

RECEIVED

BUDGET, FINANCE & AUDIT COMMITTEE
DALLAS CITY COUNCIL COMMITTEE AGENDA

2015 DEC -4 PM 12: 37

CITY SECRETARY
DALLAS, TEXAS

MONDAY, DECEMBER 7, 2015
CITY HALL
COUNCIL BRIEFING ROOM, 6ES
1500 MARILLA
DALLAS, TEXAS 75201
1:00 P.M. – 2:30 P.M.

Chair, Councilmember Jennifer S. Gates
Vice-Chair, Councilmember Philip T. Kingston
Deputy Mayor Pro Tem Erik Wilson
Councilmember Rickey D. Callahan
Councilmember Scott Griggs
Councilmember Lee M. Kleinman

Call to Order

1. Consideration of the minutes from the November 2, 2015 Budget, Finance and Audit Committee meeting

BRIEFINGS

2. Beverage and Snack Vending Errick Thompson, *Director*
Equipment and Building Services
3. Ad Valorem Tax Overview Jack Ireland, *Director*
Office of Financial Services

UPCOMING AGENDA ITEMS

December 9, 2015 City Council Meeting

- A. Agenda Item #7: Authorize a one-year master agreement for the purchase of (1) one hundred fleet vehicles and equipment - Total not to exceed \$21,263,314 - Financing: Current Funds (\$2,377,502), Water Utilities Current Funds (\$2,208,971), Municipal Lease Agreement Funds (\$15,180,959), 2003 Equipment Acquisition Contractual Obligation Notes (\$5,924), 2004 Equipment Acquisition Contractual Obligation Notes (\$30,771), 2005 Equipment Acquisition Contractual Obligation Notes (\$24,604), 2006 Equipment Acquisition Contractual Obligation Notes (\$679), 2007 Equipment Acquisition Contractual Obligation Notes (\$636,684), 2008 Equipment Acquisition Contractual Obligation Notes (\$7,557), 2010 Equipment Acquisition Contractual Obligation Notes (\$789,663)

- B. Agenda Item #8: Authorize a two-year master agreement for furniture, floor covering and related support services with Haworth, Inc., Herman Miller, Inc., Knoll, Inc., Virco, Inc., National Office Furniture, Peter Pepper Products, Inc., Hon Office Furniture, Mohawk Industries, Milliken & Company, Shaw Industries, Interface, Spacesaver, Texas Correctional Industries and their associated distributors through the U.S. Communities Government Purchasing Alliance, Texas Multiple Award Schedules and Texas Department of Criminal Justice, Texas Correctional Industries - Not to exceed \$4,476,735 - Financing: Current Funds (\$2,219,237), Convention and Event Services Capital Construction Funds (\$1,200,000), 2006 Bond Funds (\$457,499), Central Library Gift and Donation Funds (\$307,499), Water Utilities Current Funds (\$164,500), Building Inspection Current Funds (\$98,000) and Texas Department of State Health Services Grant Funds (\$30,000)

- C. Agenda Item #9: Authorize a two-year master agreement for hot mix asphalt and cold patch materials - Austin Asphalt, LP in the amount of \$9,345,133, Unique Paving Materials in the amount of \$939,240 and APAC-Texas, Inc. in the amount of \$92,500, lowest responsible bidders of five - Total not to exceed \$10,376,873 - Financing: Current Funds (\$10,346,115), Water Utilities Current Funds (\$19,000) and Aviation Current Funds (\$11,758)

- D. Agenda Item #10: Authorize a three-year master agreement for cement treated base, rebase, and super slurry - Martin Marietta Materials, LTD, lowest responsible bidder of two - Not to exceed \$3,434,634 - Financing: Current Funds (\$3,415,734) and Water Utilities Current Funds (\$18,900)

- E. Agenda Item #11: Authorize a three-year master agreement for the purchase of water meters, detector check valves and parts - Mueller Systems, LLC in the amount of \$8,036,109, Itron, Inc. in the amount of \$6,418,201, Neptune Technology Group, Inc. in the amount of \$5,525,809, National Meter & Automation, Inc. in the amount of \$370,884, HD Supply Waterworks, LTD in the amount of \$322,000, Elster AMCO Water, LLC, in the amount of \$122,168, Sensus USA, Inc. in the amount of \$87,407 and Metron-Farnier, LLC in the amount of \$32,640, lowest responsible bidders of eight - Total not to exceed \$20,915,218 - Financing: Water Utilities Current Funds

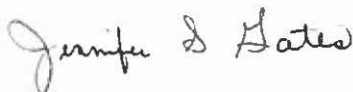
- F. Agenda Item #12: Authorize the purchase of a tarp deployment system - Con-Wal, Inc. dba Southwestern Sales Co. doing business in Texas as tarpARMOR Co., lowest responsible bidder of two - Not to exceed \$107,889 - Financing: Sanitation Current Funds

- G. Agenda Item #31: Authorize a professional services contract with Kimley-Horn and Associates, Inc., most advantageous proposer of thirteen, to provide traffic signal design services for 32 traffic signals at various intersections and other related tasks (list attached) - Not to exceed \$642,000 - Financing: General Obligation Commercial Paper Funds (\$428,000), Street Assessment Funds (\$197,000) and Sanitation Current Funds (\$17,000)

- H. Agenda Item #32: Authorize (1) Supplemental Agreement No. 1 to the traffic signal design contract with Kimley-Horn and Associates, Inc., previously authorized on June 17, 2015, by Resolution No. 15-1172, to provide right-of-way/easement purchase documentation for six intersections (list attached); and (2) an increase in the required local match in the amount of \$12,000 - Not to exceed \$12,000 - Financing: Street Assessment Funds

- I. Draft Addendum Item: Authorize a three-year service contract and policy, with two one-year renewal options, to provide (1) City paid basic life insurance for \$1.75 per employee per month – Estimated cost of \$777,924, and (2) Voluntary employee paid supplemental group term life, voluntary dependent life and accidental death and dismemberment insurance coverage – Estimated cost \$7,712,915 (to be fully reimbursed by participating employees) - Standard Insurance Company, most advantageous proposer of three - Not to exceed \$8,490,839 - Financing: Current Funds (subject to annual appropriations)
- J. Draft Addendum Item: Authorize a six-year service contract for elevator and escalator maintenance and repair at various city facilities – Southwest Elevator Company dba Oracle Elevator Company of Texas, lowest responsible bidder of five - Not to exceed \$4,242,931 - Financing: Current Funds (subject to annual appropriations)
- K. Draft Addendum Items: State of Texas Energy Conservation Office LoanSTAR Fund
 - Authorize (1) the acceptance of a loan from the State of Texas Energy Conservation Office LoanSTAR Fund in the amount of \$5,723,363, to be repaid plus interest, beginning in FY 2016-17 for a period of ten years from electric and natural gas energy savings; (2) the establishment of appropriations in the amount of \$5,723,363 in the State Energy Conservation Office LoanSTAR III Fund; (3) Supplemental Agreement No. 1 to the contract with Metco Engineering for (a) construction of energy conservation related projects at 28 City facilities in an amount not to exceed \$5,723,363 (list attached) and (b) measurement and verification of the guaranteed savings for a period not to exceed ten years, in an amount not to exceed \$150,000 to be paid from electric and natural gas savings; and (4) the acceptance and deposit of rebates from Oncor Electric Delivery in the Oncor Rebate Funds - Total not to exceed \$5,873,363 - Financing: State of Texas Energy Conservation Office LoanSTAR Funds (\$5,723,363) and Current Funds (\$150,000) (subject to annual appropriations)
 - Authorize repayment of the loan, in the amount of \$5,723,363 over a ten year period, plus interest in the amount of \$480,000, from State of Texas Energy Conservation Office Loan Repayment Fund using savings in the City's annual electricity and natural gas budgets - Not to exceed \$6,203,363 - Financing: Current Funds (subject to annual appropriations)

Adjourn



Jennifer S. Gates, Chair
Budget, Finance & Audit Committee

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. Contemplated or pending litigation, or matters where legal advice is requested of the City Attorney. Section 551.071 of the Texas Open Meetings Act.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.072 of the Texas Open Meetings Act.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Section 551.073 of the Texas Open Meetings Act.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Section 551.074 of the Texas Open Meetings Act.
5. The deployment, or specific occasions for implementation of security personnel or devices. Section 551.076 of the Texas Open Meetings Act.
6. Deliberations regarding economic development negotiations. Section 551.087 of the Texas Open Meetings Act.

Budget, Finance & Audit Committee

Meeting Record- DRAFT

Meeting Date: November 2, 2015

Convened: 1:02 pm

Adjourned: 2:25 pm

Committee Members Present:

Jennifer S. Gates, Chair
Philip T. Kingston, Vice-Chair

Erik Wilson
Rickey D. Callahan

Lee M. Kleinman
Scott Griggs

Committee Members Absent:

N/A

Other Council Members Present:

N/A

Staff Present:

Jeanne Chipperfield
Craig Kinton
Stephanie Cooper
Jesse Dillard
Patrick Haigh
Rosa Rios

Mike Frosch
Robert Sims
Mark Duebner
Doug Shelton
CJ Holt
Edward Scott

Jesus Salazar
Adelia Gonzalez
William Finch
Michelle Charnoski
Dennis Ware

Shareese Davis
Patricia Blasquez
Terry Lowery
Helena Thompson
Errick Thompson

Filicia Hernandez
Eileen Youens
Lance Sehorn
Tina Richardson
David Fisher

Others Present:

Dan Barrón, Grant Thornton LLP
Natalie Wood, Grant Thornton LLP
Jeremy Huval, Grant Thornton LLP

AGENDA:

Call to Order

1. Consideration of the October 5, 2015 Minutes

Presenter(s):

Information Only: _

Action Taken/Committee Recommendation(s):

Motion made by: Rickey D. Callahan

Motion seconded by: Erik Wilson

2. Consideration of the October 19, 2015 Minutes

Presenter(s):

Information Only: _

Action Taken/Committee Recommendation(s):

Motion made by: Lee M. Kleinman

Motion seconded by: Rickey D. Callahan

Budget, Finance & Audit Committee

Meeting Record- DRAFT

3. Communications Related to the FY 2015 Audit

Presenter(s): Dan Barrón, Grant Thornton LLP
Natalie Wood, Grant Thornton LLP
Jeremy Huval, Grant Thornton LLP

Information Only: X

Action Taken/Committee Recommendation(s):

N/A

2. Beverage Services Contract for City Facilities

Presenter(s): Michael Frosch, Director, Business Development and Procurement Services

Information Only: _

Action Taken/Committee Recommendation(s):

A motion was made to forward to the City Council with a recommendation to reject the bid for Tuesday, November 10, 2015. Motion passed on a divided vote, with Councilmember Wilson voting in opposition.

Motion made by: Scott Griggs

Motion seconded by: Philip T. Kingston

UPCOMING AGENDA ITEMS:

November 10, 2015 City Council Meeting

A. Professional Radio Engineering Services for a New P25 Compliant Trunk Radio System

- **Authorize (1) the receipt and deposit of funds from Dallas County in an amount of \$194,895; and (2) an increase in appropriations in the amount of \$194,895 in the Capital Projects Reimbursement Fund - Not to exceed \$194,895 - Financing: Capital Projects Reimbursement Funds**
- **Authorize a service contract for professional radio engineering services to assist the City with the vendor evaluation and vendor selection process for a new P25 compliant trunk radio system - Black & Veatch Corporation, formerly RCC Consultants, Inc. - Not to exceed \$779,577 - Financing: Current Funds (\$584,682) and Capital Projects Reimbursement Funds (\$194,895)**

A motion was made to forward to the City Council with support for Tuesday, November 2, 2015. Motion passed on a divided vote, with Councilmember Kingston voting in opposition.

Motion made by: Scott Griggs

Motion seconded by: Rickey D. Callahan

B. Authorize a two-year service contract for the maintenance and repair of gymnasium floors at thirty-four recreation centers – Jellison, Inc. dba Jelco, lowest responsible bidder of six - Not to exceed \$243,398 - Financing: Park and Recreation Program Funds (subject to appropriations)

A motion was made to forward to the City Council with support for Tuesday, November 2, 2015. Motion passed on a divided vote, with Councilmember Kingston voting in opposition.

Motion made by: Scott Griggs

Motion seconded by: Rickey D. Callahan

Budget, Finance & Audit Committee

Meeting Record- DRAFT

- C. Authorize a three-year consultant services contract for airport financial and related management consulting services for Aviation - Unison Consulting, Inc., most advantageous proposer of three - Not to exceed \$324,788 - Financing: Aviation Current Funds (subject to annual appropriations)**

A motion was made to forward to the City Council with support for Tuesday, November 2, 2015. Motion passed on a divided vote, with Councilmember Kingston voting in opposition.

Motion made by: Scott Griggs

Motion seconded by: Rickey D. Callahan

- D. Authorize a three-year service contract for median maintenance and mowing of Texas Department of Transportation rights-of-way within the corporate boundaries of Dallas - Good Earth Corporation, lowest responsible bidder of three - Not to exceed \$9,464,660 - Financing: Current Funds (subject to annual appropriations)**

Councilmember Wilson requested additional information regarding the routes for rights-of-way mowing. A motion was made to forward to the City Council with support for Tuesday, November 2, 2015. Motion passed on a divided vote, with Councilmember Kingston voting in opposition.

Motion made by: Scott Griggs

Motion seconded by: Rickey D. Callahan

- E. Authorize a three-year service contract for televised sewer inspection, maintenance and repair services - RKM Utility Services, Inc., lowest responsible bidder of two - Not to exceed \$4,760,750 - Financing: Water Utilities Capital Construction Funds (subject to appropriations)**

A motion was made to forward to the City Council with support for Tuesday, November 2, 2015. Motion passed on a divided vote, with Councilmember Kingston voting in opposition.

Motion made by: Scott Griggs

Motion seconded by: Rickey D. Callahan

- F. Authorize a three-year service contract for the rental of uniforms - G&K Services, through the Texas Association of School Boards (BuyBoard) - Not to exceed \$458,304 - Financing: Current Funds (\$265,637), Sanitation Current Funds (\$165,011), Water Utilities Current Funds (\$24,952) and Aviation Current Funds (\$2,704) (subject to annual appropriations)**

A motion was made to forward to the City Council with support for Tuesday, November 2, 2015. Motion passed on a divided vote, with Councilmember Kingston voting in opposition.

Motion made by: Scott Griggs

Motion seconded by: Rickey D. Callahan

- G. Authorize (1) the purchase of bio-filter organic materials - MTR Enviro-Construction, Inc. in the amount of \$206,800; and (2) a service contract for liner repair services at the Southside Wastewater Treatment Plant – Archer Western Construction, LLC in the amount of \$68,000, lowest responsible bidders of four – Total not to exceed \$274,800 - Financing: Water Utilities Capital Construction Funds**

A motion was made to forward to the City Council with support for Tuesday, November 2, 2015. Motion passed on a divided vote, with Councilmember Kingston voting in opposition.

Motion made by: Scott Griggs

Motion seconded by: Rickey D. Callahan

Budget, Finance & Audit Committee

Meeting Record- DRAFT

- H. **Authorize a three-year master agreement for the purchase of sampling stations and automatic flushing devices with parts and accessories for water mains - Fortiline, Inc. in the amount of \$606,850 or \$621,850 (Tie Bid Line 4), HD Supply Waterworks Ltd. in the amount of \$42,874 and Ferguson Enterprises, Inc. in the amount of \$0 or \$15,000 (Tie Bid - Line 4), lowest responsible bidders of three – Total not to exceed \$664,724 - Financing: Water Utilities Current Funds**

A motion was made to forward to the City Council with support for Tuesday, November 2, 2015. Motion passed on a divided vote, with Councilmember Kingston voting in opposition.

Motion made by: Scott Griggs

Motion seconded by: Rickey D. Callahan

- I. **Authorize (1) the acceptance of a loan from the State of Texas Energy Conservation Office Loan Star Fund in the amount of \$6,935,946, to be repaid plus interest, beginning in FY 2016-17 for a period of ten years from electric and natural gas energy savings; (2) the establishment of appropriations in the amount of \$6,935,946 in the State Energy Conservation Office Loan Star Fund; (3) Supplemental Agreement No. 1 to the contract with Pepco Energy Services for (a) construction of energy conservation related projects at eight City facilities in an amount not to exceed \$6,935,946 (list attached) and (b) measurement and verification for a period not to exceed ten years, in an amount not to exceed \$798,497 to be paid from electric and natural gas savings; (4) the acceptance and deposit in the Oncor Rebate Fund of rebates from Oncor Electric Delivery; and (5) repayment of the loan over a ten year period, plus interest, from State of Texas Energy Conservation Office Loan Repayment Fund using savings in the City's annual electricity and natural gas budgets - Total not to exceed \$7,734,443, plus interest - Financing: State of Texas Energy Conservation Office Loan Star Funds (\$6,935,946) and Oncor Rebate Funds (\$798,497) (to be reimbursed by Oncor Electric Delivery)**

Councilmember Callahan requested additional information regarding the amount of interest over the term of the debt. A motion was made to forward to the City Council without recommendation for Tuesday, November 10, 2015. Motion passed unanimously.

Motion made by: Philip T. Kingston

Motion seconded by: Scott Griggs

- J. **Draft Addendum Item: Upcoming Draft Agenda Item on the November 10, 2015 City Council Agenda- A resolution acknowledging receipt of the Ethics Advisory Commission Rules of Procedure**

A motion was made to forward to the City Council with support for Tuesday, November 2, 2015. Motion passed on a divided vote, with Councilmember Kingston voting in opposition.

Motion made by: Scott Griggs

Motion seconded by: Rickey D. Callahan

Adjourn

Jennifer S. Gates, Chair
Budget, Finance & Audit Committee

Memorandum



CITY OF DALLAS

DATE December 4, 2015

TO Members of the Budget, Finance & Audit Committee: Jennifer S. Gates (Chair), Philip T. Kingston (Vice Chair), Erik Wilson, Rickey D. Callahan, Scott Griggs, Lee M. Kleinman

SUBJECT Beverage and Snack Vending

On Monday, December 7, 2015 the Budget, Finance and Audit Committee will be briefed on Beverage and Snack Vending. The briefing is attached for your review.

Please let me know if you need additional information.

A handwritten signature in blue ink, appearing to read 'Jill Jordan'.

Jill A. Jordan, P.E
Assistant City Manager

Attachment

c: Honorable Mayor and Members of City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Joey Zapata, Assistant City Manager
Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager

Beverage and Snack Vending

Budget, Finance and Audit Committee
December 7, 2015



Purpose

Obtain policy direction on healthy choice criteria to be used in upcoming food/drink – related procurements



Outline

- **Background**
- **Recommendations for discussion**
- **Next Steps**
- **Committee Feedback and Input**



Refreshments at City Facilities

Beverages

Beverages

Pouring
Rights

Vending
Machines

Snacks

Vending Machines

Snacks

Background – Pouring Rights

- Pouring rights authorize the holder to sell and dispense beverages through fountain machines and provide significant advertising opportunity for the holder (signage, cups, etc.)
- Limited City facilities have pouring rights opportunities - examples include
 - City Performance Hall
 - Bahama Beach Waterpark
 - Dallas Convention Center
 - Morton H. Meyerson Symphony Center
- Pouring rights venues typically
 - Have operating agreements
 - Entertain a primarily public/visitor customer base
 - Generally require admission fees for customers/patrons
- Pouring rights are bundled with exclusive beverage vending agreement to leverage volume



Background – Vending Machines

- **Most City facilities (including the pouring rights venues discussed above) have beverage and snack vending machines**
- **Depending on location, machines are used by**
 - **Employees**
 - **Public**
 - **Both employees and the public**
- **Previous contracts have been strictly market-based for both snack and beverage vending machines**
- **Recommended procurement represents a paradigm shift to a much more health-conscious focus while empowering employees and other consumers to make informed choices**
- **Clearly communicating the City’s “healthy options” intent to the vending community is critical for successfully procuring these services**



Background – Vending Industry Trends

- **The American Beverage Association (including The Coca Cola Company, Dr. Pepper Snapple, PepsiCo, and hundreds of other beverage bottling companies) in association with the Alliance for a Healthier Generation implemented the Balance Calories Initiative designed to help fight obesity by reducing beverage calories consumed per person nationally by 20% by 2025**
- **The National Automatic Merchandising Association (NAMA) implemented FitPick[®], a healthy vending and micro market labeling program designed to help operators and consumers identify products that meet recognized nutrition standards**



Background

- Health and wellness initiatives continue to gain momentum and there are many examples of criteria used to define healthy options for vending machines (see examples from San Antonio and federal programs in appendix)
- Most criteria
 1. Eliminate industrially produced trans fat
 2. Limit calories per serving
 3. Limit sodium content
 4. Limit sugars
 5. Limit saturated fat

GOAL: Increase the availability of healthy and affordable beverage and packaged food options at City facilities



Recommendations

Two Requests for Proposals:

1. **Beverages**
 - **Pouring Rights**
 - **Vending Machines (includes setting healthy standard)**
2. **Snacks (includes setting healthy standard)**



Recommendations – Beverage Vending Criteria

Beverage Category (Nutritional Standard)	Dallas Recommended Product Mix of total offerings per machine, not all machines will carry all
Diet Soda	Up to 20%
Full-flavored Soda	Up to 10%
Plain or Carbonated Water (0 calorie, 0 grams of carbohydrates, 0 grams of sugar)	25% or more
100% Fruit or Vegetable Juice (no added sweeteners, <250mg Sodium)	Up to 15%
Non-carbonated, Low (< 40) Calorie (can include teas, sports / energy drinks, and non-dairy, fortified options)	Up to 20%
1% or Non-fat White, Unflavored Milk	Up to 10%

Recommended product mix is consistent with guiding principles and allows flexibility based on location – **only water** is required to be in each machine

Pouring rights are not impacted by the product mix above



Recommended Beverage Vending Criteria – Example Products

Lower-calorie, healthier options to make up 90% of offerings



Recommendations – Healthy Snack Vending Criteria

Phasing is recommended for Dallas

- Supports balancing of guiding principles
- Reduces potential challenges experienced by others in their implementations
- Supports strategic partnership with selected vendor
- Allows opportunity to assess for 6-8 months, report back to committee, and make adjustments as necessary for year two and beyond

	Year 1 - 75% of offerings Year 2 and beyond - 100% of offerings
Serving size	≤ 200 calories
Total fat	≤ 35% of calories ¹
Trans fat	0 grams ¹
Saturated fat	≤ 10% of calories ¹
Sugars	≤ 35% of calories ¹
Sodium	≤ 250 mg
Fried snacks?	Not allowed

¹Excludes nuts, seeds, whole/dried fruits, cheeses and yogurts

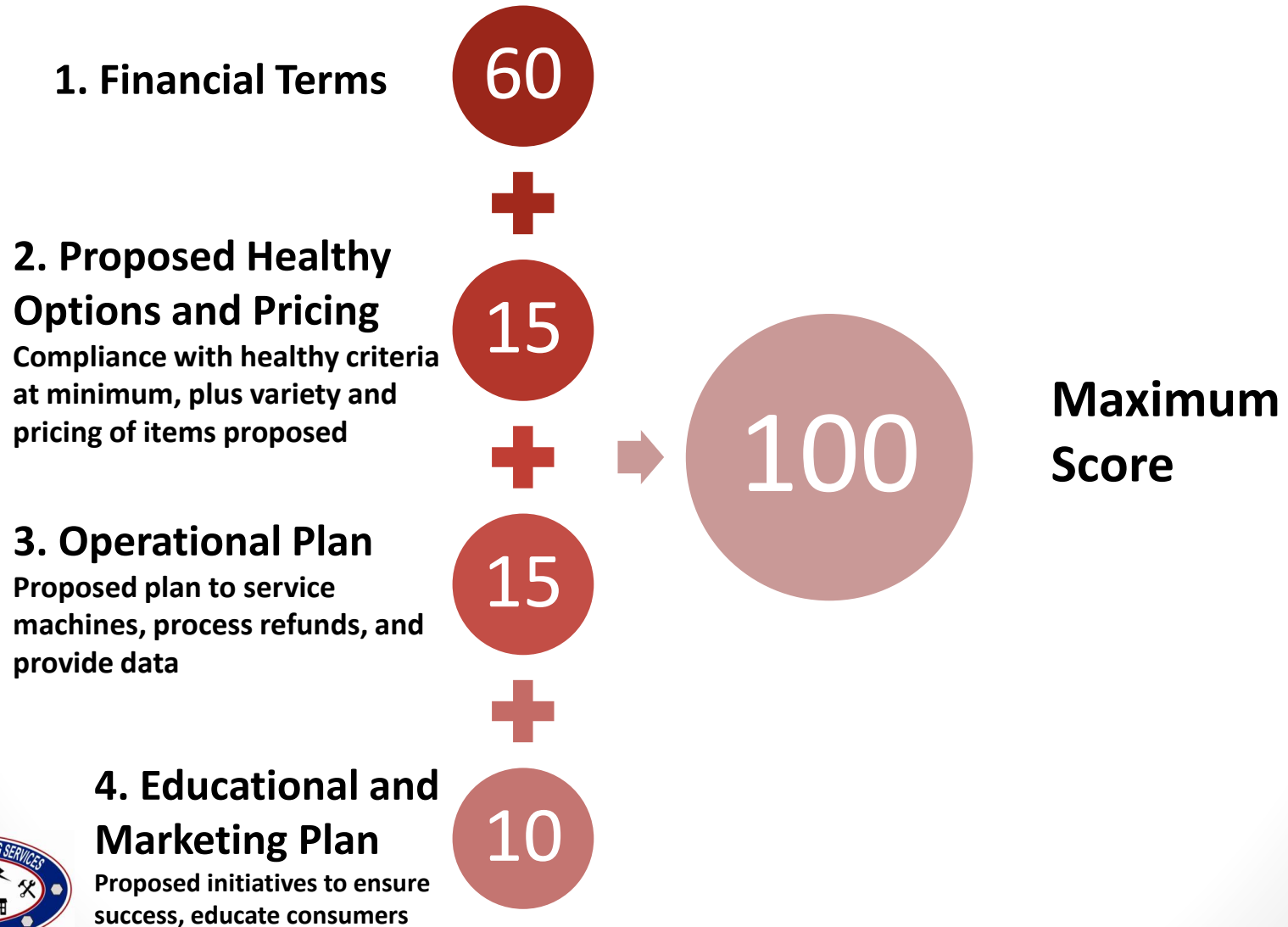


Recommended Snack Vending Criteria – Example Products



Recommendations – Evaluation Criteria

No points are awarded for anything “given” to the City



Recommendations – Financial Terms Evaluation Criteria

60 points in this category (Beverage RFP)

- Minimum Annual Guaranteed Payment (20 points)
- Commission (40 points)
 - Case sales
 - Pouring Rights

For the Snack RFP, all 60 points are based on commission proposed



Key Decision Points for Financial Terms

Policy direction needed on the following:

- Annual Guaranteed Payments for exclusive rights?
- Commission based payments?
- Combination of the Annual Guarantee and Commission?
- Upfront payment?
- Preferred pricing for products for community events?



Next Steps and Tentative Schedule

- December 17, 2015 – advertise updated RFP based on committee input/feedback
 - January 14, 2016 – hold pre-proposal meetings
 - January 28, 2016 – vendor proposals due
 - February 12, 2016 – complete vendor presentations and staff evaluations
 - March 4, 2016 – complete negotiations and finalize contract(s)
 - March 28, 2016 – Committee briefing on results and recommendation(s) for award(s)
 - April 13, 2016 – Council consideration of contract(s)
-

Questions and Discussion



APPENDIX



Background – Beverage Vending

- **Prior to 2004: departments had their own relationships/contracts with beverage machine vendors – difficult to manage and impossible to leverage**
- **2004: five-year consolidated beverage contract awarded**
- **2009: new, five-year beverage contract awarded**
- **Late 2014: current beverage contract extended one year and new RFP advertised**
- **April 1, 2015: three proposals received**
- **November 2, 2015: Council rejected and authorized new RFP for beverages**
- **November 13, 2015: Council was provided tentative procurement timeline beginning with today's briefing**



Background – Snack Vending

- **Prior to 2005: departments had their own relationships/contracts with snack machine vendors – difficult to manage and impossible to leverage**
- **2005: three-year snack vending contract awarded**
- **2012: new, four-year snacks contract awarded**
- **Early 2015: preliminary draft RFP developed for new snack vending contract**
- **Fall 2015: RFP put on hold pending consensus on healthy options language**



Example Criteria

- **Many example criteria in use across the country appear to overlap significantly with those developed in 2010 by the General Services Administration and US Department of Health and Human Services that govern snack and beverage machine offerings at thousands of federal properties**
- **The Health Collaborative and the San Antonio Metropolitan Health District engaged a coalition of community and public health experts, dietitians, and food distributors to update and strengthen the city's healthy vending guidelines in 2011**



Example: US General Services Administration (GSA) / Department of Health and Human Services (HHS) Collaboration

General requirements for beverages sold at HHS and in all properties managed by the General Services Administration

- At least **50%** of beverage choices must contain **≤ 40 calories per** serving
- Milk - only offer **2%, 1%, and non-fat** milk dairy type products
- Juice - **at least one 100% juice** with no added caloric sweeteners
- Vegetable juice must contain **≤ 230 mg** sodium per serving

Above the Standard Suggestions

- For beverages with **more than 40 calories per serving**, only offer servings of **12 oz or less** (excluding unsweetened milk and 100% juice)
- At least **75%** of beverage choices (excluding 100% juice and unsweetened milk) must contain **≤40 calories/serving**
- Offer as a choice a **non-dairy, calcium-fortified** beverage (such as soy or almond)
 - No more sugars than milk (**≤ 12 g** per 8 oz serving)
 - At least same **protein (6 g per 8 oz), calcium (250 mg per 8 oz)**
 - **≤ 5 g total fat** (equivalent to 2% milk)
- Offer **at least one** low sodium vegetable juice (**≤140 mg sodium** per 8 oz)



Example: San Antonio

Healthy Beverage Guidelines: The Healthy Beverage Vending Machine meets the following standards and mix of products:

Beverage Category	Product Mix (of total items in vending machine)	Nutritional Standard
Diet Soda	20%	Diet soda
Plain or Carbonated Water	20%	0 calorie, 0 grams of carbohydrates, 0 grams of sugar
100% Fruit or Vegetable Juice	20%	no added sweeteners
Non-Carbonated Calorie Free	20%	can include a distribution of un-sweetened tea and calorie- free lemonade
1% or Non-Fat White Milk	20%	1% or non-fat white, unflavored milk



Examples – Healthy Snack Vending Criteria

	GSA / HHS	San Antonio
Serving size	≤ 200 calories ¹	≤ 200 calories
Total fat	n/a	≤ 35% of calories ⁴
Trans fat	0 grams	0 grams ⁴
Saturated fat	≤ 10% of calories ^{1,2}	≤ 10% of calories ⁴
Sugars	≤ 35% of calories ^{1,3}	≤ 35% of calories ⁴
Sodium	≤ 230 mg	≤ 250 mg
Fried snacks?	n/a	Not allowed

¹25% of items offered (excluding nuts and seeds without added fats, oils, or caloric sweeteners) are to meet this criterion

²Excludes nuts and seeds without added fats or oils

³Excludes fruits or vegetables without added caloric sweeteners

⁴Excludes nuts, seeds, whole/dried fruits, cheeses & yogurts



Previous Beverage Proposal Evaluation

Previous beverage vending proposals used the following three criteria:

1. Financial Commitment (65%)

Financial value of the proposal – some proposals included an allowance for donated product to be used at community events in each council district

2. Operational Plan (25%)

Vendor’s plan to service the machines, process refunds, etc.

3. Innovative Marketing Ideas (10%)

Vendor’s approach to market, any plans to educate consumers through labeling the machines or other means

Given the similarities in snack and beverage vending, a single RFP that may result in multiple contract awards is recommended using revised criteria that clarify the City’s intent with respect to “healthy options” and clarify that product donations will not be considered



Memorandum



CITY OF DALLAS

DATE December 4, 2015

TO Members of the Budget, Finance & Audit Committee: Jennifer S. Gates (Chair), Philip T. Kingston (Vice Chair), Erik Wilson, Rickey D. Callahan, Scott Griggs, Lee M. Kleinman

SUBJECT Ad Valorem Tax Overview

On December 7, 2015 the Budget, Finance and Audit Committee will be briefed on an Ad Valorem Tax Overview. The briefing will be presented by Jack Ireland, Director of the Office of Financial Services. The briefing is attached for your review.

Please let me know if you need additional information.

A handwritten signature in blue ink that reads "Jeanne Chipperfield".

Jeanne Chipperfield
Chief Financial Officer

Attachment

c: Honorable Mayor and Members of City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Rosa A. Rios, City Secretary
Craig D. Kinton, City Auditor
Daniel F. Solis, Administrative Judge
Ryan S. Evans, First Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Mark McDaniel, Assistant City Manager
Eric D. Campbell, Assistant City Manager
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager



Ad Valorem Tax Overview

Budget, Finance, & Audit Committee
December 7, 2015



Briefing Outline

- › Property tax overview
 - Property tax base values
 - Property tax exemptions
 - Property tax rate
- › General Obligation debt
- › Appendix
 - Example accomplishment of growing tax base
 - Tax Increment Financing Districts (TIFs)
 - Maps

Overview of Ad Valorem Taxes

- › Ad valorem taxes are single largest revenue for City and total nearly \$790m for both General Fund and Debt Service
 - General Fund - \$559.6m or 48.9% of revenue
 - Debt Service - \$230.3m or 91.8% of revenue

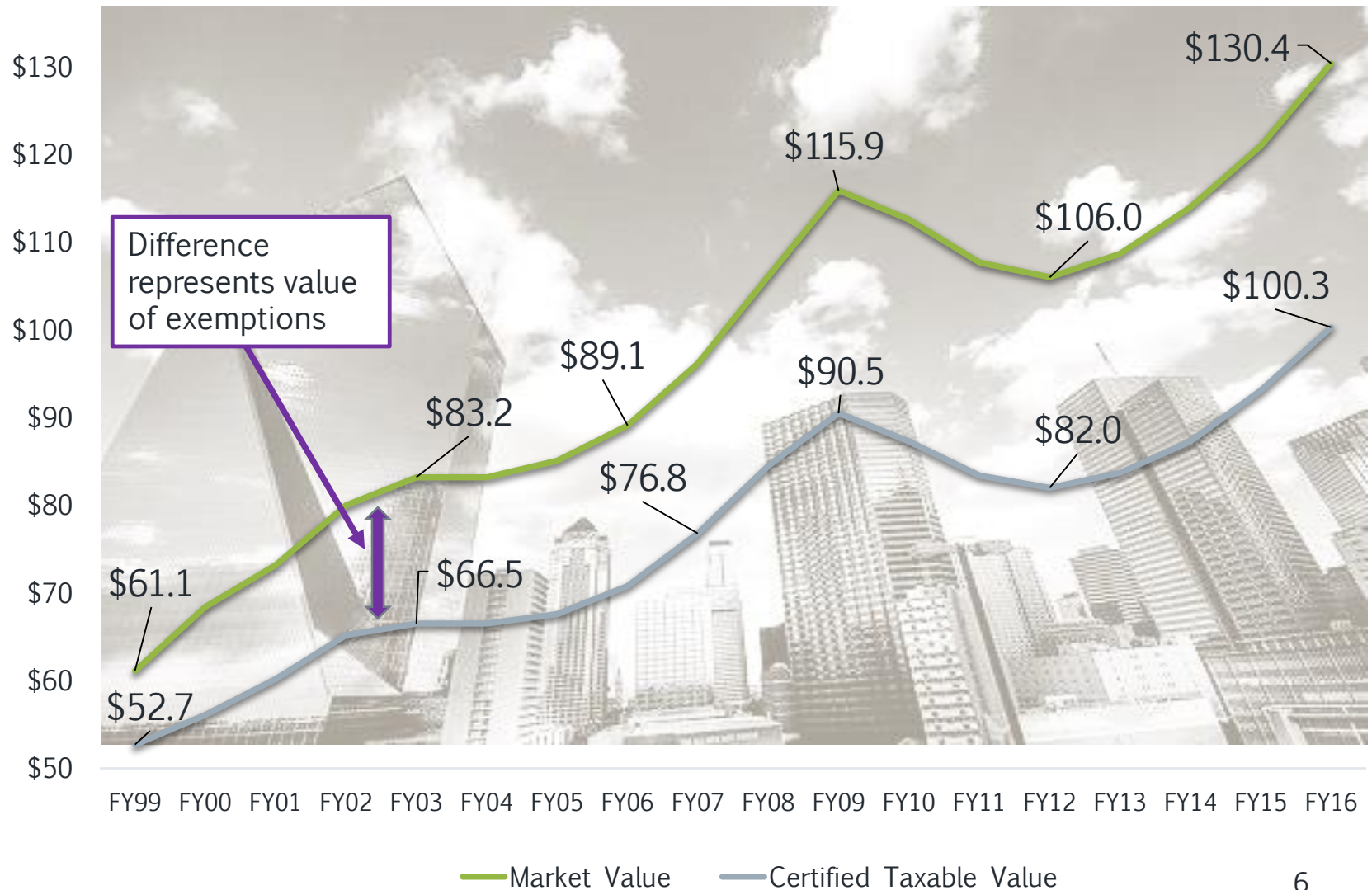
- › Ad valorem taxes are based on following:
 - Property values determined by appraisal districts
 - Exemptions set by City Council
 - Tax rate set by City Council

Property Tax Base Values

Property Values

- › Taxable property values represent market value (determined by Appraisal Districts) net of exemptions
- › Property within City of Dallas is physically located in and appraised by 4 different appraisal districts
 - Dallas County – 94.4%
 - Collin County – 4.3%
 - Denton County – 1.2%
 - Rockwall County – 0.02%
- › Each appraisal district is required by state law to certify value by July 25th of each year

