

February 27, 2019

WHEREAS, on December 12, 2007, City Council authorized a professional services contract with Jacobs Engineering Group, Inc. for the engineering design of Cesar Chavez Boulevard (formerly Central Expressway) from Commerce Street to Live Oak Street by Resolution No. 07-3794; and

WHEREAS, on April 23, 2008, City Council authorized a professional services contract with EJES, Inc. for engineering design services for the reconstruction of Pearl Street from Commerce Street to Live Oak Street by Resolution No. 08-1278; and

WHEREAS, on April 22, 2009, City Council authorized approval of the recommended plan for the proposed alignment of Cesar Chavez Boulevard (formerly Central Expressway) from Commerce Street to Live Oak Street from its current alignment to the proposed alignment by Resolution No. 09-1082; and

WHEREAS, on September 28, 2011, City Council authorized a contract with Tiseo Paving Company for the construction of street paving, storm drainage, streetscape, traffic signal upgrades, water and wastewater main improvements for Cesar Chavez Boulevard (Central Expressway) from Commerce Street to Live Oak Street and Pearl Expressway from Commerce Street to Live Oak Street, in an amount not to exceed \$12,473,919.31, by Resolution No. 11-2548; and

WHEREAS, the City is the owner of the public right-of-way generally located on Cesar Chavez Boulevard between Commerce Street and Elm Street ("Project Area"), as shown in Exhibit A; and

WHEREAS, the City has an existing contract with Tiseo Paving Company regarding construction of certain improvements within the Project Area pursuant to Resolution No. 11-2548 ("Original Contract") approved by the Dallas City Council on September 28, 2011; and

WHEREAS, Ghost Sign Development, LLC, a Delaware limited liability company and an abutting property owner ("Developer") desires to beautify the Project Area by providing certain enhanced infrastructure improvements that are different from the improvements set forth in the Original Contract, including but not limited to, pedestrian lighting, pavers, traffic signals and landscaping ("Enhanced Improvements"), as shown in Exhibits B-1, B-2, B-3 and B-4; and

WHEREAS, the City is desirous of accepting the Enhanced Improvements; and

WHEREAS, to facilitate the Enhanced Improvements, a Thoroughfare Plan amendment is required; and

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WHEREAS, the Developer submitted an amendment to the City of Dallas Thoroughfare Plan to the City's Plan Commission for the purpose of modifying the configuration of Jackson Street south of the Project Area; and

WHEREAS, due to the time needed to process the Thoroughfare Plan amendment, the parties agree that a delay in completing the City's work under the Original Contract is expected; and

WHEREAS, the Developer has agreed to reimburse City for any additional costs to construct the Enhanced Improvements, if any; and

WHEREAS, the City has estimated potential costs of \$65,000.00 if the Developer fails to construct the Enhanced Improvements and Developer has agreed to deposit \$65,000.00 in an escrow account ("Escrow Payment") to reimburse City for such costs if needed; and

WHEREAS, the parties desire to enter into this agreement in order to allow the Enhanced Improvements to be constructed by the Developer in accordance with the terms and conditions contained in the agreement.

Now, Therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That the City Manager is hereby authorized to execute a development agreement with Ghost Sign Development LLC, a Delaware limited liability company ("Developer"), approved as to form by the City Attorney, for the design, construction, repair and maintenance of certain enhanced infrastructure improvements ("Enhanced Improvements") at Cesar Chavez Boulevard between Commerce and Elm Streets ("Project Area").

SECTION 2. That the Chief Financial Officer is hereby authorized to receive and deposit funds in an amount not to exceed \$65,000.00 ("Escrow Payment") in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit U779, Balance Sheet Account 0745, if the Enhanced Improvements are not completed and accepted in accordance with the development agreement.

SECTION 3. That the City Manager is hereby authorized to increase appropriations in an amount not to exceed \$65,000.00 in the Capital Projects Reimbursement Fund, Fund 0556, Department PBW, Unit U779, Object Code 4599, if the Enhanced Improvements are not completed and accepted in accordance with the development agreement.

