#### RICHARDSON CITY COUNCIL MONDAY, JUNE 17, 2024 COUNCIL MEETING AT 6:00 PM RICHARDSON CITY HALL, 2360 CAMPBELL CREEK BLVD., SUITE 525, RICHARDSON, TX 75082

#### **Closed Executive Session Authorized**

As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session to seek confidential legal advice from the City Attorney on any listed agenda item.

#### Videoconference Call Authorized

Pursuant to Texas Government Code Section 551.127, one or more members of the City Council may participate in this meeting by videoconference call. A quorum of the City Council and the presiding officer will be present at the physical location of the meeting.

#### **Meeting Information**

- City Council Rules of Order and Procedure: <u>https://www.cor.net/RulesofOrderandProcedure</u>
- Public Comment Cards for comments on agenda items, the visitors forum, or public hearings can be found at <a href="http://www.cor.net/PublicCommentForm">www.cor.net/PublicCommentForm</a> and submitted online by 5 p.m. on the date of the meeting or in person before the meeting begins to be included in the public record.
- City Council meetings are available for viewing via live-stream online and on-demand at www.cor.net/citv.

#### COUNCIL MEETING - 6:00 PM, MULTIPURPOSE ROOM #CH 157

- CALL TO ORDER
- 1. INVOCATION JENNIFER JUSTICE
- 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS JENNIFER JUSTICE
- 3. MINUTES OF THE JUNE 10, 2024 MEETING

#### 4. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM

Speakers must complete a public comment card and submit it to the City Secretary before the meeting begins. Speakers will have a maximum of 5 minutes to speak. The time allocated for all public comments is 30 minutes.

#### • PUBLIC COMMENTS ON AGENDA ITEMS

The public comment portion of the City Council meeting is scheduled at the beginning of the meeting to allow the public to address the City Council regarding an item listed on the agenda that is not a public hearing.

#### • VISITORS FORUM

The visitors forum portion of the meeting is set aside for members of the public to address the City Council on any topic in which the subject matter is within the jurisdiction of the City.

# 5. REVIEW AND DISCUSS THE MAY 28<sup>TH</sup> STORM DAMAGE RECOVERY EFFORTS AND DEBRIS REMOVAL SCHEDULE

- 6. REVIEW AND DISCUSS NEW RICHARDSON CITY HALL DESIGN PROGRESS
- 7. REVIEW AND DISCUSS THE FY 2024-2025 WATER/WASTEWATER MAINTENANCE STRATEGIES
- 8. REVIEW AND DISCUSS THE FY 2024-2025 DRAINAGE UTILITY PROGRAM STRATEGIES

#### PUBLIC HEARING ITEM:

**9.** PUBLIC HEARING, ZONING FILE 24-08, A REQUEST TO AMEND THE PD PLANNED DEVELOPMENT FOR A 13.03-ACRE DEVELOPMENT LOCATED BETWEEN WATERVIEW PARKWAY AND PRESIDENT GEORGE BUSH HIGHWAY, EAST OF FRANKFORD ROAD, TO ALLOW STUDENT-PURPOSE BUILT APARTMENTS ON THE EAST SIDE OF THE PROPERTY IN LIEU OF APARTMENTS AND AMENDMENTS TO THE DEVELOPMENT STANDARDS.

#### 10. CONSENT AGENDA:

All items listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion with no individual consideration. If individual consideration of an item is requested, it will be removed from the Consent Agenda and discussed separately.

- A. CONSIDER AWARD OF THE FOLLOWING BIDS:
  - 1. BID #43-24 WE RECOMMEND THE AWARD TO FLOW-LINE CONSTRUCTION, INC. FOR HUFFHINES CREEK & CHESTNUT CREEK EROSION & SANITARY SEWER IMPROVEMENTS IN THE AMOUNT OF \$3,360,750.
  - 2. BID #78-24 WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO UWS, INC. FOR LARGE WATER METER TESTING AND REPAIR PURSUANT TO UNIT PRICES.
  - 3. BID #89-24 WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO MALLORY SAFETY AND SUPPLY, LLC FOR THE COOPERATIVE PURCHASE OF HELMET MOUNTED THERMAL IMAGING NIGHT VISION FOR THE POLICE DEPARTMENT THROUGH OMNIA PARTNERS CONTRACT #R159498 IN THE TOTAL AMOUNT OF \$81,500.
  - 4. BID #90-24 WE REQUEST AUTHORIZATION TO ISSUE A PURCHASE ORDER TO EMR ELEVATOR, INC. FOR THE COOPERATIVE PURCHASE OF EISEMANN CENTER ELEVATOR MODERNIZATION THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #657-21 IN THE AMOUNT OF \$168,499.
- B. AUTHORIZE THE FOLLOWING CHANGE ORDER TO INCREASE CONTRACT #324000174 WITH CACTUS ABATEMENT & DEMOLITION, LLC FOR ASBESTOS ABATEMENT OF RICHARDSON LIBRARY IN THE AMOUNT OF \$507,544.33.

#### **11. REPORT ON ITEMS OF COMMUNITY INTEREST**

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 Council 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 posting the agenda.

#### • VISITORS FORUM CONTINUED (if needed)

ADJOURN

I CERTIFY THE ABOVE AGENDA WAS POSTED ON THE BULLETIN BOARD AT THE RICHARDSON CITY HALL ON FRIDAY, JUNE 14, 2024, BY 5:00 P.M.

#### AIMEE NEMER, CITY SECRETARY

ACCOMMODATION REQUESTS FOR PERSONS WITH DISABILITIES SHOULD BE MADE AT LEAST 48 HOURS PRIOR TO THE MEETING BY CONTACTING THE ADA COORDINATOR, VIA PHONE AT (972) 744-4168, VIA EMAIL AT <u>ADACOORDINATOR@COR.GOV</u>, OR BY APPOINTMENT AT 2360 CAMPBELL CREEK BLVD., SUITE 550, RICHARDSON, TEXAS 75082.

PURSUANT TO SECTION 46.03, PENAL CODE (PLACES WEAPONS PROHIBITED), A PERSON MAY NOT CARRY A FIREARM OR OTHER WEAPON ON THIS PROPERTY. \*

FOR THE PURPOSE OF THIS NOTICE "PROPERTY" SHALL MEAN THE COUNCIL CHAMBERS OR ANY OTHER ROOM WHERE A MEETING SUBJECT TO AN OPEN MEETING UNDER GOVERNMENT CODE CHAPTER 551 OF THE RICHARDSON CITY COUNCIL IS HELD.

\*This does not apply to licensed carriers.

# MINUTES RICHARDSON CITY COUNCIL MEETING JUNE 10, 2024

#### • Call to Order

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

Bob Dubey	Mayor
Arefin Shamsul	Mayor Pro Tem
Curtis Dorian	Councilmember
Jennifer Justice	Councilmember
Dan Barrios	Councilmember
Joe Corcoran	Councilmember
Ken Hutchenrider	Councilmember

The following staff members were also present:

Don Magner	City Manager
Kent Pfeil	Chief Financial Officer
Charles Goff	Assistant City Manager
Michaela Dollar	Assistant City Manager
Dannette Garcia	Assistant City Manager
Aimee Nemer	City Secretary
Crystal Brown	Interim Deputy City Secretary
Mark Nelson	Director of Transportation & Mobility
Pritam Deshmukh	Assistant Director of Transportation & Mobility
Daniel Herrig	Mobility & Special Projects Manager
Dan Steege	Chief Information Officer
Leo Gonzales	Assistant Director, Infrastructure
Josh Kincheloe	Assistant Director, Applications
Sam Chavez	Director, Development Services

Dart Board Member: Gary Slagel, DART Board Chair

DART Staff: Nadine Lee, DART President & CEO Kay Shelton, DART Chief of Staff Demarcus Offord, Sr. Mgr. State Relations Trey Walker, DART VP, Capital Design & Construction

# COUNCIL MEETING - 6:00 PM, MULTIPURPOSE ROOM #CH 157

# 1. INVOCATION – CURTIS DORIAN

# 2. PLEDGE OF ALLEGIANCE: U.S. AND TEXAS FLAGS – CURTIS DORIAN

#### 3. MINUTES OF THE JUNE 3, 2024 COUNCIL MEETING

# **Council Action**

Councilmember Hutchenrider moved to approve the Minutes as presented. Councilmember Dorian seconded the motion. A vote was taken and passed, 7-0.

# 4. PUBLIC COMMENTS ON AGENDA ITEMS AND VISITORS FORUM

There were no public comments submitted.

Agenda Note – Item 6 was handled before Item 5.

# 5. REVIEW AND DISCUSS THE DALLAS AREA RAPID TRANSIT (DART) PROGRAMS AND TOPICS OF INTEREST

Nadine Lee, President and CEO of DART, provided an update on DART programs and services.

- Strategic Vision and Goals
- Service
  - Security
  - Cleanliness
  - Reliability
  - Ridership Growth
  - System Modernization
    - Light Rail
    - Unified Signal System
    - Bus Fleet Replacement
- Seamless Mobility
  - DART rail and bus system network planning
  - Service Changes
    - Bus Corridor Investments
- Placemaking
- Amenities
- Strategic Relationships
- Silverline Update

# 6. REVIEW AND DISCUSS THE TRANSPORTATION AND MOBILITY WORK PLAN

Pritam Deshmukh, Assistant Director of Transportation and Mobility, reviewed this item for Council.

- Operations Overview
  - Traffic Operations
    - Operations Budget
    - Traffic Technology Infrastructure Budget and Projects
  - Transportation and Engineering
  - Mobility
- Capital Improvement & Special Projects
- Galatyn Shuttle
  - Renegotiated contract
- Active Transportation Plan Initiatives

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# 7. REVIEW AND DISCUSS THE INFORMATION TECHNOLOGY WORK PLAN

Dan Steege, Chief Information Officer, reviewed this item for Council.

- Information Technology Department Overview
  - Team Structure
  - Core IT Components
  - Guiding Principles
- Current Activities
  - Funding Sources
  - General Government
  - Public Safety
- Legacy Systems
  - Background
  - Status
  - Funding

# 8. REVIEW AND DISCUSS THE CUSTER PARKWAY RECONSTRUCTION PROJECT FROM WEST CAMPBELL ROAD TO SH 190

# **<u>City Manager Comments</u>**

Mr. Magner explained that this item will be rescheduled.

# **PUBLIC HEARING ITEM:**

# 9. PUBLIC HEARING, ZONING FILE 24-07, A REQUEST TO REZONE APPROXIMATELY 2.22 ACRES LOCATED AT 2251 N. GLENVILLE DRIVE, ON THE WEST SIDE OF N. GLENVILLE DRIVE, SOUTH OF WATERWOOD DRIVE, FROM I-M(1) INDUSTRIAL TO PD PLANNED DEVELOPMENT WITH MODIFIED DEVELOPMENT STANDARDS FOR A MULTI-FAMILY DEVELOPMENT.

#### **Public Hearing**

After a briefing from staff, the applicant's representative, Victoria Morris with Jackson Walker, and the architect, David Hensley, HLR, presented the project. Mayor Dubey opened the Public Hearing. With no comments submitted, Councilmember Hutchenrider moved to close the Public Hearing, seconded by Councilmember Corcoran, and approved unanimously.

#### **Council Action**

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

# **10. CONSENT AGENDA:**

# A. CONSIDER ADOPTION OF THE FOLLOWING ORDINANCES:

1. ORDINANCE NO. 4498, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING FROM O/C OFFICE COMMERCIAL TO PD PLANNED DEVELOPMENT FOR THE RA-1100-M RESIDENTIAL ATTACHED (TOWNHOME) DISTRICT; ADOPTING USE AND DEVELOPMENT REGULATIONS,

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INCLUDING A CONCEPT PLAN FOR A 6.5-ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF BUCKINGHAM BOULEVARD, WEST OF AUDELIA ROAD, RICHARDSON, TEXAS.

- 2. ORDINANCE NO. 4499, AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY RETITLING ARTICLE XXII-D. AS "VEHICLE AND BICYCLE PARKING", BY REDESIGNATING SECTION 2 "VARIANCES" AS SECTION 3, AND BY ADDING NEW SECTION 2 "BICYCLE PARKING".
- 3. ORDINANCE NO. 4500, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP TO GRANT A CHANGE IN ZONING TO GRANT MAJOR MODIFICATIONS TO THE WEST SPRING VALLEY CORRIDOR PD PLANNED DEVELOPMENT DISTRICT BY AMENDING PREVIOUSLY APPROVED MAJOR MODIFICATIONS, ADOPTING A CONCEPT PLAN ATTACHED AS EXHIBIT "B", DEVELOPMENT STANDARDS ATTACHED AS EXHIBIT "B-1", SIGN STANDARDS ATTACHED AS EXHIBITS "C", "C-1", "C-2" AND "C-3" AND CONCEPT PLAN FOR BUILDING PAD 3 ATTACHED AS EXHIBIT "D" FOR 5.085 ACRES LOCATED AT THE SOUTHEAST CORNER OF FLOYD ROAD AND JAMES DRIVE.
- **B. CONSIDER THE FOLLOWING RESOLUTIONS:** 
  - 1. RESOLUTION NO. 24-08, REAPPOINTING GARY A. SLAGEL TO THE AGGREGATED POSITION OF REPRESENTATIVE TO THE DALLAS AREA RAPID TRANSIT AUTHORITY ("DART") BOARD OF DIRECTORS, WHICH FRACTIONAL ALLOCATION MEMBERSHIP IS SHARED WITH THE CITY OF UNIVERSITY PARK AND THE TOWNS OF ADDISON AND HIGHLAND PARK.
  - 2. RESOLUTION NO. 24-09, APPROVING THE TERMS AND CONDITIONS OF THE PROJECT SPECIFIC AGREEMENT MADE PURSUANT TO ROAD & BRIDGE MASTER INTERLOCAL AGREEMENT BETWEEN DALLAS COUNTY (HEREINAFTER "COUNTY") AND THE CITY OF RICHARDSON, TEXAS (HEREINAFTER "CITY") RE: MAPLE STREET FROM GREENVILLE AVENUE TO ABRAMS ROAD, A "TYPE E" PUBLIC ROADWAY (HEREINAFTER "PROJECT SPECIFIC AGREEMENT"); AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO, AND AUTHORIZING ITS EXECUTION BY THE CITY MANAGER.

#### C. CONSIDER AWARD OF THE FOLLOWING BIDS:

1. BID #72-24 – WE REQUEST AUTHORIZATION TO ISSUE AN ANNUAL REQUIREMENTS CONTRACT TO A&M MAINTENANCE SERVICES, INC. FOR FURNISHING AND INSTALLATION OF PAVEMENT MARKING MATERIALS PURSUANT TO UNIT PRICES.

# 2. BID #86-24 – WE RECOMMEND THE AWARD TO SOUTHERN TRENCHLESS SOLUTIONS FOR THE COOPERATIVE PURCHASE OF PRAIRIE CREEK MANHOLE REHABILITATION THROUGH THE LOCAL GOVERNMENT PURCHASING COOPERATIVE ("BUYBOARD") CONTRACT #730-24 IN THE AMOUNT OF \$907,826.40.

#### **Council Action**

Councilmember Hutchenrider moved to approve the Consent Agenda as presented. Councilmember Corcoran seconded the motion. A vote was taken and passed, 7-0.

# **11. REPORT ON ITEMS OF COMMUNITY INTEREST**

Council reported on items of community interest.

#### ADJOURNMENT

With no further business, the meeting was adjourned at 8:36 p.m.

ATTEST:

MAYOR

CITY SECRETARY

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#### ltem

Review and Discuss the May 28 Storm Damage Recovery Efforts and Debris Removal Schedule

#### Staff

Don Magner, City Manger

#### Summary

In this briefing, Mr. Magner will provide information regarding the magnitude of the May 28, 2024, storm, and its associated damage. He will also provide information regarding the recovery effort, debris removal schedule, and communications strategy.

#### **<u>City Council Strategies</u>**

• Value, protect, and create a positive return on city, resident, and other stakeholder investments in the City.

#### Background

Unlike the tornado of 2019 which impacted a more confined area, the May 28 storm impacted all areas of the city, which brought with it unique challenges. The presentation will address:

- The magnitude of the debris and damage
- The approach to recovery by City staff and the debris contractor
- Debris removal schedule
- Communication efforts and tools
- Community participation to assist with an effective recovery

## ltem

Review and Discuss New Richardson City Hall Design Progress

# <u>Staff</u>

Charles Goff, Assistant City Manager

#### Summary

City staff will provide an update on the Design Development for new City Hall and seek Council feedback and input.

# **City Council Strategies**

- Attract, develop, and retain high-quality, innovative employees
- Promote an innovative approach to business processes
- Ensure systems are safe and secure
- Maintain a strong fund balance and bond rating
- Value, protect, and create a positive return on city, resident, and other stakeholder investments in the City
- Leverage county, state, and federal opportunities

#### Background

The 2021 Bond Program included the renovation of City Hall. Staff hired Architexas and Steinberg Hart to design the renovation improvements and prepare plans and specifications. In August of 2022, a fire damaged the building and in May 2023 voters approved constructing a new City Hall instead of renovating the existing, fire-damaged building. Following two rounds of public outreach, the design team has progressed through schematic design and design development for new City Hall. Staff will review the key elements of the design and seek input from the Council to include as the design team begins to develop construction documents.