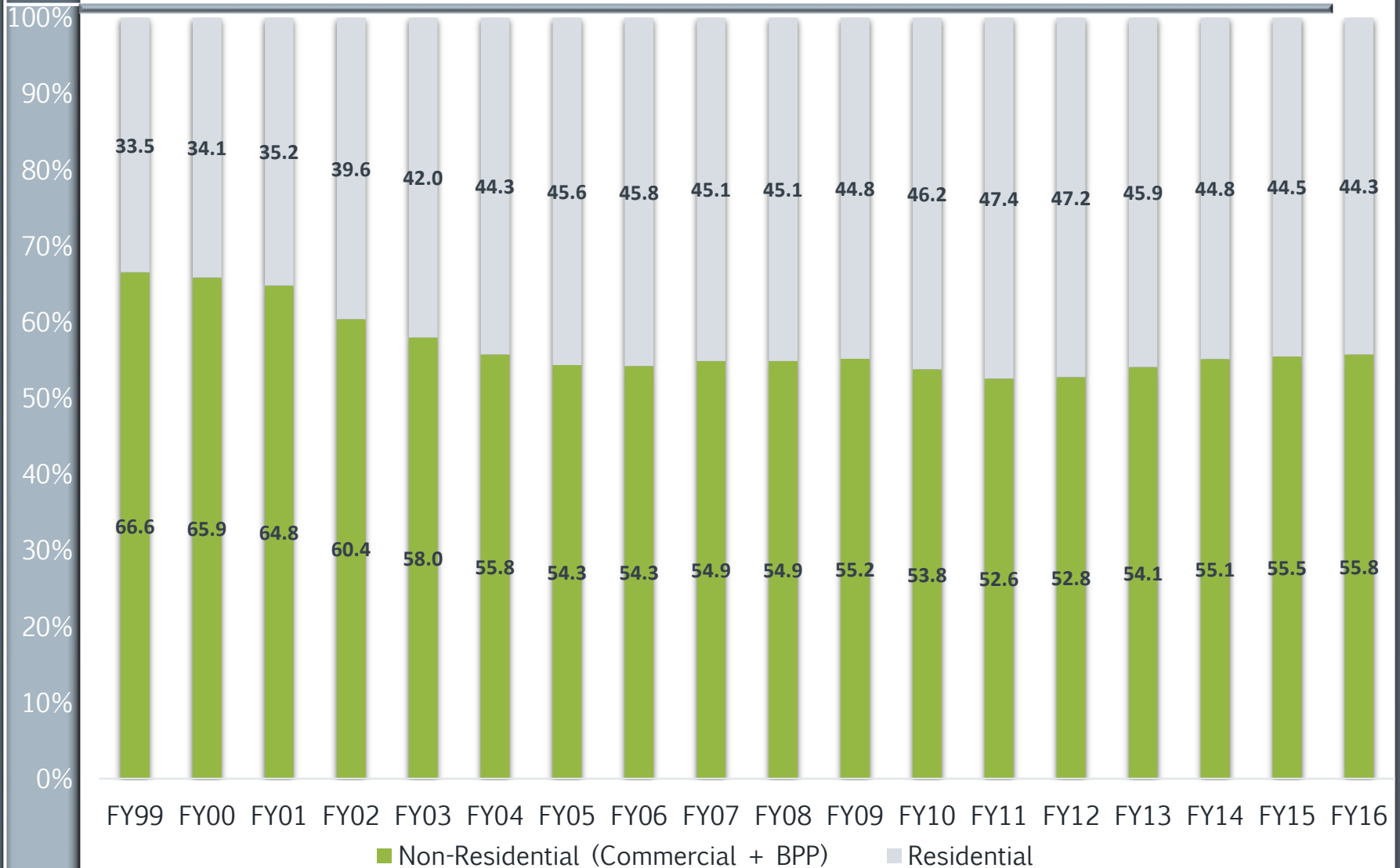
Property Values (\$ in billions)



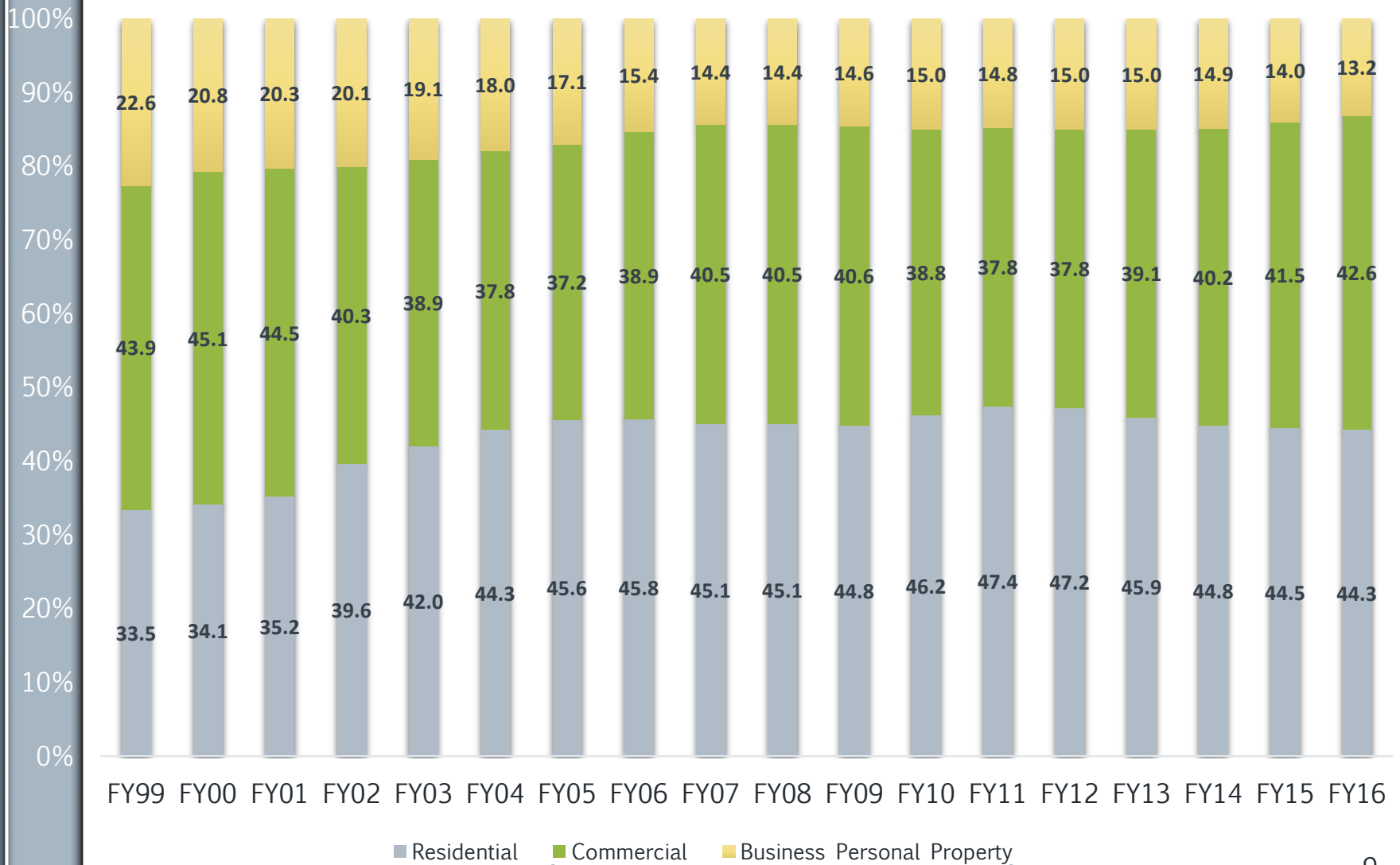
Property Values

- › Taxable value is presented in categories determined by whether use is for residential or non-residential purposes:
 - Residential property – single-family homes and home-site land
 - › Residential – 44.3% (of Dallas tax base)
 - Non-residential property – apartments/multi-family residential property, buildings and land used for office/industrial use as well as personal property used in generating business revenue
 - › Commercial – 42.6% (of Dallas tax base)
 - › Business Personal Property – 13.2% (of Dallas tax base)

Property Values Historical Distribution by Category



Property Values Historical Distribution by Category



Non-Residential

Comparative City Analysis

- › Comparing cities is not an apples-to-apples comparison
- › Each city has different property values (average residential), different exemptions, and different tax rates
- › Unlike Dallas some cities have had opportunity to expand tax base through annexation
- › Additionally, each city uses variety of different sources beyond property tax to fund their operations, such as:
 - Austin has an electric utility and transportation user fee that partially supports their General Fund
 - San Antonio has an electric/gas utility that partially supports their General Fund
 - Use of local sales tax options may support public transportation (i.e. DART) or may be used for other city purposes as is case in Fort Worth and San Antonio
- › Different cities, such as suburban areas, may not offer quantity or variety of services and facilities that a large city offers
- › Age of each city and its infrastructure also varies

Property Values Comparative City Analysis

Comparative City Data - Property Tax Base (FY16)			
City	FY16 Tax Base Value (% change from prior year)	Residential %	Non-Residential %
Comparative Set			
Dallas, TX	\$100.3 billion (+7.71%)	44.3%	55.8%
Austin, TX	\$106.2 billion (+7.60%)	45.2%	54.8%
Fort Worth, TX	\$49.6 billion (+5.35%)	47.7%	52.3%
Houston, TX	\$204.3 billion (+8.70%)	37.4%	62.6%
San Antonio, TX	\$90.6 billion (+13.57%)	49.2%	50.8%
Area Suburbs			
Frisco, TX	\$20.8 billion (+15.23%)	50.1%	49.9%
Grand Prairie, TX	\$11.1 billion (+5.09%)	53.6%	46.4%
Irving, TX	\$21.1 billion (+9.67%)	26.8%	73.2%
Plano, TX	\$29.1 billion (+8.49%)	50.1%	49.9%
Richardson, TX	\$12.3 billion (+9.01%)	43.9%	56.1%

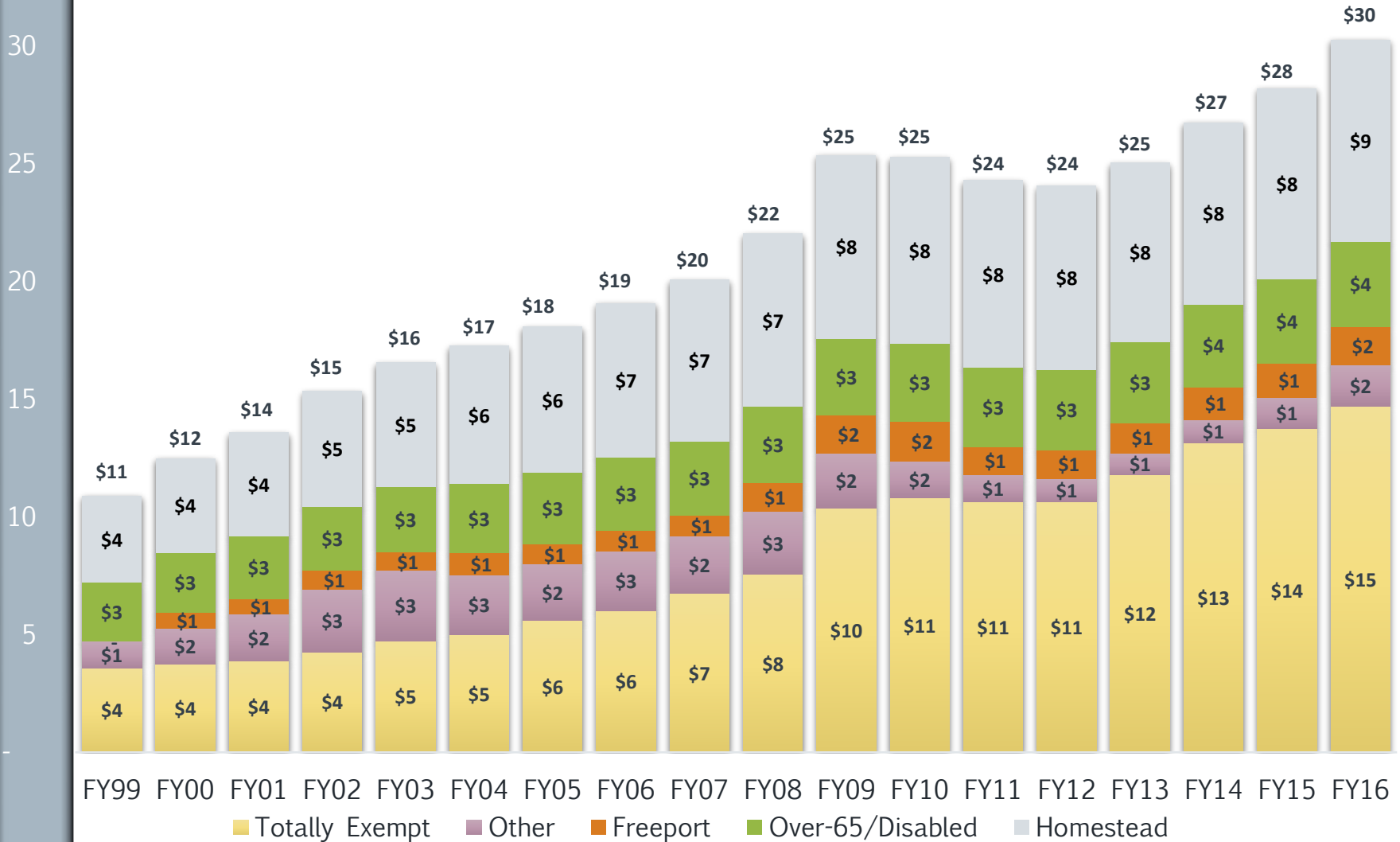
Property Tax Exemptions

Property Tax Exemption

- › Exemptions include:
 - Residential homestead exemptions
 - Over-65/Disabled exemptions
 - Disabled veteran exemptions (sliding scale based on level of disability determined by VA)
- › Many cities in Texas offer homestead exemptions on single-family homesteaded property
 - School districts are required to offer homestead exemptions, but it is optional for municipalities
 - This lowers tax burden on homeowner but also lowers revenue to support city services

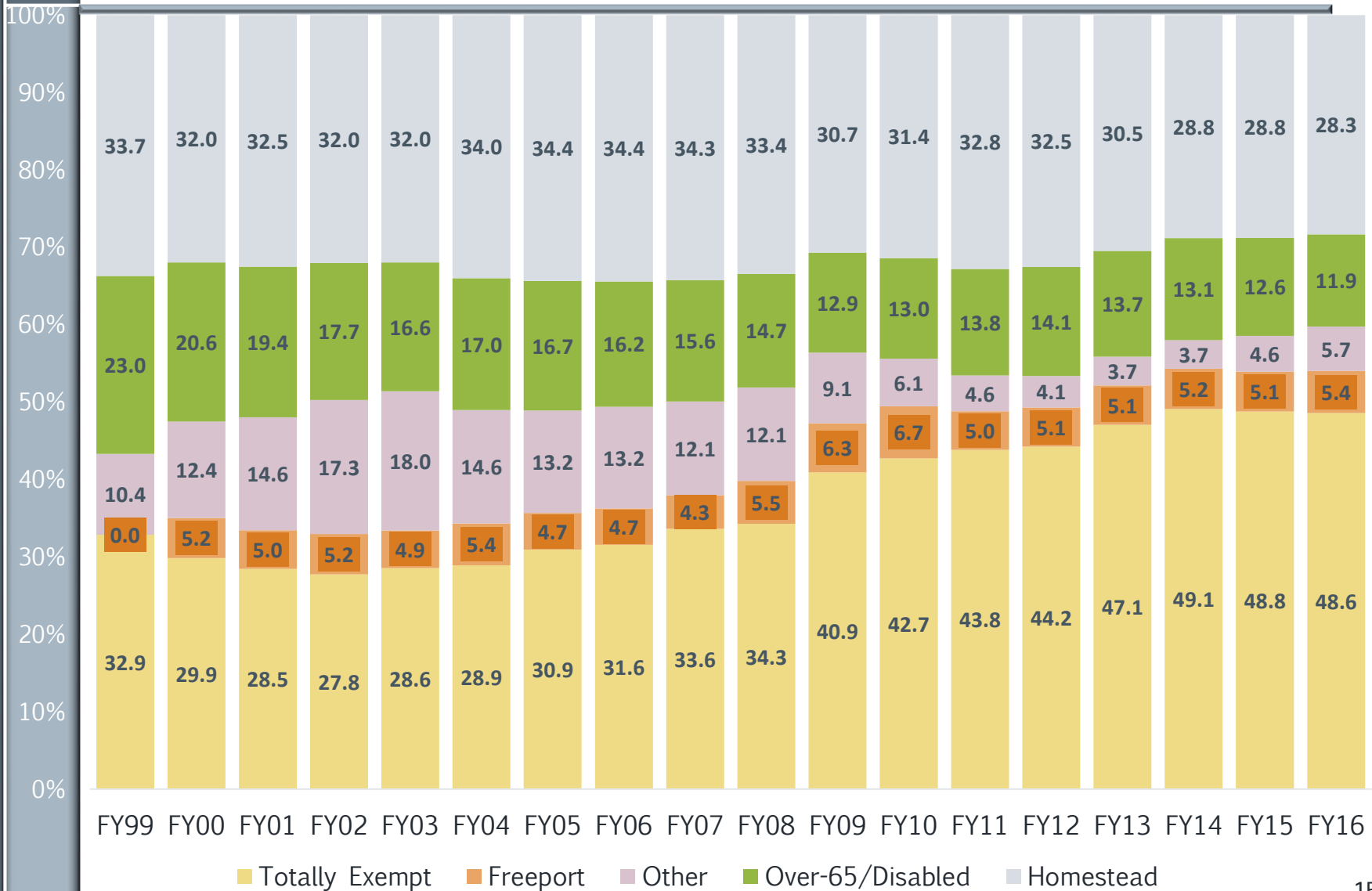
Property Tax Exemptions

Historical Value of Exemptions (\$ in billions)



Property Tax Exemptions

Exemption History (% of total exemptions)



Property Tax Exemption Analysis

Comparative City Data - Residential Exemptions Offered

City	Value of Exemptions (% Mkt Val)	HS Exempt	Over-65/Disabled Exemptions	Comments
Comparative Set				
Dallas, TX	\$29.9 billion (23%)	20%	Ovr-65: \$64,000 Disabled: \$64,000	N/A
Austin, TX	\$30.5 billion (22%)	6%	Ovr-65: \$70,000 Disabled: \$70,000	Exemptions include \$14.6B of 100% tax exempt property (State, UT). Established homestead exemption in FY16.
Fort Worth, TX	\$16.4 billion (25%)	20%	Ovr-65: \$40,000 Disabled: \$40,000	N/A
Houston, TX	\$59.8 billion (23%)	20%	Ovr-65: \$160,000 Disabled: \$160,000	Has Prop 1 that puts a cap on prop tax growth to lower of: 1.) CPI plus growth in Pop. or 2.) 4.5%. Houston raised >65/disabled exemption from \$80K to \$160K in FY16.
San Antonio, TX	\$14.6 billion (14%)	0%	Ovr-65: \$65,000 Disabled: \$12,500	Property tax levy freeze on homesteads owned by >65/disabled (City foregoes \$8.9m in revenue)
Area Suburbs				
Frisco, TX	\$4.5 billion (18%)	0%	Ovr-65: \$60,000 Disabled: \$60,000	N/A
Grand Prairie, TX	\$2.4 billion (18%)	1%	Ovr-65: \$45,000 Disabled: \$30,000	N/A
Irving, TX	\$3.8 billion (15%)	20%	Ovr-65: \$30,000 Disabled: \$30,000	N/A
Plano, TX	\$11.1 billion (28%)	20%	Ovr-65: \$40,000 Disabled: \$40,000	Property tax levy freeze on homesteads owned by >65/disabled (City foregoes \$1.8m in revenue)
Richardson, TX	\$2.5 billion (17%)	0%	Ovr-65: \$60,000 Disabled: \$60,000	N/A

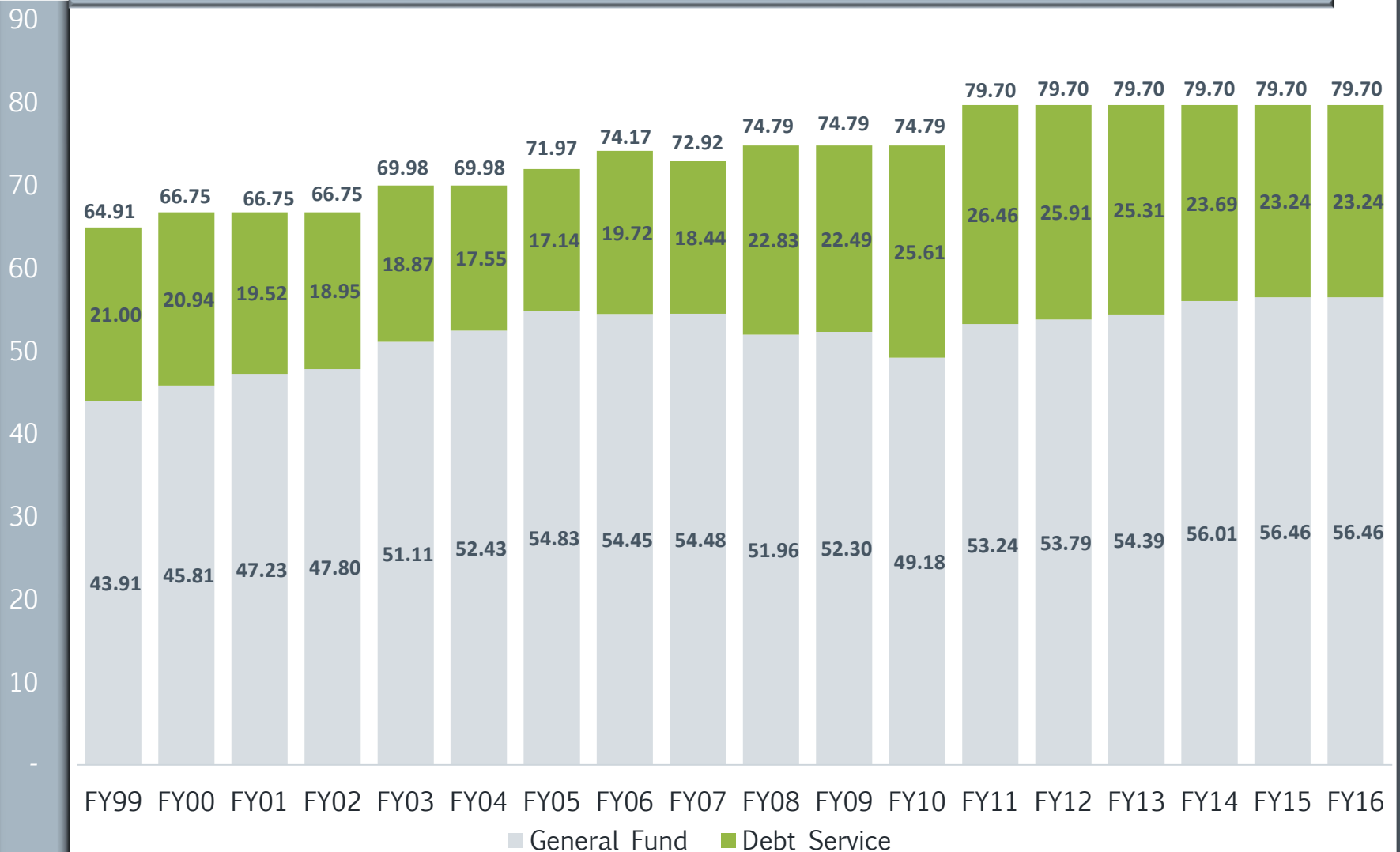
Property Tax Rate

Tax Rate

- › Tax rate is set by City Council along with budget adoption each September
- › Within property tax rate are two components
 - Maintenance & Operation Rate (M&O) – used to pay for day to day operating costs within General Fund
 - Debt Service – used to pay principal and interest on tax supported (General Obligation) debt (also referred to as Interest & Sinking Fund)
- › Current tax rate is \$0.7970 per \$100 valuation
 - General Fund - \$0.5646 or 70.8%
 - Debt Service - \$0.2324 or 29.2%
- › Between FY99 and FY16 average tax rate split is
 - General Fund - 70.6%
 - Debt Service - 29.4%

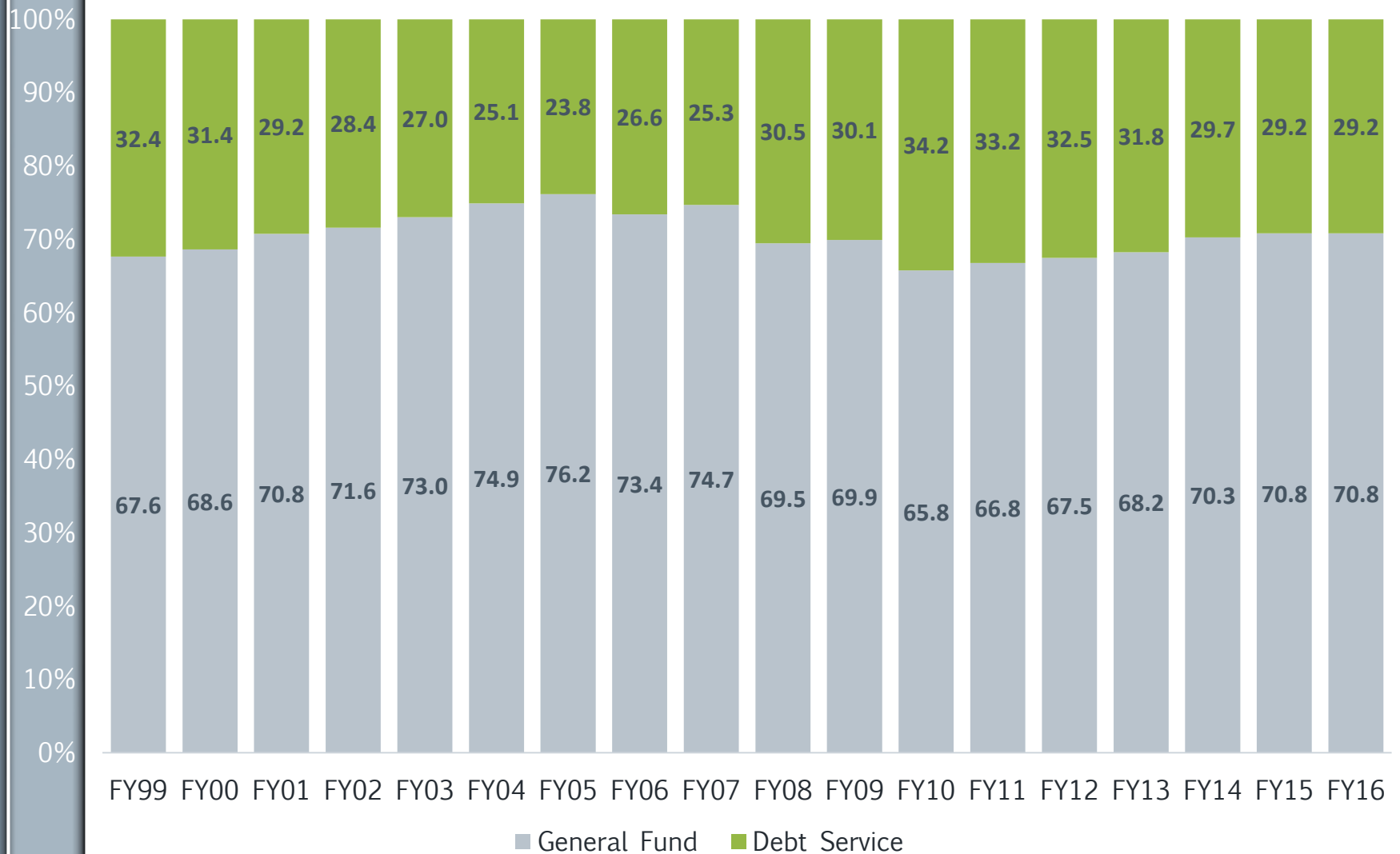
Historical Tax Rate Distribution

(Rate in Cents per \$100 valuation)



Historical Tax Rate Distribution

(% Allocation between General Fund and Debt Service)



Comparative City Data - Property Tax Rate Split

Comparative City Data - Property Tax Rate Split (FY16)			
City	General Fund	Debt Service	Total Tax Rate
Comparative Set			
Dallas, TX	\$0.5646 (70.8%)	\$0.2324 (29.2%)	\$0.7970
Austin, TX	\$0.3527 (76.9%)	\$0.1062 (23.1%)	\$0.4589
Fort Worth, TX	\$0.6759 (79.1%)	\$0.1791 (20.9%)	\$0.8550
Houston, TX	\$0.4422 (73.6%)	\$0.1589 (26.4%)	\$0.6011
San Antonio, TX	\$0.3468 (62.1%)	\$0.2115 (38.9%)	\$0.5583
Area Suburbs			
Frisco, TX	\$0.2971 (64.6%)	\$0.1629 (35.4%)	\$0.4600
Grand Prairie, TX	\$0.4849 (72.3%)	\$0.1851 (27.7%)	\$0.6699
Irving, TX	\$0.4560 (78.3%)	\$0.1291 (21.7%)	\$0.5941
Plano, TX	\$0.3438 (70.4%)	\$0.1448 (29.6%)	\$0.4886
Richardson, TX	\$0.3803 (59.9%)	\$0.2549 (40.1%)	\$0.6352

Source: Appraisal Districts, Tax Year 2015; City budget documents

Property Tax Bill Comparison

Comparative City Data - Tax Bill for Average Value Single-family Home

City	Average Mkt Value Single Family Home	Tax Rate (per \$100 val) (HS Exempt %)	Tax Bill
Comparative Set			
Dallas, TX	\$217,597	\$0.7970 (20%)	\$1,387
Austin, TX	\$288,223	\$0.4814 (6%)	\$1,304
Fort Worth, TX	\$135,420	\$0.8550 (20%)	\$926
Houston, TX	\$245,137	\$0.6311 (20%)	\$1,238
San Antonio, TX	\$135,609	\$0.5583 (0%)	\$757
Area Suburbs			
Frisco, TX	\$313,890	\$0.4600 (0%)	\$1,444
Grand Prairie, TX	\$109,441	\$0.6699 (1%)	\$725
Irving, TX	\$176,616	\$0.5941 (20%)	\$839
Plano, TX	\$273,156	\$0.4886 (20%)	\$1,068
Richardson, TX	\$182,951	\$0.6352 (0%)	\$1,162

Other Comparative Information

Comparative City Data - Other Revenues Offsetting Property Tax

City	Does City have municipally owned electric/gas utility?	Does City have dedicated sales tax or other special revenue to offset GF services?
Comparative Set		
Dallas, TX	No	No
Austin, TX	Yes, 12% of revenues using 3-yr average goes to GF (\$126m)	Yes, has Transportation User Fee to fund streets and traffic signal maintenance (\$46m)
Fort Worth, TX	No	Yes, has ½% Crime Control District Sales Tax to support FWPD (\$57m)
Houston, TX	No	No
San Antonio, TX	Yes, provides 14% of gross revs to GF, makes up ~30% of GF (\$300m)	Yes, has 1/8% Advanced Transportation District Sales Tax (\$15m) that supports street/sidewalk maintenance, 1/8% Sales Tax that funds construction of trail system, and 1/8% for Pre-K4SA early childhood education program
Area Suburbs		
Frisco, TX	No	Yes, has ½% for Frisco Community Dev Corp (\$20m), ½% for Frisco Econ Dev Corp (\$20m)
Grand Prairie, TX	No	Yes, has 6 special sales taxes for streets, crime prevention, and to fund park venue construction (\$27.3m in total)
Irving, TX	No	No
Plano, TX	No	No
Richardson, TX	No	No

General Obligation Debt

General Obligation Debt

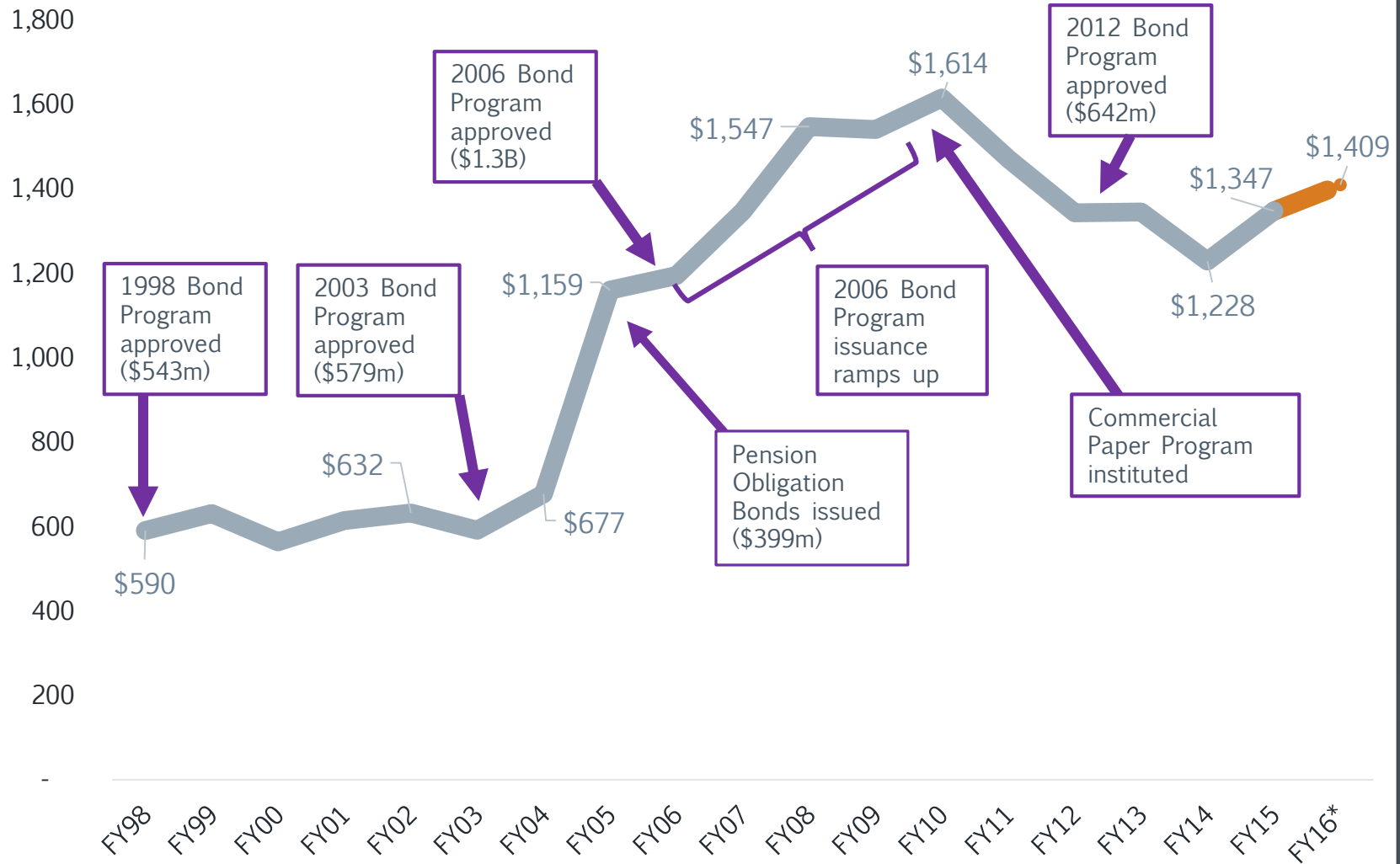
- › General obligation (GO) debt is issued by City as a means of financing capital improvements and infrastructure including streets, flood protection, economic development, park and recreation, and city facilities
- › Since FY99, 4 GO Bond Programs have been approved by voters:
 - 1998 BP (approved Nov 1998) - \$543.5m
 - 2003 BP (approved May 2003) - \$579.3m
 - 2006 BP (approved Nov 2006) - \$1,353.5m
 - 2012 BP (approved Nov 2012) - \$642.0m
- › Commercial Paper is used as short term interim financing; matches payments with debt issuance; creates lag in need to issue long-term bonds
- › Bonds are used to retire Commercial Paper and are typically financed for 19 years
- › As of 9/30/2015, City has \$1.72B in GO debt outstanding

City of Dallas GO Debt Per Capita

Fiscal Year (As of Sept 30 each yr)	Outstanding GO Debt	Population (US Census)	Debt per Capita
FY98	\$632,610,670	1,071,600	\$590
FY99	\$678,075,670	1,075,100	\$631
FY00	\$669,670,670	1,188,580	\$563
FY01	\$738,485,670	1,203,050	\$614
FY02	\$761,715,548	1,205,350	\$632
FY03	\$723,302,721	1,224,000	\$591
FY04	\$834,280,000	1,232,100	\$677
FY05	\$1,327,252,609	1,144,946	\$1,159
FY06	\$1,423,817,609	1,192,538	\$1,194
FY07	\$1,668,942,609	1,240,044	\$1,346
FY08	\$1,898,227,609	1,227,082	\$1,547
FY09	\$2,000,869,913	1,299,590	\$1,540
FY10	\$1,938,124,913	1,200,632	\$1,614
FY11	\$1,798,332,086	1,223,378	\$1,470
FY12	\$1,666,007,336	1,241,108	\$1,342
FY13	\$1,691,184,734	1,257,676	\$1,345
FY14	\$1,573,702,904	1,281,031	\$1,228
FY15	\$1,725,336,063	1,281,031*	\$1,347
FY16 Projected	\$1,804,815,086	1,281,031*	\$1,409

*Population estimates for calendar year 2014 are the most recent available figures

City of Dallas GO Debt Per Capita



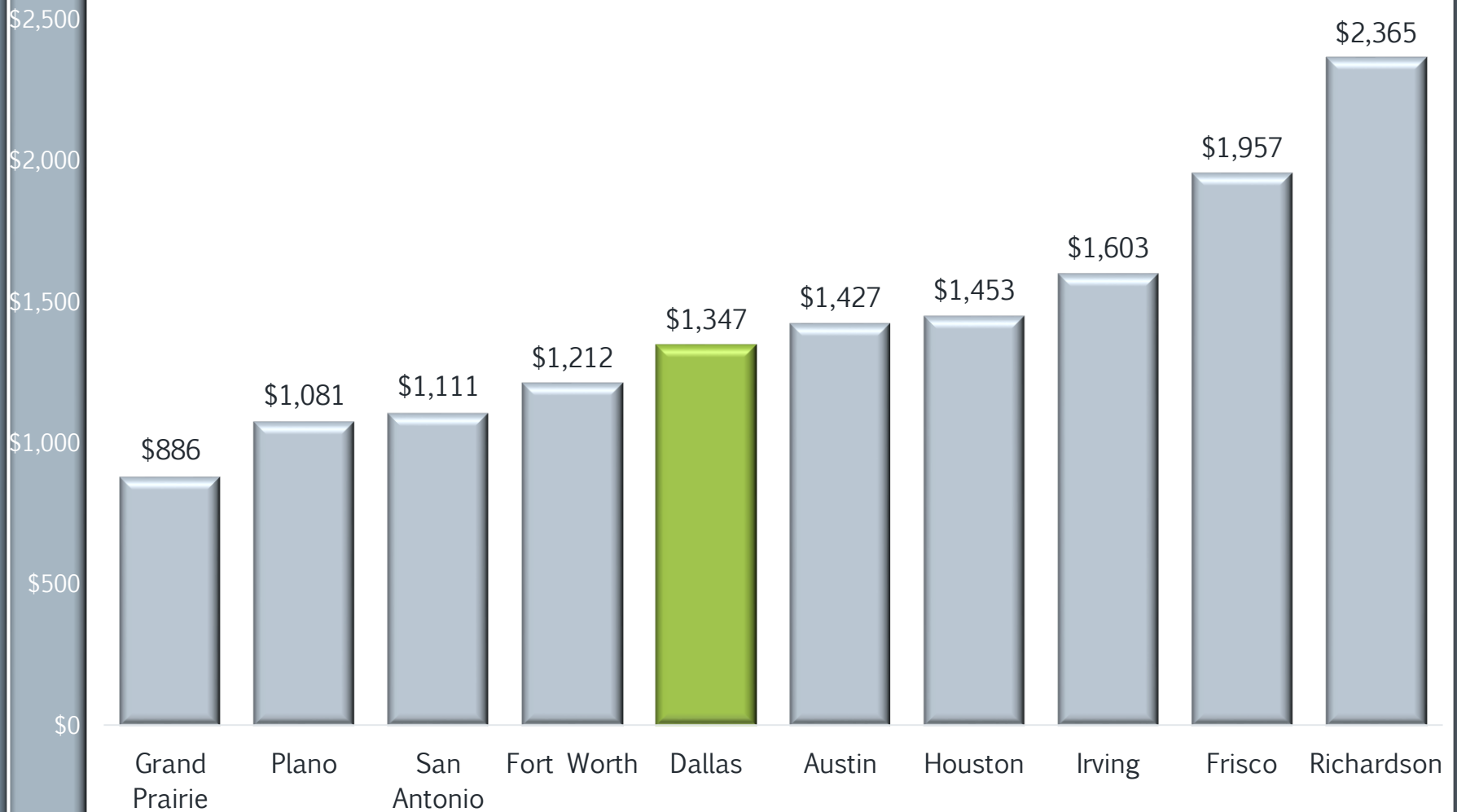
*Projected

Comparative City Data

Comparative City Data - GO Debt Per Capita (9/30/15)			
City	GO Debt Outstanding	Population (US Census Est)	Debt Per Capita
Comparative Set			
Dallas, TX	\$1.725 B	1,281,031	\$1,347
Austin, TX	\$1.303 B	912,798	\$1,427
Fort Worth, TX	\$985 M	812,553	\$1,212
Houston, TX	\$3.256 B	2,240,796	\$1,453
San Antonio, TX	\$1.596 B	1,436,723	\$1,111
Area Suburbs			
Frisco, TX	\$284 M	145,038	\$1,957
Grand Prairie, TX	\$162 M	182,610	\$886
Irving, TX	\$373 M	232,413	\$1,603
Plano, TX	\$300 M	277,910	\$1,081
Richardson, TX	\$257 M	108,609	\$2,365

