

# Memorandum



CITY OF DALLAS

DATE May 5, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **2024 Bond Program Development Update**

## **Background**

As part of the upcoming City Council briefing on May 17, 2023, the Office of Bond and Construction Management (BCM) will provide a review of the Technical Criteria used to identify projects for the development of the 2024 Bond Program to the City Council. The briefing will also include discussions of the proposed bond propositions, recommended funding amounts, project scoring, the inclusion of equity in the scoring, and a schedule update for the Community Bond Task Force (CBTF). The purpose of this memorandum is to supplement information that will be presented during the May 17<sup>th</sup>, City Council Briefing.

## **2024 Bond Program-Community Bond Task Force (CBTF) Update**

As BCM provided its first 2024 Bond Program briefing to the City Council on August 17, 2022, in January 2023, City Council committee briefings began to discuss departmental technical criteria. Presented in the various City Council and Committee briefings, major milestones of the overall bond schedule (see attachment) were first shared in August 2022, and have remained unchanged. Currently on schedule, BCM and the City's infrastructure and facility departments are moving into the bond development phase to include kick off of the BCTF and subcommittee meetings.

Shared within the 2024 Bond Program development milestones, meetings for the CBTF will begin May 11<sup>th</sup>, 2023. There will be two meetings a month for May, June, & August. While there are no scheduled meetings in July, while the City Council is on break, BCM has left open the option of having a July meeting if the subcommittees felt it was warranted. Please note that as requested by BCM, the majority of the Council Members have provided names of representatives for their council district for the CBTF and the following subcommittees: Streets & Transportation, Critical Facilities, Flooding & Erosion Control, Parks & Recreation, and Economic Development, Housing & Homeless Solutions.

As the meetings get underway, the focus of the initial CBTF meeting will be to educate the CBTF members on 1) bond programs & process, 2) Technical Criteria used to identify projects, 3) city wide and Council specific needs inventories and 4) address the questions, comments and concerns raised by the CBTF. The information provided will allow the CBTF to develop a thorough and equitable 2024 Bond Program that will be presented to City Council for consideration in December 2023, in anticipation of a May 2024 public vote.

## Allocation Development for CBTF Guidance

While the development and planning for the CBTF meetings has been ongoing, BCM has been considering questions and comments provided throughout the various 2024 Bond Program briefings. Based on feedback from the City Council, BCM has added proposed propositions for Homeless Solutions and for Information Technology and developed alternative proposition funding scenarios. While only a small number of City Council members have submitted alternative proposition funding scenarios, BCM would welcome additional feedback by May 11<sup>th</sup>, 2023.

## Next Steps

While this memorandum has provided updates on the upcoming CBTF meetings and the development of the 2024 Bond Program, on May 17, 2023, City infrastructure departments are scheduled to brief the City Council on 2024 Bond Program development updates to include technical criteria, schedules, proposition allocations, and feedback from the first CBTF meetings. In May and June 2023, City Council committees will also be presented with briefings with specific departmental needs.

Should you have any questions regarding specific information within this memorandum, please contact Jennifer Nicewander, P.E., Interim Director of the Office of Bond and Construction Management, at [jennifer.nicewander@dallas.gov](mailto:jennifer.nicewander@dallas.gov).



Robert M. Perez, Ph.D.  
Assistant City Manager

[Attachment] 2024 Bond Program Schedule

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Billerae Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# 2024 Bond Program Schedule

Month/Year	Tasks
May 11 & 25, 2023	Community Bond Task Force (CBTF) & Subcommittee Meetings.
June 13 & 20, 2023	CBTF & Subcommittee meetings.
June, 2023	Various Committee Briefings on Needs Inventory to also be presented to the CBTF.
July, 2023	No CBTF or Council meetings scheduled
August 15 & 22, 2023	CBTF & Subcommittee meetings continue, Subcommittee to present recommendations to the Task Force
September, 2023	Budget & Management Services finalizes themes and bonding capacity.
September/October 2023	City Council briefing on updated financial capacity based on Tax Year 2023 Certified Property Values.
September/October 2023	Council briefing, to select size and prioritization for the 2024 Bond Program.
October 2023 - May 2024	Community Stakeholder Engagement.
November, 2023	CBTF finalizes list of Recommended Projects. Present Proposed Bond Program Themes and Financial Capacity to City Council.
December, 2023	City Council briefing by City Manager and CBTF Chair of Draft Proposed 2024 Bond Program. Public Hearing to receive comments regarding the 2024 Bond Program
January, 2024	Public Hearing to receive comments regarding the 2024 Bond Program (if needed). City Council briefing of recommended Bond Program.
January, 2024	City Council finalizes Bond Program and calls the election for May 2024.
	For a May 4, 2024, Election, 90-days before would be February 3, 2024. Council Meeting Prior to February 3, 2024, is January 24, 2024
May, 2024	Bond Election.

"Our Product is Service"

Empathy | Ethics | Excellence | Engagement | Equity

# Memorandum



CITY OF DALLAS

DATE May 5, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **2024 Bond Program Development – Technical Scoring Criteria**

## Background

On April 17, 2023, during the Quality of Life, Arts, and Culture (QOL) Committee meeting, the Parks and Recreation Department discussed the technical scoring criteria the department would be using to score projects to be recommended as part of the 2024 Bond Program. Through the technical scoring criteria discussion on April 17, 2023, the QOL Committee requested the 2024 Bond Technical Scoring Criteria presented to other City Council committees. Given the request from QOL Committee and that the Office of Bond and Construction Management (BCM) will be briefing the City Council on May 17, 2023, the purpose of this memorandum is to provide all 2024 Bond Technical Scoring Criteria ahead of the May 17<sup>th</sup> briefing.

## 2024 Bond Technical Scoring Criteria

As BCM is scheduled to brief City Council May 17, 2023, aside from an update on the 2024 Bond Program development, the briefing will include a discussion of the technical criteria. City Council feedback will then be considered and any proposed revisions to the technical criteria will be briefed to the City Council in June 2023.

For reference, attached to this memorandum is a summary of the technical criteria that will be used by each department to score potential bond projects. Additionally, attached to this memorandum are the technical scoring criteria briefings that have been presented to City Council Committees. Should you have any questions regarding the information within this memorandum, please contact Jennifer Nicewander, P.E., Interim Director of the Office of Bond and Construction Management, at [jennifer.nicewander@dallas.gov](mailto:jennifer.nicewander@dallas.gov) or 214-671-8450.

A handwritten signature in black ink, appearing to read 'Rob Perez'.

Robert M. Perez, Ph.D.

Assistant City Manager

[Attachments]

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
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# Summary of All Technical Criteria by Proposed Proposition

## Streets Proposition

Category	Pvmt Cond. Index	Street Class.	Time in Needs Inventory	DWU Work Plan	SWMP High Priority	Rear Entry	Garbage Pickup	Existing ROW Avail.	Outside Funding Avail.	Time to Provide Local Match	Region – ally Signif.	Cond. of Com - ponents	Critical Service Disrup - tion	Age of Struct.	Overlay & Equity Score	Total
Improved Streets	50	15	10	5											20	100
Unimproved Streets	50		10	5	15										20	100
Alleys (Improved &Unimproved.)	30		20			10	10	10							20	100
Partnership									50	20	10				20	100
Bridges & Culverts		10										50	20	20	0	100

# Transportation Proposition

	Overlay Score	Equity Score	Safety	Environ. Sustain.	Economic Vitality	Housing	Innovation	Critical Failure	Public Input	Project Readiness	O&M Costs	Total Points
Intergovernmental Partnership Projects	10	10	15	15	10	10	5	5	10	5	5	100
Traffic Signal & Technology Upgrades	10	10	20	5	5	5	5	30	0	5	5	100
Traffic Signals - Warranted Signals	10	10	20	15	15	10	0	0	5	5	10	100
Street Lighting	10	10	30	10	10	5	5	5	5	5	5	100
Vision Zero/Safety	10	10	40	5	5	5	5	5	5	5	5	100
Quiet Zones	10	10	20	10	10	20	5	0	5	5	5	100
Complete Streets	10	10	15	20	15	5	5	0	10	5	5	100

Strategic Corridors/ Thoroughfares	10	10	10	10	20	10	5	5	10	5	5	100
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### Flood Control, Storm Drainage and Erosion Control Proposition

Category	Frequen cy of Flooding	Depth of Flooding	Depth x Velocity	No. of Structures	Ratio of project Costs Per Protected Structure.	Type/ Effects of Flooding	Depth of 100-yr Flood	Ratio of Cost/ Affected Structure	Ratio Distance to Structure/ Depth of Erosion	Rate of Bank Loss	Ratio of Cost/ # Structures Protected	Type of Threat
Flood Management	25	30		3x# of Structure	10							
Storm Drainage Relief	25			3x# of Structure		20	30	10				
Erosion Control									40	40	20	15

## Critical Facilities Propositions – New Build or Renovations

Criteria No.	Technical Criteria	Description	Max Score
1	Community & Stakeholder Support	Request from Community band Stakeholders for development	15
2	Site Acquisition Status	Site identified and acquisition is in progress or has been acquired	10
3	Design Status	Consultant selected, project designed or is shovel ready for bids	5
4	Economic Vitality	Integrate development investments with land use and economic priorities to improve quality of life	10
5	Current Master Plan	Comprehensive evaluation, new permanent facility will meet program needs for 30-40 years.	10
6	Leverage Funds	Project will leverage funds such as grants or private matching funds	10
7	Prior Phase Complete	for multi-phase projects, if prior phase(s) has been completed	10
8	Safety	Address health and safety issues identified in current facilities and to meet 21st century challenges.	10
9	Equity & Overlay Tool	Citywide initiative that provides the framework for utilizing the Equity Impact Assessment Score and multilayer overlay tool.	20
Total Possible Score			100



Note: BCM & BSD have been working with their client departments to ensure that the priority projects are identified then scored based on Technical Criteria.