#### **Financial Considerations**

2021 & 2023 Bond Programs and insurance claim funds

#### **Proposed Action/Motion**

None

# Attachments

None



#### ltem

Review and Discuss the FY2024-2025 Water/Wastewater Maintenance Strategies

#### Staff

Eric Robison, Director of Public Services Nick Kohel, Assistant Director of Engineering/Capital Projects

#### Summary

City staff will provide an update on current strategies and overview of the proposed FY2024-2025 Water & Wastewater maintenance strategies

#### **City Council Strategies**

• Value, protect, and create a positive return on city, resident, and other stakeholder investments in the City

#### Background

Staff will provide the City Council an overview of the City's water and wastewater infrastructure, review current maintenance strategies, and discuss proposed strategies and budget for FY2024-2025.

#### **Financial Considerations**

Expenditures for the FY2024-2025 Water and Wastewater maintenance strategies will be included in the proposed FY2024-2025 Utility Fund Budget and Utility Fund Certificates of Obligation issuance.

# TE XAS

## ltem

Review and Discuss the FY2024-2025 Drainage Utility Program Strategies

# <u>Staff</u>

Nick Kohel, Assistant Director of Engineering & Capital Projects

#### Summary

City staff will provide an overview of the proposed FY2024-2025 Drainage Utility Program maintenance and Capital Improvement Plan strategies.

# **City Council Strategies**

- Ensure systems are safe and secure
- Maintain a strong fund balance and bond rating
- Value, protect, and create a positive return on city, resident, and other stakeholder investments in the City
- Leverage county, state, and federal opportunities

#### Background

City Staff will provide the City Council an overview of the City's current drainage utility maintenance and capital improvement strategies and discuss proposed strategies and budget for the FY2023-2024.

#### **Financial Considerations**

FY2024-2025 Drainage Utility, 2021 G.O. Bond Program and General Special Projects funds

#### **Proposed Action/Motion**

None

#### **Attachments**

None





DATE:	June 17, 2024
TO:	Honorable Mayor and City Council
FROM:	Sam Chavez, AICP, Director of Development Services SDC
SUBJECT:	Zoning File 24-08: PD Planned Development Amendment – ATRE Waterview Student Apartments

#### REQUEST

Maxwell Fisher, ZoneDev, representing George Bush Highway Investment LLC & Affordable Space Rental 2018, LLC, is requesting approval of amendments to the 13.03-acre PD Planned Development District located between Waterview Parkway and President George Bush Highway, east of Frankford Road related to the apartment building type on the eastern side of the site and associated development standards.

The subject amendments only apply to the building type in Sub Area 2 of Exhibit "B"; now designated as Phase 1 on the proposed concept plan Exhibit "B-1", and the phasing requirements for the subject site.

The applicant's request replaces the market-rate mixed-use apartment building (eastern most building, Exhibit "B") with a mixed-use purpose-built student apartment building (Phase 1, Exhibit "B-1"). As a result, the number of units are reduced by 162 units, the number of beds are increased by 84 beds, a parking ratio of 0.8 spaces per bedroom is proposed, shuttle service will now be provided, the number of live/work units remain as previously approved at five (5) units and the amount of retail/co-working area is reduced by 5,476 square feet (see Page 5 of the attached staff report for a detailed description of the modifications).

Along with the proposed modifications above, the proposed modified phasing plan would restrict issuance of a Certificate of Occupancy for Phase 1 (the mixed-use purpose-built student apartment building, Exhibit "B-1") until all required infrastructure for the balance of the phases are constructed and accepted by the City, including the sidewalks walks to and along Waterview Parkway, and restricts issuance of a Certificate of Occupancy for Phase 2 (the purpose-built student apartment building) until building permits have been issued and the buildings are weather tight for R-3 and R-4 (the retail buildings) or Phase 2B (the hotel).

The current phasing plan applicable to the current Concept Plan (Exhibit "B") restricts issuance of a Certificate of Occupancy for Sub Area 1 (the purpose-built student apartment building) until building permits for Sub Area 2 (the market-rate mixed-use apartment building) and Buildings R-3 and R-4 (the retail buildings) have been issued, vertical construction of the parking garage has commenced, 100% of the first-floor framing of the mixed-use apartment building has been completed and all required infrastructure for the balance of the phases have been constructed and accepted by the City, including the sidewalks walks to and along Waterview Parkway.

The original Traffic Impact Analysis (TIA) was updated to compare the trips generated by the 340-unit market-rate mixed-use apartment building to the proposed 173-unit mixed-use purpose-built student apartment building with 534 bedrooms. A lower peak hour traffic generation by the proposed project was found to occur which can be attributed to the application of a 15% reduction to the traffic generated by the proposed mixed-use purpose-built student apartments which was not applicable to the market-rate mixed-use apartment building.

In addition, the only "intersection" which still operates at a failing Level of Service (LOS) "F" is the future intersection of Waterview Parkway and the future extension of Rutford Avenue/Driveway 2 (see attached Aerial Map for Driveway 2 location). *Therefore, the developer/owner has agreed to contribute up to 25% of the cost of the construction of the traffic signal. The property south of the subject site (ZF 23-06, UTD/Points at Waterview) was also required to contribute up to 25% of the cost of a traffic signal for the same intersection.* 

To date, one (1) letter in support of the request has been received and five (5) individuals spoke in support of the request at the May  $21^{st}$  City Plan Commission public hearing.

#### BACKGROUND

The subject 13.03-acre undeveloped site was rezoned in 2022 from TO-M Technical Office to Planned Development (PD) to allow development of:

- One (1) five (5)-story, 171-unit purpose-built student apartment building with 529 beds with a total of 451 parking spaces (409 parking garage and 42 surface spaces), including courtyards, a playground area, dog park area, swimming pool, fitness center and secured bicycle storage within the parking garage,
- One (1) 5-story, market-rate 340-unit mixed-use apartment building with a minimum of five (5) live/work units and 8,000 square feet of ground floor retail with a total of 695 parking spaces (475 parking garage and 220 surface spaces, including courtyards, a swimming pool, fitness center and bicycle racks within the parking garage,
- Two (2), single-story retail buildings (R-3 and R-4) totaling 10,100 square feet, and
- One (1), 4-story, 110-room limited-service hotel, including a fitness center, business center and bike racks.

#### PLAN COMMISSION RECOMMENDATION

The City Plan Commission, by a 6-1 vote, recommends approval of the request as presented.

#### **ATTACHMENTS**

Special Conditions CC Public Hearing Notice City Plan Commission Minutes 2024-05-21 Staff Report Zoning/Aerial Map Current Approved Concept Plan (Exhibit "B") Proposed Concept Plan (Exhibit "B-1") Proposed PD Standards (Exhibit "C") Proposed Building Elevations (Exhibits "D-1" thru "D-4") Proposed Phasing Plan Site Photos CPC Notice of Public Hearing Notification List Correspondence

# Special Conditions: ZF 24-08: PD Planned Development Amendment – ATRE Waterview Student Apartments

1. The subject Property shall be zoned PD Planned Development District and developed in accordance with the Concept Plan (Exhibit "B-1"), the attached development regulations (Exhibit "C"), and the Building Elevations (Exhibits "D-1 thru "D-4").



#### **Order Confirmation / Invoice**

Customer: Ad Order #: Sales Rep:	CITY OF RICHARDSON 0001871264 David Ferster		Customer Account: PO Number: Order Taker:	100010162 CPN 9394 David Ferster	
Net Amount: Payment Method:	\$275.26 Check/Money Order	Tax Amount: Payment Amount:	\$0.00 \$0.00	Total Amount: Amount Due:	\$275.26 <b>\$275.26</b>
Ad Order #:	0001871264 0001871264-01				
Color: Ad Content		Ad Size:	3 X 25.00 Li		
A request to am development loc George Bush Hi purpose built ar apartments and Mehrdad Mazar Affordable Spac If you wish your attend, send a w City of Richard The City of Rich	City of Richardson Public Hearing Notice City Council will conduct a public hear of 17, 2024, at Richardson City Hall, 23, ichardson, TX., to consider the followi ZF 24.08 end the PD Planned Development for stated between Waterview Parkway an glway, east of Frankford Road, to all artments on the cast side of the prope amendments to the development stan teri, George Bush Highway Investment e Rental 2018, LLC.	a 13.03-acre d President ow student- rty in lieu of dards. Owner: t LLC &	APPROV By Aimee Ne	ED emer at 12:35 pr	n, May 29, 2024
Run Dates Publish Date: 05/31. Publish Date: 05/31.		Product Dallas Morning News DallasNews.com		Legals Bids N	Classification - Position lotices - LN Legal Notices lotices - LN Legal Notices

## APPROVED CITY OF RICHARDSON CITY PLAN COMMISSION MINUTES – MAY 21, 2024

**ZF 24-08 ATRE Waterview Student Apartments:** Consider and act on a request to amend the PD Planned Development for a 13.03-acre development located between Waterview Parkway and President George Bush Highway, east of Frankford Road, to allow student-purpose built apartments on the east side of the property in lieu of apartments and amendments to the development standards. Owner: Mehrdad Mazaheri. *Staff: Sam Chavez.* 

Sam Chavez began by stating this is a request to amend an existing Planned Development District with its own set of development standards located between Waterview Parkway and President George Bush Turnpike east of Frankford Road and that the request is to amend the existing PD to allow purpose-built student apartments on the eastside of the property in lieu of market rate apartments, and amendments to the development standard.

Mr. Chavez provided current information on the approved concept plan for this site where the maximum number of units allowed is 335 with the number of beds being 450, required parking spaces is 450 at a rate of 1 space per bedroom, however they are providing 475 spaces. There are 5 live work units and 13,500-square feet of retail/co-working area. The proposed changes are related to Phase 1 to remove market rate apartments. Instead, the applicant proposes purpose-built student apartments of 173 allowed units, 534 beds, and 428 required parking spaces at the rate of 0.8 space per bedroom, and provide now 503 parking spaces, shuttle service, 5 live work units and 8,024-square feet of retail/co-working area.

Mr. Chavez brought attention to the table detailing what was previously approved and what is proposed. He described the updated phasing plan shows and phasing requirements, which require infrastructure and sidewalks for Phase 2 to be complete before a Certificate of Occupancy could be issued for Phase1, and before Certificate of Occupancy can be issued for Phase 2, the retail and hotel developments should be constructed to the point of being weather tight, at minimum. He also explained that the proposed elevations for the student-built apartments are similar in materials and design, but the only difference is seen on the north elevation where the 5 live-work units will face President George Bush Freeway.

Chairman Marsh asked if the Commission had any questions and seeing none the applicant could come forward.

Maxwell Fisher, ZoneDev, 2502 Grandview Drive, Richardson, Texas stated the project has the same development team as the previous request and Dr. Mazaheri would retain ownership of the property, and they also have a national student housing developer involved.

Mr. Fisher advised that the previous request had a mix of housing, however they realized how much of a demand there was for student housing and that is the reason for this request. The proposed change is on the eastern phase. He explained that when building Phase 1 they could stub out the main utilities for Phase 2, and provide the necessary roads and sidewalks, to prime the property for final build out. A temporary sidewalk will be built so that students can get to

Waterview Parkway until the hotel develops. Rutford Road is going to be extended which brings the site even closer to UTD. Mr. Fisher stated that this request is expected to have less trips generated than the previous request and there will be shuttles serving all the apartments.

Michael Augustine, Alta Terra Real Estate, 1441 W. Ute Blvd, Park City, Utah addressed the Commission with renderings from other student housing at various universities and explained the different type of amenities they offer and the quality of their apartments.

Commissioner Purdy asked if there will be amenities that make the development feel like an extension of the UTD campus, other than the shuttle.

Mr. Augustine stated that they conduct research on different universities to determine what to provide, but examples include quiet study areas and an engineering lab.

Commissioner Beach commented that a big issue with the last request was the amount of student housing, which was not supported by UTD or the City at the time, so he wanted to know why the Commission should consider the request at this time.

Mr. Augustine stated they have always been an advocate for student housing and things have evolved since the last approval in 2022. The proposal is still mixed use and they have studied the demand for student housing at UTD where there is currently a waitlist.

Commissioner Beach replied that the original plan had a mix of residential and student housing, so this proposal doesn't seem appropriate.

Mr. Fisher stated in 2022 the proposal was different, but now the need for student housing now at UTD is in huge demand. He expressed it may be arbitrary to distinguish between student residential. He continued to say that many market rate apartments have been approved in the City since the last request, but there is a demand for student housing.

Commissioner Beach commented that he was in favor of the proposed phasing but was not in support of modifying the uses from what was previously approved.

Commissioner Roberts stated he was curious if UTD had commented on the proposal.

Mr. Fisher replied that they have not commented.

Mr. Chavez answered that UTD has not commented, and the Notice of Public Hearing was sent to the University of Texas administrative office.

Mr. Fisher advised that they did not hold a position last time and this is a private development and free enterprise, there is a need for all types of housing, and they would not be in competition with them, it is a different type of housing product, where there is a huge need.

Chairman Marsh asked why they felt it was important to reverse the phasing.

Mr. Fisher replied that the east building has the ground-floor retail, so if we build the west building it would still be required to build the retail somewhere.

Commissioner Purdy asked if there's a photo of the units that has not been staged or furnished.

Mr. Augustine stated all the apartments are fully furnished.

Mr. Fisher indicated that this applicant and the Wolverine developers have each agreed to pay 25% for a traffic light in this area.

Commissioner Poynter asked what Mr. Fisher meant when he stated he wanted people to see the retail area from 190.

Mr. Fisher clarified the retail has been moved to a more exterior and public facing area of the property where it will have more visibility.

Commissioner Poynter inquired if residents in the neighborhood surrounding the development would be able to utilize the retail facilities.

Mr. Fisher stated absolutely everyone can use it.

Commissioner Poynter asked if walking or biking would be easy from Waterview.

Mr. Fisher replied yes, and they will provide bike racks plus the traffic light will help pedestrians and bicyclist.

Commissioner Poynter asked why the hotel was on Waterview Parkway and not along George Bush Turnpike.

Mr. Fisher stated UTD wanted a boutique style hotel that would be more college based and felt they would not get that if the hotel faced George Bush Turnpike.

Commissioner Poynter asked if the development has considered how they will accommodate delivery robots like those used on the UTD campus.

Mr. Fisher replied students will use phone apps to have food delivered directly, but hopefully they will have more options on site.

Commissioner Poynter commented that some apartments have a designated area for food delivery.

Dr. Mehrdad Mazaheri, property owner, 670 W. Campbell Road, Richardson Texas commented that he supported the proposed Wolverine development which will have 4,000 and none will be student housing. He continued stating that he has been aware of the shortage of student housing, and they should come to an agreement to provide housing in a safe environment next to the university.

Chairman Marsh commended Dr. Mazaheri for continuing to work on this development and for his patience. He stated he was happy for the student housing and does not have any issues with which building goes up first, he just wants to make sure that it becomes mixed use. He understands the hardship that was created from the phasing requirements.

Dr. Mazaheri described his observation of traffic flow on the streets around his property and how this area is the in-road to UTD and the City of Richardson. He also advised that this land is not tax-exempt and that he has endured extreme expenses, so this is another reason he would like to see development of the property.

Vice Chairman Southard asked if they had an anticipated timeframe for starting.

Mr. Fisher stated if they received approval they will move forward through platting and permitting and hopefully break ground in a year.

Mr. Augustine confirmed it usually takes a year for due to the complexity of the design and bids.

Vice Chairman Southard asked if there were any propositions made to UTD about the proposal.

Dr. Mazaheri stated that they would allow Wolverine to locate signage around the property to help with visibility and exposure.

Vice Chairman Southard asked if they have had discussions with anyone at UTD.

Mr. Augustine replied no.

Mr. Chavez stated again that a public hearing notice was sent to UTD.

Vice Chairman Southard stated it would be advantageous to contact them.

Mr. Augustine stated that they have meet with UTD ( Dr. Calvin Jameson) to discuss this development in the past.

Vice Chairman Southard stated that it would be good to touch base with him again.

Mr. Fisher explained that they reach out to them a few times with no response.

Commissioner Poynter asked more detailed questions on access through and around the site.

Mr. Fisher responded that traffic could drive through the private access road onsite.

Commissioner Poynter asked if the private access road goes all the way to Waterview Parkway.

Mr. Fisher explained that the site has good access and described the various access points and traffic pattern.

Commissioner Poynter wanted to confirm that there was sidewalk access.

Mr. Fisher replied yes.

Commissioner Bohnsack asked if the students in this apartment would leave for school breaks.

Mr. Augustine stated most university students will not leave during the breaks.

Chairman Marsh asked if there were any further questions for the applicant or if there was anyone who wanted to speak in favor or opposition to the request.

Quy Nguyen, 800 W. Renner Road, Richardson, Texas, with Comets for Better Transit, spoke in favor to say the group is in favor of the proposal because it provides much needed student housing to the area and provides access to the DART Silver Line. He explained students have difficulty finding housing at UTD.

Connor Hulia, 3551 Wilshire Way #5153, Richardson, Texas, came forward to say as a former UTD student and current resident he supports the proposal and believes more housing will alleviate housing costs.

Winter Keely, Comets for Better Transit, 2600 Waterview Parkway, Richardson, Texas, spoke in favor to say the student body and the UTD administration have different perspectives. A development like this provides easier means to access campus for students.