Source: Population-US Census Bureau *American Community Survey* 2014 Estimates;
Debt Outstanding-City budget documents

Comparative City Data- GO Debt per Capita





Questions & Comments

Appendix

City Efforts to Grow Tax Base

- › Office of Economic Development (ECO) is charged with growing City's tax base
- › Through incentives and other programs, ECO has enabled growth in tax base
- › Two examples are highlighted below:
- › **Pinnacle Park**
 - 1998 DCAD value: \$9.5m
 - City investment:
 - › \$8.6m in funding for infrastructure
 - › \$13m in total estimated foregone revenues from abatements
 - 2015 DCAD value: \$659.8m (+6,877%)
 - Annual tax revenue to City:
 - › Before investment (FY98): \$54,000
 - › After investment, FY16: \$5.3m
- › **Mountain Creek Business Park**
 - 2002 DCAD value: \$1.3m
 - City investment:
 - › \$9.1m in funding for infrastructure
 - › \$6.3m in total estimated foregone revenues from abatements
 - 2015 DCAD value: \$213.5m (+16,100%)
 - Annual tax revenue to City:
 - › Before investment (FY02): \$9,000
 - › After investment, FY16: \$1.7m

Tax Increment Financing

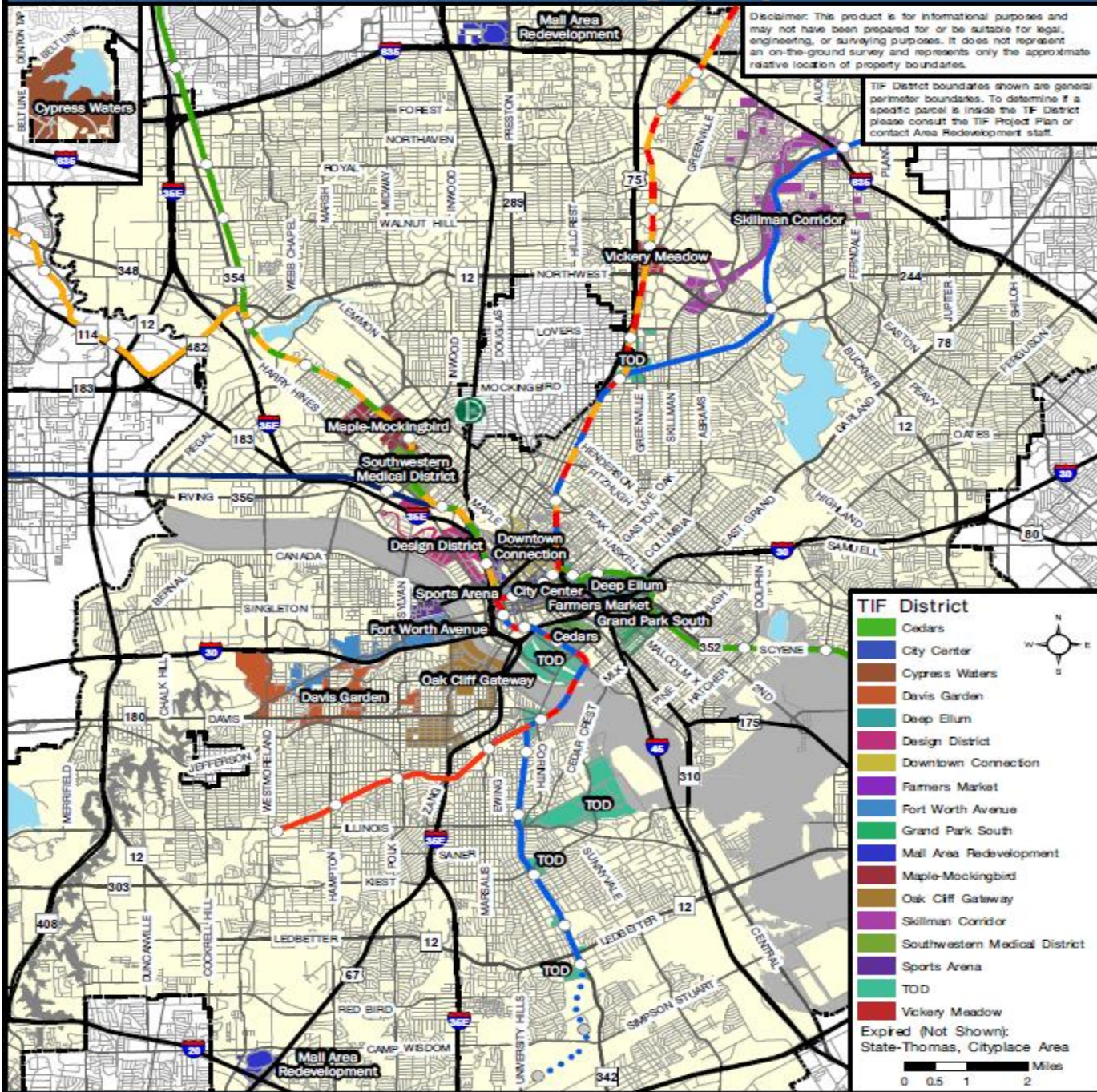
- › Tax Increment Financing (TIF) is an economic development tool granted under Chapter 311 of Texas tax code
- › Creates special purpose district where added tax revenue from new development is reinvested back into area where it originated
- › Revenues collected within TIF zone are used to finance public improvements within boundaries including wider sidewalks, utilities, public landscaping, lighting, environmental remediation, demolition, etc.
- › TIFs can provide other secondary benefits as well such as:
 - Additional sales tax from new commercial/retail businesses that develop
 - Raising property values on property just outside the TIF boundaries (halo effect)
 - Provides additional revenue for school districts even if they aren't active participants in TIF districts (DISD received an estimated \$68m in new revenue from TIF districts in 2014 tax year – FY15)

Tax Increment Financing

- › TIFs designed to pay for themselves over time
- › City also receives large benefit when TIFs expire and return to broader tax base
 - Cityplace and State-Thomas TIFs recently expired; both had over 1,000% increase in value over term as TIF
 - Tax revenue now over \$10m per year compared to only \$700k in revenue per year prior to TIF
- › City of Dallas currently has 18 active TIFs with over \$8.8B in value; table below shows City's participation in TIFs

City Participation in TIF Zones		
	FY15	FY16
General Fund	\$20.7m	\$26.5m
Debt Service	\$8.5m	\$10.9m
Total	\$29.2m	\$37.4m

Tax Increment Financing (TIF) Districts

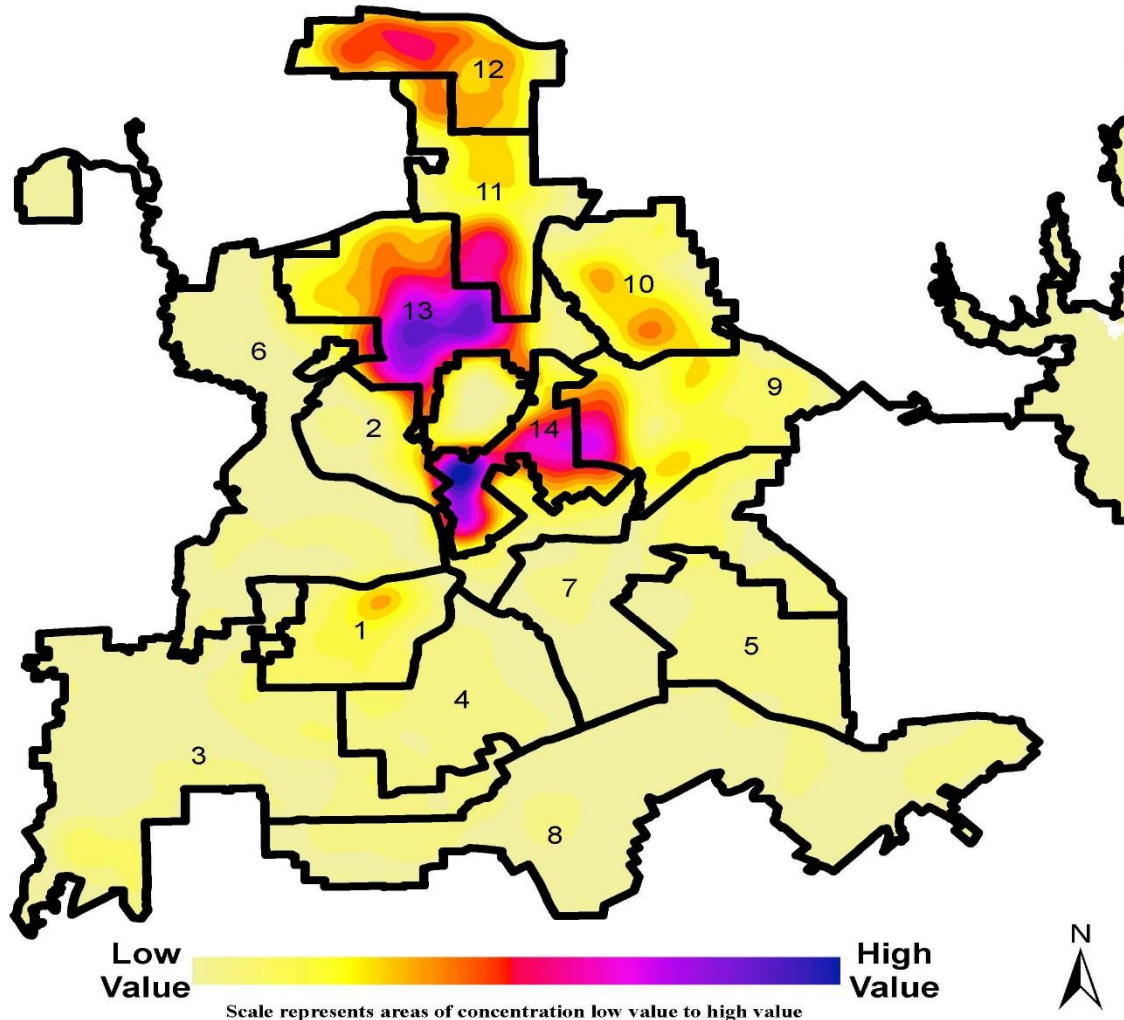


City of Dallas TIF Districts

TIF District	Year Created*	Expiration*	Base Yr Value	TY 2015 Value	% Increase
Cedars	1993	2022	\$35.3m	\$105.1m	+198%
City Center	1997/2013	2022	\$674.8m	\$1.2B	+84%
Cypress Waters	2011	2040	\$0.007m	\$127.4m	+178,236%
Davis Garden	2008/2009	2029/2040	\$137.8m	\$191.6m	+39%
Deep Ellum	2006/2009/2015	2027	\$189.2m	\$315.1m	+67%
Design District	2006/2013	2022/2027	\$281.9m	\$603.3m	+114%
Downtown Connection	2006/2009	2035	\$564.9m	\$2.579B	+357%
Farmers' Market	1999/2013	2022/2028	\$34.8m	\$209.4m	+501%
Fort Worth Avenue	2008	2029	\$86.1m	\$173.9m	102%
Grand Park South	2006	2035	\$44.9m	\$54.9m	+23%
Mall-Area Redevelop.	2015	2044	\$168.4m	\$170.1m	+1%
Maple-Mockingbird	2009/2010	2033	\$184.0m	\$379.7m	+106%
Oak Cliff Gateway	1993/2010/2015	2022/2027/2044	\$142.8m	\$339.3m	+138%
Skillman Corridor	2006	2035	\$335.9m	\$587.4m	+75%
Southwestern Medical	2006/2009	2027	\$67.4m	\$193.1m	+186%
Sports Arena	1999/2012/2013	2028/2042	\$63.7m	\$715.9m	+1,023%
Transit-Oriented (TOD)	2009/2010	2033	\$202.1m	\$392.3m	+94%
Vickery Meadow	2006	2027	\$164.8m	\$392.7m	+138%
Totals			\$3.4B	\$8.8B	+159.5%

*Districts with multiple years listed have one or more sub-districts which can have a different creation/expiration year from the original TIF zone

2015 Residential Tax Values



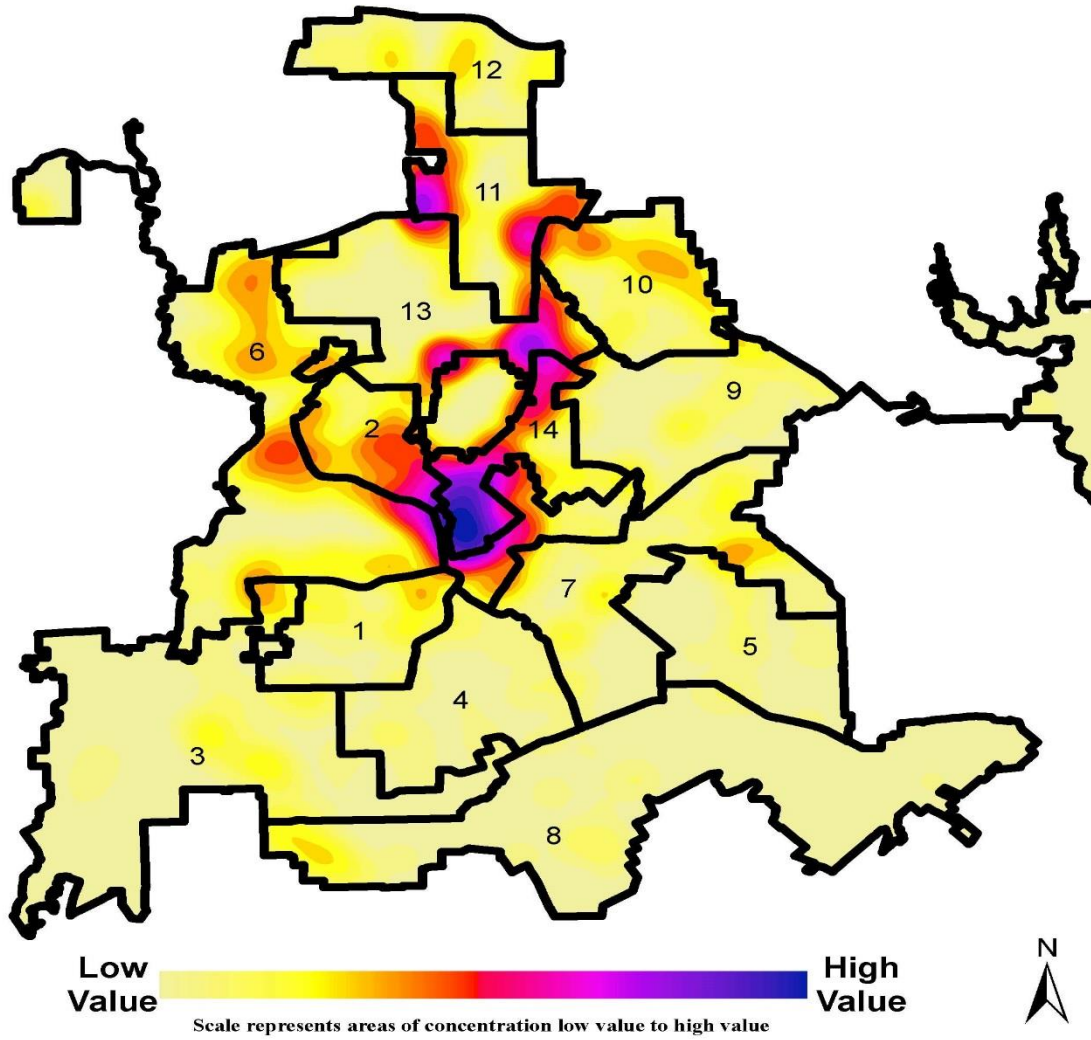
Data Source:
 2015 Tax Parcel - Dallas Central Appraisal District (DCAD)
 Property of: City of Dallas Enterprise GIS for illustrative purposes only.

City of Dallas GIS Map Disclaimer: The accuracy of this data within this map is not to be taken / used as data produced by a Registered Professional Land Surveyor for the State of Texas.* 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. The City of Dallas makes no representation of any kind, including, but not limited to, warranties of merchantability or fitness for a particular purpose or use, nor are any such warranties to be implied with respect to the accuracy information/data presented on this map. Transfer, copies and/or use of information in this map without the presentation of this disclaimer is prohibited. City of Dallas GIS* State of Texas: H.B. 1147 (W. Smith) - 05/27/2011, Effective on 09/01/2011

Residential 2015 Property Tax Value Based on Tax Parcels



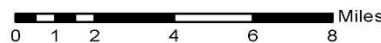
2015 Commercial Tax Values



Data Source:
2015 Tax Parcel - Dallas Central Appraisal District (DCAD)
Property of: City of Dallas Enterprise GIS for illustrative purposes only.

City of Dallas GIS Map Disclaimer: The accuracy of this data within this map is not to be taken / used as data produced by a Registered Professional Land Surveyor for the State of Texas.* 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. The City of Dallas makes no representation of any kind, including, but not limited to, warranties of merchantability or fitness for a particular purpose or use, nor are any such warranties to be implied with respect to the accuracy information/data presented on this map. Transfer, copies and/or use of information in this map without the presentation of this disclaimer is prohibited. City of Dallas GIS* State of Texas: H.B. 1147 (W. Smith) - 05/27/2011, Effective on 09/01/2011

Commercial 2015 Property Tax Value Based on Tax Parcels



KEY FOCUS AREA: E-Gov

AGENDA DATE: December 9, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Equipment & Building Services

CMO: Jeanne Chipperfield, 670-7804
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize a one-year master agreement for the purchase of (1) one hundred fleet vehicles and equipment - Chastang Ford in the amount of \$3,629,204, Southwest International Trucks, Inc. in the amount of \$2,809,369, Austin Truck & Equipment, LTD dba Freightliner of Austin in the amount of \$2,224,153, Holt Texas, Ltd. dba Holt Cat in the amount of \$1,302,446, RDO Equipment Company in the amount of \$1,710,940, BTE Body Company, Inc. in the amount of \$925,174, Clark Equipment Company dba Bobcat Company in the amount of \$465,363, Kirby-Smith Machinery, Inc. in the amount of \$78,178, Landmark Equipment, Inc. in the amount of \$73,751 and Darr Equipment in the amount of \$27,395 through Texas Association of School Boards (BuyBoard); (2) one hundred eighty-one fleet vehicles - Sam Pack's Five Star Ford, Ltd. in the amount of \$4,331,599 through Texas Smart Buy; (3) eighty-three Police fleet and equipment - Freedom Dodge in the amount of \$1,764,139, Kinloch Equipment and Supply, Inc. in the amount of \$736,747 and Blueline Rental, LLC in the amount of \$358,365 through the Houston Galveston Area Council; and (4) twenty one fleet vehicles - Freedom Chevrolet in the amount of \$826,491 through the City of Fort Worth Interlocal Agreement - Total not to exceed \$21,263,314 - Financing: Current Funds (\$2,377,502), Water Utilities Current Funds (\$2,208,971), Municipal Lease Agreement Funds (\$15,180,959), 2003 Equipment Acquisition Contractual Obligation Notes (\$5,924), 2004 Equipment Acquisition Contractual Obligation Notes (\$30,771), 2005 Equipment Acquisition Contractual Obligation Notes (\$24,604), 2006 Equipment Acquisition Contractual Obligation Notes (\$679), 2007 Equipment Acquisition Contractual Obligation Notes (\$636,684), 2008 Equipment Acquisition Contractual Obligation Notes (\$7,557), 2010 Equipment Acquisition Contractual Obligation Notes (\$789,663)

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis.

BACKGROUND (Continued)

A master agreement process gives the City the flexibility to acquire its equipment needs as funding becomes available or as needs arise. Procuring vehicles through a master agreement process also affords the City the opportunity to lock in favorable pricing throughout the end of the model year thus becoming the preferred method of vehicle acquisition.

This master agreement will allow for the purchase of a total of 385 fleet vehicles and equipment. Eighty-nine of these vehicles are SmartWay compliant vehicles. SmartWay is the Environmental Protection Agency Program for improving fuel efficiency and reducing greenhouse gases and air pollution. Vehicles and equipment will be used by various departments throughout the City for their service delivery. Below is a list of the units:

- Animal truck - 1
- Automated refuse trucks - 14
- Compactor landfill - 1
- Concrete trucks - 4
- Police tactical sport utility vehicles - 11
- K-9 Sport utility vehicles - 7
- Medium/heavy trucks - 43
- Patch trucks - 5
- Pickups - 42
- Rear loader refuse trucks - 3
- Sport utility vehicles - 8
- Trailers - 17
- Utility trucks - 12
- Sedans - 89
- Vans - 29
- Police marked squad cars – 63
- Air compressors – 17
- Wheel loaders – 3
- Front loaders – 2
- Forklift – 1
- Static roller – 1
- Maintainer – 1
- Skid steers – 5
- Backhoes – 4
- Tractor – 1
- Mower – 1

Three hundred seventy-eight vehicles and equipment are replacements and seven K-9 SUV's are new additions to the fleet. Vehicles being replaced have gone through an evaluation process using an established criterion which includes life-to-date maintenance costs, recommended replacement mileage and recommended replacement life.

BACKGROUND (Continued)

The Texas Association of School Boards (BuyBoard), Texas SmartBuy, Houston Galveston Area Council, City of Fort Worth Interlocal Agreement conforms to the requirements of Texas Statutes that are applicable for competitive bids and proposals, in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code. In addition, BuyBoard and State of Texas CO-OP Program receive bids from manufacturers and dealers throughout the United States.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 11, 2012, City Council authorized a one-year master agreement for the purchase of one hundred ninety-six pieces of fleet equipment and a one-year master agreement for the purchase of one hundred three pieces of fleet equipment by Resolution No. 12-0162.

On September 12, 2012, City Council authorized a one-year master agreement for the purchase of squad cars for Police by Resolution No. 12-2229.

On June 12, 2013, City Council authorized a one-year master agreement for the purchase of two hundred seventy-two pieces of fleet and equipment, a one-year master agreement for the purchase of eight pieces of fleet equipment and a one-year master agreement for the purchase of four pieces of fleet equipment by Resolution No. 13-0936.

On December 11, 2013, City Council authorized a one-year master agreement for the purchase of two-hundred ten fleet vehicles and equipment, thirty-eight fleet vehicles and equipment and eighty-eight fleet vehicles and equipment by Resolution No. 13-2055.

On October 22, 2014, City Council authorized the purchase of 137 squad cars for Police by Resolution No. 14-1781.

On March 25, 2015, City Council authorized a one-year master agreement for the purchase of eighty seven fleet vehicles and equipment, twenty fleet vehicles and equipment and one-hundred nine fleet vehicles and equipment by Resolution No. 15-0478.

On June 17, 2015, City Council authorized the purchase of 105 squad cars for Police by Resolution No. 15-1231

Information about this item will be provided to the Budget, Finance and Audit Committee on December 7, 2015.

FISCAL INFORMATION

\$ 2,377,501.72 - Current Funds
\$ 2,208,970.94 - Water Utilities Current Funds
\$ 5,924.76 - 2003 Equipment Acquisition Contractual Obligation Notes
\$ 30,770.83 - 2004 Equipment Acquisition Contractual Obligation Notes
\$ 24,603.88 - 2005 Equipment Acquisition Contractual Obligation Notes
\$ 679.00 - 2006 Equipment Acquisition Contractual Obligation Notes
\$ 636,683.78 - 2007 Equipment Acquisition Contractual Obligation Notes
\$ 7,556.35 - 2008 Equipment Acquisition Contractual Obligation Notes
\$ 789,663.00 - 2010 Equipment Acquisition Contractual Obligation Notes
\$15,180,958.75 - Municipal Lease Agreement Funds

ETHNIC COMPOSITION

Chastang Ford

White Male	30	White Female	7
Black Male	7	Black Female	0
Hispanic Male	21	Hispanic Female	5
Other Male	0	Other Female	0

Southwest International Trucks, Inc.

White Male	261	White Female	39
Black Male	23	Black Female	1
Hispanic Male	82	Hispanic Female	8
Other Male	5	Other Female	1

Austin Truck & Equipment, LTD dba Freightliner of Austin

White Male	11	White Female	4
Black Male	3	Black Female	0
Hispanic Male	8	Hispanic Female	2
Other Male	0	Other Female	0

Holt Texas, Ltd. dba Holt Cat

White Male	206	White Female	23
Black Male	32	Black Female	4
Hispanic Male	60	Hispanic Female	9
Other Male	9	Other Female	0

ETHNIC COMPOSITION (Continued)

RDO Equipment Company

White Male	49	White Female	3
Black Male	2	Black Female	0
Hispanic Male	5	Hispanic Female	0
Other Male	0	Other Female	0

BTE Body Company, Inc.

White Male	12	White Female	2
Black Male	1	Black Female	0
Hispanic Male	9	Hispanic Female	0
Other Male	0	Other Female	0

Clark Equipment Company dba Bobcat Company

White Male	142	White Female	38
Black Male	0	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	2	Other Female	1

Kirby-Smith Machinery, Inc.

White Male	28	White Female	3
Black Male	2	Black Female	0
Hispanic Male	5	Hispanic Female	0
Other Male	0	Other Female	0

Landmark Equipment, Inc.

White Male	42	White Female	8
Black Male	4	Black Female	1
Hispanic Male	7	Hispanic Female	0
Other Male	0	Other Female	0

Darr Equipment

White Male	160	White Female	33
Black Male	7	Black Female	2
Hispanic Male	19	Hispanic Female	5
Other Male	8	Other Female	2

ETHNIC COMPOSITION (Continued)

Sam Pack's Five Star Ford, Ltd.

White Male	99	White Female	18
Black Male	22	Black Female	1
Hispanic Male	85	Hispanic Female	7
Other Male	3	Other Female	1

Freedom Dodge

White Male	20	White Female	11
Black Male	45	Black Female	15
Hispanic Male	63	Hispanic Female	12
Other Male	1	Other Female	1

Kinloch Equipment and Supply, Inc.

White Male	19	White Female	6
Black Male	1	Black Female	0
Hispanic Male	5	Hispanic Female	0
Other Male	0	Other Female	0

Blueline Rental, LLC

White Male	3	White Female	0
Black Male	0	Black Female	1
Hispanic Male	3	Hispanic Female	0
Other Male	0	Other Female	0

Freedom Chevrolet

White Male	20	White Female	11
Black Male	45	Black Female	15
Hispanic Male	63	Hispanic Female	12
Other Male	1	Other Female	1

OWNERS

Chastang Ford

Joseph Chastang, President
Patrick Chastang, Vice President
Steve Bobo, Secretary

OWNERS (Continued)

Southwest International Trucks, Inc.

Shane McBee, President
Sid Stewart, Vice President
Jane Roth, Secretary

Austin Truck & Equipment, LTD dba Freightliner of Austin

Jay Hendrix, President
Carlton Hempel, Vice President

Holt Texas, Ltd. dba Holt Cat

Allyn L. Archer, President and Chief Operating Officer
Peter M. Holt, Chief Executive Officer
Michael Puryear, General Council
Paul C. Hensley, Vice President Finance/Chief Finance Officer
Susan Nufer, Controller - Dealership Operations
Eric T. Burk, Controller - Financial Operations

RDO Equipment Company

Ronald D. Offutt, President
Chris Cooper, Chief Operating Officer
Allan Knoll, Secretary
Steve DeWald, Chief Financial Officer

BTE Body Company, Inc.

Brian Buckner, President
Chris Buckner, Vice President
Wesley Lawhorn, Secretary

Clark Equipment Company dba Bobcat Company

Richard Goldsbury, President
Joel Honeyman, Vice President
Boreum Hong, Secretary
Patrick Willis, Treasurer

OWNERS (Continued)

Kirby-Smith Machinery, Inc.

Ed Kirby, President
Glen Townsend, Vice President
Celise Blewett, Secretary
Keith Tippett, Treasurer

Landmark Equipment, Inc.

Michael Lyle, President
Gary Lyle, Vice President
Kathy Ford, Secretary

Darr Equipment

Robert Engstrom, President
Steve Brooks, Chief Executive Officer
Jack Camiolo, Chief Financial Officer
Brenda Barnes, Chief Accounting Officer

Sam Pack's Five Star Ford, Ltd.

Sam Pack, President

Freedom Dodge

Frank Stinson, President
Lonnie Bennett, Vice President
Alissa Hillhouse, Secretary
John Rowe, Treasurer

Kinloch Equipment and Supply, Inc.

Todd B. Kinloch, President

OWNERS (Continued)

Blueline Rental, LLC

Phil Hobson, President
Barry Natwick, Vice President

Freedom Chevrolet

Frank Stinson, President
Lonnie Bennett, Vice President
Alissa Hillhouse, Secretary
John Rowe, Treasurer

December 9, 2015

WHEREAS, on January 11, 2012, City Council authorized a one-year master agreement for the purchase of one hundred ninety-six pieces of fleet equipment and a one-year master agreement for the purchase of one hundred three pieces of fleet equipment by Resolution No. 12-0162; and,

WHEREAS, on September 12, 2012, City Council authorized a one-year master agreement for the purchase of squad cars for Police by Resolution No. 12-2229; and,

WHEREAS, on June 12, 2013, City Council authorized a one-year master agreement for the purchase of two hundred seventy-two pieces of fleet and equipment, a one-year master agreement for the purchase of eight pieces of fleet equipment and a one-year master agreement for the purchase of four pieces of fleet equipment by Resolution No. 13-0936; and,

WHEREAS, on December 11, 2013, City Council authorized a one-year master agreement for the purchase of two-hundred ten fleet vehicles and equipment, thirty-eight fleet vehicles and equipment and eighty-eight fleet vehicles and equipment by Resolution No. 13-2055; and,

WHEREAS, on October 22, 2014, City Council authorized the purchase of 137 squad cars for Police by Resolution No. 14-1781; and,

WHEREAS, on March 25, 2015, City Council authorized a one-year master agreement for the purchase of eighty seven fleet vehicles and equipment, twenty fleet vehicles and equipment and one-hundred nine fleet vehicles and equipment by Resolution No. 15-0478; and,

WHEREAS, on June 17, 2015, City Council authorized the purchase of 105 squad cars for Police by Resolution No. 15-1231;

NOW, THEREFORE,

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

December 9, 2015

Section 1. That a master agreement for the purchase of **(1)** one hundred fleet vehicles and equipment is authorized with Chastang Ford (VS0000011688) in the amount of \$3,629,204.00, Southwest International Trucks, Inc. (003940) in the amount of \$2,809,368.46, Austin Truck & Equipment, LTD dba Freightliner of Austin (VC14977) in the amount of \$2,224,153.00, Holt Texas, Ltd. dba Holt Cat (506724) in the amount of \$1,302,445.64, RDO Equipment Company (500465) in the amount of \$1,710,940.00, BTE Body Company, Inc. (VS0000069486) in the amount of \$925,174.00, Clark Equipment Company dba Bobcat Company (VC0000009348) in the amount of \$465,363.14, Kirby-Smith Machinery, Inc. (502341) in the amount of \$78,178.00, Landmark Equipment, Inc. (502100) in the amount of \$73,751.00 and Darr Equipment (025254) in the amount of \$27,395.00 through Texas Association of School Boards (BuyBoard); **(2)** one hundred eighty-one fleet vehicles is authorized with Sam Pack's Five Star Ford, Ltd. (113696) in the amount of \$4,331,598.93 through Texas Smart Buy; **(3)** eighty-three Police fleet and equipment is authorized with Freedom Dodge (VS0000077189) in the amount of \$1,764,138.84, Kinloch Equipment and Supply, Inc. (VS0000015339) in the amount of \$736,747.00, Blueline Rental, LLC (VS0000084687) in the amount of \$358,365.00 through the Houston Galveston Area Council; and **(4)** twenty-one fleet vehicles is authorized with Freedom Chevrolet (VS0000077188) in the amount of \$826,491.00 through the City of Fort Worth Interlocal Agreement, in a total amount not to exceed \$21,263,313.01.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for three-hundred eighty-five fleet vehicles and equipment. If a written contract is required or requested for any or all purchases of three-hundred eighty-five fleet vehicles and equipment under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

December 9, 2015

Section 3. That in order to reimburse and finance the lease/purchase acquisition of the equipment described herein over a period not to exceed the estimated useful life (10 years) thereof, any Authorized Officer of the City designated in the Master Equipment Lease/Purchase Agreement (the "Master Lease") between Banc of America Public Capital Corp and the City is hereby authorized and directed to execute, acknowledge and deliver a Schedule A (as defined in the Master Lease) pertaining to such equipment including all attachments, financing statements and schedules thereto, in substantially the form attached to the Master Lease, with such changes as the signing officer shall determine to be advisable. Each Authorized Officer of the City is also authorized to execute, acknowledge and deliver any other agreement, instrument, certificate, representation and document, and to take any other action as may be advisable, convenient or necessary to enter into such Schedule A. The financing terms for such equipment, to be determined pursuant to the provisions of the Master Lease and reflected in such Schedule A, and the granting of a security interest in the financed equipment pursuant to the Master Lease, are hereby approved.

Section 4. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$21,263,313.01 from Master Agreement number BN1619.

Section 5. 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.

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 9, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Convention and Event Services
Equipment & Building Services
Housing/Community Services
Public Works Department
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Ryan S. Evans, 671-9837
Jill A. Jordan, P.E., 670-5299
Alan Sims, Chief of Neighborhood Plus, 670-1611
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize a two-year master agreement for furniture, floor covering and related support services with Haworth, Inc., Herman Miller, Inc., Knoll, Inc., Virco, Inc., National Office Furniture, Peter Pepper Products, Inc., Hon Office Furniture, Mohawk Industries, Milliken & Company, Shaw Industries, Interface, Spacesaver, Texas Correctional Industries and their associated distributors through the U.S. Communities Government Purchasing Alliance, Texas Multiple Award Schedules and Texas Department of Criminal Justice, Texas Correctional Industries - Not to exceed \$4,476,735 - Financing: Current Funds (\$2,219,237), Convention and Event Services Capital Construction Funds (\$1,200,000), 2006 Bond Funds (\$457,499), Central Library Gift and Donation Funds (\$307,499), Water Utilities Current Funds (\$164,500), Building Inspection Current Funds (\$98,000) and Texas Department of State Health Services Grant Funds (\$30,000)

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis.

The master agreement for the purchase of furniture, floor covering and related support services will reduce the turnaround time for furniture and floor covering orders. With this agreement, the City will be guaranteed the lowest available pricing discounts from the manufacturers listed on the agreement regardless of the size of the order.

BACKGROUND (Continued)

Manufacturers covered by this agreement are: Haworth, Inc., Herman Miller, Inc., Knoll, Inc., Virco, Inc., National Office Furniture, Peter Pepper Products, Inc., Hon Office Furniture, Mohawk Industries, Milliken & Company, Shaw Industries, Interface and Spacesaver.

The furniture and floor coverings on the master agreement will be used for replacement during remodels by various departments.

Upcoming projects that will utilize this agreement include:

- Public Works - Furniture for the renovation of the 7th floor Texas/Dallas History & Archives Division at the Erik Jonsson Central Library
- Public Works - Furniture for the renovation of Municipal Cluster (M & J Streets)
- Fire Station # 6 - New Construction
- Equipment & Building Services – City Hall re-carpet/maintenance projects
- Love Field - Relocation of offices due to modernization
- Kay Bailey Hutchison Convention Center Dallas - carpet replacement
- Water Utilities Facilities - Reconfigure 30 work stations and conference room
- Park & Recreation - Workstations at Muchert, the remodeled Armory at White Rock, that will soon be occupied by 40 Park & Recreation employees
- Fire-Rescue will use this master agreement with Texas Correctional Industries (TCI) to purchase modular office furniture, mattresses and accessories for new and existing fire stations

U.S. Communities Government Purchasing Alliance (U. S. Communities) and Texas Multiple Award Schedules (TXMAS) both conform to the requirements of Texas statutes that are applicable for competitive bids and proposals, in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code. In addition, U. S. Communities and TXMAS receive bids from manufacturers and dealers throughout the United States.

Texas Correctional Industries (TCI) is a department within the Texas Department of Criminal Justice. TCI was established in 1963 with the passage of the Prison made Goods Act to manufacture goods and provide services to public entities. TCI provide work program participants with marketable job skills to help reduce recidivism through a coordinated program of job skills training and documentation of work history.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 14, 2012, City Council authorized a three-year master agreement for the purchase of furniture, floor covering and related support services with Haworth, Inc., Herman Miller, Inc., Knoll, Inc., Virco, Inc., National Office Furniture, Peter Pepper Products, Inc., Hon Office Furniture, Mohawk Industries, Milliken & Company, Shaw Industries, Interface, Texas Correctional Industries and their associated distributors through the U.S. Communities Government Purchasing Alliance, Texas Multiple Award Schedules and Texas Department of Criminal Justice, Texas Correctional Industries by Resolution No. 12-2731.

Information about this item will be provided to the Budget, Finance and Audit Committee on December 7, 2015.

FISCAL INFORMATION

\$2,219,237.00 - Current Funds
\$1,200,000.00 - Convention and Event Services Capital Construction Funds
\$ 457,499.00 - 2006 Bond Funds
\$ 307,499.00 - Central Library Gift and Donation Funds
\$ 164,500.00 - Water Utilities Current Funds
\$ 98,000.00 - Building Inspection Current Funds
\$ 30,000.00 - Texas Department of State Health Services Grant Funds

December 9, 2015

WHEREAS, on November 14, 2012, City Council authorized a three-year master agreement for the purchase of furniture, floor covering and related support services with Haworth, Inc., Herman Miller, Inc., Knoll, Inc., Virco, Inc., National Office Furniture, Peter Pepper Products, Inc., Hon Office Furniture, Mohawk Industries, Milliken & Company, Shaw Industries, Interface, Texas Correctional Industries and their associated distributors through the U.S. Communities Government Purchasing Alliance, Texas Multiple Award Schedules and Texas Department of Criminal Justice, Texas Correctional Industries by Resolution No. 12-2731;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of furniture, floor covering and related support services is authorized with Haworth, Inc., Herman Miller, Inc., Knoll, Inc., Virco, Inc., National Office Furniture, Peter Pepper Products, Inc., Hon Office Furniture, Mohawk Industries, Milliken & Company, Shaw Industries, Interface, Spacesaver and Texas Correctional Industries and their associated distributors through the U.S. Communities Government Purchasing Alliance, Texas Multiple Award Schedules and Texas Department of Criminal Justice, Texas Correctional Industries for a term of two years in an amount not to exceed \$4,476,735.00.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for furniture, floor covering and related support services. If a written contract is required or requested under the master agreement for furniture, floor covering and related support services under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$4,476,735.00 from Master Agreement number BX1606.