## Critical Facilities Propositions – Major Maintenance

Criteria No.	Technical Criteria	Max Score
1	Priority Level Based on Building Condition Priority 1 - Currently Critical - 30 points Priority 2 - Potentially Critical (Year 1) - 20 points Priority 3 - Necessary / Not Yet Critical (Year 2-5) - 10 points	30
2	Improves O&M	20
3	Design Status	5
4	Identifies on 2017 Facility Condition Assessment	10
5	Improves Facility's Resiliency, safety and/ or CECAP goals	15
6	Equity & Overlay Tool	20
Total Possible Score		100

## Parks Proposition

Technical Criteria Park Projects	Weighted Score up to 50 of 100	Weighted Percent Up to 50%	Technical Criteria Definition
Leverage/ Funding Match	5	5.00%	<i>Project will leverage funds from other sources such as grants, matches, or donations from other agencies or private entities.</i>
Revenue Generation	3	3.00%	<i>Project will generate revenue for the city</i>
Economic Stimulant	3	3.00%	<i>Project affects adjacent property values, stimulates other development</i>
Safety/Code/Human Health	10	10.00%	<i>Project will address safety concerns or resolves codes and regulatory violations, hazardous conditions</i>
Impact on O&M Costs & Energy Use	8	8.00%	<i>Project will have an impact on operating and maintenance costs</i>
Existing Master Plan	4	4.00%	<i>Project has an approved master plan(s)</i>
Prior Phase Complete	4	4.00%	<i>Project is a subsequent phase of another project or initiative that is already complete. Example, trail connection</i>
End of Service Life	7	7.00%	<i>Project will replace a facility that has a long history of service tickets/ requests and/or per Manufacturer's recommended end of service life</i>
Meet Level of Service Gap	6	6.00%	<i>Project will improve adopted level of service standards per 2016 Comprehensive Plan Update. Pg. 83</i>
<b>Total Maximum Technical Score</b>	<b>50</b>	<b>50.00%</b>	<b><i>The technical criteria is used to help prioritize projects within the same category only. (Parks, Trails, Site Development, Playgrounds, Aquatics, Service Centers, Recreation Centers, Amenities, Land Acquisition, etc.)</i></b>

## Parks Proposition, continued

Council/Park Board Criteria	<i>Weighted Score up to 25 of 100</i>	<i>Weighted Percent up to 25%</i>	<i>Council/Park Board Criteria Definition</i>
<b>A1. Park Board / City Council Priority</b>	<b>15</b>	<b>15.00%</b>	<i>Project is determined by Park Board and/or Council member to be a priority in the district</i>
<b>A2. Community Input</b>	<b>10</b>	<b>10.00%</b>	<i>Project is determined by the community and/or a friends' group to be a neighborhood priority in the district. Project has support from a local friends' group, partnership organization, or the community expressed support during community input, bond meetings, or through request to the Park Board Member or Parks Department.</i>
<b>Total Optional Criteria</b>	<b>25</b>	<b>25.00%</b>	<b><i>Optional Criteria Based on Council and Citizen Driven Priorities</i></b>

## Parks Proposition, continued

Equity Criteria	Weighted Score up to 25 of 100	Weighted Percent up to 25%	<i>Equity Criteria Definition</i>
<b>Social Vulnerability</b>	10	10.00%	<a href="#"><u>Social Vulnerability Index</u></a> : CDC SVI uses U.S. Census data to determine the social vulnerability of every census tract. Census tracts are subdivisions of counties for which the Census collects statistical data. CDC SVI ranks each tract on 15 social factors, including poverty, lack of vehicle access, and crowded housing, and groups them into four related themes: Socioeconomic Status, Household Composition, Race/Ethnicity/Language, Housing/Transportation.
<b>Park Access</b>	10	10.00%	<i>Project falls within a Park Access Gap – Project is in an area of the city that serves a population currently lacking a park within a 10-minute walk (1/2 Mile). Does take into account physical barriers within the 10-minutes walk.</i>
<b>Park Investment</b>	5	5.00%	<i>Areas lacking recent investment (10-15+ years); includes unprogrammed parks/areas. Includes investment per evaluation category.</i>
<b>Total Equity Score</b>	<b>25</b>	<b>25.00%</b>	<b><i>Equity Criteria being reviewed with Office of Equity and the Office of Bond and Construction</i></b>



**City of Dallas**

# **2024 General Obligation Bond Program Technical Criteria for Economic Development**

**Economic Development Committee  
February 6, 2023**

Robin Bentley, Director  
Kevin Spath, Assistant Director  
Office of Economic Development

Adriana Castaneda, Director  
Office of Bond and Construction Management  
City of Dallas

# Overview



- Technical Criteria
- Technical Criteria for Economic Development
- History: Previous GO Bond Programs
- 2017 Bond Program: Proposition I
- Project Evaluation





## What are Technical Criteria?

- set of measuring tools that City staff uses to rate project from a technical standpoint
- allows staff to categorize and prioritize projects objectively
- projects in the needs inventory undergo a technical criteria review by “infrastructure departments”
- needs inventory projects are compared within categories



# Technical Criteria for Economic Development



**Criteria for project funding with Economic Development propositions differ from typical needs inventory/technical criteria utilized by “infrastructure departments”**

- projects are not necessarily known in advance
- projects are not scored and compared based on point accumulation basis
- availability of bond funding allows City to capitalize on moments of opportunity as they arise
- provides for flexibility of utilization in order to achieve City policy goals





# History: Previous GO Bond Programs



- Previous propositions approved by voters for economic development (1998, 2003, 2006, 2012, 2017)
- **2006: Proposition 8 (for southern area and TOD areas): \$41,495,000**
  - \$21,495,000 for Office of Economic Development
  - \$20,000,000 for Housing Department
- **2012: Proposition 3 (for southern area and TOD areas): \$55,000,000**
  - \$35,000,000 for Office of Economic Development (including \$5 million specifically for UNT-Dallas area and \$10 million for The Canyon area)
  - \$20,000,000 for Housing Department



# History: Previous GO Bond Programs



- **2017: Proposition I: \$55,400,000**
  - “discretionary” allocations across 11 City Council Districts and a city-wide allocation for Mayor
  - shared between Office of Economic Development and Housing Department



# 2017 Bond Program: Proposition I



**Purpose:** providing funds for promoting economic development throughout the city

- through planning, designing, constructing, improving, extending and expanding public street, utility, and other infrastructure facilities, including the acquisition of land therefor, and
- through the City's programs for economic development and housing including the acquisition of improved and unimproved properties, the demolition of existing structures, making grants of bond proceeds and otherwise providing assistance for private commercial, industrial, retail, residential and mixed-use development, neighborhood revitalization projects, and mixed-income development

**Staff is anticipating a similar proposition for 2024 GO Bond Program**



# Project Evaluation



## Project evaluation criteria include:

- alignment with Economic Development Policy 2022-2032
- satisfaction of parameters outlined in the voter-approved Proposition
- compliance with Economic Development Incentives Policy
- eligibility under Chapter 380 Economic Development Program or Chapter 373 Community Development Program (baseline criteria for grant negotiation)
- ability to leverage direct and indirect private (and non-City public) investment and public benefits
- fiscal impact analysis (business and community development projects)
- underwriting/gap analysis (real estate development projects)





**City of Dallas**

# **2024 General Obligation Bond Program Technical Criteria for Economic Development**

**Economic Development Committee  
February 6, 2023**

Robin Bentley, Director  
Kevin Spath, Assistant Director  
Office of Economic Development

Adriana Castaneda, Director  
Office of Bond and Construction Management  
City of Dallas



**City of Dallas**

# **2024 Capital Bond Program Technical Criteria Infrastructure Departments**

**Transportation &  
Infrastructure Committee  
February 28, 2023**

Ali Hatefi P.E., Director - PBW  
Ghassan Khankarli, P.E., Director – TRN  
Jennifer Nicewander, P.E., (I) Director - BCM  
Matt Penk, P.E., Assistant Director- DWU  
Amani Saleh, PhD. Assistant Director - BSD

City of Dallas

# Purpose



- Provide overview of how projects are identified/scored
- Explain technical criteria to categorize and prioritize projects
- Review Technical Criteria for:
  - Public Works (PBW)
  - Dallas Water Utilities (DWU)
  - Transportation (TRN)
  - Bond & Construction Management (BCM)/Building Services Department (BSD)



# Proposed Bond Technical Criteria



## Background:

- Each Department develops their own Technical Criteria based on departmental needs/concerns
- Departments score the Needs Inventory with a maximum of an 80-point technical score
- After the technical score has been assigned the points for the 'Priority Areas-Overlays' will be assigned to each project by the Department of Data Analytics and Business Intelligence.
  - 10 points for priority overlays
  - 10 points for Equity

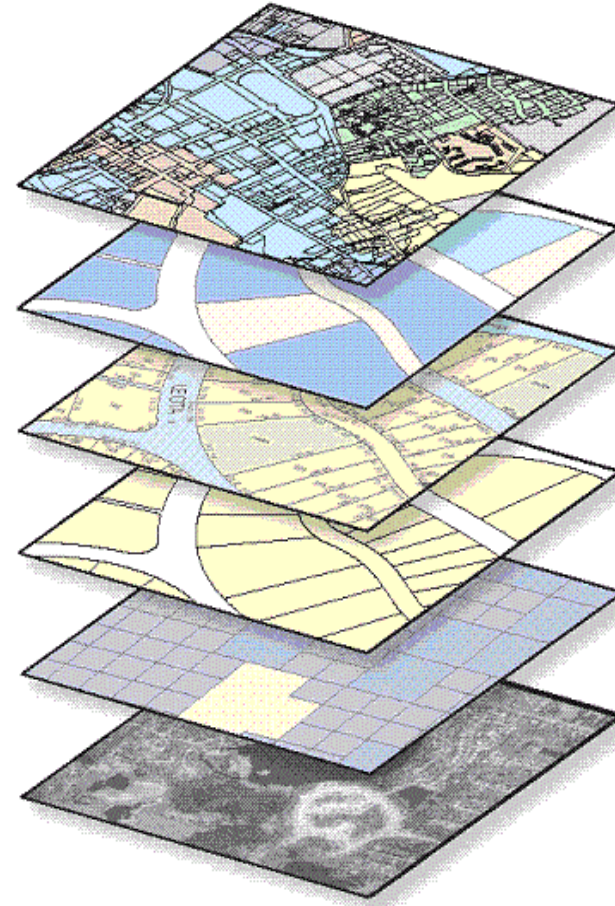
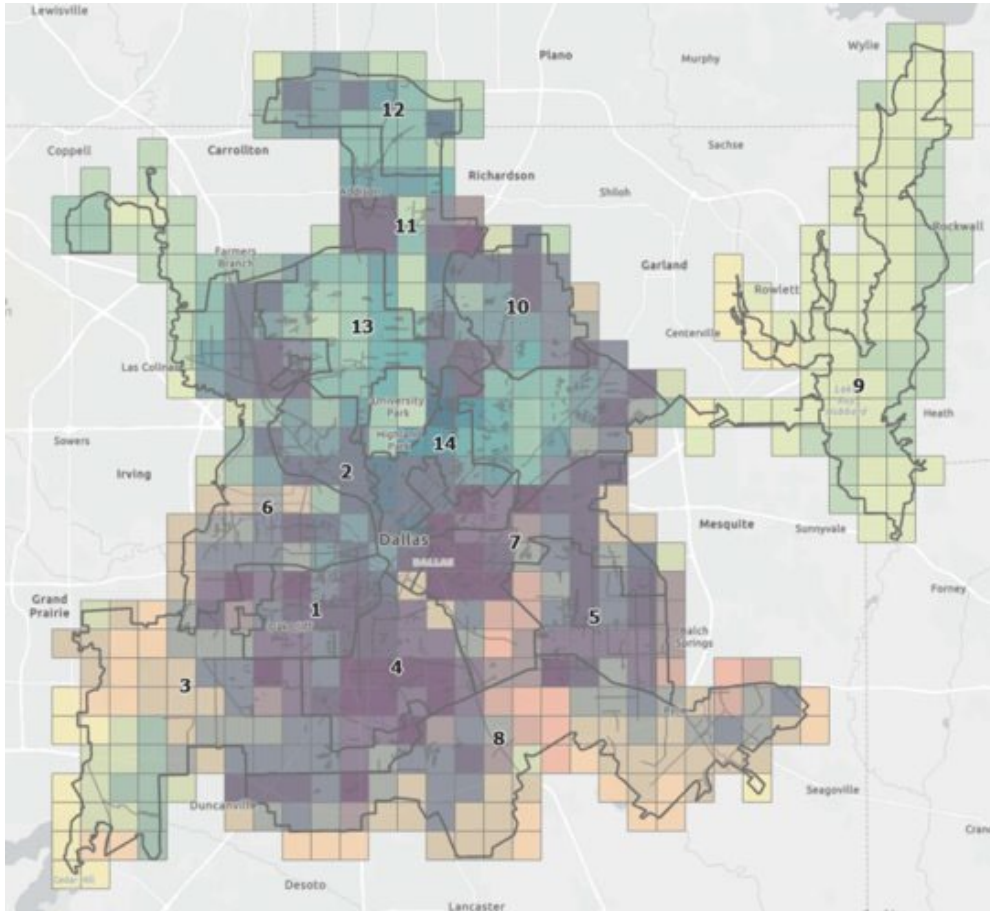




# Priority Areas – Overlay Process



- The priority areas were determined by overlaying multiple data layers (see image below) and have been added to the 'GIS Technical Scoring Tool' for reference.



