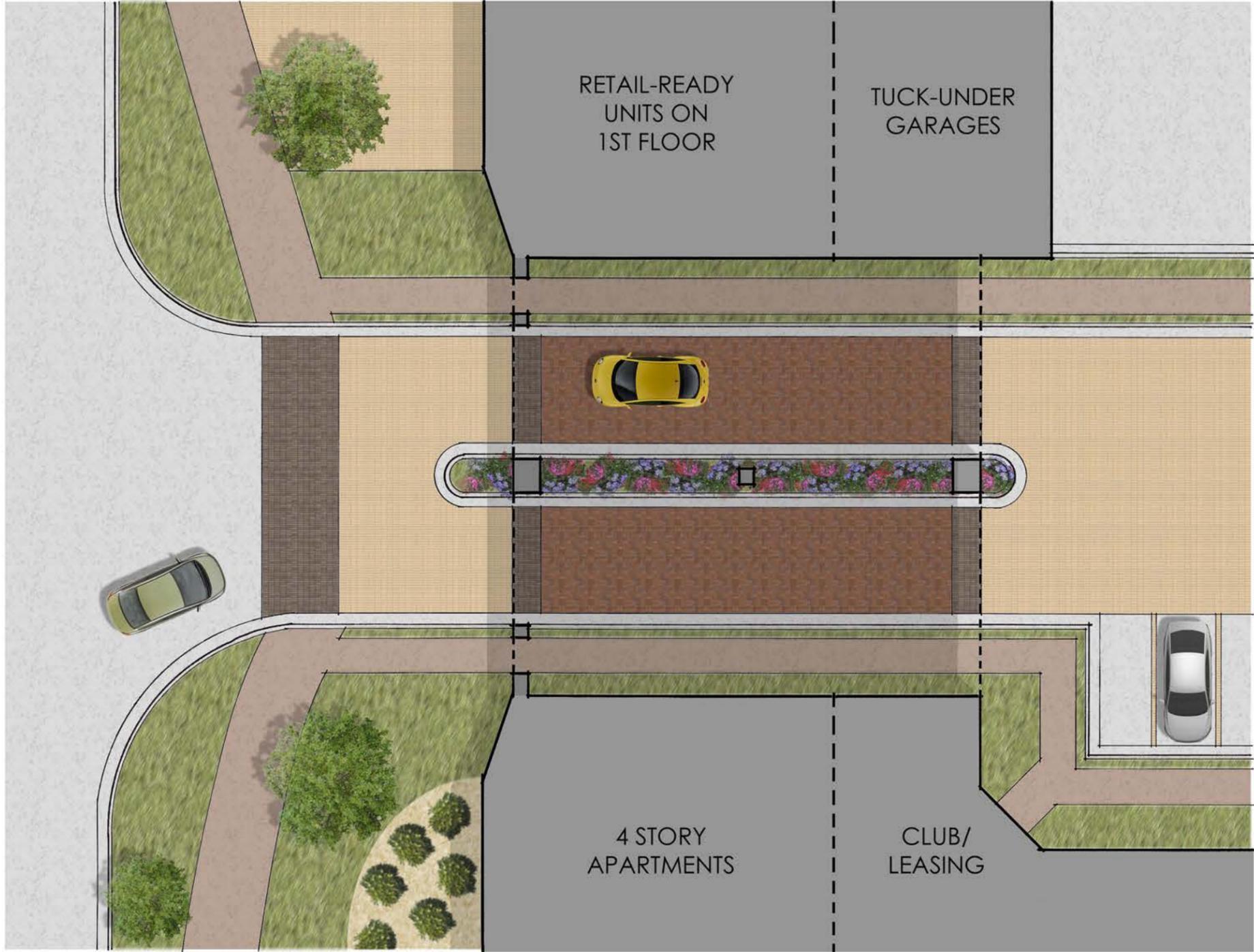




GREENVUE DEVELOPMENT CONCEPTUAL PERSPECTIVE GREENVILLE AVENUE
RICHARDSON, TX

Exhibit D-3

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GREENVUE ENLARGED ENTRY SITE PLAN
 RICHARDSON, TEXAS

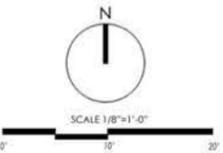


Exhibit D-4

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SEC Greenville & Collins - August 2012





(3)

**Looking Northeast
from Greenville Ave**

SEC Greenville & Collins - August 2012



(4)

**Looking Northwest
from Alma Road**

Exhibit E-2



(5)

**Looking Southwest at
Subject Property
from Alma Road**

SEC Greenville & Collins - August 2012



(6)

**Looking North along
East Property Line (Alma Road)**

Exhibit E-3



(7)

Looking along
Main Road (Similar to
East-West Drive)

Embrey Apt. Development - Carrollton - July 2012



(8)

Open Space Area

Exhibit E-4

**GREENVUE PLANNED DEVELOPMENT DISTRICT
PROPOSED PD CONDITIONS
EXHIBIT “F”**

Sec. 1. Intent.

The purpose of the **GREENVUE PLANNED DEVELOPMENT DISTRICT** is to facilitate the development of a high-quality, transit-oriented multifamily residential community on a fairly difficult development tract. The physical attributes of the proposed development will demonstrate excellence in site planning and design. The proposed development will provide exceptional circulation from within the development to Alma Road and Greenville Avenue, while maintaining a high level of architectural design. Aesthetics from the streets and main driveway present a friendly and inviting perspective for pedestrians and motorists alike. The proposed buildings will be enhanced with vertical and horizontal articulation and will contain a combination of high-quality materials and a monochromatic color palette with selective accent colors.

Sec. 2. Concept Plan.

Development of the Property must generally comply with the concept plan attached hereto for all purposes as Exhibit “B”, (the “Concept Plan”).

Sec. 3. Building regulations.

(1) Except as otherwise provided herein, for multifamily uses, the building regulations of the A-950-M Apartment District shall apply .

(2) The following building regulations shall apply to apartment uses:

a. *Minimum floor area per dwelling unit.* 600 square feet.

b. *Type of Materials.*

(1) *Building A.*

a) *Front and Side Facades.* Shall substantially conform to the architectural design and material mix set forth on “Building A West Elevation Greenville Ave.” in Exhibit “ ”, the Conceptual Elevations.

b) *Rear Façade.* Shall substantially conform to the architectural design and material mix set forth on “Building B North Elevation” in Exhibit “ ”.

- (2) *Building B*
 - a) *Front and Side Facades.* Shall substantially conform to the architectural design and material mix set forth on “Building B South Elevation” in Exhibit “”.
 - b) *Rear Façade.* Shall substantially conform to the architectural design and material mix set forth on “Building B North Elevation” in Exhibit “”.

- (3) *Buildings C and D*
 - a) *Front and Side Facades.* Shall substantially conform to the architectural design and material mix set forth on “Building C and D East Elevation” in Exhibit “”.
 - b) *Rear Façade.* Shall substantially conform to the architectural design and material mix set forth on “Building E South Elevation and B North Elevation” in Exhibit “”.

- (4) *Buildings E*
 - a) *Front and Rear Facades.* Shall substantially conform to the architectural design and material mix set forth on “Building E North Elevation” in Exhibit “”.
 - b) *Side Façades.* Shall substantially conform to the architectural design and material mix set forth on “Building E South Elevation” in Exhibit “”.

- (5) *Garage and Trash Enclosure.*
 - a) *Front and Rear Facades.* Shall substantially conform to the architectural design and material mix set forth on “Garage & Trash Enclosure South and North Elevation” in Exhibit “”.
 - b) *Side Façades.* Shall be substantially conform to the architectural design and material mix set forth on Garage and Trash Enclosure West Elevation.

- (6) The nonmasonry exterior walls may be constructed of materials such as metal, 3-coat stucco system, and cementitious siding.

(7) For purposes of this planned development only, “masonry” includes brick, manmade or natural stone, cast stone, rock, marble, granite, curtain glass, glass block or any other similar materials approved by the building official.

Sec. 4. Height regulations.

(1) *Maximum height.* Except as otherwise provided herein, the maximum building height shall be limited to four stories not to exceed 60 feet in height. The maximum height for garages shall be 18 feet.

(2) *Architectural features.* Features that may exceed the maximum height include turrets, towers, and lighting features, in addition to other features set forth in the definition of “height” in the Zoning Ordinance, provided that such features respect the scale of the building, subject to Development Plan approval.

Sec. 5. Area regulations.

(1) *Maximum Density:* Thirty-six (36) dwelling units per acre.

(2) *Maximum Lot Coverage:* The principal building(s) and any accessory buildings (inclusive of parking structures) shall not exceed 30 percent of the total area of the lot.

(3) *Perimeter Setbacks.*

(a) Front.

- i. The minimum building setback from Greenville Avenue and from Collins Boulevard shall be forty (40) feet.
- ii. The minimum building setback from Alma Road shall be twenty-five (25) feet.
- iii. Balconies above first floors may encroach up to three (3) feet into the building setback and ten-foot landscape strip.

(b) Rear. The rear property line shall be defined as the southern property line and property line adjacent to the KCS Railroad. Except as otherwise provided herein, the minimum rear yard setback shall be twenty-five (25) feet. The minimum rear yard setback for amenities and accessory structures within the “Pool Area Central Open Space” as identified on the Concept Plan, shall be five (5) feet.

(c) Parking. Driveways and surface parking will be allowed in any setback area.

(d) Overhangs and fireplaces. The minimum setback requirements shall apply in all cases, except that fireplaces, eaves, bays, balconies and fireproof

outside stairways may extend to a maximum of 3 1/2 feet into the required front, side or rear yards.

(4) *Landscaping.*

- (a) Landscaping shall be provided at a minimum ratio of thirty percent (30%) of the gross land area of the Property.
- (b) Landscaping shall include enhanced paving areas, landscape islands, and open space areas including plaza areas as shown on the Concept Plan.
- (c) Entry features and signage may be provided as shown on the Concept Plan.
- (d) Within the front yard area, a landscape strip shall be provided as follows: (i) 30 feet along Greenville Avenue, except as provided herein, (ii) 25 feet along Alma Road, and (iii) 6 feet along Collins Boulevard. Within the 30-foot landscape strip along Greenville Avenue, driveways and driving aisles are permitted as shown on the Concept Plan. The Bike Trail may be located within the landscape strip as identified on the Concept Plan.
- (e) Within the required landscape strip, the developer shall install, and all subsequent owners shall maintain, plant materials as follows: One canopy tree for every 50 lineal feet of street frontage and one ornamental tree shall be required for every 50 lineal feet of street frontage; provided, however, that canopy and ornamental trees may be grouped. In addition, three evergreen shrubs, which shall reach a minimum height of 30 inches, shall be installed for each head-in parking space facing Collins Boulevard except as otherwise provided herein. No trees shall be required to be planted within the landscape strip along the retaining wall along Collins Boulevard
- (f) Berms measuring 30" in height with 3:1 slopes may be used in lieu of evergreen shrubs for a minimum of 1/3 of the lineal frontage of a perimeter street.
- (g) A minimum five-foot landscape strip with evergreen and live oak trees planted on alternating 40-foot centers shall be provided along the southern property line.
- (h) Along the "East-West Drive", from the entrance at Greenville Avenue to the entrance at Alma Road, canopy trees shall be in tree wells in accordance with the Concept Plan.
- (i) Trees that are planted within tree wells shall be planted within 8-foot tree wells which are constructed in accordance with City details. The tree well opening shall be covered with a 6-foot x 6-foot tree grate, also in accordance with City details.
- (j) Underground bubbler irrigation is required and shall be installed on a zone separate from other landscape areas. Irrigation must be designed to deliver the appropriate amount of water to each tree with minimum waste.

- (k) Drainage for the tree well must be provided in accordance with City details.

Sec. 6. Parking.

- (a) *Minimum Parking requirements for multifamily uses* 1.50 parking spaces per unit.
- (b) *Carports.* Surface parking spaces serving multifamily residential uses are not required to have a covered carport.

Sec. 7. Special requirements.

(a) *Recreational areas.*

(1) Indoor or outdoor recreational amenities shall be required pursuant to this ordinance to meet the requirements of the residents in apartment units on the Property.

(2) For purposes of this ordinance, all apartments constructed on the Property are considered to be one community. The amenities listed below shall accrue points based on the values assigned. A minimum of 100 recreational amenity points must be accumulated for the PD.

a. Clubhouse/game room/multi-purpose room a minimum of 400 square feet in area. (Ten points.)

b. Equipment, such as pool tables, ping-pong tables, foosball tables, etc., in the clubhouse/game room/multi-purpose room; electronic videogames or pinball games shall not be eligible for points. The appropriateness of the equipment shall be determined by the city's director of parks and recreation. (One point for each piece of approved equipment.)

c. Outdoor multi-use sport court, tennis court, racquetball court or similar facility. (Five points/court.)

d. Indoor multi-use sport court, tennis court, racquetball court or similar facility. (Ten points/court.)

e. Indoor fitness center at least 400 square feet in area. (Ten points.)

f. Swimming pool, including wading area. Pools shall be fenced and secured according to the requirements of the City of Richardson. (Ten points)

g. Reinforced concrete jogging trail, bike path, sidewalks or combination thereof looping through or around the Property, a minimum of ten (10) feet in width to be constructed solely by the developer. (Twenty points.)

h. Sidewalks, hiking, jogging, and/or bike trail connecting the development to public trail systems. (Five points)

i. Usable open space, at least 1,000 square feet in area, to include at least three of the following: cluster of trees, water features, seating areas, picnic tables, barbecue grills, gazebos or other elements as approved by the city's director of parks and recreation. The plaza areas shown on the Concept Plan shall qualify as usable open space for purposes of this planned development. (Ten points; maximum 30 points for the PD.)

j. Other recreational amenities as approved by the city's director of parks and recreation. (One through ten points, to be determined by the director of parks and recreation.)

k. Fenced dog park minimum 1,200 square feet (15 points).

(3) It shall be the responsibility of the director of parks and recreation of the city to review the proposed recreational amenities.

(4) Open space shall be disposed in such a manner as to ensure the safety and welfare of residents

(b) *Signage.* Signage identifying the proposed development may be provided as set forth on the Concept Plan and Elevations. The attached signage and blade sign shown on the Elevations shall be limited to a maximum of sixty (60) square feet each. Signage for the “retail ready” spaces shown on the Concept Plan may be provided for each separate space as such spaces are used for nonresidential uses. The “retail ready” space signage shall be located on the top side of the individual “retail ready” space canopies. A signage package shall be approved prior the issuance of a certificate of occupancy for the first “retail ready” space converted to a nonresidential use.

Sec. 9. General Miscellaneous Regulations.

(a) **Enhanced street paving.** Enhanced street paving shall be provided at appropriate locations throughout the development to emphasize pedestrian crossings, key intersections, and driveways entrances.

(1) For purposes of this planned development district, the multifamily development shown on the Concept Plan shall be considered as one “apartment community” in accordance with Chapter 21 and no physical separation shall be required. Perimeter fencing shall not be required.

(2) Loading docks, refuse storage containers, and utility accessories shall be screened to reduce their visual impact by screening these sites from adjoining properties and shall be located as set forth on the Concept Plan.

(b) **Minor modifications.** For purposes of this planned development, a minor modification shall be defined as (i) a change to a footprint of a building in which the proposed footprint remains within the building envelope shown on the Conceptual Site Plan, and (ii) except as otherwise provided in (i), a change which does not increase the building coverage, floor area ratio or residential density of the planned development, does not decrease any of the specified area regulations or enumerated parking ratios, nor substantially changes the access or circulation on or adjacent to the site.

(c) For purposes of this planned development district and the development and performance standards in the City's Comprehensive Zoning Ordinance, this planned development district shall not be considered a residential or apartment district.

MEMORANDUM

Date: June 27, 2012
To: John Kirk, Embrey Partners
From: Scott Polikov, AICP, CNU, Gateway Planning
Re: Land Use Analysis for GreenVUE Site, Richardson, Texas

Gateway Planning has been tasked with analyzing the existing and future development context around the 12.7 acre site located at the southeast corner of the intersection of Greenville Ave and Collins Blvd in Richardson, Texas, less than a ¼ mile from the DART Redline Arapaho Station. Gateway has also been tasked with making recommendations on the best potential land uses on the property based on this analysis of existing and future development options.

This memorandum provides a summary of our findings and recommendations based on our assessment of the local real estate market and an understanding of long-term redevelopment potential in areas that have seen relatively limited commercial redevelopment in close proximity to transit stations.

Based on the results of our assessment of the existing physical context, current plans for redevelopment around the DART station, and an analysis of current and future real estate market potential, we conclude the following:

- Lack of access from Collins Blvd and poor visibility from US 75 make this site challenging for any high-profile retail/commercial type development
- Existing development context of underutilized industrial and office uses and the general lack of market demand for office uses makes this site challenging for new office development
- There is no significant residential redevelopment activity within the ¼ mile radius around the existing Arapaho DART rail station as envisioned in the Arapaho Station Area Plan. Development/redevelopment around transit stations has been driven primarily by multi-family residential in the DART service area and across the country.
- The subject property is one of the few sites around the DART station that is currently vacant and thus becomes a good first candidate for residential development; thus with the potential to drive redevelopment of other adjoining underutilized properties.
- In addition, the site's proximity to the DART station –it is less within a 5-minute walking distance from the station—is attractive for the development of multi-family residential on the subject property would implement one of the City's significant policies of encouraging multi-family around DART stations.

Attached with this memorandum is a summary report with our detailed assessment and analysis and concluding recommendations. Please feel free to contact me if you have specific questions on any of the information included.

Land Use Analysis for GreenVUE Site, Richardson, Texas

Gateway Planning has been tasked with undertaking a land use analysis for a 12.7 acre site (known as the GreenVUE Site) located at the intersection of Greenville Ave, Collins Blvd, and Alma Road in Richardson, Texas. This land use analysis evaluates not only the existing development context, but also existing plans and studies impacting the area, demographic and market dynamics, and other factors affecting development and redevelopment.

Based on this assessment and analysis and Gateway Planning’s experience in master planning and redevelopment in infill and TOD contexts, we were also charged with making future land use recommendations for the property.

This first section of this summary document provides an overview of the GreenVUE site, its surrounding development context including adjacent land uses. The second section provides a summary of all existing plans and studies as they pertain to the subject property and its vicinity. The third section provides the demographic and market analysis for Richardson. The next section establishes the land use analysis which provides the basis for the land use recommendations for the site.

I. Surrounding Context and Site Analysis:

The GreenVUE site is 12.7 acres and is located at the intersection of Greenville Ave, Collins Blvd, and Alma Road in the City of Richardson, Texas. The site is bordered on the west by Greenville Avenue, on the north by Collins Street, on the east by Alma Road and on the south by an existing Kansas City Southern Railroad freight line and an existing flex/industrial building.



Figure 1 General Location of GreenVUE Site in the DFW Region

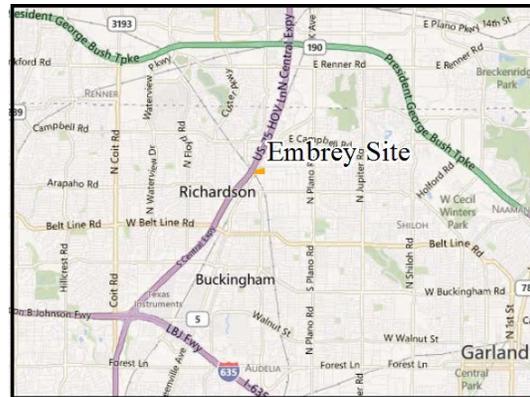


Figure 2 GreenVUE site in relation to the City of Richardson



Figure 3 Site Location and Vicinity

Site Photos:



Looking south along Greenville Avenue from the site with the Kansas City Southern Rail line in the foreground



Looking north along Greenville Avenue from the site



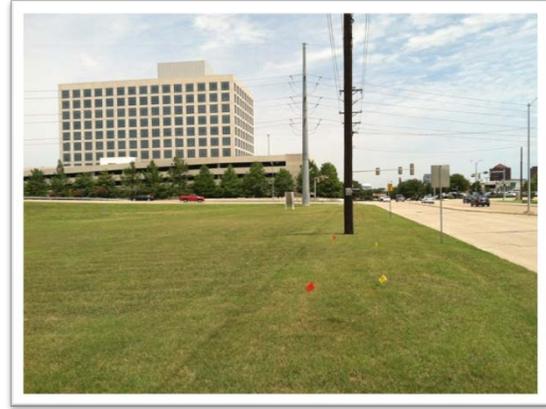
Looking at site from Greenville Avenue to the northeast



Looking north from site to the grade separated Collins Blvd.



Looking southwest from the site showing the grade separated Kansas City Southern Rail line



Existing office use to the north of site



Existing Central Trail section crossing under the Kansas City Southern rail overpass

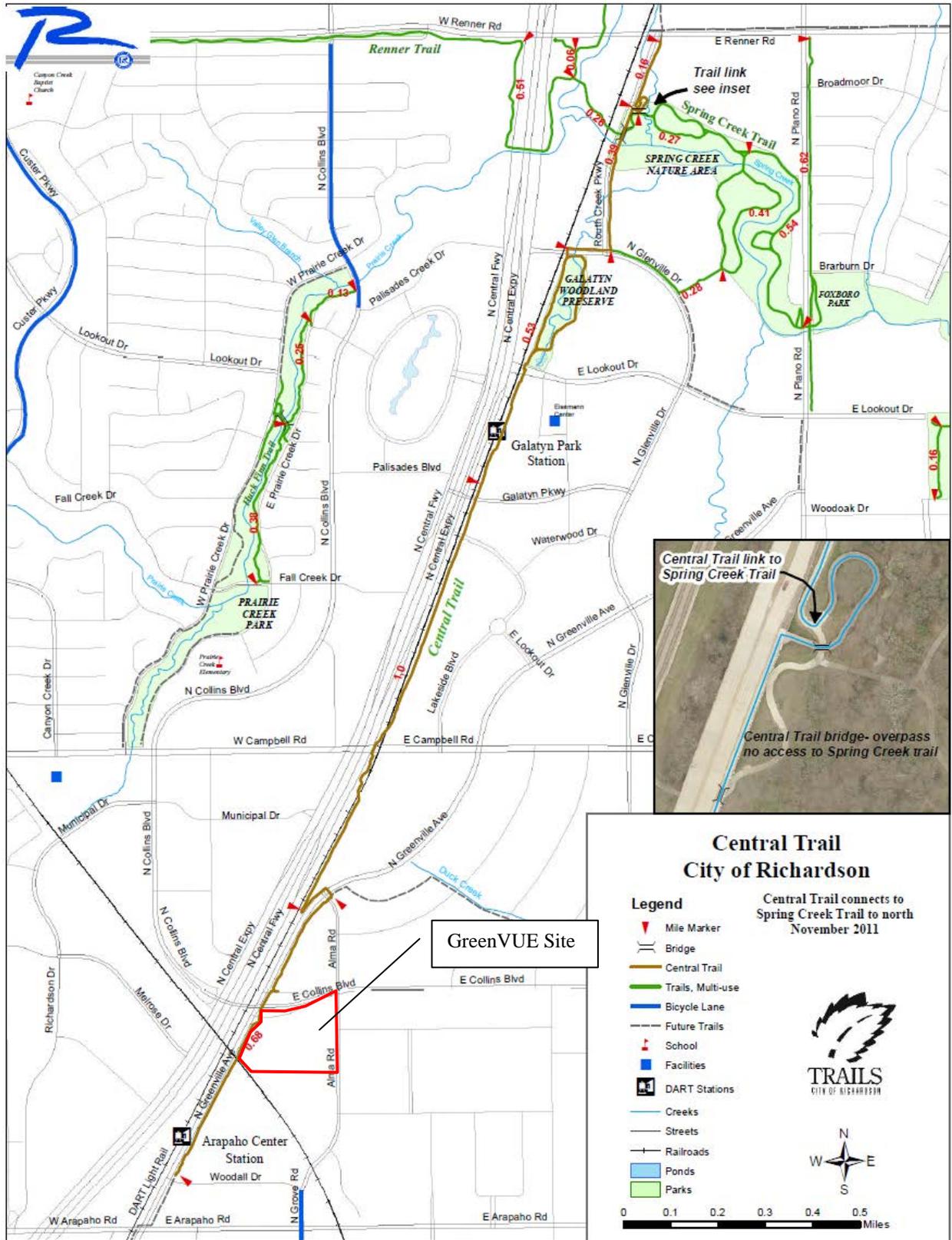


Alma Rd. street section looking south with industrial uses to the east and existing site access

Site Access:

The site’s current main automobile access is from Alma Road. Collins Blvd is grade separated from Greenville Avenue and US 75 (main lanes and frontage roads) and comes down to grade at its intersection with Alma Road located at the northeast corner of the subject site. Alma Road is a 4-lane divided major collector with existing median openings at Quality Way and at the southern property line. Greenville Avenue is a 6-lane divided arterial running approximately parallel to US 75 at this location.

The Central Trail runs along the Greenville Road frontage of this property and provides a direct pedestrian link to the Arapaho Station located approximately 500 feet south of the site via a below grade crossing under Greenville Avenue. The Central Trail is a 12-foot wide multi-use trail facility that currently links the City of Richardson’s trail system to two DART Stations – Arapaho and Galatyn Park stations to some of the largest employers along the Telecom Corridor (along US 75). The Central Trail connects with other trails in Richardson and beyond creating a regional trail and park system. It also connects to existing retail uses at Campbell and US 75.