Section 4. 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.

AGENDA ITEM # 9

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 9, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Aviation
Park & Recreation
Street Services
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Ryan S. Evans, 671-9837
Willis Winters, 670-4071
Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize a two-year master agreement for hot mix asphalt and cold patch materials - Austin Asphalt, LP in the amount of \$9,345,133, Unique Paving Materials in the amount of \$939,240 and APAC-Texas, Inc. in the amount of \$92,500, lowest responsible bidders of five - Total not to exceed \$10,376,873 - Financing: Current Funds (\$10,346,115), Water Utilities Current Funds (\$19,000) and Aviation Current Funds (\$11,758)

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis.

This master agreement will provide hot mix asphalt and cold patch materials for Street Services, Water Utilities and Park and Recreation departments to conduct permanent pavement and temporary roadway repairs. The hot mix asphalt product is used by Street Services for street and alley repairs including potholes and full-depth repairs throughout the City. Water Utilities uses the material for street and alley repair after a water main or water line break. Park and Recreation uses asphalt material to repair hike and bike trails, service drives, curbs and speed bumps in parks throughout the City and Fair Park. The hot mix asphalt material is delivered to the job-site and immediately applied to the surface. Aviation uses the cold mix asphalt for repairs done on active taxiways and runways, where closing is not an option. The hot mix is used in areas where closure may be possible, typically shoulders and previous asphalt surfaces.

BACKGROUND (Continued)

Street Services will utilize the asphalt materials to repair approximately 30,000 potholes, over 400 lane miles of asphalt streets, and alleys each year. Additionally, Street Services recycles approximately 30% of the old asphalt excavated during repairs and uses it as base material supporting the new street surface.

Cold patch is an asphalt product that can be used in inclement weather and can be stored at City facilities for maintenance use. The cold patch product is used to repair potholes and other street repair needs. Additionally, it is also used when asphalt plants are down and hot mix asphalt is unavailable.

This solicitation was structured in a manner which required bidders to submit a response using unit pricing. This bid resulted in a 2.6% decrease over comparable unit prices for the bid awarded in 2013.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 232 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLink Team (RLT) to 25 Chambers of Commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On October 10, 2011, City Council authorized a three-year master agreement for the purchase of hot mix asphalt and cold patch materials by Resolution No. 11-2715.

On October 23, 2013, City Council authorized a two-year master agreement for the purchase of hot mix asphalt and cold patch materials by Resolution No. 13-1818.

Information about this item will be provided to the Budget, Finance and Audit Committee on December 7, 2015.

FISCAL INFORMATION

\$10,346,115.00 - Current Funds
\$ 19,000.00 - Water Utilities Current Funds
\$ 11,757.50 - Aviation Current Funds

M/WBE INFORMATION

58 - Vendors contacted
58 - No response
0 - Response (Bid)
0 - Response (No bid)
0 - Successful

232 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardees have fulfilled the requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Austin Asphalt, LP

White Male	254	White Female	0
Black Male	33	Black Female	0
Hispanic Male	399	Hispanic Female	5
Other Male	1	Other Female	1

Unique Paving Materials

White Male	25	White Female	11
Black Male	5	Black Female	1
Hispanic Male	0	Hispanic Female	0
Other Male	1	Other Female	0

APAC-Texas, Inc.

White Male	128	White Female	16
Black Male	31	Black Female	1
Hispanic Male	92	Hispanic Female	3
Other Male	0	Other Female	1

BID INFORMATION

The following bids were received from solicitation number BQ1529 and were opened on October 9, 2015. This master agreement is being awarded to the lowest responsive and responsible bidders by group.

BID INFORMATION (Continued)

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
*Austin Asphalt, LP	6330 Commerce Dr. Suite 150 Irving, TX 75063	Group 1 - \$9,345,132.50 Group 2 - No Bid Group 3 - Non-Responsive**
*Unique Paving Materials	3993 E. 93rd St. Cleveland, OH 44105	Group 1 - No Bid Group 2 - \$ 939,240.00 Group 3 - No Bid
*APAC-Texas, Inc.	2121 Irving Blvd. Dallas, TX 75207	Group 1 - \$9,612,090.00 Group 2 - \$ 977,200.00 Group 3 - \$ 92,500.00
The Quikrete Companies dba QPR	7322 Bonnyshire Dr. Chattanooga, TN 37416	Group 1 - No Bid Group 2 - \$1,054,320.00 Group 3 - No Bid
International Roadway Research, LLP	14702 Marine Rd. Humble, TX 77396	Group 1 - No Bid Group 2 - No Bid Group 3 - Non-Responsive**

**Austin Asphalt, LP and International Roadway Research, LLP were deemed non-responsive for Group 3 due to not meeting specifications.

OWNERS

Austin Asphalt, LP

Ben Hewett, President
Richard Mills, Vice President
Justin B. Holt, Secretary
Brenda W. Schertz, Treasurer

Unique Paving Materials

Michael Pemberton, President
Jeffrey Higerd, Vice President
Don Kaltzman, Treasurer

OWNERS (Continued)

APAC-Texas, Inc.

Stephen R. Koonce, President
Kal A. Kincaid, Vice President
Michelle Ackerman, Assistant Secretary
Stephen Ross, Assistant Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a two-year master agreement for hot mix asphalt and cold patch materials - Austin Asphalt, LP in the amount of \$9,345,133, Unique Paving Materials in the amount of \$939,240 and APAC-Texas, Inc. in the amount of \$92,500, lowest responsible bidders of five - Total not to exceed \$10,376,873 - Financing: Current Funds (\$10,346,115), Water Utilities Current Funds (\$19,000) and Aviation Current Funds (\$11,758)

Austin Asphalt, LP and APAC-Texas, Inc. are local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use the following sub-contractors. Unique Paving Materials is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and propose to use the following sub-contractors.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$9,106,344.55	87.76%
Total non-local contracts	\$1,270,527.95	12.24%
TOTAL CONTRACT	\$10,376,872.50	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Triple C Trucking/CCC Trucking, LLC.	HFDB64568Y0316	\$5,494.50	0.06%
Total Minority - Local		\$5,494.50	0.06%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Statewide Trucking	WFDB2278Y1016	\$463,162.95	36.45%
Total Minority - Non-local		\$463,162.95	36.45%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$5,494.50	0.06%	\$5,494.50	0.05%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$463,162.95	4.46%
Total	<u>\$5,494.50</u>	<u>0.06%</u>	<u>\$468,657.45</u>	<u>4.52%</u>

December 9, 2015

WHEREAS, on October 10, 2011, City Council authorized a three-year master agreement for the purchase of hot mix asphalt and cold patch materials by Resolution No. 11-2715; and,

WHEREAS, on October 23, 2013, City Council authorized a two-year master agreement for the purchase of hot mix asphalt and cold patch materials by Resolution No. 13-1818;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of hot mix asphalt and cold patch materials is authorized with Austin Asphalt, LP (VS0000000215) in the amount of \$9,345,132.50, Unique Paving Materials (341227) in the amount of \$939,240.00 and APAC-Texas, Inc. (004204) in the amount of \$92,500.00 for a term of two years in an amount not to exceed \$10,376,872.50.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for hot mix asphalt and cold patch materials. If a written contract is required or requested for any or all purchases of hot mix asphalt and cold patch materials under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$10,376,872.50 from Master Agreement number BQ1529.

Section 4. 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.

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 9, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Park & Recreation
Street Services
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Willis Winters, 670-4071
Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for cement treated base, rebase, and super slurry - Martin Marietta Materials, LTD, lowest responsible bidder of two - Not to exceed \$3,434,634 - Financing: Current Funds (\$3,415,734) and Water Utilities Current Funds (\$18,900)

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis.

This master agreement will provide cement treated base, rebase, and super slurry to Street Services, Water Utilities and Parks and Recreation departments. These products will be available for pick-up by Streets Services and/or delivered to various locations throughout the City. These materials are necessary to perform street maintenance in response to service requests generated through the City's 311 system and as part of the Street Services maintenance program.

Cement treated base is a combination of aggregates mixed with cement and water to form a strong durable base used primarily to perform full depth repairs of asphalt street failures. When available the City uses rebase, which is a mixture of recycled asphalt millings blended with sand, cement, fibers and water, for the same purpose. The use of cement treated base or rebase will eliminate the need for periodic grading and maintenance of the area treated for an estimated four to five years compared to once a year when using a base such as flexbase/gravel.

BACKGROUND (Continued)

Super slurry is a liquefied slurry mixture of cement, water, and other additives with a consistency similar to thick batter material. This product is used in the full depth restoration of asphalt streets. Full depth restoration using this product allows for recycling 100% of the existing street by pulverizing the existing asphalt surface and base and mixing it with this product to create a new base material which is then overlaid with asphalt to create a new street.

This solicitation was structured in a manner which required bidders to submit a response using unit pricing. This bid resulted in a 10.8% increase over comparable prices for the bids awarded in 2008.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 686 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 27, 2008, City Council authorized a thirty-six-month master agreement for cement treated base, rebase, and super slurry by Resolution No. 08-2233.

Information about this item will be provided to the Budget, Finance and Audit Committee on December 7, 2015.

FISCAL INFORMATION

\$3,415,734.00 - Current Funds

\$ 18,900.00 - Water Utilities Current Funds

M/WBE INFORMATION

230 - Vendors contacted
229 - No response
1 - Response (Bid)
0 - Response (No bid)
0 - Successful

686 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Martin Marietta Materials, LTD

White Male	7	White Female	2
Black Male	3	Black Female	0
Hispanic Male	3	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BQ1522 and were opened on October 2, 2015. This master agreement is being awarded to the lowest responsive and responsible bidder by group.

*Denotes successful bidder

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Martin Marietta Materials, LTD	1805 L Don Dodson Bedford, TX 76021	Group 1 - \$1,759,884.00 Group 2 - \$ 594,750.00 Group 3 - \$1,080,000.00
Earth Haulers, Inc.	11500 Mosier Valley Rd. Fort Worth, TX 76040	Group 1 - \$2,353,795.00 Group 2 - Non-Responsive** Group 3 - No Bid

**Earth Haulers, Inc. was deemed non-responsive for Group 2 due to not meeting specifications.

OWNER

Martin Marietta Materials, LTD

Ward Nye, President

Anne Lloyd, Vice President

Roselyn Bar, Secretary

Donald McCunniff, Treasurer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for cement treated base, rebase, and super slurry - Martin Marietta Materials, LTD, lowest responsible bidder of two - Not to exceed \$3,434,634 - Financing: Current Funds (\$3,415,734) and Water Utilities Current Funds (\$18,900)

Martin Marietta Materials, LTD is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and propose to use their own workforce.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$3,434,634.00	100.00%
TOTAL CONTRACT	\$3,434,634.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	<u>\$0.00</u>	<u>0.00%</u>	<u>\$0.00</u>	<u>0.00%</u>

December 9, 2015

WHEREAS, on August 27, 2008, City Council authorized a thirty-six month master agreement for the purchase of cement treated base, rebase, and super slurry by Resolution No. 08-2233;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of cement treated base, rebase, and super slurry is authorized with Martin Marietta Materials, LTD (076539) for a term of three years in an amount not to exceed \$3,434,634.00.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for cement treated base, rebase, and super slurry. If a written contract is required or requested for any or all purchases of cement treated base, rebase, and super slurry under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$3,434,634.00 from Master Agreement number BQ1522.

Section 4. 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.

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 9, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Water Utilities

CMO: Jeanne Chipperfield, 670-7804
Mark McDaniel, 670-3256

MAPSCO: N/A

SUBJECT

Authorize a three-year master agreement for the purchase of water meters, detector check valves and parts - Mueller Systems, LLC in the amount of \$8,036,109, Itron, Inc. in the amount of \$6,418,201, Neptune Technology Group, Inc. in the amount of \$5,525,809, National Meter & Automation, Inc. in the amount of \$370,884, HD Supply Waterworks, LTD in the amount of \$322,000, Elster AMCO Water, LLC, in the amount of \$122,168, Sensus USA, Inc. in the amount of \$87,407 and Metron-Farnier, LLC in the amount of \$32,640, lowest responsible bidders of eight - Total not to exceed \$20,915,218 - Financing: Water Utilities Current Funds

BACKGROUND

This action does not encumber funds; the purpose of a master agreement is to establish firm pricing for goods, for a specific term, which are ordered on an as needed basis.

This master agreement will provide water meters in various sizes ranging from 5/8 inch to 10 inches. The meters will be used for new services and as replacements for damaged and/or non-repairable units for the City's approximately 300,000 residential, commercial and industrial customers. Additionally, this agreement will provide parts for the water meters that can be restored to an operable state.

This master agreement will also provide meters that are compatible with automated meter infrastructure (AMI). Dallas Water Utilities (DWU) employs AMI in a small portion of the City, as part of its continuing efforts to improve efficiency. These meters allows the department to collect meter reads manually or by fixed network (read is sent automatically to a central location) or mobile network (read is collected by driving near the meter). This master agreement provides the opportunity to expand automated meter reading capabilities.

BACKGROUND (Continued)

This solicitation was structured in a manner which required bidders to submit a response using unit pricing. This bid resulted in an 8.98% decrease over comparable unit prices for the bid awarded in 2012.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 487 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On April 25, 2012, City Council authorized a three-year master agreement, for water meters, detector check valves and parts by Resolution No. 12-1174.

On January 28, 2015, City Council authorized an increase to the master agreement for water meters, detector check valves and parts and extend the term from April 24, 2015 through April 23, 2016, by Resolution No. 15-0162.

On November 10, 2015, City Council executed the casting of lots to identify the recommended vendor resulting from tie bids on lines 20, 21 and 22 for bid BM1546 for a three-year master agreement for the purchase of water meters, accessories and parts by Resolution No. 15-2100.

Information about this item will be provided to the Budget, Finance and Audit Committee on December 7, 2015.

FISCAL INFORMATION

\$20,915,217.12 - Water Utilities Current Funds

M/WBE INFORMATION

82 - Vendors contacted
82 - No response
0 - Response (Bid)
0 - Response (No bid)
0 - Successful vendor

M/WBE INFORMATION (Continued)

487 - M/WBE and Non-M/WBE vendors were contacted

The recommended awardees have fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Mueller Systems, LLC

White Male	86	White Female	24
Black Male	15	Black Female	5
Hispanic Male	6	Hispanic Female	0
Other Male	4	Other Female	2

Itron, Inc.

White Male	1326	White Female	675
Black Male	56	Black Female	52
Hispanic Male	42	Hispanic Female	15
Other Male	101	Other Female	49

Neptune Technology Group, Inc.

White Male	275	White Female	84
Black Male	66	Black Female	77
Hispanic Male	4	Hispanic Female	1
Other Male	6	Other Female	2

National Meter & Automation, Inc.

White Male	53	White Female	11
Black Male	2	Black Female	0
Hispanic Male	3	Hispanic Female	0
Other Male	1	Other Female	0

HD Supply Waterworks, LTD

White Male	9	White Female	2
Black Male	1	Black Female	0
Hispanic Male	4	Hispanic Female	1
Other Male	1	Other Female	0

ETHNIC COMPOSITION (Continued)

Elster AMCO Water, LLC

White Male	11	White Female	3
Black Male	1	Black Female	1
Hispanic Male	2	Hispanic Female	0
Other Male	0	Other Female	0

Sensus USA, Inc.

White Male	934	White Female	242
Black Male	76	Black Female	21
Hispanic Male	21	Hispanic Female	3
Other Male	117	Other Female	23

Metron-Farnier, LLC

White Male	28	White Female	4
Black Male	1	Black Female	0
Hispanic Male	2	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BM1546 and opened on October 9, 2015. This master agreement is being awarded to the lowest responsive and responsible bidders by line. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Mueller Systems, LLC	10210 Statesville Blvd. Cleveland, NC 27013	Multiple Lines
*Itron, Inc.	2111 N. Molter Rd. Liberty Lake, WA 99019	Multiple Lines
*Neptune Technology Group, Inc.	1600 Alabama Hwy. 229 Tallasse, AL 36078	Multiple Lines
*National Meter & Automation, Inc.	7220 S. Fraser St. Centennial, CO 80112	Multiple Lines

BID INFORMATION (Continued)

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*HD Supply Waterworks, LTD	4333 Irving Blvd. Dallas, TX 75247	Multiple Lines
*Elster AMCO Water, LLC	10 SW 49 th Ave. Building #100 Ocala, FL 34474	Multiple Lines
*Sensus USA, Inc.	405 N, Gallatin Ave. Uniontown, PA 15401	Multiple Lines
*Metron-Farnier, LLC	5665 Airport Blvd. Boulder, CO 80301	Multiple Lines

OWNERS

Mueller Systems, LLC

Keith Belknap, President
Hassan Ali, Vice President
Michelle Cunningham, Treasurer

Itron, Inc.

Philip Mezey, President
W. Mark Schmitz, Vice President
Shannon Votava, Secretary
Byron Jackson, Treasurer

Neptune Technology Group, Inc.

Charles C. DiLaura, President
Donald F. Deemer Vice President Sales
Lawrence M Russo, Vice President of Finance
Steven S. Beasley, Assistant Secretary

National Meter & Automation, Inc.

Richard A. Meeusen, President
Beverly L. P. Smiley, Vice President
Kimberly K Stoll, Vice President
Richard E. Johnson, Treasurer
William R. A. Bergum, Secretary

OWNERS (Continued)

HD Supply Waterworks, LTD

Jerry L. Webb, President
Donald W. Clayton, Vice President
Judy Barrow, Secretary
Mark R. Witkowski, Treasurer

Elster AMCO Water, LLC

John L. Southerland, President

Sensus USA, Inc.

Randy Bates, President
Dale Harber, Vice President
Colin Flannery, Secretary
Courtney Enghauser, Chief Financial Officer

Metron-Farnier, LLC

Matthew E. Laird, President
Rodney O. Ehlers, Secretary

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year master agreement for the purchase of water meters, detector check valves and parts - Mueller Systems, LLC in the amount of \$8,036,109, Itron, Inc. in the amount of \$6,418,201, Neptune Technology Group, Inc. in the amount of \$5,525,809, National Meter & Automation, Inc. in the amount of \$370,884, HD Supply Waterworks, LTD in the amount of \$322,000, Elster AMCO Water, LLC, in the amount of \$122,168, Sensus USA, Inc. in the amount of \$87,407 and Metron-Farnier, LLC in the amount of \$32,640, lowest responsible bidders of eight - Total not to exceed \$20,915,218 - Financing: Water Utilities Current Funds

Mueller Systems, LLC, Itron, Inc., Neptune Technology Group, Inc., National Meter & Automation, Inc., Elster AMCO Water, LLC, Sensus USA, Inc. and Metron-Farnier, LLC are non-local, non-minority firms, have signed the "Business Inclusion & Development" documentation, and propose to use their own workforces. HD Supply Waterworks, LTD is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$322,000.00	1.54%
Total non-local contracts	\$20,593,217.12	98.46%
TOTAL CONTRACT	\$20,915,217.12	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$0.00	0.00%

December 9, 2015

WHEREAS, on April 25, 2012, City Council authorized a three-year master agreement, for water meters, detector check valves and parts by Resolution No. 12-1174; and,

WHEREAS, on January 28, 2015, City Council authorized an increase to the master agreement for water meters, detector check valves and parts and extend the term from April 24, 2015 through April 23, 2016 by Resolution No. 15-0162; and,

WHEREAS, on November 10, 2015, City Council executed the casting of lots to identify the recommended vendor resulting from tie bids on lines 20, 21 and 22 for bid BM1546 for a three-year master agreement for the purchase of water meters, accessories and parts by Resolution No. 15-2100;

NOW, THEREFORE,

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

Section 1. That a master agreement for the purchase of water meters, detector check valves and parts is authorized with Mueller Systems, LLC (500184) in the amount of \$8,036,108.30, Itron, Inc. (267549) in the amount of \$6,418,201.00, Neptune Technology Group, Inc. (VS0000011603) in the amount of \$5,525,809.29, National Meter & Automation, Inc. (VS89629) in the amount of \$370,883.33, HD Supply Waterworks, LTD (VS0000038746) in the amount of \$322,000.00, Elster AMCO Water, LLC, (VS0000033665) in the amount of \$122,168.00, Sensus USA, Inc. (VS0000034373) in the amount of \$87,407.20 and Metron-Farnier, LLC (VS0000062489) in the amount of \$32,640.00, for a term of three years in a total amount not to exceed \$20,915,217.12.

Section 2. That the Purchasing Agent is authorized, upon appropriate request and documented need by a user department, to issue a purchase order for the purchase of water meters, detector check valves and parts. If a written contract is required or requested for any or all purchases of water meters, detector check valves and parts under the master agreement instead of individual purchase orders, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$20,915,217.12 from Master Agreement BM1546.

Section 4. 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.

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: December 9, 2015

COUNCIL DISTRICT(S): 8

DEPARTMENT: Business Development & Procurement Services
Sanitation Services

CMO: Jeanne Chipperfield, 670-7804
Joey Zapata, 670-3009

MAPSCO: 67 P

SUBJECT

Authorize the purchase of a tarp deployment system - Con-Wal, Inc. dba Southwestern Sales Co. doing business in Texas as tarpARMOR Co., lowest responsible bidder of two - Not to exceed \$107,889 - Financing: Sanitation Current Funds

BACKGROUND

This action will allow for the purchase of a tarp deployment system. This equipment is used to spread tarps over the waste at the end of each operating day. The McCommas Bluff Landfill is permitted to use specially designed tarps as an Alternative Daily Cover (ADC). All modern landfills are required to provide soil cover over the waste on a daily basis unless specifically permitted to use some alternative cover method. The use of tarps is a fiscally responsible way of providing cover while still meeting the requirements of daily cover.

The use of soil as daily cover presents a number of challenges. In order to properly cover the working face, operations staff must haul and spread approximately 1,500 cubic yards of soil each day. The next morning before waste placement resumes all of that cover must be removed because soil left in place impedes the flow of leachate and gas inside the waste mass, causing leachate seeps which can contaminate surface water and makes efficient collection of landfill gas more costly. The cost to excavate, haul and remove cover is very costly, this new tarp system will provide a significant operational cost savings. The use of this tarp deployment system allows a single operator to deploy enough tarps to cover 36,000 square feet of waste in as little as 30 minutes.

BACKGROUND (Continued)

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 1,320 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council - Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance and Audit Committee on December 7, 2015.

FISCAL INFORMATION

\$107,888.88 - Sanitation Current Funds

M/WBE INFORMATION

225- Vendors contacted

225 - No response

0 - Response (Bid)

0 - Response (No Bid)

0 - Successful

1,320 M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Con-Wal, Inc. dba Southwestern Sales Co. doing business in Texas as tarpARMOR Co.

White Male	29	White Female	7
Black Male	3	Black Female	0
Hispanic Male	10	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BP1511 and were opened on October 9, 2015. This purchase is being awarded in its entirety to the lowest responsive and responsible bidder.

*Denotes successful bidder

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
*Con-Wal, Inc. dba Southwestern Sales Co. doing business in Texas as tarpARMOR Co.	3221 N. 2nd St. Rogers, AR 72756	\$107,888.88
Tarpomatic, Inc.	512 45th St. SW Canton, OH 44706	\$121,887.00
Tarpomatic, Inc. (alternate bid)	512 45th St. SW Canton, OH 44706	\$122,237.00

OWNER

Con-Wal, Inc. dba Southwestern Sales Co. doing business in Texas as tarpARMOR Co.

Julie Hines, President
Aaron Hines, Vice President
Shannon D. Harrop, Secretary

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize the purchase of a tarp deployment system - Con-Wal, Inc. dba Southwestern Sales Co. doing business in Texas as tarpARMOR Co., lowest responsible bidder of two - Not to exceed \$107,889 - Financing: Sanitation Current Funds

Con-Wal, Inc. dba Southwestern Sales Co. doing business in Texas as tarpARMOR Co. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and propose to use the following sub-contractor.

PROJECT CATEGORY: Goods

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$2,550.00	2.36%
Total non-local contracts	\$105,338.88	97.64%
TOTAL CONTRACT	\$107,888.88	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Purpose Transportation	WFWBC401790816	\$2,550.00	100.00%
Total Minority - Local		\$2,550.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$2,550.00	100.00%	\$2,550.00	2.36%
Total	\$2,550.00	100.00%	\$2,550.00	2.36%

December 9, 2015

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

Section 1. That the purchase of a tarp deployment system is authorized with Con-Wal, Inc. dba Southwestern Sales Co. doing business in Texas as tarpARMOR Co. (VS87915) in an amount not to exceed \$107,888.88.

Section 2. That the Purchasing Agent is authorized, upon appropriate requisition, to issue a purchase order for a tarp deployment system. If a formal contract is required for this purchase instead of a purchase order, the City Manager is authorized to execute the contract upon approval as to form by the City Attorney.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds from the following appropriation in an amount not to exceed \$107,888.88:

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object</u>	<u>Amount</u>	<u>Encumbrance</u>
0440	SAN	3591	4790	\$107,888.88	POSAN00000122536

Section 4. 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.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 9, 2015

COUNCIL DISTRICT(S): 2, 3, 5, 6, 7, 8, 9, 10, 12, 14

DEPARTMENT: Street Services
Public Works Department
Sanitation Services

CMO: Jill A. Jordan, P.E., 670-5299
Joey Zapata, 670-3009

MAPSCO: 17Y 18W 23Z 27E G N 28E 35X 36C 42Z 57B 58Y 654Z 67J

SUBJECT

Authorize a professional services contract with Kimley-Horn and Associates, Inc., most advantageous proposer of thirteen, to provide traffic signal design services for 32 traffic signals at various intersections and other related tasks (list attached) - Not to exceed \$642,000 - Financing: General Obligation Commercial Paper Funds (\$428,000), Street Assessment Funds (\$197,000) and Sanitation Current Funds (\$17,000)

BACKGROUND

This agenda item will authorize design of 32 new traffic signals. Specifically, this action authorizes a design services contract with Kimley-Horn and Associates, Inc. (KHA) for the design of 10 traffic signals funded through Street Assessment Funds (\$197,000.00) for a USDOT-FHA 2014 HSIP grant identified as "Group A"; and 21 new, warranted traffic signals funded through General Obligation Commercial Paper Funds (\$428,000.00) and one signal modification identified as "Group B"; with a not to exceed fee of \$642,000. The \$642,000.00 includes \$17,000.00 in Sanitation Current Funds for the design of modifications to an existing signal at Simpson Stuart Road and SH 310 (South Central Expressway) to add left-turn lanes and corresponding left-turn signal operations.

The City of Dallas was awarded grant funding totaling \$6.17 million from the U.S. Department of Transportation (USDOT) - Federal Highway Administration (FHA) 2014 Highway Safety Improvement Program (HSIP) administered by the Texas Department of Transportation (TxDOT) to reconstruct several signals at high accident intersections in the City of Dallas. A preliminary portion of the signals in the overall program were approved for design in June, 2015. This item provides for \$197,000.00 in design services as local matching funds to leverage the remaining Federal and State funds for the construction of traffic signals and associated intersection improvements at ten (10) identified intersections.

BACKGROUND (Continued)

For the ten (10) grant funded signals through 2014 HSIP program, TxDOT will pay for 90% match for Direct State Engineering and construction costs. The City will bear design costs, 10% construction costs and a portion of the required fees. Of the 10 signals to be designed in this contract, five (5) are scheduled to be let in spring of 2017 and the remaining five (5) in the spring of 2018.

Of the remaining 22, 21 are new signals identified for construction through warrant studies. Design of these signals will be funded utilizing 2006 Bond Funds for warranted signals and school flashers. This contract includes only the design portion of these signal projects.

Recently completed signal warrant studies have identified five (5) new locations that have met the minimum criteria for installation of a traffic signal. These are listed below:

- Cockrell Hill Road and Adler Drive
- Cockrell Hill Road at Pinnacle Point Drive
- Forest Lane at Metric Drive/Forestgate Drive
- Cole Avenue at Lemmon Avenue (West)
- Great Trinity Forest Way (Loop 12) at Murdock Road

These five signals are included in this contract for design. Design of modifications to an existing signal at Simpson Stuart Road and SH 310 (South Central Expressway) to add left-turn lanes and corresponding left-turn signal operations is also included in this contract. This signal will be paid for by the City of Dallas Sanitation Department.

In addition, staff is currently conducting over 150 traffic signal warrant studies in response to service requests. It is anticipated that 14-16 of these locations will meet the minimum criteria for installation of a new traffic signal. This contract includes funding for 16 traffic signals that are anticipated. Design of the warranted signals will be funded through 2006 Bond Funds.

On June 17, 2015, the City Council authorized an agreement with KHA for the design of 15 traffic signals which were selected for grant funding by Texas Department of Transportation (TxDOT) as part of TxDOT's HSIP for 2013 and 2014 and three (3) new signals that were warranted through traffic signal warrant studies. The agreement was amended October 14, 2015, to identify it as matching funds for three LPAFAs, by Resolution Nos. 15-1883, 15-1884 and 15-1885.

BACKGROUND (Continued)

In June 2013, the City of Dallas released a Request for Qualifications (RFQ) for Engineering Services for traffic engineering and intelligent transportation systems (ITS) services.

A four member committee from the following departments reviewed and evaluated the proposals:

- Streets Services (2)
- Public Works Department (1)
- Dallas Police Department (1)

The successful proposer was selected by the committee on the basis of demonstrated competence and qualifications under the following criteria:

- Quality Assurance and Control 10%
- Business Inclusion and Development Plan 15%
- Experience and Capability 25%
- Responsiveness and Qualifications 50%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 739 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council - Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 17, 2015, City Council authorized a contract with Kimley-Horn and Associates, Inc., to provide traffic signal design services by Resolution No. 15-1172.

On October 14, 2015, City Council authorized an amendment to Resolution No. 15-1172, previously approved on June 17, 2015, to identify a required local match for design of the signals by Resolution No. 15-1883.

On October 14, 2015, City Council authorized an amendment to Resolution No. 15-1172, previously approved on June 17, 2015, to identify a required local match for design of the signals by Resolution No. 15-1884.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On October 14, 2015, City Council authorized an amendment to Resolution No. 15-1172, previously approved on June 17, 2015, to identify a required local match for design of the signals by Resolution No. 15-1885.

Information about this item will be provided to the Transportation and Trinity River Project Committee on December 8, 2015.

ESTIMATED SCHEDULE OF PROJECT

Begin Design	December 2015
Complete Design	January 2019

FISCAL INFORMATION

\$428,000.00 - 2006 Bond Program (General Obligation Commercial Paper Funds)
\$197,000.00 - Street Assessment Funds
\$ 17,000.00 - Sanitation Current Funds

Group A: Group A: Highway Safety Improvement Program Intersections

<u>Council District</u>	<u>Amount</u>
2	\$ 9,650.00
5	\$ 11,650.00
6	\$ 9,650.00
7	\$ 11,650.00
9	\$ 9,650.00
10	\$115,800.00
12	\$ 19,300.00
14	\$ 9,650.00
Total	\$197,000.00

FISCAL INFORMATION (Continued)

Group B: Warranted Signal Intersections (Six identified intersections, the additional intersections are yet to be determined). The breakdown below only includes the currently identified warranted signals.

<u>Council District</u>	<u>Amount</u>
3	\$ 36,363.64
6	\$ 36,363.64
8	\$ 36,363.64
10	\$ 18,181.82
14	\$ 18,181.82
To Be Determined	<u>\$299,545.44</u>
Total	\$445,000.00
Grand Total	\$642,000.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Kimley-Horn and Associates, Inc.

White Male	1,091	White Female	483
Black Male	21	Black Female	18
Hispanic Male	78	Hispanic Female	40
Other Male	91	Other Female	43

PROPOSAL INFORMATION

The following top three proposals were received from solicitation number BHZ1308 and opened on July 11, 2013. This contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>
*Kimley-Horn and Associates, Inc.	12750 Merit Drive, Suite 1000 Dallas, TX 75251	88.25%
Lee Engineering, LLC	3030 LBJ Freeway, Suite 1660 Dallas, TX 75234	86.75%
Savant Group, Inc.	1700 Pacific Avenue, Suite 1240 Dallas, TX 75201	75.00%

Statements of Qualifications were received from solicitation number BHZ1308 and opened on July 11, 2013 from the following 13 consultant teams: Civil Associates, Inc.; Teague Nall and Perkins, Inc.; Kimley-Horn and Associates, Inc.; Binkley and Barfield, Inc.; Lee Engineering, LLC.; Urban Engineers Group, Inc.; Neel-Schaffer, Inc.; Urban Engineers Group, Inc., DBA Urban Services, Inc.; Savant Group; Orthon; HDR, Inc.; AECOM; AZ and B Arrendo; and Zepeda and Brunz, LLC.

OWNER

Kimley-Horn and Associates, Inc.

John Atz, President
Aaron Nathan, Vice-President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a professional services contract with Kimley-Horn and Associates, Inc., most advantageous proposer of thirteen, to provide traffic signal design services for 32 traffic signals at various intersections and other related tasks (list attached) - Not to exceed \$642,000 - Financing: General Obligation Commercial Paper Funds (\$428,000), Street Assessment Funds (\$197,000) and Sanitation Current Funds (\$17,000)

Kimley-Horn Associates, Inc., is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$642,000.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$642,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Gorronдона and Associates, Inc.	HMMB62084Y0616	\$184,800.00	28.79%
Othon, Inc. Consulting Engineers	HMMB62536Y0716	\$31,800.00	4.95%
Total Minority - Local		\$216,600.00	33.74%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$216,600.00	33.74%	\$216,600.00	33.74%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$216,600.00	33.74%	\$216,600.00	33.74%

Kimley-Horn and Associates, Inc. Traffic Signal Design

Group A) 2014 USDOT- HFA HSIP 10 Intersections:

2014 HSIP Submittal for 2017 Let:

<u>Street</u>	<u>Cross Street</u>	<u>Council District</u>
Bruton Road	Second Avenue	5, 7
Forest Lane	Audelia Road	10
Marsh Lane	Rosemeade Parkway	12
Plano Road	Miller Road	10
Royal Lane	Skillman Street	10

2014 HSIP Submittal for 2018 Let:

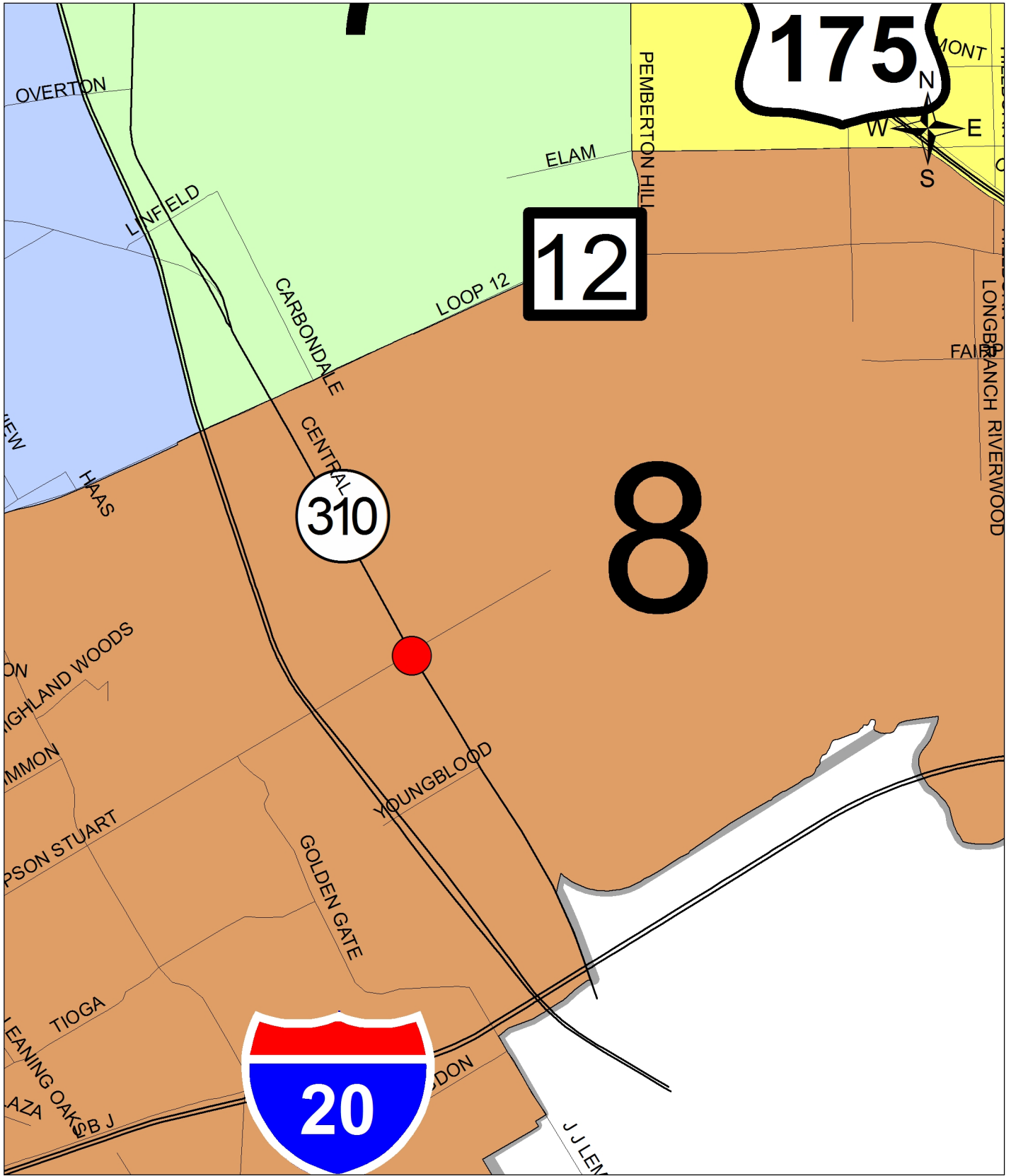
<u>Street</u>	<u>Cross Street</u>	<u>Council District</u>
Royal Lane	Abrams Road	10
Skillman Street	Walnut Hill Lane	10
Skillman Street	Lovers Lane	9, 14
Walnut Hill Lane	Abrams Road	10
Webb Chapel Road	Larga Drive	2, 6

Group B) Six (6) Identified Warranted Traffic Signals and 16 To Be Determined:

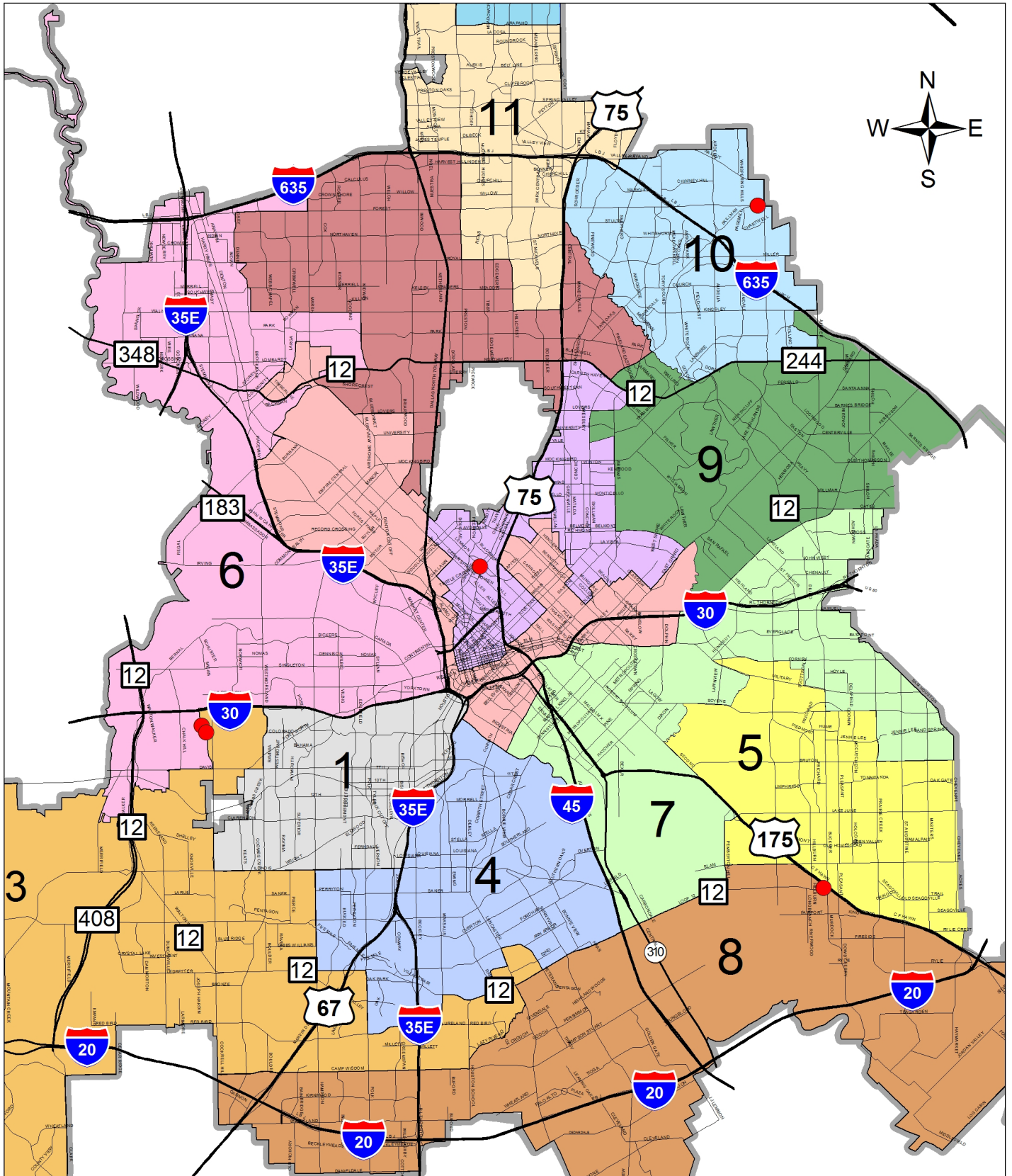
<u>Street</u>	<u>Cross Street</u>	<u>Council District</u>
Cockrell Hill Road	Adler Drive	3, 6
Cockrell Hill Road	Pinnacle Point Drive	3, 6
Forest Lane	Metric Drive/ Forestgate Drive	10
Cole Avenue	Lemmon Avenue (West)	14
Great Trinity Forest (Loop 12)	Murdock Road	8
*Simpson Stuart Road	SH 310 (South Central Expressway)	8

** The intersection of Simpson Stuart Road and SH 310 (South Central Expressway) will be funded by the City of Dallas Sanitation Department.*

S.M. WRIGHT FRWY. AT SIMPSON STUART RD.