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SECTION 4. That the City Manager, alternatively, is hereby authorized to execute an escrow release, approved as to form by the City Attorney, to release any claim against the Escrow Payment if the Enhanced Improvements are completed and accepted by the City in accordance with the development agreement.

SECTION 5. That the term of the agreement commences on execution and terminates 20 years thereafter, unless terminated at an earlier date in accordance with the terms of the agreement and shall be able to be extended for two consecutive five-year periods, subject to the City's approval and consent, if the Developer petitions to have the agreement extended.

SECTION 6. That this contract is designated as Contract No. PBW-2019-00009435.

SECTION 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.



EXHIBIT A - Project Scope Area

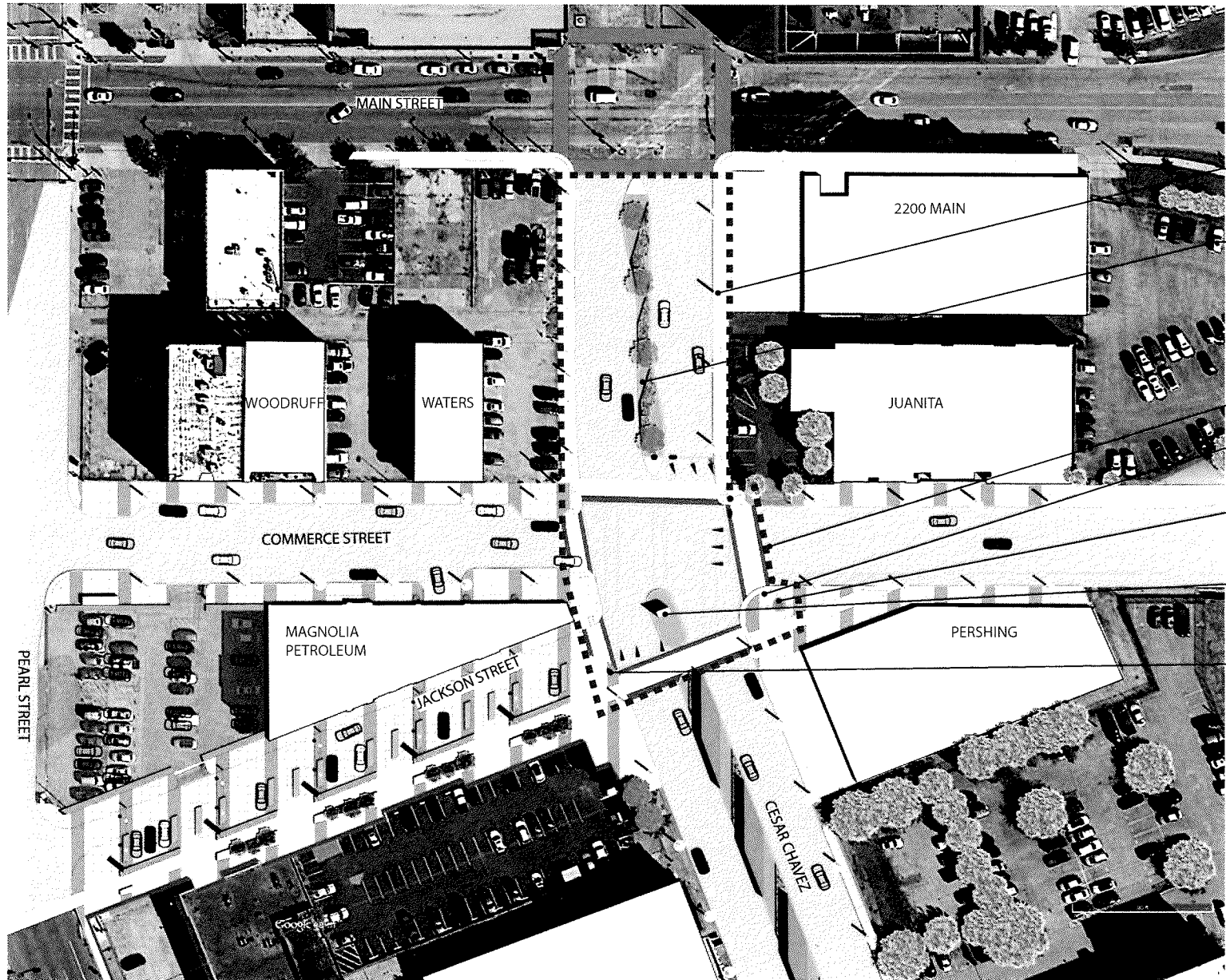
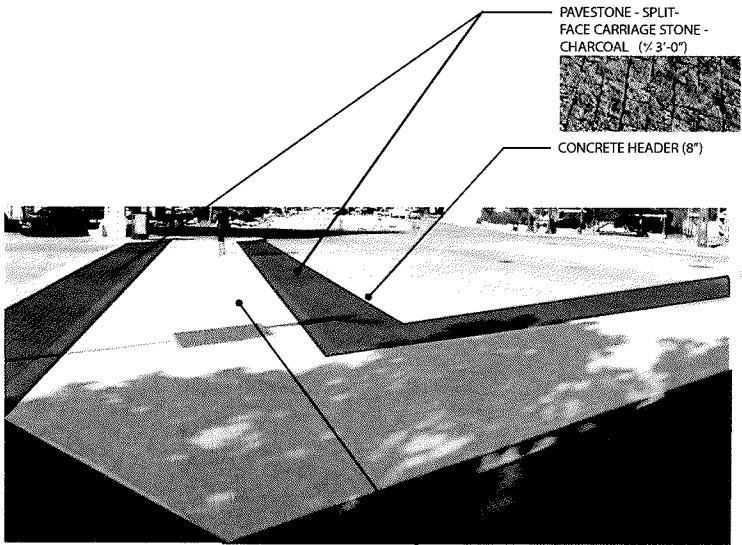