Andrew Laska, 502 Hyde Park, Richardson, Texas, spoke to say he was fully in support of the proposal, and explained why the previous constraints put on this project were not appropriate. Also, the expansion Rutford Avenue will provide more interconnectivity to this area.

Julie Robinson, 600 Nottingham, Richardson, Texas, spoke in support of the project to say this proposal will be beneficial to students and our community.

Chairman Marsh asked if there were any other questions or comments. Seeing none, Chairman Marsh made a motion to close the public hearing. Commissioner Beach seconded the motion and the motion passed 7-0.

Chairman Marsh summarized some of the history of this project, and said he was concerned about the apartments get built without the retail component and there is still that risk, but understood the hardship in getting projects financed, and he was in support of the proposal.

Commissioner Southard commented he had reservations but now most of his concerns have addressed, and he was encouraged by the students and residents in support and this project ties in with the Wolverine project to the south.

Chairman Marsh followed up to say there has been a change since the Wolverine project was approved as it relates to requiring developments to provide a mix of uses.

Commissioner Beach encouraged the applicant to work closer with UTD administration.

**Motion:** Commissioner Roberts made a motion to recommend approval of the Request as presented. Commissioner Bohnsack seconded the motion. Motion Passed 6-1 (Opposed by Commissioner Beach).



TO:	City Counc	i
10.		

**FROM:** Sam Chavez, AICP, Director of Development Services *SDC* 

**DATE**: June 17, 2024

# RE: Zoning File 24-08: PD Planned Development Amendment – ATRE Waterview Student Apartments

# REQUEST

A request to amend the PD Planned Development for a 13.03-acre development located between Waterview Parkway and President George Bush Highway, east of Frankford Road, to allow a mixed-use student-purpose built apartment building on the east side of the property in lieu of a market-rate mixed apartment building and amendments to the development standards.

# APPLICANT/PROPERTY OWNER

Maxwell Fisher, ZoneDev / Mehrdad Mazaheri, George Bush Highway Investment LLC & Affordable Space Rental 2018, LLC.

# **EXISTING DEVELOPMENT**

The subject 13.03-acre site is undeveloped.

# ADJACENT ROADWAYS

**President George Bush Turnpike:** Freeway frontage with a variable width right-of-way, 30,800 vehicles per day, east and westbound west of US-75 (2022).

**Waterview Parkway:** 6-lane divided Arterial, 15,100 vehicles per day, north and southbound, south of PGBT (2022).

Frankford Road: 4-lane divided Arterial; no traffic counts available.

# SURROUNDING LAND USE AND ZONING

North:	Office / TO-M Technical Office & City of Plano
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- South: Office / TO-M Technical Office
- East: Office / TO-M Technical Office
- West: Car Dealership (City of Dallas) / Regional Retail

# FUTURE LAND USE PLAN

#### **Regional Employment:**

Regional Employment land use designation are generally located along Richardson's highways north of Arapaho Road. Higher density development is appropriate, with the primary use being high-rise office. Secondary uses include retail centers and entertainment venues.

#### **Future Land Uses of Surrounding Area:**

North:Regional Employment and City of PlanoSouth:Regional EmploymentEast:Regional EmploymentWest:City of Dallas; Regional Retail

# **EXISTING ZONING**

PD Planned Development (Ordinance Number 4444)

# INFRASTRUCTURE/TRAFFIC

#### Utilities

The proposed request will not have an impact on existing utilities in the area.

#### Traffic

A Traffic Impact Analysis (TIA) was conducted by BGE, Inc., a traffic engineering firm hired by the applicant to analyze the potential traffic impacts of the proposed development on the 13.03-acre site. The proposed development includes a 5-story building with structured parking with 171 units containing 529 beds (purpose-built student housing), a market-rate 5-story mixed-use building containing 340 apartment and live/work units and 8,000 square feet of retail, two (2) standalone retail buildings totaling 10,100 square feet, and a 4-story, 110-room limited-service hotel.

This study analyzed traffic impacts of the proposed market-rate mixed-used apartment development set to open in 2026. Traffic generated by the proposed development was projected, and nearby major intersections were analyzed for traffic operations in the 2026 background and 2026 background plus site conditions. According to the applicant, the proposed development will add 277 vehicular trips in the AM peak hour (90 inbound and 187 outbound), 376 vehicular trips in the PM peak hour (217 inbound and 159 outbound), and 4,964 total vehicular trips per weekday to the roadway network. The projected trips include a 5% reduction due to the proximity to the future DART "Silver Line" UTD Station as well as a 15% reduction due to the provision of a shuttle service to and from the main UTD campus by the developer for the proposed development. Additionally, an internal trip capture study was conducted which reflected a 5-10% reduction, depending on the origin and destination of those trips. (Note: Internal trips reflect the amount of generated traffic that travel between the multiple uses in a proposed development. The reduction is expected because those trips would likely not require use of a vehicle.)

A privately contracted shuttle service will be provided to provide transportation to and from the purpose-built student apartment building in Sub Area 1 to the UTD campus during the following days and times:

- The shuttle will run on a continuous loop at approximately 20-to-25-minute intervals Monday through Friday from 8:00am to 10:00am, and 3:00pm to 5:00pm.
- The shuttle will run hourly during non-peak times of Monday through Friday 10AM-3PM, and 5-9PM.
- The shuttle will run as needed on weekends when school is in session.

The capacity analysis indicates that the Level of Service (LOS) is minimally affected with the addition of the proposed site traffic. The City of Richardson requires that any development that provides 5% or more of the total traffic to a failing LOS intersection to provide improvements to bring the roadway or intersection to an improved LOS.

After the completion of the Traffic Impact Analysis the developer decided to replace the marketrate mixed use 340-unit apartment building and live/work units with a proposed 173-unit mixeduse purpose-built student apartment (534 bedrooms). Subsequently, a trip generation comparison was conducted to compare the approved and proposed apartment building types. Based on the comparison the change in land use will have a minor impact on the overall trips generated by the proposed project and will in fact result in lower peak hour traffic generation by the proposed project. This lower trip generation was a result of the 15% reduction applied to the traffic generated by the proposed 173-unit mixed-use purpose-built student building (534 Bedrooms) which was not applicable to the 340-unit market-rate mixed-use apartment building and live/work units in the original land use. Additionally, the students' classes are spread throughout the day, hence this change will also have a reduced impact during AM & PM peak hours.

The only "intersection" where this was applicable is the intersection of Waterview Parkway and the future extension of Rutford Avenue Driveway 2 (see attached Aerial/Zoning Map for location) which already operates at a failing LOS "F". The site traffic contributes 5.0% of total traffic experienced at that intersection; however, since the installation of a future traffic signal was already under consideration along this portion of Waterview Parkway (Driveway #2) prior to the completion of this report and because the intersection currently operates at LOS "F", the signal would not be required to be constructed with this development. (Note: Since this intersection of Waterview Parkway/Driveway #3 (the first driveway west of the railroad – see attached Aerial/Zoning Map) will not be signalized and left turns out of the developments on north & south sides of Waterview Pkwy will become increasingly difficult, Transportation & Mobility recommended that the developer of UTD Points at Waterview (on the south side of Waterview) construct a hooded left turn that allows lefts turns into both developments but no lefts turns out of the development.)

Transportation and Mobility staff conclude that the TIA:

• An addition of a traffic signal at Driveway 2 will be necessary in the future when Rutford Avenue from the south connects to Waterview Parkway after development of the property across Waterview Parkway from the subject property. *Therefore, the developer/owner should contribute up to 25% of the cost of the construction of the traffic signal. The* 

property south of the subject site (ZF 23-06, UTD/Points at Waterview) was also required to contribute up to 25% of the cost of a traffic signal at the same intersection.

- Assumed the majority of vehicle trips from the development in Sub Area 1 to the UTD campus; considering the cost of parking on-campus, would occur using alternate modes of travel including walking, biking, and transit/shuttle.
- Traffic impacts to the roadway network and intersections are highly dependent on the assumed travel mode share; and
- Any deviations from the assumed travel mode share will increase the expected delays at the key intersections in the area.

# **STAFF COMMENTS**

# **Background:**

The subject 13.03 undeveloped site was rezoned in 2022 from TO-M Technical Office to Planned Development (PD) to allow development of (See Concept Plan, Exhibit B):

Sub Area 1 (3.89 acres located on the western side of the subject property)

• A five (5)-story, 171-unit purpose-built student apartment building with 529 beds with a total of 451 parking spaces (409 parking garage and 42 surface spaces), including courtyards, a playground area, dog park area, swimming pool, fitness center and secured bicycle storage within the parking garage.

Sub Area 2 (9.13 acres located on the eastern side of the subject property)

- A 5-story, 340-unit market-rate mixed-use apartment building which includes a minimum of five (5) live/work units and 8,000 square feet of ground floor retail with a total of 695 parking spaces (475 parking garage and 220 surface spaces, including courtyards, a swimming pool, fitness center and bicycle racks within the parking garage.
  - Two (2), single-story retail buildings (R-3 and R-4) totaling 10,100 square feet.
  - One (1), 4-story, 110-room limited-service hotel, including a fitness center, business center and bike racks.

The PD also included phasing requirements for the proposed development that stipulated the following:

- 1. A certificate of occupancy (C.O.) for the purpose-built student apartment building in Sub Area 1 would not be issued until:
  - a. Building permits for the market-rate mixed-use apartment building and buildings R-3 and R-4 in Sub Area 2 had been acquired and vertical construction (framing) of the buildings including parking garages had commenced and 100% of the first-floor framing had been completed,

- b. The east-west drive-aisle located between the mixed-use apartment building, and the proposed hotel site had been constructed and which was open and unobstructed to vehicular traffic throughout the construction phases of Sub Area 2,
- c. Except for utility service lines, water, sanitary sewer, and storm sewer mains to support construction of the remaining development within Sub Area 2 had been constructed and accepted by the city, and
- d. The sidewalk along Waterview Parkway had been constructed and accepted by the city and a temporary sidewalk connecting the mixed-use building site to the sidewalk along Waterview Parkway within Sub Area 2 had been constructed.

# **Request:**

The applicant's proposed PD amendment applies to the building type in Sub Area 2, now designated as Phase 1 on the proposed Concept Plan (Exhibit B-1) and the phasing requirements.

# Use/Building Type

In general, the proposal is to replace the market-rate mixed-use apartment building (eastern most building, Exhibit "B") with a mixed-use purpose-built student apartment building (Phase 1, Exhibit "B-1"). Although the purposed purpose-built student apartment buildings are not associated with UTD, they could be leased to non-students.

Attached below is a side-by-side comparison of the approved and proposed request related to use/type of apartment building, number of units and beds, and number of required and provided parking spaces.

	APPROVED	PROPOSED	RESULT
USE	Apartment	Apartment	NA
LOCATION	Sub Area 2	Phase 1	NA
	(Exhibit "B")	(Exhibit "B-1")	
ТҮРЕ	Market Rate	Purpose-Built Student	Purpose-Built Student
	Apartments, Mixed-Use	Apartments, Mixed-Use	Apartments, Mixed Use
NUMBER OF	335	173	-162
UNITS		175	102
NUMBER OF	450 (Excludes Live/Work)	534 (Excludes Live/Work)	+84
BEDS			
REQUIRED	450 (1/BED)	428 (0.8/BED)	-22
PARKING		120 (010, 222)	
PROVIDED	475 (1.05/BED)	503 (0.94/BED)	+28
PARKING	(1.05/BED)	505 (0.5 #BEB)	
SHUTTLE	Not Required	Required	Required
SERVICE		Required	required
NUMBER OF			
LIVE/WORK	5	5	5
UNITS			
<b>RETAIL/CO-</b>			
WORKING	13,500 S.F.	8,024 S.F.	-5,476 S.F.
AREA			

Except for the development regulations related to the proposed amendments, all other development regulations of the currently approved PD remain unchanged and relate to the following:

- Permitted Uses
- General Area Regulations
- Parking Ratios Related to Live/Work Units, Hotel and Non-Residential uses
- Building and Area Regulations for Phase 1 and Phase 2 (*identical, with the exception that Phase 1 includes live/work units and retail/co-working space*)
- Phase 2A (Retail R-3 and Retail R-4, respectively)

# <u>Phasing</u>

As proposed, the phasing requirements are being amended for the previously approved market rate mixed-use apartment building and the proposed mixed-use purpose-built student apartment building to be constructed with conditions related to the issuance of a Certificate of Occupancy for the western most apartment building (Phase 2, Exhibit "B-1").

As currently approved, a Certificate of Occupancy would not be issued for the mixed-use purposebuilt student apartment building until:

- Building permits had been issued for the market rate mixed-use apartment building and building R-3 and R-4 (retail buildings),
- Vertical construction (framing) of the buildings including parking garages had commenced and 100% of the first-floor framing had been completed,
- The east-west drive-aisle located between the mixed-use apartment building, and the proposed hotel site had been constructed and which was open and unobstructed to vehicular traffic throughout the construction phases of Sub Area 2,
- Except for utility service lines, water, sanitary sewer, and storm sewer mains to support construction of the remaining development within Sub Area 2 had been constructed and accepted by the City, and
- The sidewalk along Waterview Parkway had been constructed and accepted by the city and a temporary sidewalk connecting the mixed-use building site to the sidewalk along Waterview Parkway within Sub Area 2 had been constructed.

The applicant has proposed the following amendment to the phasing requirement:

- Prior to issuance of a Certificate of Occupancy for "Residential-1" building (Phase 1eastern mixed-use purpose-built student apartment building), the following items are required to be completed:
  - ✓ The site elements depicted within Phase 1, including water, sanitary sewer, and storm sewer mains to support construction of the remaining development within Phase 2, Phase 2A and 2B have been constructed and accepted by the city as shown on the Concept Plan, and

- ✓ The sidewalk along Waterview Parkway has been constructed and accepted by the City and a temporary sidewalk connecting Phase 1 to the sidewalk along Waterview Parkway within Phase 2B has been constructed.
- A Certificate of Occupancy for "Residential-2" (Phase 2 western purpose-built student apartment building) shall not be issued until a building permit has been issued and the building(s) are weather tight for either the stand-alone retail buildings R-3 and R-4 (Phase 2A) or the hotel (Phase 2B) as depicted on the Concept Plan.

**Correspondence:** To date, one (1) letter in support of the request has been received and five (5) individuals spoke in support of the request at the May 21<sup>st</sup> City Plan Commission public hearing.

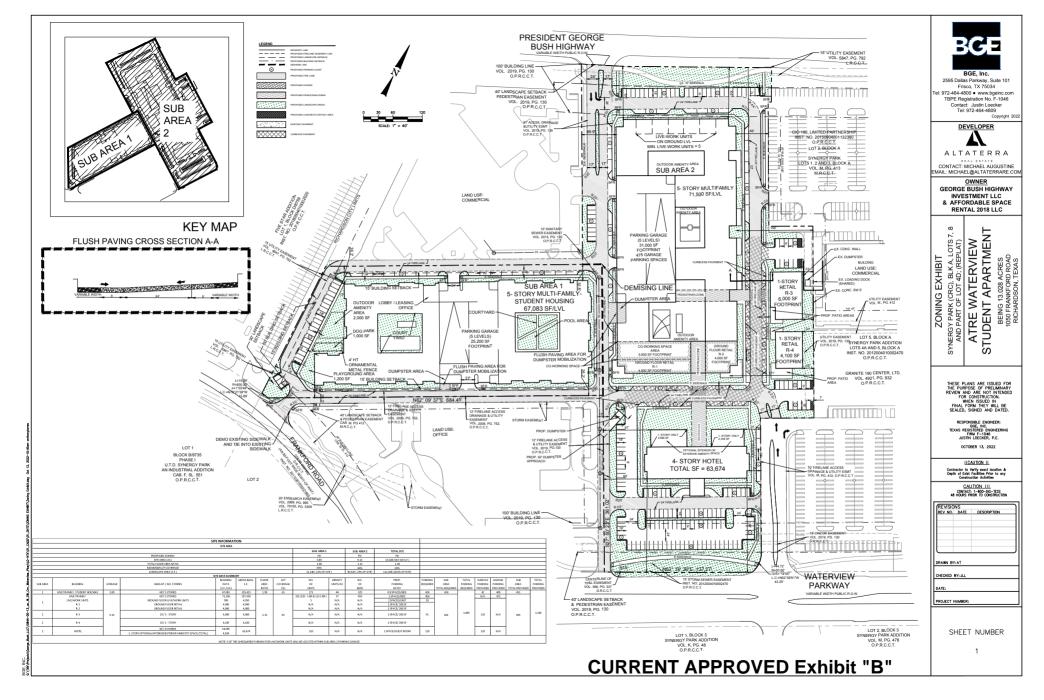
- **Motion:** On May 21, 2024, the City Plan Commission recommend approval of the applicant's request by a vote of 6-1, subject to the following conditions:
  - 1. The subject Property shall be zoned PD Planned Development District and developed in accordance with the Concept Plan (Exhibit "B-1"), the attached development regulations (Exhibit "C"), and the Building Elevations (Exhibits "D-1 thru "D-4").