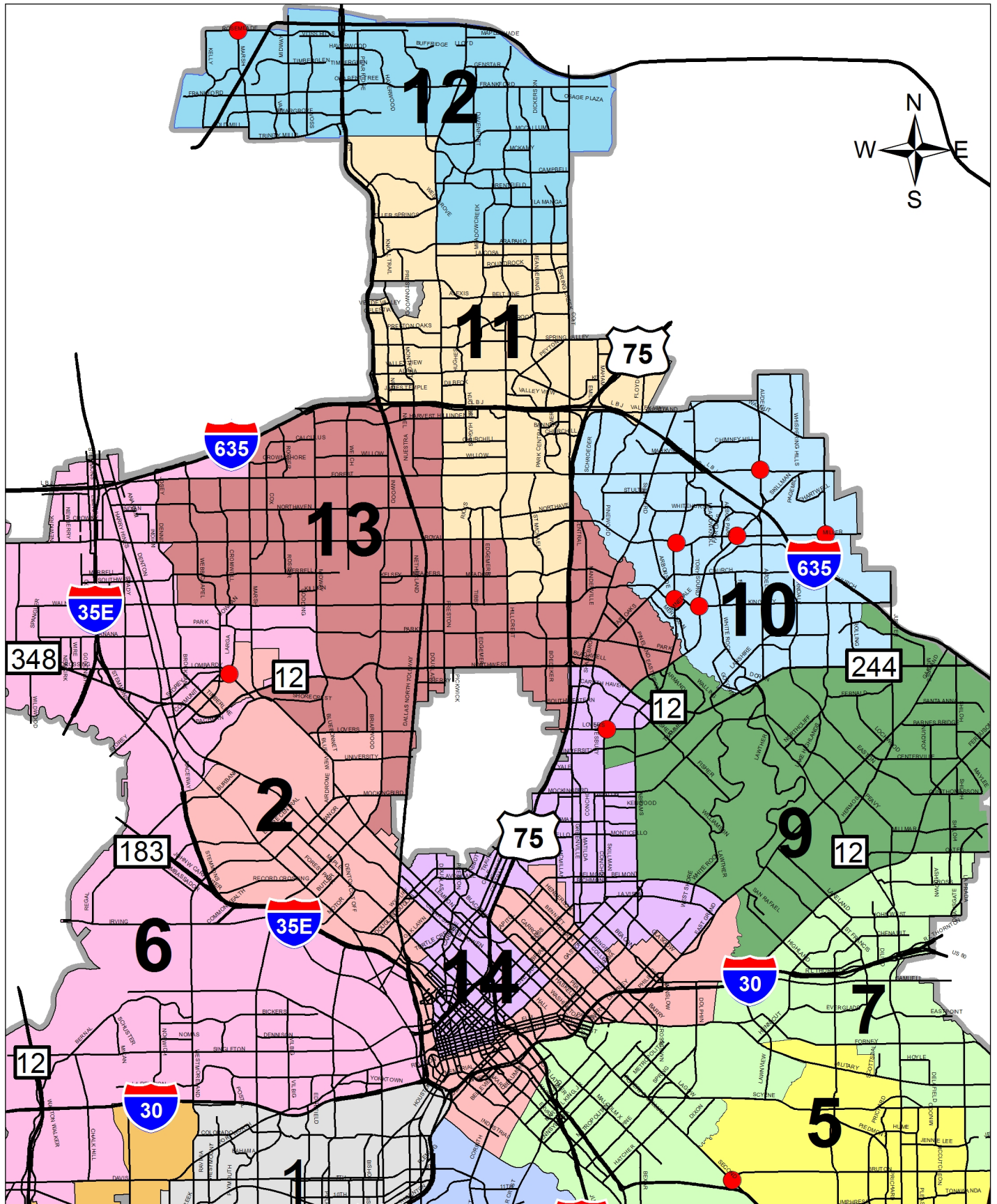


FIVE KHA WARRANTED SIGNALS



MAPSCO PAGES 18W, 35X, 42Z, 58Y

2014 HSIP TEN (10) SIGNALS



MAPSCO PAGES 17Y, 23Y, 27E, 27G, 27N, 28E, 36C, 57B, 654Z

December 9, 2015

WHEREAS, on August 8, 2014, the City authorized a contract with Kimley-Horn and Associates, Inc., to provide traffic signal design services by Administrative Action No. 14-6559; and,

WHEREAS, on February 5, 2015, the City authorized a contract with Kimley-Horn and Associates, Inc., to provide traffic signal design services by Administrative Action No. 15-5650; and,

WHEREAS, on June 17, 2015, City Council authorized a contract with Kimley-Horn and Associates, Inc., to provide traffic signal design services by Resolution No. 15-1172; and,

WHEREAS, on October 14, 2015, City Council authorized an amendment to Resolution No. 15-1172, previously approved on June 17, 2015, to identify a required local match for design of the signals in the amount of \$97,886.00, by Resolution No. 15-1883; and,

WHEREAS, on October 14, 2015, City Council authorized an amendment to Resolution No. 15-1172, previously approved on June 17, 2015, to identify a required local match for design of the signals in the amount of \$76,900.00, by Resolution No. 15-1884; and,

WHEREAS, on October 14, 2015, City Council authorized an amendment to Resolution No. 15-1172, previously approved on June 17, 2015, to identify a required local match for design of the signals in the amount of \$155,200.00, by Resolution No. 15-1885; and,

WHEREAS, the City desires to enter into a professional services contract with Kimley-Horn and Associates, Inc., most advantageous proposer of thirteen, to provide traffic signal design services for 32 traffic signals at various intersections and other related tasks in an amount not to exceed \$642,000.00.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to enter into a professional services contract with Kimley-Horn and Associates, Inc., to provide traffic signal design services for 32 traffic signals at various intersections and other related tasks in an amount not to exceed \$642,000.00, after approval as to form by the City Attorney.

December 9, 2015

Section 2. That the Chief Financial Officer is authorized to disburse in accordance with the terms and conditions of the contract from:

Street Assessment Funds Fund L006, Dept. STS, Unit P496, Obj. 4820 Activity THRG, Program PBP49616 MASC STS STS16KHAC01, Vendor # 135447 in an amount not to exceed	\$197,000.00
Street and Transportation Improvements Fund Fund 4T22, Dept. PBW, Unit U811, Obj. 4111 Activity THRG, Program PB06U811 MASC STS STS16KHAC01, Vendor # 135447 in an amount not to exceed	\$428,000.00
Sanitation Current Funds Fund 0440, Dept. SAN, Unit: 3591, Obj. 4820 Activity THRG, Program STS-Signal MASC STS STS16KHAC01, Vendor # 135447 in an amount not to exceed	<u>\$ 17,000.00</u>
Total amount not to exceed	\$642,000.00

Section 3. 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.

KEY FOCUS AREA: Economic Vibrancy
AGENDA DATE: December 9, 2015
COUNCIL DISTRICT(S): 1, 3, 4, 5, 7, 11
DEPARTMENT: Street Services
CMO: Jill A. Jordan, P.E., 670-5299
MAPSCO: 15R 53M V 59A B C

SUBJECT

Authorize **(1)** Supplemental Agreement No. 1 to the traffic signal design contract with Kimley-Horn and Associates, Inc., previously authorized on June 17, 2015, by Resolution No. 15-1172, to provide right-of-way/easement purchase documentation for six intersections (list attached); and **(2)** an increase in the required local match in the amount of \$12,000 - Not to exceed \$12,000 - Financing: Street Assessment Funds

BACKGROUND

On June 17, 2015, City Council authorized an agreement with Kimley-Horn and Associates, Inc., to design traffic signals at various locations citywide as part of the U.S. Department of Transportation (USDOT) - Federal Highway Administration (FHA) 2013 and 2014 Highway Safety Improvement Programs (HSIP) administered by the Texas Department of Transportation (TxDOT) to reconstruct several signals at high accident intersections in the City of Dallas, by Resolution No. 15-1172.

On October 14, 2015, City Council amended the agreement to identify the design contract as designated local match for 2013 and 2014 HSIP programs with TxDOT, by Resolutions Nos. 15-1883, 15-1884 and 15-1885.

This action includes additional right-of-way (ROW)/easement purchase documentation work required by TxDOT to complete the design portion of the project. This task only includes providing the documentation and responding to one round of comments and provide signed and sealed survey exhibits with metes and bounds for locations where additional ROW is required. Coordination with property owners or other departments within the City is not included.

Six intersections were listed in this project that increased the overall design price.

BACKGROUND (Continued)

HSIP 2013 Intersections

<u>Street</u>	<u>Cross Street</u>	<u>Council District</u>
Bruton Road	St. Augustine Drive	5, 7
Bruton Road	Prairie Creek Road	5, 7
Bruton Road	Masters Drive	5, 7

HSIP 2014 Intersections

<u>Street</u>	<u>Cross Street</u>	<u>Council District</u>
Hampton Road	Clarendon Drive	1
Hampton Road	Illinois Avenue	1, 3, 4
Hillcrest Road	Alpha Road	11

PRIOR ACTION/REVIEW (COUNCIL BOARDS, COMMISSIONS)

On June 17, 2015, City Council authorized a contract with Kimley-Horn and Associates, Inc., to provide traffic signal design services, by Resolution No. 15-1172.

On October 14, 2015, City Council authorized an amendment to Resolution No. 15-1172, previously approved on June 17, 2015, to identify a required local match for design of the signals by Resolution No. 15-1883.

On October 14, 2015, City Council authorized an amendment to Resolution No. 15-1172, previously approved on June 17, 2015, to identify a required local match for design of the signals by Resolution No. 15-1884.

On October 14, 2015, City Council authorized an amendment to Resolution No. 15-1172, previously approved on June 17, 2015, to identify a required local match for design of the signals by Resolution No. 15-1885.

Information about this item will be provided to the Transportation and Trinity River Project Committee on December 8, 2015.

ESTIMATED SCHEDULE OF PROJECT

Began Design	July 2015
Complete Design	April 2016

FISCAL INFORMATION

Street Assessment Funds - \$12,000.00

2013 HSIP:

<u>Council District</u>	<u>Amount</u>
5	\$ 3,000.00
7	<u>\$ 3,000.00</u>
Total	\$ 6,000.00

2014 HSIP:

<u>Council District</u>	<u>Amount</u>
1	\$ 3,000.00
3	\$ 500.00
4	\$ 500.00
11	<u>\$ 2,000.00</u>
Total	\$ 6,000.00
Grand Total	\$12,000.00

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Kimley-Horn and Associates, Inc.

White Male	1,091	White Female	483
Black Male	21	Black Female	18
Hispanic Male	78	Hispanic Female	40
Other Male	91	Other Female	43

OWNER

Kimley-Horn and Associates, Inc.

John Atz, President

Aaron Nathan, Vice-President

MAP

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** Supplemental Agreement No. 1 to the traffic signal design contract with Kimley-Horn and Associates, Inc., previously authorized on June 17, 2015, by Resolution No. 15-1172, to provide right-of-way/easement purchase documentation for six intersections (list attached); and **(2)** an increase in the required local match in the amount of \$12,000 - Not to exceed \$12,000 - Financing: Street Assessment Funds

Kimley-Horn and Associates, Inc. is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractors.

PROJECT CATEGORY: Architecture & Engineering

LOCAL/NON-LOCAL CONTRACT SUMMARY - THIS ACTION ONLY

	<u>Amount</u>	<u>Percent</u>
Local contracts	\$12,000.00	100.00%
Non-local contracts	\$0.00	0.00%
TOTAL THIS ACTION	\$12,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION THIS ACTION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Gorronдона & Associates, Inc.	HMMB62084Y0616	\$12,000.00	100.00%
Total Minority - Local		\$12,000.00	100.00%

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE PARTICIPATION

	<u>This Action</u>		<u>Participation to Date</u>	
	<u>Amount</u>	<u>Percent</u>	<u>Amount</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$12,000.00	100.00%	\$102,000.00	28.72%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$12,000.00	100.00%	\$102,000.00	28.72%

**Supplemental Agreement No. 1 to the design contract with
Kimley-Horn and Associates, Inc.**

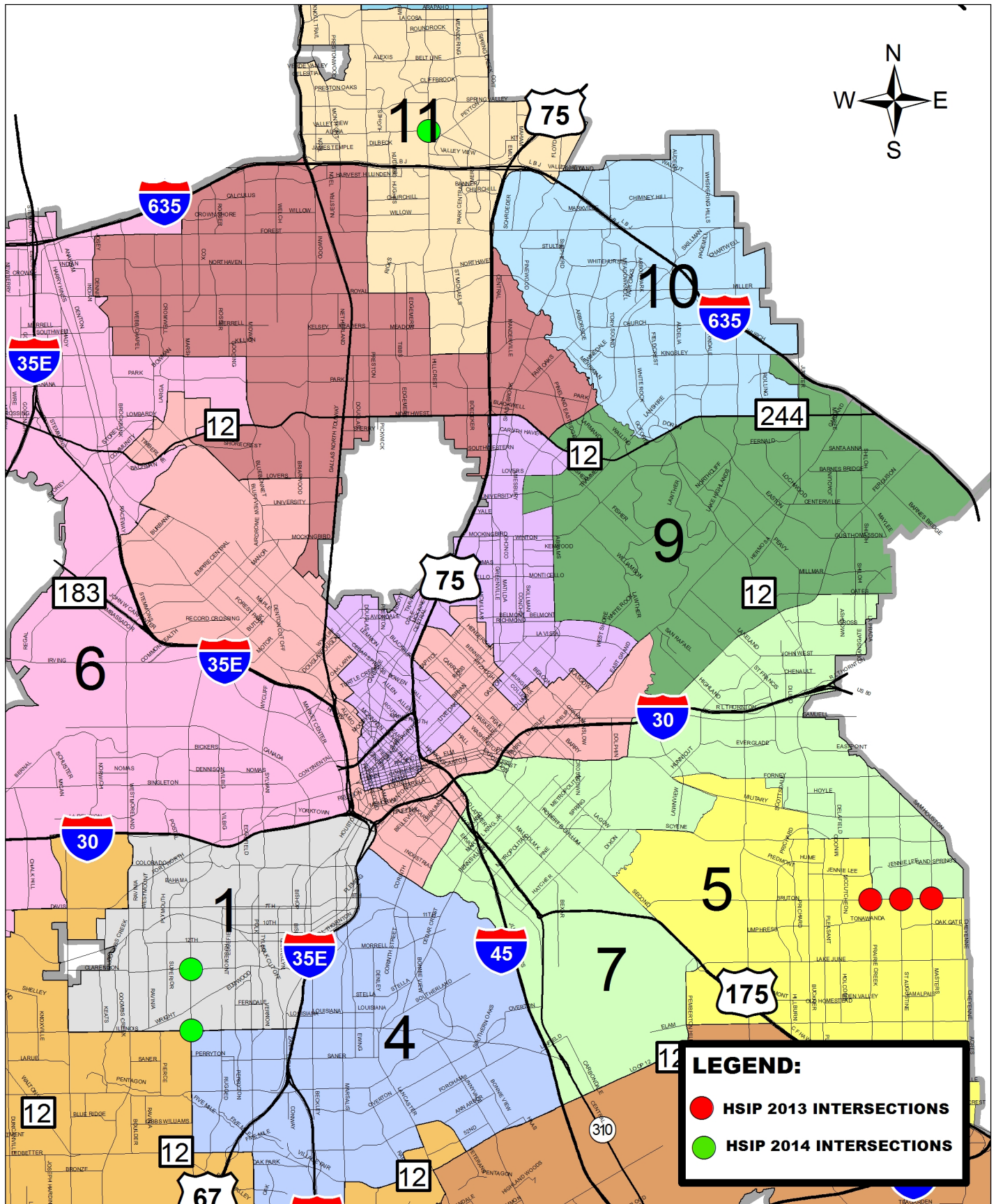
HSIP 2013 Intersections

<u>Street</u>	<u>Cross Street</u>	<u>Council District</u>
Bruton Road	St. Augustine Drive	5, 7
Bruton Road	Prairie Creek Road	5, 7
Bruton Road	Masters Drive	5, 7

HSIP 2014 Intersections

<u>Street</u>	<u>Cross Street</u>	<u>Council District</u>
Hampton Road	Clarendon Drive	1
Hampton Road	Illinois Avenue	1, 3, 4
Hillcrest Road	Alpha Road	11

SIX HSIP SIGNALS, KWA #3 SUPPLEMENTAL NO. 1



MAPSCO PAGES 15R, 53M, 53V, 59A, 59B, 59C

December 9, 2015

WHEREAS, on August 8, 2014, the City authorized a contract with Kimley-Horn and Associates, Inc., to provide traffic signal design services by Administrative Action No. 14-6559; and,

WHEREAS, on February 5, 2015, the City authorized a contract with Kimley-Horn and Associates, Inc., to provide traffic signal design services by Administrative Action No. 15-5650; and,

WHEREAS, on June 17, 2015, City Council authorized a contract with Kimley-Horn and Associates, Inc., to provide traffic signal design services, by Resolution No. 15-1172; and,

WHEREAS, on October 14, 2015, City Council authorized an amendment to Resolution No. 15-1172, previously approved on June 17, 2015, to identify a required local match for design of the signals in the amount of \$97,886.00, by Resolution No. 15-1883; and,

WHEREAS, on October 14, 2015, City Council authorized an amendment to Resolution No. 15-1172, previously approved on June 17, 2015, to identify a required local match for design of the signals in the amount of \$76,900.00, by Resolution No. 15-1884; and,

WHEREAS, on October 14, 2015, City Council authorized an amendment to Resolution No. 15-1172, previously approved on June 17, 2015, to identify a required local match for design of the signals in the amount of \$155,200.00, by Resolution No. 15-1885; and,

WHEREAS, that this action hereby authorizes (1) Supplemental Agreement No. 1 to the traffic signal design contract with Kimley-Horn and Associates, Inc., previously approved on June 17, 2015, by Resolution No. 15-1172, to provide right-of-way/easement purchase documentation for six intersections; and (2) an increase in the required local match in the amount of \$12,000.

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to (1) execute Supplemental Agreement No. 1 to the traffic signal design contract with Kimley-Horn and Associates, Inc., previously approved on June 17, 2015, by Resolution No. 15-1172, to provide right-of-way/easement purchase documentation for six intersections; and (2) increase the required local match in the amount of \$12,000.00, after approval as to form by the City Attorney.

December 9, 2015

Section 2. That the Chief Financial Officer is authorized to disburse funds in accordance with the terms and conditions of the contract from:

Street Assessment Funds
Fund L006, Dept. STS, Unit P496, Obj. 4820
Activity THRG, Program TPP49616
MASC STS STS16KHAB02, Vendor # 135447
Total amount not to exceed \$12,000.00

Section 3. 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.

ADDENDUM ITEM # 1

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 9, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Human Resources

CMO: Jeanne Chipperfield, 670-7804
A. C. Gonzalez, 670-3302

MAPSCO: N/A

SUBJECT

Authorize a three-year service contract and policy, with two one-year renewal options, to provide **(1)** City paid basic life insurance for \$1.75 per employee per month – Estimated cost \$777,924; and **(2)** elective employee paid supplemental group term life, elective dependent life and accidental death and dismemberment insurance coverage – Estimated cost \$7,712,915 (to be fully reimbursed by participating employees) - Standard Insurance Company, most advantageous proposer of three - Total not to exceed \$8,490,839 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This item was placed on the addendum to allow for continued services.

This service contract and policy will provide group basic term life, elective dependent life and accidental death and dismemberment insurance. The City currently offers \$50,000 basic life insurance coverage to full-time employees at a cost of \$2.00 per month per employee at no cost to the employee. For this contract, the City will receive a decrease in cost from \$2.00 to \$1.75 per employee for \$50,000 basic life insurance coverage. Full-time employees can voluntarily purchase additional group (supplemental) life coverage up to three times their annual base salary not to exceed \$500,000, as well as dependent life and accidental death and dismemberment coverage via payroll deduction.

BACKGROUND (Continued)

A six member evaluation committee was selected from the following departments:

- City Attorney's Office (1)
- City Controller's Office (1)
- Human Resources (2)
- Business Development and Procurement Services (2)*

*Business Development and Procurement Services evaluated cost and the Business Inclusion and Development Plan.

The proposer's responses were evaluated and recommended on the basis of their demonstrated competence and qualifications under the following criteria:

- Overall Approach and Methodology 45 points
- Fees/Cost 30 points
- Business Inclusion and Development Plan 15 points
- Capability and Expertise 10 points

The basic life insurance benefit of eligible employees will remain in the amount of \$50,000.00. The awarded contract will commence on January 1, 2016 and will be in effect for three years, with two one-year renewal options.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 247 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On November 7, 2011, the City Council authorized a three-year service contract and policy, with two one-year renewal options, to provide basic and supplemental group term life, voluntary dependent life and accidental death and dismemberment insurance coverage by Resolution No. 11-3023.

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS) (Continued)

On April 23, 2014, the City Council authorized the first one year extension to the contract, to provide basic and supplemental group term life, voluntary dependent life and accidental death and dismemberment insurance coverage by Resolution No. 14-0662.

Information about this item will be provided to the Budget, Finance and Audit Committee on December 7, 2015.

FISCAL INFORMATION

\$777,924.00 - Current Funds (subject to annual appropriations)

M/WBE INFORMATION

- 63 - Vendors Contacted
- 63 - No Response
 - 0 - Response (Bid)
 - 0 - Response (No Bid)
 - 0 - Successful

247 M/WBE and Non-M/WBE vendors were contacted

The recommended awardee has fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Standard Insurance Company

White Male	618	White Female	784
Black Male	20	Black Female	70
Hispanic Male	30	Hispanic Female	43
Other Male	100	Other Female	152

PROPOSAL INFORMATION

The following proposals were received from solicitation number BKZ1523 and were opened on August 6, 2015. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>	<u>Cost**</u>
*Standard Insurance Company	920 SW Sixth Avenue Portland, OR 97201	87%	\$ 8,490,838.11
Metropolitan Life Insurance Company	5400 LBJ Freeway Suite 1100 Dallas, TX 75240	86%	\$ 8,253,998.91
Minnesota Life Insurance Company	400 Robert Street North St. Paul, MN 55101	80%	\$10,337,411.97

**Cost includes both employee and employer paid premiums.

OWNER

Standard Insurance Company

Greg Ness, Chief Executive Officer
Jim Harbolt, Vice President
Holley Franklin, Vice President Corporate Secretary
Floyd Chadee, Chief Financial Officer

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year service contract and policy, with two one-year renewal options, to provide **(1)** City paid basic life insurance for \$1.75 per employee per month – Estimated cost \$777,924; and **(2)** elective employee paid supplemental group term life, elective dependent life and accidental death and dismemberment insurance coverage – Estimated cost \$7,712,915 (to be fully reimbursed by participating employees) - Standard Insurance Company, most advantageous proposer of three - Total not to exceed \$8,490,839 - Financing: Current Funds (subject to annual appropriations)

Standard Insurance Company is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$0.00	0.00%
Total non-local contracts	\$777,924.00	100.00%
TOTAL CONTRACT	\$777,924.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$0.00	0.00%

December 9, 2015

WHEREAS, on November 7, 2011, the City Council authorized a three-year service contract and policy, with two one-year renewal options, to provide basic and supplemental group term life, voluntary dependent life and accidental death and dismemberment insurance coverage by Resolution No. 11-3023; and,

WHEREAS, on April 23, 2014, the City Council authorized the first one year extension to the contract, to provide basic and supplemental group term life, voluntary dependent life and accidental death and dismemberment insurance coverage by Resolution No. 14-0662;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract and policy with Standard Insurance Company (VS0000024410) to provide (1) City paid basic life insurance for \$1.75 per employee per month in an estimated cost of \$777,924.00 and (2) elective employee paid supplemental group term life, elective dependent life and accidental death and dismemberment insurance coverage in an estimated cost of \$7,712,914.11 (to be fully reimbursed by participating employees), for a term of three years, with two one-year renewal options, in amount not to exceed \$8,490,838.11, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Standard Insurance Company shall be based only on the amount of the services directed to be performed by the City and properly performed by Standard Insurance Company under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$777,924.00 from Service Contract MASC BKZ1523 for group basic term life insurance coverage (subject to annual appropriations).

Section 3. That the Chief Financial Officer is authorized to remit the employee premiums collected via payroll deduction from the appropriate funding sources to Standard Insurance Company for coverage as listed:

<u>Fund</u>	<u>Dept</u>	<u>Unit</u>	<u>Object</u>	<u>Type of Coverage</u>
0265	PER	7915	3568	Supplemental Life Insurance
0265	PER	7925	3523	Dependent Life Insurance
0265	PER	7925	3561	Accidental Death & Dismemberment

Section 4. That this resolution shall take effect immediately from and after its passage in accordance with provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: E-Gov

AGENDA DATE: December 9, 2015

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Equipment & Building Services

CMO: Jeanne Chipperfield, 670-7804
Jill A. Jordan, P.E., 670-5299

MAPSCO: N/A

SUBJECT

Authorize a six-year service contract for elevator and escalator maintenance and repair at various city facilities – Southwest Elevator Company dba Oracle Elevator Company of Texas, lowest responsible bidder of five - Not to exceed \$4,242,931 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This item was placed on the addendum to allow for continued services without interruption.

This action does not encumber funds; the purpose of a service contract is to establish firm pricing for goods or services, for a specific term, which are ordered on an as needed basis.

This service contract will provide elevator and escalator preventative maintenance and repair. All equipment serviced under the agreement will be maintained monthly, in accordance with the manufacturer's recommended maintenance schedule, to meet all applicable codes and state regulations. A six-year contract will ensure the contractor addresses both immediate and long-term needs of the City's elevators and escalators.

In addition to regularly scheduled preventative maintenance the contractor will be on call twenty-four hours a day for emergency repairs. The contractor will respond to emergency calls within two hours and will complete emergency repairs within forty-eight hours. This service contract will provide maintenance and repair services for approximately 110 units managed by Equipment and Building Services throughout the City.

BACKGROUND (Continued)

To ensure that all equipment is in compliance with state and local codes, the City currently contracts with a certified elevator inspector with extensive elevator, escalator, and moving sidewalk experience. The inspector will assist in the oversight of maintenance and repair, and will provide technical expertise for any remodeling or construction projects.

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 186 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council - Southwest, to ensure maximum vendor outreach.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On March 10, 2010, City authorized a six-year service contract for elevator, escalator and moving sidewalk maintenance and repair at various city facilities by Resolution No. 10-0679.

On May 28, 2014, City Council authorized supplemental agreement no. 1 to increase the service contract for elevator, escalator and moving sidewalk maintenance and repair at various City facilities by Resolution No. 14- 0819.

Information about this item will be provided to the Budget, Finance and Audit Committee on December 7, 2015.

FISCAL INFORMATION

\$4,242,931.00 – Current Funds (subject to annual appropriations)

M/WBE INFORMATION

54 - Vendors contacted
54 - No response
0 - Response (Bid)
0 - Response (No bid)
0 - Successful vendor

186 M/WBE and Non-M/WBE vendors were contacted

M/WBE INFORMATION (Continued)

The recommended awardees have fulfilled the good faith requirements set forth in the Business Inclusion and Development (BID) Plan adopted by Council Resolution No. 08-2826 as amended.

ETHNIC COMPOSITION

Southwest Elevator Company dba Oracle Elevator Company of Texas

White Male	12	White Female	1
Black Male	1	Black Female	0
Hispanic Male	1	Hispanic Female	0
Other Male	0	Other Female	0

BID INFORMATION

The following bids were received from solicitation number BP1421 and were opened on October 30, 2014. This service contract is being awarded to the lowest responsive and responsible bidders by group.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount of Bid</u>
*Southwest Elevator Company dba Oracle Elevator Company of Texas	620 Crestside Dr. Duncanville, TX 75137	Multiple Groups
Otis Elevator Company	1931 Market Center Blvd. Dallas, TX 75207	Multiple Groups
ThyssenKrupp Elevator Company	4355 Excel Pkwy. Suite #800 Addison, TX 75001	Multiple Groups
EMR Elevator, Inc.	2320 Michigan Ct. Arlington, TX 76016	Multiple Groups
Schindler Elevator Company	6631 N. Beltline Rd. Irving, TX 75063-6001	Multiple Groups

OWNER

Southwest Elevator Company dba Oracle Elevator Company of Texas

Paul Belliveau, President

Mark Boelhouwer, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a six-year service contract for elevator and escalator maintenance and repair at various city facilities – Southwest Elevator Company dba Oracle Elevator Company of Texas, lowest responsible bidder of five - Not to exceed \$4,242,931 - Financing: Current Funds (subject to annual appropriations)

Southwest Elevator Company dba Oracle Elevator Company of Texas is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$4,242,931.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$4,242,931.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$0.00	0.00%

December 9, 2015

WHEREAS, on March 10, 2010, City authorized a six-year service contract for elevator, escalator and moving sidewalk maintenance and repair at various city facilities by Resolution No. 10-0679; and,

WHEREAS, on May 28, 2014, City Council authorized supplemental agreement no. 1 to increase the service contract for elevator, escalator and moving sidewalk maintenance and repair at various City facilities by Resolution No. 14-0819;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Southwest Elevator Company dba Oracle Elevator Company of Texas (VS0000038350) for elevator and escalator maintenance and repair at various city facilities for a term of six years in an amount not to exceed \$4,242,931.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Southwest Elevator Company dba Oracle Elevator Company of Texas shall be based only on the amount of the services directed to be performed by the City and properly performed by Southwest Elevator Company dba Oracle Elevator Company of Texas under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$4,242,931.00 from Service Contract number BP1421 (subject to annual appropriations).

Section 3. 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.

KEY FOCUS AREA: Economic Vibrancy

AGENDA DATE: December 9, 2015

COUNCIL DISTRICT(S): 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14

DEPARTMENT: Public Works Department
Park & Recreation

CMO: Jill A. Jordan, P.E., 670-5299
Mark McDaniel, 670-3256

MAPSCO: 5R; 15H; 15V; 24Q; 27K Y; 33B C; 38R; 43L T; 45H Q U; 46H
J T P Y; 47J; 53Z; 55Q; 57V; 65R 69A-M; 71B-E

SUBJECT

State of Texas Energy Conservation Office LoanSTAR Fund

- * Authorize **(1)** the acceptance of a loan from the State of Texas Energy Conservation Office LoanSTAR Fund in the amount of \$5,723,363, to be repaid plus interest, beginning in FY 2016-17 for a period of ten years from electric and natural gas energy savings; **(2)** the establishment of appropriations in the amount of \$5,723,363 in the State Energy Conservation Office LoanSTAR III Fund; **(3)** Supplemental Agreement No. 1 to the contract with Metco Engineering for **(a)** construction of energy conservation related projects at 28 City facilities in an amount not to exceed \$5,723,363 (list attached) and **(b)** measurement and verification of the guaranteed savings for a period not to exceed ten years, in an amount not to exceed \$150,000 to be paid from electric and natural gas savings; and **(4)** the acceptance and deposit of rebates from Oncor Electric Delivery in the Oncor Rebate Fund - Total not to exceed \$5,873,363 - Financing: State of Texas Energy Conservation Office LoanSTAR Funds (\$5,723,363) and Current Funds (\$150,000) (subject to annual appropriations)
- * Authorize repayment of the loan, in the amount of \$5,723,363 over a ten year period, plus interest in the amount of \$480,000, from the State of Texas Energy Conservation Office Loan Repayment Fund using savings in the City's annual electricity and natural gas budgets - Not to exceed \$6,203,363 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

This item was moved to the Addendum due to a change in funding from a single repayment account to the individual facility accounts. In 1997, Chapter 302, Texas Local Government Code approved legislation allowing Cities and political subdivisions to enter multi-year contracts for the purpose of implementing energy related conservation projects and use energy savings to repay the debt for a period up to 20 years. The City has implemented seven energy conservation projects.

On November 12, 2013, Resolution No. 13-1998 authorized a Memorandum of Understanding with the State Energy Conservation Office (SECO) for energy projects at Park and Recreation facilities in the amount of \$7,000,000.

On August 7, 2015, Administrative Action No. 15-1503 authorized Phase 1 of the Energy Services Contract with Metco Engineering to perform an energy audit and develop energy conservation related projects at 34 Park and Recreation facilities throughout the City of Dallas.

This Supplemental Agreement No. 1 authorizes energy conservation measures for lighting, controls, commissioning, and staff funding for conservation management programs. In addition, METCO Engineering and their sub-contractor - Texas A & M Energy Systems Laboratory will perform measurement and verification services for a period up to ten years for a total cost not to exceed \$150,000 for this same period. These services will also be paid from guaranteed energy savings.

The terms of the supplemental agreement stipulate, pursuant to Chapter 302, Texas Local Government Code, that the project financing must be repaid from realized annual energy savings, as identified and guaranteed in the contract. An independent third party engineering review was completed by SECO's approved third party consultant.

Project financing for this supplemental agreement will have a term of ten years and will be funded through State Energy Conservation Office's (SECO's) LoanSTAR Fund in the amount of \$5,723,363, which will be amortized over a ten-year period at a 2.00% interest rate. This interest rate is considered competitive with the City's most recent debt issuance.

This contract will not require any upfront dollars from the City and guarantees the savings. The construction project will be completely funded out of the SECO's LoanSTAR Fund and then repaid with the realized energy savings on an annual basis for a period of ten years. If the annual savings falls below the amount guaranteed by Metco Engineers, they will be contractually obligated to make up the amount of energy savings not realized. Metco Engineers will also provide one year guaranteed bonds renewed on an annual basis throughout the duration of the project to further secure the loan.

BACKGROUND (Continued)

As required by terms, the City Manager is authorized to repay the SECO loan over ten years, plus interest, through energy savings from the City's annual electricity and natural gas budgets, subject to appropriation by the Council, at the beginning of each fiscal year. The guaranteed energy savings will be deducted from the annual electricity and natural gas budget and set aside for the repayment of the loan to SECO LoanSTAR III Fund in an amount of \$5,723,363 plus interest. The City's annual electricity and natural gas budget will include the guaranteed savings for the term of the loan. As exact electric and gas service rates cannot be known over the ten year term of the repayment, the guaranteed savings from the project will be in the form of units of energy (such as kilowatt hours) and not the rate charged. This means that in the event of a rate increase during the repayment term, the dollar value of the utility savings within the City's budget would increase commensurate with the rate adjustment and not negatively impact the City.

This project is eligible to receive energy and demand reduction incentives from Oncor which will be utilized toward the implementation of this project and other energy conservation efforts.

ESTIMATED SCHEDULE OF PROJECT

Begin Construction	February 2016
Complete Construction	September 2016
Complete Contract	September 2026

PRIOR ACTION / REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Authorized a Memorandum of Understanding with the State Energy Conservation Office for energy projects at Park and Recreation facilities project in the amount of \$7,000,000 on November 12, 2013, by Resolution No. 13-1998.

Information about this item will be provided to the Budget, Finance and Audit Committee on December 7, 2015.