## 2 Points Each

High Crime Areas

TOD (DART Sites)

Market Value Analysis

311 Service Requests

Identifying calls for Flooding, Speeding, Traffic Calming, Potholes, Street Resurfacing, and Illegal Dumping

Intersection/ Project Overlay

## Equity Impact Assessment (EIA) Score Up to 10 Points

Working with Office of Equity & Inclusion

- Entire city is given a ranking; 1-5
- EIA score multiplies ranking by 2 for total points used.





## What are technical criteria

- Set of measuring tools that City staff uses to rate projects from a technical standpoint
- Allows staff to categorize and prioritize projects objectively
- Projects are placed in the needs inventory with an initial technical score and periodically reviewed and updated by staff
- Needs inventory projects are grouped by category.



# Proposed Bond Technical Criteria



- Department of Public Works



# Proposed Bond Technical Criteria - PBW



## Improved Streets

Criteria	Maximum Points
Pavement Condition Index	50
Street Classification	15
Time in Needs Inventory	10
DWU Work Plan	5
Total Score	80

## Unimproved Streets

Criteria	Maximum Points
Pavement Condition Index	50
SWMP High Priority Areas	15
Time In Needs Inventory	10
DWU Work Plan	5
Total Score	80





## Improved Alleys Unimproved Alleys (new)

Criteria	Maximum Points
Pavement Condition Index	30
Time In Needs Inventory	20
Alley used for Rear Entry	10
Alley used for Garbage Pickup	10
Availability of Existing Right-of-Way	10
Total Score	80



# Proposed Bond Technical Criteria - PBW



## Partnerships

Criteria	Maximum Points
Outside Funding Available	50
Timeline to provide local match	20
Regionally Significant	10
Total Score	80

## Bridges & Culverts

Criteria	Maximum Points
Condition of Components	40
Critical Structural Element Evaluation	20
Street Classification	10
Outside Funding availability	10
Total Score	80



# Proposed Bond Technical Criteria



- Department of Transportation



# Proposed Bond Technical Criteria – TRN



- Intergovernmental Partnership Projects
- Traffic Signal and Technology Upgrades
- Traffic Signals - Warranted Signals
- Street Lighting
- Vision Zero/Safety
- Quiet Zones
- Complete Streets
- Strategic Corridors/Thoroughfares





# Proposed Bond Technical Criteria – TRN



- Projects will be scored and ranked within each project category. The top-scoring projects would then be selected based on the amount of funding allocated to that category.
- All project categories use the same scoring criteria, but the weighting of the criteria varies.
- The Driving Principles are the basis of the criteria. Other criteria were also added, like Preventing Critical Failure, Public Input, Project Readiness, and Operations & Maintenance (O&M) cost implications.
- All projects have a maximum of 100 points.



# Proposed Bond Technical Criteria – TRN



## Technical Scoring Criteria:

1. Overlays Score <sup>a</sup>
2. Equity Impact Assessment Tool Score <sup>a, b</sup>
3. Safety <sup>b</sup>
4. Environmental Sustainability <sup>b</sup>
5. Economic Vitality <sup>b</sup>
6. Housing <sup>b</sup>
7. Innovation <sup>b</sup>
8. Preventing Critical Failure
9. Public Input
10. Project Readiness
11. O&M Cost Implications

<sup>a</sup> Criteria that will be scored by Office of Data Analytics and Business Intelligence

<sup>b</sup> Driving Principles



# TRN Technical Scoring Criteria



	Overlays Score	Equity Score	Safety	Environ. Sustain.	Economic Vitality	Housing	Innovation	Critical Failure	Public Input	Project Readiness	O&M Costs	Total Points
<b>Intergovernmental Partnership Projects</b>	10	10	15	15	10	10	5	5	10	5	5	100
<b>Traffic Signal &amp; Technology Upgrades</b>	10	10	20	5	5	5	5	30	0	5	5	100
<b>Traffic Signals - Warranted Signals</b>	10	10	20	15	15	10	0	0	5	5	10	100
<b>Street Lighting</b>	10	10	30	10	10	5	5	5	5	5	5	100
<b>Vision Zero/Safety</b>	10	10	40	5	5	5	5	5	5	5	5	100
<b>Quiet Zones</b>	10	10	20	10	10	20	5	0	5	5	5	100
<b>Complete Streets</b>	10	10	15	20	15	5	5	0	10	5	5	100
<b>Strategic Corridors/ Thoroughfares</b>	10	10	10	10	20	10	5	5	10	5	5	100



# Proposed Bond Technical Criteria



- Dallas Water Utilities





## Flood Protection and Drainage Categories

- Flood Management
- Storm Drainage Relief
- Erosion Control





## Flood Management Category

Implements recommendations from Floodplain Management Plans and studies including bridges, channels, street pump stations, stormwater dams, voluntary purchase of flood prone properties, and major maintenance.

Technical Ranking Criteria	Points
Frequency of flooding	Up to 25
Depth of flooding (100-year frequency event)	Up to 30
Depth x velocity of flow over bridges	Depth x velocity
Number of structures affected	3 points/structure
Ratio of project costs per protected structure	Up to 10

\*Raw score to be normalized to 80-point scale consistent with participating Bond departments





## Storm Drainage Relief Category

Provides drainage relief for areas served by undersized drainage systems including upgrades and/or extensions of storm drain systems, also can include repetitive loss areas.

Technical Ranking Criteria	Points
Type/effects of flooding	Up to 20 points
Frequency of flooding	Up to 25 points
Depth of 100-year flooding	Up to 30 points
Number of affected structures	3 points per structure
Ratio of cost/affected structure	Up to 10 points

\*Raw score to be normalized to 80-point scale consistent with participating Bond departments



# Proposed Bond Technical Criteria - DWU



## Erosion Control Category

Provides armoring and erosion control for public and private\*\* property along natural creeks including protection for streets, bridges, alleys, and homes.

Technical Ranking Criteria	Points
Ratio of Distance to structure/depth of erosion	Up to 40 points
Rate of creek bank loss	Up to 40 points
Ratio of cost to number of structures protected	Up to 20 points
Type of threat:	
1: Homes, garages, streets, alleys, bridges	Up to 15 points
2: Pools and other permanent structures	Up to 5 points
3: Fences, yards, privately owned retaining walls	0 points

\*Raw score to be normalized to 80-point scale consistent with participating Bond departments

\*\*1985 City Council Ordinance authorized City to provide erosion protection on private property with bond funding, subject to willing property owners/easements/etc.







## 2024 Bond Proposition Considerations

- Consider city-wide vs. neighborhood focus?
- Consider distribution of projects and funds by need category?
- Consider continuing to provide erosion control to private property? Emphasis on erosion control projects that protect public infrastructure?
- Consider purchasing flood prone properties? Properties where cost of related improvements exceeds the cost of purchase?
- Consider higher weight for ability to match/leverage other funds?



# Proposed Bond Technical Criteria



- Office of Bond and Construction Management



# Proposed Bond Technical Criteria – BCM/BSD



## City Public Facilities consists of the following:

- Public Safety Facilities (DPD and DFR)
- Library
- Cultural Facilities
- City Facilities

Technical Criteria was developed for Major Maintenance (BSD) Items and for New Buildings (BCM).



# Proposed Bond Technical Criteria – BCM



City Public Facilities New and Existing		
Criteria #	Technical Criteria	Description
1	Community & Stakeholder Support	Request from community and stakeholders for development
2	Site Acquisition Status	Site Acquisition status - Site identified and acquisition is in progress or has been acquired
3	Design Status	Design Status - consultant selected, project designed, or it is shovel ready for bids
4	Economic Vitality	Integrate development investments with land use and economic priorities to improve quality of life
5	Current Master Plan	Facility Master Plan - Comprehensive evaluation, new permanent facility will meet program needs for 30-40 years, minimum
6	Leverage Funds	Leverage Funds - Project will leverage funds such as grants or private matching funds
7	Prior Phase Complete	For multi-phase projects, if prior phase(s) has been completed
8	Safety	Improve health and safety for all new city facilities to meet 21st century challenges
9	Equity & Overlay Tool	Using Equity Impact Assessment Score and Overlay Tool



# Proposed Bond Technical Criteria – BCM



Technical Criteria for New Buildings.

<b>City Facility Scoring Sheet</b>					
<b>Project Name:</b>		<b>City Vertical New Facility Scoring Worksheet</b>			
		<i>Facility Category</i>			
<b>Criteria #</b>	<b>Criteria Description</b>	<b>Public Safety Facilities (DPD &amp; DFR)</b>	<b>Library</b>	<b>Cultural Facilities</b>	<b>City Facilities</b>
1	Community & Stakeholder Support	15	15	15	15
2	Site Acquisition Status	10	10	10	10
3	Design Status	5	5	5	5
4	Economic Vitality	10	10	10	10
5	Current Master Plan	10	10	10	10
6	Leverage Funds	10	10	10	10
7	Prior Phase Complete	10	10	10	10
8	Safety	10	10	10	10
9	Equity & Overlay Tool*	20	20	20	20
<b>Totals</b>		<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>



\*City-wide initiatives that provides City leadership with a strategic framework for ongoing decision making.