EXHIBIT B-1 - Crosswalk & Bike Lane Paving Materials

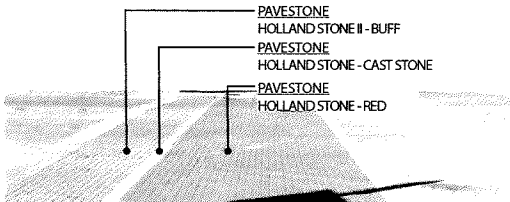


PAVESTONE - SPLIT-FACE CARRIAGE STONE - CHARCOAL (1/3'-0")

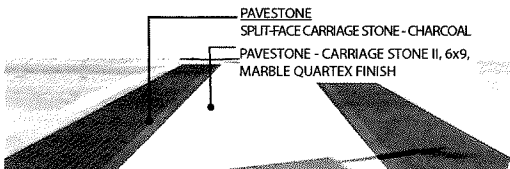
CONCRETE HEADER (8")

APPROVED SUBSTITUTE CROSSWALK PAVING, TYPICAL

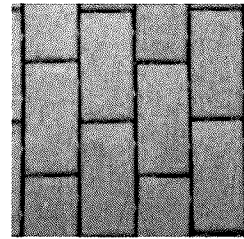
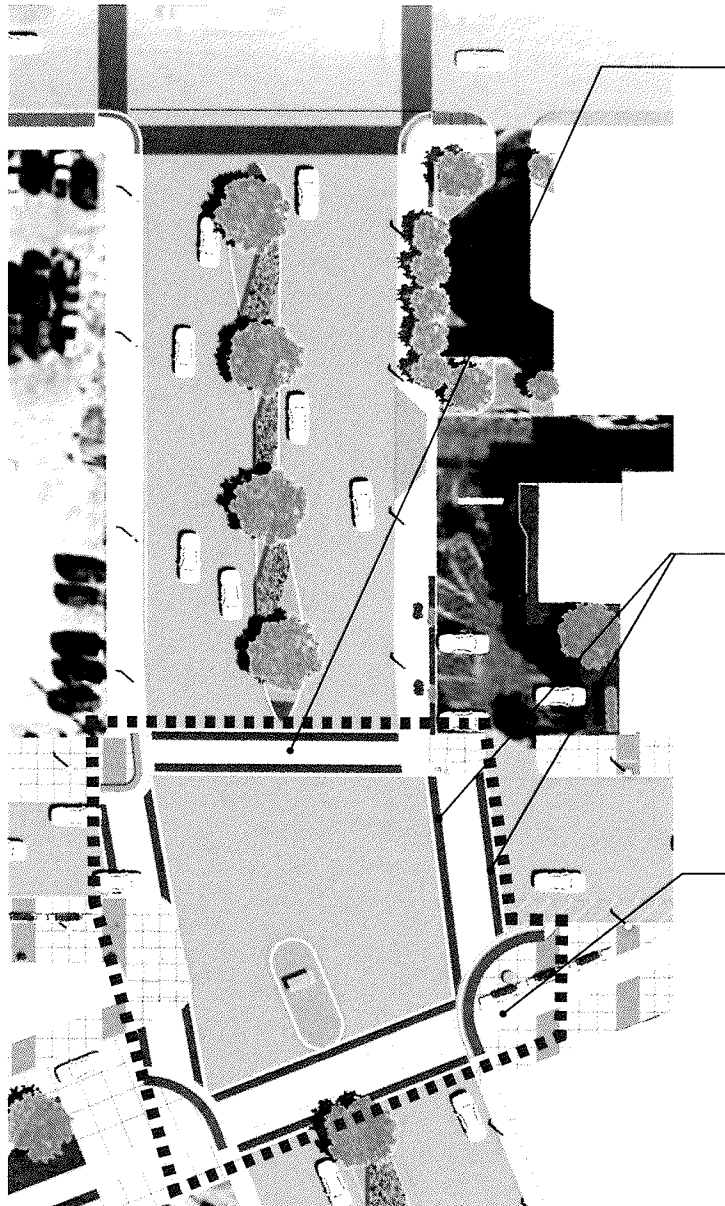
PAVESTONE - CARRIAGE STONE II, 6x9, 80MM, MARBLE QUARTEX FINISH, HERRINGBONE PATTERN (10')



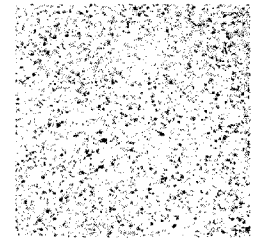
CITY PLANNED, TYPICAL CROSSWALK:-
 PAVESTONE HOLLAND STONE II - BUFF - \$3.19 / S.F
 PAVESTONE HOLLAND STONE - CAST STONE - \$3.19 / S.F
 PAVESTONE HOLLAND STONE - RED - \$3.19 / S.F



APPROVED SUBSTITUTE, TYPICAL CROSSWALK:-
 PAVESTONE - SPLIT-FACE CARRIAGE STONE - CHARCOAL
 PAVESTONE - CARRIAGE STONE II, 6x9 MARBLE QUARTEX, HERRINGBONE PATTERN



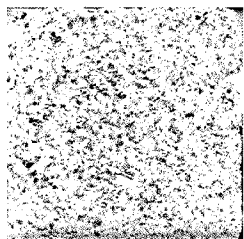
CITY PLANNED:-
 PINE HALL ENGLISH EDGE RED
 STREET - \$6.58 / S.F.
 SIDEWALK - \$4.80 / S.F.
 SUPPLIER CONTACT:-
 ACME BRICK
 BRYAN HACKETT - 214-208-0336



APPROVED SUBSTITUTE:-
 PAVESTONE - CARRIAGE STONE II, 6x9, 80MM, MARBLE QUARTEX FINISH
 HERRINGBONE PATTERN
 STREET - \$4.75/ S.F.