FISCAL INFORMATION

Subject 1

State of Texas Energy Conservation Office LoanSTAR Fund - \$5,723,363
Current Funds - \$150,000 (subject to annual appropriations)

Subject 2

Current Funds - \$6,203,363 (subject to annual appropriations)

FISCAL INFORMATION (Continued)

<u>Council District</u>	<u>Amount</u>
2	\$3,012,659
3	\$ 52,105
4	\$ 439,707
6	\$ 667,114
7	\$ 959,173
8	\$ 184,817
9	\$ 127,883
10	\$ 91,580
11	\$ 103,405
12	\$ 44,564
13	\$ 172,186
14	\$ 18,170
Total	\$5,873,363

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Metco Engineering

Hispanic Female	0	Hispanic Male	4
African-American Female	0	African-American Male	2
Other Female	0	Other Male	0
White Female	1	White Male	12

OWNER

Metco Engineering

Barry Bagheri, P.E., President

MAPS

Attached

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize **(1)** the acceptance of a loan from the State of Texas Energy Conservation Office LoanSTAR Fund in the amount of \$5,723,363, to be repaid plus interest, beginning in FY 2016-17 for a period of ten years from electric and natural gas energy savings; **(2)** the establishment of appropriations in the amount of \$5,723,363 in the State Energy Conservation Office LoanSTAR III Fund; **(3)** Supplemental Agreement No. 1 to the contract with Metco Engineering for **(a)** construction of energy conservation related projects at 28 City facilities in an amount not to exceed \$5,723,363 (list attached) and **(b)** measurement and verification of the guaranteed savings for a period not to exceed ten years, in an amount not to exceed \$150,000 to be paid from electric and natural gas savings; and **(4)** the acceptance and deposit of rebates from Oncor Electric Delivery in the Oncor Rebate Fund - Total not to exceed \$5,873,363 - Financing: State of Texas Energy Conservation Office LoanSTAR Funds (\$5,723,363) and Current Funds (\$150,000) (subject to annual appropriations)

Metco Engineering is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Professional Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$150,000.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$150,000.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

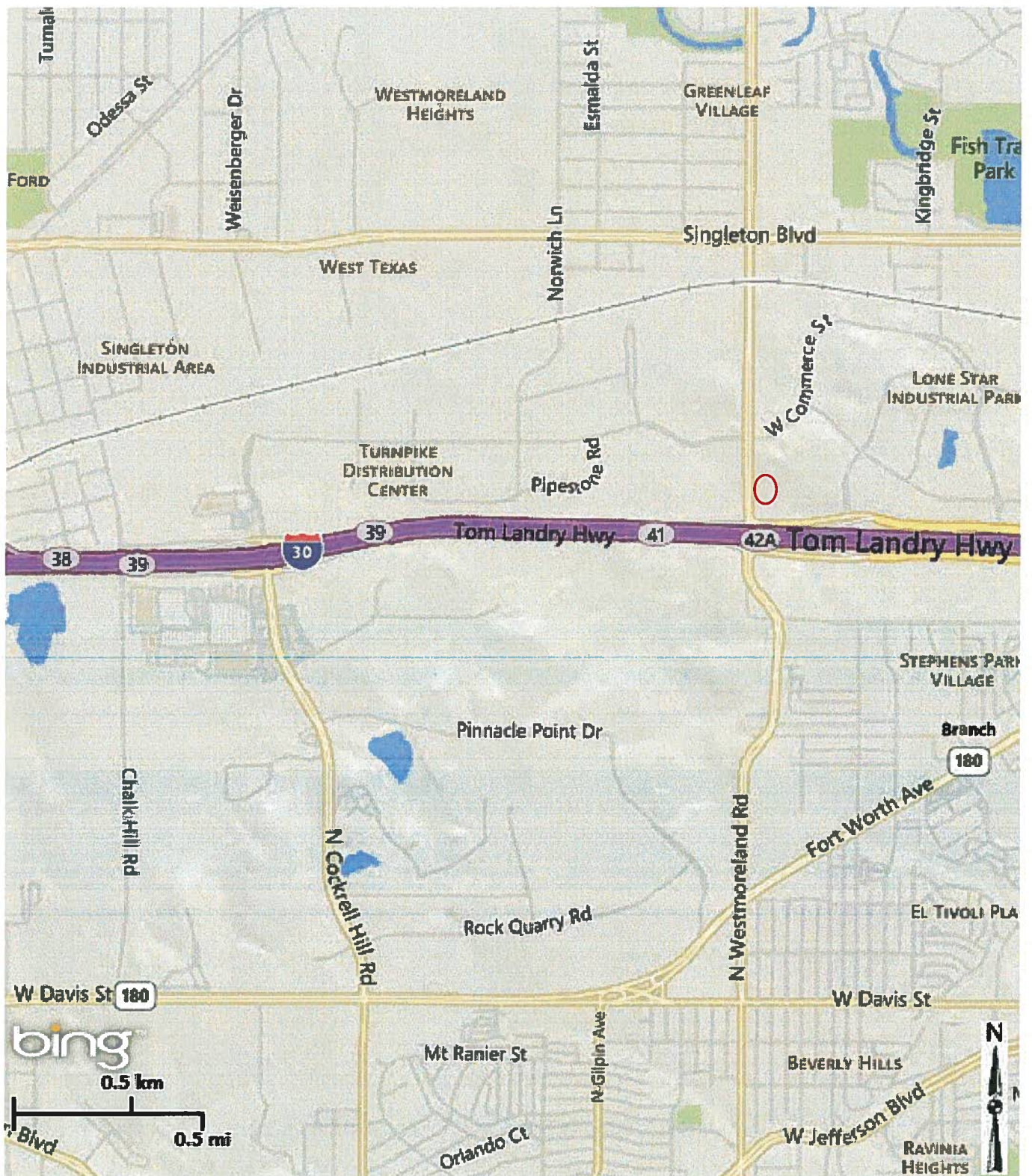
None

Non-Local Contractors / Sub-Contractors

None

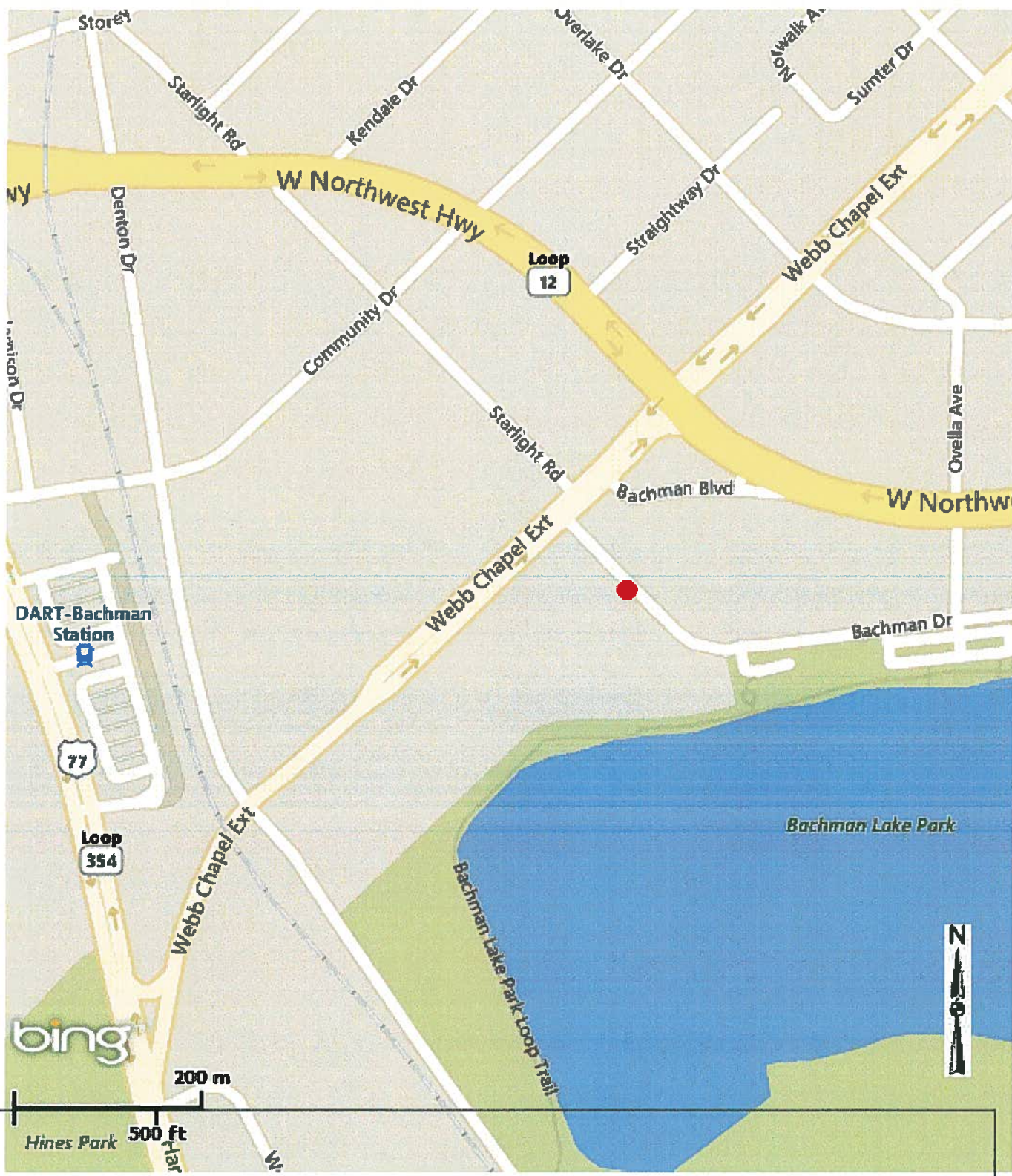
TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$0.00	0.00%
Total	\$0.00	0.00%	\$0.00	0.00%

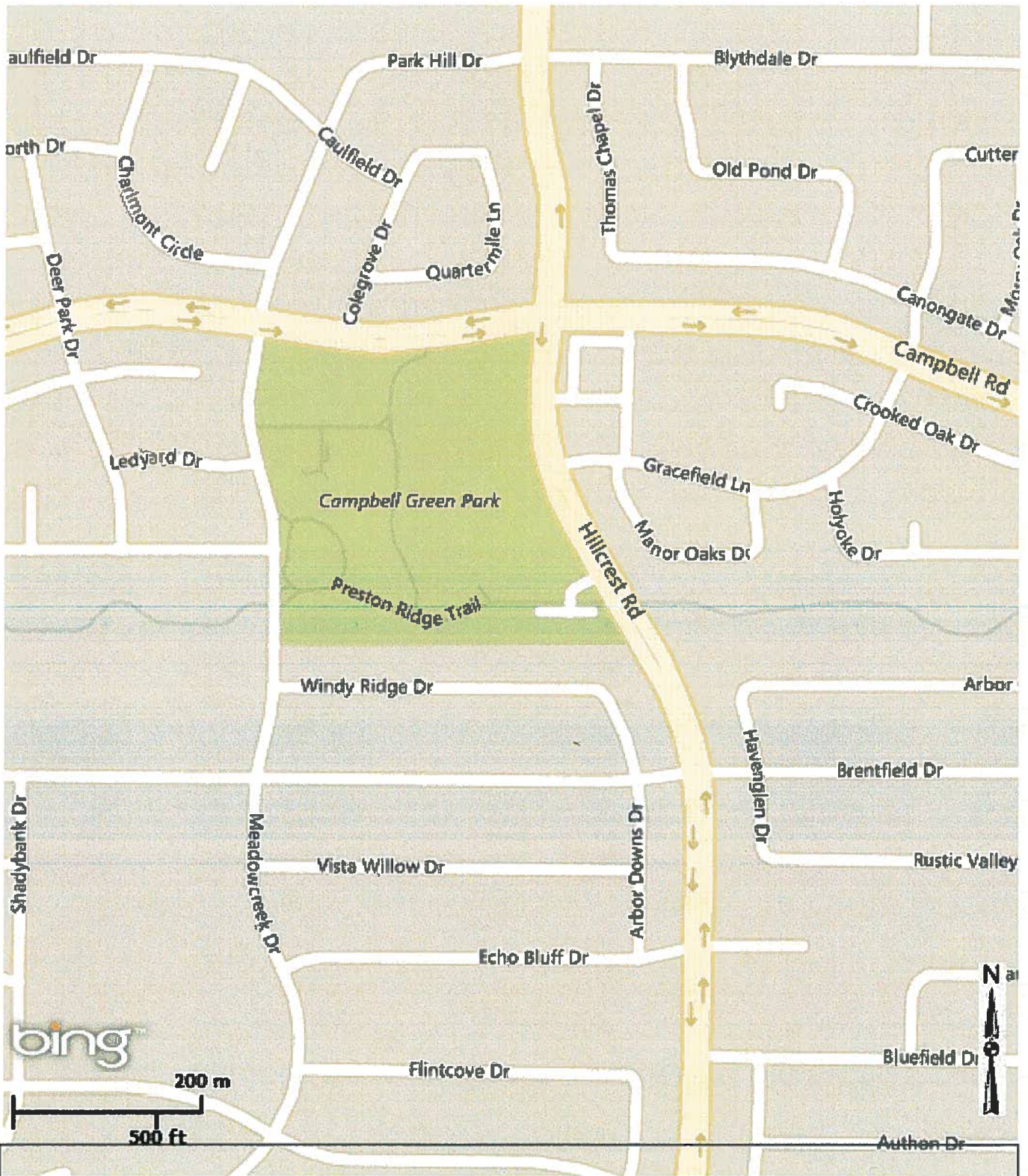


Animal Shelter
1818 N. Westmoreland Road

MAPSCO 43T

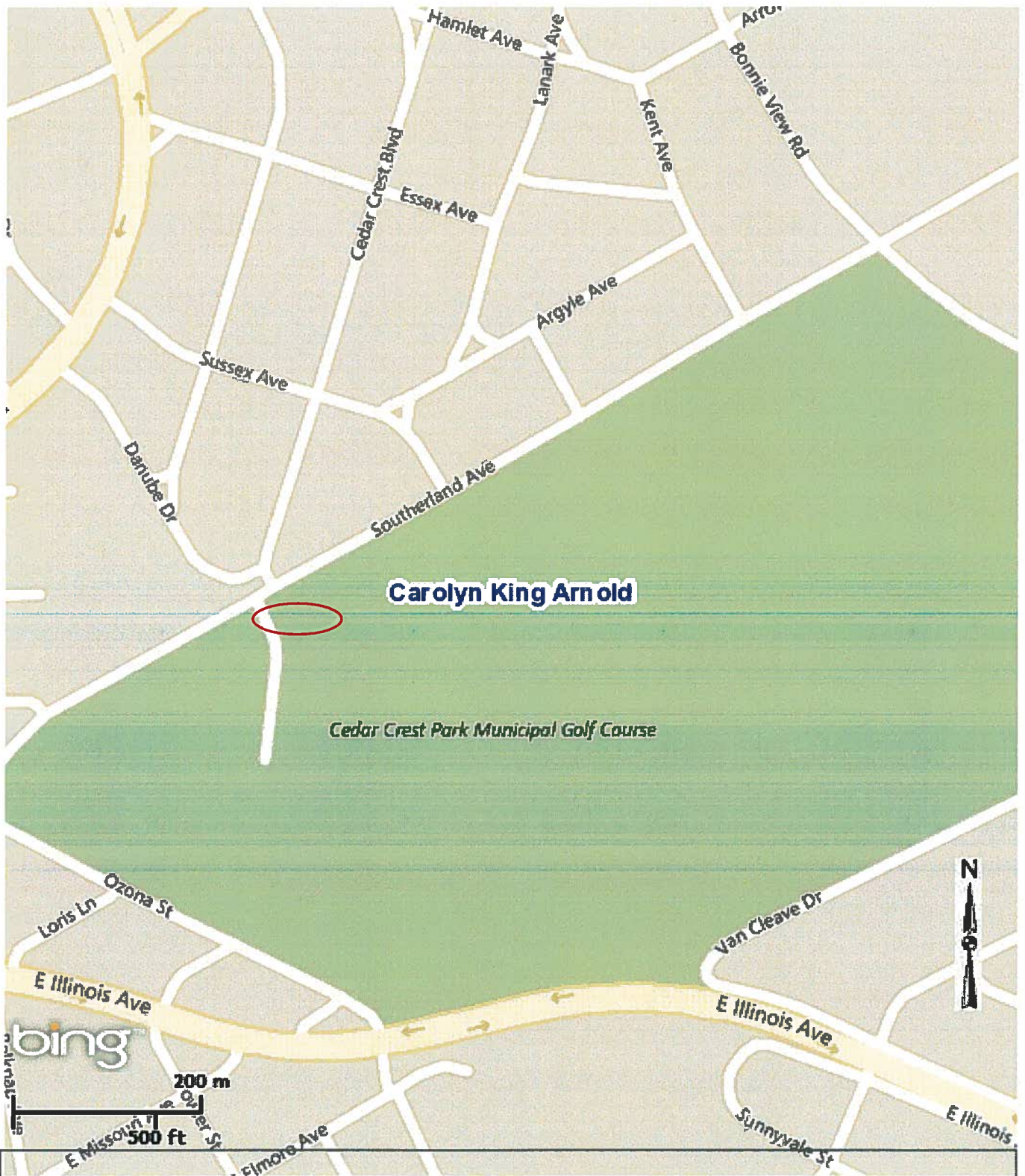


Bachman Recreation Center
2750 Bachman Drive
MAPSCO 33C



Campbell Green Recreation Center
16600 Park Hill Drive

MAPSCO 5R

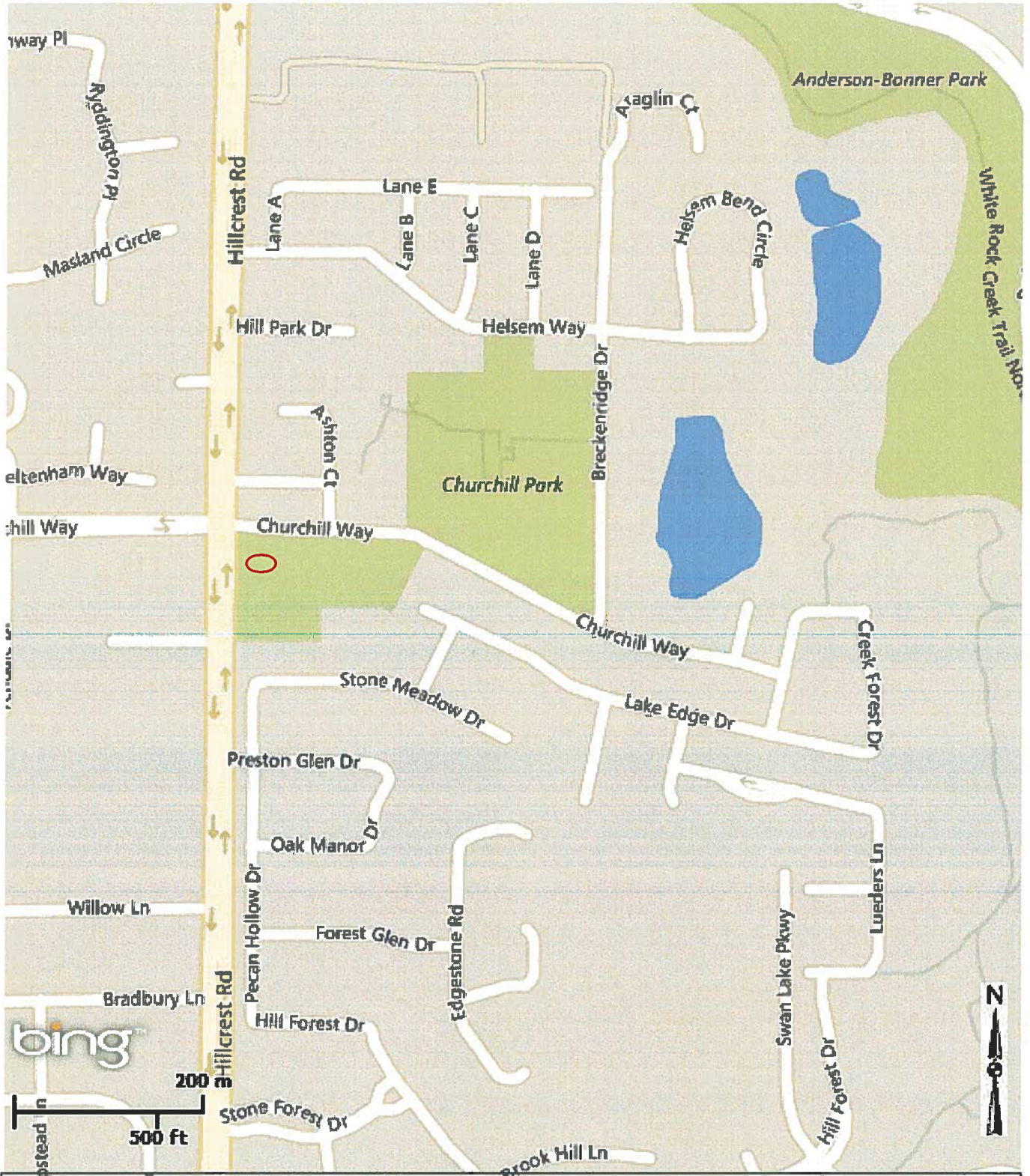


Carolyn King Arnold

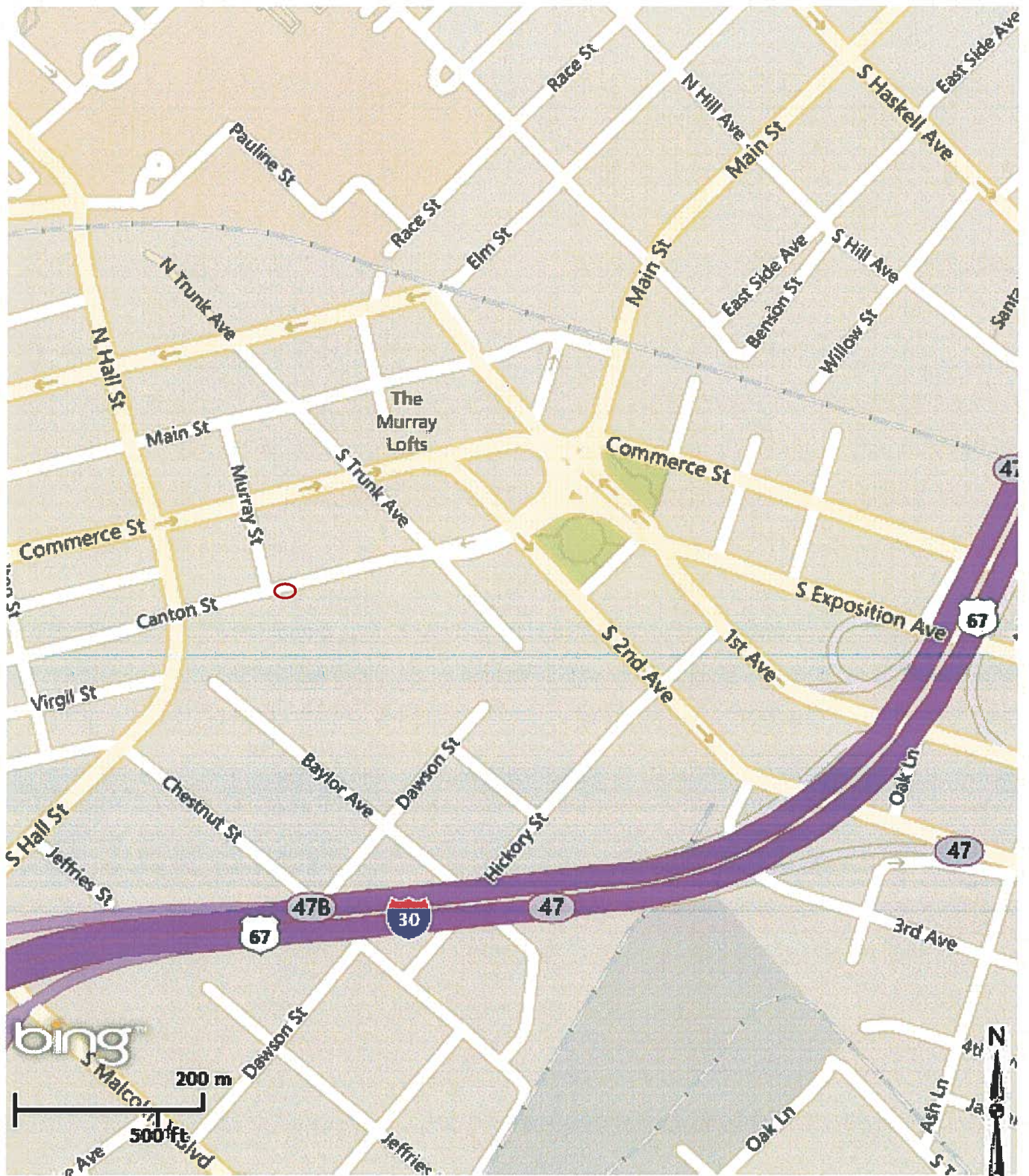
Cedar Crest Park Municipal Golf Course

**Cedar Crest Clubhouse & Pro Shop
1800 Southerland Avenue**

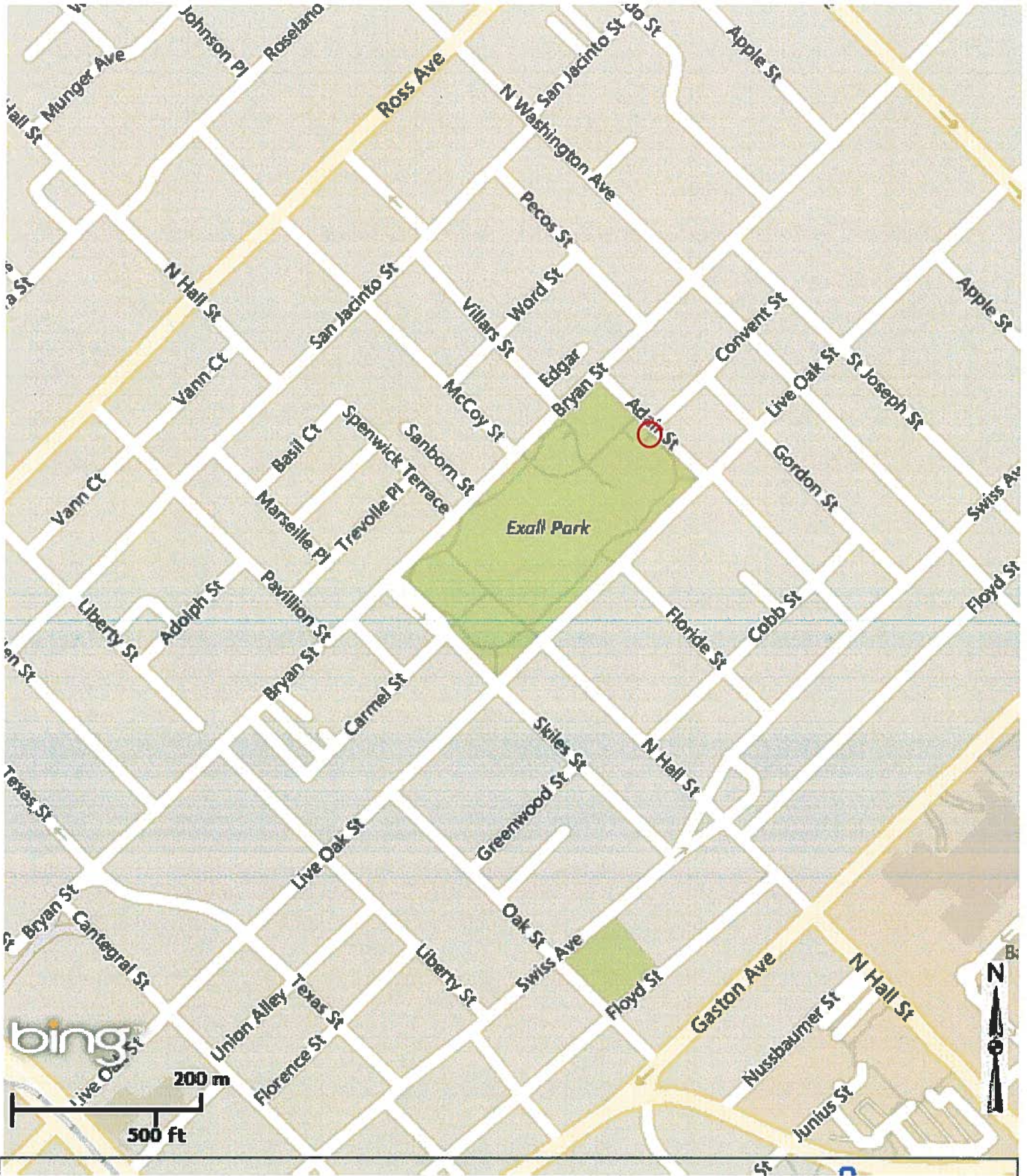
MAPSCO 55Q



Churchill Recreation Center
6906 Churchill Way
MAPSCO 15V

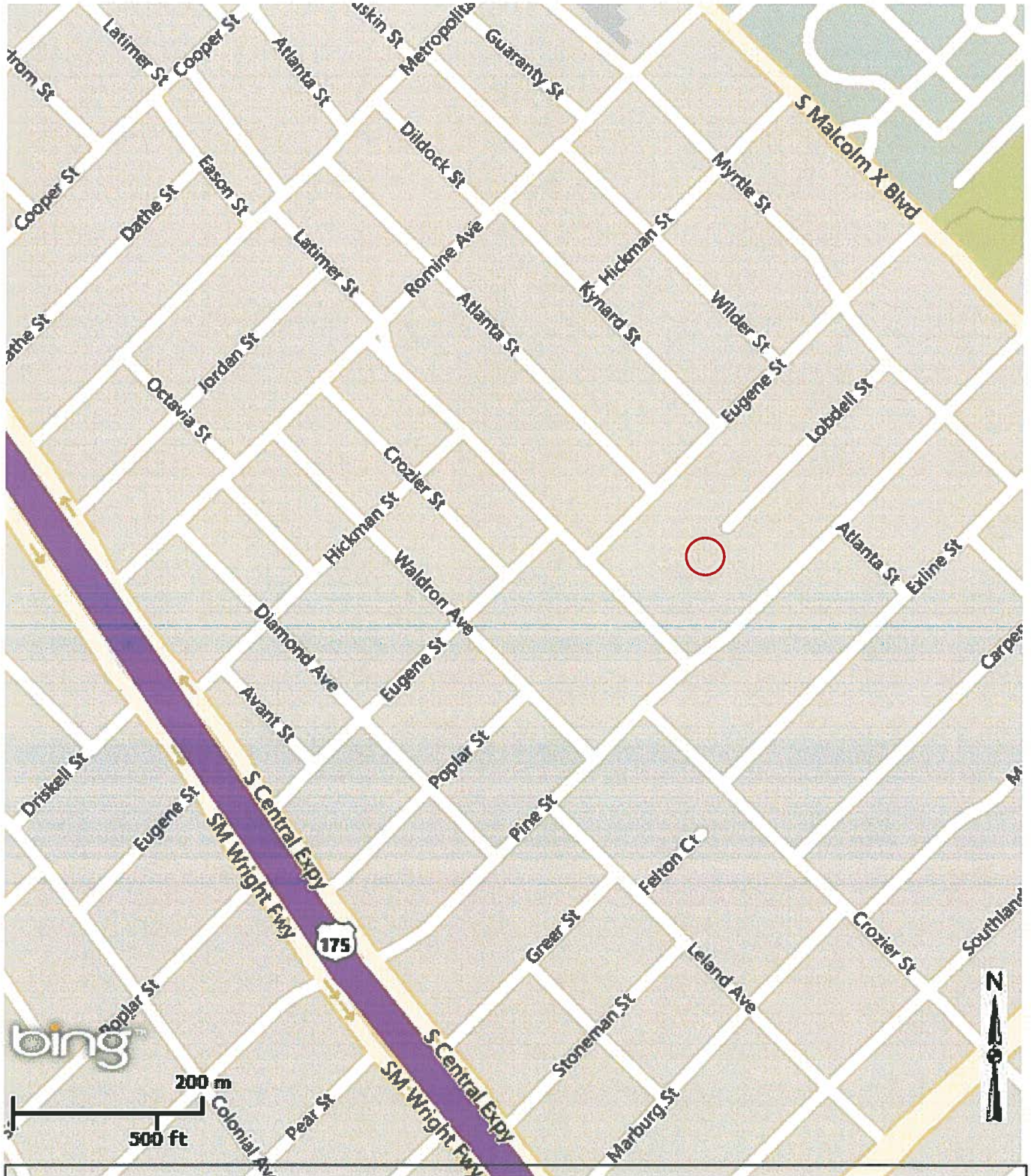


EBS Offices
3202 Canton St.
MAPSCO 46J



**Exall Recreation Center
1355 Adair Street**

MAPSCO 45H

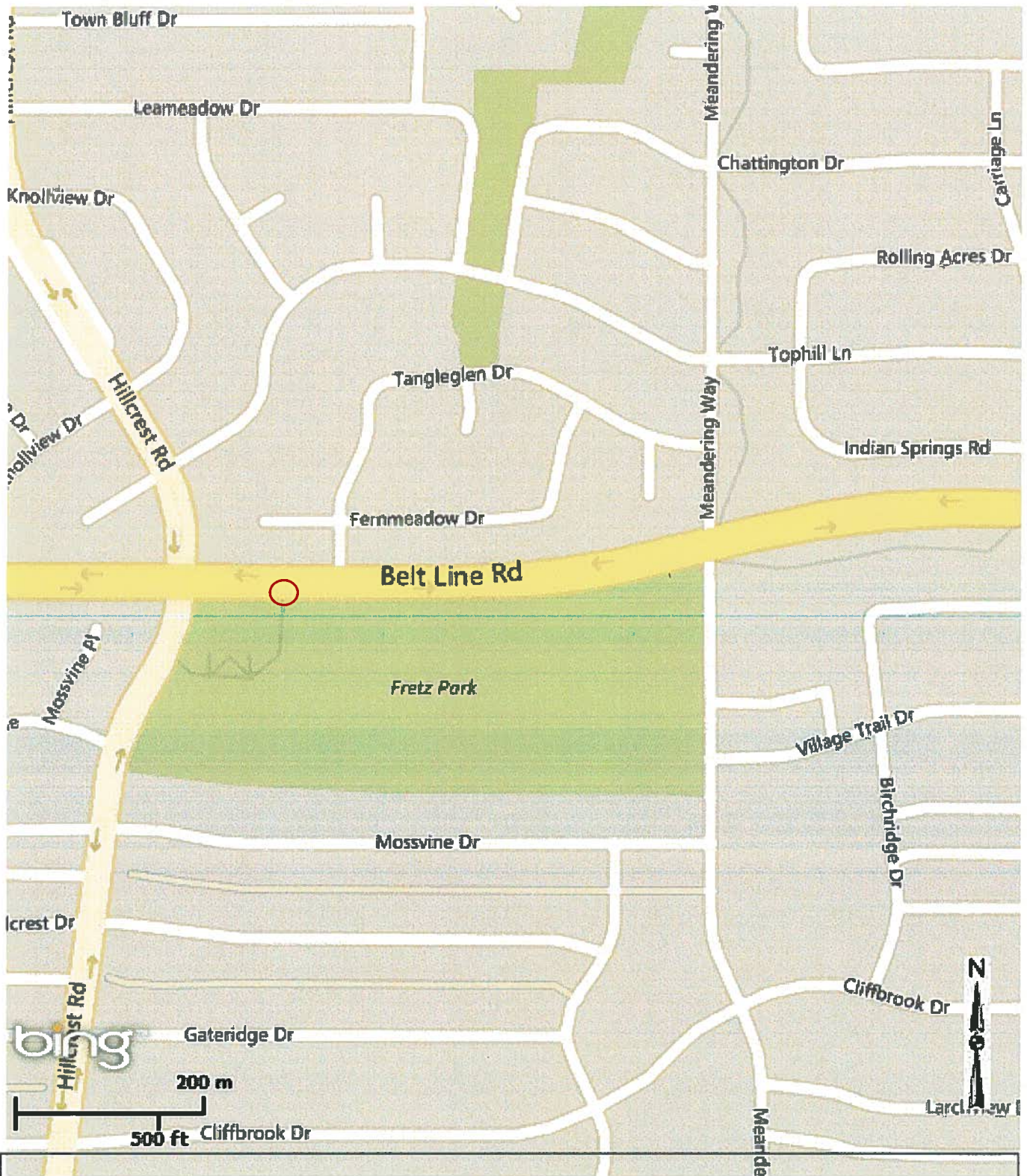


Exline Recreation Center
2525 Pine Street
MAPSCO 46Y

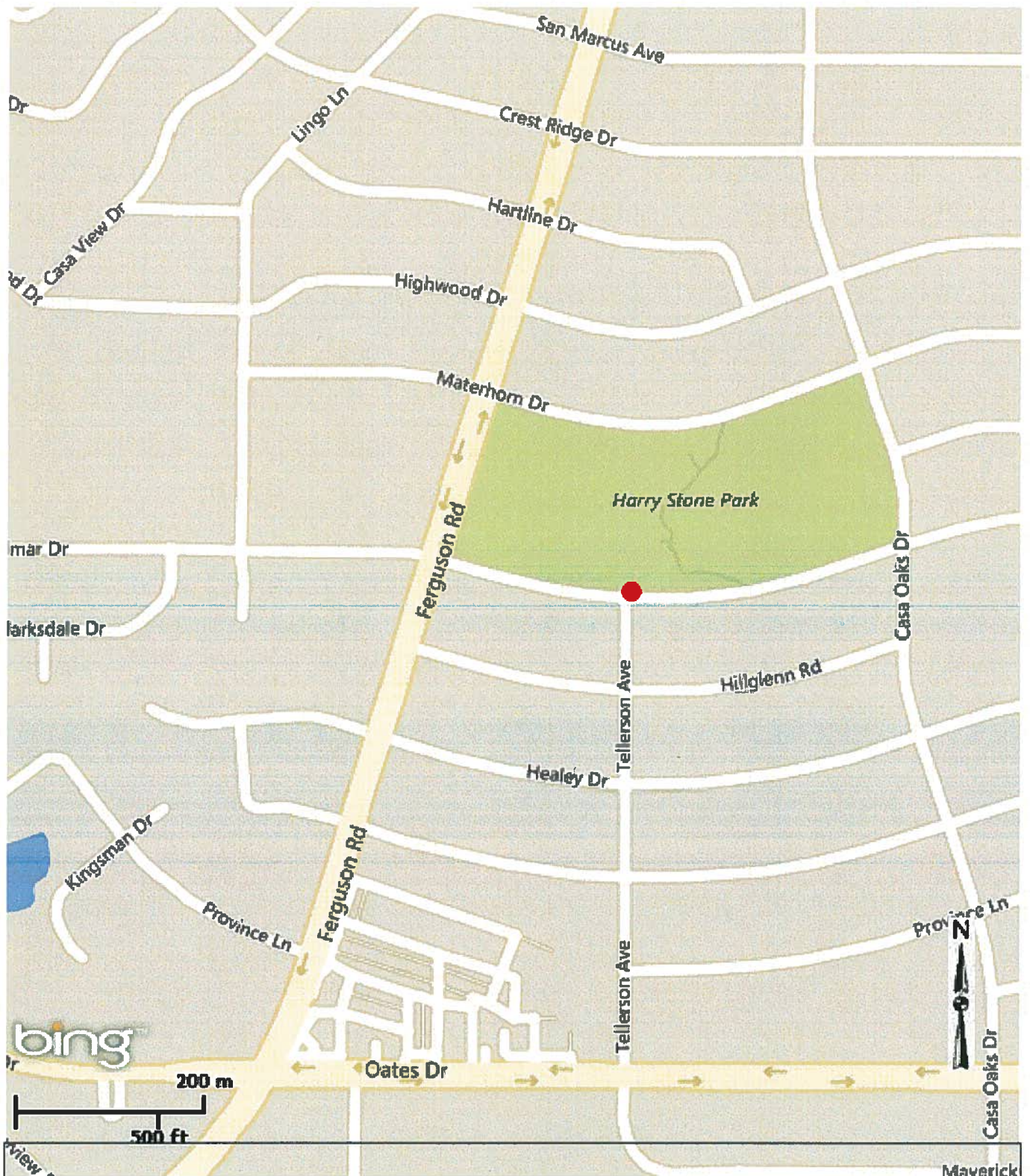
49B



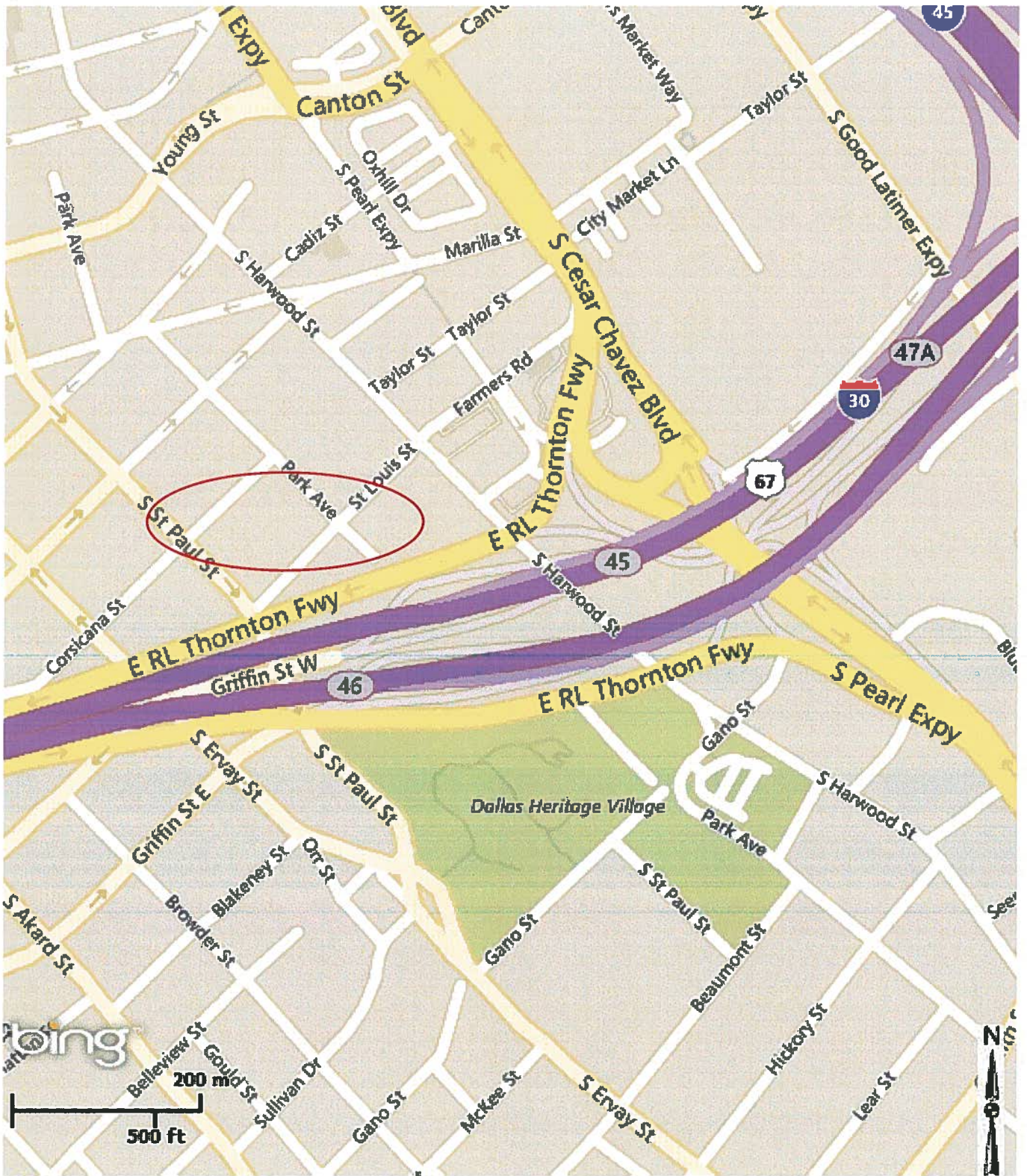
Fire Training Administration
5000 Dolphin Road
MAPSCO 47J