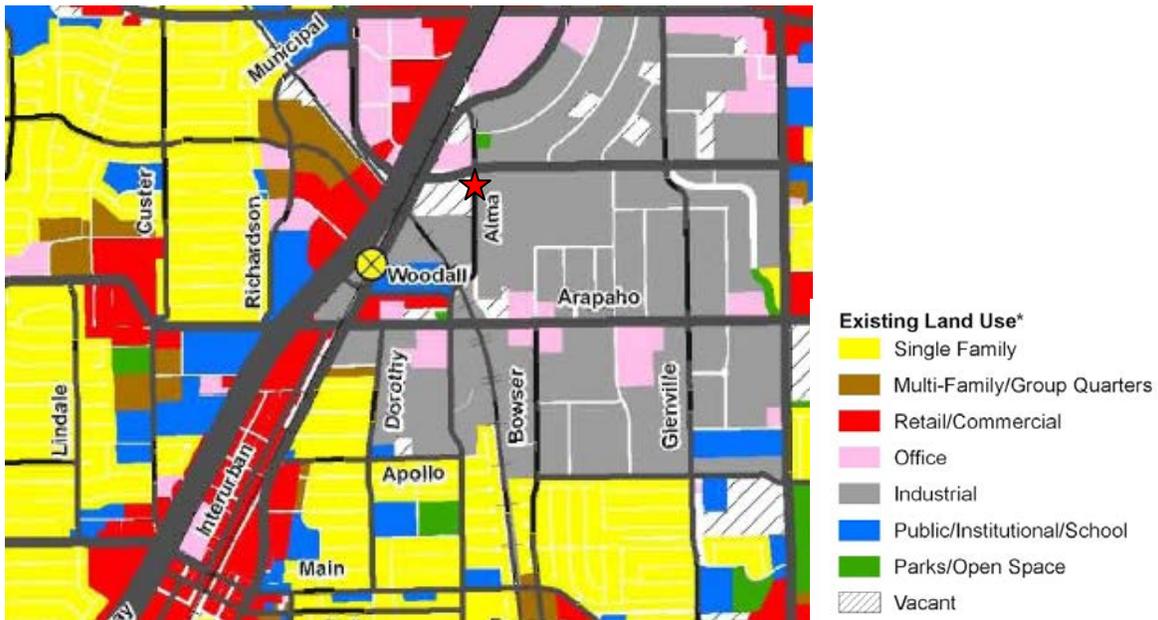
City of Richardson Central Trail Plan



Existing access around the site
(Source: Arapaho Center Station Area Plan)

Existing Adjacent Land Uses:

The figure below shows the existing land uses in the vicinity of the subject site. Much of the land around the site is zoned for industrial use however the actual uses of surrounding properties varies, with much of the activity being technology related and therefore, has minimal impact on nearby properties. To the north across the grade separated Collins Blvd. is a midrise office tower and parking structure, to the east across Alma Road are two low rise data center buildings, to the south is a vacant lot and a low rise flex/industrial building and to the west is Greenville Ave, Central Trail, and US-75.



Existing land uses around the subject site
(Source: Richardson Comprehensive Plan)

To the south of the Kansas City Southern Rail line, across from the DART Arapaho station, is a park and ride facility and a DART parking lot in conjunction with the DART transit transfer station.

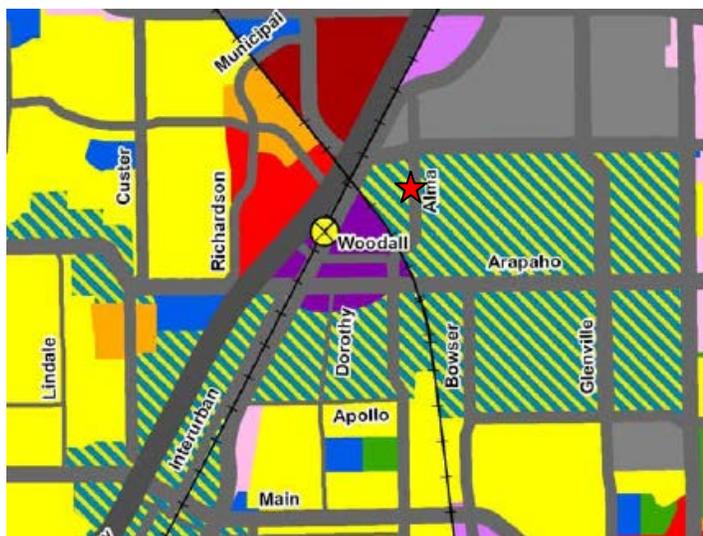
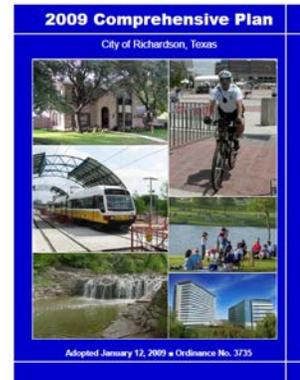
As identified in the 2009 Comprehensive Plan the City seeks to encourage redevelopment within this area to better utilize the land in an underperforming area of the City. The resulting higher intensity and a wider variety of uses and corresponding zoning can better respond to market conditions.

2. Relevant Studies and Reports:

In addition to the City’s Comprehensive Plan, which was updated in 2009, there are several other studies and reports that impact this subject property including the Arapaho Center Station Area Plan (2002), Richardson DART Station Area Market Analysis (2003), and the focus on more planning in the East Arapaho/Collins Redevelopment Area (2012).

City of Richardson Comprehensive Plan

The Richardson Comprehensive Plan was adopted in 2009 to provide a vision and guidance for the City’s development and redevelopment over the next 20 to 30 years. The plan consists of ten sections ranging from demographics to parks and recreation – urban design to community facilities. For the purposes of this memorandum, the most relevant components are the land use and transportation sections.



- Future Land Use**
- Yellow: Neighborhood Residential
 - Orange: Multi-Family Residential
 - Pink: Neighborhood Service
 - Red: Community Commercial
 - Dark Red: Regional Employment
 - Grey: Office/Industry
 - Purple: Neighborhood Mixed-Use
 - Dark Purple: Transit Village
 - Green: Parks & Open Space
 - Blue: Public/Semi-Public/School
 - Green with diagonal lines: Enhancement/Redevelopment

Future Land Use Plan
(Source: Richardson Comprehensive Plan)

In the Land Use section, the Comprehensive Plan outlines “the best uses for the City’s remaining undeveloped land, acknowledges special areas within the City such as its anticipated transit villages and its original downtown area, and integrates land use assumptions with multi-modal transit/mobility options throughout the City.” The Comprehensive Plan acknowledges the opportunity for Transit-Oriented Development and a mixed-use district as shown in the Future Land Use Map below.

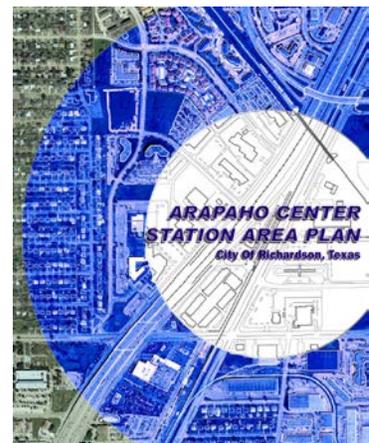
Richardson’s Comprehensive Plan explains each land use designation. It is telling that “nearly half of the City’s land area is utilized for residential uses” however multifamily developments account for only 5% of the City’s land area. The Comprehensive Plan emphasizes that “Most of the multi-family units recently approved have been at or near Richardson’s rail stations to take advantage of the adjacency to transit. They also tend to be within mixed-use developments, with retail and/or office uses within walking distance or even in the same building.”

Specific areas within Richardson called “Enhancement/Redevelopment Areas” have been identified for further study. One such area is the East Arapaho/Collins Enhancement/Redevelopment area. This area is currently slated for additional study in 2012-13 and some preliminary issues as they relate to this study are further described in the subsequent sections of this report.

The transportation section of the City’s Comprehensive Plan further emphasizes the importance of linkages to the DART Red Line and the need for bike and pedestrian facilities to the stations and the regional trail system. The Comprehensive Plan also recognizes that Transit-Oriented Developments (TODs) are critical economic development tools that can create sustainable development around the City’s rail stations and improve the overall economic health of Richardson.

Arapaho Center Station Area Plan

In 2001 a station area plan was commissioned to build upon recommendations of a 2000 ULI Advisory Services Panel Report that outlined the opportunities for Transit Oriented Development along the Dart Red Line in Richardson. The panel recommended that the City be flexible in the types of land uses allowed near the Arapaho Station stating that the “Larger parcels could incorporate retail and residential uses, as well as office development...the panel recommended that these options be left open, to allow prospective developers to respond to market demands.”



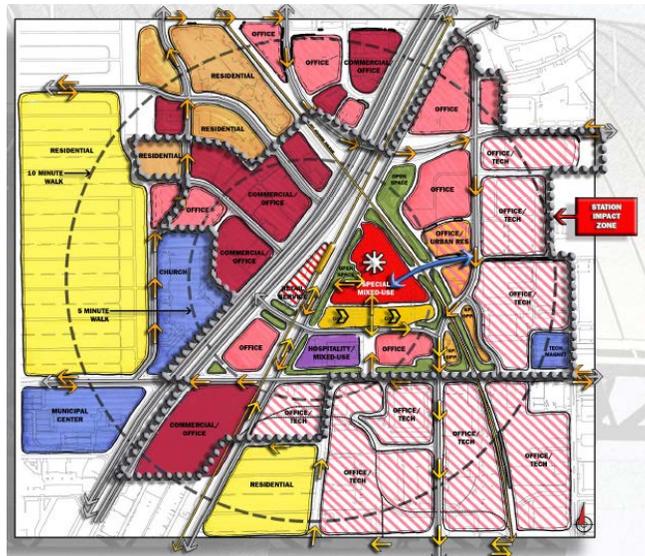
The Station Area Plan also describes the advantages of the station’s location based on its proximity to US 75, Arapaho Road, the Transit Park and Ride facility and the adjacency to large land parcels that allow for development opportunities. However, since this report was put together in 2001 there

have been several market shifts and the demands for office and residential have significantly changed as illustrated in the Market snapshot in the next section.

The plan seeks to transform the 1/2-mile area around the station on the east side of US-75 by not segregating land uses and ensuring that “interrelationships will exist both horizontally and vertically. These combinations of uses on the same site should make for an interesting and more functional development.” The plan also encourages a pedestrian connection underneath the Kansas City Southern Railroad so that “a mid-rise *urban* type residential development” could be appropriate for the area to the north east – in close proximity to the GreenVUE site.

The feasibility of this connection, however, needs to be evaluated by the City in conjunction with Kansas City Southern Railroad. In addition, the timing of this connection needs to be coordinated with the redevelopment of the property immediately south of the Kansas City Southern Rail line. The GreenVUE site does have direct connection to the Central Trail that provides the needed connectivity to the Arapaho Rail Station.

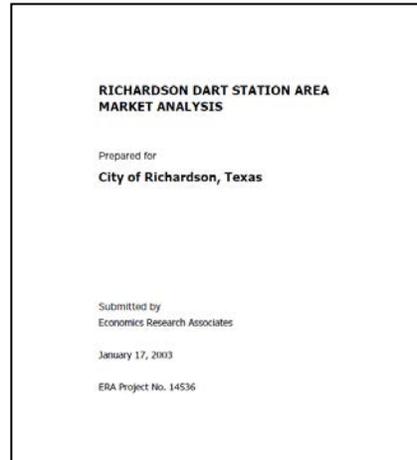
The Station Area plan below shows the zoning recommendations in relation to the station. Although the overall theme of mixed use within walking distance to the station is still applicable, the specific allocation of land uses and corresponding zoning needs to be re-evaluated due to changes in the market and the fact that there has not been any mixed use redevelopment as originally envisioned in the plan.



Arapaho Station Land Use Recommendations
(Source: Arapaho Center Station Area Plan)

Richardson DART Station Area Market Analysis

This comprehensive market study was completed in 2003 and although it is exhaustive in its evaluation of the TOD areas and the regional economic outlook, nearly a decade and two incredible market shifts have occurred since its completion. Therefore, the application of these findings needs to be considered with these changes.



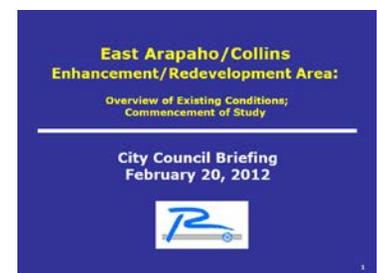
The report does however point out the transformative nature that TOD allows for and underscores the success that the Galatyn Park Station has had with its influx of development spurred by the Renaissance Hotel and Eisemann Center for Performing Arts. This report identifies that “Housing at the DART stations may be particularly appealing to young professionals interested in a walkable commute to work, or empty nesters desiring increased mobility without increased automobile dependence.”

The report states that the Arapaho station features large developable/underdeveloped parcels surrounding it that have higher potential. The market has shifted since this report with limited market for retail and office development and higher potential market for multifamily residential. The recommendation for multifamily units was 250 Apartment and 150 Condominium/ Townhome Units, of which none have been built as part of the TOD.

This report also provides an extensive analysis of projected demographic changes for the City and region. In addition a potential contradiction is brought to light in which the City recognizes the benefits of multifamily development, particularly located near transit stations; yet there is also the burden that large numbers of residential units have placed on area schools in the past. However, the report recommends an allocation of a specific quota of multi-family for each TOD to alleviate this issue. In addition, demographics show that most multifamily dwellers at TODs are either single professionals or younger or older childless couples that do not over burden the school system.

East Arapaho/Collins Enhancement/ Redevelopment Area

As identified in the City’s Comprehensive Plan, the East Arapaho/Collins Enhancement/Redevelopment Area is an upcoming planning priority for the City. At a presentation to the City Council in February 2012, City Staff presented several salient issues about the redevelopment area which encompasses the GreenVue property.





City of Richardson Enhancement/Redevelopment Areas
 (Source: East Arapaho/Collins Enhancement/ Redevelopment Area)

The aim of this preliminary report to Council is to demonstrate why Enhancement/Redevelopment study is relevant to the Arapaho Station area. Much of it has to do with the fact that Richardson has significant areas of aging development, infrastructure and uses no longer performing at their highest and best use. Public investment will be targeted to these Enhancement/ Redevelopment districts based on a sustainable, market sensitive plan.

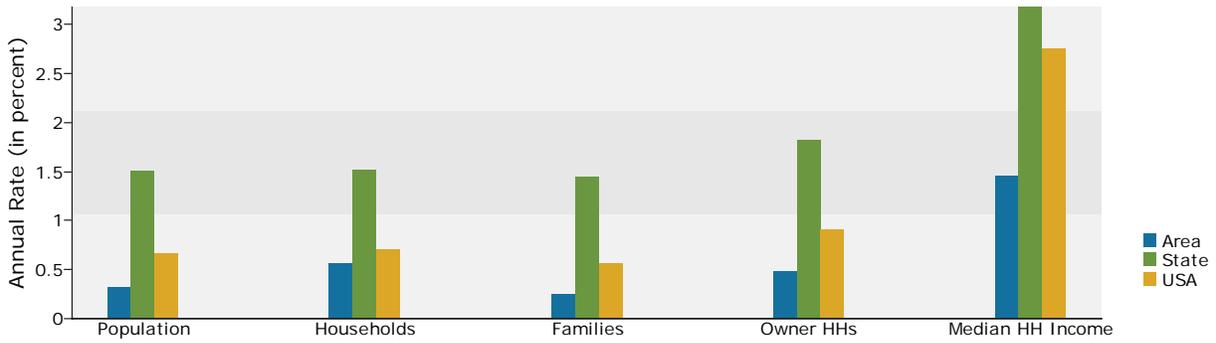
Currently the area is home to many of Richardson’s office and technology related businesses. However as the preliminary report states, “much of the area has been challenged in recent years by evolving markets, technology, and user requirements. Redevelopment, enhancement, and building format changes should be considered to address these changes.”

The presentation outlines how this redevelopment strategy is in line with the previously summarized comprehensive and station area plans and points to challenges and opportunities in the specified area. The study approach signifies the need to determine market viability, create a strategy and implementation plan for redevelopment and amend zoning if needed. The overall goal is how to reappoint underutilized land and flex space to better match the needs of the community and the realities of the market.

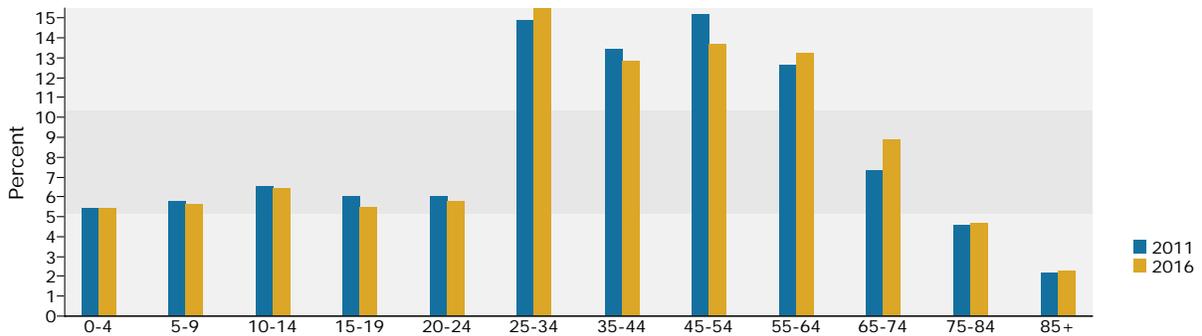
3. Area Demographic & Market Analysis:

The goal of this section is to evaluate the impacts that demographics of the area have on the potential land uses on the site. The following graphs below give a snapshot of the demographic and economic conditions within a 5 Minute drive time of the GreenVUE site. Compared to the national and state averages, the area has lower population, number of households and owner occupied households. Future population projections are for higher population in the 25-34 age range (typically single professionals) and the 55 – 74 age range (typically empty nesters).

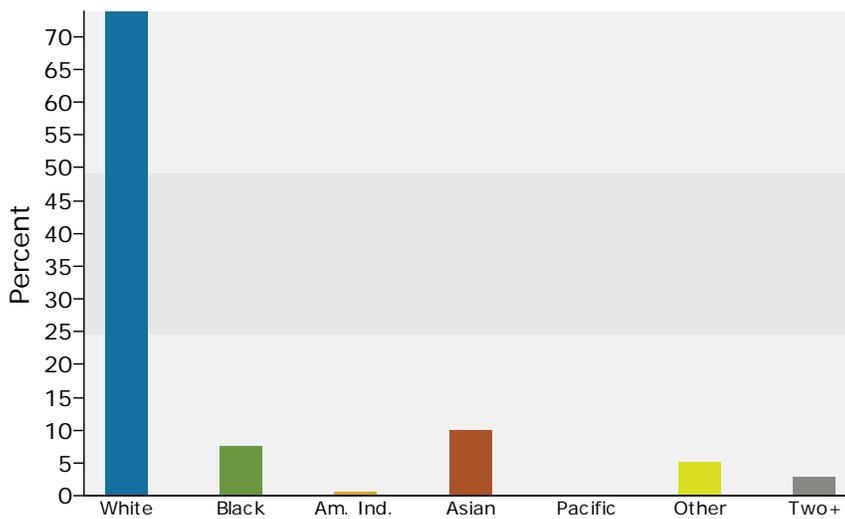
Trends 2011-2016



Population by Age



2011 Population by Race



Market Assessment:

Nationwide across all sectors development is less than robust, ULI in “Emerging Trends in Real Estate 2012” reports that “Except for multifamily, no markets or property sectors

offer sure-shot opportunities for big gains in 2012.” This is especially true in regions like DFW that have some factors attracting “surging numbers of gen-Y’ers, housing-bust refugees, and immigrants.” Apartments are attractive due to trends of “Living smaller, closer to work, and preferably near mass transit... as more people look to manage expenses wisely” which the Embrey site offers.

In many sectors development has slowed, particularly suburban office parks as “more companies concentrate in urban districts where sought-after generation-Y talent wants to locate in 24-hour environments.” The report also emphasizes the sentiment that “Retail will be terrible for years”; “no need for more office”; and “hotel is overbuilt, especially outside the major tourist and business cities.”

The data show that with an uptick in the economy apartment demand could “intensify further from people doubling up or young adults living at home but looking for their own space.” Multifamily is also the sector where financing is readily available and favorable deals can be made with contractors that need work. This notion is reflected in the National Association of Realtors May 2012 Commercial Real Estate Outlook in which they expect apartment rents to increase “4.0 percent this year and an additional 4.1 percent in 2013, putting apartment properties on the must-have list for many investors.”

In the DFW region the outlook is similar to nationwide trends with a slightly more positive position overall. The tables below are from the Texas Real Estate Center Market Report 2012. They show the higher rents and occupancies year over year as compared to the state average, especially for units constructed since 2000.

Apartment Statistics 2011			
	Dallas	Fort Worth	Texas Metro Average
Average rent per square foot	\$0.91	\$0.83	\$0.88
Average rent for units built since 2000	\$1.05	\$0.92	\$0.98
Average occupancy	94.0%	95.2%	93.7%
Average occupancy for units built since 2000	95.9%	96.9%	95.8%
Total units*	413,197	162,969	1,631,425
Total units built since 2000*	85,869	33,760	388,352

*As of December 2011
 Source: Apartment MarketData Research

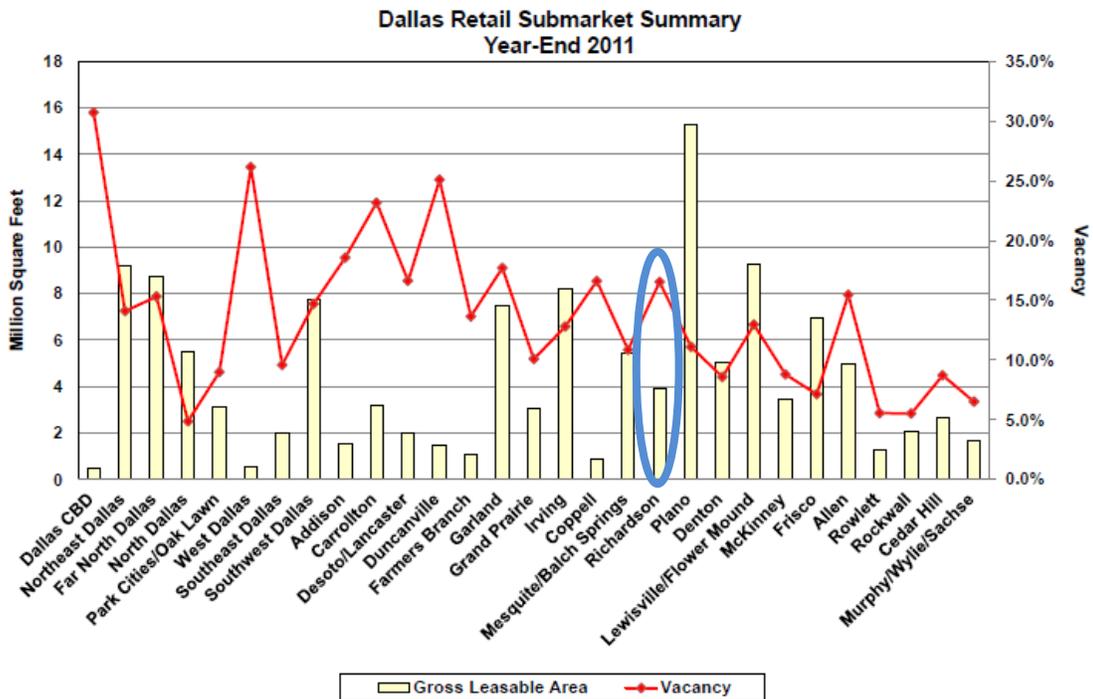
Apartment Occupancy and Effective Rent*						
Same Store**						
Metro	Occupancy			Effective Rent		
	Dec. 2010	Dec. 2011	Change	Dec. 2010	Dec. 2011	Change
Austin	93.7%	94.2%	0.5%	\$828	\$883	6.6%
Dallas	90.9%	92.2%	1.4%	\$763	\$811	6.3%
Fort Worth	89.7%	91.3%	1.8%	\$670	\$700	4.4%
Houston	87.4%	88.8%	1.7%	\$736	\$766	4.2%
San Antonio	90.8%	91.1%	0.3%	\$701	\$732	4.4%
Lubbock	92.0%	91.8%	-0.2%	\$647	\$664	2.5%
Amarillo	91.0%	90.8%	-0.2%	\$585	\$615	5.1%
Abilene	93.0%	90.7%	-2.5%	\$586	\$592	1.1%
Corpus Christi	92.3%	94.0%	1.9%	\$695	\$718	3.4%
Texas Average	89.9%	91.0%	1.3%	\$739	\$776	5.1%
Florida Average	90.2%	91.0%	0.9%	\$790	\$819	3.7%
Arizona Average	89.3%	90.8%	1.6%	\$662	\$669	1.1%

*Statistics reflect only conventional, mid-rise and high-rise apartment communities. They do not include income restricted, student housing or senior independent housing.