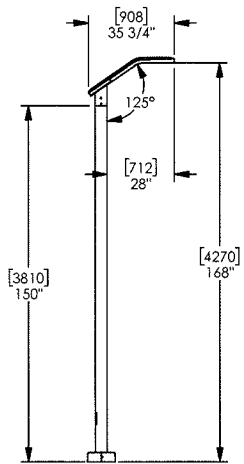
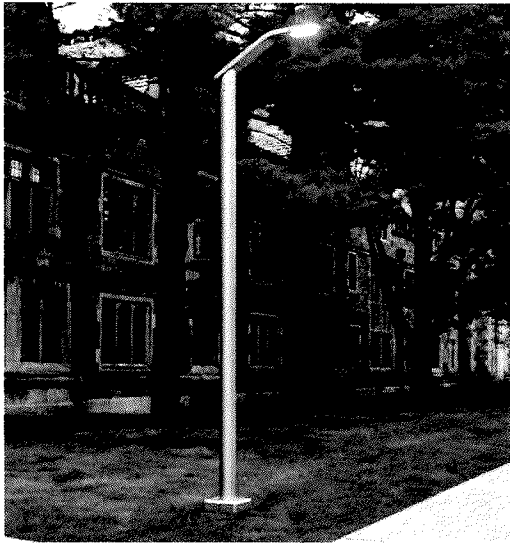
APPROVED SUBSTITUTE:-
 PAVESTONE - SPLIT-FACE CARRIAGE STONE - CHARCOAL
 \$4.83 / S.F.
 SUPPLIER CONTACT:-
 PAVESTONE
 JOEY GUEDEA - 214-684-4427



BIKE LANE - STREET
 PAVESTONE - CARRIAGE STONE II, 6x9, 80MM, SCHLEGAL TAN QUARTEX FINISH