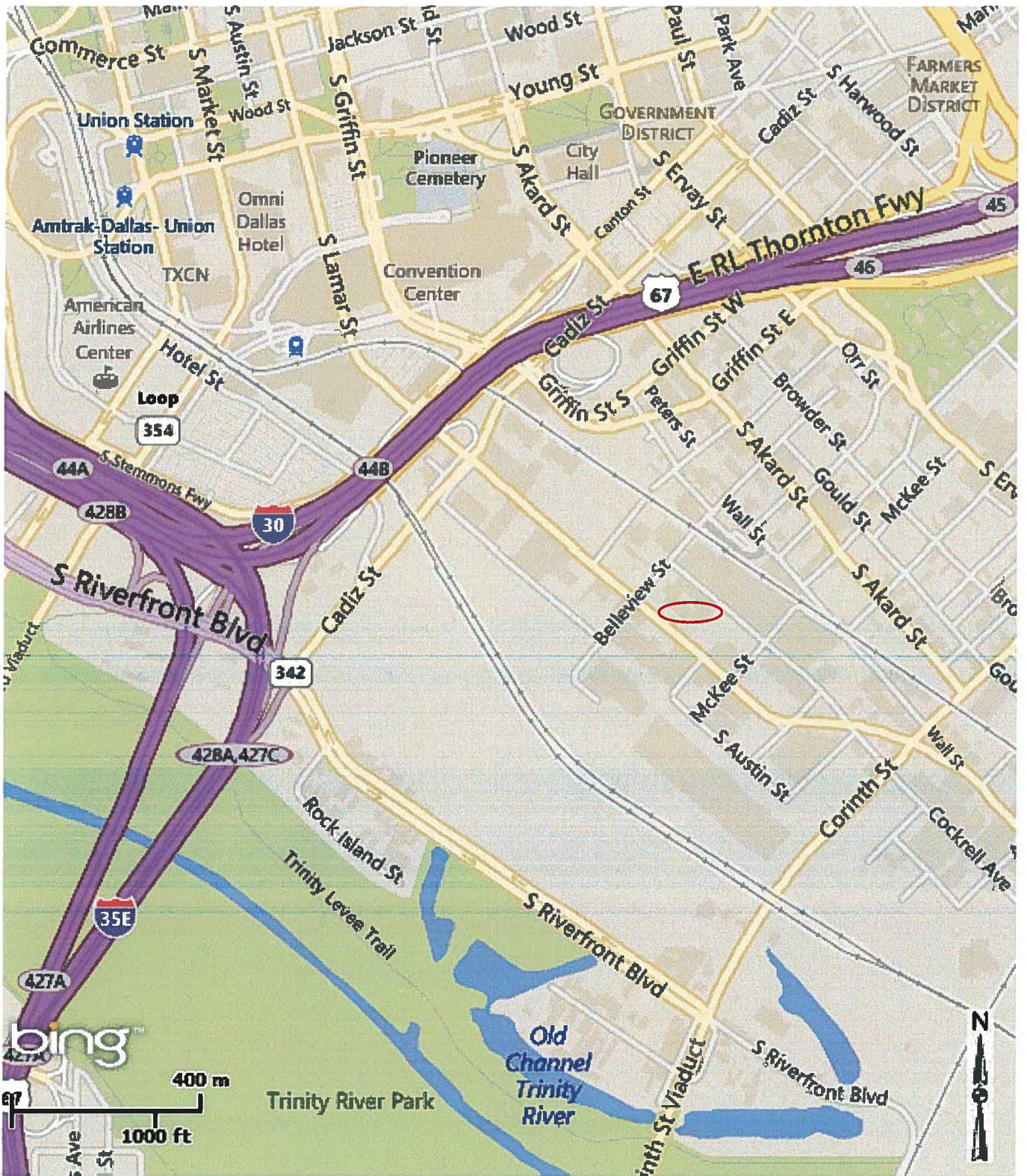
Fretz Recreation Center
6950 Belt Line Road
MAPSCO 15H



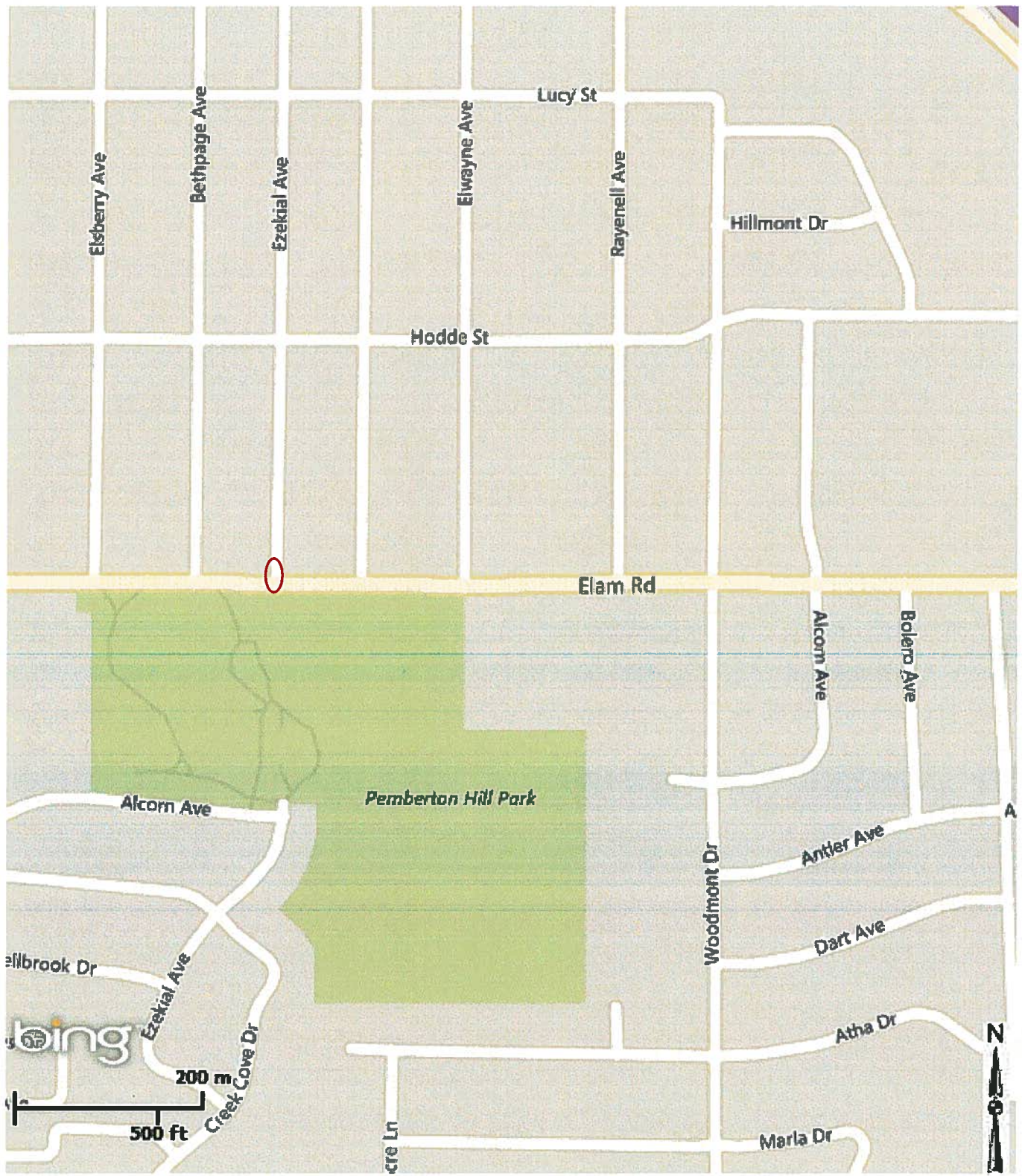
Harry Stone Recreation Center
2403 Millmar Drive
MAPSCO 38R



Homeless Assistance Center
1818 Corsicana Street
MAPSCO 45Q

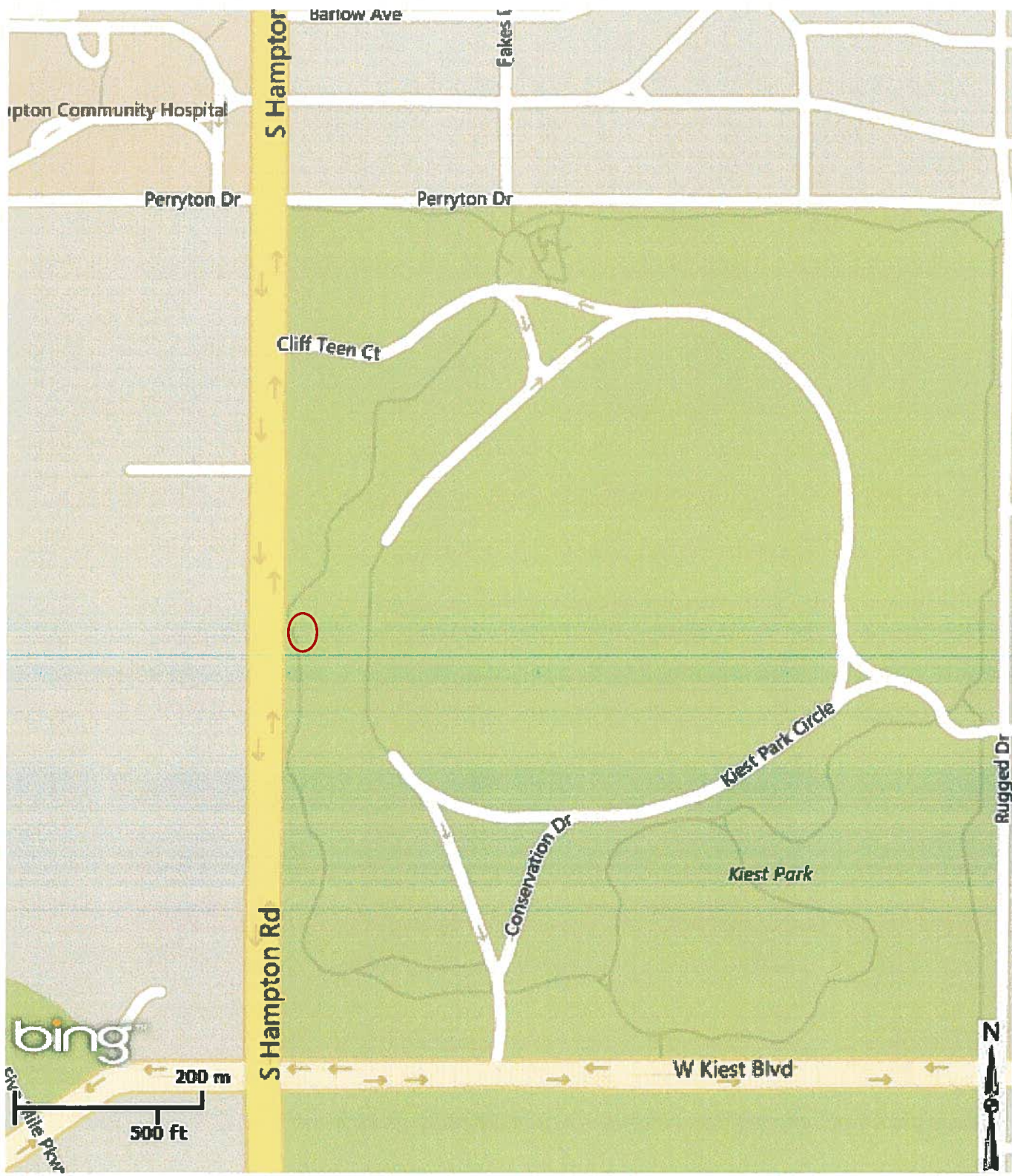


Jack Evans Police Headquarters
1400 S. Lamar Street
MAPSCO 45U

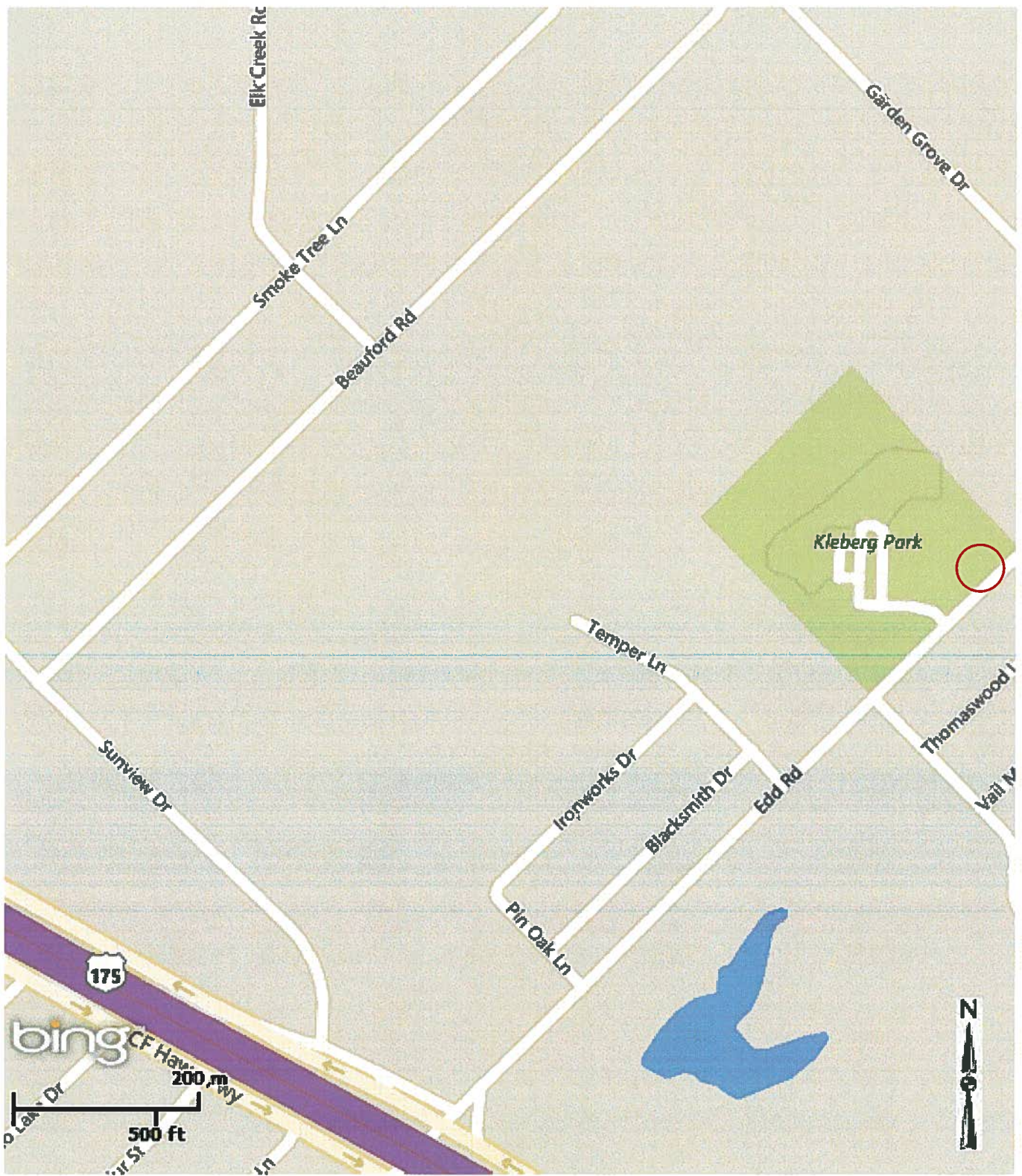


**Janie C. Turner Recreation Center
6424 Elam Road**

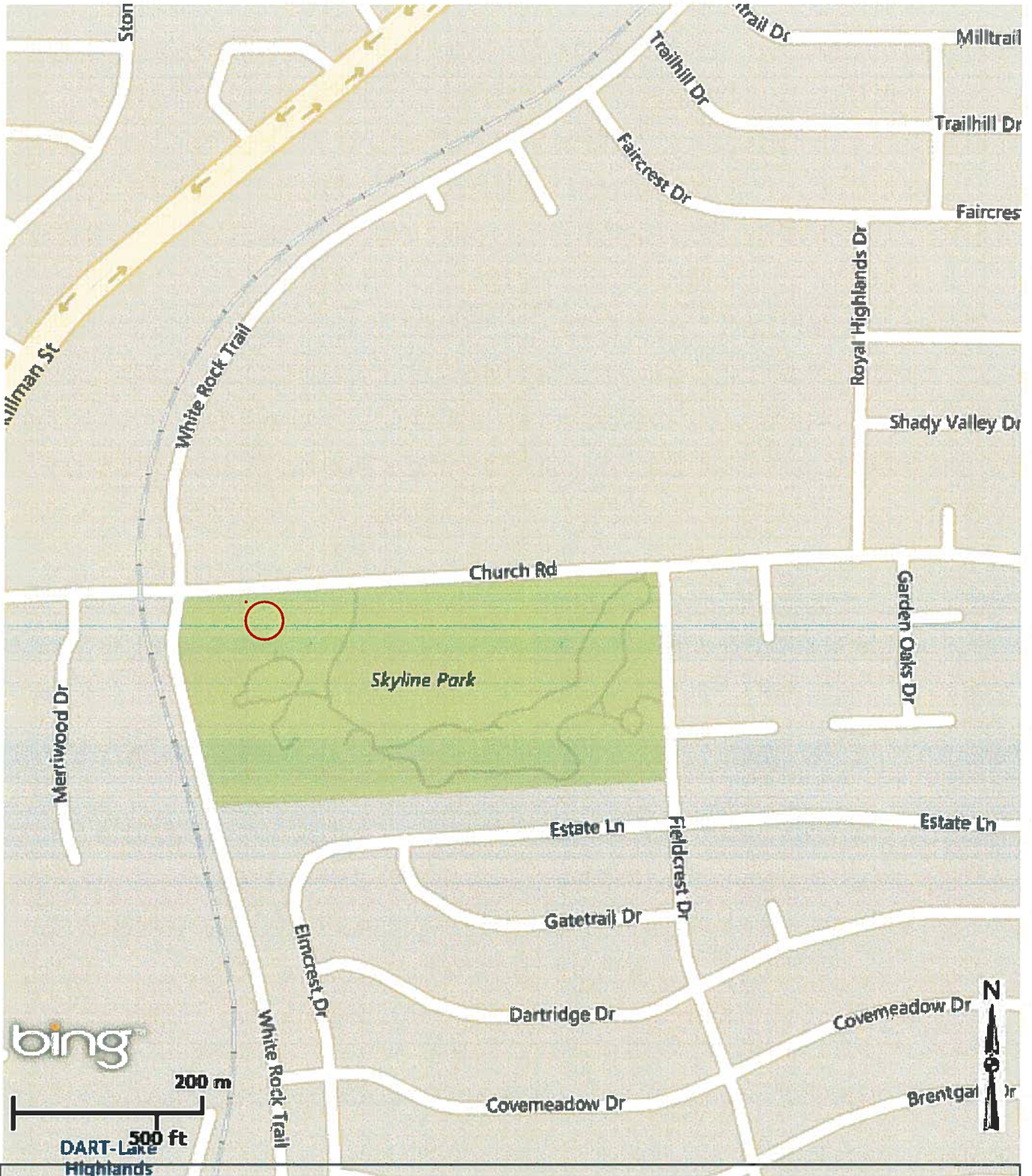
MAPSCO 57V



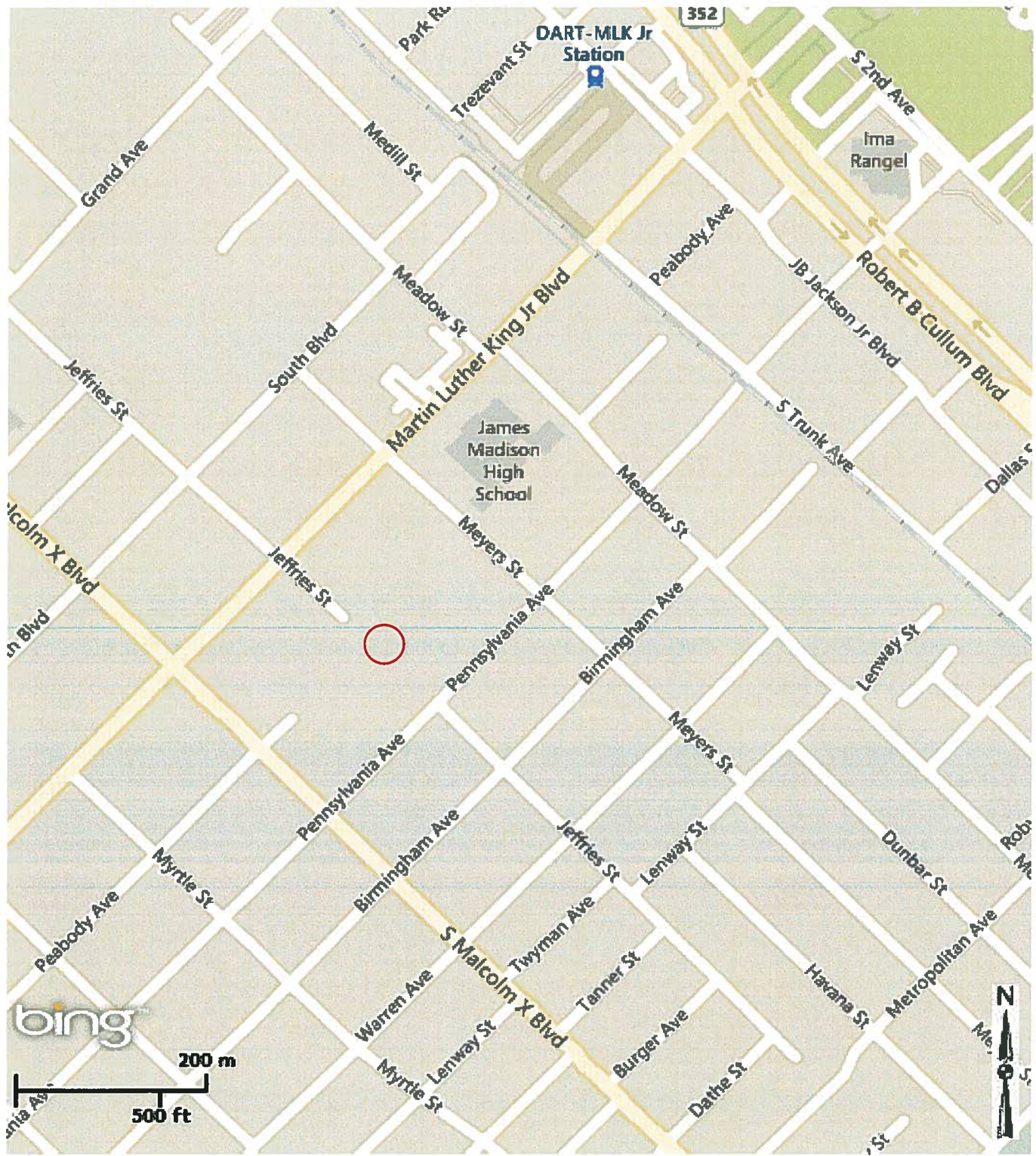
Kiest Recreation Center
3080 S. Hampton Road
MAPSCO 53Z



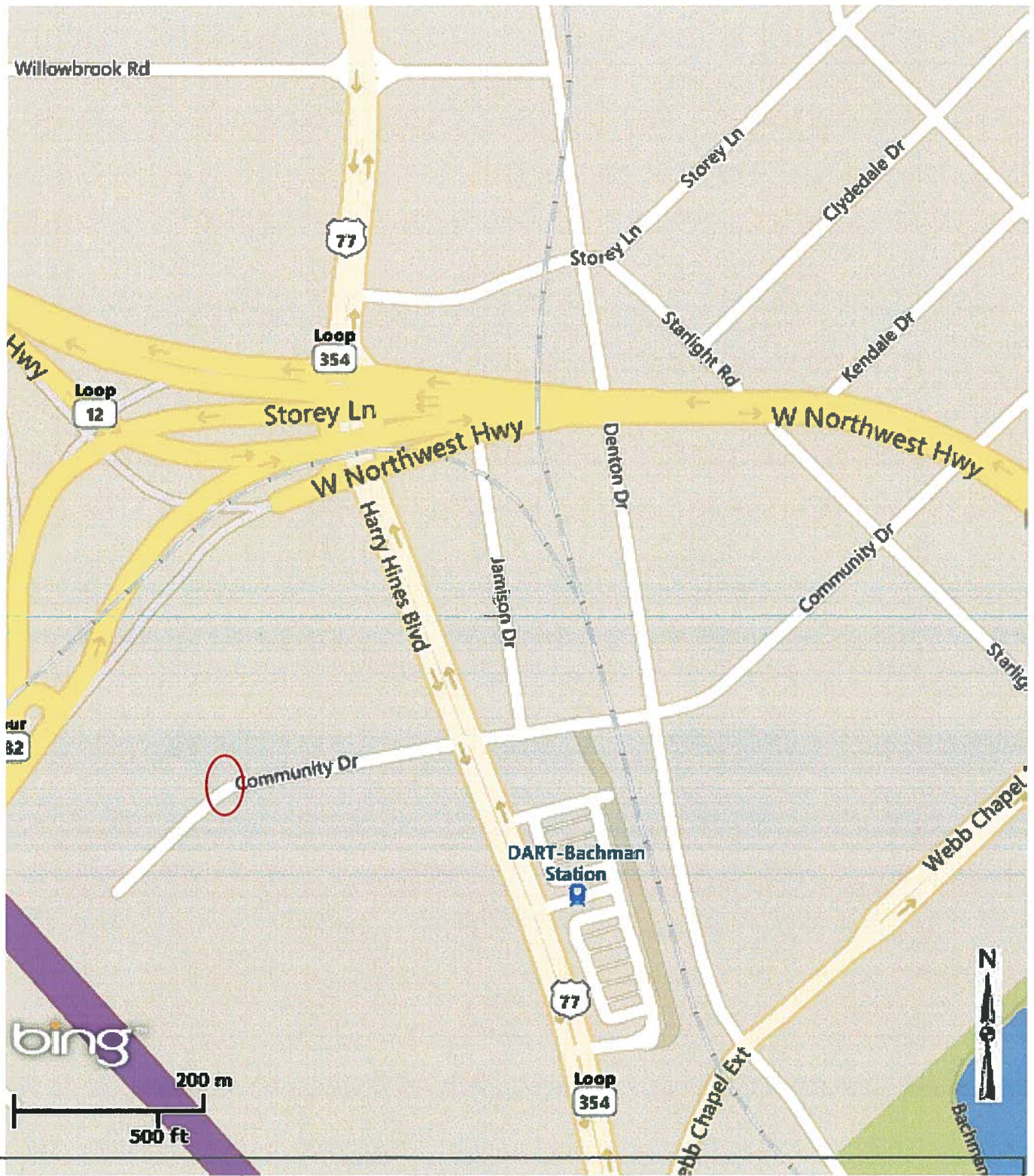
Kleberg/Rylie Recreation Center
1515 Edd Road
MAPSCO 69A-M



Lake Highlands Recreation Center
9340 Church Road
MAPSCO 27K

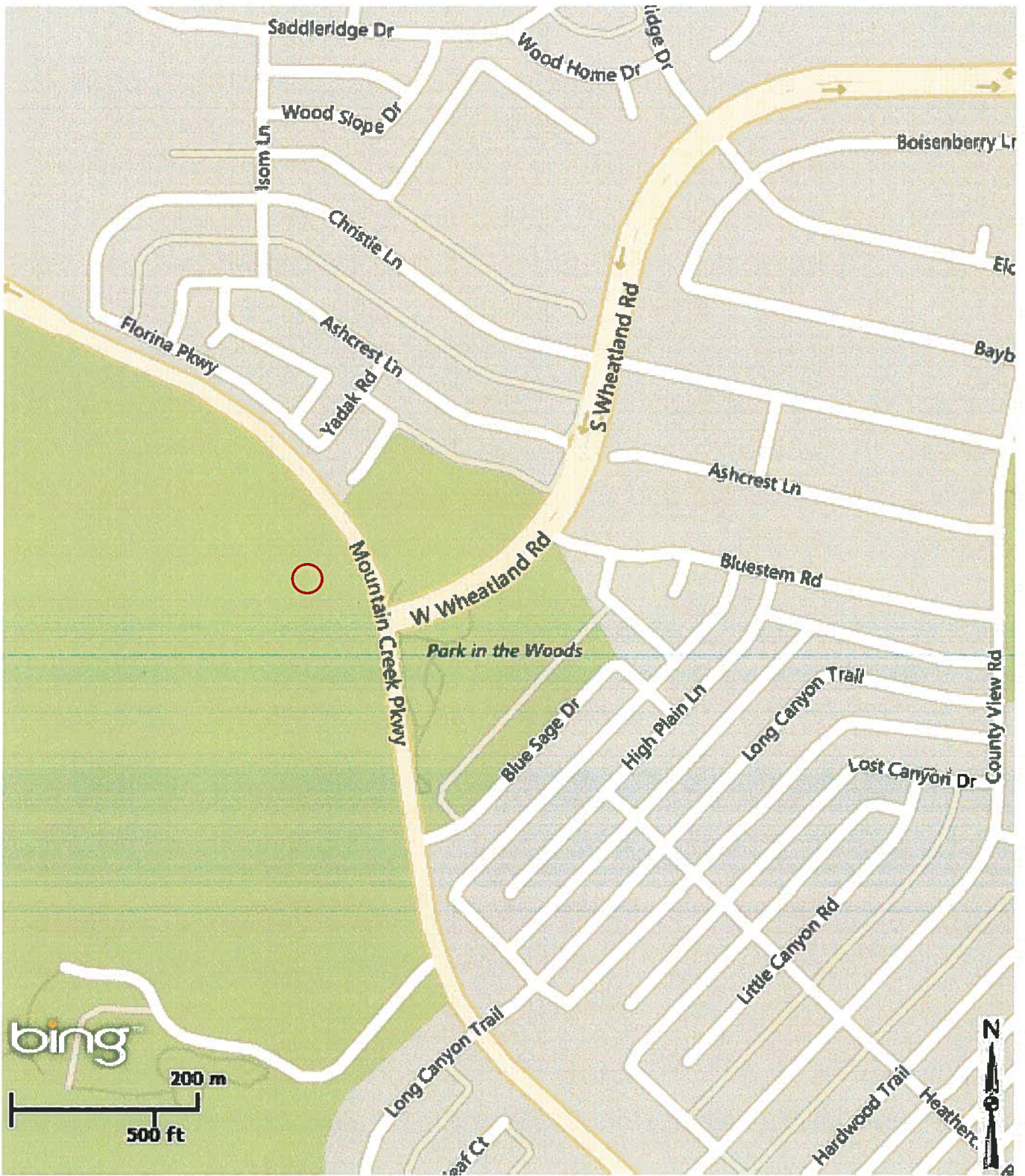


MLK Recreation Center & Child Development Center
2922 Martin Luther King Blvd.
MAPSCO 46T

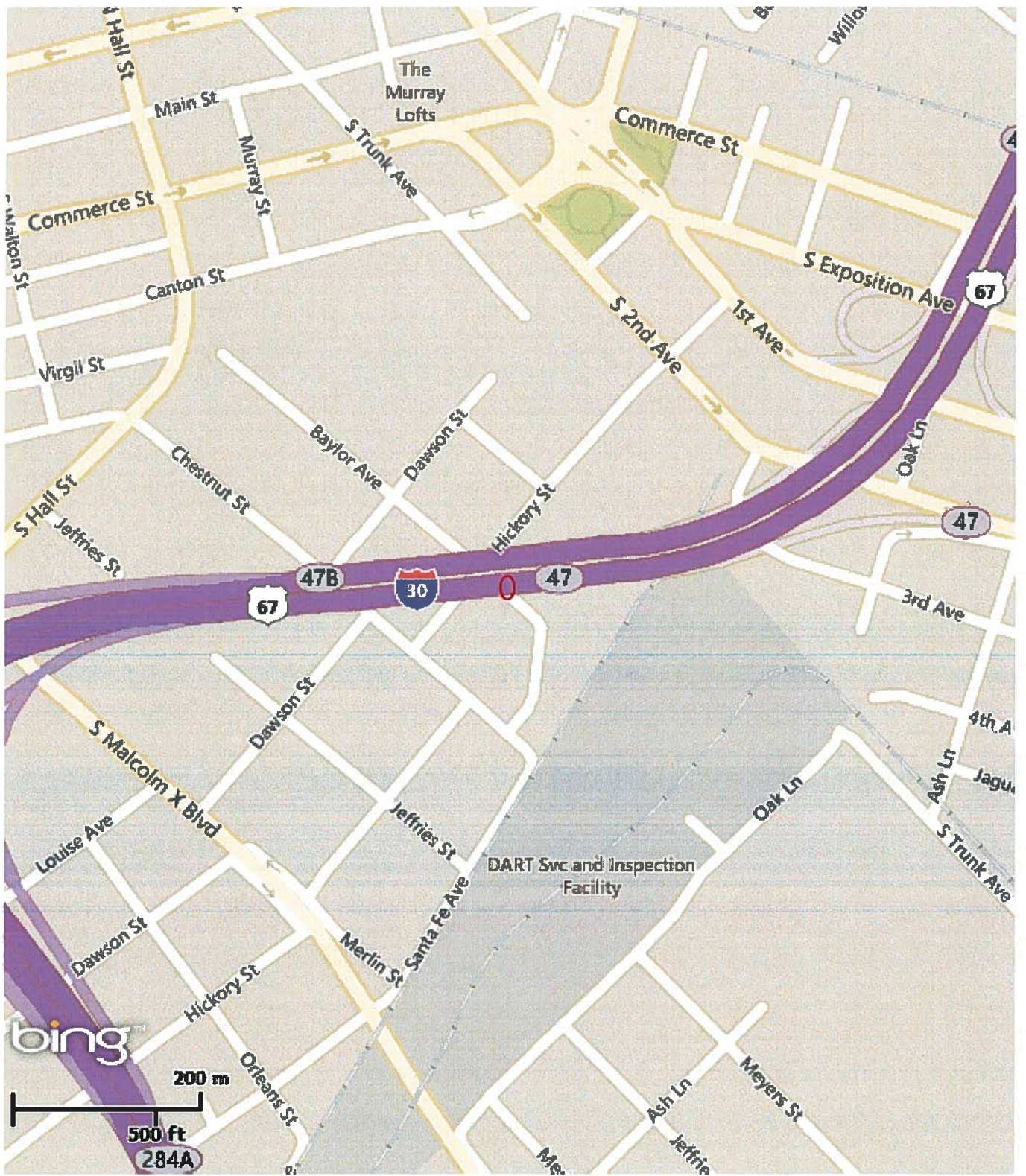


Northwest Police Station
9803 Harry Hines Blvd.