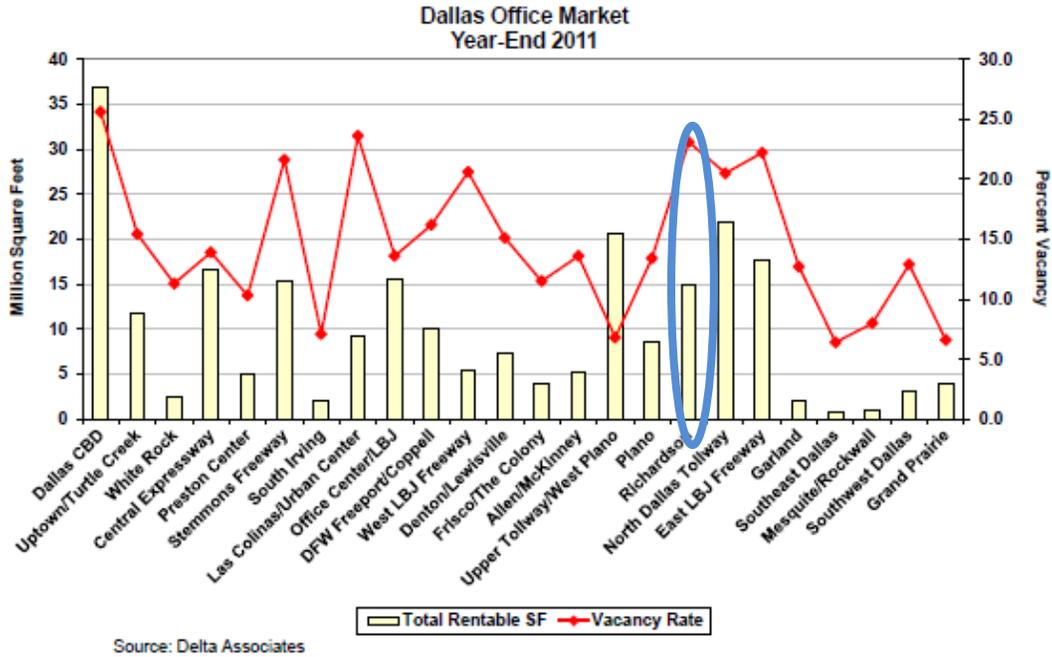
**Same store is defined as stabilized properties, excluding lease-ups.

Source: ALN Apartment Data

In the Richardson sub-market of the DFW region, the multifamily demand is substantial but the retail and office market is lackluster. The charts below show higher than average vacancy rates (over 15% for retail and over 20% for office) in both sectors as compared to the regional average.



Source: The Weitzman Group/Cencor Realty Services



Richardson Area Development:

This section evaluates the recent office, industrial and multi-family development trends in the City of Richardson. For multi-family residential uses, we evaluated existing, recently developed and approved multi-family developments in the City. The map on page 16 and corresponding Table 1 in the Appendix developed by the City summarizes all the existing and entitled multi-family zoning within the City. Table 2 in the appendix shows the aging nature of the multifamily properties throughout Richardson.

In summary, over the past 3 years, 409 multi-family units, 125,729 sqft. of office space, and 378,647 sq.ft. of industrial/flex office have been built in the City of Richardson. In addition, zoning for approximately 5,000 additional multifamily residential units was also approved, mainly in other TODs.

In addition to recently approved development, an analysis of the location of multifamily and its age provides some critical insight into potential land uses for the GreenVUE site. The tables below point to the lack of multifamily near the Arapaho station. It is evident that within the 5 minute drive time supply is far below the average of the 10 and 15 minute radii. The immediate area also is subject to aging housing stock disproportionately compared to the larger surrounding area.

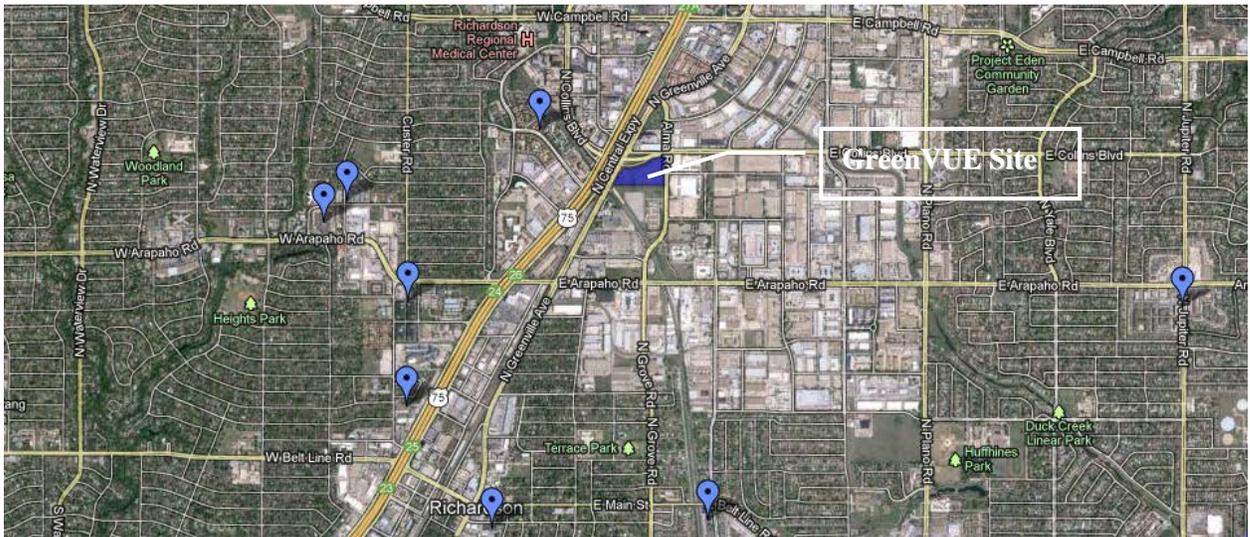
	5 Minutes	10 Minutes	15 Minutes
2010 Housing Units	11,348	117,955	372,426
Owner Occupied Housing Units	61.9%	45.3%	41.4%
Renter Occupied Housing Units	32.9%	47.4%	50.0%

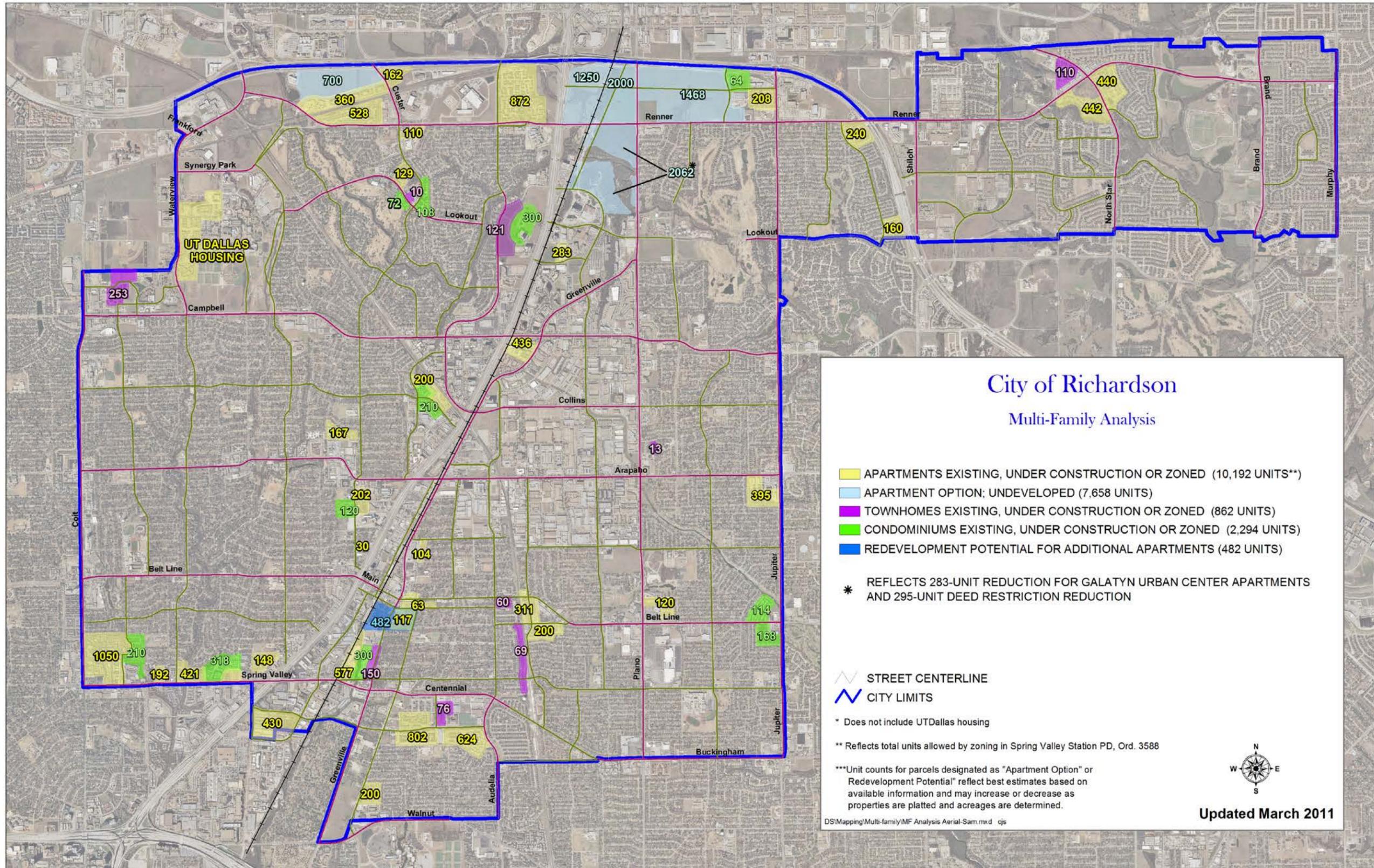
(Source: ESRI forecasts for 2010 and 2015; U.S. Bureau of the Census, 2000 Census of Population and Housing)

2000 Housing Units by Year Structure Built 5 Minutes	10 Minutes	15 Minutes	
Total	10,145	107,610	335,696
1999 to March 2000	0.9%	2.2%	2.6%
1995 to 1998	7.7%	8.3%	10.2%
1990 to 1994	3.5%	5.8%	8.3%
1980 to 1989	13.1%	24.7%	29.2%
1970 to 1979	33.7%	33.1%	27.7%
1969 or Earlier	41.1%	25.9%	21.9%
Median Year Structure Built	1973	1977	1980

(Source: U.S. Bureau of the Census, 2000 Census of Population and Housing)

Currently there are very limited multifamily uses east of US 75 and none adjoining the Arapaho Station. The figure below demonstrates the proximity near the GreenVUE Site and the Arapaho Station.





4. Area Land Use Analysis:

This section provides land use recommendations for the GreenVUE site based on several factors including the assessment of existing conditions, City's plans and policies, market opportunities, and future redevelopment potential at the Arapaho station area.

Based on our analysis, assessment, and understanding of redevelopment dynamics, we conclude the following:

- Access challenges and extremely poor visibility from grade separated Collins Blvd and US 75 make this site challenging for retail/commercial type development. In addition, the sluggish market demand and high vacancy rates for both office uses make this site challenging for new office development
- There is no significant multi-family residential redevelopment activity within the ¼ mile radius around the existing Arapaho DART rail station as envisioned in the Arapaho Station Area Plan. Development/redevelopment around other DART stations in metroplex has been driven primarily by multi-family residential uses. In order for any redevelopment and transformation in the Arapaho station area there needs to be a catalyst for change and a base of multi-family residential can be such a catalyst signaling to the market on the latent development opportunities at this DART station.
- Currently there is high demand for Multi Family and limited supply in the pipeline. With the surrounding uses being vacant or underutilized industrial land, an infusion of population in the area will be a beneficial catalyst for future development of complementary uses.
- The subject property is one of the few sites around the DART station that is currently vacant and thus becomes a good first candidate for residential development; thus with the potential to trigger redevelopment of other adjoining underutilized properties by changing the local real estate market dynamics. Multi Family use could encourage a mix of 24/7 uses throughout the station area rather than just the day time commuters and industrial uses that are currently present.
- The development of multi-family residential on the subject property would implement one of the City's significant policies of encouraging multi-family around DART stations.

Based on these conclusions we recommend multi-family residential uses on the GreenVUE site to take advantage of current real estate demand while creating the market dynamic needed to implement important City policies and possibly providing the impetus for redevelopment of other underutilized properties in the vicinity of the Arapaho rail station.

Appendix

TABLE I:

Development Summary						
<i>City of Richardson</i>						
Multi-family, Office and Industrial (2009-2012)						
Development Plan Approvals						
Multi-Family	Location		Total Units	Acreage	Zoning	Date
Alta Creekside	3650 Custer Pkwy		162	13.64	(PD) Planned Development	2012
Brick Row Buildings D & E	151 Brick Row		77	2.52	(PD) Planned Development	2012
Evergreen of Richardson	3551 North Star Road		170	5.91	(PD) Planned Development	2010
Office	Location	Additional Building	Total Building	Acreage	Zoning	Date
		Square Footage	Square Footage			
Glenville Office Park I	2500 Glenville Dr.	92,967	92,967	16.35	I-M(1) Industrial District	2012
Breckinridge Animal Hospital & Office Bldg.	4110 & 4112 E. Renner Rd.	9,425	9,425	1.26	(PD) Planned Development	2012
Society of Petroleum Engineers	222 Palisades Creek Blvd.	5,880	57,546	5	(TO-M) Technical Office District	2011
Tran Dental Office	327 W. Spring Valley Rd.	3,044	9,286	1.15	(C-M) Commercial District	2011
Arapaho Office Center	1150 E. Arapaho Rd	4,900	67,446	4.35	I-(M)1 Industrial District	2010
Doctor's Office	708 W. Spring Valley Rd	2,027	5,100	0.93	(PD) Planned Development	2009
Professional Office Building	2460 N. Central Expressway	7,486	7,486	1.27	(C-M) Commercial District	2009
Industrial	Location	Additional Building	Total Building	Acreage	Zoning	Date
		Square Footage	Square Footage			
Collins Technology Park	850 E. Collins Blvd.	121,368	121,368	7.17	I-FP(2) Industrial Fire Proof District	2012
Collins Technology Park	904 Quality Way	2,142	48,425	4.32	I-FP(2) Industrial Fire Proof District	2012
Stream Datacenter	1811 E. Renner Rd	73,927	73,927	7.09	(PD) Planned Development	2011
Bank of America Datacenter	3510 Wyndham Ln.	18,300	138,788	11.79	(PD) Planned Development	2011
Bank of America Datacenter	3000 Telecom Pkwy.	18,430	151,214	19.94	I-(M)1 Industrial District	2011
English Paint and Supply	820 Grove Rd.	19,280	19,280	1.70	I-FP(2) Industrial Fire Proof District	2011
Collins Technology Park	1215 Datacenter Blvd	112,000	112,000	6.96	I-FP(2) Industrial Fire Proof District	2011
Viawest Datacenter	3000 Waterview Pkwy.	13,200	312,620	16.02	(TO-M) Technical Office District	2011
Zoning Approvals						
Case Name	Location	Case Details		Acreage		Date
Brick Row	NEC Spring Valley at Green	Converted 77 condo units to apartments units		26.97		2011
West Spring Valley	N side of Spring Valley, between Coit Rd & Central Expswy.	(PD) Planned Development District for pedestrian-oriented, mixed-use district (permits office and multi-family development)		188		2011
GO Industries	420 N. Grove Rd.	Converted site from I-M(1) Industrial District to I-FP(2) Industrial Fire Proof District		1.79		2011
Bush Station - 75 Partners	North side of Renner Rd. between the DART Light Rail and Plano Rd.	2,207,000 SF of Office (Max) 3,756 Apartments (Max)		57.1		2010
Bush Station - Carruth	NEC & NWC Central and Renner Rd.	1,607,000 SF of Office (Max) 1,365 Multi-family units (Max)		85.9		2010

TABLE 2

Project Name	Address	Zip	Type	Year Built	Unit Count
ARBORETUM ESTATES	411 BUCKINGHAM	75081	Apartment	1997	342
ASHLEY PLACE	732 W SPRING VALLEY RD	75080	Apartment	Demolished	
BELLE GROVE	800 CUSTER RD	75080	Apartment	1968	101
BLOCK 24	2000 E ARAPAHO RD	75081	Apartment	2002	396
BRIARWOOD	330 E POLK ST	75081	Apartment	1972	30
BRICK ROW (CONDOS)	NWC SPRING VALLEY & GREENVILLE	75081	Condominium	Platted	
BRICK ROW (TOWNHOMES)	NWC SPRING VALLEY & GREENVILLE	75081	Townhome	Platted	
BRICK ROW URBAN VILLAGE	744 BRICK ROW	75081	Apartment	2009	247
BRISTOL AT BUCKINGHAM	535 BUCKINGHAM RD	75081	Apartment	2001	242
CAMDEN BUCKINGHAM	430 BUCKINGHAM RD	75081	Apartment	1996	464
CAMELOT	1212 HAMPSHIRE LN	75080	Apartment		
CENTRAL NORTH	340 CUSTER RD	75080	Apartment	1960	30
CENTRE SQUARE I CONDOMINIUMS	919 S WEATHERED DR	75080	Condominium	1976	86
CUTTER'S POINT	1111 ABRAMS RD	75081	Apartment	1978	196
FALLS ON CLEARWOOD	613 CLEARWOOD DR	75081	Apartment		
FRANCES WAY VILLAS	900 FRANCES WAY	75081	Apartment	1979	200
HEATHER GLEN	105 S BOWSER RD	75081	Apartment	1963	25
HILLSDALE GARDEN	800 W SPRING VALLEY RD	75080	Apartment	1969	72
HUNTINGTON TOWNHOMES	910 SPRING VALLEY PLZ	75080	Townhome	1963	73
LA MIRADA	1433 REGAL DRIVE	75080	Apartment		
LAKEFRONT VILLAS	900 W SPRING VALLEY RD	75080	Apartment	1968	105
LAKESIDE ON SPRING VALLEY	1000 W SPRING VALLEY RD	75080	Apartment	1968	81
LIFESCAPE VILLAS	821 DUBLIN DR	75080	Condominium	1981	74
MADISON ON MELROSE	1520 RICHARDSON DR	75080	Apartment	1995	200
MIRAMONTE	929 SAINT PAUL DR	75080	Apartment		
MISSION PRESTON WOOD	333 PRESTONWOOD DR	75081	Apartment	1979	194
NEW ORLEANS	925 S WATERVIEW DR	75080	Apartment		
OAKS AT SPRING VALLEY	740 W SPRING VALLEY RD	75080	Apartment	1965	56
SHENANDOAH	939 ALLEGHENY CT APT A	75080	Apartment	1969	192
SONTERRA AT BUCKINGHAM	530 BUCKINGHAM RD	75081	Apartment	1995	312
SWEETWATER RANCH	540 BUCKINGHAM RD	75081	Apartment	1994	312
TRADE WINDS	104 S BOWSER RD	75081	Apartment	1963	34
TRELLIS PLACE DUPLEXES	206 TRELLIS PL	75081	Apartment		
WATERFALL CROSSING CONDOS	SEC DUBLIN & ALLEGHENY	75080	Condominium		
WATERFORD VILLAS	SEC BELTLINE & GROVE RD	75081	Townhome		
WELLINGTON AT ARAPAHO	600 W ARAPAHO RD	75080	Apartment	2001	137
WINDHAM CHASE	1330 W SPRING VALLEY RD	75080	Apartment	1971	236
			Avg. Year Built	1980	

(Source: Dallas Central Appraisal District)

Explanation and Description of Request

The proposed multifamily community provides a unique opportunity to stimulate development in close proximity to a key Richardson transit station. This site is approximately 12.7 acres of land, which has been vacant for many years, located at the southeast corner of Greenville Avenue and Collins Boulevard. The site is less than one quarter mile from the DART Red Line Arapaho Road station and is an excellent location for the proposed development which will contain approximately 350 multifamily dwelling units at 3 to 4 stories in height (approximately 30 units per acre).

Embrey Partners, Ltd. is proposing a high quality community on a fairly difficult development tract. The physical attributes of the proposed development demonstrate excellence in site planning and design. The proposed development provides exceptional circulation from within the development to Alma Drive and Greenville Avenue while maintaining a high level of architectural design. Aesthetics from the streets and main driveway present a friendly and inviting perspective for pedestrians and motorists alike. The proposed buildings are enhanced with vertical and horizontal articulation and contain a combination of interesting materials and colors.

Multifamily residential uses are ideal for this site based on the following considerations:

1. **ACCESS:** Access challenges from grade-separated Collins Boulevard and U.S. 75 make this site very challenging for retail or commercial development. Primary access will be from Alma Road and Greenville Avenue. There is no access directly from Collins Boulevard.
2. **VISIBILITY:** The site has inadequate visibility for retail development. The site is visually separated from US 75 by Greenville Avenue and somewhat concealed by the embankments for the Kansas City Southern Railroad track to the south and Collins Boulevard to the north.
3. **MARKET CONDITIONS:** The sluggish market demand and high vacancy rates for office use make this site challenging for new office development.
4. **DEMAND FOR MULTIFAMILY RESIDENTIAL AT THE ARAPAHO STATION:** There are no significant multifamily residential redevelopment uses within the one-quarter mile radius around the existing DART Arapaho rail station as envisioned in the Arapaho Station Area Plan. Development or redevelopment around DART stations has been driven primarily by multifamily residential uses, as is true nationwide. In order for redevelopment and transformation to take place in the Arapaho station area, there needs to be a catalyst for change. A base of multifamily residential can be such a catalyst, signaling to the market the latent development opportunities at this DART station.
5. **LOCAL DEMAND FOR MULTIFAMILY USES:** Currently, there is high demand for multifamily and limited supply in the pipeline. With the surrounding uses being vacant or under-utilized industrial land, an infusion of population in the area will be a beneficial catalyst for future development of complementary uses.
6. **DEVELOPMENT OPPORTUNITY:** The subject property is one of the few sites around the DART station that is currently vacant and is a good first candidate for residential development thus driving redevelopment of other adjoining under-utilized properties. Multifamily uses can encourage a mix of compatible uses throughout the station area, rather than just the daytime commuters and industrial uses that are currently present.
7. **IMPLEMENTATION OF CITY POLICY:** The development of multifamily residential on the subject property would implement one of the City of Richardson's significant policies of encouraging multifamily residential uses around DART stations. This site is within the recommended walking distance for transit-oriented residential uses.

Based on the foregoing, multifamily residential uses should be developed on the site to take advantage of current market opportunities while implementing important City of Richardson policies and positioning the entire DART Arapaho station area for redevelopment.



JACKSON WALKER L.L.P.



ATTORNEYS & COUNSELORS

November 7, 2012

VIA ELECTRONIC MAIL

Mr. Michael Spicer
Development Services Department
City of Richardson
411 West Arapaho Road, Room 204
Richardson, Texas 75080

RE: ***ZF 12-11
Application for Change in Zoning from I-FP(2) to a new Planned Development
District; 12.7 Acres, Southwest Corner of Greenville Avenue and Collins
Boulevard.***

Dear Michael:

We are very excited to be submitting to you the revised plans and elevations for the zoning application referenced above. We believe that we have followed the direction the City Council provided at the last hearing and that the suggestions they provided greatly enhance the community we are developing.

The proposed development will be an extremely high quality, Class A community with superior design, finishes and amenities. As such, it will demand top of the market rents and be a landmark development for the City of Richardson. It will be the catalytic development that encourages further development around the Arapaho DART Station and set the standard for quality within this transit oriented development district.

Specifically, our site plan and elevations have been modified to include the following:

- a. Enhanced urban design with buildings pulled close to Greenville Avenue;
- b. Four story structures, up to 60' in height with elevators, that create the urban form on Greenville Avenue and Alma Road;
- c. Increased density from 28 to 36 units per acre;
- d. Structured parking;
- e. "Retail Ready" space fronting Greenville Avenue and Alma Road that will provide the option for mixed use when the market supports such a conversion; and
- f. A future community park that enhances the community "feel" and provides the required social interaction at the crossroads of significant City trails.

Accompanying this letter, please find the revised planned development conditions. The site plan, elevations and renderings will be delivered to you under separate cover.

We appreciate all of the meetings and correspondence we have had with you and other professionals at the City since the previous City Council hearing in addressing design and technical issues to make the site plan more effective. Again, with the direction of City Council and the assistance of the City staff, we are confident that we are providing a preeminent, yet pioneering, development true to Richardson and the its objectives for sound growth. Embrey is very proud to be a part of Richardson.

Thank you for your assistance with this request and do not hesitate to contact me if you have any questions.

Sincerely,



William S. Dahlstrom

CC: Dan Johnson
Sam Chavez
Chris Shacklett
John Kirk
Scott Polikov



Notice of Public Hearing

City Plan Commission • Richardson, Texas

An application has been received by the City of Richardson for a:

PD PLANNED DEVELOPMENT

File No./Name: ZF 12-11 / GreenVUE Planned Development
Property Owner: Leora Azoulay Lesh, VP / SAF CTP, LLC
Applicant: John S. Kirk, Sr. VP / Embrey Partners, Ltd.
Location: SEC Greenville Avenue & Collins Blvd. (See map on reverse side)
Current Zoning: I-FP(2) Industrial
Request: A request by John S. Kirk, representing Embrey Partners, Ltd., for a change in zoning from I-FP(2) Industrial with special conditions to PD Planned Development District for the development of a multi-family community.

The City Plan Commission will consider this request at a public hearing on:

TUESDAY, AUGUST 21, 2012
7:00 p.m.
City Council Chambers
Richardson City Hall, 411 W. Arapaho Road
Richardson, Texas

This notice has been sent to all owners of real property within 200 feet of the request; as such ownership appears on the last approved city tax roll.

Process for Public Input: A maximum of 15 minutes will be allocated to the applicant and to those in favor of the request for purposes of addressing the City Plan Commission. A maximum of 15 minutes will also be allocated to those in opposition to the request. Time required to respond to questions by the City Plan Commission is excluded from each 15 minute period.

Persons who are unable to attend, but would like their views to be made a part of the public record, may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083.

The City Plan Commission may recommend approval of the request as presented, recommend approval with additional conditions or recommend denial. Final approval of this application requires action by the City Council.