 HERRINGBONE PATTERN
 STREET - \$4.75/ S.F.
 BIKE LANE - SIDEWALK
 PAVESTONE - VINTAGE STONE 6x9, 60MM, NO BEVEL, SCHLEGAL TAN QUARTEX FINISH
 HERRINGBONE PATTERN
 SIDEWALK - \$4.65/ S.F.

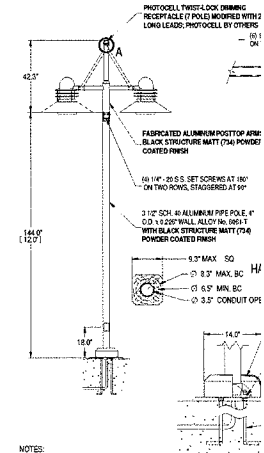
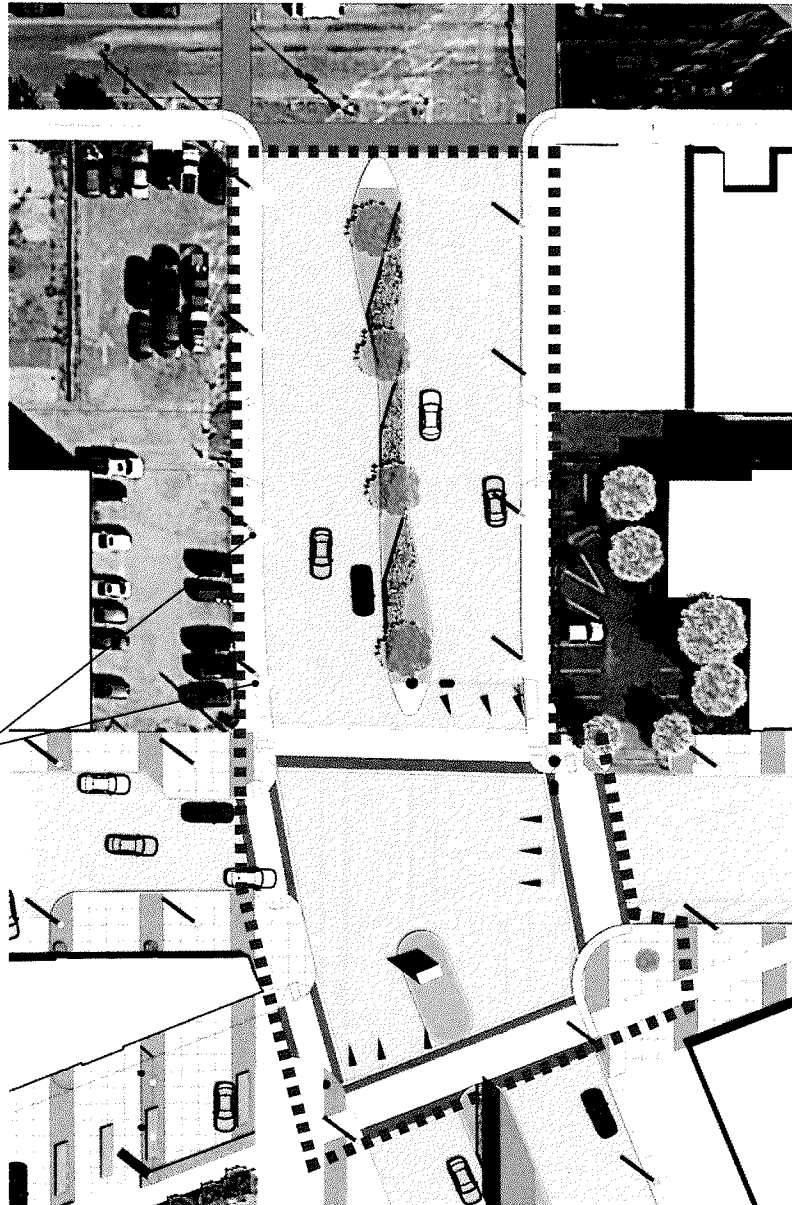
*SPECIFIC MATERIAL TO BE APPROVED PER CONSTRUCTION PLANS