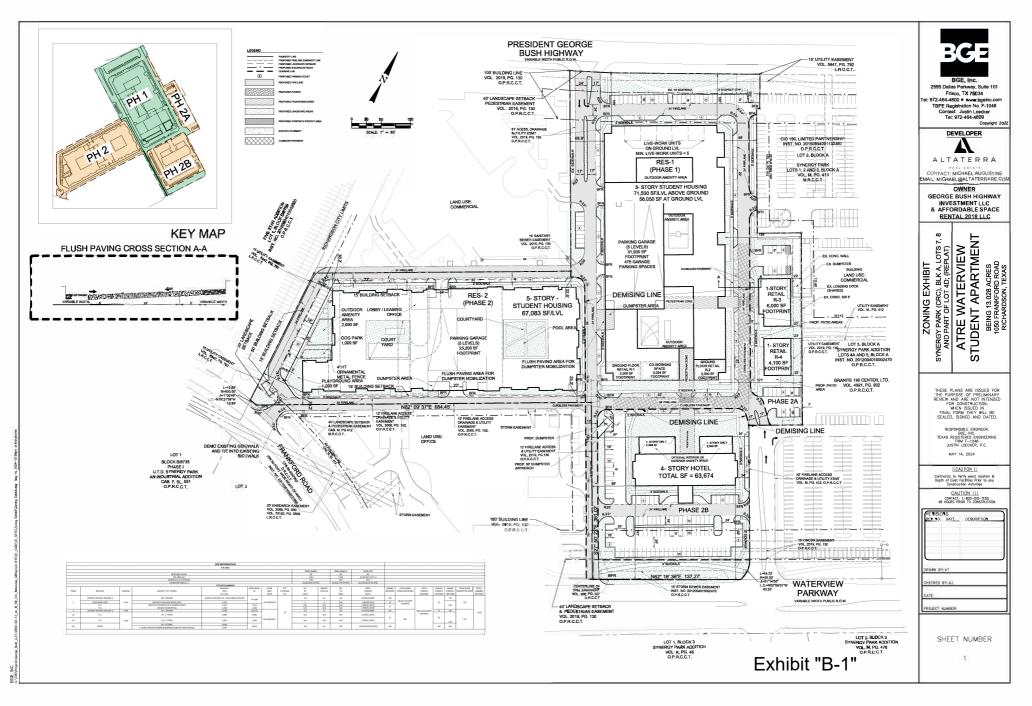


ZF 24-08 Aerial & Zoning Map Planned Development ATRE Waterview

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.







# Exhibit "C" Development Standards

- 1. Intent. The purpose of the PD Planned Development District is to accommodate a mixed-use development of student and young professional housing, retail, and lodging/hospitality uses. The proposal is intended to complement the core of transit-oriented development planned south of Waterview Parkway, at the DART Silver Line Station. The development will expand quality housing and lodging stock for the Richardson community while providing appropriately scaled residential and lodging amenities, and supportive retail and restaurant options.
- 2. The Property shall be zoned PD Planned Development District and shall be used and developed in substantial conformance with the Concept Plan attached hereto as Exhibit "B-1". The development shall consist of a minimum of two Phases referred to as Phase 1 and Phase 2 as reflected on the Concept Plan. The Building Elevations attached hereto as Exhibits "D-1" through "D-4", respectively (collectively, the "Elevations"), and in accordance with the development standards herein.
- 3. Phase 1 is defined as the approximately 6.044-acre portion of the Property as shown in Concept Plan. Phase 2 is defined as the approximately 6.984-acre portion of the Property as shown in Exhibit B. Within Phase 2B, the 4-story hotel ("Hotel Site") may be modified to provide for a permitted use for this Phase 2. Any change in use shall require submittal of a revised traffic impact analysis memo (TIA) to the City. The change in use shall be allowed and approved administratively unless the TIA reflects an increase in the number of proposed daily or peak hour trips, as determined by the Director of Development Services, otherwise the proposed change in use shall only be allowed after an amendment to this Planned Development following the process for zoning amendments under the Comprehensive Zoning Ordinance.
- 4. Permitted Uses. The following uses shall be permitted within specific areas as shown on the attached concept plan (Exhibit "B-1"):

Apartments (Purpose-Built Student Apartments). For the purposes of this PD, Purposebuilt student apartments (defined as apartments specifically designed with one full bath (shower and/or tub, sink and toilet) dedicated to each bedroom will be accessed through the bedroom or hallway with permanent shared kitchen, dining and living facilities, capable of being leased to an individual on a per bedroom basis.

Art gallery; Assisted living facility (requires Special Permit approval); Bakery; Bank or financial institution; Barber or beauty salon; Book, card or stationary store; Camera or photographic supply shop; Childcare center (requires Special Permit approval); Clothing or apparel store; Construction field office; Convenience store; Drugstore or pharmacy; Fine arts studio; Florist: Furniture, home furnishings and appliance store; Health club; Hotel, full-service; Hotel, limited-service; Independent living facility (requires Special Permit approval) Jewelry store; Laundry pick-up station; Live/work units (limited to 5-story multi-family/student housing building as shown on Exhibit "B-1"). For purposes of this PD Planned Development, "live/work unit" shall mean a portion of a building integrating both living quarters and a non-residential space such as retail, artist space or gallery, business or other professional office activities in a single unit, where the non-residential use (work) is located on the ground floor and the residential use (live) is located above or behind, or a combination thereof, the non-residential use. If the residential use is located on the ground floor, then the residential use shall be limited to a maximum of 40% of the ground floor area. Mailing service; Office: Parking lot, accessory; Photography or art studio; Print shop, minor; Restaurant without drive-through or curb service; Tailor shop; Toy or hobby shop.

#### 5. General Area Regulations.

Building Setbacks: A minimum 100-foot building setback shall be provided along Waterview Parkway and President George Bush Turnpike. A minimum 50-foot building setback shall be provided along Frankford Road. No other setbacks shall be required except as required by the City of Richardson Building Code, as amended.

Landscape Buffers: A minimum 40-foot-wide landscape buffer shall be provided along Waterview Parkway and the President George Bush Turnpike. A minimum 30-foot-wide landscape buffer shall be provided along Frankford Road. Landscaping within the buffers shall be in accordance with the City of Richardson Landscape Policies, as amended.

- 1. Platting:
  - a. Two (2) lots (lots containing Retail buildings R-3 or R-4) shall be allowed to be platted without public street frontage, provided the lots are directly adjacent to a mutual access easement providing access to a public street.
  - b. The minimum lot frontage along Frankford Road shall be fifteen (15) feet.
- 2. Minimum Lot Area: No minimum.

- 3. Minimum Lot Width: No minimum.
- 4. Minimum Lot Depth: No minimum.
- 5. For purposes of this Planned Development District, the apartment developments shown on the Concept Plan shall be considered as one "apartment community" in accordance with Article XV (A-950-M Apartment District) of the Comprehensive Zoning Ordinance, and no physical separation shall be required.

# 6. Parking.

Off-street parking for this Planned Development District shall comply with applicable provisions of the Comprehensive Zoning Ordinance except as follows:

- 1. General: Required parking may be satisfied by structured and surface parking spaces.
- 2. Minimum Parking Requirements:
  - a. Purpose-built student apartments (Residential Phases 1 and 2): 0.8 parking spaces per bedroom.
  - b. Live/Work Units: 2 parking spaces per unit (at least 1 parking space per unit shall be provided within a structured parking area).
  - c. Hotel: 1 parking space per room.
  - d. Other non-residential uses not accessory to student housing: 1 parking space per 200 square feet.

#### 7. Phase 1 Building and Area Regulations.

- 1. Minimum floor area of dwelling unit:
  - i. 1 Bedroom unit 450 square feet
  - ii. 2 Bedroom unit 750 square feet
  - iii. Units with more than 2 Bedrooms 1,315 square feet
- 2. Bathroom to Bedroom Ratio: There shall be one (1) bathroom per bedroom.
- 3. Accessory Buildings: Accessory buildings are prohibited.
- 4. Maximum Building Height: Sixty-eight (68) feet, including parapet wall.
- 5. Maximum Number of Units: 173 units.
- 6. Floor-to-Area Ratio: No maximum.
- 7. Lot Coverage: The maximum lot coverage shall not exceed 65%.

8.	Recreation Areas/Amenities:	The following amenities shall be provided: a minimum of three (3), outdoor amenity areas with a minimum of 3,000-square feet of area each as generally shown on Exhibit B, minimum 400-square foot indoor fitness center, minimum 400-square foot clubhouse / gameroom / multi-purpose room, business center, study lounge, swimming pool, outdoor kitchenette or grilling station as generally shown on Exhibit "B-1".
9.	Perimeter Fencing:	A perimeter fence is not required.
10.	Shuttle Service:	An on-site private shuttle service is required to provide transportation of students to and from the UTD campus during the weekday when school is in session.
11.	Bicycle Parking:	Except as specified in this section, bicycle parking shall be provided in accordance with Article XXII-D, Vehicle and Bicycle Parking of the Comprehensive Zoning Ordinance, as amended. A minimum of seventy-five (75) bicycle storage spaces are required within the building parking garage within a secured, fenced area.
12.	Retail:	Within the apartment building, a minimum of 8,024- square feet for retail/restaurant and co-working space shall be provided, as shown as on the Concept Plan (Exhibit "B-1").

# 8. Phase 2 Building and Area Regulations

- 1. Minimum floor areas:
  - 1-bedroom unit:450 square feet2-bedroom unit:750 square feet i.
  - ii.
  - iii. Units with more than 2 bedrooms: 1,315 square feet

2. Bathroom to Bedroom Ratio:	There shall be one $(1)$ bathroom per bedroom.
3. Accessory Buildings:	Accessory buildings are prohibited.
4.Maximum Building Height:	Sixty-eight (68) feet, including the parapet wall.
5. Maximum Number of Units:	171 units
6. Floor Area Ratio:	No maximum.

7. Lot Coverage:	The maximum lot coverage for any lot shall not exceed 65%.
8. Recreation Areas/Amenities:	At a minimum, the apartment building shall provide a minimum 400-square foot fitness center, swimming pool and two (2) outdoor amenity courtyard areas, and one (1) additional outdoor amenity areas shown on the Concept Plan (Exhibit "B-1").
9. Perimeter Fencing:	A perimeter fence shall not be required.
10. Shuttle Service:	An on-site private shuttle service shall be required to provide transportation of students to and from the UTD campus during the weekday when school is in session.
11. Bicycle Parking:	Except as specified in this section, bicycle parking shall be provided in accordance with Article XXII- D, Vehicle and Bicycle Parking of the Comprehensive Zoning Ordinance, as amended. A minimum of seventy-five (75) bicycle storage spaces are required within the building parking garage within a secured, fenced area.

# 9. Phase 2A and Area Regulations

1. Maximum floor areas:	
i. R-3: 6,000 square feet ii. R-4: 4,100 square feet	
2. Accessory Buildings:	Accessory buildings are prohibited.
3. Maximum Building Height:	One story, twenty-five (25) feet.
4. Floor Area Ratio:	No maximum.
5. Lot Coverage:	The maximum lot coverage for any lot shall not exceed 65%.
6. Bicycle Parking:	Shall be provided in accordance with Article XXII- D. Vehicle and Bicycle Parking of the Appendix A of the Comprehensive Zoning Ordinance, as amended.

## 10. Phase 2B and Area Regulations

- 1. Maximum floor area:
  - i. Hotel: 63,700 square feet

2. Accessory Buildings:	Accessory buildings are prohibited.						
3. Maximum Building Height:	Four story, fifty (50) feet.						
4. Floor Area Ratio:	No maximum.						
5. Lot Coverage:	The maximum lot coverage for any lot shall not exceed 65%.						
6. Recreation Areas/Amenities:	A fitness center and business center shall be provided on-site.						
7. Bicycle Parking:	Shall be provided in accordance with Article XXII- D. Vehicle and Bicycle Parking of the Appendix A of the Comprehensive Zoning Ordinance, as amended.						

## 11. Phasing

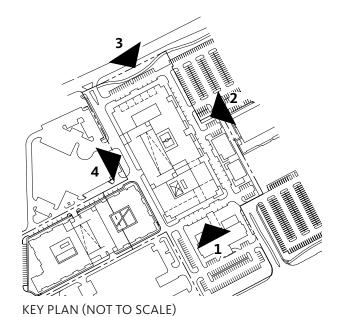
- 1. Phase One shall consist of "Residential-1" building as depicted in green on the Concept Plan. Prior to issuance of a certificate of occupancy for "Residential-1" building, the following items shall be completed:
  - a. The site elements depicted within Phase 1, including water, sanitary sewer, and storm sewer mains to support construction of the remaining development within Phase 2, Phase 2A and 2B have been constructed and accepted by the city as shown on the Concept Plan, and
  - b. The sidewalk along Waterview Parkway has been constructed and accepted by the city and a temporary sidewalk connecting Phase 1 to the sidewalk along Waterview Parkway within Phase 2B has been constructed.
- 2. Phase Two shall consist of "Residential-2" and standalone R-3 and R-4 Buildings, (Phase 2A) or Hotel (Phase 2B) as depicted in orange on the Concept Plan.
- 3. The City shall withhold the Certificate of Occupancy (CO) for the "Residential-2" western student housing building until a building permit has been issued and the building(s) are weather tight for either the stand-alone retail buildings R-3 and R-4 (2A) or the hotel (Phase 2B) as depicted on the Concept Plan.

## 12. Special Requirement

a. The developer/owner shall contribute up to 25% of the cost of the construction of a traffic signal at the intersection of Waterview Parkway and the future extension of Rutford Avenue prior to the approval of the development plans for Phase 1.



2-EAST ELEVATION SCALE: 1" = 40'



ONGUE & GROOVE FIBE FIBER CEMENT SIDI CORRUGATED METAL PANEL PAINTED ALUMINUM RAIL WHITE STUCCO STANDING SEAM METAL PANEL ----T WHITE STUCCO T a contraction of the second seco

1-SOUTH ELEVATION SCALE: 1" = 40'



## WATERVIEW MXU

## NOT FOR REGULATORY USE, PERMITTING, OR CONSTRUCTION RICHARDSON, TEXAS | APRIL 11, 2024

# Exhibit "D-1"

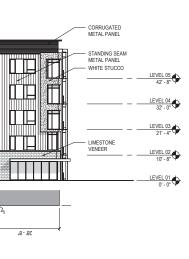


STANDING SEAM METAL PANEL

PAINTED PRECAST CONCRETE

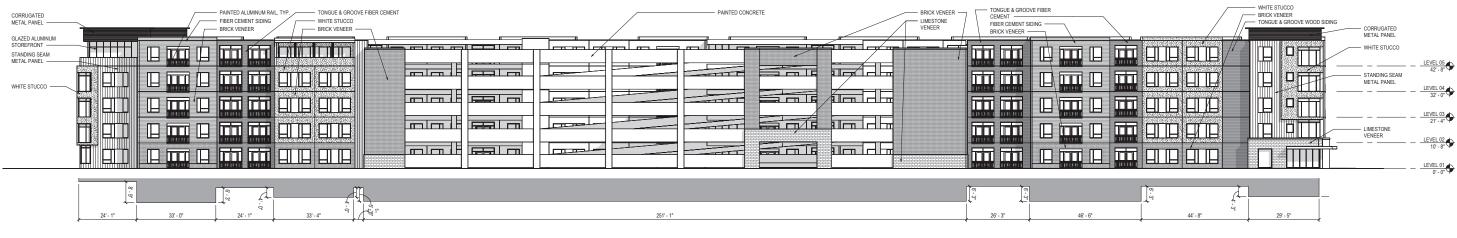
STUCCO



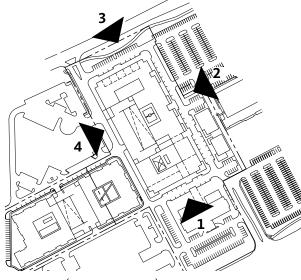


South Elevation	
Brick	18%
Stucco	14%
Metal Panel	22%
Stone	8%
Fiber cement siding	38%

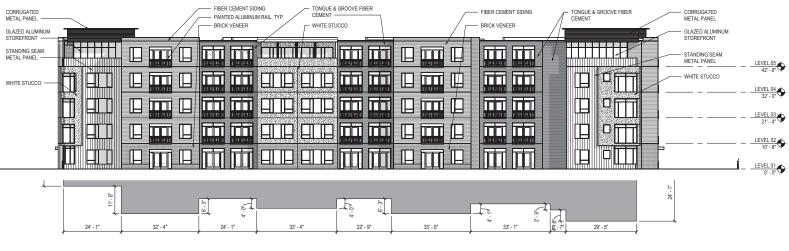
16%
13%
16%
2%
54%



4- WEST ELEVATION SCALE: 1" = 40'



KEY PLAN (NOT TO SCALE)



3- NORTH ELEVATION SCALE: 1" = 40'



## WATERVIEW MXU

## RICHARDSON, TEXAS | APRIL 11, 2024

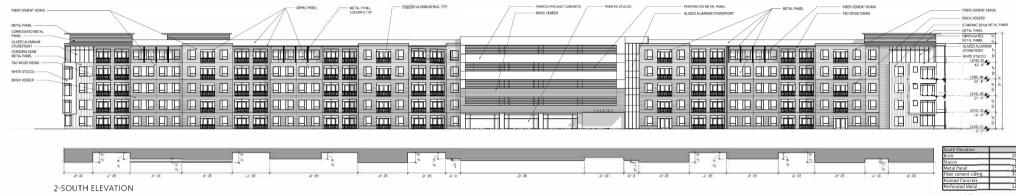
West Elevation	
Brick	26%
Stucco	9%
Metal Panel	11%
Stone	7%
Fiber cement siding	19%
Painted Concrete	28%