Agenda: The City Plan Commission agenda for this meeting will be posted on the City of Richardson website the Saturday before the public hearing. For a copy of the agenda, please go to: <http://www.cor.net/DevelopmentServices.aspx?id=13682>.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 12-11.

Date Posted and Mailed: 08/10/12

DART
PO BOX 660163
DALLAS, TX 75266-0163

FSP COLLINS CROSSING LTD
C/O FRANKLIN ST PPTIES CO
401 EDGEWATER PL #200
WAKEFIELD, MA 01880-6207

TESS PARTNERS LTD
9023 CLAYCO DR
DALLAS, TX 75243-6318

UNIVERSITY DRIVE LLC
2550 INTERSTATE TOWER
121 W TRADE ST
CHARLOTTE, NC 28202-5399

KANSAS CITY SOUTHERN RR
PO BOX 219335
KANSAS CITY, MO 64121-9335

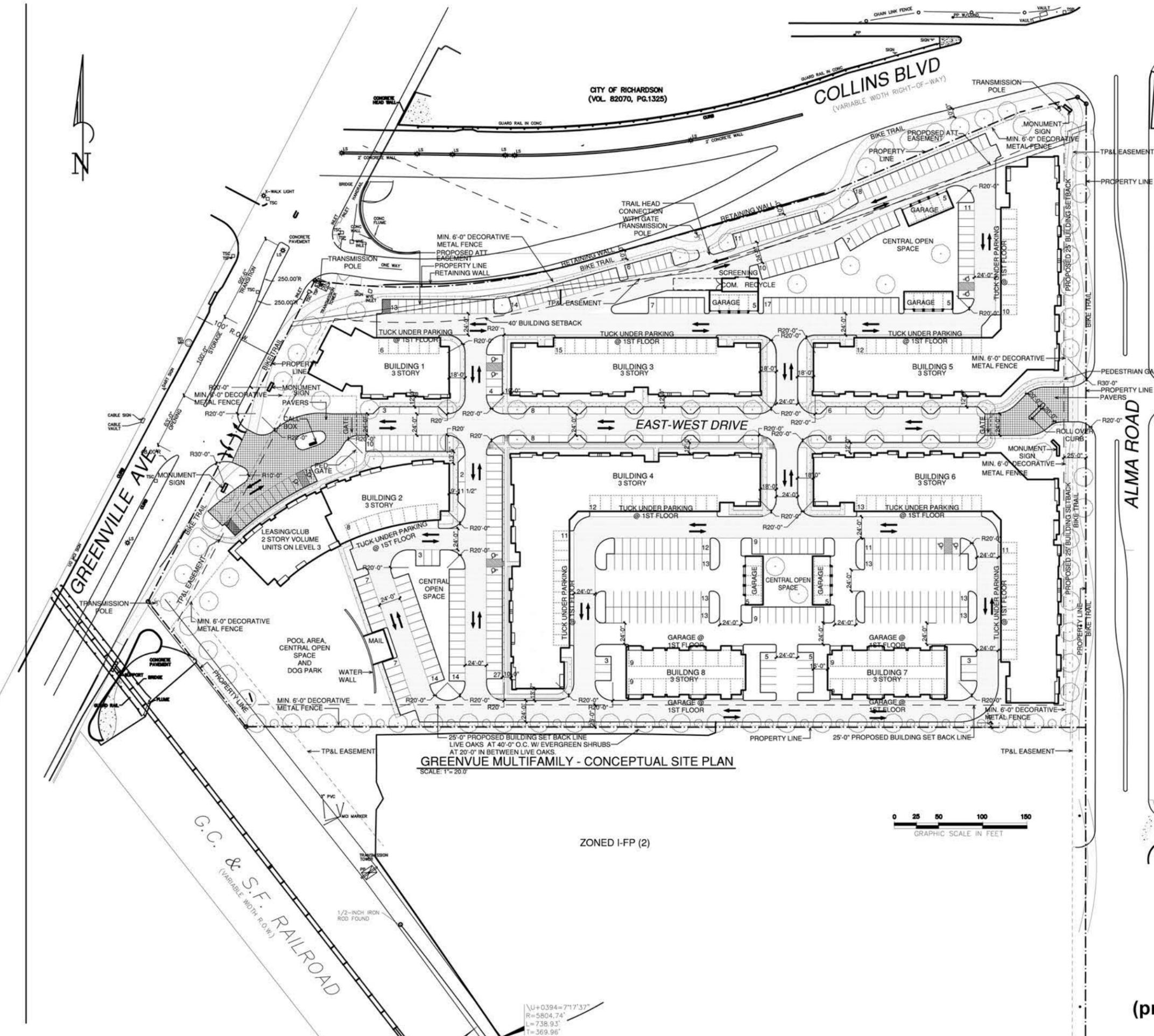
WOODALL JAMES KIRK
% VENT A HOOD
PO BOX 830426
RICHARDSON, TX 75083-0426

COLLINS TECHNOLOGY PARK
908 QUALITY WAY
RICHARDSON, TX 75081-2277

LEORE AZOULEY LESH, VP
SAF COLLINS TECHNOLOGY PARK
18111 PRESTON RD STE 1000
DALLAS, TX 75252-6099

ZF 12-11
Notification List

JOHN S. KIRK, EXECUTIVE VP
EMBRY PARTNERS, LTD.
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 75209



GREENVUE MULTIFAMILY - CONCEPTUAL SITE PLAN
SCALE: 1" = 20'0"

ZONED I-FP (2)



PROJECT SUMMARY		
	EXISTING	PROPOSED
ZONING	I-FP (2) INDUSTRIAL	PLANNED DEVELOPMENT FOR MULTIFAMILY RESIDENTIAL
SETBACKS		40'-0" ALONG GREENVILLE AVE & COLLINS BLVD. 25'-0" ALONG ALMA ROAD 25'-0" REAR
LOT AREA	12.747 ACRES OR 655,259.32 SF	
BUILDING SQ. FT. PER FLOOR	FIRST = 153,950.85 SF	
	SECOND = 147,450.74 SF	
	THIRD = 143,708.74 SF	
	TOTAL = 445,110.33 SF	
PARKING RATIO	1.5/UNIT MIN. = 527 SPACES	
PARKING	PROVIDED 538 TOTAL SPACES 380 SURFACE SPACES 133 SINGLE CAR GARAGES/TUCK UNDER PARKING 25 DETACHED GARAGE SPACES	
LANDSCAPE %-SF	173,101.74 SF OR 31%	
F.A.R.	0.80 F.A.R.	
DENSITY	28 UNITS-PER ACRE MAX.	
LOT COVERAGE	153,951.04 SF/555,259.32 = .277 = 28% / 30% MAX. PROPOSED	
BUILDING HEIGHT	50'-0" (MEAN LEVEL BETWEEN EAVE AND RIDGE) / 4 STORY MAX.	
TOTAL # OF UNITS	351 UNITS - 244 @ 1B/1B & 107 @ 2B/2B = TOTAL 458 BEDROOMS	

- NOTES:
1. THIS SITE DOES NOT LIE IN THE FLOODPLAIN, FLOODWAY, STREAM COURSE OR OTHER WATER FEATURE.
 2. THERE ARE NO LOADING DOCKS ON THIS SITE.
 3. THERE ARE NO OPEN STORAGE AREAS ON THIS SITE.
 4. TEMPORARY TRASH STORAGE WILL BE LOCATED WITHIN THE BUILDINGS.



APPLICANT:
JOHN KIRK
1020 N.E. LOOP 410
SUITE 700
SAN ANTONIO, TEXAS 78209
REPRESENTING:
EMBREY PARTNERS, LTD.

LAND OWNER:
TOD FOBARE, REPRESENTING:
SAF CTP, LLC.
18111 PRESTON ROAD
SUITE 1000
DALLAS, TEXAS 75252

REVISIONS

NO.	DATE	DESCRIPTION

GREENVUE
ROCKWALL SUBDIVISION LOT 4, BLOCK 3
RICHARDSON, TEXAS
EMBREY



4144 N. Central Expy.
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

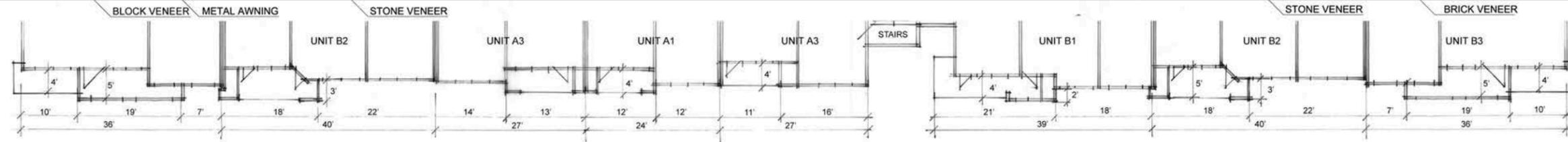
DATE
08-13-2012

PROJECT
12130

SHEET NUMBER

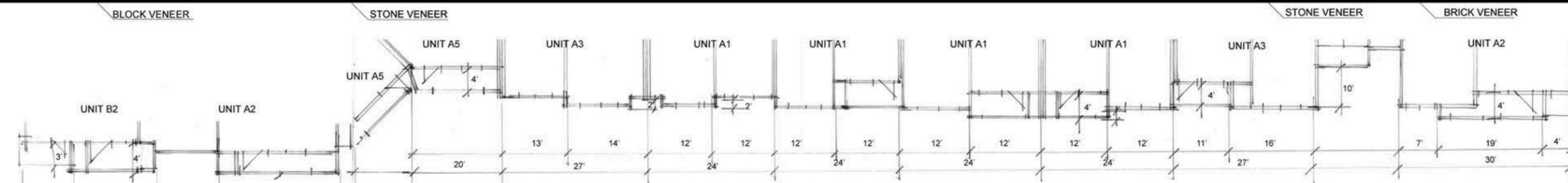
Previous Zoning Exhibit
(presented at 9-24-2012 CC Mtg)

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Hardi Panel : 16%
 3 Coat Stucco : 10%
 Brick : 28%
 Block : 6%
 Stone : 40%
 Masonry Total : 74%
Typical Color selection
 Hardi Panel : White, Blue, Gray
 3 Coat Stucco : White
 Metal Awning : Blue
 Brick : Gray
 Block : White
 Stone : Tan

BUILDING 4 NORTH ELEVATION-BUILDING 3,5 AND 6 SIMILAR



Hardi Panel : 15%
 3 Coat Stucco : 8%
 Brick : 32%
 Block : 6%
 Stone : 39%
 Masonry Total : 77%
Typical Color selection
 Hardi Panel : White, Blue, Gray
 3 Coat Stucco : White
 Metal Awning : Blue
 Brick : Gray
 Block : White
 Stone : Tan

BUILDING 4 SOUTH ELEVATION-BUILDING 3,5 AND 6 SIMILAR

GREENVUE DEVELOPMENT CONCEPTUAL ELEVATIONS

RICHARDSON, TX

**Previous Elevations
(presented at 9-24-2012 CC Mtg)**

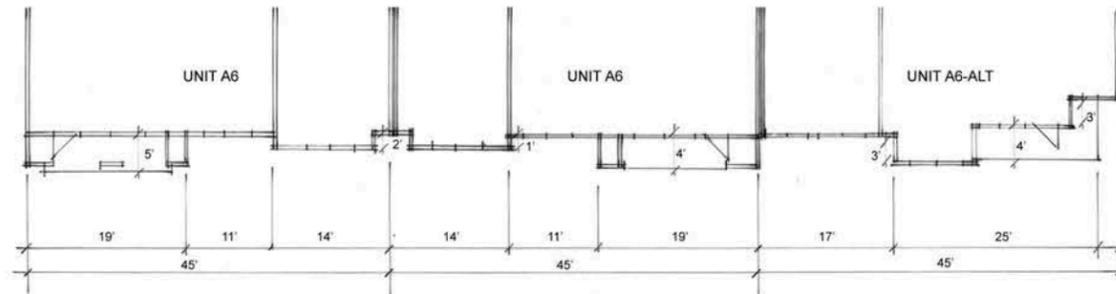
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BUILDING 7 & 8 NORTH AND SOUTH ELEVATION



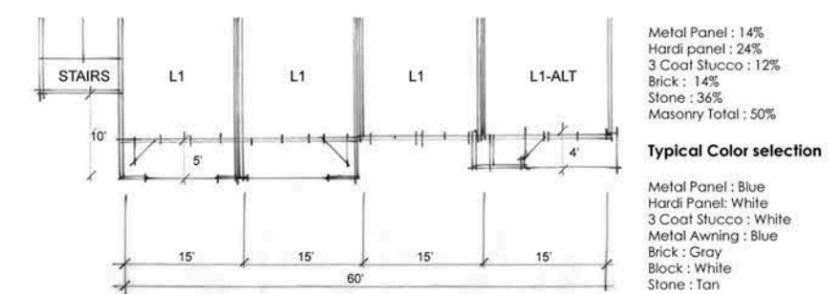
BUILDING 1 WEST ELEVATION



Hardi Panel : 24%
 3 Coat Stucco : 20%
 Brick : 21%
 Block : 3%
 Stone : 32%
 Masonry Total : 56%

Typical Color selection

Metal Panel : Blue
 Hardi Panel: White
 3 Coat Stucco : White, Blue
 Metal Garage Door : Brown
 Brick : Gray
 Block : White
 Stone : Tan



Metal Panel : 14%
 Hardi panel : 24%
 3 Coat Stucco : 12%
 Brick : 14%
 Stone : 36%
 Masonry Total : 50%

Typical Color selection

Metal Panel : Blue
 Hardi Panel: White
 3 Coat Stucco : White
 Metal Awning : Blue
 Brick : Gray
 Block : White
 Stone : Tan



GARAGE & TRASH ENCLOSURE SOUTH ELEVATION

GARAGE & TRASH ENCLOSURE NORTH ELEVATION

GARAGE & TRASH ENCLOSURE WEST ELEVATION

GREENVUE DEVELOPMENT CONCEPTUAL ELEVATIONS
 RICHARDSON, TX

Previous Elevations
 (presented at 9-24-2012 CC Mtg)

CITY OF RICHARDSON

TO: Dan Johnson - City Manager
THRU: Kent Pfeil - Director of Finance
FROM: Pam Kirkland - Purchasing Manager
SUBJECT: Bid Initiation Request # 11-13
DATE: November 5, 2012

Request Council approval to initiate bids for the following:

2013 City Hall Air Handler Energy Upgrades

Proposed Council approval date: November 12, 2012
Proposed advertising dates: November 14, 2012 & November 21, 2012
Proposed bid due date: Wednesday, November 28, 2012 – 2:00 p.m.
Proposed bid opening date: Wednesday, November 28, 2012 – 2:30 p.m.
Engineer's estimated total cost: \$50,000
Account: 313-9739-583-7524 Project #313101



Pam Kirkland, CPPO, CPPB
Purchasing Manager



Kent Pfeil
Director of Finance



Date

Approved: _____
Dan Johnson
City Manager

Date



MEMO

TO: Dan Johnson, City Manager

THROUGH: Cliff Miller, Assistant City Manager *cm* *Jef*

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

SUBJECT: Permission to Advertise Bid #11-13 for the
2013 City Hall Air Handler Energy Upgrades

DATE: November 2, 2012

BACKGROUND INFORMATION:

Installation of owner supplied variable frequency drives and compatible motors on selected air handlers at the Richardson City Hall and Civic Center. Work will also include modifications to air handlers and building automation controls to convert the existing air handler multi-zone configuration to variable air volume.

This project is expected to generate energy savings of \$50,000 annually at the City Hall Facility.

FUNDING:

Funding is provided from the General Special Projects.

SCHEDULE:

Construction is expected to begin January 2013 and be completed by February 2013.

**NOTICE TO CONTRACTORS
CITY OF RICHARDSON**

2013 CITY HALL AIR HANDLER ENERGY UPGRADES

BID No. 11-13

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, November 28, 2012 at 2:00 pm** and will be opened and read aloud in the **Capital Projects Department, 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:

Installation of owner supplied variable frequency drives and compatible motors on selected air handlers at the Richardson City Hall and Civic Center. Work will also include modifications to air handlers and building automation controls to convert the existing air handler multi-zone configuration to variable air volume.

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 bid submitted, payable without recourse to the City of Richardson, Texas, or an acceptable bid bond for the same amount from a reliable surety company as a guarantee that the bidder 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 bidder within ninety (90) days following the opening of bids.

The successful bidder must furnish a Performance Bond upon the form provided in the amount of one hundred percent (100%) of the contract price, and a material and labor Payment Bond upon the form provided in the amount of one hundred percent (100%) of the contract price. A Maintenance Bond is not required for 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 at least three projects of similar size and scope within the past three (3) years.

A maximum of Thirty (30) working days will be allowed for construction, with anticipated start date in January 2013.

A compact disc (CD) containing digital copies of the plans, specifications and bid documents may be obtained 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, November 13, 2012** upon a **NON-REFUNDABLE FEE OF TWENTY FIVE DOLLARS (\$25.00) per CD**, payable to the City of Richardson, accompanied by the contractor's name, address, phone number, email address and FAX number. A printed copy of the documents can be also be obtained upon a **NON-REFUNDABLE FEE OF FIFTY DOLLARS (\$50.00) per set**. A maximum of two CDs or hard copies of plans per contractor.

A voluntary pre-bid conference will be held at **10:00 am on Wednesday, November 21, 2012** 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

PROJECT SCHEDULE
2013 CITY HALL AIR HANDLER ENERGY UPGRADES
Bid #11-13

Agenda Paperwork to Advertise	Friday, November 2, 2012
Council Authorization to Advertise	Monday, November 12, 2012
Plans/Specs Available for Contractors	Tuesday, November 13, 2012
Advertise in Dallas Morning News	Wednesday, November 14, 2012
Advertise in Dallas Morning News	Wednesday, November 21, 2012
Pre Bid Meeting (10:00 am Room 206)	Wednesday, November 21, 2012
Bids Received/Opened (@ 2:00 open @ 2:30 Room 206)	Wednesday, November 28, 2012
Agenda Paperwork to Award Contract	Friday, November 30, 2012
Council to Award Contract	Monday, December 10, 2012
Pre-Construction Meeting	~ December 17, 2012
Project Start	~ January 2013
Project 30 Calendar Days	~ February 2013

Project Manager: Joe Travers
Engineers Estimate: \$50,000
Account #313-9739-583-7524 Project #313101



MEMO

DATE: November 5, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #59-12 for the 2012 Annual Requirements Contract for Masonry Wall Repair and Replacement to LDM Design and Construction pursuant to unit prices

Proposed Date of Award: November 12, 2012

I concur with the recommendation of Steve Spanos – Director of Engineering, and request permission to award a contract to the low bidder, LDM Design and Construction, for the above referenced annual requirements contract pursuant to unit prices, as outlined in the attached memo and tabulation.

Funding for the annual repairs is provided from the Street Rehabilitation account and the replacement of the stone cladding at Abrams and Centennial will be funded from Neighborhood Vitality G.O. Bonds.

The bid was advertised in *The Dallas Morning News* on September 26, 2012 and October 3, 2012 and was posted on Bidsync.com. A prebid conference was held on October 4, 2012 and four bids were solicited and two bids were received.

Concur:


Kent Pfeil

Attachments

Xc: Dan Johnson
David Morgan
Cliff Miller



MEMO

TO: Dan Johnson, City Manager
THROUGH: Cliff Miller, Assistant City Manager *CM*
FROM: Steve Spanos, P.E., Director of Engineering *SS*
SUBJECT: Award of Bid No. 59-12 for the 2012 Annual Requirements Contract for
Masonry Wall Repair and Replacement
DATE: November 2, 2012

ACTION REQUESTED:

Council to consider award of Bid No. 59-12 for the 2012 Annual Requirements Contract for Masonry Wall Repair and Replacement pursuant to the attached unit prices.

BACKGROUND INFORMATION:

On October 11, 2012, the Capital Projects Department opened bids for the subject project. Selection of the low bidder was based on the lowest unit costs.

References and financials are not required at this time since LDM Design is currently under contract with the city.

The 2012 Annual Requirements Contract for Masonry Wall Repair and Replacement consists of citywide masonry wall repair and replacement at various locations throughout the city. The contractor will be on-call. Work to be performed generally includes stone and/or brick removal and replacement, vegetation removal, wrought iron fence removal and replacement and other appurtenances related to performing the work. This contract contains an option for two (2) one-year renewals subject to the conditions, attached hereto.

As outlined in the specifications, it is the intent of the City to schedule approximately \$250,000 worth of work for the contractor during fiscal year 2012-13. We reserve the option to decrease or increase the amount of work during any contract period, as needed, provided funding is available. The successful bidder agrees to perform all work at the unit prices outlined in their bid.

FUNDING:

Funding is provided from Street Rehabilitation Account and Neighborhood Vitality G.O. Bonds.

SCHEDULE:

Capital Projects plans to begin construction for this project November 2012 and be completed by November 2013.

Cc: Henry Drexel, P.E., Senior Project Engineer *HD*
CP/Office/Agenda Reports/Agenda Items – November/Masonry Wall Award

2012 ANNUAL REQUIREMENTS CONTRACT FOR MASONRY WALL REPAIR AND REPLACEMENT

BID # 59-12
Bid Opening: OCTOBER 11, 2012

ITEM NO.	DESCRIPTION	EST QTY	UNIT	LDM DESIGN AND CONSTRUCTION		RATLIFF		AVERAGES	
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	REPAIR A SINGLE BRICK WALL	400	SF	\$9.60	\$3,840.00	\$20.70	\$8,280.00	\$15.15	\$6,060.00
2	REPAIR A SINGLE BRICK COLUMN	200	SF	\$10.80	\$2,160.00	\$23.00	\$4,600.00	\$16.90	\$3,380.00
3	REPAIR A DOUBLE BRICK WALL	200	SF	\$18.32	\$3,664.00	\$28.75	\$5,750.00	\$23.54	\$4,707.00
4	REPAIR A STONEWALL	200	SF	\$15.60	\$3,120.00	\$32.20	\$6,440.00	\$23.90	\$4,780.00
5	INSTALL A STONEWALL	800	SF	\$13.20	\$10,560.00	\$34.50	\$27,600.00	\$23.85	\$19,050.00
6	REPAIR A DOUBLE STONEWALL	150	SF	\$31.20	\$4,680.00	\$32.20	\$4,830.00	\$31.70	\$4,755.00
7	INSTALL A DOUBLE STONEWALL	100	SF	\$26.40	\$2,640.00	\$34.50	\$3,450.00	\$30.45	\$3,045.00
8	REPAIR A STONE COLUMN	80	SF	\$15.60	\$1,248.00	\$28.75	\$2,300.00	\$22.18	\$1,774.00
9	INSTALL A COLUMN	80	SF	\$13.20	\$1,056.00	\$25.30	\$2,024.00	\$19.25	\$1,540.00
10	REPAIR A PRE-CASTED VENEER STONEWALL	300	SF	\$24.00	\$7,200.00	\$28.75	\$8,625.00	\$26.38	\$7,912.50
11	STRUCTURAL CONCRETE REPAIR	50	CY	\$100.00	\$5,000.00	\$920.00	\$46,000.00	\$510.00	\$25,500.00
12	REMOVE AND REPLACE 3"x3" ANGLE IRON	200	LF	\$17.40	\$3,480.00	\$23.00	\$4,600.00	\$20.20	\$4,040.00
13	REMOVE AND REPLACE A DOUBLE 3"x3" ANGLE IRON	100	LF	\$34.80	\$3,480.00	\$46.00	\$4,600.00	\$40.40	\$4,040.00
14	INSTALL A 5"x5" ANGLE IRON	400	LF	\$16.50	\$6,600.00	\$28.75	\$11,500.00	\$22.63	\$9,050.00
15	REMOVE AND REPAIR A WROUGHT IRON FENCE	60	SF	\$48.00	\$2,880.00	\$40.25	\$2,415.00	\$44.13	\$2,647.50
16	REMOVE AND RELOCATE A WROUGHT IRON FENCE	100	SF	\$24.00	\$2,400.00	\$28.75	\$2,875.00	\$26.38	\$2,637.50
17	CLEAN AND PAINT WROUGHT IRON FENCE	400	SF	\$5.00	\$2,000.00	\$13.80	\$5,520.00	\$9.40	\$3,760.00
18	REMOVE AND REPLACE CHAIN LINK FENCE	120	SF	\$10.00	\$1,200.00	\$17.25	\$2,070.00	\$13.63	\$1,635.00
19	INSTALL SAFETY FENCE	100	LF	\$6.00	\$600.00	\$6.90	\$690.00	\$6.45	\$645.00
20	REMOVE AND INSTALL MOV. STRIP	50	SF	\$8.40	\$420.00	\$46.00	\$2,300.00	\$27.20	\$1,360.00
21	REMOVE AND REPLACE PRE-CAST CAP	45	SF	\$36.00	\$1,620.00	\$86.25	\$3,881.25	\$61.13	\$2,750.63
22	REMOVE AND REPLACE NATURAL STONE	45	SF	\$24.00	\$1,080.00	\$92.00	\$4,140.00	\$58.00	\$2,610.00
23	INSTALL A PRE-CAST CONCRETE CAP	40	SF	\$36.00	\$1,440.00	\$80.50	\$3,220.00	\$58.25	\$2,330.00
24	INSTALL A NATURAL STONE CAP	40	SF	\$24.00	\$960.00	\$86.25	\$3,450.00	\$55.13	\$2,205.00
25	CLEAN MORTAR JOINTS	150	LF	\$24.00	\$3,600.00	\$11.50	\$1,725.00	\$17.75	\$2,662.50
26	REMOVE AND REPLACE SOILER COURSE	50	LF	\$21.60	\$1,080.00	\$8.05	\$402.50	\$14.83	\$741.25
27	TRIM AND/OR REMOVE VEGETATION	50	LF	\$12.00	\$600.00	\$17.25	\$862.50	\$14.63	\$731.25
28	INLET PROTECTION	30	LF	\$7.20	\$216.00	\$46.00	\$1,380.00	\$26.60	\$798.00
29	SEDIMENT FENCING	30	LF	\$7.20	\$216.00	\$8.05	\$241.50	\$7.63	\$228.75
30	WATTLE FOR SWPPP	30	LF	\$7.20	\$216.00	\$23.00	\$690.00	\$15.10	\$453.00
31	TORO. 570 6" POPUP	12	EA	\$27.60	\$331.20	\$258.75	\$3,105.00	\$143.18	\$1,718.10
32	TORO. 570 12" POPUP	12	EA	\$31.20	\$374.40	\$287.50	\$3,450.00	\$159.35	\$1,912.20
33	1/2" CLASS 2000 PVC PIPE	100	LF	\$7.20	\$720.00	\$46.00	\$4,600.00	\$26.60	\$2,660.00
34	3/4" CLASS 200 PVC PIPE	100	LF	\$9.60	\$960.00	\$51.75	\$5,175.00	\$30.68	\$3,067.50
35	REPAIR IRRIGATION SYSTEM	5	EA	\$180.00	\$900.00	\$690.00	\$3,450.00	\$435.00	\$2,175.00
36	REMOVE AND REPLACE CONCRETE SIDEWALK	50	SY	\$7.20	\$360.00	\$5.75	\$287.50	\$6.48	\$323.75
37	BERMUDA SOD	20	SY	\$26.40	\$528.00	\$17.25	\$345.00	\$21.83	\$436.50
38	ST. AUGUSTINE SOD	20	SY	\$28.80	\$576.00	\$23.00	\$460.00	\$25.90	\$518.00
39	4-INCH TOPSOIL	20	SY	\$14.00	\$280.00	\$74.75	\$1,495.00	\$44.38	\$887.50
40	CONSTRUCT COLORED STENCIL CONCRETE	25	SY	\$36.00	\$900.00	\$920.00	\$23,000.00	\$478.00	\$11,950.00
41	CONSTRUCT 6-INCH INTEGRAL CURB	20	LF	\$36.00	\$720.00	\$46.00	\$920.00	\$41.00	\$820.00
42	COLLECTOR TCP	5	EA	\$1,200.00	\$6,000.00	\$2,875.00	\$14,375.00	\$2,037.50	\$10,187.50
43	ARTERIAL TCP	5	EA	\$900.00	\$4,500.00	\$4,025.00	\$20,125.00	\$2,462.50	\$12,312.50
TOTAL BASE BID CONTRACTOR'S BID					\$96,405.60 SAME		\$257,249.25 SAME		\$176,827.43