EXHIBIT B-2 - Lighting



APPROVED SUBSTITUTE:
LANDSCAPE FORMS
TORRES 14' SINGLE HEAD
\$3,445 PER POLE (8 POLES PROPOSED)
COLOR: STEEL

FINAL LIGHT LEVEL TO BE APPROVED
BY BRAD MOSS.



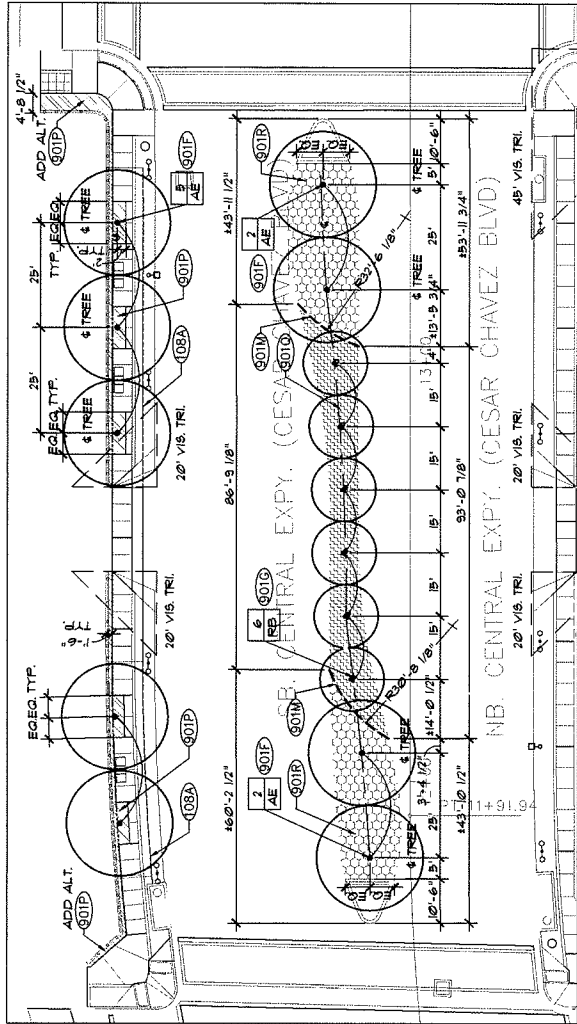
- NOTES:
1. FINISH: BLACK STRUCTURE MATT (75) BASE DETAIL
2. VOLTAGE: 120/277V
3. POLES IS RATED FOR 80MPH WITH WIND GUST FACTOR OF 1.3
4. FIXTURES PROVIDED WITH 20FT OF CABLES