Number of Garage Levels: 5

North Elevation	
Brick	11%
Stucco	16%
Metal Panel	20%
Stone	0%
Fiber cement siding	52%

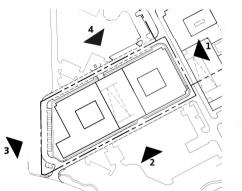
# Exhibit "D-2"





Number of Garage Levels: 6

Exhibit "D-3"



PANTED ALUMNUM RAL, TYP.		CEMENT SDING	STANDING SEAM METAL PANEL CORRUGATED METAL PANEL GLAZED ALUMINUM STOREFRONT
			WHIT SHOLD         -           WIT AL PAGE         -           WIT AL PAGE
 5-82 D-16	5-12 3-22	5. 5. 8. 3.8 	East Elevation Brick 27% Stucco 8% Metal Panel 34% Fiber cement siding 31%



**1-EAST ELEVATION** 

CORRUGATED METAL PARE HETA BITOLEFORM BITOLEFORM HITE PARE HITE PARE H								FRever
							27-5 2F-F	
77-57	57 32 - 4" 225 - 5" 34 - 5"	23-5 X-6 F	Legender Π. de Legender III de	28 - 5° 5 - 4° 5°	24 - 17 - 17 - 17 - 17 - 17 - 17 - 17 - 1		North Elevation Vick 26% Tucco 7% Heal Panel 17% iber cement siding 28%	

10% Perforated Metal





WATERVIEW MXU

PERFORATED METAL

CORRUGATED METAL

GLAZED ALUMINUM STOREFRONT METAL PANEL

NOT FOR REGULATORY USE, PERMITTING, OR CONSTRUCTION DALLAS, TEXAS | APRIL 11, 2024

FIBER CEMENT SIDING

T&G WOOD SIDING

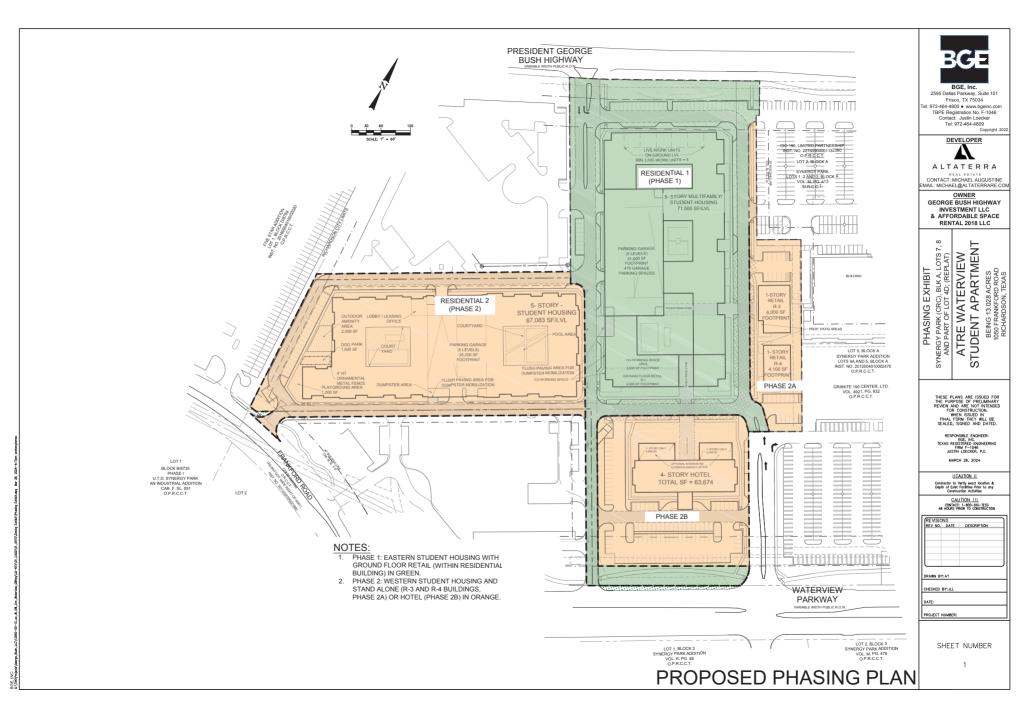
BRICK VENEER

Exhibit "D-4"

STUCCO

STANDING SEAM METAL PANEL PAINTED PRECAST CONCRETE

## Gensler









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

## PD PLANNED DEVELOPMENT AMENDMENT

File No.:	ZF 24-08
Applicant:	Maxwell Fisher, ZoneDev
Location:	(See map on reverse side)
Request:	<b>ZF 24-08 ATRE Waterview Student Apartments:</b> Consider and act on a request to amend the PD Planned Development for a 13.03-acre development located between Waterview Parkway and President George Bush Highway, east of Frankford Road, to allow student- purpose built apartments on the east side of the property in lieu of apartments and amendments to the development standards. Owner: Mehrdad Mazaheri. Staff: Sam Chavez.

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

## **TUESDAY, MAY 21, 2024** 7:00 p.m. **Richardson City Hall** 2360 Campbell Creek Boulevard, Suite 525 Richardson, TX 75082

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

Process for Public Input: Individuals attending the meeting in person will be allocated a maximum of 3 minutes to address the City Plan Commission to express whether they are in favor or oppose the request.

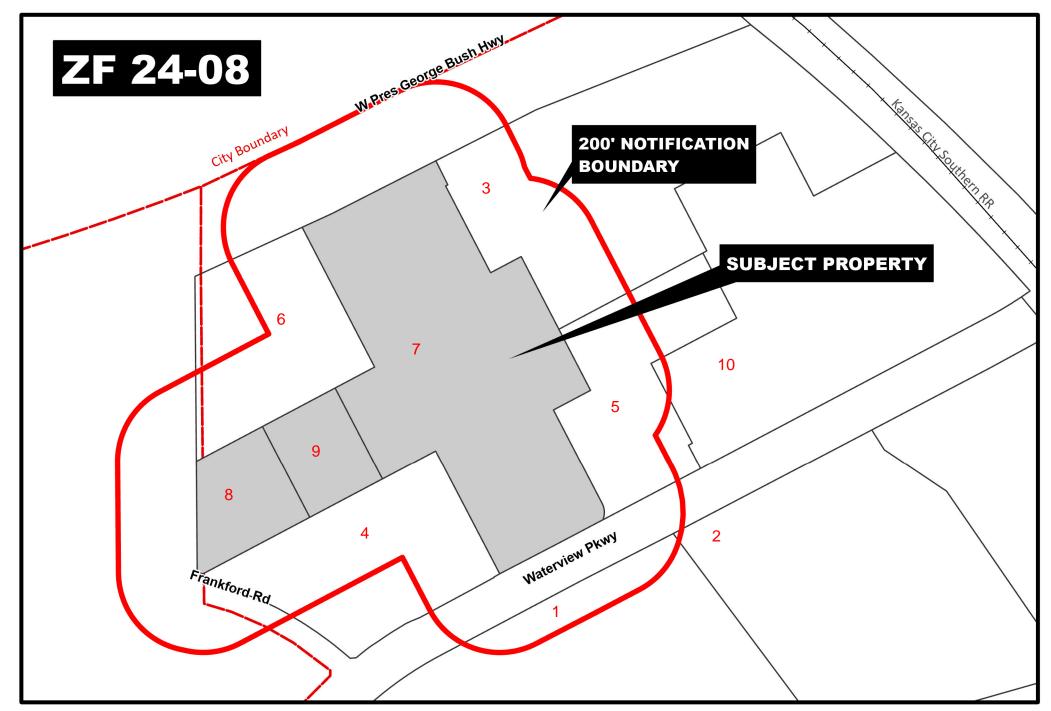
Persons not attending the meeting who would like their views to be made a part of the public record may send signed, written comments, referencing the file number above, prior to the date of the hearing to: Dept. of Development Services, PO Box 830309, Richardson, TX 75083 or by utilizing the Public Comment Card at https://www.cor.net/PublicCommentForm.

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/index.aspx?page=1331.

For additional information, please contact the Dept. of Development Services at 972-744-4240 and reference Zoning File number ZF 24-08.

Date Posted and Mailed: May 10, 2024



ZF 24-08 Notification Map Planned Development Waterview Mixed-Use

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.



- 1 3400 WATERVIEW LLC 16250 KNOLL TRAIL DR STE 210 DALLAS, TX 75248
- TR RICHARDSON IRF LLC 4 c/o LPC REALTY ADVISORS I LP 120 N LA SALLE ST STE 2900 CHICAGO, IL 60602
- 7 GEORGE BUSH HIGHWAY INVESTMENT 670 W CAMPBELL RD STE 100 RICHARDSON, TX 750803395
- 10 GRANITE 190 CENTER LTD 5601 GRANITE PKWY STE 1200 PLANO, TX 75024
  - **MAXWELL FISHER** ZONEDEV **2502 GRANDVIEW DR RICHARDSON, TX 75080**

- OFFICE OF GENERAL COUNSEL- REA 210 W 7TH ST AUSTIN, TX 78701
- 5 GRANITE 190 CENTER LTD 5601 GRANITE PKWY STE 1200 PLANO, TX 75024
- 8 AFFORDABLE SPACE RENTAL 2018 L 670 W CAMPBELL RD STE 100 RICHARDSON, TX 750803358
  - PLANO ISD-SUPT OF SCHOOLS 2700 W. 15<sup>TH</sup> STREET PLANO, TX 75075

**MICHAEL MAZARHERI** 670 W CAMPBELL RD STE 100 **RICHARDSON, TX 75080** 

- 2 BOARD OF REGENTS OF THE UNIVER 3 1301 PRESIDENT GEORGE BUSH HIGHWAY HOLDIN 900 19TH ST NW WASHINGTON, DC 20006
  - **6** EMINENT MEDICAL CENTER LLC 18484 PRESTON RD STE 102-333 DALLAS, TX 752525474
  - 9 AFFORDABLE SPACE RENTAL 2018 L 670 W CAMPBELL RD STE 100 RICHARDSON, TX 750803358

CITY OF DALLAS PLANNING & URBAN DESIGN DEPT 1500 MARILLA STREET, ROOM 1FN DALLAS, TX 75201

**ZF 24-08 ATRE Waterview Student Housing** 



Dear Mayor Dubey and Council,

Comets for Better Transit strongly supports Dr. Mazaheri's proposed changes for the Planned Development at ATRE Waterview to convert the market rate housing building in Subarea 2 into purpose-built student housing like Subarea 1.

This change will help us better address the housing shortage around UTD, where the university has only committed to housing 25% of attending students. Dedicated student housing, such as Mazaheri's development, will help keep students from renting in the surrounding suburban area, and provide a lower renting floor for UTD students.

We have some additional requests to consider that would reduce costs and help this development go up faster:

## Lower the Parking Minimums

UTD is already over-parked if you look at the University Village parking lots, which sprawl over too much of campus' real estate. Much of the student body is already car free, and this change better promotes active mobility and transit usage, while minimizing inefficient and costly land-use policies. This will also help the developer save money and time, as parking is a major cost in residential spaces.

The **0.8 spaces/bed ratio should be lowered** to a better fit expected usage: closer to 0.5 spaces/bed. This change is more in line with the City Comprehensive Plan's goals of promoting transit oriented developments and multi-modal transit. Studies such as NCTCoG's 2019 study of Transit oriented developments along the red and blue lines support our findings:

https://nctcog.org/getmedia/db78fea4-b2f4-4323-bee4-46a3446dd527/DART\_RedBlue\_Report\_FINAL.pdf

## Loosen the Phasing Rules

The current phasing requirement specifies that the retail needs to be completed before the housing can be constructed. This has stalled the development, delivering neither the retail nor the housing components that students need right now.

The requirement should be loosened so that the student housing can be built *in parallel with retail*, rather than being stuck behind the retail's completion.

CfBT thanks the council for considering these changes and commends their work in addressing the ongoing housing shortage in the UTD area and facilitating transit oriented development.

Prepared by: Winter Keeley and Quy Nguyen on behalf of Comets for Better Transit

## **ATRE Waterview**





DATE: June 10, 2024

TO: Anita Cothran – Director of Finance

FROM: Ally Dobbins – Purchasing Manager

SUBJECT: Award of Bid #43-24 for Huffines Creek & Chestnut Creek Erosion & Sanitary Sewer Improvements to Flow-Line Construction, Inc. in the amount of \$3,360,750

## Proposed Date of Award: June 17, 2024

I concur with the recommendation of Nick Kohel – Assistant Director of Engineering and Capital Projects, and request permission to award a contract to the lowest responsible bidder, Flow-Line Construction, Inc. for the above referenced project in the amount of \$3,360,750 as outlined in the attached memo.

Funding is from 2021 Bond Program and Water and Sewer C.O.s.

The bid was advertised in *The Dallas Morning News* on February 29, March 7 &14, 2024 and posted on Periscope. A total of 33,745 electronic solicitations were distributed and eighty-four (84) vendors viewed the bid. A pre-bid conference was held online via Cisco Webex on March 14, 2024, and four (4) bids were received.

Concur:

anita cothran

Anita Cothran

ATTACHMENTS



## TEXAS



TO: Ally Dobbins, Purchasing Manager

THROUGH: Charles Goff, Assistant City Manager

FROM: Nick Kohel, P.E., Assistant Director of Engineering and Capital Projects

SUBJECT: Permission to Award Construction Contract for Huffhines Creek / Chestnut Creek Erosion and Sanitary Sewer Improvements, Bid No. 43-24

COUNCIL DATE: June 17, 2024

DATE: May 31, 2024

#### ACTION REQUESTED:

Council to consider contract award to Flow-Line Construction, Inc. for the construction of Huffhines Creek / Chestnut Creek Erosion and Sanitary Sewer Improvements, in the amount of \$3,360,750.00 (Base Bid plus Alternate Bid).

Base Bid: \$2,235,965.00 Alternate Bid: \$1,124,785.00

Total Bid: \$3,360,750.00

#### **BACKGROUND INFORMATION:**

The Huffhines Creek / Chestnut Creek Erosion and Sanitary Sewer Improvements Project includes installation of erosion control gabion structures along Huffhines Creek and Chestnut Creek, and sanitary sewer line improvements along Huffhines Creek. The erosion improvement sites were identified in the City of Richardson 2020 Erosion Study and are included in the 2021 Bond Program. The sanitary sewer improvements along Huffhines Creek run from St. Johns Drive to Yale Boulevard (included in base bid) and Yale Boulevard to Duck Creek (alternate bid), and involve replacing the existing 18-inch vitrified clay pipe with new 21-inch PVC pipe. These improvements were recommended by the 2023 Wastewater Master Plan to address capacity issues in the Duck Creek Basin.

On 4/23/2024, the Engineering and Capital Projects Department opened bids for the Huffhines Creek / Chestnut Creek Erosion and Sanitary Sewer Improvements Project. The attached bid tabulation certifies the lowest responsive bid was submitted by Flow-Line Construction, Inc. in the amount of \$3,360,750.00. City staff recommends awarding this contract to Flow-Line Construction, Inc. in the amount of \$3,360,750.00.