# Proposed Bond Technical Criteria



- Department of Building Services



# Proposed Bond Technical Criteria – BSD



## Major Maintenance Criteria Description

- Capital expenditures needed beyond routine building maintenance and repair
  - Repairs or replacements of failed systems
  - Improvements to comply with regulations, codes, and standards
  - Projects to address health, safety, and environment-related issues
- Six technical criteria were developed to assess major maintenance needs for the 2024 Bond
  - Criteria 1-5 assessed by Building Services Department (BSD)
  - Criterion 6 is the Equity Priority Zones assessed by DABI

Criteria No.	Criteria Description	Criteria Points
<b>1</b>	<b><i>Priority Level Based on Building Condition</i></b>	<b>30</b>
	Priority 1 - Currently Critical - 30 points	
	Priority 2 - Potentially Critical (year 1) -20 points	
	Priority 3 - Necessary/ Not Yet Critical (year 2-5) -10 points	
<b>2</b>	<b>Improves O&amp;M</b>	<b>20</b>
<b>3</b>	<b>Design Status</b>	<b>5</b>
<b>4</b>	<b>Identified on 2017 Facility Condition Assessment</b>	<b>10</b>
<b>5</b>	<b>Improves Facility's Resiliency, Safety and/or CECAP goals</b>	<b>15</b>
<b>6</b>	<b>Equity and Overlay Tool (assessed by DABI)</b>	<b>20</b>
<b>TOTAL</b>		<b>100</b>



# Proposed Bond Technical Criteria – BSD



## Major Maintenance Criteria Description

Criteria No.	CRITERIA	CRITERIA DESCRIPTION
1	<b>Priority Level Based on Building Condition</b>	<p><u>Priority Level 1</u> – 30 pts; Building has failed or facing imminent closure</p> <p><u>Priority Level 2</u> – 20 pts; High risk of failure and requires extremely high O&amp;M Service life ends 1-2 years</p> <p><u>Priority Level 3</u> – 10 pts; Moderate risk Service life ending 2-5 years</p>
2	<b>Improves O&amp;M</b>	Project will reduce facility operation and maintenance cost
3	<b>Design Status</b>	Design Status - consultant selected, project designed, or is ready for bids
4	<b>Identified on the 2017 Facility Condition Assessment (FCA)</b>	The major maintenance project is identified as a need in the 2017 FCA
5	<b>Improves Facility Resiliency, Safety and/or Supports City's CECAP Goals</b>	Major maintenance project provides facility resiliency, improves weatherization, renewable energy, and/or improves security/safety





# Planning & Development Update



## City of Dallas Needs Inventory

	2017 Cost Estimates (as of June 2022)	2022 Cost Estimates (as of October 2022)	2024 Cost Estimates* (as of January 2023)	2025 Cost Estimates* (as of January 2023)
<b>Streets</b>	\$3,198,521,298	\$3,499,475,584	\$3,858,171,829	\$4,051,080,420
<b>Transportation</b>	\$1,925,671,224	\$2,189,274,542	\$2,413,675,183	\$2,534,358,942
<b>Park &amp; Recreation</b>	\$2,130,505,495	\$2,834,979,024	\$3,125,564,374	\$3,281,842,593
<b>Flood &amp; Storm Drainage</b>	\$2,132,930,500	\$2,470,803,500	\$2,724,060,859	\$2,860,263,902
<b>Public Safety Facilities**</b>	\$552,351,359	\$777,781,149**	\$857,503,717	\$900,378,903
<b>Library Facilities</b>	\$66,945,569	\$83,780,700	\$92,368,222	\$96,986,633
<b>Cultural Facilities</b>	\$89,718,140	\$120,837,456	\$133,223,296	\$139,884,460
<b>City Facilities</b>	\$288,196,851	\$280,042,496	\$308,746,852	\$324,184,195
<b>TOTAL</b>	<b>\$10,384,840,436</b>	<b>\$12,256,974,451</b>	<b>\$13,513,314,332</b>	<b>\$14,188,980,048</b>

\*Cost Estimates include an annual 5% cost escalation.

\*\* DFR = \$290,682,737 and DPD = \$487,098,412.



# Next Steps



Month/Year	Tasks
<b>June 2022 - June 2023 (in-progress)</b>	<ul style="list-style-type: none"> <li>• Finalize the Technical Criteria,</li> <li>• City Needs Inventory,</li> <li>• Meetings with council districts,</li> <li>• Finalize a district project list for City Council feedback,</li> <li>• Community Engagement Strategy,</li> <li>• Establish Community Bond Taskforce,</li> <li>• Engage Office of Procurement/Small Business Center to identify opportunities for small-businesses,</li> <li>• Meet with contractor associations and</li> <li>• Meet with the American Council of Engineering Companies.</li> </ul>
<b>Feb./March 2023</b>	Committee briefings on policies and technical criteria.
<b>February 2023</b>	Distribute CBTF Guidelines and Appointee Form to City Council.
<b>May/June 2023</b>	<ul style="list-style-type: none"> <li>• City Council briefing to finalize technical criteria and policy considerations.</li> <li>• Begin monthly public outreach campaign.</li> </ul>
<b>July/Aug. 2023</b>	2024 Capital Bond Program – Townhall Meetings.



# Next Steps



Month/Year	Tasks
Sept./Oct. 2023	Finalize City Needs Inventory, conduct public input, select size and goals for the bond program.
Sept./Oct. 2023	City Council briefing on updated financial capacity based on Tax Year 2023 Certified Property Values.
Oct.2023/May 2024	Community Stakeholder Engagement.
November 2023	Present Proposed Bond Program Themes and Financial Capacity to City Council.
December 2023	City Council briefing of draft proposed bond program and second round of public input (1 <sup>st</sup> round of public meeting).
January 2024	City Council briefing of recommended bond program and second round of public input (2 <sup>nd</sup> round of public meeting if needed).
January 2024*	City Council finalizes bond program and calls the election for May 2024.
May 2024	Bond Election.

- 90 days requirement to call election  
Tenative May 4, 2024, Election date, 90-day requirement - February 3, 2024





# QUESTIONS?





**City of Dallas**

# **2024 Capital Bond Program Technical Criteria Infrastructure Departments**

**Transportation &  
Infrastructure Committee  
February 28, 2023**

Ali Hatefi P.E., Director - PBW  
Ghassan Khankarli, P.E., Director – TRN  
Jennifer Nicewander, P.E., (I) Director - BCM  
Matt Penk, P.E., Assistant Director- DWU  
Amani Saleh, PhD. Assistant Director - BSD

City of Dallas



Dallas Park & Recreation

# **2024 BOND PROGRAM: SCORING CRITERIA**

Quality of Life, Arts & Culture Committee  
April 17, 2023

Chris Turner-Noteware, P.E.,  
Assistant Park and Recreation Director  
Jared White  
Manager, Park and Recreation Department

# Purpose

- Review and approve the Scoring Criteria for the Park Department for the 2024 Bond Program

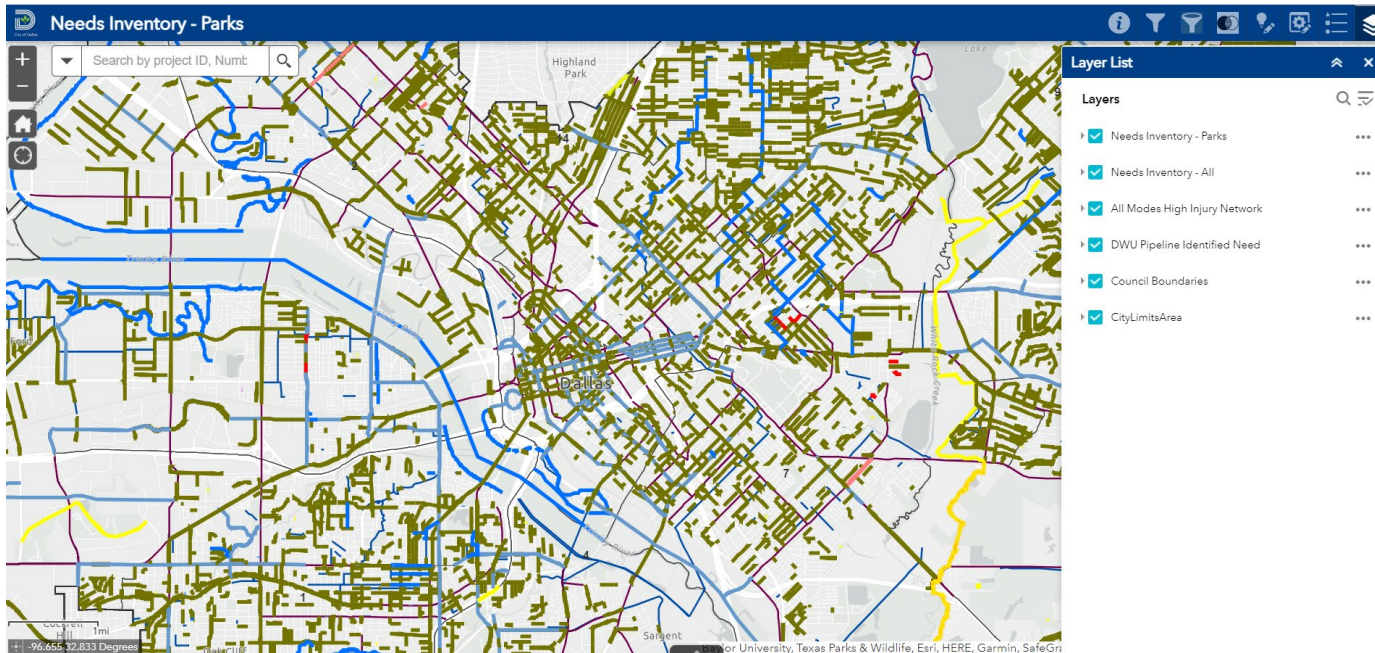
# Background

- January 26, 2023
  - Presented to Planning and Design Committee – Modifications Requested
- February 8, 2023
  - Presented to Planning and Design Committee – Approved with Modifications
- February 23, 2023
  - Presented to Full Park Board – Approved with Modifications



# 2024 Score Criteria Guidelines

- **Office of Bond & Construction Management**
  - Each department's scoring criteria must equal 100 points
  - Equity guidelines determined by each department
  - Overlapping department projects are accounted for using a calculated percentage factor, interactive project map



# 2024 Proposed Scoring Criteria

- **Department Technical Scoring Criteria**
    - Leverage/ Funding Match
    - Revenue Generation
    - Economic Stimulant
    - Safety/Code/Human Health
    - Impact on O&M Costs & Energy Use
    - Existing Master Plan
    - Prior Phase Complete
    - End of Service Life
    - Meet Level of Service Gap
  - **City Council / Park Board Priority**
    - Park Board/City Council Priority
    - Community Input
  - **Equity Criteria**
    - Social Vulnerability
    - Park Access
    - Park Investment History
-

# 2024 Proposed Technical Scoring Criteria

Technical Criteria Park Projects	Weighted Score up to 50 of 100	Weighted Percent Up to 50%	Technical Criteria Definition
Leverage/ Funding Match	5	5.00%	Project will leverage funds from other sources such as grants, matches, or donations from other agencies or private entities.
Revenue Generation	3	3.00%	Project will generate revenue for the city
Economic Stimulant	3	3.00%	Project affects adjacent property values, stimulates other development
Safety/Code/Human Health	10	10.00%	Project will address safety concerns or resolves codes and regulatory violations, hazardous conditions
Impact on O&M Costs & Energy Use	8	8.00%	Project will have an impact on operating and maintenance costs
Existing Master Plan	4	4.00%	Project has an approved master plan(s)
Prior Phase Complete	4	4.00%	Project is a subsequent phase of another project or initiative that is already complete. Example, trail connection
End of Service Life	7	7.00%	Project will replace a facility that has a long history of service tickets/ requests and/or per Manufacturer's recommended end of service life
Meet Level of Service Gap	6	6.00%	Project will improve adopted level of service standards per 2016 Comprehensive Plan Update. Pg. 83
Total Maximum Technical Score	50	50.00%	The technical criteria is used to help prioritize projects within the same category only. (Parks, Trails, Site Development, Playgrounds, Aquatics, Service Centers, Recreation Centers, Amenities, Land Acquisition, etc.)