ENGINEERS ESTIMATE FOR BASE BID:
 \$250,000

CERTIFIED BY: _____
 Steve Spanos, P.E., Director of Engineering



MEMO

DATE: November 6, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #10-13 to initiate two (2) sixty (60) month lease agreements for black/white and color copiers with Konica Minolta Business Solutions (\$35,635.94/annually) and Oce Imagistics, Inc. dba Oce North America Document Printing Systems (\$16,584/annually) through the Department of Information Resources Contracts #DIR-SDD-1673 and #DIR-SDD-1662

Proposed Date of Award: November 12, 2012

I request authorization to initiate two (2) sixty (60) month lease agreements as follows:

Vendor	Type of Machines	Cost per Copy	Monthly Lease	Annual Cost
Konica Minolta (various city locations)	7 black/white 10 color	\$.0070 \$.055	\$2,969.66	\$35,635.94
Oce' Imagistics (Police Dept.)	6 black/white 2 color	\$.004-.0068* \$.05	\$1,382.00	\$16,584.00

*Copy cost will depend on the number of copies used per month

The existing copier leases for the above machines terminate the end of November 2012. We have evaluated several different machines from various Department of Information Services contracts and have chosen the Konica and Oce' machines, which will provide a color copier at all locations outside City Hall and all will have fax and networking capabilities. Funding for the Police Department copiers is budgeted in their departmental budget (011-1011-521-4424) and the other city copiers are budgeted in the Internal Service Fund (612-7020-505-4424). The monthly lease amounts listed above do not include copy costs, which are charged back to each department on a monthly basis. The lease agreements do include maintenance and all supplies (toner, staples, etc.) excluding paper.

Konica Minolta Business Solutions was awarded Contract #DIR-SDD-1673 and Oce' Imagistics/Canon was awarded Contract #DIR-SDD-1662 through the State of Texas Department of Information Resources. The City of Richardson participates in this program 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.

Concur:

Kent Pfeil
Kent Pfeil

ATTACHMENTS

Xc: Dan Johnson
David Morgan
Cliff Miller

	Konica Minolta (B & W)	Konica Minolta (Color)	OCE (B & W)	OCE (Color)
LEASE ONE				
monthly cost for 36 month lease	\$3,586.11	\$4,514.96	\$3,255.00	\$4,366.00
average monthly cost for copies	\$352.42	\$1,311.08	\$395.15	\$1,272.33
total monthly cost	\$3,938.53	\$5,826.04	\$3,650.15	\$5,638.33
total annual cost	\$47,262.32	\$69,912.48	\$43,801.80	\$67,659.96
monthly cost for 48 month lease	\$2,849.67	\$3,587.78	\$2,720.00	\$3,639.00
average monthly cost for copies	\$352.42	\$1,311.08	\$395.15	\$1,272.33
total monthly cost	\$3,202.09	\$4,898.86	\$3,115.15	\$4,911.33
total annual cost	\$38,425.12	\$58,786.33	\$37,381.80	\$58,935.96
monthly cost for 60 month lease	\$2,358.72	\$2,969.66	\$2,344.00	\$3,128.00
average monthly cost for copies	\$352.42	\$1,311.08	\$395.15	\$1,272.33
total monthly cost	\$2,711.14	\$4,280.74	\$2,739.15	\$4,400.33
total annual cost	\$32,533.66	\$51,368.90	\$32,869.80	\$52,803.96

	Konica Minolta (B & W)	Konica Minolta (Color)	OCE (B & W)	OCE (Color)
LEASE TWO (POLICE)				
monthly cost for 36 month lease	\$2,085.34	\$2,116.93	\$1,847.00	\$1,967.00
average monthly cost for copies	\$745.42	\$1,011.36	\$698.50	\$911.57
total monthly cost	\$2,830.76	\$3,128.29	\$2,545.50	\$2,878.57
total annual cost	\$33,969.12	\$37,539.48	\$30,546.00	\$34,542.84
monthly cost for 48 month lease	\$1,657.10	\$1,682.20	\$1,607.00	\$1,707.00
average monthly cost for copies	\$745.42	\$1,011.36	\$698.50	\$911.57
total monthly cost	\$2,402.52	\$2,693.56	\$2,305.50	\$2,618.57
total annual cost	\$28,830.24	\$32,322.72	\$27,666.00	\$31,422.84
monthly cost for 60 month lease	\$1,371.61	\$1,392.38	\$1,382.00	\$1,467.00
average monthly cost for copies	\$745.42	\$1,011.36	\$698.50	\$911.57
total monthly cost	\$2,117.03	\$2,403.74	\$2,080.50	\$2,378.57
total annual cost	\$25,404.36	\$28,844.88	\$24,966.00	\$28,542.84



MEMO

DATE: November 5, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager *Pam*

SUBJECT: Award of Bid #12-13 for the co-op purchase of five (5) cab/chassis' for the Solid Waste rearloaders to Bond Equipment Company, Inc. in the amount of \$753,085 through the Texas Local Government Statewide Purchasing Cooperative Buyboard Contract #358-10

Proposed Date of Award: November 12, 2012

I concur with the recommendation of David Johnson – Solid Waste Manager, and Ernest Ramos – Fleet & Materials Manager to issue a purchase order for five (5) cab/chassis' for the Solid Waste rearloaders to Bond Equipment Company, Inc., as outlined in the attached quotation, for a total expenditure of \$753,085.

The above referenced cab/chassis' have been competitively bid through the Texas Local Government Statewide Purchasing Cooperative (Buyboard) Contract #358-10. 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.

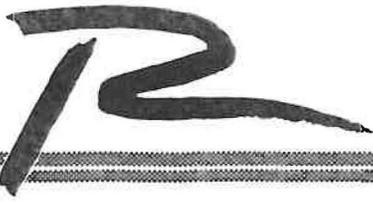
Funding is available in account 596-2040-581-7421, Project #RS1301.

Concur:


Kent Pfeil

ATTACHMENTS

Xc: Dan Johnson
David Morgan
Cliff Miller



MEMO

TO: PAM KIRKLAND – PURCHASING MANAGER

FROM: DAVID JOHNSON – SOLID WASTE MANAGER

DATE: NOVEMBER 5, 2012

**SUBJECT: SOLID WASTE CAPITAL EQUIPMENT PURCHASE
CAB/CHASSIS FOR REARLOAD REFUSE TRUCK
VIA BUYBOARD CONTRACT 358-10**



Solid Waste concurs with Fleet's recommendation to purchase five (5) Crane Carrier Corporation Custom Cab-over/chassis (Model LET2) with accessories from Bond Equipment Company in the amount of \$753,085.00. Funding is provided in the FY2012-13 Solid Waste Capital Fund. The account number is 596-2040-581-7421. The project number is RS1301.

Advise if you have any questions or need additional information.

XC: Jerry Ortega – Director of Public Services
Travis Switzer – Assistant Director of Public Services, Environmental Operations



MEMO

DATE: October 31, 2012
TO: Pam Kirkland, Purchasing Manager
FROM: Ernie Ramos, Fleet & Materials Manager *E.R.*
RE: Capital Equipment Purchase, Cab/Chassis for (Rearloader Configuration)
via Buyboard Contract 358-10,

I have reviewed the existing contract referenced above and recommend purchasing five (5) Crane Carrier Corporation Custom Cab-over/Chassis (Model LET2, \$150,617.00 each including fee) with accessories from Bond Equipment Company, Inc. for an amount of \$753,085.00. I have reviewed and approved the quote with published, unpublished options listed from Bond Equipment Company, Inc.

The funding for the purchase of these chassis is funded in account # 596-2040-581-7421, Project # RS1301. The contact at Bond Equipment Company, Inc. is Mr. Andy Bond, and he can be reached at (214) 637-0760, or E-mail: andy@bondequipment.com, or fax: (214) 637-4731. Please order the truck chassis as specified on the Buyboard Quote.

Attachment/s: Buyboard Quote, (CCC LET2 Chassis, 2-pages)
Copy of Buyboard Contract, (1-page)

CC: David Johnson, Solid Waste Manager
Travis Switzer, Assistant Director of Public Services
Jerry Ortega, Director of Public Services
Kent Pfeil, Director of Finance

The Refuse Vehicle Specialists



BOND EQUIPMENT COMPANY, INC

2946 IRVING BLVD. DALLAS, TEXAS 75247

214-637-0760 FAX 214-637-4731

SEPTEMBER 28, 2012

TO: CITY OF RICHARDSON
1260 COLUMBIA DRIVE
RICHARDSON, TEXAS 75081-2933

BUY BOARD QUOTE #358-10

CRANECARRIER LET2-26 CREW CAB, 20,000lb FRONT AXLE, 26,000 lb.REAR AXLE,43,000GVW, ALLISON 3500RDS TRANS, ISC10-270HP CUMMINS ENGINE , 11R22.5 FRONT TIRES GRAY WHEELS, WHITE CAB, BLACK FRAME, BLACK BUMPER.

BUYBOARD PRICE \$129,665.00

18-E2-04	BLOCK HEATER W/DOOR	304.00
20-C2-12	CUSTOM BATTERY BOX LOCATION	214.00
20-E2-02	FLAMING RIVER BATTERY DISCONNECT SWITCH	266.00
24-A6-14	CUSTOM FUEL TANK LOCATION	214.00
24-490-10	RACOR MODEL 490RP10 FUEL SEPARTOR HEATED	238.00
26-L2-02	AUTO NEUTRAL AG FUNCTION	703.00
52-A2-08	DV-2 HEATED AUTOMATIC DRAINS	513.00
52-C2-10	WABCO SYSTEM SAVER AIR DRYER	281.00
60-A2-WB	164" WHEEL BASE	855.00
76-P4-04	SEARS ALTAS AIR RIDE LH BLACK SEAT,	361.00
78-J2-06	DASH AIR CONDITIONING	1,900.00
78-J2-08	DUAL CAB FAN	190.00
78-R2-06	REFLECTOR KIT	90.00
78-P2-02	AM/FM CD RADIO	428.00
WP-X2W	PAINT 2 WHEELS WHITE	<u>57.00</u>
TOTAL PUBLISHED OPTIONS		\$ 6,614.00

UNPUBLISHED OPTIONS

445-65-A	REAR TIRES 445/65R22.5 W/ALUMINUM WHEELS	4,229.00
74-BD-10	TWO 10" SPOT MIRRORS	130.00

FREIGHT TULSA TO Mc NEILUS	2,688.00
FUEL-SC FREIGHT FUEL SURCHARGE	<u>350.00</u>
TOTAL UNPUBLISHED OPTIONS	\$7,397.00

PRICE IS FOB TULSA OKLAHOMA	
TOTAL DELIVERED PRICE	\$143,676.00

BUY BOARD FEE PER PO NUMBER	\$400.00
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FRIEGHT PRICE INCLUDES TRANSPORTATION FOR 2 RICHARDSON
EMPLOYEES TO INSPECT CHASSIS AT CRANE CARRIER FACTORY.

OPTION

✓ DUAL AC SYSTEM	\$3,641.00
✓ VULCAN SCALE SYSTEM MOUNTED ON REAR AXLE	\$3,220.00



MEMO

DATE: November 6, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Bid #14-13 for the co-op purchase of an E-ONE Rescue Pumper Apparatus for the Fire Department to Hall-Mark Fire Apparatus-Texas, LLC in the amount of \$571,887 through the Houston-Galveston Area Council of Governments Contract #FS12-11

Proposed Date of Award: November 12, 2012

I concur with the recommendations of Alan Palomba – Fire Chief, and Ernest Ramos - Fleet and Materials Manager, and request permission to issue a purchase order for the above referenced rescue pumper apparatus, as specified in the attached quotation, to Hall-Mark Fire Apparatus-Texas, LLC in the amount of \$571,887.

The above referenced equipment has been bid through the Houston-Galveston Area Council of Governments (HGAC) Contract #FS12-11. The City of Richardson participates in the HGAC program 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.

A total of \$600,000, which includes make ready costs, was budgeted in account number 233-1410-581-7421, Project #FD1302 for this expenditure.

Concur:


Kent Pfeil

Attachments

Xc: Dan Johnson
David Morgan
Cliff Miller



MEMO

DATE: November 1, 2012

TO: Pam Kirkland, Purchasing Manager

FROM: Alan Palomba – Fire Chief *AP*

RE: Capital Equipment Purchase, FD1302, Rescue Pumper via HGAC
Contract # FS12-11, Product Code LC04

I recommend purchasing one (1) E-ONE 4-door Custom Cab Rescue Pumper Apparatus from Hall-Mark Fire Apparatus-Texas for an amount of \$571,887.00. The funding for the purchase is funded from account # 233-1410-581-7421, Project # FD1302.

The contact at Hall-Mark Fire Apparatus-Texas is Mr. Terry Cullen, and he can be reached at (800) 922-4142, or E-mail: tcullen@hall-markfire.com, or fax: (903) 482-6035. Please order the Custom Cab Rescue Pumper Apparatus as specified in the attached HGAC Contract Pricing Worksheet.

Attachment/s: Hall-Mark Fire Apparatus-Texas Cover Letter (1-page)
HGAC Contract Pricing Worksheet (2-pages)
HGAC FS12-11 Contract (27-pages)

CC: Ernest Ramos – Fleet & Materials Manager
Kent Pfeil, Director of Finance



MEMO

DATE: November 1, 2012

TO: Pam Kirkland, Purchasing Manager

FROM: Ernie Ramos, Fleet & Materials Manager *(E.R.)*

RE: Capital Equipment Purchase, FD1302, Rescue Pumper via HGAC Contract # FS12-11, Product Code LC04

I have reviewed the existing contract referenced above and recommend purchasing one (1) E-ONE 4-door Custom Cab Rescue Pumper Apparatus from Hall-Mark Fire Apparatus-Texas for an amount of \$571,887.00. I received and approved the quote with options listed from Hall-Mark Fire Apparatus-Texas. The funding for the purchase is funded from account # 233-1410-581-7421, Project # FD1302.

The contact at Hall-Mark Fire Apparatus-Texas is Mr. Terry Cullen, and he can be reached at (800) 922-4142, or E-mail: tcullen@hall-markfire.com, or fax: (903) 482-6035. Please order the Custom Cab Rescue Pumper Apparatus as specified in the attached HGAC Contract Pricing Worksheet.

Attachment/s: Hall-Mark Fire Apparatus-Texas Cover Letter (1-page)
HGAC Contract Pricing Worksheet (2-pages)
HGAC FS12-11 Contract (27-pages)

CC: Alan Palomba, Fire Chief
Kent Pfeil, Director of Finance



Hall-Mark Fire Apparatus - Texas, LLC
601 Martin Duke Rd.
Van Alstyne, Texas 75495
Toll Free: 1-800-922-4142

October 4, 2012

City of Richardson, Ernie Ramos
Richardson Fire Department, Chief Alan Palomba
1260 Columbia Drive
Richardson, TX 75081

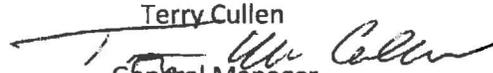
Hall-Mark Fire Apparatus Texas, LLC is please to provide the City of Richardson Fire Department the following quotation;

ONE (1) each

2000 GPM CUSTOM PUMPER WITH CYLONE II SERIES CHASSIS AS DEFINED IN THE ATTACHED SPECIFICATIONS

\$571,887.00 USD APPARATUS TOTAL

Price is firm until November 20, 2012
Shipment is 7-10 months from pre-build conference date
FOB: Delivered to City of Richardson Fire Department
Payment due upon delivery

Terry Cullen

General Manager

CUSTOMIZED PRODUCT PRICING SUMMARY BASED ON CONTRACT

Product Description: Custom Pumper w/Cyclone II Chassis

Number of Units: One (1)

* The following details shall be provided with Purchase Order from End User to H-GAC for customized products:

A.	Base Bid Price as in Bid/Contract No. FS12-11 LC04	(per single unit)	\$ 279,667.00
B.	Published Options added to Base Bid.....	(per single unit).....	\$ 240,319.00
C. PER UNIT SUB TOTAL:		\$519,986.00

Change Order Provisions (if applicable):

D.	Dollar value of Unpublished Options added to base bid price per unit.....	\$ 63,605.00	
E.	Dollar value of Contract Items per unit deleted from Base Bid total.....	\$ (13,704.00)	
F.	PER UNIT CHANGE ORDER SUB TOTAL: (Change Order not to exceed 25% of "C") (Change order	10%)	\$49,901.00
G.	Order total without H-GAC fee for One (1) units	SUB TOTAL:	\$569,887.00
H.	H-GAC Administrative Fee (from Fee Schedules).....		\$2,000.00

J.	TOTAL PURCHASE PRICE INCLUDING H-GAC	\$571,887.00
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K. COMMENTS AND NOTES: Richardson Pumper

C. Pumper Fire Apparatus		
LC01	Freightliner M2, 2-Door Commercial Cab, Pumper, Welded Extruded Aluminum Body, Single Axle, 1250 GPM Pump, Side Mount Pump Module	\$ 213,235.00
LC02	International 4400, 2-Door Commercial Cab, Pumper, Welded Extruded Aluminum Body, Single Axle, 1250 GPM Pump, Side Mount Pump Module	\$ 215,939.00
LC03	Kenworth T370, 2-Door Commercial Cab, Pumper, Welded Extruded Aluminum Body, Single Axle, 1250 GPM Pump, Side Mount Pump Module	\$ 215,182.00
LC04	E-One Typhoon, 4-Door Custom Full-Tilt Welded Aluminum Cab, Pumper, Welded Extruded Aluminum Body, Single Axle, 1250 GPM Pump, Side Mount Pump Module	\$ 279,667.00
LC05	E-ONE Cyclone II, 4 Door Custom Full Tilt Welded Aluminum Cab, Mid Engine Pumper, Welded Extruded Aluminum Body, Single Axle, 1250 GPM Pump, Rear Mount Pump Module	\$ 383,992.00
LC06	E-ONE Quest, 4 Door Custom Full Tilt Welded Aluminum Cab, Pumper, Welded Extruded Aluminum Body, Single Axle, 1250 GPM Pump, Rear Mount Pump Module	\$ 336,933.00

Contract Part No	Option Description	Offered Price	Qty	Total
<u>DIESEL ENGINES, TRANSMISSIONS AND BRAKING OPTIONS/CHANGES</u>				
M2-300	Change base horsepower Engine in 2-Dr Freightliner to:330 HP	\$ 2,497.00		
IH4400-300	Change base horsepower Engine in 2-Dr International to:330 HP	\$ 1,539.00		
KW380-300	Change base horsepower Engine in 2-Dr Kenworth to: 330 HP	\$ 1,162.00		
<u>CUSTOM CHASSIS CHANGES</u>				
1200-0001	Change ISC 330 Engine to ISC 380	\$ 1,705.00		
1200-0125	Change ISC 330 Engine to ISL 370 HP	\$ 17,106.00		
1200-0116	Change ISC 330 Engine to ISL 450 HP	\$ 19,516.00		
1200-0059	Change ISC 330 Engine to ISM 450 HP w/EVS400	\$ 52,146.00		
1200-0060	Change ISC 330 Engine to ISM 500 HP w/EVS400	\$ 54,035.00	1	\$ 54,035.00
1520-0003	Typhoon Long Cab IPO Medium Cab	\$ 3,062.00		
1520-0001	Cyclone II Long Cab IPO Medium cab	\$ 6,219.00		
1520-0017	Quest Long Cab IOP Medium Cab	\$ 6,220.00		
1520-0013	Change from Typhoon Med. Cab To Cyclone II Med. Cab	\$ 22,177.00	1	\$ 22,177.00
1520-0018	Change from Typhoon Med Cab to Quest Med Cab	\$ 24,455.00		
1520-0018Q	Change from Cyclone II Med Cab to Quest Med	\$ 6,023.00		
1200-0116	Change From Cummins ISL 450 HP to ISX 450 HP	\$ 31,504.00		
1200-0140	Change from ISX 11.9 450 hp to ISX 11.9 500 HP	\$ 1,604.00		
1025-0065	Upgrad Front Axel to Independent Front Suspension	\$ 20,081.00		
1125-0003	Change Base Transmission to:Allison RETARDER STYLE (Custom Chassis)	\$ 12,087.00		
1125-0000	Telma Focal Mounted Retarder IPO Jake break (Custom Chassis)	\$ 9,019.00		
<u>Commercial Chassis Upgrade</u>				
M2-4door	Upgrade M2 2-Door to 4-Door w/330HP Engine	\$ 13,876.00		
IH-4door	Upgrade IH 440 2-Door to 4-Door w/330HP Engine	\$ 10,627.00		
<u>COMPARTMENTATION AND HOSE BED OPTIONS/CHANGES</u>				
3100-0015	Driver side body with full height 36" wide forward and 50" wide rearward extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 10,881.00		
3100-0020	Driver side body with full height 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 11,168.00		
3100-0024	Driver side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 10,974.00		
3100-0051	Driver side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well and 30 degree angle of departure.	\$ 10,602.00		
3100-0074	Driver side body with full height 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 8,370.00		
3100-0075	Driver side body with full height 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well and 30 degree angle of departure.	\$ 8,718.00		
3100-0095	Driver side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 10,267.00		
3100-0096	Driver side body with full height 42" wide forward and 42" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 10,974.00	1	\$ 10,974.00
3100-0097	Driver side body with full height 48" wide forward and 48" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 11,740.00		
3100-0100	Driver side body with upper and lower compartmentation. Includes 36" wide forward and 36" wide rearward lower compartments and (3) opening upper compartments.	\$ 10,702.00		
3100-0107	Driver side body with full height 36" wide forward and 50" wide rearward extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 10,819.00		
3100-0112	Driver side body with full height 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 11,104.00		
3100-0115	Driver side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 10,912.00		
3100-0120	Driver side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well and 30 degree angle of departure.	\$ 10,542.00		
3100-0129	Driver side body with full height 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 8,370.00		
3100-0130	Driver side body with full height 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well and 30 degree angle of departure.	\$ 8,669.00		
3100-0131	Stainless steel driver side body with full height 36" wide forward and 48" wide rearward compartmentation (interior). Includes (1) 60" wide compartment over the wheel well.	\$ 11,217.00		
3100-0137	Driver side compartment top storage box. Box to be smooth plate and painted job color with diamond plate top. Box to have a rear vertically hinged door with push-button latch. Box to have diamond plate lids with push button latches.	\$ 1,889.00		