CITY PLANNED:
LOUIS POULSEN - LOUIS POULSEN-
MODIFIED NYHAVEN AREA
\$5,700 PER POLE (8 POLES PROPOSED)

SUPPLIER CONTACT:
ALA
BILL GALVIN - 214- 69707407

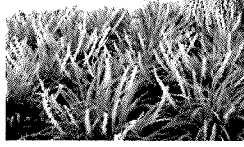
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EXHIBIT B-3 - Planting



CITY PLANNED MEDIAN PLANTING PLAN

CITY PROPOSED PLANTING PALLET



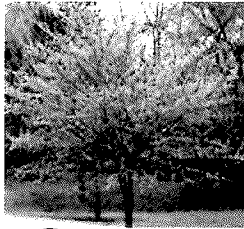
LIRIOPE SPICATA
(1,164 S.F. TOTAL)



LIRIOPE MUSCARI 'BIG BLUE'
(372 S.F. TOTAL)



MUHLENBERGIA
CAPILLARIS
(792 S.F. TOTAL)

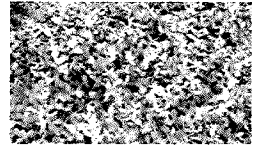


CERCIS CANADENSIS
(6 TOTAL)



ULMUS PARVIFOLIA
'ALEE'
(9 TOTAL)

APPROVED SUBSTITUTE PLANTING PALLET



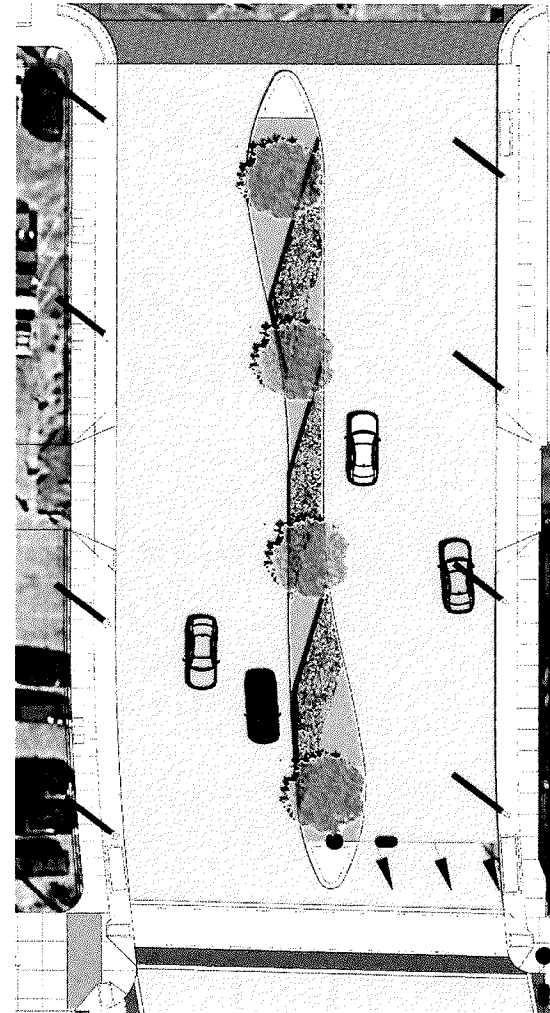
EUONYMUS FORTUNEI
(1,164 S.F. TOTAL)



MUHLENBERGIA
CAPILLARIS
(792 S.F. TOTAL)