MAPSCO 33B



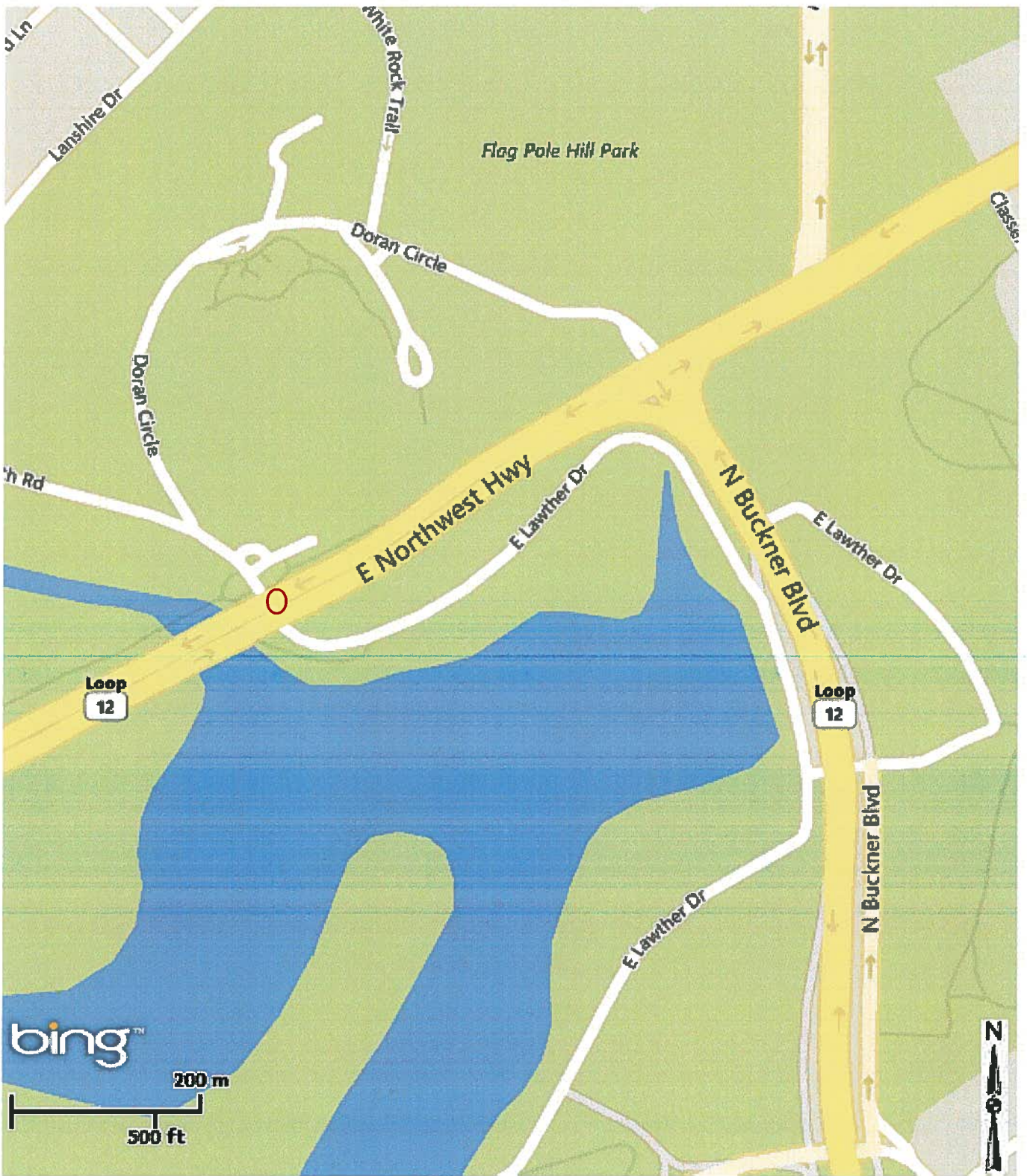
Park In The Woods Recreation Center
6801 Mountain Creek Parkway
MAPSCO 71 B-E



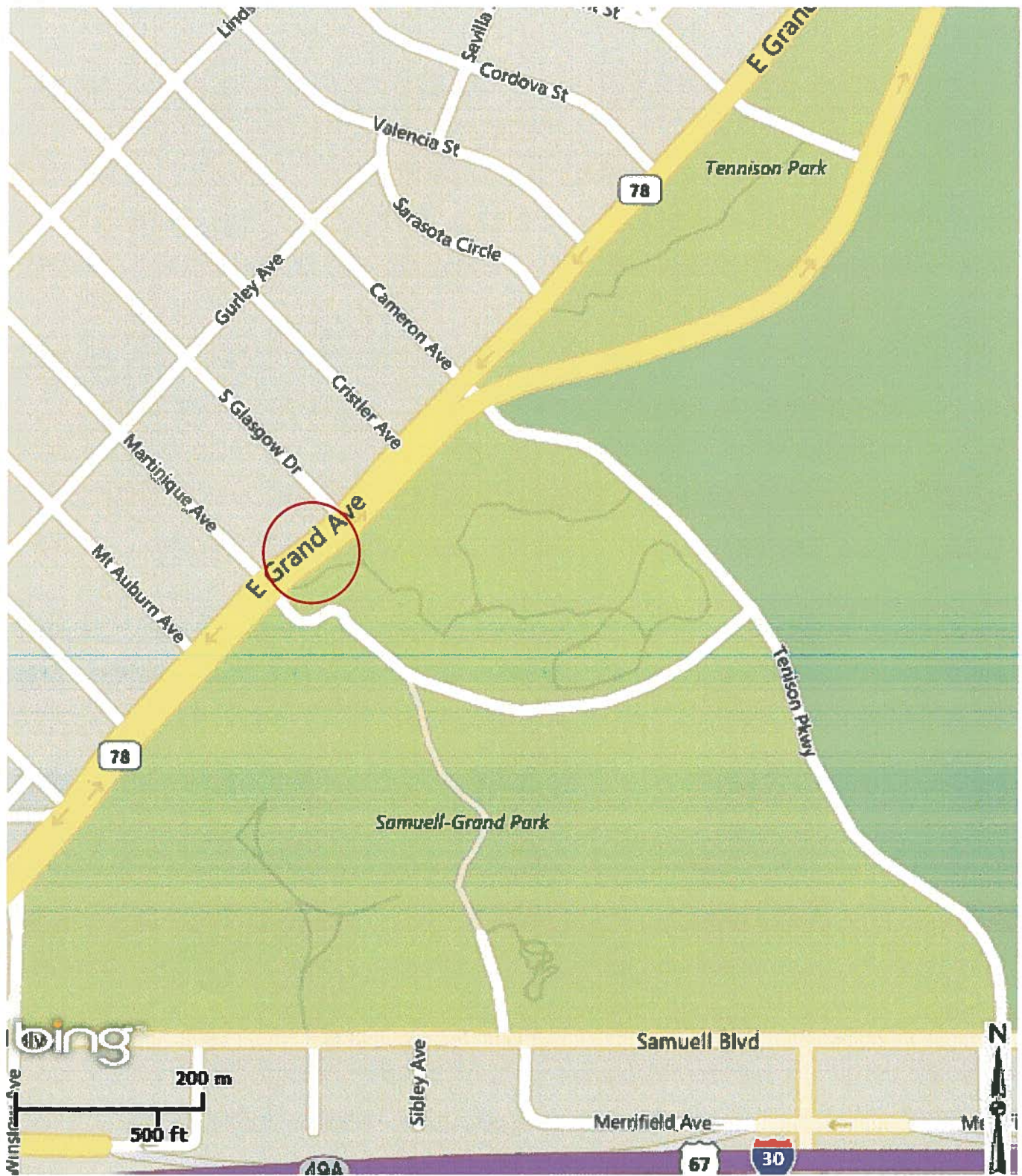
**Police Property Division
1726 Baylor Street**

MAPSCO 46J

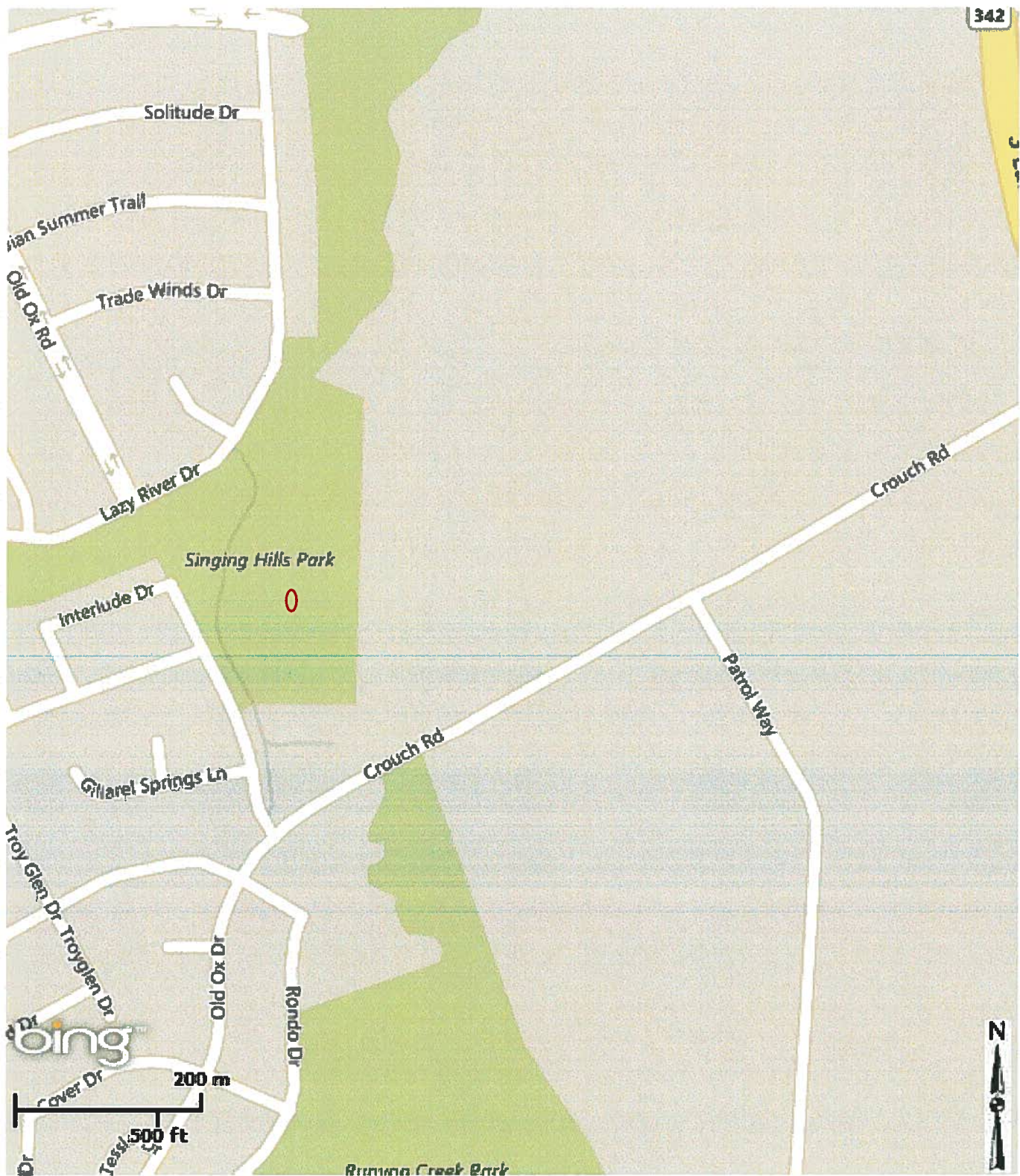




Recreation Services Headquarters
8007 E. Northwest Highway
MAPSCO 27Y



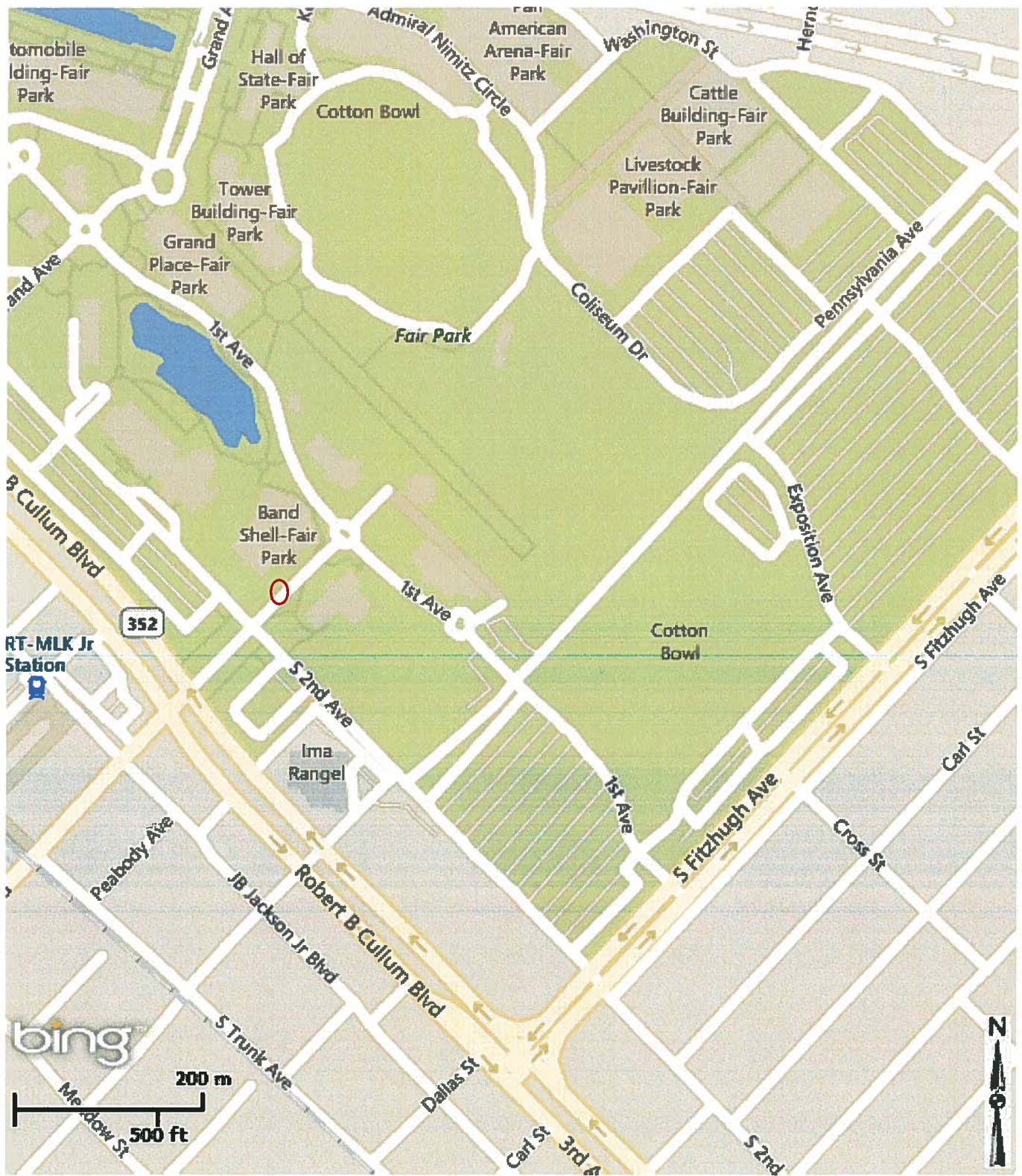
Samuell Grand Recreation Center
6100 E. Grand Avenue/6200 E. Grand Avenue
MAPSCO 46H



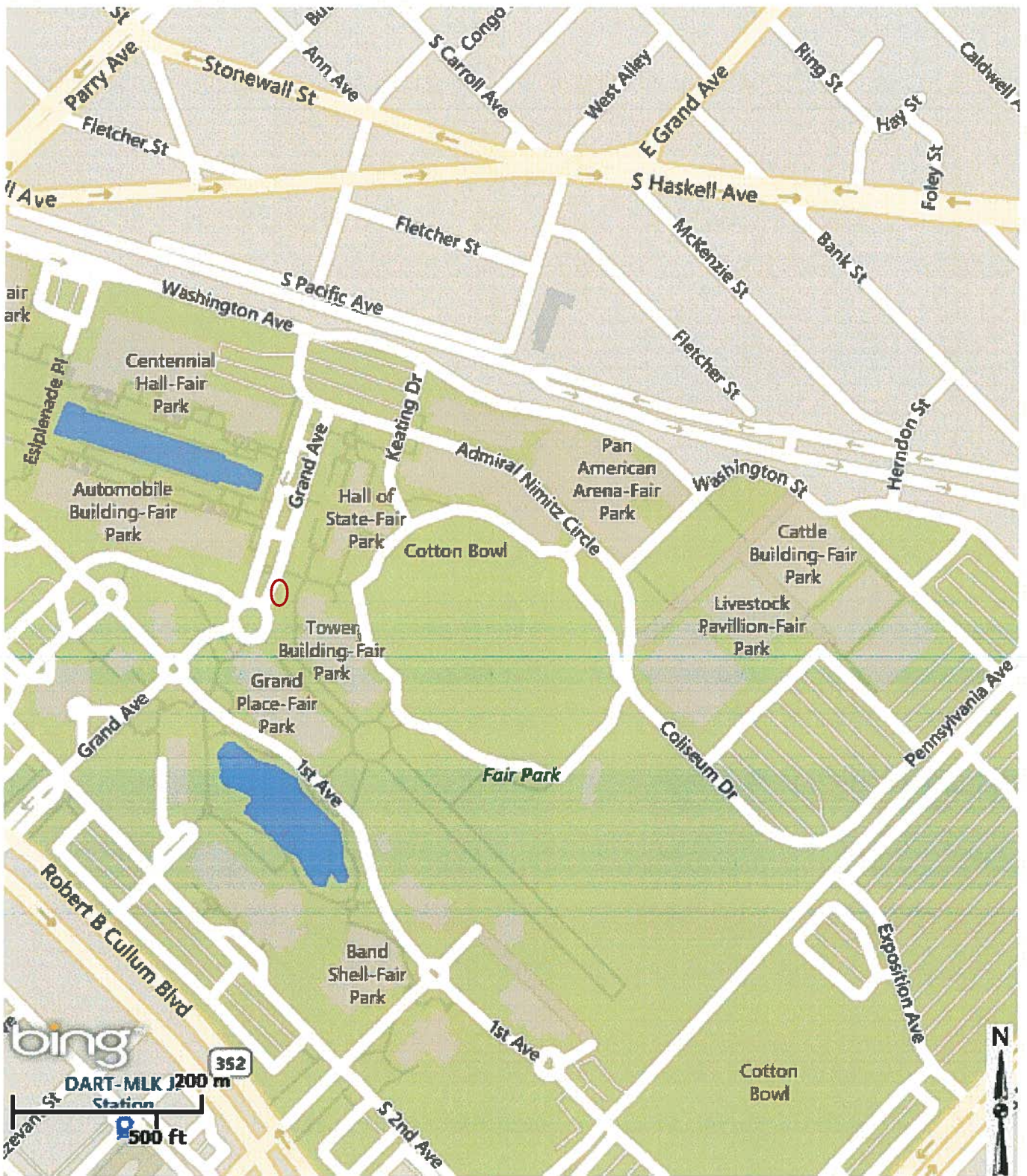
Singing Hills Recreation Center
1909 Crouch Road
MAPSCO 65R



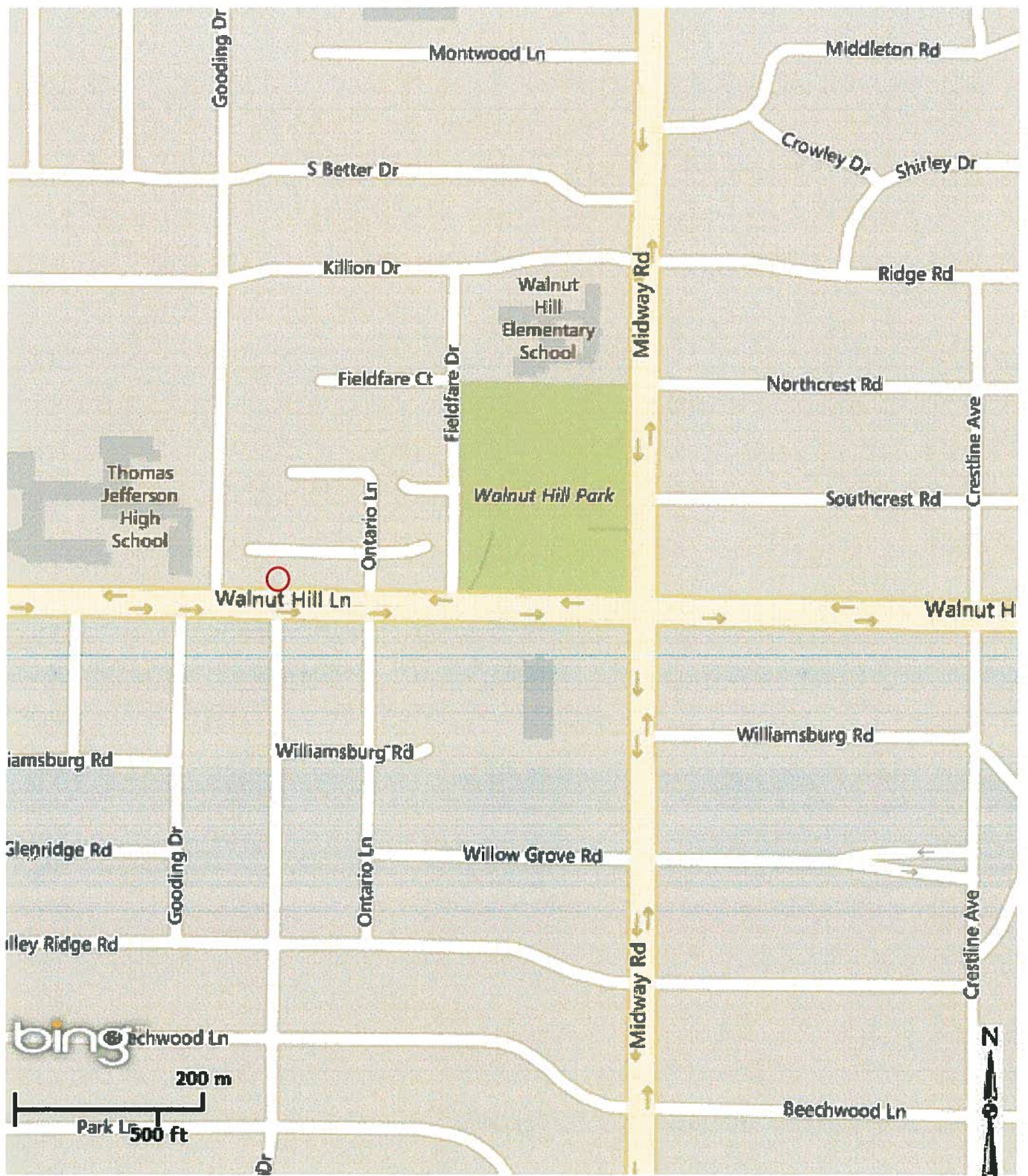
Southwest Police Station
4133 Kingbridge Street
MAPSCO 43L



Texas Discovery Gardens
3601 Martin Luther King Blvd.
MAPSCO 46T



Tower Building - Fair Park Administration
3809 Grand Avenue
MAPSCO 46P



Walnut Hill Recreation Center
4101 Walnut Hill Lane
MAPSCO 24Q

December 9, 2015

WHEREAS, Chapter 302 of the Texas Local Government Code, as amended, allows the procurement of energy performance contracts for the purpose of making energy conservation improvements to public buildings; and,

WHEREAS, on November 12, 2013, Resolution No. 13-1998 authorized a Memorandum of Understanding with the State Energy Conservation Office (SECO) for energy projects at Park and Recreation facilities in the amount of \$7,000,000; and,

WHEREAS, on August 7, 2015 Administrative Action No. 15-1503 authorized a Comprehensive Energy Savings and Photovoltaic (PV) Performance Contract with Metco Engineering for an energy audit and development of proposals for energy conservation related projects in the amount of \$5,000; and,

WHEREAS, the energy audit resulted in proposals for energy conservation measures for Park and Recreation buildings throughout the city of Dallas; and,

WHEREAS, in April 2015, an independent third party review was completed as required per Chapter 302 of the Texas Local Government Code; and,

WHEREAS, the terms of the contract stipulate, per the Texas Local Government Code Chapter 302, that the project financing must be repaid from realized annual energy savings, as identified and guaranteed in the contract; and,

WHEREAS, it is desirable to authorize **(1)** the repayment of the loan from the State of Texas Energy Conservation Office over a 10 year period plus interest, using savings in the City's annual electricity and natural gas budgets for a total amount not to exceed \$6,203,363.00 (subject to annual appropriations)

Now, Therefore,

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

Section 1. That the City Manager is hereby authorized to set aside funds from the annually appropriated electric and natural gas budgets for City departments, in an amount equal to the guaranteed savings, in order to repay the loan and for measurement and verification support services.

Section 2. That the Chief Financial Officer is hereby authorized to transfer funds over a 10 year period, from the electricity and natural gas savings in an amount not to exceed \$6,203,363 to repay the loan (subject to annual appropriations).

From Fund 0001, Department CCS, Unit 3476, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$370,529.00.

December 9, 2015

From Fund 0001, Department EBS, Unit 3069, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$330,130.00.

From Fund 0001, Department DFD, Unit TR00, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$556,377.00.

From Fund 0001, Department HOU, Unit 4291, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$435,655.00.

From Fund 0001, Department DPD, Unit 2141, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$1,905,868.00.

From Fund 0001, Department DPD, Unit 2122, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$67,361.00.

From Fund 0001, Department DPD, Unit 2142, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$199,863.00.

From Fund 0001, Department DPD, Unit 2124, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$136,347.00.

From Fund 0001, Department PKR, Unit 5291, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$135,092.00.

From Fund 0001, Department PKR, Unit 5043, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$48,115.00.

From Fund 0001, Department PKR, Unit 5044, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$51,817.00.

From Fund 0001, Department PKR, Unit 5272, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$15,989.00.

From Fund 0001, Department PKR, Unit 5101, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$19,616.00.

From Fund 0001, Department PKR, Unit 5102, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$101,749.00.

From Fund 0001, Department PKR, Unit 5031, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$59,829.00.

From Fund 0001, Department PKR, Unit 5103, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$133,969.00.

December 9, 2015

From Fund 0001, Department PKR, Unit 5177, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$85,380.00.

From Fund 0001, Department PKR, Unit 5152, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$431,755.00.

From Fund 0001, Department PKR, Unit 5179, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$54,114.00.

From Fund 0001, Department PKR, Unit 5036, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$75,458.00.

From Fund 0001, Department PKR, Unit 5165, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$56,257.00.

From Fund 0001, Department PKR, Unit 5071, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$21,928.00.

From Fund 0001, Department PKR, Unit 5104, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$63,463.00.

From Fund 0001, Department PKR, Unit 5155, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$55,777.00.

From Fund 0001, Department PKR, Unit 5232, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$272,979.00.

From Fund 0001, Department PKR, Unit 5034, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$180,381.00.

From Fund 0001, Department PKR, Unit 5206, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$337,565.00.

Section 3. That the Chief Financial Officer is hereby authorized to disburse funds to the State of Texas to repay the loan, in accordance with the terms and conditions of the loan agreement, in an amount not to exceed \$5,723,363 plus interest in the amount of \$480,000 over a ten year period, subject to appropriation, beginning FY 2016-17, from the electricity and natural gas savings, from:

SECO Loan Repayment Fund
Fund 0575, Department PBW, Unit DG47
Object 354A, Job #PBSEC005
Vendor #269648, in an amount not to exceed \$6,203,363

December 9, 2015

Section 4. That in the event the guaranteed annual energy savings are not fully achieved, Metco Engineering shall reimburse the City in the amount of the difference between the actual energy savings achieved for the contract year in question and the guaranteed annual energy savings, or the performance security required under the supplemental agreement in such amount as is necessary to make payment of the outstanding loan payment for the contract year in question. Metco Engineering will also maintain a Letter of Credit to provide additional loan security in accordance with the terms of the contract. The Chief Financial Officer is authorized in such event to deposit the proceeds of any reimbursement or performance security collection in SECO Loan Repayment Fund 0575, Department PBW, Unit DG47, Revenue Source Code 8428.

Section 5. 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.

December 9, 2015

WHEREAS, Chapter 302 of the Texas Local Government Code, as amended, allows the procurement of energy performance contracts for the purpose of making energy conservation improvements to public buildings; and,

WHEREAS, on November 12, 2013, Resolution No. 13-1998 authorized a Memorandum of Understanding with the State Energy Conservation Office (SECO) for energy projects at Park and Recreation facilities in the amount of \$7,000,000; and,

WHEREAS, on August 7, 2015 Administrative Action No. 15-1503 authorized a Comprehensive Energy Savings and Photovoltaic (PV) Performance Contract with Metco Energy Services, Inc. for an energy audit and development of proposals for energy conservation related projects in the amount of \$5,000; and,

WHEREAS, the energy audit resulted in proposals for energy conservation measures for Office of Cultural Affairs buildings throughout the city of Dallas; and,

WHEREAS, in April 2015, an independent third party review was completed as required per Chapter 302 of the Texas Local Government Code; and,

WHEREAS, the terms of the contract stipulate, per the Texas Local Government Code Chapter 302, that the project financing must be repaid from realized annual energy savings, as identified and guaranteed in the contract; and,

WHEREAS, it is desirable to authorize **(1)** acceptance of a loan from the State of Texas Energy Conservation Office LoanSTAR Fund in the amount of \$5,723,363 to be repaid plus interest beginning in FY 2016-17 for a period of ten years from electric and natural gas energy savings; **(2)** establishment of appropriations in the amount of \$5,723,363 in the SECO LoanSTAR III Funds; **(3)** Supplemental Agreement No. 1 to the contract with Metco Engineering for (a) construction of energy conservation related projects at 28 City facilities in an amount not to exceed \$5,723,363, and (b) measurement and verification of the guaranteed savings for a period not to exceed ten years, in an amount not to exceed \$150,000, to be paid from electric and natural gas savings; and **(4)** acceptance, deposit, and establishment of appropriations of rebates from Oncor Electric Delivery in the Oncor Rebate Fund - Total not to exceed \$5,723,363 and Current Funds - \$150,000.00 (subject to annual appropriations).

Now, Therefore,

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

December 9, 2015

Section 1. That the City Manager is hereby authorized to execute a ten-year term loan agreement with SECO LoanSTAR Program, in the amount of \$5,723,363 for the funding of the energy related projects, upon approval as to form by the City Attorney, of all loan documents required.

Section 2. That the Chief Financial Officer is hereby authorized to receive and deposit loan proceeds from SECO LoanSTAR Program in the SECO LoanSTAR Fund III, Fund 0707, Dept. PBW, Unit 1729, Revenue Source Code 6532.

Section 3. That the City Manager is hereby authorized to establish appropriations in the SECO LoanSTAR III, Fund 0707, Department PBW, Unit 1729, Activity PB45, Object Code 4310, in an amount not to exceed \$5,723,363.

Section 4. That the City Manager is hereby authorized to execute Supplemental Agreement No. 1 to the contract with Metco Engineering for the construction of energy conservation related projects at 28 facilities, in an amount not to exceed \$5,723,363; and for measurement and verification services, in a total amount not to exceed \$150,000 for a ten year period, after it has been approved as to form by the City Attorney.

Section 5. That the Chief Financial Officer is hereby authorized to receive and deposit any Rebate and/or incentive funds in the Rebate Fund EG02, Department PBW, Unit P588, Revenue Source Code 7894.

Section 6. That the Chief Financial Officer is hereby authorized to disburse funds to Metco Engineering in accordance with the terms and conditions of Supplemental Agreement No. 1 from:

State of Texas Energy Conservation Office LoanSTAR III Funds
Fund 0707, Department PBW, Unit 1729, Activity PB45
Object 4310, Program #PBSEC005, CT PBWSEC005C1
Vendor #VS0000025965, in an amount not to exceed \$5,723,363

Section 7. That the Chief Financial Officer is hereby authorized to transfer funds over a ten-year period, from the electricity and natural gas savings in an amount not to exceed \$150,000.00 to pay the Measurement and Verification Support Services (subject to annual appropriations).

From Fund 0001, Department CCS, Unit 3476, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$7,822.00.

From Fund 0001, Department EBS, Unit 3069, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$11,212.00.

December 9, 2015

From Fund 0001, Department DFD, Unit TR00, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$13,049.00.

From Fund 0001, Department HOU, Unit 4291, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$10,218.00.

From Fund 0001, Department DPD, Unit 2141, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$44,699.00.

From Fund 0001, Department DPD, Unit 2122, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$2,260.00.

From Fund 0001, Department DPD, Unit 2142, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$6,705.00.

From Fund 0001, Department DPD, Unit 2124, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$4,574.00.

From Fund 0001, Department PKR, Unit 5291, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$4,532.00.

From Fund 0001, Department PKR, Unit 5043, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$1,614.00.

From Fund 0001, Department PKR, Unit 5044, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$1,738.00.

From Fund 0001, Department PKR, Unit 5272, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$536.00.

From Fund 0001, Department PKR, Unit 5101, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$658.00.

From Fund 0001, Department PKR, Unit 5102, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$2,148.00.

From Fund 0001, Department PKR, Unit 5031, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$2,007.00.

From Fund 0001, Department PKR, Unit 5103, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$2,767.00.

From Fund 0001, Department PKR, Unit 5177, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$1,763.00.

December 9, 2015

From Fund 0001, Department PKR, Unit 5152, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$3,117.00.

From Fund 0001, Department PKR, Unit 5179, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$1,117.00.

From Fund 0001, Department PKR, Unit 5036, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$2,187.00.

From Fund 0001, Department PKR, Unit 5165, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$1,887.00.

From Fund 0001, Department PKR, Unit 5071, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$453.00.

From Fund 0001, Department PKR, Unit 5104, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$2,210.00.

From Fund 0001, Department PKR, Unit 5155, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$1,871.00.

From Fund 0001, Department PKR, Unit 5232, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$8,160.00.

From Fund 0001, Department PKR, Unit 5034, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$3,725.00.

From Fund 0001, Department PKR, Unit 5206, Object 3690 to Fund 0575, Department PBW, Unit DG49, Revenue Source 9201, in the amount of \$6,971.00.

Section 8. That the Chief Financial Officer is hereby authorized to disburse funds to Metco Engineering for the Measurement and Verification Support Services and Oncor's Energy Rebate application deposit, in accordance with the terms and conditions of Supplemental Agreement No. 1 from the electricity and natural gas savings, from:

SECO Loan Repayment Fund
Fund 0575, Department PBW, Unit DG49
Object 3070, Job #PBSEC005
Vendor #VS0000025965, in an amount not to exceed \$ 150,000

December 9, 2015

Section 9. That in the event the guaranteed annual energy savings are not fully achieved, Metco Engineering shall reimburse the City in the amount of the difference between the actual energy savings achieved for the contract year in question and the guaranteed annual energy savings, or the performance security required under the supplemental agreement in such amount as is necessary to make payment of the outstanding loan payment for the contract year in question. Metco Engineering will also maintain a Letter of Credit to provide additional loan security in accordance with the terms of the contract. The Chief Financial Officer is authorized in such event to deposit the proceeds of any reimbursement or performance security collection in SECO Loan Repayment Fund 0575, Department PBW, Unit DG49, Revenue Source Code 8428.

Section 10. 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.

City Facilities

<u>Building Name</u>	<u>Address</u>	<u>Council District</u>
Animal Shelter	1818 N. Westmoreland Rd.	6
Bachman Recreation Center	2750 Bachman Dr.	6
Campbell Green Recreation Center	16600 Park Hill Dr.	12
Churchill Recreation Center	6906 Churchill Way	11
Cedar Crest Clubhouse / Pro Shop	1800 Southerland Ave.	4
EBS Offices - Canton	3202 Canton St.	2
Exall Recreation Center	1355 Adair St.	14
Exline Recreation Center	2525 Pine St.	7
Fire Training Administration	5000 Dolphin Rd.	2
Fretz Recreation Center	6950 Belt Line Rd.	11
Harry Stone Recreation Center	2403 Millmar Dr.	9
Homeless Assistance	1818 Corsicana St.	2
Jack Evans Police Headquarters	1400 S. Lamar St.	2
Janie C. Turner Recreation Center	6424 Elam Rd.	8
Kiest Recreation Center	3080 S. Hampton Rd.	4
Kleberg / Rylie Recreation Center	1515 Edd Rd.	8
Lake Highlands Recreation	9340 Church Rd.	10
MLK Recreation Ctr. / Child Development Ctr.	2922 Martin Luther King Blvd.	7
NW Police Station	9803 Harry Hines Blvd.	6
Park in the Woods Recreation Center	6801 Mountain Creek Pkwy.	3
Police Property Division	1726 Baylor St.	7
Recreation Services Headquarters	8007 E. Northwest Hwy.	10
Samuell-Grand Recreation Center	6100 E. Grand Ave/6200 E. Grand Ave.	2
Singing Hills Recreation Center	1909 Crouch Rd.	8
SW Police Station	4133 Kingbridge St.	6
Texas Discovery Gardens	3601 Martin Luther King Blvd.	6
Tower Bldg. - Fair Park Administration	3809 Grand Ave.	7
Walnut Hill Recreation Center	4101 Walnut Hill Ln.	13

Estimated Utility Cost Savings

Year	Current	SECO Contract			Total	Variance
	Electricity*	Electricity*	Debt Service	Verification**		
1	2,276,784	1,591,386	632,901	50,000	2,274,287	(2,497)
2	2,276,784	1,591,386	632,901		2,224,287	(52,497)
3	2,276,784	1,591,386	632,901		2,224,287	(52,497)
4	2,276,784	1,591,386	632,901		2,224,287	(52,497)
5	2,276,784	1,591,386	632,901		2,224,287	(52,497)
6	2,276,784	1,591,386	632,901		2,224,287	(52,497)
7	2,276,784	1,591,386	632,901		2,224,287	(52,497)
8	2,276,784	1,591,386	632,901		2,224,287	(52,497)
9	2,276,784	1,591,386	632,901		2,224,287	(52,497)
10	2,276,784	1,591,386	632,901		2,224,287	(52,497)
11	2,276,784	1,591,386			1,591,386	(685,398)
12	2,276,784	1,591,386			1,591,386	(685,398)
13	2,276,784	1,591,386			1,591,386	(685,398)
14	2,276,784	1,591,386			1,591,386	(685,398)
15	2,276,784	1,591,386			1,591,386	(685,398)
16	2,276,784	1,591,386			1,591,386	(685,398)
17	2,276,784	1,591,386			1,591,386	(685,398)
18	2,276,784	1,591,386			1,591,386	(685,398)
19	2,276,784	1,591,386			1,591,386	(685,398)
20	2,276,784	1,591,386			1,591,386	(685,398)
21	2,276,784	1,591,386			1,591,386	(685,398)
22	2,276,784	1,591,386			1,591,386	(685,398)
23	2,276,784	1,591,386			1,591,386	(685,398)
24	2,276,784	1,591,386			1,591,386	(685,398)
25	2,276,784	1,591,386			1,591,386	(685,398)
25 Year Cost	\$56,919,600				\$46,163,660	(\$10,755,940)
Present Value 25 Year Cost	\$44,262,826				\$36,661,406	(\$7,601,420)

*Assumes current electricity rates

**Assumes 1 verification report of guaranteed savings