3100-0138	Driver side body with upper and lower compartmentation. Includes 24" wide forward and 36" wide rearward lower compartments and (2) opening upper compartments.	\$ 9,353.00		
3100-0144	Driver side body with full height 36" wide forward and 50" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 11,104.00		
3100-0149	Driver side body with full height 36" wide forward and 42" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 11,675.00		
3100-0152	Driver side body with full height 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 11,807.00		
3110-0000	Center Slam Strip Rear End with (3) compartments- (2) lower and (1) upper and a diamond plate center strip for a Jet or Newton	\$ 2,368.00		
3120-0004	Officer half side body with 36" wide forward and 36" wide rearward compartmentation. Includes adjustable ladder tracks.	\$ 5,101.00		
3120-0005	Officer half side body with 42" wide forward and 42" wide rearward compartmentation. Includes adjustable ladder tracks.	\$ 5,456.00		
3120-0006	Officer half side body with 48" wide forward and 48" wide rearward compartmentation. Includes adjustable ladder tracks.	\$ 5,840.00		
3120-0007	Officer half side body with 30" wide forward and 50" wide rearward extended compartmentation. Includes adjustable ladder tracks.	\$ 5,389.00		
3120-0008	Officer half side body with 36" wide forward and 50" wide rearward extended compartmentation. Includes adjustable ladder tracks.	\$ 5,721.00		
3120-0009	Officer half side body with 42" wide forward and 56" wide rearward extended compartmentation. Includes adjustable ladder tracks.	\$ 6,081.00		
3120-0010	Officer half side body with 48" wide forward and 62" wide rearward extended compartmentation. Includes adjustable ladder tracks.	\$ 6,462.00		
3120-0011	Officer half side body with 24" wide forward and 50" wide rearward enhanced extended compartmentation. Includes adjustable ladder tracks.	\$ 5,364.00		
3120-0012	Officer half side body with 30" wide forward and 50" wide rearward enhanced extended compartmentation. Includes adjustable ladder tracks.	\$ 5,674.00		
3120-0013	Officer half side body with 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes adjustable ladder tracks.	\$ 6,006.00		
3120-0016	Officer 3/4 side body with upper and lower compartmentation. Includes 24" wide forward and 36" wide rearward lower compartments and (3) opening upper compartments.	\$ 6,013.00		
3120-0019	Officer 3/4 side body with upper and lower compartmentation. Includes 36" wide forward and 36" wide rearward lower compartments and (3) opening upper compartments.	\$ 6,820.00		
3120-0022	Officer 3/4 side body with full height 30" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 5,958.00		
3120-0023	Officer 3/4 side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 6,373.00		
3120-0028	Officer 3/4 side body with 36" wide forward and 50" wide rearward extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 6,999.00		
3120-0033	Officer 3/4 side body with 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 7,280.00		
3120-0038	Officer side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 33" wide compartment (forward) over the wheel well and (1) Zico Overhead Ladder Rack.	\$ 16,697.00		
3120-0043	Officer side body with full height 36" wide forward and 50" wide rearward extended compartmentation. Includes (1) 33" wide compartment (forward) over the wheel well and (1) Zico Overhead Ladder Rack.	\$ 17,322.00		
3120-0048	Officer side body with full height 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes (1) 33" wide compartment (forward) over the wheel well and (1) Zico Overhead Ladder Rack.	\$ 17,605.00		
3120-0051	Officer half side body with 36" wide forward and 36" wide rearward compartmentation. Includes adjustable ladder tracks and 30 degree angle of departure.	\$ 5,111.00		
3120-0054	Officer 3/4 side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well and 30 degree angle of departure.	\$ 10,186.00		
3120-0057	Officer side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 33" wide compartment (forward) over the wheel well, (1) Zico Overhead Ladder Rack and 30 degree angle of departure.	\$ 18,010.00		
3120-0061	Stainless steel officer 3/4 side body with full height 36" wide forward and 48" wide rearward compartmentation (interior). Includes (1) 60" wide compartment over the wheel well.	\$ 7,012.00		
3120-0065	Stainless steel officer side body with full height 36" wide forward and 48" wide rearward compartmentation (interior). Includes (1) 45" wide compartment (rearward) over the wheel well and (1) Zico Overhead Ladder Rack.	\$ 18,368.00		
3120-0080	Officer side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 33" wide compartment (forward) over the wheel well and (1) Zico Overhead Ladder Rack.	\$ 17,866.00		
3120-0083	Officer side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well and one (1) ladder storage tunnel and access door at rear.	\$ 13,805.00		
3120-0091	Officer half side body with 36" wide rearward compartmentation. Includes adjustable ladder tracks and 30 degree angle of departure.	\$ 2,568.00		

3120-0092	Officer 3/4 side body with full height 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well and 30 degree angle of departure.	\$ 8,642.00		
3120-0093	Officer half side body with 36" wide rearward compartmentation. Includes adjustable ladder tracks.	\$ 2,749.00		
3120-0094	Officer 3/4 side body with full height 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 5,073.00		
3120-0121	Officer side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 10,856.00		
3120-0135	Officer side body with full height 36" wide forward and 35" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well. For use with over the hosebed storage rack.	\$ 10,209.00		
3120-0137	Officer 3/4 side body with full height 50" wide enhanced extended rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 5,981.00		
3120-0141	Officer 3/4 side body with upper and lower compartmentation. Includes 36" wide forward and 36" wide rearward lower compartments and (3) opening upper compartments.	\$ 6,820.00		
3120-0145	Officer 3/4 side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 6,373.00		
3120-0150	Officer 3/4 side body with 36" wide forward and 50" wide rearward extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 6,999.00		
3120-0155	Officer 3/4 side body with 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 7,280.00		
3120-0160	Officer side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 33" wide compartment over the wheel well and (1) Zico Overhead Ladder Rack.	\$ 16,697.00		
3120-0165	Officer side body with full height 36" wide forward and 50" wide rearward extended compartmentation. Includes (1) 33" wide compartment over the wheel well and (1) Zico Overhead Ladder Rack.	\$ 17,322.00		
3120-0170	Officer side body with full height 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes (1) 33" wide compartment over the wheel well and (1) Zico Overhead Ladder Rack.	\$ 17,605.00		
3120-0175	Officer 3/4 side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well and 30 degree angle of departure.	\$ 10,186.00		
3120-0178	Officer side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 33" wide compartment over the wheel well, (1) Zico Overhead Ladder Rack and 30 degree angle of departure.	\$ 18,010.00		
3120-0179	Stainless steel officer 3/4 side body with full height 36" wide forward and 48" wide rearward compartmentation (interior). Includes (1) 60" wide compartment over the wheel well.	\$ 7,012.00		
3120-0183	Stainless steel officer side body with full height 36" wide forward and 48" wide rearward compartmentation (interior). Includes (1) 45" wide compartment over the wheel well and (1) Zico Overhead Ladder Rack.	\$ 18,368.00		
3120-0189	Officer side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 33" wide compartment over the wheel well and (1) Zico Overhead Ladder Rack.	\$ 17,866.00		
3120-0192	Officer side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well and one (1) ladder storage tunnel and access door at rear.	\$ 13,805.00		
3120-0200	Officer 3/4 side body with full height 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well and 30 degree angle of departure.	\$ 8,642.00		
3120-0201	Officer 3/4 side body with full height 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 5,073.00		
3120-0210	Stainless steel officer 3/4 side body with full height 36" wide forward and 48" wide rearward compartmentation (interior). Includes (1) 60" wide compartment over the wheel well.	\$ 12,883.00		
3120-0226	Officer side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 10,856.00		
3120-0232	Officer side body with full height 36" wide forward and 36" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 10,209.00		
3120-0236	Overhead Ladder Rack to be offset forward includes shifting compartment (rearward) over the wheel well.	\$ 601.00		
3120-0238	Officer full height side body with upper and lower compartmentation. Includes 36" wide forward and 36" wide rearward lower compartments and (2) opening upper compartments. Includes (1) Zico Overhead Ladder Rack mounted centered between upper compartments.	\$ 20,262.00		
3120-0239	Officer side compartment top storage box (PR). Locate one forward and one rearward of the ladder rack. Boxes to be smooth plate and painted job color with diamond plate tops. The rearward box to have a rear vertically hinged door with push-button latch. Boxes to have (1) diamond plate lid each with push button latch.	\$ 1,889.00		
3120-0242	Officer side tunnel to hold: (1) 1500 gallon Fol-da-tank.	\$ 633.00		
3120-0249	Officer side body with full height 36" wide forward and 50" wide rearward extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 10,819.00		
3120-0252	Officer side body with full height 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 11,104.00		
3120-0255	Officer side body with full height 36" wide forward and 50" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 11,104.00		

3120-0260	Officer 3/4 side body with full height 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 7,280.00		
3120-0263	Officer half side body with 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes adjustable ladder tracks.	\$ 6,006.00		
3120-0266	Officer side body with full height 36" wide forward and 50" wide rearward compartmentation. Includes (1) 33" wide compartment over the wheel well and (1) Zico Overhead Ladder Rack.	\$ 17,605.00		
3120-0269	Officer side body with full height 36" wide forward and 42" wide rearward compartmentation. Includes (1) 56" wide compartment over the wheel well and one (1) ladder storage tunnel and access door at rear.	\$ 14,568.00		
3120-0273	Officer side body with full height 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes (1) 20" wide compartment over the wheel well and (1) E-One center mounted Overhead Ladder Rack.	\$ 17,605.00		
3120-0274	Officer side body with full height 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes (1) 56" wide compartment over the wheel well.	\$ 11,807.00		
3120-0282	Officer side body with full height 36" wide forward and 50" wide rearward enhanced extended compartmentation. Includes (1) 56" wide compartment over the wheel well and one (1) ladder storage tunnel and access door at rear.	\$ 14,702.00		
3365-0020	Zico Drop Down Ladder Rack. Includes diamond plate spacer brackets with ladder rack controller located on the officer side pump panel.	\$ 5,297.00		
3365-0079	2-Arm Ladder Rack. The ladder rack includes amber lights on each end to visually indicate when the rack is in motion.	\$ 15,762.00		
3000-9903	Add top mount pump control panel:	\$ 3,142.00		
3300-0017	Door roll up short (up to 45") with satin finish ROM	\$ 879.00		
3300-0019	Door roll up tall (greater than 45") with satin finish ROM	\$ 1,254.00		
3300-0021	Door roll up short (up to 45") with painted finish ROM	\$ 1,490.00		
3300-0022	Door roll up tall (greater than 45") with painted finish ROM	\$ 1,864.00		
3305-0002	Bi-Fold diamond plate cover for the crosslay area	\$ 925.00		
3305-0003	Single diamond plate cover for the crosslay area	\$ 626.00		
3310-0050	Additional transverse preconnect hose bed (1-1/2" - 1-3/4" hose)	\$ 1,006.00		
3310-0051	Each additional transverse preconnect hose bed (2-1/2" hose)	\$ 1,006.00		
	FIRE PUMP, SUCTION INLETS & DISCHARGE OUTLETS OPTIONS/CHANGES			
4005-0015	Increase fire pump size from base to: Hale Q-MAX 1500-2000 GPM (ILO Hale Q-FLO). May Require engine upgrade. May Require Additional Discharges	\$ 5,016.00	1	\$ 5,016.00
4005-0021	Increase fire pump size from base to: Waterous CSU1500-2000 (ILO Hale Q-FLO). May Require engine upgrade. May Require Additional Discharges	\$ 4,672.00		
4405-0017	Add Hannay elec. Rewind hose reel topside w/ 200 ft of 1 inch hose:	\$ 4,345.00	1	\$ 4,345.00
4405-0020	Add Hannay elec. Rewind hose reel in rear compartment w/ 200 ft of 1 inch hose:	\$ 4,564.00		
4415-0008	1.5" Front Bumper Discharge Akron Manual Valve	\$ 1,809.00		
4415-0014	2.5" Left Pump Panel Discharge Akron Manual Valve	\$ 1,222.00		
4415-0016	2.5" Right Pump Panel Discharge Akron Manual Valve	\$ 1,343.00		
4415-0018	2.5" Front Hosebed Discharge Akron Manual Valve	\$ 1,703.00		
4415-0028	2.5" Right Rear Discharge Akron Manual Valve	\$ 1,260.00		
4415-0036	3" Front Hosebed Discharge Akron Manual Valve	\$ 2,409.00		
4415-0038	3" Rear Discharge Akron Manual Valve	\$ 1,948.00		
4415-0194	2.5" Front Bumper Discharge Akron Manual Valve	\$ 2,056.00	1	\$ 2,056.00
4415-0543	3" Right Pump Panel Discharge Akron Manual Valve	\$ 1,993.00		
4415-0576	Add 4 inch right side discharge outlet w/ 4 inch Akron electric valve	\$ 5,098.00		
4415-0581	4" Left Rear Discharge Akron Electric Valve	\$ 5,249.00		
4415-0585	4" Right Rear Discharge Akron Electric Valve	\$ 5,510.00		
4415-0619	4" Right Pump Panel Discharge with 3" Akron Manual Valve	\$ 2,183.00	1	\$ 2,183.00
4440-0058	Add 5 inch rear suction inlet with valve and cap w/ 5 in. piping & relief valve	\$ 6,621.00		
4440-0084	Add 5" inch front suction inlet with valve	\$ 7,016.00		
4445-0005	Add 6" swivel to front intake	\$ 2,376.00		
	BOOSTER TANK OPTIONS/CHANGES			
4010-0016	Reduce Booster Tank to:530 GALLONS	\$ (649.00)	1	\$ (649.00)
4010-0018	Increase Booster Tank to:1030 GALLONS (May require chassis and Body Modifications)	\$ 1,641.00		
4010-0019	Increase Booster Tank to:1280 GALLONS - SINGLE AXLE CHASSIS (May require chassis and Body Modifications)	\$ 3,959.00		
4010-0020	Increase Booster Tank to:1530 GALLONS - SINGLE AXLE CHASSIS (May require chassis and Body Modifications)	\$ 10,908.00		
4015-0022	Add Mechanical Pump Seal to Hale Pump	\$ 800.00	1	\$ 800.00
Code No.	OPTION DESCRIPTION			
	OTHER CHASSIS, BODY/CHANGES			
4015-0008	Zinc Anodes for Hale Pump - (Pair) (1) Discharge side and (1) Intake Side	\$ 340.00	1	\$ 340.00
4015-0014	Hale TRV-120 Thermal Relief Valve	\$ 875.00	1	\$ 875.00
4015-0016	Valve Relief Thermal - Hale TRVL-120	\$ 1,586.00		
4015-0018	Hale MIV-E	\$ 3,629.00	1	\$ 3,629.00
4015-0019	Hale MIV-M	\$ 3,113.00	1	\$ 3,113.00
4015-0020	Waterous Monarch Manual Intake valve	\$ 4,664.00		

4015-0021	Waterous Monarch Air activated intake valve	\$ 5,782.00		
4100-0000	Intergal foam cell - 10 gallons	\$ 1,021.00		
4100-0006	Intergal foam cell - 40 gallons	\$ 1,297.00		
4100-0007	Intergal foam cell - 15 gallons	\$ 1,297.00		
4100-0008	Intergal foam cell - 20 gallons	\$ 1,098.00		
4100-0009	Intergal foam cell - 30 gallons	\$ 1,190.00	1	\$ 1,190.00
4100-0013	Intergal foam cell - 50 gallons	\$ 1,392.00		
4415-0065	1.5" Speedlay double for Top Mount Panel, 2" plumbing crosslays	\$ 5,555.00		
4415-0555	TFT Extend-A-Gun for deck gun. Requires 3" deck gun discharge	\$ 1,641.00		
4430-0013	Williams ATP 1500 Foam System*** - Requires foam tank	\$ 7,628.00		
4430-0014	2.1A Hale Foam Logix Foam System	\$ 7,577.00		
4430-0015	3.3 Hale Foam Logix Foam System	\$ 16,099.00		
4430-0016	5.0 Hale Foam Logix Foam System	\$ 18,149.00		
4430-0018	1600 Hypro/Foam Pro Foam System	\$ 8,789.00		
4430-0019	2001 Hypro/Foam Pro Foam System	\$ 14,276.00		
4430-0020	2002 Hypro/Foam Pro Foam System	\$ 18,198.00		
4430-0029	Pneumax 140-SP Silver Compressed Air Foam System***	\$ 20,577.00		
4430-0031	Eclipse Compressed Air Foam System 1000 GPM Manifold w/2002 FoamPro***	\$ 84,945.00		
4430-0032	CAFSPRO w/ 2.1 Foam Logix Compressed Air Foam System with 750gpm Manifold***	\$ 50,656.00		
4430-0037	Pneumax 200-P Platinum Compressed Air Foam System***	\$ 40,161.00		
4430-0041	WATP 500 A/B Foam system***	\$ 10,432.00		
4430-0045	95 GPM Akron Foam Eductor	\$ 2,325.00		
4430-0047	Foam Eductor 125 gpm Akron	\$ 2,655.00		
4430-0053	CAFSPRO w/5.0 Foam Logix Compressed Air Foam System with 750gpm Manifold***	\$ 65,018.00	1	\$ 65,018.00
4432-0020	Eclipse 1.5"/3.0" Compressed Air Foam System Discharge Kit	\$ 22.00		
4432-0022	1.5" Compressed Air Foam System Discharge Kit	\$ 354.00		
4432-0023	2.0" Compressed Air Foam System Discharge Kit	\$ 358.00		
4432-0024	2.5" Compressed Air Foam System Discharge Kit	\$ 361.00		
4432-0025	3.0" Compressed Air Foam System Discharge Kit	\$ 404.00		
4432-0026	3" Deck Gun Discharge Eclipse Compressed Air Foam System	\$ 3,978.00		
4432-0027	3" Deck Gun Compressed Air Foam System	\$ 4,321.00		
4432-0036	A/B Hypro/FoamPro Manual Foam Selector	\$ 2,400.00		
4432-0037	A/B Class 1 Manual Foam Selector	\$ 3,470.00		
4432-0056	Hale EZ-Fill Foam Tank Refill System for a Single Foam Tank	\$ 2,947.00		
4432-0057	Hale EZ-Fill Foam Tank Refill System for Dual Foam Tanks	\$ 3,430.00		
4432-0063	Hale Foam Logix Air Actuated A/B Selector	\$ 3,919.00		
4432-0064	Hypro Foampro Electric Actuated A/B Selector	\$ 3,680.00		
4435-0001	Class 1 Intelli-Tank Water Tank Level Gauge	\$ 516.00		
4435-0002	Class 1 Intelli-Tank Foam Tank Level Gauge	\$ 534.00	1	\$ 534.00
4435-0003	Class 1/Whelen 500 Water Tank Level Gauge Package Location of Whelen 500 Tank Level Lights:	\$ 4,194.00		
4435-0009	Fire Research Tank Vision model WL2600 A Foam Tank Level Gauge	\$ 1,001.00		
4435-0010	Fire Research Tank Vision model WL2000 Water Tank Level Gauge	\$ 871.00		
4435-0011	Fire Research Tank Vision model WL2700 B Foam Tank Level Gauge	\$ 999.00		
4435-0013	Class 1 Pressure 4.5" Gauge (30-0-600 PSI)	\$ 204.00		
4435-0025	Flowminder Super System. Discharge:	\$ 2,912.00		
4435-0026	Flowminder System with Totalizer. Discharge:	\$ 1,883.00		
4435-0027	Flow Meter Value System. Discharge:	\$ 1,726.00		
4435-0030	Transmission Temperature Gauge	\$ 265.00		
4435-0031	Pump hourmeter on pump operators panel.	\$ 164.00		
4435-0034	Fuel Level Gauge on Pump Operator's Panel	\$ 363.00		
4435-0035	Enfo III System on Pump Operator's Panel	\$ 1,101.00		
4435-0038	Class 1 Engine Status Center on Pump Operator's Panel	\$ 1,810.00		
4435-0040	FRC Tachplus engine monitoring display.	\$ 1,485.00		
4435-0067	Class 1/Whelen PSTank Water Tank Level Gauge Package	\$ 4,163.00		
4435-0069	Enfo IV System on Pump Operator's Panel	\$ 987.00		
4435-0083	Innovative Controls 10 LED SL series Water Tank Level Gauge	\$ 528.00		
4435-0084	Innovated Controls 10 LED series Foam Tank Level Gauge	\$ 758.00		
4435-0085	Innovated Controls 10 LED SL series Tank Level Water Gauge Additional	\$ 726.00		
4435-0086	Innovated Controls 10 LED series Tank Level Water Mini Gauge	\$ 567.00		
4435-0088	IC 10 LED SL series/Whelen 500 Water Tank Level Gauge Package Location of Whelen 500 Tank Level Lights:	\$ 4,163.00		
4435-0089	IC 10 LED SL series/Whelen PSTank Water Tank Level Gauge Package Location of Whelen PSTank Strip-Lights:	\$ 1,944.00		
4435-0090	Additional PSTank Level Strip-Light Located:	\$ 472.00		
4440-0006	2.5" Right Hand Panel Gated Inlet	\$ 1,173.00		
4450-0034	2.5" Tank Fill "AutoFill" Automatic Tank Fill Valve for use with CAFS Pro	\$ 4,516.00		
4450-0038	4" Air Tank to Pump for Cafspro Foam System	\$ 4,654.00	1	\$ 4,654.00
4450-0063	Direct 2.5" Water Tank Fill with Hale Valve	\$ 1,577.00		
4460-0007	Air Outlet at the Pump Panel w/hose	\$ 316.00		
4460-0007	AIR OUTLET VALVE W/HOSE @ Pump Panel	\$ 316.00		
4465-0003	FRC In-Control pressure governor. Includes engine and master pump gauges.	\$ 5,832.00		
4465-0005	Class1 Captain pressure governor.	\$ 3,085.00		

4465-0007	Class1 Command Master pressure governor. Includes pump intake pressure and discharge pressure, throttle, relief, tank level(s), water, oil, volt and tachometer.	\$ 5,650.00		
4465-0008	FRC PumpBoss Pressure Governor. Includes engine gauges.	\$ 2,867.00		
4465-0009	FRC Pro-S Pressure Governor	\$ 3,027.00		
4465-0010	FRC In-Control pressure governor TGA200. Includes engine transmission and master pump gauges.	\$ 5,895.00		
	NOTE: *** Requires Engineering Approval for application			
	OTHER MANUFACTURER'S OPTIONS:			
3136-0000	Air Horn at pump panel	\$ 146.00	1	\$ 146.00
3136-0007	Fire Research Mansaver safety bars for top mount control panels (pair)	\$ 1,334.00		
3300-0062	Keyed latch per pan door	\$ 82.00		
3300-0063	Keyed latch per roll up door	\$ 145.00		
3300-0065	Electric lock for an ROM roll-up door (EA)	\$ 643.00		
3305-0011	Aluminum treadplate hose bed cover with center divider and gas shocks	\$ 3,053.00		
3305-0012	(4) piece aluminum hosebed cover. Includes center hosebed divider	\$ 6,227.00		
3305-0013	Aluminum treadplate hose bed cover without ctr divider with gas shocks	\$ 4,244.00		
3305-0014	(4) piece aluminum hosebed cover. without center hosebed divider	\$ 6,546.00		
3320-0005	SCBA Bottle Storage. (4) Cast Product SCBA bottle storage with gasketed doors. (2) each side in rear wheel well area.	\$ 781.00		
3320-0006	SCBA Bottle Storage. (3) Cast Product SCBA bottle storage with gasketed doors. (2) officer side and (1) driver side (fwd) in rear wheel well area.	\$ 587.00		
3320-0007	SCBA Bottle Storage. (7) E-ONE SCBA bottle storage with hinged doors (doors to match wheel well material) with push button latches. (4) officer side and (3) driver side in wheel well area.	\$ 1,251.00	1	\$ 1,251.00
3320-0008	SCBA Bottle Storage. (8) E-ONE SCBA bottle storage with hinged doors (doors to match wheel well material) with push button latches. (4) officer side and (4) driver side in wheel well area.	\$ 1,494.00		
3320-0011	SCBA Bottle Storage. (11) E-ONE SCBA bottle storage with hinged doors (doors to match wheel well material) with push button latches. (6) officer side and (5) driver side in wheel well area- (3) FWD and (2) RWD.	\$ 1,681.00		
3320-0012	SCBA Bottle Storage. (7) E-ONE SCBA bottle storage with hinged stainless steel doors with push button latches. (4) officer side and (3) driver side in wheel well area.	\$ 1,251.00		
3320-0014	SCBA Bottle Storage. (6) E-ONE SCBA bottle storage with hinged doors with push button latches. (3) officer side and (3) driver side in wheel well area for use with dual tank fills.	\$ 1,221.00		
3330-0007	Additional heavy duty chrome folding step (ea)	\$ 254.00		
3330-0020	Intermediate pump panel step driver and officer side	\$ 1,409.00	1	\$ 1,409.00
3330-0030	Intermediate pump panel step officer side	\$ 1,127.00		
3330-0059	Zico swing-out access ladder with 4 rungs on main ladder and 2 rungs on swing down ladder	\$ 2,050.00		
3330-0062	Rear intermediate step, aluminum treadplate	\$ 600.00		
3330-0079	Slideout platform-rollerless	\$ 960.00		
3340-0027	Diamond plate corner guards (pair)	\$ 223.00		
3340-0166	Vertical Partition	\$ 233.00		
3350-0001	Air Reel w/electric rewind. 12V with 100' .25" hose plumbed to the truck air system	\$ 2,888.00		
3350-0009	Hydraulic hose reel for use with TNT brand tools. Includes 100' 1/4" hose (up to 10,000 PSI)Color [#COL].	\$ 5,279.00		
3350-0010	Hydraulic hose reel for use with Phoenix brand tools. Includes 100' 1/4" hose (up to 5,000 PSI) Hose Color [#COL].	\$ 2,627.00		
3350-0011	Hydraulic hose reel for use with Code 3 brand tools. Includes 100' 1/4" hose (up to 5,000 PSI) and nylon roller unit (captive type) reel mounted. Hose Color [#COL].	\$ 2,627.00		
3350-0012	Hydraulic hose reel for use with Amkus brand tools. Includes 100' 1/4" hose (up to 10,500 PSI) Hose Color: [#COL].	\$ 5,279.00		
3350-0013	Hydraulic hose reel for use with Hurst Centaur brand tools. Includes 100' 1/4" hose (up to 10,000 PSI) [#LOC]. Hose Color [#COL].	\$ 5,279.00		
3350-0014	Hydraulic hose reel for use with Genesis brand tools. Includes 100' 1/4" hose (up to 10,000 PSI) aHose Color [#COL].	\$ 5,279.00		
3350-0015	Hydraulic hose reel for use with Holmatro brand tools. Includes 100' 1/4" hose (up to 10,000 PSI) Hose Color [#COL].	\$ 5,279.00		
3365-0005	Drop down fol-da-tank rack, aluminum tubing	\$ 1,669.00		
3365-0011	Floor mounted roll-out tray. Includes 250lbs	\$ 707.00		
3365-0130	Portable tank system, electric actuators, Ziamatic Brand	\$ 9,690.00		
3370-0023	Tracks for adjustable shelf and/or adjustable tray in single depth compartment	\$ 200.00	5	\$ 1,000.00
3370-0025	Permanent shelf	\$ 104.00		
3370-0026	Adjustable shelf. For compartments that are full height/full depth or lower compartments with full depth	\$ 259.00	5	\$ 1,295.00
3370-0027	Tracks for adjustable shelf and/or adjustable tray in the lower area of the compartment	\$ 101.00		
3370-0028	Tracks for adjustable shelf and/or adjustable tray in the upper area of the compartment	\$ 53.00		
3370-0029	Adjustable shelf. For compartments with upper shallow depth	\$ 131.00		
3380-0014	Roll-out generator tray. Includes tray interlock	\$ 844.00		
3380-0015	Fixed back wall mounted toolboard	\$ 232.00		
3380-0017	Floor mounted roll-out/tilt down tray	\$ 1,189.00		
3380-0018	Adjustable tool board 250 #. Includes upper and lower adjustable track	\$ 873.00		