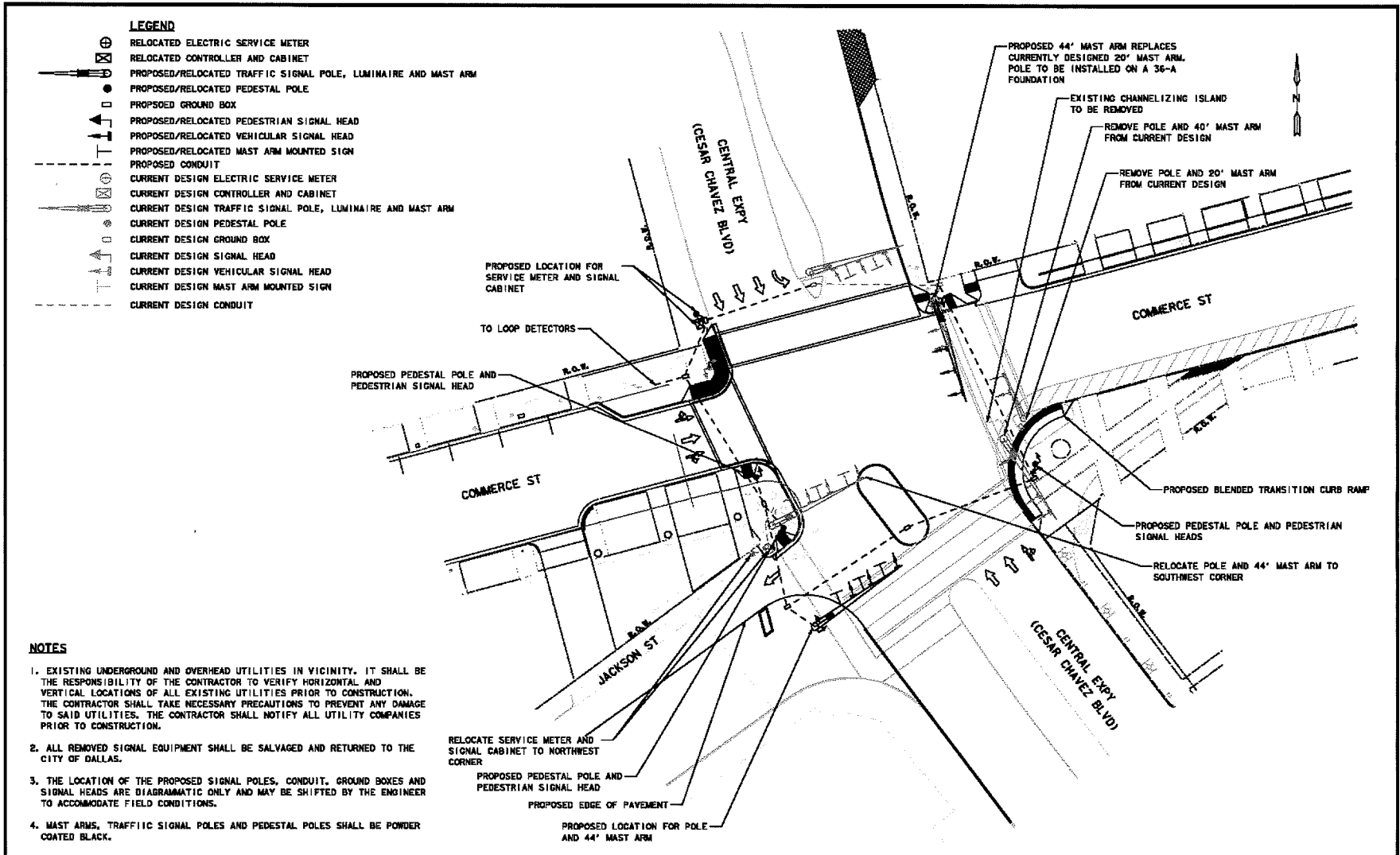


ULMUS PARVIFOLIA
'ALEE'
(4 TOTAL)

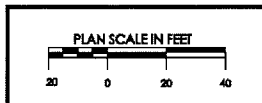


APPROVED SUBSTITUTE MEDIAN PLANTING PLAN

EXHIBIT B-4 - Traffic Signals



PRELIMINARY SUBMITTAL	
NO.	REVISION



Stantec
 Registered Professional Engineering Firm F-4284
 2415 HICKORY BLVD, SUITE 700
 RICHARDSON, TEXAS 75081
 214-466-8500
 TX REG. ENGINEERING FIRM F-4284

NOT FOR CONSTRUCTION
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CENTRAL EXPY & COMMERCE ST
 PROPOSED SIGNAL LAYOUT
 DATE: 12/14/2018

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