# Proposed City Council / Park Board Criteria

Council/Park Board Criteria	<i>Weighted Score up to 25 of 100</i>	<i>Weighted Percent up to 25%</i>	<i>Council/Park Board Criteria Definition</i>
<b>A1. Park Board / City Council Priority</b>	<b>15</b>	<b>15.00%</b>	<i>Project is determined by Park Board and/or Council member to be a priority in the district</i>
<b>A2. Community Input</b>	<b>10</b>	<b>10.00%</b>	<i>Project is determined by the community and/or a friends' group to be a neighborhood priority in the district. Project has support from a local friends' group, partnership organization, or the community expressed support during community input, bond meetings, or through request to the Park Board Member or Parks Department.</i>
<b>Total Optional Criteria</b>	<b>25</b>	<b>25.00%</b>	<b><i>Optional Criteria Based on Council and Citizen Driven Priorities</i></b>

# Proposed Equity Criteria

Equity Criteria	Weighted Score up to 25 of 100	Weighted Percent up to 25%	Equity Criteria Definition
<b>Social Vulnerability</b>	10	10.00%	<a href="#"><u>Social Vulnerability Index</u></a> : CDC SVI uses U.S. Census data to determine the social vulnerability of every census tract. Census tracts are subdivisions of counties for which the Census collects statistical data. CDC SVI ranks each tract on 15 social factors, including poverty, lack of vehicle access, and crowded housing, and groups them into four related themes: Socioeconomic Status, Household Composition, Race/Ethnicity/Language, Housing/Transportation.
<b>Park Access</b>	10	10.00%	<i>Project falls within a Park Access Gap – Project is in an area of the city that serves a population currently lacking a park within a 10-minute walk (1/2 Mile). Does take into account physical barriers within the 10-minutes walk.</i>
<b>Park Investment</b>	5	5.00%	<i>Areas lacking recent investment (10-15+ years); includes unprogrammed parks/areas. Includes investment per evaluation category.</i>
<b>Total Equity Score</b>	<b>25</b>	<b>25.00%</b>	<b><i>Equity Criteria being reviewed with Office of Equity and the Office of Bond and Construction</i></b>

# Proposed 2024 Bond Program Process



# Prior Approvals

- Planning and Design Committee Approved February 9, 2023
- Park and Recreation Board Approved February 23, 2023

# Questions (?)





Dallas Park & Recreation

# **2024 BOND PROGRAM: SCORING CRITERIA**

Quality of Life, Arts & Culture Committee  
April 17, 2023

Chris Turner-Noteware, P.E.,  
Assistant Park and Recreation Director  
Jared White  
Manager, Park and Recreation Department



**City of Dallas**

# **Housing Bond: 2024 General Obligation Bond Program Technical Criteria for the Department of Housing & Neighborhood Revitalization**

**Housing and Homelessness  
Solutions Committee  
April 24, 2023**

David Noguera, Director  
Department of Housing & Neighborhood  
Revitalization  
City of Dallas

# Presentation Overview



- Purpose
- Background
- Past Bond Allocations
- Past Bond Projects
- Production Forecast
- Cost to Administer
- Comparable Cities
- Alignment with Dallas Housing Policy 2033 (DHP33)
- Timeline for DHP33
- Engagement
- Next Steps



# Purpose



- Provide the identify the need for additional funding of up to \$400 million in Bond funding and other funds to support affordable housing development and preservation through an equity lens

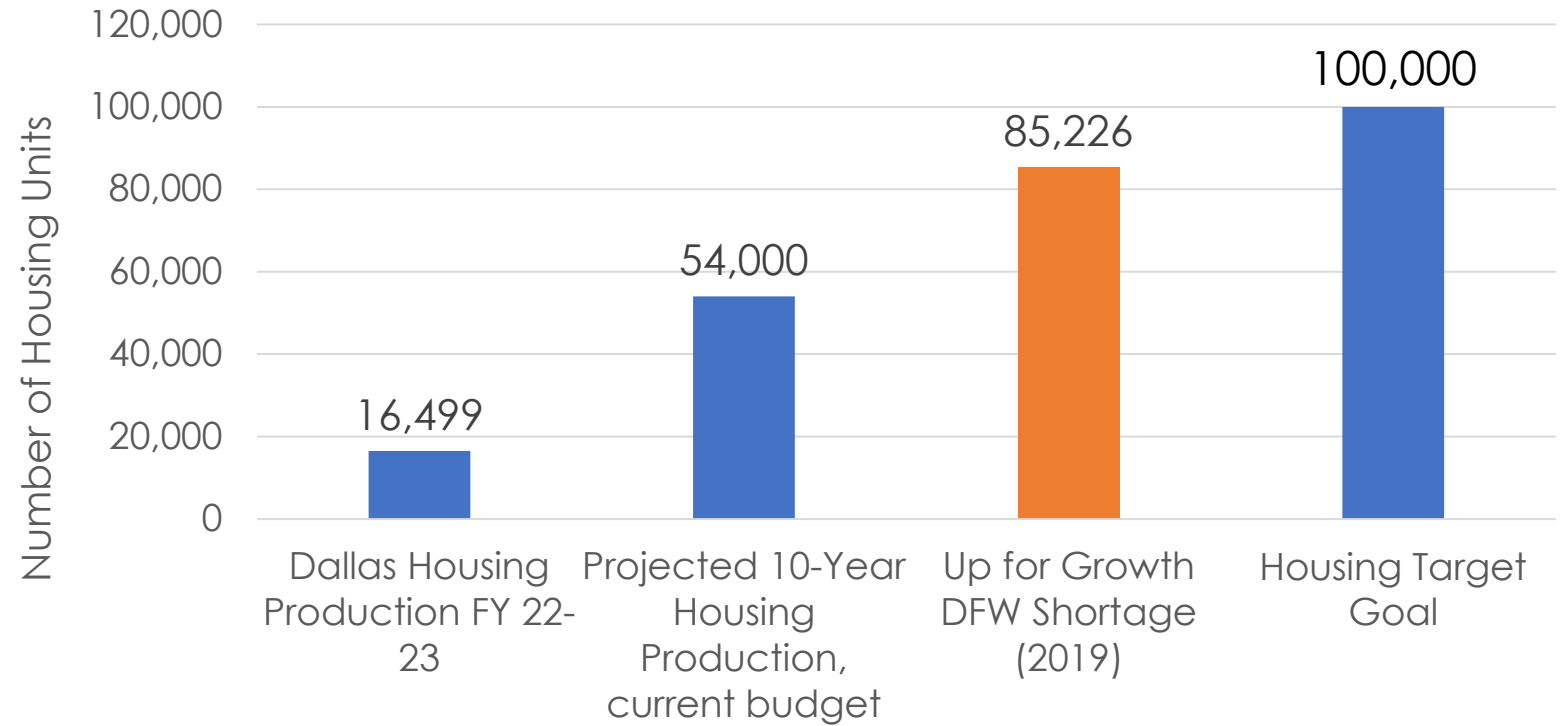
Source: data for this presentation is from the City of Dallas, the American Community Survey 2017-2021, Texas Real Estate Research Center, Zillow, the Federal Reserve of Dallas, HUD, Redfin, US Census, DCAD, Housing Forward, Moody's Analytics, and the Texas Demographic Center.



# Background



- Reports suggest that Dallas/Fort Worth (DFW) has under-produced housing units by 85,226
- Dallas should aim to develop 100,000 units in the next 10 years



# Background



- Of the existing 587,024 single-family and multifamily housing units, 300,184 (52%) of them were built before 1980.
- 25,542 units are in undesirable to fair condition based on Dallas Central Appraisal District (DCAD) condition data
- 13,337 units have expiring Low-Income Housing Tax Credits (LIHTC) by 2033
- 4,714 units are added to Dallas last year after accounting for demolitions
- 11,357 units permitted in FY 21-22, of which housing supported 26% of them



# Background



- The U.S. Department of Housing and Urban Development (HUD) median family income for a 4-person household at 100% Area Median Income (AMI) in DFW is \$97,400
- That household needs to earn \$130,000/year to be able to afford a home with 30% housing cost to buy a median sale priced for a home - \$373,000
- Mortgage rates increased from average of 5.62% in the 3rd Quarter (Q3) 2022 to 6.66% in the 4th Quarter 2022



# Background



- Poverty in Dallas has decreased from 19.4% in 2016 to 14.2% for families in Dallas, as of 2021, but the poverty rate for families is still 6.1% higher in Dallas than in the DFW region
- Dallas has disproportionately worse housing conditions than in DFW, with a 6.3% overcrowding rate versus 4.4% in the DFW region
- Dallas has a 5.1% apartment vacancy rate but 2.6% in LIHTC units
- Rents have increased: 11% from 2021 Q3 to 2022 Q3
- Minimum wage earners must work multiple jobs to afford a 1-bedroom apartment in Dallas
- Over 134,000 low-income and moderate-income renter households earning under \$75,000/year are cost-burdened - they spend 30% or more of household income on housing