3380-0019	Running board suction tray. Includes removable slats in bottom of tray	\$ 555.00	1	\$ 555.00
3380-0022	Floor mounted roll-out tray. Includes 500lbs	\$ 925.00		
3380-0023	Adjustable mounted roll-out/tilt-down tray	\$ 1,502.00	1	\$ 1,502.00
3380-0024	Adjustable mounted roll-out tray. Includes 250 lbs tray capacity	\$ 1,019.00		
3380-0025	Adjustable mounted roll-out tray. Includes 500 lbs tray capacity	\$ 1,237.00		
3380-0040	Vertically hinged swing-out toolboard	\$ 1,642.00		
4450-0028	Rear 10" Newton Dump Valve - Manual Control	\$ 2,110.00		
4450-0031	Rear 10" Newton Dump Valve - Electric actuated w/12" telescopic extension	\$ 5,711.00		
1750-0034	Switch additional 12 volt/15amp	\$ 210.00		
1750-0158	Dome Lts Red/White LED. Package includes two lights mounted in the front and two mounted in the rear of the cab	\$ 844.00		
1750-0168	Dome Lts Red/White 4" incandescent (5). Lights to be located two front and three rear	\$ 764.00		
5100-0000	Foot Switch	\$ 123.00	4	\$ 492.00
5100-0001	Switch circuit three way. Includes (1) additional switch. An additional switch required for more than two locations.	\$ 174.00		
5100-0011	Switch 12V for 110-240V (EA).	\$ 450.00		
5110-0004	Alternating Headlight	\$ 358.00	1	\$ 358.00
5110-0052	12V power distribution module. Includes (6) battery hot and (6) switched hot circuits	\$ 324.00	1	\$ 324.00
5130-0001	Electric rewind Hannay Cord Reel with 200' 10/3 boack cord with rollers	\$ 2,657.00	1	\$ 2,657.00
5130-0002	Cord reel electric with 200' of 10/3 yellow cable.	\$ 2,901.00		
5130-0012	Junction box Circle-D with four (4) 3-wire Nema L5-15 or L5-20 110Volt 15 Amp twist lock receptacles	\$ 787.00	1	\$ 787.00
5130-0014	Circle D wall/floor mounting box	\$ 153.00	1	\$ 153.00
5150-0011	Whelen 600 LED CAST 3 S/T/T	\$ 1,504.00		
5150-0012	Whelen 600 LED CAST 4 S/T/T	\$ 1,605.00		
5200-0000	Breaker Box 8 place single phase	\$ 914.00		
5200-0001	Breaker Box 12 place single phase	\$ 956.00	1	\$ 956.00
5200-0002	Breaker Box 20 place single phase	\$ 973.00		
5250-0005	Onan 6KW hydraulic generator	\$ 14,031.00		
5250-0006	Onan 8KW hydraulic generator	\$ 15,793.00		
5250-0007	Onan 10KW Hydraulic generator	\$ 16,399.00		
5250-0012	Onan 15KW Hydraulic generator	\$ 23,618.00		
5250-0013	Onan 20KW Hydraulic generator	\$ 38,837.00		
5250-0017	Generator Honda EM5000SXK with 4.5KW continuous output	\$ 6,641.00		
5250-0036	Generator Smart Power 6KW hydraulic model HR-6	\$ 14,898.00		
5250-0037	Generator Smart Power 8KW hydraulic model HR-8	\$ 17,025.00		
5250-0038	Generator Smart Power 10KW hydraulic model HR-110	\$ 18,707.00		
5250-0039	Generator Harrison 10KW MCR hydraulic	\$ 17,702.00		
5250-0040	Generator Harrison 6KW MCR hydraulic	\$ 13,787.00	1	\$ 13,787.00
5250-0047	Generator Smart Power 15KW hydraulic model HR-15	\$ 24,887.00		
5250-0050	Generator Smart Power 20KW hydraulic model HR-20	\$ 27,361.00		
5300-0011	Federal Signal View Point LED Light Bar, 6 Pod, RRR	\$ 2,834.00		
5300-0012	Federal Signal View Point LED Light Bar, 6 Pod, RWR	\$ 3,142.00		
5300-0013	Federal Signal View Point LED Light Bar, 8 Pod, RRRR	\$ 3,360.00		
5300-0014	Federal Signal View Point LED Light Bar, 6 Pod, RWRR	\$ 3,740.00		
5300-0015	Federal Signal ADX2201 LED Mini Light Bar (pr)	\$ 3,321.00		
5300-0017	Federal Signal JLX4801-001 LED light bar, 48" length, clear lens, red diodes	\$ 3,321.00		
5300-0020	LT BAR FED JLX54HH-00011 LED	\$ 3,029.00		
5300-0021	Federal Signal JLL 600C LED light bar, 60" length, clear lens, red diodes (upgrade)	\$ 2,878.00		
5300-0028	Federal Signal ADX5271 LED Light Bar, 52", Red Lenses	\$ 3,198.00		
5300-0029	LT BAR FEDERAL ADX7201 LED	\$ 3,349.00		
5300-0035	Light bar Federal Signal Viewpoint. Two (2) 20" 3 pod light bars.	\$ 1,632.00		
5300-0035	Light bar Federal Signal Viewpoint. Two (2) 20" 3 pod light bars.	\$ 1,632.00		
5300-0036	Light bar Federal Signal Viewpoint. Two (2) 26.5" 4-pod light bars.	\$ 2,042.00		
5300-0036	Light bar Federal Signal Viewpoint. Two (2) 26.5" 4-pod light bars.	\$ 2,042.00		
5300-0053	Whelen FN66QLED 66" LED Light Bar	\$ 4,124.00		
5300-0065	Light bar Federal Signal ADX2202 LED (PR) with red lenses. Located side facing only	\$ 2,059.00		
5300-0074	Whelen Mini-Freedom LED light bars (PR) model FNMINI 24" with low profile MK9 mounts. Location:	\$ 4,783.00		
5300-0099	Light bar Federal Signal JLX21 LED (PR). Located side facing only	\$ 2,017.00		
5300-0151	Whelen FN66VLED 66" LED Light Bar	\$ 4,124.00		
5300-0162	Whelen Mini-Freedom LED side facing light bars (PR) model FT8RRARF driver and FT8RRARF officer 24" with MKEZ7 mounts. Lense colors: Clear.	\$ 4,582.00		
5300-0169	Whelen FN72QLED 72" LED Light Bar w/10 LED's	\$ 4,701.00		
5300-0188	Light bar Whelen Freedom model FN72VLED 72" LED with Opticom and MKEZ7 mounts. Includes (10) red LED and (2) white LED. Location: Centered on the front cab roof. (upgrade)	\$ 7,128.00		
5310-0000	Light bar Federal Signal Signal Master SML6.	\$ 951.00		
5310-0001	Light bar Federal Signal Signal Master SML8.	\$ 1,047.00		
5310-0002	Light bar Federal Signal Signal Master SMLED6.	\$ 1,626.00		
5310-0003	Light bar Federal Signal Signal Master SMLED8.	\$ 1,716.00		
5310-0004	Whelen Traffic Advisor Model TA637A - 33" long.	\$ 1,495.00		
5310-0005	Whelen Traffic Advisor Model TA837A - 43.25" long.	\$ 1,186.00		
5310-0006	Whelen Traffic Advisor Model TA870A - 62" long.	\$ 1,857.00		

5310-0012	Diamond plate shield over rear directional light.	\$ 340.00		
5310-0013	Whelen Traffic Advisor Model TA637 LED - 33" long.	\$ 1,835.00		
5310-0017	Whelen Traffic Advisor Model TAL65 LED - 36" long.	\$ 1,470.00	1	\$ 1,470.00
5310-0018	Whelen Traffic Advisor Model TAM65 LED - 36" long.	\$ 1,900.00		
5350-0001	CAMERA BACKUP SFTY VISION LCD	\$ 2,217.00		
5350-0002	Intercom 4 position in Cab	\$ 4,714.00		
5350-0003	Intercom 4 position plus pump panel	\$ 5,020.00		
5350-0007	Intercom 6 position in Cab	\$ 4,080.00		
5350-0008	Intercom 6 position; pump panel	\$ 6,448.00	1	\$ 6,448.00
5350-0049	Intercom 5 position in Cab	\$ 5,433.00		
5350-0085	Side Vision Camera Safety Vision (requires back up camera)	\$ 1,003.00		
5380-0004	Compartment Lights IATS	\$ 79.00		
5380-0005	Compartment light LED additional (EA)	\$ 208.00		
5380-0011	Compartment light package LED for small bodies.	\$ 1,924.00		
5380-0012	Compartment light package LED for medium bodies.	\$ 3,218.00		
5380-0030	Ground light package LED - small	\$ 1,636.00		
5380-0048	Compartment light package ROM LED for small bodies. Includes one light per compartment (two if transverse).	\$ 3,112.00		
5380-0049	Compartment light package ROM LED for medium bodies. Includes one light per compartment (two if transverse).	\$ 4,969.00		
5380-0051	Compartment light ROM LED for medical cabinet (EA).	\$ 489.00		
5380-0064	Compartment light package Federal Signal LED for small bodies.	\$ 1,539.00		
5380-0065	Compartment light package Federal Signal LED for medium bodies.	\$ 2,615.00		
5380-0067	Ground light package Federal Signal LED - small.	\$ 2,615.00		
5380-0069	Step light package body Federal Signal LED - small.	\$ 1,231.00		
5380-0070	Step light package body Federal Signal LED - large.	\$ 1,847.00		
5380-0077	Compartment light package Amdor Luma-Bar LED for medium bodies. Includes one light per compartment	\$ 2,639.00		
5380-0144	Compartment light package Amdor Luma-Bar LED for medium bodies. Includes two lights per compartment	\$ 5,279.00		
5390-0006	Deck Light - Collins FX 12R (pr)	\$ 1,128.00		
5390-0018	Whelen 600 Series Scene Lights 26Deg (pair)	\$ 367.00		
5390-0019	Whelen 700 Series Scene Light 8-32Deg (pr)	\$ 360.00		
5390-0020	Whelen 900 series Gradient Opti-Scene light (PR)	\$ 367.00		
5390-0039	Federal Signal GH Scene Lights (pair)	\$ 465.00		
5400-0039	Handheld spotlight, Specialty 2150 with mounting bracket	\$ 409.00		
5400-0042	Map Light - Sunnex	\$ 350.00	1	\$ 350.00
5450-0003	500W Kwik Raze Quartz Light, w/Int Pole	\$ 733.00		
5450-0004	500W Kwik Raze Quartz Light, w/Ext Pole	\$ 1,151.00		
5450-0008	750W FRC Quartz Light, w/Int Pole	\$ 1,626.00		
5450-0009	750W FRC Quartz Light, w/Ext Pole	\$ 1,717.00		
5450-0022	Quartz light Fire Research Optimum 150W/12V model OPA802-HD15-01 with brow mount	\$ 1,658.00		
5450-0023	Quartz light Fire Research Optimum 150W/12V model OPA510E-HD15-SW with internal pole	\$ 1,984.00		
5450-0033	Quartz light Fire Research Optimum 150W/12V model OPA530-HD15-SR-SW with side mount external pole.	\$ 2,216.00		
5450-0034	900W 220V MagnaFire Quartz Light, Portable	\$ 685.00		
5450-0035	900W 220V MagnaFire Quartz Light, Recessed	\$ 944.00		
5450-0036	900W 220V MagnaFire Quartz Light, Perm Mnt	\$ 1,097.00		
5450-0037	900W 220V MagnaFire Quartz Light, w/Int Pole	\$ 1,042.00		
5450-0038	900W 220V MagnaFire Quartz Light, w/Ext Pole	\$ 1,365.00		
5450-0039	900W 220V MagnaFire Quartz Light, Tripod	\$ 1,485.00		
5450-0041	900W 220V MagnaFire Quartz Light, w/ Cab Mnt	\$ 961.00		
5450-0042	70W 12V MagnaFire Quartz Light w/Int Pole	\$ 1,663.00		
5450-0043	70W 12V MagnaFire Quartz Light w/Ext Pole	\$ 1,976.00		
5450-0044	70W 12V MagnaFire Quartz Light w/Cab Mnt	\$ 1,540.00		
5450-0045	750W MagnaFire Quartz Light, Portable	\$ 631.00		
5450-0046	750W MagnaFire Quartz Light, Recessed	\$ 981.00		
5450-0047	750W MagnaFire Quartz Light, PermMnt	\$ 1,135.00		
5450-0048	750W MagnaFire Quartz Light, w/Int Pole	\$ 1,125.00		
5450-0049	750W MagnaFire Quartz Light, w/Ext Mnt	\$ 1,431.00		
5450-0050	750W MagnaFire Quartz Light, Tripod	\$ 1,648.00	1	\$ 1,648.00
5450-0052	750W MagnaFire Quartz Light, Cab Mnt	\$ 891.00		
5450-0054	1500W Kwik Raze Quartz Light, w/Int Pole	\$ 833.00		
5450-0055	1500W Kwik Raze Quartz Light, w/Ext Pole	\$ 1,249.00		
5460-0000	Will Burt Night Scan NS-10-3000M Light Mast	\$ 23,794.00		
5460-0001	Will Burt Night Scan NS-10-4500 Light Mast	\$ 25,931.00		
5460-0002	Will Burt Night Scan NS-15-3000M Light Mast	\$ 24,459.00		
5460-0003	Will Burt Night Scan NS-15-4500M Light Mast	\$ 26,345.00		
5460-0004	Will Burt Night Scan NS-15-6000A Light Mast	\$ 23,069.00		
5460-0011	Will Burt Night Scan NS-6-3000A Light Mast	\$ 14,027.00		
5460-0013	LT TWR COMMAND LT CL605	\$ 22,286.00		
5460-0014	LT TWR COMMAND LT CL610	\$ 19,949.00		

5460-0019	LT TWR COMMAND LT CL611	\$ 21,502.00		
5460-0021	LT TWR COMMAND LT CL615	\$ 21,502.00		
5460-0022	LT TWR COMMAND KL450	\$ 14,664.00		
5460-0024	LT TWR COMMAND LT SL429-RT	\$ 9,456.00		
5470-0000	Twist lock body receptacle, 15, 110 volt (each)	\$ 330.00		
5470-0001	Twist lock body receptacle, 20, 110 volt (each)	\$ 345.00	3	\$ 1,035.00
5470-0002	Twist lock body receptacle, 30 amp, 110 volt (each)	\$ 371.00		
5470-0003	Receptacle, 15 or 20 amp, 110 volt, 3 prong	\$ 300.00	1	\$ 300.00
5470-0011	Twist lock body receptacle, 15 amp, 220 volt (each)	\$ 461.00		
5470-0012	Twist lock body receptacle, 20 amp, 220 volt (each)	\$ 481.00		
5470-0014	Twist lock body receptacle, 30 amp, 220 volt (each)	\$ 654.00		
5500-0010	Federal Q2B siren - Flush mounted in bumper	\$ 3,213.00		
5500-0011	Federal Q2B siren - Pedestal mounted on bumper	\$ 2,893.00	1	\$ 2,893.00
5500-0015	Whelen model 295SLSA1 siren with microphone	\$ 995.00		
5500-0017	Whelen model 295HFSM1 siren with mechanical siren tone	\$ 1,095.00		
5500-0026	Federal Signal EQ2-EF electronic siren, flush mount	\$ 4,173.00		
5550-0007	Whelen LED 8/2 lower level warning light package. Includes (8) 600 series and (2) 500 series light heads w/weatherproof connectors.	\$ 3,787.00		
5550-0010	Whelen 600 series LED lower level warning light package. Includes (10) LED light heads w/weatherproof connectors.	\$ 4,096.00		
5550-0012	Whelen 600 series strobe lower level warning light package. Includes (10) strobe lights w/weatherproof connectors and required power supplies.	\$ 3,855.00		
5550-0014	Federal Signal GS5 strobe lower level warning light package. Includes (10) Lights and required power supplies.	\$ 3,712.00		
5550-0019	Federal Signal MOD1F 8/2 LED lower level warning light package. Includes (8) MOD1F LED surface mounted lights with (2) Model 3300-04 LED lights with an external flasher.	\$ 3,744.00		
5550-0021	Federal Signal GL5 LED lower level warning light package. Includes Ten (10) GL5-R lights.	\$ 2,970.00		
5550-0023	Federal Signal MOD2X 8/2 LED lower level warning light package. Includes (8) MOD2X LED lights and (2) Model 3300-04 LED lights.	\$ 3,350.00		
5550-0024	Federal Signal MOD2X LED lower level warning light package. Includes (10) MOD2X LED recessed light heads.	\$ 3,574.00		
5550-0054	Whelen 600 series Super LED lower level warning light package	\$ 324.00		
5550-0055	Federal Signal QuadraFlare LED lower level warning light package. Includes (10) QL64XF-R LED light heads with bezels. Locate side facing lights:	\$ 2,719.00		
5550-0056	Federal Signal MOD1X 8/2 LED lower level warning light package. Includes (8) MOD1X LED lights and (2) Model 3300-04 LED lights. Locate side facing lights:	\$ 2,752.00		
5550-0057	Federal Signal QuadraFlare LED lower level warning light package. Includes (8) QL64XF-R LED light heads with bezels and (2) Model 3300-04 LED light heads. .	\$ 2,283.00		
5550-0059	Whelen Super LED lower level warning light package. Includes (8) 600 LED light heads and (2) 500 LED light heads w/chrome flanges.	\$ 3,073.00		
5550-0067	Flash rate for Federal QuadraFlare LED lower level warning lights to be set at pattern 7, alternating quad flash (75 QFPM).	\$ 94.00		
5550-0069	Flash rate for Federal QuadraFlare LED lower level warning lights to be set at pattern 5, alternating double flash (150 DFPM).	\$ 94.00		
5550-0072	Whelen 600 series Super LED lower level warning light package. Includes (8) red/amber and (2) red LED light heads w/chrome flanges. .	\$ 3,586.00		
5550-0073	Whelen Super LED lower level warning light package. Includes (8) 600 Super LED light heads and (2) 900 Super LED light heads w/chrome flanges where applicable.	\$ 3,578.00		
5550-0093	Whelen Super LED lower level warning light package. Includes (6) 600 LED light heads, (2) 400 LED light heads and (2) 500 LED light heads w/chrome flanges.	\$ 2,931.00		
5600-0002	Warning light Whelen 600 series strobe (PR) [#COL]. Requires power pack or option with spare power pack outlets. Includes weatherproof connectors. Requires engineering approval for NFPA applications. Location(s):	\$ 482.00		
5600-0011	Whelen power supply model UPS64LX 4Place 75Watt strobe.	\$ 622.00		
5600-0013	Whelen power supply model ISP188 eight (8) place 180watt strobe.	\$ 1,564.00		
5600-0020	Warning light Whelen 600 series LED (PR) amber. Surface mounted with weatherproof connector. Requires engineering approval for NFPA applications.	\$ 844.00		
5600-0021	Warning light Whelen 600 series LED (PR) red. Surface mounted with weatherproof connector.	\$ 844.00		
5600-0024	Warning light Whelen 600 series LED (PR) red. Surface mounted with weatherproof connector.	\$ 1,528.00		
5600-0033	Whelen beacon with halogen rotator and 700 series strobe (PR) Model B6R with red domes and [#COL] strobes. Location . Requires power pack.	\$ 923.00		
5600-0034	Federal Model SY12FS Sentry (PR) with [#COL] domes. .	\$ 417.00		
5600-0036	Federal Model IVP100 Vector pod (PR) with [#COL] domes. .	\$ 498.00		
5600-0037	Hazard (door ajar) light Federal Signal model FB3 Comp R.	\$ 293.00		
5600-0038	Federal Model IVP200F Vector pod warning light (PR) with [#COL] filters. .	\$ 542.00		
5600-0040	Whelen beacon Model RB6PAP (PR) with amber lenses. Located one (1) each side at rear.	\$ 509.00		
5600-0047	Warning light Federal Signal Model 3300-04 LED w/ bezel (PR). Surfaced mounted with red lens.	\$ 432.00		
5600-0048	Warning light Federal Signal GL5 LED (PR) red.	\$ 690.00		

5600-0049	Warning light Federal Signal GS5 strobe (PR) [#COL]. Requires power pack or option w/spare power pack outlets. Requires engineering approval for NFPA applications. Location(s):	\$ 426.00		
5600-0051	Warning light Federal Signal GL5 LED (PR) amber.	\$ 712.00		
5600-0052	Federal Signal SPS4-NFPA (4) place 90 watt strobe power supply. Required when using Federal Signal strobes.	\$ 616.00		
5600-0053	Federal Signal SPS8-NFPA (8) place 192 watt strobe power supply. Required when using Federal Signal strobes.	\$ 1,099.00		
5600-0054	Warning light Federal Signal MOD2F LED (PR) clear. Surface mounted.	\$ 1,099.00		
5600-0055	Warning light Federal Signal MOD1F LED (PR) clear. Surface mounted.	\$ 661.00		
5600-0056	Warning light Federal Signal MOD1F LED (PR) red. Surface mounted.	\$ 580.00		
5600-0057	Warning light Federal Signal MOD1X LED (PR) red. Recess mounted.	\$ 615.00		
5600-0058	Warning light Federal Signal MOD2F LED (PR) red. Surface mounted.	\$ 964.00		
5600-0059	Warning light Federal Signal MOD3F LED (PR) red. Surface mounted.	\$ 1,226.00		
5600-0067	Federal Signal Model #100 beacon (PR) with [#COL] domes. .	\$ 532.00		
5600-0069	Warning light Federal Signal MOD2X LED (PR) red. Recess mounted.	\$ 831.00		
5600-0074	Opticom Emitter 3M #792H. Emitter and control only. Wire through parking brake	\$ 3,274.00		
5600-0075	Opticom Emitter 3M #592 Chrome. Emitter and dash control only	\$ 3,890.00		
5600-0078	Whelen Super LED beacon (PR) Model L31H with [#COL] domes. Location .	\$ 2,022.00		
5600-0079	Whelen beacon with halogen rotator and 700 series LED (PR) Model B6TM with red domes and [#COL] LEDs. Location .	\$ 1,531.00		
5600-0080	Whelen beacon with LED upper beacon and 700 series Super LED (PR) Model B6LED with red domes and [#COL] LEDs. Location .	\$ 3,098.00	1	\$ 3,098.00
5600-0086	Whelen beacon Model RB6T (PR) with [#COL] domes.	\$ 432.00		
5600-0087	Warning light Code 3 65BZA LED (PR) amber. Surface mounted with bezel.	\$ 620.00		
5600-0088	Warning light Code 3 65BZR LED (PR) Red. Surface mounted with bezel.	\$ 620.00		
5600-0089	Warning Light Code3 model #65BZRW split red/clear LED with chrome bezel (PR).	\$ 814.00		
5600-0090	Warning light Federal Signal QL64XF LED (PR) red. Surface mounted with bezel.	\$ 656.00		
5600-0091	Warning light Federal Signal MOD2X LED (PR) amber. Recess mounted.	\$ 831.00		
5600-0094	Warning light Federal Signal QL64XF LED (PR) amber. Surface mounted with bezel.	\$ 656.00		
5600-0098	Warning light Whelen 600 series Super LED (PR) amber.	\$ 652.00		
5600-0099	Warning light Whelen 600 series Super LED (PR) red.	\$ 652.00		
5600-0100	Warning light Whelen 600 series Super LED (PR) blue with clear lens.	\$ 652.00		
5600-0101	Whelen beacon with halogen rotator and 700 series LED (PR) Model B6TM with amber dome on driver side, red dome officer side and [#COL] LEDs. Location .	\$ 1,531.00		
5600-0105	Hazard (door ajar) light 2" LED IPOB Incandescent.	\$ 37.00		
5600-0112	Warning light Whelen 600 series LED (PR) blue. Surface mounted.	\$ 969.00		
5600-0118	Warning light Whelen 500 series TIR6 Super LED (PR) red	\$ 551.00		
5600-0128	Warning light Whelen 600 series split Super LED (PR) red/amber	\$ 846.00		
5600-0129	Warning light Whelen 600 series split Super LED (PR) red/clear	\$ 911.00		
5600-0130	Whelen model UFM8 LED flasher (PR). Flashers will control lower level warning lights ipo internal flashers. Locate (1) in cab and (1) in body.	\$ 1,204.00		
5600-0133	Whelen 900 series Super LED model 90RR5FRR (PR) red	\$ 1,285.00		
5600-0139	Whelen beacon with LED upper beacon and 700 series Super LED (PR) Model B6LED with red LEDs/clear domes and [#COL] LEDs/clear lenses.	\$ 3,098.00		
5600-0140	Warning light circuit wiring through chassis reverse	\$ 62.00		
5600-0143	Warning light Whelen 600 series Super LED (PR) red w/clear lens	\$ 652.00		
5600-0148	Warning light Federal Signal MOD1F LED (PR) amber. Surface mounted.	\$ 580.00		
5600-0154	Warning light Whelen 600 series Super LED (PR). Red driver, blue officer surface mounted	\$ 652.00		
5600-0173	Federal MicroEscape NFPA compliant LED beacons (PR) clear lenses	\$ 1,638.00		
5600-0175	Warning light Whelen 700 series Super LED (PR) red	\$ 652.00		
5600-0182	Whelen beacon with LED upper beacon and 700 series Super LED (PR) Model B6LED	\$ 3,098.00		
5600-0216	Warning light Whelen M9 series Super LED (PR) red	\$ 1,480.00		
5600-0237	Warning light Whelen M7RC Linear Super LED (PR) red with clear lense	\$ 725.00		
5600-0241	Warning light Whelen M6R series Linear Super LED (PR)	\$ 748.00	3	\$ 2,244.00
5600-0251	3m Opticom GPS vehicle system kit. Includes antenna, radio and control unit. Wired through park brake	\$ 9,018.00		
5600-0269	Whelen Super LED beacon (PR) model L31H with red driver, amber officer LED and clear domes	\$ 2,022.00		
5600-0270	Warning light Whelen 500 series vetical linear Super LED (PR) red with clear lens	\$ 652.00		
5600-0271	Warning light Whelen 500 series TIR6 Super LED (PR) red with clear lens	\$ 551.00		
	Custom Cab Chassis Options:			
1050-0001	WHEELS FRONT ALUM (2)	\$ 1,965.00	1	\$ 1,965.00
1050-0003	WHEELS REAR ALUM (4)	\$ 3,926.00	1	\$ 3,926.00
1050-0005	WHEELS REAR ALUM (8)	\$ 7,850.00		
1050-0007	Front axle wheel trim kit. Includes stainless steel lug nut covers and center cap with E-ONE logo.	\$ 262.00		
1050-0008	Rear axle (single) Wheel Trim kit. Includes stainless steel lug nut covers and center cap with E-ONE logo. E-ONE custom chassis w/ steel wheels will have chrome plated plastic lug covers.	\$ 322.00		