#### FUNDING:

Funding is from 2021 Bond Program Fund and Water & Sewer CO Fund

#### SCHEDULE:

Construction is expected to start in July 2024 and be complete by June 2025

Attachments: Bid Tabulation, Project Map



### Huffhines Creek & Chestnut Creek Erosion & Sanitary Sewer Improvements BID No.43-24 Engineers Estimate - \$3,227,000 Bid Opening: 04/23/2024

CAPITA	AL PROJECTS		ļ			Western Municin	al Construction of				
				Flow-Line Construction, Inc. Texas, LLC				Inderground	Austin Filter	•	
Item Base Bid	Description	Unit	Est. Qty.	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
101	Mobilization, Bond and Insurance	LS	1.00		\$ 151,000.00			\$ 140,000.00		\$100,000.00	\$ 100,000.00
102 103	Traffic Control Erosion Control Implementation and SWPPP (including NOI, NOT and	LS LS	1.00 1.00		\$ 17,000.00 \$ 76,000.00			\$ 30,000.00 \$ 60,000.00			\$ 65,000.00 \$ 7,000.00
104	Control of Water	LS	1.00	\$20,000.00	\$ 20,000.00	\$ 87,000.00	\$ 87,000.00	\$ 15,000.00	\$ 15,000.00	\$40,000.00	\$ 40,000.00
105 106	Project Sign (At Huffhines and Chestnut) Pre-Construction Video	EA LS	2.00		\$ 3,270.00 \$ 10,000.00			\$ 5,000.00 \$ 10,000.00		\$1,000.00 \$650.00	\$ 2,000.00 \$ 650.00
107	Clearing and Grubbing	LS	1.00	\$40,000.00	\$ 40,000.00	\$ 6,400.00	\$ 6,400.00	\$ 20,000.00	\$ 20,000.00	\$32,000.00	\$ 32,000.00
201 202	Tree Removal Install Tree	EA EA	7.00		\$ 21,700.00 \$ 15,400.00			\$ 1,600.00 \$ 2,000.00			\$ 9,800.00 \$ 9,800.00
203	Tree Protection	EA	6.00	\$500.00	\$ 3,000.00	\$ 500.00	\$ 3,000.00	\$ 500.00	\$ 3,000.00	\$700.00	\$ 4,200.00
204 205	Excavation Site Excavated Fill	CY CY	1320.00 255.00		\$ 52,800.00 \$ 13,515.00			\$ 60.00 \$ 30.00			\$ <u>118,800.00</u> \$ <u>20,400.00</u>
206	Turf Reinforcing Mattress	SY	1020.00	\$57.00	\$ 58,140.00	\$ 80.00	\$ 81,600.00	\$ 70.00	\$ 71,400.00	\$70.00	\$ 71,400.00
207 208	Imported Top Soil Concrete Beam	CY CY	185.00 120.00		\$ 12,950.00 \$ 96,000.00			\$ 65.00 \$ 900.00			\$ 22,200.00 \$ 132,000.00
209	Gabion Structures	CY	870.00	\$423.00	\$ 368,010.00	\$ 650.00	\$ 565,500.00	\$ 450.00	\$ 391,500.00	\$475.00	\$ 413,250.00
210 211	Rock Anchors Gabion Mattress	EA CY	60.00 230.00	\$1,470.00 \$440.00	\$ 88,200.00 \$ 101,200.00		\$ 72,000.00 \$ 92,000.00		\$ 60,000.00 \$ 74,750.00		\$ 42,000.00 \$ 143,750.00
212	Soil Nails	EA	155.00	\$1,290.00	\$ 199,950.00	\$ 1,700.00	\$ 263,500.00	\$ 1,500.00	\$ 232,500.00	\$1,600.00	\$ 248,000.00
301 302	Bypass Pumping Sanitary Sewer Bermuda Grass Block Sod	LS SY	1.00 1660.00		\$ 19,100.00 \$ 16,600.00			\$ 100,000.00 \$ 15.00	\$ 100,000.00 \$ 24,900.00		\$ 85,000.00 \$ 19,920.00
302	Bermuda Grass Block Sod Trench Safety	LF	1660.00		\$ 16,600.00 \$ 6,650.00			\$ 15.00 \$ 10.00			\$ 19,920.00 \$ 19,950.00
304	Post-Construction Video	LF	1530.00	\$2.00	\$ 3,060.00	\$ 1.90	\$ 2,907.00	\$ 2.00	\$ 3,060.00	\$7.00	\$ 10,710.00
305 306	Remove & Dispose Conc./Asph Pvmt Remove & Dispose Conc. Sidewalk	SY SY	165.00 20.00		\$ 3,300.00 \$ 320.00			\$ 55.00 \$ 180.00	\$ 9,075.00 \$ 3,600.00		\$ 14,850.00 \$ 1,500.00
307	Tree Removal	EA	3.00	\$3,100.00	\$ 9,300.00	\$ 900.00	\$ 2,700.00	\$ 1,200.00	\$ 3,600.00	\$2,300.00	\$ 6,900.00
308 309	Install Tree Reinf, Concrete Pavement	EA SY	3.00 165.00		\$ 6,600.00 \$ 26,400.00			\$ 1,500.00 \$ 150.00			\$ 6,000.00 \$ 37,950.00
310	Reinf. Concrete Sidewalk	SY	20.00	\$150.00	\$ 3,000.00	\$ 160.00	\$ 3,200.00	\$ 100.00	\$ 2,000.00	\$280.00	\$ 5,600.00
311 312	6" Concrete Curb Remove Ex. 6"/8" SS Line	LF LF	35.00 85.00		\$ 1,050.00 \$ 2,720.00			\$ 100.00 \$ 10.00			\$ 3,500.00 \$ 7,650.00
312	Remove Ex. 6"/8" SS Line Remove Ex. 18" SS Line	LF	85.00 175.00		\$ 2,720.00 \$ 8,225.00	\$ 31.50		\$ 10.00 \$ 80.00			\$ 7,650.00 \$ 20,125.00
314	Abandon Ex. San Swr (Plug Ends)	EA	5.00	\$1,000.00	\$ 5,000.00	\$ 2,900.00	\$ 14,500.00	\$ 2,000.00	\$ 10,000.00	\$3,300.00	\$ 16,500.00
315 316	Remove Ex. San MH Abandon Ex. San MH	EA EA	2.00		\$ 4,000.00 \$ 1,000.00		\$ 8,000.00 \$ 2,800.00	\$ 2,500.00 \$ 4,500.00			\$ 15,000.00 \$ 15,000.00
317	6" PVC SDR-35 San Swr	LF	65.00	\$133.00	\$ 8,645.00	\$ 60.00	\$ 3,900.00	\$ 100.00	\$ 6,500.00	\$200.00	\$ 13,000.00
318 319	8" PVC SDR-35 San Swr 21" PVC SDR-35 San Swr	LF LF	15.00 1250.00		\$ 2,310.00 \$ 238,750.00			\$ 110.00 \$ 400.00			\$ 3,750.00 \$ 625,000.00
320	24" PVC 150 PSI Pressure Rated San Swr	LF	5.00	\$300.00	\$ 1,500.00	\$ 650.00	\$ 3,250.00	\$ 400.00	\$ 2,000.00	\$1,600.00	\$ 8,000.00
321	36" PVC 150 PSI Pressure Rated Encasement	LF	20.00	\$490.00	\$ 9,800.00	\$ 750.00	\$ 15,000.00	\$ 500.00	\$ 10,000.00	\$1,300.00	\$ 26,000.00
322-1 322-2	36" SCH-20 Steel Encasement by Other Than Open Cut 21" PVC SDR-35 San Swr Inside Encasement by Other Than Open Cut	LF LF	200.00 200.00	\$1,095.00 \$250.00	\$ 219,000.00 \$ 50,000.00		\$ 160,000.00 \$ 110,000.00	\$ 2,000.00 \$ 200.00	\$ 400,000.00 \$ 40,000.00		\$ 360,000.00 \$ 72,000.00
323	4' Sanitary Sewer Manhole (11' Deep)	EA	1.00	\$6,500.00	\$ 6,500.00	\$ 11,500.00	\$ 11,500.00	\$ 15,000.00	\$ 15,000.00	\$15,000.00	\$ 15,000.00
324 325	6' Sanitary Sewer Manhole (Up to 8' Deep) 6' Sanitary Sewer Manhole w/ Gasketed Bolt-Down Lid (Up to 8' Deep)	EA EA	2.00 3.00		\$ 20,000.00 \$ 33,000.00			\$ 20,000.00 \$ 25,000.00	\$ 40,000.00 \$ 75,000.00		\$ 40,000.00 \$ 69,000.00
326	Additional Depth of 6' Manhole	VF	20.00	\$600.00	\$ 12,000.00	\$ 1,200.00	\$ 24,000.00	\$ 400.00	\$ 8,000.00	\$1,100.00	\$ 22,000.00
327 328	Connect to Ex. San Swr Modify Ex. Brick MH	EA EA	3.00 1.00		\$ 6,000.00 \$ 3,000.00		, , , , , , , , , , , , , , , , , , , ,	\$ 5,000.00 \$ 10,000.00			\$ 31,200.00 \$ 18,000.00
329	8" Water Line Replacement	LF	20.00	\$300.00	\$ 6,000.00	\$ 300.00	\$ 6,000.00	\$ 400.00	\$ 8,000.00	\$850.00	\$ 17,000.00
330	Contingency	LS	1.00 TOTAL BASE BID:	\$155,000.00	\$ 155,000.00 \$ 2,235,965.00		\$ 155,000.00 \$ 2,965,864.50	\$ 155,000.00	\$ 155,000.00 \$ 2,863,010.00		\$ 155,000.00 \$ 3,243,355.00
	CONTRACTOR	R'S SUBMITTEE	D TOTAL BASE BID:		\$ 2,235,965.00 \$ 2,235,965.00		\$ 2,965,864.50 \$ 2,965,864.50		\$ 2,863,010.00 \$ 2,863,010.00		\$         3,243,355.00           \$         3,243,355.00
1 0 0 1	Alternate		1.00	\$90,000.00	* <u>00 000 00</u>	\$ 54,000.00	£4,000,00	* 20.000.00	\$ 30,000.00	¢45,000,00	¢ 45,000,00
	Additional Mobilization Additional Traffic Control	LS LS	1.00 1.00	\$19,000.00	\$ 19,000.00	\$ 11,600.00	\$ 11,600.00		\$ 10,000.00	\$20,000.00	\$ 45,000.00 \$ 20,000.00
	Additional Erosion Control	LS	1.00		\$ 40,000.00 \$ 20,000.00		\$ 14,200.00 \$ 11,500.00	\$ 15,000.00 \$ 7,000.00		\$15,000.00	\$ 15,000.00 \$ 18,000.00
A.305	Additional Bypass Pumping Sanitary Sewer	LS LS	1.00	\$30,000.00	\$ 30,000.00	\$ 12,500.00	\$ 12,500.00	\$ 100,000.00	\$ 100,000.00	\$48,000.00	\$ 48,000.00
		SY LF	960.00 905.00		\$ 9,600.00 \$ 4,525.00		\$ 6,240.00 \$ 1,583.75				\$ 19,200.00 \$ 36,200.00
A.308	Post-Construction Video	LF	1160.00	\$2.00	\$ 2,320.00	\$ 1.90	\$ 2,204.00	\$ 2.00	\$ 2,320.00	\$7.00	\$ 8,120.00
		SY SY	105.00 10.00		\$ 2,100.00 \$ 160.00		\$ 11,550.00 \$ 1,100.00				\$ 16,800.00 \$ 1,350.00
A.311	Remove & Reset Sign	EA	1.00	\$405.00	\$ 405.00	\$ 400.00	\$ 400.00	\$ 2,000.00	\$ 2,000.00	\$400.00	\$ 400.00
		EA EA	1.00 7.00		\$ 3,000.00 \$ 21,700.00		\$ 260.00 \$ 6,300.00				\$ 675.00 \$ 16,800.00
A.314	Install Tree	EA	7.00	\$2,200.00	\$ 15,400.00	\$ 2,600.00	\$ 18,200.00	\$ 1,500.00	\$ 10,500.00	\$2,100.00	\$ 14,700.00
		SY SY	105.00 10.00		\$ 16,800.00 \$ 1,500.00		\$ 18,375.00 \$ 1,600.00				\$ 25,200.00 \$ 3,000.00
A.317	6" Concrete Curb	LF	40.00	\$30.00	\$ 1,200.00	\$ 120.00	\$ 4,800.00	\$ 100.00	\$ 4,000.00	\$100.00	\$ 4,000.00
		LF LF	10.00 210.00		\$ 320.00 \$ 9,870.00		\$ 250.00 \$ 6,720.00				\$ 2,000.00 \$ 25,200.00
A.320	Abandon Ex. San Swr (Plug Ends)	EA	5.00	\$1,000.00	\$ 5,000.00	\$ 2,900.00	\$ 14,500.00	\$ 2,000.00	\$ 10,000.00	\$4,000.00	\$ 20,000.00
		EA EA	2.00 2.00		\$ 4,000.00 \$ 2,000.00		\$ 8,000.00 \$ 5,600.00				\$ 22,000.00 \$ 5,000.00
A.323	8" PVC SDR-35 San Swr	LF	20.00	\$154.00	\$ 3,080.00	\$ 115.00	\$ 2,300.00	\$ 110.00	\$ 2,200.00	\$300.00	\$ 6,000.00
	21" PVC SDR-35 San Swr 24" PVC 150 PSI Pressure Rated San Swr	LF LF	<u>1060.00</u> 90.00		\$ 202,460.00 \$ 42,840.00		\$ 212,000.00 \$ 26,100.00				\$ 556,500.00 \$ 58,500.00
A.326-1	36" SCH-20 Steel Encasement by Other Than Open Cut	LF	260.00	\$1,095.00	\$ 284,700.00		\$ 494,000.00	\$ 1,800.00	\$ 468,000.00	\$1,650.00	\$ 429,000.00
	21" PVC SDR-35 San Swr Inside Encasement by Other Than Open Cut 36" SCH-20 Steel Encasement by Open Cut	LF	260.00 80.00		\$ 65,000.00 \$ 48,000.00	\$ - \$ 420.00		\$ 200.00 \$ 600.00			\$ 98,800.00 \$ 128,000.00
A.328	6' Sanitary Sewer Manhole (Up to 8' Deep)	EA	3.00	\$10,000.00	\$ 30,000.00	\$ 15,500.00	\$ 46,500.00	\$ 20,000.00	\$ 60,000.00	\$20,000.00	\$ 60,000.00
		EA VF	3.00 22.00	\$600.00	\$ 33,000.00 \$ 13,200.00		\$ 51,000.00 \$ 44,000.00			\$1,200.00	\$ 72,000.00 \$ 26,400.00
A.331	Connect to Ex. San Swr	EA	1.00	\$2,000.00	\$ 2,000.00	\$ 5,400.00	\$ 5,400.00	\$ 5,000.00	\$ 5,000.00	\$10,000.00	\$ 10,000.00
	20" Water Line Replacement	LS LF	1.00 40.00	\$800.00	\$ 3,000.00 \$ 32,000.00	\$ 5,000.00	\$ 2,000.00 \$ 200,000.00	\$ 1,500.00	\$ 60,000.00	\$4,200.00	\$ 30,000.00 \$ 168,000.00
A.334	Gabion Structures	CY	25.00	\$423.00	\$ 10,575.00	\$ 440.00	\$ 11,000.00	\$ 450.00	\$ 11,250.00	\$560.00	\$ 14,000.00
		CY CY	55.00 10.00		\$ 24,200.00 \$ 8,000.00		\$ 22,000.00 \$ 11,000.00				\$ 49,500.00 \$ 12,000.00
		EA	10.00		\$ 14,700.00		\$ 12,500.00				\$ 7,500.00

A.337	ROCK AIICHOIS	EA	10.00	φ1,470.00	φ	14,700.00	9	1,230.00	9	12,300.00	ę	1,230.00	ę	12,500.00	φ <i>1</i> 30.00	φ	7,300.00
A.338	Excavation	CY	110.00	\$40.00	\$	4,400.00	\$	70.00		7,700.00		60.00	\$	6,600.00	\$225.00	\$	24,750.00
A.339	Site Excavated Fill	CY	10.00	\$53.00	\$	530.00	\$	70.00	\$	700.00	\$	30.00	\$	300.00	\$225.00	\$	2,250.00
A.340	Turf Reinforcing Mattress	SF	200.00	\$21.00	\$	4,200.00	\$	82.00	\$	16,400.00	\$	70.00	\$	14,000.00	\$10.00	\$	2,000.00
		TOTAL ADD	ITIVE ALTERNATE		\$	1,124,785.00			\$	1,409,682.75			\$	1,548,145.00		\$	2,121,845.00
	CONTRACTOR'S SUBMITT	ED TOTAL ADD	DITIVE ALTERNATE		\$	1,075,125.00			\$	1,409,682.75			\$	1,548,145.00		\$	2,121,845.00
	TO	TAL BASE BID	+ ALTERNATE BID		\$	3,360,750.00			\$	4,375,547.25			\$	4,411,155.00		\$	5,365,200.00
	CONTRACTOR'S SUBMITTED TO	DTAL BASE BID	+ ALTERNATE BID		\$	3,311,090.00			\$	4,375,547.25			\$	4,411,155.00		\$	5,365,200.00

Notes:

A.324 Flow-Line informed \$152,800 was entered in error. Intent was to use the \$191.00/LF shown in their bid schedule and the 1,060LF for a total of \$202,460. A.326-2 Western Municipal did not include cost for this item.

Approved By:

Moses Ogolla, P.E. Project Manager

Approved By:

Victors Kalel, P.E.