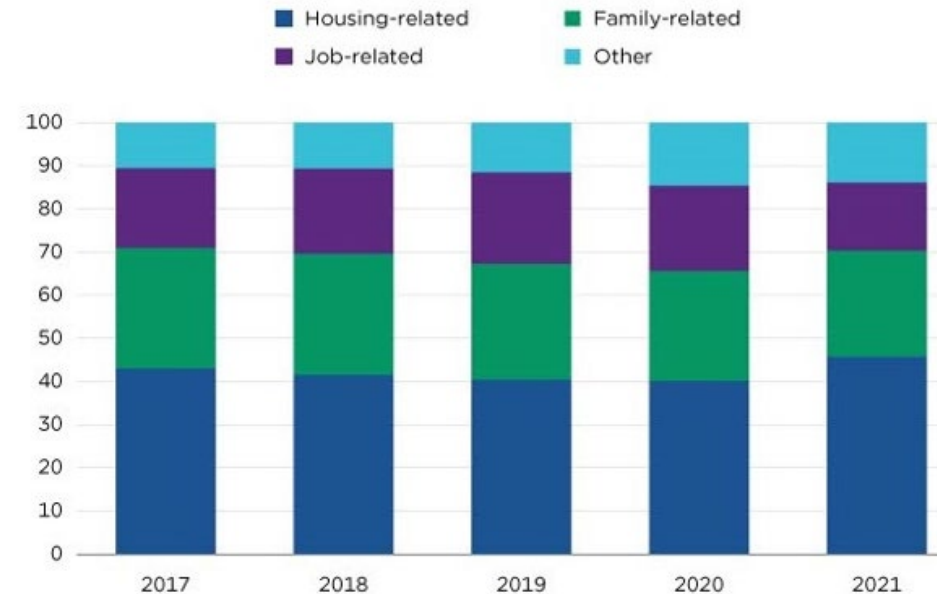
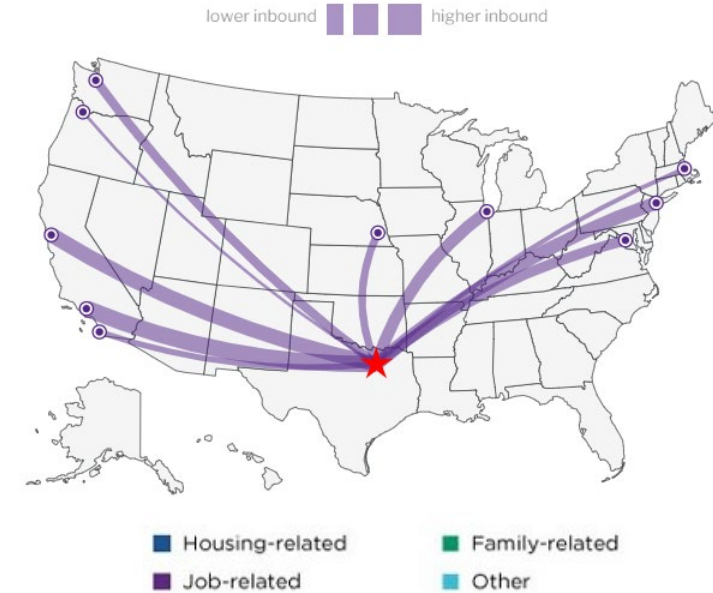




# Background



- Housing is the greatest reason (~40%) people move
- People are moving to surrounding counties and to other major metropolitan cities when they move out of Dallas
- People are moving to DFW from LA, San Francisco, New York, Chicago, DC



SOURCE: Map from Redfin and Graph from U.S. Census

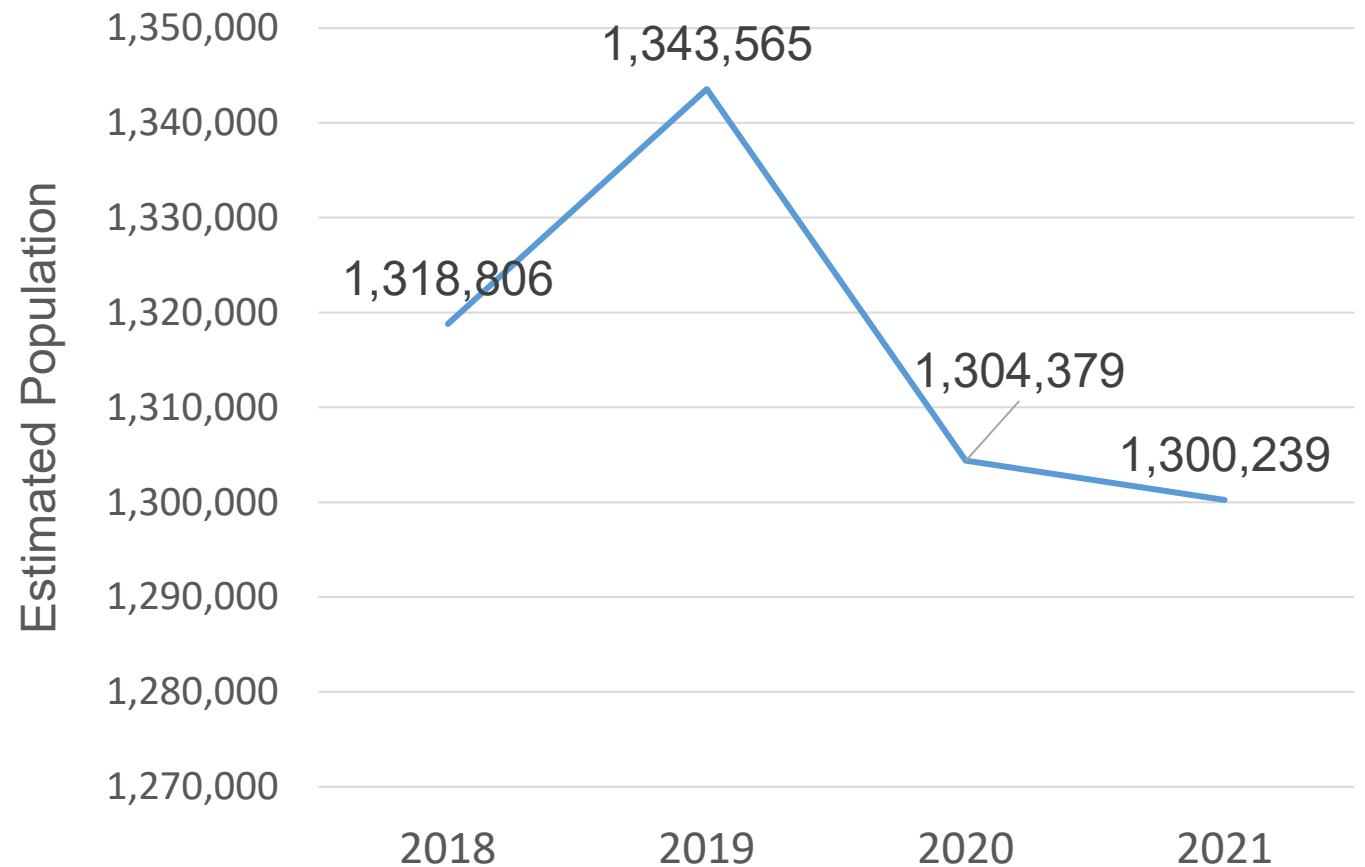


# Background



“Despite population declines in 2020 and 2021, the City of Dallas is likely to see immigration recovering to the pre-pandemic level and could see population growth if it’s enough to cancel the out-migration to the surrounding areas.”

(according to Dr. Helen You at the Texas Demographic Center)



# Background



- The age 65 and over cohort is 17.4% of population, up from 14.8% in 2010. As people 55-64 age, Dallas will continue to have a growing population over age 65.
- The annual Point-In-Time homeless/unhoused count showed 4,410 unhoused individuals in Dallas and Collin Counties in 2022



# Past Bond Allocations



- The 2006 Bond Program was approved by voters on November 7, 2006. Housing received \$20M
- The 2012 Bond Program was approved by voters on November 6, 2012 for \$642M. Housing received \$23M
- Voters approved the 2017 Bond Program on November 7, 2017, for \$1.05B, and Housing was allotted funds on Prop J for \$6.3M
- Total units developed from all 2006, 2012, and 2017 Bond programs are 957.



# Example of 2006 Bond Project



## Bexar Street Redevelopment

### Funding

CDBG: \$ 222,615

**Bond: \$6,569,052**

HOME: \$ 550,000  
\$7,341,667

- Infrastructure improvements;
- New construction of 13 affordable townhomes
- Development received NCTCOG CLIDE Award



Photo Credit: [NCTCOG 2013 CLIDE Recipients](#)



# Example of 2012 Bond Project



## Palladium Red Bird

### Funding

CDBG: \$1,271,576

HOME: \$5,000,000

**Bond: \$2,028,424**

Total: \$8,300,000

- Award-Winning Mixed-Income Project with bond funds used towards infrastructure and building construction
- 300 multifamily units, 70% reserved as affordable units



# Example of 2017 Bond Project



## The Bottom Phase II

### Funding

D4 Equity Funds: \$1,888,974

**Bond:** \$ **827,436**

DWU: \$1,568,845

Total: \$4,285,255

- Catalyst infrastructure and housing project for neighborhood revitalization
- Single-family affordable homes, total number to be determined



# Production Forecast



Fiscal Year	Department Funding – Grants/GF	Bond	Other Revenue MIHDB, DHFC/DPFC, GF,	Total Budget / Fiscal Year	City Investment/Unit	Subsidized Units	Market Rate Units	Total Units Repaired
2022-2023	\$ 20,000,000			\$ 20,000,000	10-15%	1,000	6,500	50
2023-2024	\$ 20,000,000		\$ 10,000,000	\$ 30,000,000		1,750	6,825	75
2024-2025	\$ 20,000,000	150M	\$ 10,000,000			1,750	7,166	100
2025-2026	\$ 20,000,000		\$ 10,000,000			3,250	7,524	100
2026-2027	\$ 20,000,000		\$ 10,000,000			3,250	7,900	100
2027-2028	\$ 20,000,000		\$ 10,000,000			3,250	8,295	100
2028-2029	\$ 20,000,000		\$ 10,000,000			3,250	8,709	100
2029-2030	\$ 20,000,000		150M			\$ 10,000,000	3,375	9,144
2030-2031	\$ 20,000,000	\$ 10,000,000		3,375		9,601	115	
2031-2032	\$ 20,000,000	\$ 10,000,000		3,375		10,081	115	
2032-2033	\$ 20,000,000	\$ 10,000,000		3,375	10,585	115		
<b>TOTALS</b>	<b>200M</b>	<b>300M</b>	<b>100M</b>	<b>600M</b>		<b>31,000</b>	<b>92,330</b>	<b>1,085</b>
		*150M Bond in 2024/2029				Total combined	<b>123,330</b>	





# Cost to Administer



- To fully implement the new Dallas Housing Policy 2033 (DHP33) will take more than funding for direct housing development
- Staffing to administer projects and programs, compliance, administration, and budget
  - A development project manager can handle 8-10 projects
  - A home repair project manager can handle 50 projects
  - An asset manager for onsite monitoring and training can handle 8-10 projects
  - An Inspector can work on 15 home repairs + 4 developments
  - Ambassadors / Outreach Specialists are needed to focus on engagement
- Legal team staff is needed for more contracts
- Permit review staff is needed for increase in projects
- Contractors /developers partnerships need to grow



# Comparable Cities



- Austin
  - Federal Budget: \$11,013,000
  - Bond, November 8, 2022 \$350M
- San Antonio
  - Federal Budget \$28,187,685
  - Bond, May 7, 2022 \$150M
- Columbus, OH
  - Federal Budget \$12,496,126
  - Bond, November 8, 2022 \$200M



Note: Santa Monica Community College District's \$375M bond will fund a variety of infrastructure projects, including affordable housing for students experiencing or at risk of homelessness.