1050-0009	Rear axle (tandem) Wheel Trim kit. Includes stainless steel lug nut covers and center caps with E-ONE logo. E-ONE custom chassis w/ steel wheels will have chrome plated plastic lug covers.	\$ 721.00		
1050-0044	WHEELS FRT ALUM (2) ACCURIDE	\$ 1,908.00		
1050-0045	WHEELS RR ALUM (4) ACCURIDE	\$ 3,581.00		
1100-0001	Meritor EX225 17" disc brakes for front axle.	\$ 1,328.00		
1100-0003	Meritor EX225 17" disc brakes for rear axle, maximum capacity 27,000lb.	\$ 1,328.00		
1100-0004	Meritor EX225 17" disc brakes for rear axles, maximum capacity 54,000lb.	\$ 2,031.00		
1100-0011	ROLL STABILITY CONTROL	\$ 2,152.00		
1100-0024	G4 Electronic Stability Control (4x2)	\$ 3,786.00		
1110-0007	AIR LINES BRAIDED	\$ 2,451.00		
1150-0007	Tray center of bumper with slat	\$ 735.00		
1150-0019	Tray driver side bumper outboard with slats	\$ 672.00		
1150-0028	Tray officer side bumper outboard with slats	\$ 672.00		
1150-0054	Hinged diamond plate lid for driver side bumper tray. Includes 1/4 turn latch	\$ 292.00		
1150-0055	Hinged diamond plate lid for center bumper tray. Includes 1/4 turn latch	\$ 321.00		
1150-0056	Hinged diamond plate lid for officer side bumper tray. Includes 1/4 turn	\$ 292.00		
1150-0085	Nylon black strap on officer side front bumper tray (EA).	\$ 82.00		
1150-0086	Nylon black strap on driver side front bumper tray (EA).	\$ 82.00		
1150-0087	Nylon black strap on center front bumper tray (EA).	\$ 82.00		
1160-0008	3/16" Front Bumper Gravel Shield IPOS	\$ 484.00		
1350-0011	Fuel pump electric w/reprime	\$ 446.00	1	\$ 446.00
1350-0012	Fuel shutoff valve. Location: [#_LOC]	\$ 113.00	2	\$ 226.00
1350-0013	FUEL/WATER SEPARATOR RACOR	\$ 779.00		
1535-0002	Driver side cab wheel well medical cabinet approximately 42x22(25 Quest)x28. Includes external locking roll-up door and interior hinged door with locking push-button latch. Cabinet includes (2) adjustable shelves.	\$ 2,178.00		
1535-0003	Officer side cab wheel well medical cabinet approximately 42x22(25 Quest)x28. Includes external locking roll-up door and interior hinged door with locking push-button latch. Cabinet includes (2) adjustable shelves.	\$ 2,178.00		
1535-0004	Medical cabinet mounted on rear wall of cab 48X32X24 with a locking roll up door. Lower door opening raised to provide hand clearance.	\$ 4,516.00		
1535-0005	Medical cabinet mounted on rear wall of cab 48X40X20 with locking roll up door. Lower door opening raised to provide hand clearance.	\$ 4,246.00		
1535-0006	Medical cabinet mounted on rear wall of cab 55X32X19 with a locking roll up door. Lower door opening raised to provide hand clearance.	\$ 2,895.00		
1535-0007	Medical cabinet mounted on rear wall of cab 55X40X20 with a locking roll up door. Lower door opening raised to provide hand clearance.	\$ 3,610.00		
1535-0012	Medical cabinet mounted on the wheel well driver side of cab 45X24X21 with a locking roll up door.	\$ 2,708.00		
1535-0013	Medical cabinet mounted on the wheel well officer side of cab 45X24X21 with a locking roll up door.	\$ 2,708.00		
1540-0008	Map Suspended with Officer's Map Storage	\$ 737.00		
1540-0017	Map box with angled top on rear engine cover	\$ 603.00		
1540-0037	Map box suspended with drop down doors. 15H x 37.5W x 14D	\$ 611.00		
1550-0017	S/S door pan IPO ABS	\$ 1,450.00		
1615-0001	Vista Roof 12" raise with full height rear crew doors	\$ 3,873.00	1	\$ 3,873.00
1615-0002	Vista Roof 16" raise with full height rear crew doors	\$ 4,055.00		
1615-0003	Vista Roof 20" raise with full height rear crew doors	\$ 4,238.00		
1670-0000	Lang Mekra mirrors w/LED marker lights and turn signals, temp in mirror head,	\$ 1,515.00		
1670-0001	Ramco 6001FFR mirrors. Remote controlled with top CAS750 convex	\$ 1,648.00	1	\$ 1,648.00
1670-0003	Velvac #2010 mirrors. Door mounted with remote control and heat.	\$ 702.00		
1670-0015	Velvac #2010 mirrors with marker light. Remote controlled and heated.	\$ 739.00		
1675-0033	Chrome Fire Bell with Eagle mounted on extended front bumper	\$ 1,472.00		
1680-0000	Air intake emergency shutdown. Dash mounted guarded switch	\$ 1,719.00		
1680-0001	Block Heater-1000 Watt	\$ 541.00		
1680-0005	Thermatic Fan Clutch	\$ 1,503.00		
1680-0022	Auto lube system Vogel. Chassis points only.	\$ 4,463.00		
1685-0161	Severe duty dash package for Typhoon or CII	\$ 2,451.00		
1700-0005	ALT-320AMP LEECE NEVILLE	\$ 3,445.00		
1700-0006	ALT-400AMP NIEHOFF	\$ 6,032.00		
1750-0009	RADIO AM/FM CD-WEATHER BAND	\$ 848.00		
1750-0010	RADIO SPEAKERS ADDL PAIR	\$ 285.00		
1750-0013	Turn signal Whelen 600 LED arrow amber pair located [#_LOC]	\$ 673.00		
1750-0083	Turn signal Federal Signal QuadraFlare QL64Z-ARROW LED amber pair located [#_LOC]	\$ 286.00		
8100-0077	Two-Tone Cab Paint	\$ 1,355.00		
	LADDER AND LOOSE EQUIPMENT	\$ -		
	GROUND LADDERS	\$ -		
7800-0002	LADDER 10' FOLDING W/O SHOES	\$ 360.00	1	\$ 360.00
7800-0007	LADDER ROOF PRL-14 ALCO-LITE	\$ 468.00	1	\$ 468.00
7800-0010	LADDER ROOF PRL-16 ALCO-LITE	\$ 562.00		
7800-0016	Alco-Lite PEL-24' 2-section extension ladder	\$ 959.00	1	\$ 959.00
7800-0023	Alco-Lite PEL3-35 3 Section Extension Ladder	\$ 1,694.00		

LOOSE EQUIPMENT				
7550-0003	Extinguisher ABC w/Brkt-20#	\$	259.00	
7550-0004	Ext 2.5 Gal Water Press w/Brkt	\$	206.00	
7600-0019	Wrench Hydrant w/2 Spanner Set	\$	184.00	
7600-0016	Wheel Chocks-44"NFFPA Compliant (pr)	\$	561.00	

Total \$ 240,319.00

Deletions from Base Bid	Price	Qty	Total
Two man bench centered on rear wall with 911 SCBA backs	\$ 1,235.00	1	\$ 1,235.00
Driver side body with full height 24" wide forward and 36" wide rearward compartmentation	\$ 7,815.00	1	\$ 7,815.00
Double Hard Suction Storage Rack	\$ 694.00	1	\$ 694.00
2.5" Right Panel Discharge Akron Manual Valve w/30 Degree Droop	\$ 1,320.00	3	\$ 3,960.00

Total \$ 13,704.00

Additions to Base Bid	Price	Quantity	Total
24" Front Bumper Gravel Shield Extension IPOS	\$ 467.00	1	\$ 467.00
Bumper tray center of bumper with slats 14 inches deep Mount tray 1" above gravel shield.	\$ 861.00	2	\$ 1,722.00
Frame liner 9.375 x 3.125 x .375	\$ 2,829.00	1	\$ 2,829.00
Meritor FL943 front axle 18,700 lb IPOS	\$ 7,293.00	1	\$ 7,293.00
Koni shock absorbers for front axle IPOS	\$ 341.00	1	\$ 341.00
Spiral pins front suspension	\$ 1,709.00	1	\$ 1,709.00
Automatic moisture ejectors, heated	\$ 404.00	1	\$ 404.00
TransSynd synthetic transmission fluid for EVS 4000 IPOS	\$ 277.00	1	\$ 277.00
Fuel system 65 gallons IPOS	\$ 110.00	1	\$ 110.00
Fuel line hose braided	\$ 278.00	1	\$ 278.00
Alternator Niehoff 430amp IPOS	\$ 2,294.00	1	\$ 2,294.00
Battery five group 31 1000 CCA IPOS	\$ 255.00	1	\$ 255.00
Drivelines 1810 IPOS	\$ 584.00	1	\$ 584.00
Tow eyes front stainless steel mounted in up position	\$ 628.00	1	\$ 628.00
2638	\$ 2,972.00	1	\$ 2,972.00
Cab door locks electric	\$ 1,144.00	1	\$ 1,144.00
Fixed rear cab wall narrow windows (pr)	\$ 108.00	1	\$ 108.00
Driver seat to be Bostrom air ride IPOS	\$ 112.00	1	\$ 112.00
Officer seat to be Bostrom fixed SCBA IPOS	\$ 109.00	1	\$ 109.00
Rear facing Bostrom seat with SCBA IPOS	\$ 12.00	2	\$ 24.00
Fold down seat located driver's side outboard	\$ 394.00	2	\$ 788.00
Map Box with Angle Storage. Angled side to face officer	\$ 467.00	1	\$ 467.00
All map boxes in the cab to be swirled with clear coat	\$ 542.00	1	\$ 542.00
Swivel reading lamps (PR) overhead between driver and officer	\$ 100.00	1	\$ 100.00
Battery charger Kussmaul 40 amp model 1200 with air compressor IPOS	\$ 1,882.00	1	\$ 1,882.00
Switch horn button three position DOT/air horn/Q2B	\$ 183.00	1	\$ 183.00
Mount customer supplied antenna on cab roof	\$ 157.00	1	\$ 157.00
12 volt electrical outlet in the cab wired battery hot	\$ 53.00	6	\$ 318.00
Dome lts red/white 4" LED (4) IPOS	\$ 668.00	1	\$ 668.00
Officer side body with full height 42" wide forward and 42" wide rearward compartmentation IPOS	\$ 4,654.00	1	\$ 4,654.00
Full Height Rear Compartment for Upper Storage Compartment	\$ 883.00	1	\$ 883.00
Rear Upper Storage Compartment	\$ 705.00	1	\$ 705.00
Roll-Up Door Package IPOS	\$ 3,020.00	1	\$ 3,020.00
Floor mounted roll out tray with 500 lbs. capacity	\$ 629.00	4	\$ 2,516.00
Compartment L1 storage package	\$ 2,054.00	1	\$ 2,054.00
(4) piece aluminum hosebed cover. Includes divider less cross structure	\$ 3,943.00	1	\$ 3,943.00
Upper SM pump module with single stacked double crosslay, dry laystorage, 2.5" single stack crosslay, backboard storage and diamond plate storage pan. Crosslays to be 28" deep IPOS	\$ 2,735.00	1	\$ 2,735.00



MEMO

DATE: November 5, 2012

TO: Kent Pfeil – Director of Finance

FROM: Pam Kirkland – Purchasing Manager 

SUBJECT: Award of Request for Proposal #702-12 for the Radio Frequency Identification & Materials Handling System for the Richardson Public Library to Tech Logic Corporation in the amount of \$534,777

Proposed Date of Award: November 12, 2012

I concur with the recommendation of Steve Benson – Director of Library Services and request permission to enter into a contract with Tech Logic Corporation for the Radio Frequency Identification & Materials Handling System in the amount of \$534,777.

Four proposals were received from 3M Library Systems, Sirsi Corporation dba SirsiDynix, Tech Logic Corporation and Tracsystems, Inc. The proposals were evaluated by representatives from Library Services and the Purchasing Department on criteria related to the ability of the software/hardware meeting the department's needs (30 points); experience and past performance (10 points); response to the specification worksheet (25 points); total cost (25 points); and the ability of the Offeror to support the Richardson Public Library and City's needs (10 points).

Tech Logic Corporation received the highest score of 77 out of a possible 100 points and the major factors of the award are outlined in Mr. Benson's attached memo.

Funding is provided from the 2010 bond. A pre-proposal conference was held on May 29, 2012 and two vendors and three staff members were in attendance. The proposal was advertised in *The Dallas Morning News* on May 21 & 28, 2012 and posted on Bidsync.com. Thirteen proposals were solicited and four proposals were received.

Concur:


Kent Pfeil

ATTACHMENTS

Xc: Dan Johnson
David Morgan
Cliff Miller



The Committee charged with reviewing the four proposals submitted for the Library RFID project is recommending the submission by Tech Logic.

Tech Logic presented the largest initial cost but this price ranking improves over time as maintenance costs are figured in. Tech Logic was the only proposal that met all specifications in the RFQ and in particular, critical efficiency specifications. Critical specifications involved efficiencies that reduced staff workload and reduced public wait times checking materials in or out.

“The proposed RFID system shall provide significant productivity gains through reduction in key labor-intensive workflow processes” [RFP section II| Scope of Work]

“peak check-in rates exceed 1,000 per hour” ” [RFP section II| Scope of Work]

“Flexible checkout solutions . . . Flexibility may be provided by dual-use capability of terminals at the Circulation Desk for use as staff stations or self-check stations.” [RFP section VI.A.4 Critical Requirements]

1. A “deshingler” feature on the automated materials return to allow stacked materials to be automatically separated and then sorted. Without this feature, stacks of books will continue, unsorted along the conveyor into a designated bin where they will then need to be sorted manually or reintroduced into the conveyor one-at-a-time so that the automated system can sort them. (see RFQ Spec 10.10 and 10.11). Tech Logic and SirsiDynix were the sole vendors to meet these specifications. Trac Systems projected that they should have this feature late in 2012. SirsiDynix indicated that stacks of items could be put through the book drop but literature indicated that the deshingling feature (page 54 of their proposal) was far less robust than that of Tech Logic.

Allowing stacks of items to be put through the book return greatly increases the capacity of the system to accept returned materials quickly and reduces the amount of handling by staff. It also doesn't require a change in behavior by folks returning materials to the library.

2. A second efficiency is at the checkout stations. Currently lines form at checkout stations because staffing levels allow us to staff two of the four stations. One efficiency gained by this RFID system will be to have all four of these stations operating all the time. All vendor systems offered proposals that would allow stations to function as either self-service checkout or staff checkout. Tech Logic offers a unique functionality through which staff can intercede in a checkout session that is in process without interrupting or having to restart that checkout process. Common situations such as expired library cards or situations where we allow partial payment of outstanding fines require staff intervention. The Tech Logic design (proposal page 103) allows staff to more quickly resolve a problem situation.

Richardson Public Library does an extremely high number of loans and returns which stress the ability of any system to meet peak demands. All of the proposals were for quality systems by established vendors who would be around to support their system in future years. The key needs at Richardson, because of the very heavy volume of materials that we handle, are described above in the two efficiencies. Without those efficiencies any system will fail to keep up at peak times and we would experience patron lines again.

The table below shows the purchase price proposed in the four submissions and also the annual maintenance fees and those fees extended out 5 years.

	Tech Logic	3M	Sirsi Dynix	Trac Systems
Evaluation Ranking	1	2	3	4
<i>System Purchase Costs</i>				
TOTAL Initial Cost	616,377	405,742	504,735	563,383
<i>Ongoing Maintenance Costs (years 2 onward)</i>				
TOTAL Annual Maintenance	33,799	36,957	28,527	65,086
x 5 years (no cost year 1)	135,196	147,828	114,108	260,344
TOTAL Maintenance (5 yrs) & Initial Cost	751,573	553,570	610,219	823,727

In negotiations with Tech Logic we requested a reduction in sorters, from 15 to 11, and sorting bins, from 30 to 22, in an effort to achieve the best system within the approved budget. Tech Logic also reduced the overall cost with an additional \$10,000 discount.

Fifteen (15) or eleven (11) are both reasonable middle points for the number of sorters where the automated sorting is effective and doesn't diminish the desired efficiency.

Tech Logic: Best & Final	
System Purchase Costs	
TOTAL Initial Cost	534,777
Ongoing Maintenance Costs (years 2 onward)	
TOTAL Annual Maintenance	33,799
x 5 years (no cost year 1)	135,196
TOTAL Maintenance (5 yrs) & Initial Cost	669,973

The RFID system prices in the chart above are provided to show a total cost of ownership for five years including future maintenance costs, which are not part of this award and will be included in future year's budgets. The initial equipment expenditure, at this time, is \$534,777. The following are additional costs for the system implementation and will be purchased at a later date:

1. Outsourcing the placement of RFID tags on library materials,
2. Costs for four (4) touch screens at the checkout stations at the Circulation Desk,
3. Minor electrical or physical modifications, as needed, to the Circulation workroom to accommodate the system,
4. Installation of two new book drops in the same locations as the existing book drops.

The equipment costs outlined in this proposal award and the additional expenses listed above will not exceed \$690,000 allocated for the total RFID project, which is provided from the 2010 approved bond projects.

Steve Benson

Director of Library Services

CITY OF RICHARDSON
SIGN CONTROL BOARD MINUTES – NOVEMBER 7, 2012

Ms. Dorothy McKearin, Chair, called a regular meeting of the Sign Control Board to order at 6:30 p.m. on Wednesday, November 7, 2012, at the Civic Center Council Chamber, 411 W. Arapaho Road, Richardson, Texas.

MEMBERS PRESENT: DORTHY MCKEARIN, CHAIR
 SANDRA MOUDY, VICE CHAIR
 CHIP IZARD, MEMBER
 CHARLES WARNER, MEMBER
 MUHAMMAD Z. IKRAM, MEMBER
 ALICIA MARSHALL, ALTERNATE

MEMBERS ABSENT: CHARLES WARNER, MEMBER
 SCOTT PETTY, ALTERNATE

CITY STAFF PRESENT DON MAGNER, DIRECTOR OF COMMUNITY SERVICES
 PATRICIA GUERRA, ASST. DIR. OF COM. SERVICES
 JENNA HITE, COM. SVCS. ADMIN. SECRETARY

Ms. McKearin stated there is a quorum present.

Ms. Moudy made a motion to approve the minutes of the October 3, 2012 meeting. The motion was seconded by Mr. Ikram and carried unanimously.

SCB CASE #12-13: TO CONSIDER THE REQUEST OF VIEWPOINT BANK FOR A VARIANCE TO THE CITY OF RICHARDSON CODE OF ORDINANCES, CHAPTER 18, ARTICLE III, SECTION 18-96(23)(B)(ii)(1) TO ALLOW FOR A 34.25 SQUARE FOOT INCREASE IN SIGN AREA AND A 9’7” INCREASE IN SIGN HEIGHT TO ALLOW FOR A 59.25 SQUARE FOOT, 15’7” TALL POLE SIGN IN AN OFFICE ZONED DISTRICT ON THE PROPERTY LOCATED AT 1280 WEST CAMPBELL ROAD; AND TAKE APPROPRIATE ACTION.

Ms. McKearin opened the Public Hearing and Mr. Magner introduced the request of Viewpoint Bank for a variance to the City of Richardson Code of Ordinances, Chapter 18, Article III, Section 18-96(23)(B)(ii)(1) to allow for a 34.25 square foot increase in sign area and a 9’7” increase in sign height to allow for a 59.25 square foot, 15’7” tall pole sign in an office zoned district on the property located at 1280 West Campbell Road. A power point presentation was shown for review.

Ms. McKearin asked if the Board had any questions for City staff. There were no questions.

Mr. Jim Chappel, 1336 S. Irving Heights Dr., Irving, TX, with Reynolds Signs, representing Viewpoint Bank, stated the reason for the request is due to customer complaints having difficulty locating the bank and also to be consistent with neighboring businesses. Mr. Chappel stated

Viewpoint Bank is concerned this branch is not performing as well as the nearby branches and that the property owners have given them written approval for the sign being requested by Viewpoint Bank. Mr. Chappel stated he brought copies of the letter to provide city staff.

Ms. McKearin asked if the Board had any questions for Mr. Chappel. Ms. Moudy asked if the sign company designed this specific sign. Mr. Chappel stated the Viewpoint Bank Corporation designed the logo but Reynolds Sign designed the height and square footage of the proposed sign. Ms. Moudy stated she felt the sign to be consistent with neighboring businesses. Mr. Chappel stated Reynolds Signs tries to be compatible with the City of Richardson sign ordinances.

Mr. Izard asked if Viewpoint Bank had intentions of changing the signs at the other branches located in the city. Mr. Chappel stated the one located on Arapaho Road has been changed because Viewpoint changed the color of their logo from black to blue and the sign was refaced.

Mr. Ikram asked if this property is the only one located in an office zoned district. Mr. Chappel stated it was the only property located in an office zoned district. Mr. Ikram asked if the proposed signage meets the setback. Mr. Magner stated it does meet the setback requirements.

Ms. McKearin closed the Public Hearing and asked for remarks from the Board.

Ms. Marshall stated she liked the sign. Ms. McKearin stated she understands the need for the pole sign and the business wanting visibility.

There being no further comments from the Board, Ms. McKearin asked for a motion.

Mr. Izard Moved to approve the SCB Case #12-13. Mr. Ikram seconded the motion and it carried unanimously.

Ms. McKearin noted the action of the Sign Control Board is subject to review by the City Council for a period of two weeks.

Ms. McKearin asked for a motion to adjourn the Public Hearing. Ms. Marshall Moved to adjourn the Hearing. The motion was seconded by Ms. Moudy and carried unanimously.

There being no other business before the Board, the meeting was adjourned at 6:45 p.m.

DORTHY MCKEARIN, CHAIR



City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, November 12, 2012

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

Staff Resource: Dan Johnson, 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, November 12, 2012

Agenda Item: Review and Discuss the Sherrill Park Golf Course

Staff Resource: David Morgan, Deputy City Manager

Summary: City staff will provide a review of the Sherrill Park Golf Course and discuss current and future operational and budget considerations.

Board/Commission Action: N/A

Action Proposed: N/A





City of Richardson
City Council Work Session
Agenda Item Summary



Work Session Meeting Date: Monday, November 12, 2012

Agenda Item: Items of Community Interest

Staff Resource: Dan Johnson, 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, November 12, 2012

Agenda Item: Executive Session

Staff Resource: Dan Johnson, City Manager

- **Summary:** The Council will convene into a closed session in compliance with Texas Government Code Section 551.087 – Deliberation Regarding Economic Development Negotiations – Commercial Development – Plano Rd./Renner Rd., Lookout Dr./Glenville Dr., North Central Expressway/James Dr. Areas

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.