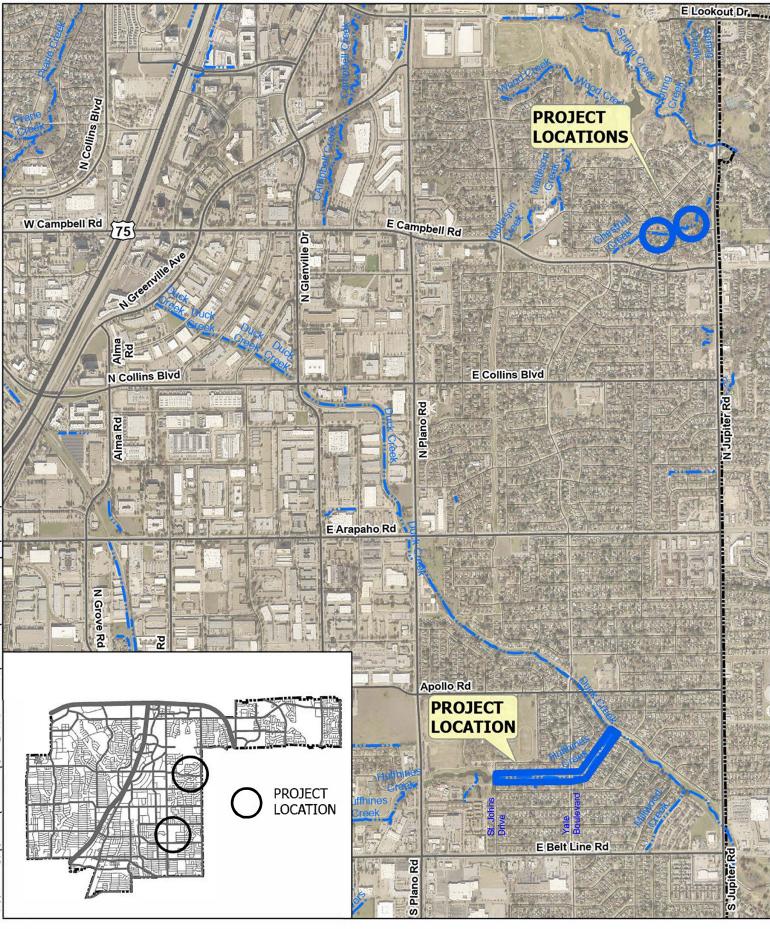
Nick Kohel, P.E., Assistant Director of Engineering & Capital Projects

05/29/2024

Date

05/29/2024 Date

Huffhines Creek / Chestnut Creek Erosion and Sanitary Sewer Improvements, Bid No: 43-24



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DATE: June 10, 2024

TO: Anita Cothran – Director of Finance

FROM: Ally Dobbins – Purchasing Manager

SUBJECT: Award of Bid #78-24 for Annual Requirements Contract for Large Water Meter Testing and Repair to UWS, Inc. pursuant to unit prices

## Proposed Date of Award: June 17, 2024

I concur with the recommendation of Brad Due – Utility Systems Superintendent, and request permission to issue an annual requirements contract for large water meter testing and repair to UWS, Inc. pursuant to the attached unit prices and percentage discount on parts.

The initial term of the contract is for one (1) year with options to renew for up to four (4) additional one-year periods, if exercised and mutually agreed upon by both parties. The award of this contract allows the city to utilize large water meter testing and repair services as the requirements and needs of the city arise on an annual basis and during any subsequent renewal period(s). Since the city is not obligated to pay for a minimum or maximum amount of goods or services, payment will be rendered pursuant to the unit prices and percentage discount specified.

City staff estimates annual expenditures to be approximately \$50,000 and funding is provided from the Water and Sewer Operating Fund.

The bid was advertised in *The Dallas Morning News* on April 23 & 30, 2024 and posted on BidSync. A total of 4,978 electronic solicitations were distributed and nineteen (19) vendors viewed the bid. A pre-bid conference was held on May 7, 2024 and two (2) bids were received.

Concur:

apita athrav Anita Cothr

ATTACHMENTS



# **MEMO**

DATE: June 7, 2024

TO: Ally Dobbins, Purchasing Manager

FROM: Brad Due, Utility Systems Superintendent

SUBJECT: Bid 78-24 ARC Large Water Meter Testing and Repair - Recommendation

The bids for the above referenced contract have been received and reviewed. Public Services recommends awarding the contract to the lowest responsible bidder, UWS, for the testing and repair of large water meters. Public Services will utilize this contract to test all meters 3" and larger annually for accuracy and make any necessary repairs to meters found not functioning to manufacturers specifications.

This is a requirements contract, and we estimate spending approximately \$50,000 from account # 5110-52-62-760-000-553399. All line items in this bid may or may not be utilized but were included to lock in pricing.

Cc: Eric Robison, Director of Public Services

Brad Bernhard, Assistant Director of Public Services - Streets/Utilities

#### BID TABULATION ANNUAL REQUIREMENTS CONTRACT LARGE WATER METER TESTING REPAIR

				UWS	S INC	Vanguard Utility Service, Inc				
ITEM	DESCRIPTION	EST.	UNIT	UNIT	AMOUNT	UNIT	AMOUNT			
NO.		QTY.		PRICE		PRICE				
1	3" Compound Meter	80	EA	181.25	\$14,500.00	260.00	\$20,800.00			
2	3" Turbine Meter	80	EA	135.00	\$10,800.00	255.00	\$20,400.00			
3	3" Ultrasonic Meter	3	EA	181.25	\$543.75	255.00	\$765.00			
4	4" Compound Meter	140	EA	181.25	\$25,375.00	265.00	\$37,100.00			
5	4" Turbine	140	EA	135.00	\$18,900.00	255.00	\$35,700.00			
6	4" Ultrasonic	3	EA	181.25	\$543.75	255.00	\$765.00			
7	6" Compound	25	EA	181.25	\$4,531.25	290.00	\$7,250.00			
8	6" Turbine	25	EA	168.75	\$4,218.75	265.00	\$6,625.00			
9	6" Ultrasonic	3	EA	181.25	\$543.75	265.00	\$795.00			
10	8"Compound	15	EA	181.25	\$2,718.75	300.00	\$4,500.00			
11	8" Turbine	15	EA	168.75	\$2,531.25	275.00	\$4,125.00			
12	8" Ultrasonic	3	EA	181.25	\$543.75	275.00	\$825.00			
13	10" Compound	3	EA	181.25	\$543.75	315.00	\$945.00			
14	10" Turbine	3	EA	168.75	\$506.25	285.00	\$855.00			
15	10" Ultrasonic	3	EA	181.25	\$543.75	285.00	\$855.00			
16	Labor Cost - price per hour	40	EA	125.00	\$5,000.00	225.00	\$9,000.00			
17	Completion Time - per test		HR	1.00	\$1.00	1.000	\$1.00			
18	Percentage discount on parts		%	1%	1.00%	0%	0%			
	TOTAL GROSS PRICE (Line Items 1-16)				\$92,343.75		\$151,305.00			

**Note:** This contract will be awarded pursuant to unit prices which allows the City of Richardson to purchase the above listed services as the requirements and needs of the city arise on an annual basis. The city is not obligated to pay for a minimum or maximum of any of the above listed services. The city estimates expenditures to be approximately \$50,000 annually.





DATE: June 10, 2024

TO: Anita Cothran – Director of Finance

FROM: Ally Dobbins – Purchasing Manager

SUBJECT: Award of Bid #89-24 for the Cooperative Purchase of Helmet Mounted Thermal Imaging Night Vision for the Police Department to Mallory Safety and Supply, LLC in the total amount of \$81,500 through Omnia Partners Contract #R159498

## Proposed Date of Award: June 17, 2024

I concur with the recommendation of Alisha Gimbel – Director of Emergency Management and Gary Tittle – Chief of Police, and request permission to issue a purchase order for Helmet Mounted Thermal Imaging Night Vision for the Police Department to Mallory Safety and Supply, LLC in the total amount of \$81,500, as provided in the attached quote.

The above referenced equipment has been competitively bid through Omnia Partners Contract #R159498. The City of Richardson is a member of Omnia Partners through its existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code Section 791.025 and Texas Local Government Code Section 271.102.

Funding is provided from the Urban Area Security Initiative Grant Funding and RPD Operating Budget.

Concur:

pita cothran Anita Cothran

ATTACHMENTS



RICHARDSON

## EMERGENCY MANAGEMENT

DATE:	6/7/2024
TO:	Ally Dobbins, Purchasing Manager
FROM:	Alisha Gimbel, Director of Emergency Management -AC
SUBJECT:	Purchase of Thermal Imaging Night Vision Under Cooperative Purchasing
	Contract

## BACKGROUND

The Office of Emergency Management coordinated with RPD to apply for and receive 2023 Homeland Security Grant funding, which the Council approved via resolution 23-27 to fund the 2023 Urban Area Security Initiative (UASI) project for Law Enforcement Enhancement. This UASI project includes helmet-mounted thermal imaging night vision for training and in support of safe law enforcement operations in low light conditions pursuant to OMNIA Partners Contract #159498.

## **ACTION REQUESTED: Council to consider the purchase of:**

8 - L3 BNVD-1531 helmet-mounted binocular night vision with PVS battery back and cable.

## FUNDING

In this agreement, we anticipate spending approximately \$81,500 for helmet-mounted night vision with a maximum of \$78,422.67 in Urban Area Security Initiative grant funding and local RPD general budget funding.

Attachment: Mallory Safety and Supply, LLC Quote 3561421

CC: Don Magner, City Manager Gary Tittle, Chief of Police



Purchase Order Address: PO Box 2068 Longview, WA 98632

Order Nun	nber	
356142	1	
Order Date	Page	
6/6/2024 14:55:33	1 of 1	
ESTIMATED	DATE	
6/6/2024 00:00:00		

Quote Expires On 8/30/2024

#### Ship To:

CITY OF RICHARDSON 1621 E. LOOKOUT DRIVE RICHARDSON, TX 75083

Bill To: CITY OF RICHARDSON PO BOX 830309 RICHARDSON, TX 75083

972-744-0901

Requested By: ALISHA GIMBAL

(	Customer	ID:	171364	Fre	ight Co	de: J	ob Name: LI	CENTIA		
		PO Nun	ıber			Carrier	Ship R	Route	Taker	
		NIGHTVI	SION			Prepaid			DGERB	ER
oN i		Quan	ntities			Item ID		Pricing UOM	Unit	Extended
Line No	Ordered	Allocated	Remaining	UOM Unit S	ise Disp.	Item Description		Unit Size	Price	Price
1 8	8.0000	0.0000	8.0000	EA	0	OMNIA #159498 THIS PRICING IS CITY OF RICHARDSON, TX. ANI ELIGIBLE FOR OTHER PUBLIC O NON-PROFIT AGENCIES LICAR-BNVD1531 L3 HARRIS BNVD-1531 NV UNF PHOS	D IS NOT DR	EA 1.0	10,187.50	81,500.00
	Total Lin	nes: 1				rnos			B-TOTAL: TAX: UNT DUE: U.S. Dollars	81,500.00 0.00 <b>81,500.00</b>



# **MEMO**

DATE: June 10, 2024

TO: Anita Cothran – Director of Finance

FROM: Ally Dobbins – Purchasing Manager

SUBJECT: Award of Bid #90-24 for the Cooperative Purchase of Eisemann Center Elevator Modernization to EMR Elevator, Inc. in the amount of \$168,499 through The Local Government Purchasing Cooperative ("Buyboard") Contract #657-21

## Proposed Date of Award: June 17, 2024

I concur with the recommendation of Ally Haynes-Hamblen – Eisemann Center Executive Director and request permission to issue a purchase order for the Eisemann Center Elevator Modernization to EMR Elevator, Inc. in the amount of \$168,499 as provided in the attached proposal.

The above referenced purchase has been competitively bid through BuyBoard Contract #657-21. The City of Richardson is a member of BuyBoard through its existing interlocal agreement for cooperative purchasing pursuant to Texas Government Code Section 791.025 and Texas Local Government Code Section 271.102.

Funding is from the Hotel/Motel Tax Fund.

Concur:

pita Cothran Anita Coth

ATTACHMENTS





TO:	Ally Dobbins, Purchasing Manager
THROUGH:	Michaela Dollar, Assistant City Manager
FROM:	Ally Haynes-Hamblen, Eisemann Center Executive Director Eisemann Center Elevator Modernization
SUBJECT:	Eisemann Center Elevator Modernization
DATE:	June 6, 2024

## ACTION REQUESTED:

Council to consider award of Buyboard Contract No. 657-21 to EMR Elevator, Inc. for the Eisemann Elevator 3 Modernization Project at the Eisemann Center to Elevated Facility Services in the amount of \$168,499.00.

## BACKGROUND INFORMATION:

The Eisemann Center's Elevator 3 is an original component of the Eisemann Center, opened in 2002. When this elevator was installed, it was an older generation elevator than some of the other elevators in the building. Over the years, this elevator is used more heavily as it services the backstage area, stage floor, dressing rooms, and the administrative offices. This elevator provides the only ADA access to the backstage dressing room areas. Over the past few years, the elevator has experienced numerous challenges with components failing and needing replacement – however parts for this generation of elevator are largely no longer manufactured. This year, the elevator has been out of service more often than in service creating ADA compliance issues and customer service challenges for our artists and clients.

Funding was allocated in the FY 2024 Eisemann Center capital budget to modernize this elevator and rebuild it with current serviceable hardware.

The project is estimated to take up to 25 weeks to complete.

## FUNDING:

Funding is from the Eisemann Center Capital Renewal account number 1510-02-27-750-000-707499.



# CITY OF RICHARDSON CHARLES W. EISEMANN CENTER ELEVATOR 3 MODERNIZATION PROPOSAL

**Prepared for: Virgil Justice** 

2351 Performance Drive Richardson, Texas 75082 Phone: 214.673.8084 Email: virgil.justice@cor.gov

# **Hydraulic Elevator Proposal**



06/06/2024 Virgil Justice Virgil.Justice@cor.gov

## BuyBoard Contract: 657-21

## CHARLES W. EISEMANN CENTER ELEVATOR #3 MODERNIZATION

Thank you for the opportunity to bid One (1) Hydraulic Elevator for the above-stated project. Our pricing includes all the tools, labor, and materials to complete a successful and safe installation. Elevated has included pricing for demolition services. The elevator proposal is based upon the ASME A17.1-2016 Safety Code for Elevators and Escalators. The proposal contains a 12- month warranty beginning with acceptance of elevators/substantial completion. No sales tax has been included. Pricing is based on a site survey conducted by Alex Lopez and Shannon Gibbons, issued for bid as outlined below.

In order to continue maintaining this elevator, the hydraulic controller must be replaced. The boards and relays in the controller are becoming difficult to acquire and replace as they are no longer manufactured. When a controller is replaced in its entirety, additional components of the elevator, such as the door operator, car operating panel, wiring, cabling, and fixtures must be replaced so that the elevator and those components all communicate effectively. With these upgrades, and routine maintenance, the elevator can continue to provide reliable service to the building for many years to come.

#### EXISTING EQUIPMENT:

KONE ELEVATOR TXE#37701

- Capacity: 5,000 Lbs.
- Piston: Single, In-Ground
- Stops: 4
- Operation: Simplex
- Single-Sliding
- Preventive Maintenance: Elevated. (ELEVATED FACILITY SERVICES/ORACLE)

#### **SCOPE OF WORK & EQUIPMENT PROPOSED:**

Install only the following equipment:

- New Controller w/ Card Reader Capabilities
- New Car Top Inspection Station
- New Door Operator
- New Infrared Door Edge Detectors
- New Tank Unit & Hydro oil included
- New Misc. piping and ball valve included
- New Car Operating Station
- New Signal Fixtures
- New Traveling Cable
- New Hoistway Wire
- New Cab Interiors, Ceiling with LED Lighting, with Protective Pads and Hooks, Not to Exceed \$28K
- Car Doors and Hoist Doors to be retained
- One (1) Inspection and One (1) Permit Included

#### **EQUIPMENT NOT MENTIONED:**

Only the equipment outlined above is included in this proposal. Any other material, scope, or device not listed is excluded from this proposal. If any other equipment of scope is required, please contact the estimating department.

#### **EXCLUDED Work by Others:**

1) Various items may be necessary to bring the machine room and hoistway up to TDLR Code requirements. Common items are listed in "Work by Others" Attachment. These items are **excluded** as part of this base bid.





#### **Other Clarifications:**

#### Safety Compliance Personnel:

Elevated's safety plans include Field and Office safety representatives that are actively involved in each project awarded to EFS. These costs are considered corporate expenses and do not affect the base bid in this proposal.

#### IBC 2006 Stretcher:

IBC 2006 Chapter 30, 3002.4 requires at least one elevator in a building with four or more stories above or below grade plane to be able to carry a 24" x 84" ambulance stretcher. This is more stringent than previous editions, which required a maximum stretcher length of 76".

#### Hoistway Dimensions:

This proposal is based on the hoistway, and cab dimensions noted, which may vary from the requirements of specifications and architectural drawings. Some elevator hoistway sizes can be based on the use of patented proprietary machines, which allow for a smaller footprint. EFS utilizes non-proprietary NEMA standard machines from our suppliers that can be purchased and serviced by any qualified elevator service provider. Non-proprietary elevator hoistways are based on the use of these machines and traditional wire rope as well as meeting code requirements.

#### **Determine Final Acceptance or Lockout:**

The elevator acceptance is described as "the day the elevator is released for public or owner use." If the Owner or contractor requires all elevator Warranty and Initial Maintenance to start on the same date, all elevators that are completed and not turned over for Temp Use will be tagged and locked and shall not be released until the final elevator in the scope is completed and turned over for public/owner's use.

#### Non-related Elevator Equipment in Hoistway or Machine room:

Per ASME 17.3 Rule 2.1, all pipes, conduit, etc. which are present in the hoistway and are not used in connection with the operation of the elevator shall be removed/rerouted or enclosed with an assembly equaling the rating of the elevator hoistway.

#### Labor Rates:

Elevated is an approved Sponsor of the U.S. Department of Labor, Bureau of Apprenticeship and Training for our Elevator Constructor Program. Elevated is required to pay its employees based on the schedule of wages that are outlined in the Standards of Apprenticeship established by the Department of Labor. Therefore, this schedule takes precedence of any wage requirements that may be set forth by a General Contractor Customer contract.

#### Payment Schedule:

- 1. The first 50% of the contract amount is to accompany a signed and dated copy of this proposal. No work will be scheduled, or material ordered until the approved proposal and the first payment is received.
- 2. The other 40% of the contract amount is due upon materials delivery either to an agreed-upon staging/storage facility or to the job site.
- 3. Final 10% due upon completion of work. Unit test by Inspector and turned over for use.
- 4. EFS also accepts purchase orders that allow progress billing or schedule of values invoicing.