# Alignment with Dallas Housing Policy 2033 (DHP33)



- DHP33 includes goals of increasing housing production and preservation over the next 10 years utilizing a cross-departmental and stakeholder approach
- Bond funding will support housing development and preservation projects that align with the goals in DHP33
- An additional \$400M over the next ten years will ensure that DHP33 can be implemented and not just another plan or policy that sits on a shelf
- The other departments identified in the previous slide need to grow along with housing staff to fully implement the policy and address the housing challenges in Dallas



# Alignment with Dallas Housing Policy 2033 (DHP33) (Cont.)



- Resources will go into partnership development and data to inform the Equity Strategy Target Areas
- To have impact in these areas, financial resources will be needed
- The 2024 Bond will allow the DHP33 to have funding needed for greater impact



# Timeline for DHP33



December 2023

- Initiate internal / external agreements
- Consultants hired
- Dashboard

March 2024

- Establish criteria for Equity Strategy Target Areas
- Execute internal / external agreements

May 2024

- Bond Election

December 2024

- Engagement and selection of Equity Strategy Target Areas
- Storyboard
- Infrastructure needs known and budgeted

December 2027

- Analyze implementation efforts, make adjustments

May 2029

- Bond Election

December 2033

- Evaluate projects /programs
- Have increased development and preservation activity



# Engagement



- Engagement activities related to development and preservation activities will take robust engagement which is outlined in the DHP33.
- Engagement is not a one time effort, rather it takes multiple frequent methods of connection and this may include but is not limited to:
  - Dedicated outreach staff
  - Housing Policy Task Force (HPTF) meetings
  - Committee / City Council briefings
  - Focus groups
  - Community meetings
  - Surveys
  - Canvassing
  - Combination of everything



# Next Steps



- Housing Department will engage with City Council appointed Citizen Bond Committee to establish priorities on the allocation of Bond funds.





**City of Dallas**

# **Housing Bond: 2024 General Obligation Bond Program Technical Criteria for the Department of Housing & Neighborhood Revitalization**

**Housing and Homelessness  
Solutions Committee  
April 24, 2023**

David Noguera, Director  
Department of Housing & Neighborhood  
Revitalization  
City of Dallas



# Memorandum



CITY OF DALLAS

DATE May 5, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **General Obligation Refunding and Improvement Bonds, Series 2023 and Certificates of Obligation, Series 2023 – Underwriter Selection**

On April 12, 2023, City Council authorized the issuance of City of Dallas, Texas, General Obligation Refunding and Improvement Bonds, Series 2023 and Combination Tax and Revenue Certificates of Obligation, Series 2023 (collectively, the “Bonds”), in an aggregate principal amount not to exceed \$455,880,000, for the purpose of funding capital improvements, refunding outstanding debt obligations for savings, and repairing structural damage to the City. While the City maintains a favorable credit profile, the City’s Co-Financial Advisors, PFM Financial Advisors LLC (PFM), recommend the issuance of the Bonds via a negotiated sale in the current market.

Since 2020, the City has maintained a pool of 32 qualified underwriter firms for negotiated bond financings. On April 20, 2023, the City issued a Request for Proposals for General Obligation Financing Debt Underwriting from the pool of qualified firms and received 23 proposals in response. The underwriting syndicate has been selected based on factors including firm’s experience, proposed structure, and marketing of the Bonds. Underwriters are compensated through an underwriting spread obtained when pricing the bonds.

To accommodate this transaction, PFM recommend a syndicate of five underwriting firms; inclusive of a mix of national and regional firms and two Minority/Women-owned Business Enterprises (M/WBE) firms. Following review of the proposals, the City plans to use an underwriting syndicate team comprised of Academy Securities Inc. (M/WBE and veteran owned); Barclays; J.P. Morgan Securities LLC; Loop Capital Markets LLC (M/WBE); and Robert W. Baird & Co. Inc. J.P. Morgan Securities LLC will be the Bookrunning Senior Manager and Loop Capital Markets LLC will serve as the Co-Senior Manager. Payment of fees and expenses is contingent upon the issuance and sale of the Bonds which is scheduled for May 9, 2023.

Please let me know if you need additional information.

A handwritten signature in blue ink that reads "Jack Ireland".

Jack Ireland  
Chief Financial Officer

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizzor Tolbert, Deputy City Manager

Jon Fortune, Deputy City Manager  
Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE May 5, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **May 10, 2023 City Council FINAL Agenda – Additions/Revisions/Deletions Memorandum**

On April 28, 2023, a DRAFT City Council Agenda for May 10, 2023, was provided for your review. This memorandum outlines any additions, revisions or deletions made to the FINAL agenda after the distribution of the DRAFT agenda. In addition, we have highlighted agenda items which have been briefed to the City Council and/or Committee by briefing memorandums.

Additional items and deletions to the DRAFT agenda are outlined below, including *revisions* to the FINAL agenda are underlined in blue and *deletions* are strikethrough in red. A brief explanation for revisions along with staff's contact information is provided.

## Additions:

38. 23-1288 Authorize the **(1)** City Manager to accept conveyance of the Premises in an amount not to exceed \$6,000,000.00 in the name of the City utilizing financing to be secured by Cypress Creek Forest Lane, LP (Tax Credit Partnership) including Low Income Housing Tax credits provided by Texas Department of Housing and Community Affairs (TDHCA) commercial debt, and soft debt approved by the City and secured by the Tax Credit Partnership; and **(2)** Negotiate and execute a lease for a term of at least five years and not longer than 39 years and development agreement with Cypress Creek Forest Lane, LP (Tenant/Tax Credit Partnership) allowing construction and operation of the project called Cypress Creek at Forest Lane Apartments located at 11520 North Central Expressway, Dallas, Texas 75243 - Estimated Revenue: \$2,153,042.00 (15 years of estimated fees and lease payments)

## Deletions:

29. 23-1053 Authorize a decrease to the construction services contract with the Fain Group, Inc. for a reduced scope of work to delete accent lighting and underground electrical service rerouting and adjust for construction material cost increased due to delays postponing the project start date by nine months on the Hi-Line Connector Trail along Victory Avenue and Hi Line Drive between the Katy Trail and the Trinity Strand Trail - Not to exceed (\$96,486.41), from \$11,531,424.84 to \$11,434,938.43 - Financing: Circuit Trail Conservancy Fund  
**This item is being deleted to allow for more time to further discuss details for the Hi-Line Connector Trail Change Order No. 1. Please contact John Jenkins, Director, Park & Recreation Department, at 214-670-4073, for more information.**

**Memorandums:**

A memorandum was previously provided to Committee and/or City Council regarding the following items. A link to the memorandums is attached for more information.

2. 23-1174 Authorize **(1)** preliminary adoption of the FY 2023-24 HUD Consolidated Plan Budget for U.S. Department of Housing and Urban Development Grant Funds in an estimated amount of \$32,788,405 for the following programs and estimated amounts: **(a)** Community Development Block Grant in the amount of \$13,809,603; **(b)** HOME Investment Partnerships Program in the amount of \$6,433,179; **(c)** Emergency Solutions Grant in the amount of \$1,241,010; **(d)** Housing Opportunities for Persons with AIDS in the amount of \$9,604,613; and **(e)** estimated Program Income and One-Time Revenue in the amount of \$1,700,000; and **(2)** a public hearing to be held on May 24, 2023 to receive comments on the proposed use of funds - Financing: This action has no cost consideration to the City (see Fiscal Information)  
[The City Council was briefed by memorandum on the “FY 2023-24 HUD Consolidated Plan Budget” on April 21, 2023, due to the cancelled City Council meeting on April 19, 2023.](#)
  
3. 23-1184 Authorize **(1)** acceptance of funds from the Statewide Opioid Settlement Agreement; and **(2)** establishment of appropriations in an amount not to exceed \$941,732.69 in the Opioid Settlement Fund - Not to exceed \$941,732.69 - Financing: Opioid Settlement Fund  
[The Government Performance and Financial Management Committee was briefed by memorandum regarding this matter on April 24, 2023.](#)
  
5. 23-1002 Authorize a professional consulting contract with TDA Consulting, Inc. for community engagement and implementation of the Dallas Housing Policy 2033 and the Dallas Housing Resource Catalog for a term through December 30, 2024 for the attached scope of work in Exhibit A - Not to exceed \$612,118.00 - Financing: General Funds  
[The Housing & Homelessness Solutions Committee was briefed by memorandum regarding this matter on April 24, 2023.](#)
  
32. 23-1001 Authorize **(1)** the application for and acceptance of the "Click It Or Ticket" Mobilization Grant (Grant No. 2023-Dallas-CIOT-00007, CFDA No. 20.616) in the amount of \$49,962.00 from the Texas Department of Transportation through a grant from the National Highway Traffic Safety Administration for a safety belt enforcement initiative for the period May 19, 2023 through June 7, 2023; **(2)** the establishment of appropriations in the amount of \$49,962.00 in the FY23 STEP - Click It Or Ticket Mobilization Fund; **(3)** the receipt and deposit of grant funds in the amount of \$49,962.00 in the FY23 STEP - Click It Or Ticket Mobilization Fund; **(4)** a local cash match in the amount of \$12,946.51; and **(5)** execution of the sub-grant agreement and all terms, conditions, and documents required by the grant agreement - Total amount of

\$62,908.51 - Financing: General Fund (\$12,946.51) and Texas Department of Transportation Grant Funds (\$49,962.00)

[The Public Safety Committee will be briefed by memorandum regarding this matter on May 8, 2023.](#)

38. 23-1288 Authorize the **(1)** City Manager to accept conveyance of the Premises in an amount not to exceed \$6,000,000.00 in the name of the City utilizing financing to be secured by Cypress Creek Forest Lane, LP (Tax Credit Partnership) including Low Income Housing Tax credits provided by Texas Department of Housing and Community Affairs (TDHCA) commercial debt, and soft debt approved by the City and secured by the Tax Credit Partnership; and **(2)** Negotiate and execute a lease for a term of at least five years and not longer than 39 years and development agreement with Cypress Creek Forest Lane, LP (Tenant/Tax Credit Partnership) allowing construction and operation of the project called Cypress Creek at Forest Lane Apartments located at 11520 North Central Expressway, Dallas, Texas 75243 - Estimated Revenue: \$2,153,042.00 (15 years of estimated fees and lease payments)  
[The Housing and Homelessness Solutions Committee was briefed by memorandum regarding this matter on February 27, 2023.](#)

Please feel free to reach out to me or Kimberly Bizer Tolbert, Deputy City Manager if you have questions or should you require additional information at this time.



T.C. Broadnax  
City Manager

c: Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
Preston Robinson, Administrative Judge  
Kimberly Bizer Tolbert, Deputy City Manager  
Jon Fortune, Deputy City Manager

Majed A. Al-Ghafry, Assistant City Manager  
M. Elizabeth (Liz) Cedillo-Pereira, Assistant City Manager  
Dr. Robert Perez, Assistant City Manager  
Carl Simpson, Assistant City Manager  
Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE May 5, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **M/WBE Participation for May 10, 2023 Council Agenda**

The policy of the City of Dallas is to engage certified Minority and Women-owned Business Enterprises (M/WBEs) to the greatest extent feasible on the City’s architecture & engineering, construction, goods, and professional services contracts. The City’s Business Inclusion and Development Policy (BID Policy) is overseen by the Business Inclusion and Development (BID) division of the Small Business Center, which is providing this summary of M/WBE participation for the May 10, 2023 City Council Agenda.