## Final Acceptance Delay Due to Other Trades:

If Elevated is prevented from inspecting or delivering the elevator due to work by others, the final billing payment and a remobilization fee of \$3,000 will be required before Elevated can return to the site for final acceptance.





## PRICING

Elevated's Price to Modernize One (1) Hydraulic Elevator for the above equipment covered in this proposal for:

One Hundred Sixty-Eight Thousand, Four Hundred Ninety-Nine Dollars......\$168,499.00

### Schedule:

Once a contract is executed, EFS will assign a project manager, and installation will be subject to crew availability and the existing project backlog. The below timelines are estimated and subject to change.

- The Above Price is considered with BuyBoard contract Terms and Conditions
- Pricing is good for 30 days
- Allow 6-8 weeks for equipment surveys and approval drawings
- Allow 10-12 weeks after drawings are approved for equipment manufacturing and material delivery
- Installation: 5 weeks
- City of Richardson is Tax Exempt

## ACCEPTANCE

This proposal including the provisions printed on the pages following shall be a binding contract between you, or the party identified below for whom you are authorized to contract collectively referred to herein as you and us when accepted by you through execution of this proposal by you and approved by our authorized representative or by your authorizing us to perform work for the project and our commencing such work.

CUSTOMER	ELEVATED FACILITY SERVICES
Approved by Authorized Representative	Approved by Authorized Representative
Date:	Date:
Signed: X	Signed:
Print Name:	Print Name:
Title:	Title:
Name of Company: City of Richardson Charles	
Eisemann Center	
Customer's Notes:	





## EXCLUDED

- Work listed in "Work By Others" Attachment
- Access Doors
- Divider beams
- Car Doors/Hoistway Doors
- Cab Flooring
- CCTV
- Door Gibs, tracks & headers
- Entrances
- Fire Alarm
- Inserts
- Hoistway Equipment
- In-Ground Jack/Hydraulic Piston
- Intermediate Structural Supports
- Hoistway Fascia
- Machine Room Wall Painting
- Pit Ladders
- Painting/Waterproofing of Pits
- Power Disconnects
- Shaft/Pit Lighting
- Shunt Trips/Disconnects
- Sills, Sill Angles & Sill Supports
- Underground piping
- 110V circuitry in Disconnect
- Repairs cause by Inspection Testing
- P&P Bonding







We appreciate the opportunity to bid on this project. Should you need this proposal revised or additional explanation of the services and material proposed, please do not hesitate to contact the Estimating Department.

Estimating Team.

Roy Pompa New Construction/Modernization Manager <u>Roy.Pompa@efsteam.com</u> O: 800-526.6115 Jordan Bankston Bid Specialist Jordan.Bankston@efsteam.com O: 682-219-1014











## Warranty Terms & Conditions

Elevated warrants that the equipment furnished under new installation or modernization projects is new unless otherwise permitted by the contractual terms or mechanical drawings for this unit(s) and that all labor was carried to completion competently and skillfully. As to equipment furnished by Elevated but not manufactured by Elevated, the equipment will carry only the specific limited warranty contained herein noted by Elevated and the original warranty from the equipment manufacturer. Elevated shall assign all manufacturers' warranties to the Owner. All the equipment furnished by Elevated requires and should be periodically inspected, lubricated, and adjusted by competent personnel. This warranty is not intended to replace regular maintenance service and shall not be construed to require Elevated to provide free maintenance services. Elevated shall have no obligation to provide maintenance service without the Owner's execution of a maintenance service agreement with Elevated.<sup>1</sup>

Elevated's warranty excludes, and Elevated shall not be required to correct, without any charge, any damage, defect, or other trouble arising from abuse, vandalism, loss of power, power fluctuations, power failure, power surges, lightning, storms, water, flooding, repairs or alterations by others, services not executed by Elevated, improper or insufficient maintenance, improper operation, normal wear and tear under normal use, or any other cause beyond Elevated's control. Elevated's sole duty, under this limited warranty, shall consist of remedying, at its expense, any proven defects in its services caused solely by faulty workmanship that appear within one (1) year from the date the elevator was completed and placed in operation.

The Owner shall notify Elevated, in writing by registered or certified mail, return receipt requested, of a claimed defect within thirty (30) days after discovering the alleged defect. At Elevated's sole discretion, Elevated may remedy any proven defect by repair or replacement. Under this warranty, Elevated shall not be required to reimburse the Owner for the cost of any work done by others, nor shall Elevated be responsible for the performance of equipment to which others have made any revisions or alterations. Elevated shall not be required to reimburse the Owner for costs associated with the loss of use due to delays outside of Elevated's control.

If Elevated has not been notified in writing within one (1) year of the date the elevator was completed and placed in operation, this warranty shall be null and void. This warranty shall be void in the event Owner's contractual obligations have not been fulfilled or Elevated has not been fully paid.

<sup>1</sup> If Preventive Maintenance is included within the contractual agreement, Elevated, will provide regular and systematic maintenance for the equipment furnished. Maintenance is subject to Elevated's terms and conditions.





8800 Grand Oak Circle Tampa, Florida 33637



www.ElevatedFacilityServices.com



## Work By Others Acknowledgment

"Work by Others" is additional work needed when performing an elevator modernization to bring it up to the latest codes to pass inspections. You must understand there may be a need to secure other contractors for work not covered by Elevated. Below are a few examples of additional work by others we frequently experience. Please note that the list below provided by Elevated is NOT an official list regarding your facility and is NOT eligible for pricing by Elevated. Please understand and identify what will be required at your facility and contact a licensed contractor to facilitate the "Work by Others." Please let us know if you have any questions.

#### **HOISTWAY & PIT - NEEDED OR MISSING**

- A Dedicated GCFI
- Adequate lighting (AMSE A.17 Section 2.2.5.1: Provide an illumination of not less than 100 lx (10 FC).
- Waterproofing of hoistway structure
- Waterproofing in the pit
- Pit ladder per code
- Non-elevator equipment (to be removed) (AMSE A.17 Section 2.8.1)
- Fire Sprinklers /Sump Pump
- Inadequate pit dimensions
- Penetrations or openings that need to be repaired and fireproofed

#### **MACHINE ROOM & POWER REQUIREMENTS - NEEDED OR MISSING**

- GCFIs / Permanent/Adequate lighting
- 3-Phase Disconnect, per power requirements
- Single Phase 120 VAC power for car lighting
- Fire Alarm Circuit & relays & Fire Controls equipment
- Code Compliance Machine Room & Machine Room door (UL and self-closing) HVAC (air conditioning) (AMSE A.17 Section 2.8.3.2)
- Non-elevator equipment (to be removed) (AMSE A.17 Section 2.8.1)
- Fire Sprinklers or water pipes directly above elevator equipment
- Proper clearances from elevator equipment to walls or door
- Adequate pit dimensions
- Penetrations or openings that need to be repaired and fireproofed
- Flood Switches (Houston code)

*I, as a result of this, acknowledge the notation above and accept responsibility for contracting other trades and will not hold Elevated responsible for "Work by Others." I also recognize that "Work by Others" may impact the final scheduling timeline.* 

X Client Signature	<u> </u>	evated Signature	
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800.526.6115	8800 Grand Oak Circle Tampa, Florida 33637		www.ElevatedFacilityServices.com



## **Work By Others**

The following preparatory work is required to install the elevator equipment properly and pass inspection for a successful turnover. The cost of this work is not included in the elevator equipment quotation.

- Provide adequate on-site refuse containers for the disposal of the elevator packing material. Should adequate containers not be provided, the removal of the elevator packing material shall become the responsibility of the Buyer.
- 2. Proper lighting in all work areas.
- 3. A plumb and legal hoistway, to within one inch of plumb per 100 feet with no dimension smaller than shown on drawings, properly framed and enclosed, including a pit of proper depth and a pit ladder for each elevator. Hoistway, pit, and overhead dimensions are to be as specified on Elevated's approved final layout drawings. The pit floor is to support impact loads shown on drawings. The pit floor is to be substantially level. Drains, sump, sump pump, lights, light switches, electrical outlets, access doors, waterproofing, access walks, handrails, and hoistway ventilation as required.
- 4. Clear, flat, vertical, or horizontal surfaces for mounting rail brackets at any location noted on Elevated's approved final layout drawings shall be in the same vertical plane as the clear hoistway line. This includes divider beams between cars for multiple elevators in a common hoistway.

- 5. Adequate supports for foundations to carry the loads of all equipment, including overhead machine, machine beams located in the hoistway, and guide rail brackets from the pit floor to the top of the hoistway and not spanning further than allowed by the governing code authority. When the maximum bracket span is exceeded, additional support shall be provided at the Owner's expense. Any bracket mounting surface that is not in line with the clear hoistway dimension detailed on Elevated's approved final layout drawings may need to be extended to meet the proper dimension.
- 6. Provide a code-compliant control closet or control room with access and ventilation in accordance with all applicable codes and regulations. The control closet or control room shall be maintained at a temperature between 32° F (0° C) and 104° F (40° C). Relative humidity should not exceed 95% noncondensing. Please validate that local codes do not require a tighter temperature range or higher ventilation requirements. If the control location exceeds these parameters, please contact your Elevated representative for control enclosure options. Provide lights, light switches, and electrical outlets as required.



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## Work By Others (continued)

- Complete three-phase connections from the electric power mains to each controller, including necessary circuit breakers and/or fused mainline disconnect switches, along with compliant piping and conduit. Each car shall also include an earth ground. Materials and installation shall meet all applicable national and local electrical codes.
- Single phase 120 VAC power for car lighting and alarm circuit provided to each controller, including necessary circuit breaker and/or fused disconnect switches along with compliant piping and conduit. Materials and installation shall meet all applicable national and local electrical codes.
- Temporary power shall be provided without cost to the elevator contractor during construction and shall match all characteristics of the permanent power supply.
- Divider beams for rail brackets shall be provided as required by code and design requirements as noted on jobspecific Shop Drawings.
- 11. Blockout/cutout through the wall as required to accommodate hall button boxes, signal fixtures, hatch ducts, governor access doors, and rope drops in the machine room.
- 12. Cutting of walls, floor, etc., and removal of such obstructions as may be necessary for proper installation of the elevator.

- 13. Provide for any repairs such as grouting, patching, and painting made necessary by such cutting.
- 14. Grouting of door sills, hoistway frames, and signal fixtures after installation of the elevator equipment.
- 15. All painting, except for factory primer and paint.
- 16. Provide finished floor marks visible from hoistway openings at all landings.
- 75° bevels on all projections, recesses, or setbacks over 4 inches except for sides used for loading and unloading.
- Sumps and/or sump pumps (where permitted) located within the pit may not interfere with the elevator equipment.
- 19. Provide hoistway walls designed and constructed in accordance with the required fire rating (including those places where elevator fixture boxes, rail bracket fastenings, or any other object requires penetration into the hoistway walls).
- 20. Temporary enclosures, barricades, and other protection for open hoistways and elevator work areas during the time the elevator is installed to meet all installation safety codes.



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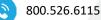




## Work By Others (continued)

- 21. Smoke detectors/sensing devices and contacts wired to elevator control, as required by local code. A means to automatically disconnect the main line power supply to the elevator prior to the application of water in the elevator control closet or control room will be furnished by the electrical contractor. This 'means' shall not be self-resetting.
- 22. All telephone wiring to the control panel and installation of telephone instruments or other communication equipment in the elevator cab with all connections to the elevator in the control closet or control room.
- 23. A hoist beam is located as indicated on Elevated's approved final layout drawings. The hoist beam shall be capable of supporting the load requirement noted on the Elevated Shop Drawings.
- 24. A standby power source shall be provided, including necessary transfer switches and auxiliary contact, where elevator operation from an alternate power supply is required.
- 25. Provide 15-amp 120V AC fused service with ground (supplied through automatic emergency lighting supply if available in building) connected to each elevator signal control cabinet for car lighting.
- 26. Provide all fire alarm initiating signals as required by all national, state, and local codes for termination at the primary elevator signal control cabinet in each group.

- 27. Adequate storage facilities for elevator equipment shall be provided prior to and during installation at the ground level within close proximity to the elevator hoistway.
- 28. Installation of anchors, embeds, and sleeves.
- 29. Dried-in hoistway(s) and machine/control room(s). Any water damage to elevator materials will be subject to Elevated's warranty conditions.
- 30. Sill angles if required.
- 31. In locations where there is a difference in elevation between the floors of adjacent pits, a metal guard is to be installed not less than 79" above the level of the higher pit floor. If a difference in elevation is 24" or less a standard railing is acceptable.
- 32. Sufficient support for machine beams, including wall pockets and patching after beams are set in place. The building interface and mounting of beams are to be per Elevated's requirements as indicated on Elevated's approved final layout drawings.







DATE: June 10, 2024

TO: Anita Cothran – Director of Finance

FROM: Ally Dobbins – Purchasing Manager

SUBJECT: Council Ratification to Increase Contract #324000174 with Cactus Abatement & Demolition, LLC for Asbestos Abatement of Richardson Library in the amount of \$507,544.33

Proposed Date of Change Order Authorization: June 17, 2024

I concur with the recommendation of Nick Kohel – Assistant Director of Engineering, and request Council ratification to increase the above referenced contract in the amount of \$507,544.33 to a total contract value of \$707,544.33, as outlined in the attached memo.

An emergency purchase procedure was authorized pursuant to Texas Local Government Code Section 252.022(a)(2) to preserve and protect the public health and safety of our residents, as outlined in the attached memo.

Funding is provided from 2021 Bond Funds and C.O.s.

Concur:

1 cothin

Anita Cothran

ATTACHMENTS



## ΤΕΧΑՏ



TO: Ally Dobbins, Purchasing Manager

THROUGH: Charles Goff, Assistant City Manager

FROM: Nicholas Kohel, P.E., Assistant Director of Engineering and Capital Projects

SUBJECT: Permission to Ratify Change Order No. 01 to the Contract with Cactus Abatement & Demolition, LLC for Asbestos Abatement for the Library Renovation Project.

COUNCIL DATE: 6/17/2024

DATE: 6/7/2024

## ACTION REQUESTED:

Council to consider ratifying Change Order No. 01 to the contract with Cactus Abatement & Demolition, LLC. for Asbestos Abatement for the Library Renovation Project, in the amount of \$507,544.33.

## ACCOUNT SUMMARY:

Award Amount	\$ \$200,000.00
Previous Change Order	\$ \$0.00
Change Order No. 01	\$ \$507,544.33
Total Contract Amount	\$ \$707,544.33

## **BACKGROUND INFORMATION:**

City of Richardson Public Library Renovation Project is a 2021 Bond Program project that is part of the City Council's continued focus on maintaining and improving facilities and infrastructure. Due to the age of the building, an asbestos survey of the Library was conducted in accordance with best practices as well as State and Federal regulations. Based on the findings of the survey, the City Council awarded the contract for asbestos abatement to Cactus Abatement & Demolition, LLC through The Interlocal Purchasing System ("TIPS") Contract #22100201 in December 2023. During the abatement process additional asbestos containing materials and mold were detected. These were required to be abated prior to starting the building renovation.

Considering this was an unforeseen expense and that the work was being performed through TIPS, a cooperative contract, staff determined it would be prudent to continue with abatement of the additional material to avoid negative impacts to the project schedule and to avoid multiple change orders in case additional material needing abatement was discovered during the process. With the abatement process nearly complete, it is now necessary to ratify the change order for the additional work in the amount of \$507,544.33.

Staff recommends approval of this change order to include abatement of additional asbestos containing materials and mold remediation in the City's contract with Cactus Abatement & Demolition, LLC.

Texas State law requires any change order which increases or decreases a publicly bid construction contract by \$50,000 or more be approved by City Council.

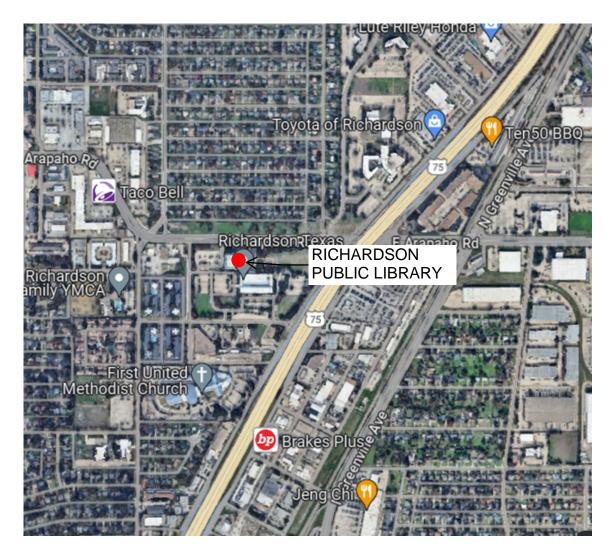
## FUNDING:

Funding is from 2021 General Obligation Bond Funds and Certificates of Obligation. The new total authorized contract will be covered through the project contingency and will not increase the overall Library Renovation Project budget presented to Council in February 2024.

## SCHEDULE:

Abatement started on 1/31/2024, and is expected to be completed by July 2024.

Attachments: Project Map Construction Contract Change Order Form



## **RICHARDSON PUBLIC LIBRARY**

## PROJECT LOCATION MAP



N.T.S.