As a reminder, the M/WBE goals that became effective on October 1, 2020 are:

Architecture & Engineering	Construction	Professional Services	Other Services	Goods
34.00%	32.00%	38.00%	N/A	32.00%

For this agenda, BID reviewed **9** agenda items; **4** items on this agenda include an M/WBE goal. Of those **4** items, **2** exceeded the goal, and **2** did not meet the goal, but complied with the BID policy. This agenda includes **5** items that did not have an applicable M/WBE goal. The table below provides a summary of M/WBE participation for this agenda.

#	Contract Amount	Procurement Category	M/WBE Goal	M/WBE Subcontracting %	M/WBE Overall Participation %	M/WBE Overall \$	Status
16	\$162,245.18	Architecture & Engineering	25.66%*	69.09%	75.26%	\$122,100.00	Exceeds Goal
20	\$300,000.00	Revenue	N/A	N/A	N/A	N/A	M/WBE N/A Revenue
21	\$40,617,200.53	Other Services	N/A	N/A	N/A	N/A	M/WBE N/A Other Services; Vendor is committing to use M/WBE subcontractors at 32% or \$12,997,504.17.
22	\$1,200,000.00	Other Services	N/A	N/A	N/A	N/A	M/WBE N/A Other Services
23	\$2,750,000.00	Other Services	N/A	N/A	N/A	N/A	M/WBE N/A Other Services; Vendor is committing to use a M/WBE subcontractor at 0.73% or \$20,000.00.
24	\$1,660,000.00	Other Services	N/A	N/A	N/A	N/A	M/WBE N/A Other Services
31	\$4,208,000.00	Construction	32.00%	32.14%	32.14%	\$1,352,510.00	Exceeds Goal
33	\$30,158,400.00	Construction	32.00%	13.47%	13.47%	\$4,062,331.21	Does not meet goal but complies with BID Policy. Item is RFB. Lowest responsible bidder was selected.
34	\$48,559,500.00	Construction	32.00%	6.75%	59.99%	\$27,672,021.00	The vendor is a M/WBE.

\*This item reflects the previous BID Policy goal.

**The following items do not meet the M/WBE goal, but comply with the BID Policy:**

**Agenda Item No. 33** Authorize (1) an increase in appropriations in an amount not to exceed \$6,435,219.45 in the Water Revenue Bonds - Series 2009-B Fund; and (2) a construction services contract for Water Delivery SCADA, Frankford Pump Station, Abrams Pump Station, and pump station electrical improvements - Archer Western Contractors. Award amount is not to exceed \$30,158,400.00. The Request for Bid method of procurement resulted in the lowest responsive bidder being selected, the vendor is using 12 M/WBE subcontractors. The availability of M/WBE firms for this specialty work is limited. Total M/WBE participation will be 13.47%.

**Agenda Item No. 34** Authorize a construction services contract for headworks and primary clarifiers improvements at Central Wastewater Treatment Plant - BAR Constructors, Inc. Award amount is not to exceed \$48,559,500.00. This vendor is a M/WBE and selected 6 M/WBE subcontractors. Total M/WBE overall participation will be 56.99%.

**Local Businesses**

The table below provides the count of businesses by location for prime contractors and M/WBE subcontractors. There are a total of 16 prime contractors considered in this agenda. The local status for each prime contractor and the percentage of local workforce is also included in the agenda information sheet.

Vendor	Local		Non-Local		Total
<b>Prime</b>	13	92.86%	1	7.14%	<b>14</b>
<b>M/WBE Sub</b>	14	50.00%	14	50.00%	<b>28</b>

Please feel free to contact me or Joyce Williams, Director Small Business Center if, you have any questions or should you require additional information.



Kimberly Bizer Tolbert  
 Deputy City Manager

- c: T.C. Broadnax, City Manager
- Tammy Palomino, Interim City Attorney
- Mark Swann, City Auditor
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- Genesis D. Gavino, Chief of Staff to the City Manager
- Directors and Assistant Directors



**M/WBE Agenda Item Matrix**  
**May 10, 2023 City Council Agenda**

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-925 16	\$162,245.18	Architecture & Engineering	25.66%*
	<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
	69.09%	75.26% IF, HF, BM, NM	\$122,100.00
<b>Subject:</b>	Authorize Supplemental Agreement No. 2 to the professional services contract with Lina T. Ramey and Associates, Inc. for additional engineering design services on Wheatland Road from the city limits to University Hills Boulevard - Not to exceed \$162,245.18, from \$655,815.79 to \$818,060.97 - Financing: Street and Transportation (A) Fund (2017 General Obligation Bond Fund) (\$116,135.18), Water Capital Improvement F Fund (\$22,225.02) and Wastewater Capital Improvement G Fund (\$23,884.98)		
*This item reflects previous Business Inclusion and Development Policy M/WBE goal.			
<b>This contract exceeds the M/WBE goal.</b>			
Lina T Ramey and Associates Inc, Local, IF, 6.17% - Paving Drainage Urban Engineers Group Inc, Local, HF, 40.43% - Water/Illumination Alliance Geotechnical Group, Inc, Local, BM, 4.19% - Geotechnical PJB Surveying LLC, Non-Local, NM, 24.47% - Surveying/ROW Lina T Ramey – Local; Workforce – 72.39% Local			

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
	\$300,000.00	Revenue	N/A
23-828 20	<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
	N/A	N/A	N/A
<b>Subject:</b>	Authorize a five-year service contract, with one five-year renewal option, for the operational management of the greenhouse and nursery for the Park & Recreation Department - Southwest Perennials, Inc., only proposer - Estimated Total Net Revenue: General Fund \$300,000 (Estimated Annual Gross Revenue: \$60,000)		
<b>The Business Inclusion and Development Policy does not apply to Revenue contracts.</b>			
Southwest Perennials, Inc.– Local; Workforce – 78.57% Local			



**M/WBE Agenda Item Matrix**  
**May 10, 2023 City Council Agenda**

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-1185 21	\$40,617,200.53	Other Services	N/A
	<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
	32.00%	32.00% BF, HM	\$12,997,504.17
<b>Subject:</b>	Authorize a five-year service price agreement for human resources digital temporary workforce staffing system for Citywide use - Smith Temporaries, Inc. dba Cornerstone Staffing, most advantageous proposer of four - Estimated amount of \$40,617,200.53 - Financing: General Fund (\$14,484,828.82), Grant, Trust and Other Funds (\$13,323,684.35), Enterprise Funds (\$10,527,032.13), and Internal Service and Other Funds (\$2,281,655.23) (subject to annual appropriations)		
<b>The Business Inclusion and Development Policy does not apply to Other Service contracts, however the prime contractor is subcontracting with certified MBE's.</b>			
ABBA Staffing & Consulting, Non-Local, HM, 22.00% - Temporary Staffing			
RD Adams Enterprises LLC dba ONE Elite Staffing, Local, BF, 10.00% - Temporary Staffing			
Smith Temporaries Inc. dba CornerStone Staffing – Local: Workforce – 15.79% Local			

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-402 22	\$1,200,000.00	Other Services	N/A
	<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
	N/A	N/A	N/A
<b>Subject:</b>	Authorize the City Manager to execute, for family violence intervention programs to eligible residents of the City of Dallas, a one-year subrecipient contract with a one year renewal option in a total amount not to exceed \$1,200,000, with Jewish Family Service dba Jewish Family Service, the most advantageous proposer of four - Total not to exceed \$1,200,000 - Financing: Coronavirus State and Local Fiscal Recovery Fund (subject to annual appropriations)		
<b>This item is Other Services which does not have an availability and disparity participation goal.</b>			
Jewish Family Service dba Jewish Family Service - Local; Workforce - 41.93% Local			





**M/WBE Agenda Item Matrix**  
**May 10, 2023 City Council Agenda**

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-750 23	\$2,750,000.00	Other Services	N/A
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	0.73% BF	0.73% BF	\$20,000.00
<b>Subject:</b>	Authorize the City Manager to execute, for mental health support programs to eligible residents of the City of Dallas, <b>(1)</b> a one-year contract with a one-year renewal option with Harmony Community Development Corporation in an amount not to exceed \$1,000,000 per year; <b>(2)</b> a one-year interlocal agreement with a one-year renewal option with Dallas County Mental Health and Mental Retardation Center dba Metrocare Services in an amount not to exceed \$200,000 per year; <b>(3)</b> a one-year contract with a one-year renewal option with Big Thought in a total amount not to exceed \$120,000 per year; and <b>(4)</b> a one-year contract with a one-year renewal option with Senior Citizens of Greater Dallas, Inc. in an amount not to exceed \$55,000; for a total of three service contracts and one interlocal agreement in a total amount not to exceed \$2,750,000 - Financing: Coronavirus State and Local Fiscal Recovery Fund (\$2,750,000) (subject to annual appropriations)		
<b>The Business Inclusion and Development Policy does not apply to Other Service contracts, however, one of the prime contractors is subcontracting with a certified MBE.</b>			
Rischer Consulting, LLC., Local, BF, 0.73% - Grant writing and program consultation			
Harmony Community Development Corporation - Local; Workforce - 41.66% Local			
Dallas County Mental Health and Mental Retardation Center dba Metrocare Services - Local; Workforce - 85.50% Local			
Big Thought - Local; Workforce - 47.42% Local			
Senior Citizens of Greater Dallas, Inc. - Local; Workforce - 40.81% Local			

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-535 24	\$1,660,000.00	Other Services	N/A
	M/WBE Subcontracting %	M/WBE Overall %	M/WBE Overall Participation \$
	N/A	N/A	N/A



City of Dallas

## M/WBE Agenda Item Matrix May 10, 2023 City Council Agenda

<b>Subject:</b>	Authorize a one-year subrecipient contract in the amount of \$833,000, with a one year renewal option in the amount of \$833,000, as detailed in the Fiscal Information, for positive youth development programs, including built in academic support to school-aged youth for the Office of Community Care - Texas Initiative Programs in the amount of \$450,000, with a one year renewal option in the amount of \$450,000; Big Thought in the amount of \$225,000, with a one year renewal option in the amount of \$225,000, and After-School All-Stars North Texas in the amount of \$155,000, with a one year renewal option in the amount of \$155,000, most advantageous proposers of seven - Total not to exceed \$1,660,000 - Financing: Coronavirus State and Local Fiscal Recovery Fund (subject to annual appropriations)
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**This item is Other Services which does not have an availability and disparity participation goal.**

Big Thought – Local; Workforce – 47.43% Local
Texas Initiative Programs – Local; Workforce – 84.21% Local
After-School All-Stars North Texas – Local; Workforce – 84.61% Local

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-1057 31	\$4,208,000.00	Construction	32.00%
	<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
	32.14% WF	32.14% WF	\$1,352,510.00

<b>Subject:</b>	Authorize a construction services contract for the construction of the Fair Park Tower Building Rehabilitation located at 3809 Grand Avenue - Phoenix I Restoration and Construction, Ltd., best value proposer of one - Not to exceed \$4,208,000.00 - Financing: Fair Park Capital Reserve Fund (\$452,000.00), Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund) (\$2,975,722.23), and Fair Park Improvements (C) Fund (2017 General Obligation Bond Fund) (\$780,277.77)
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**This contract exceeds the M/WBE goal.**

Texas Roof Management, Local, WF, 18.74% - Roofing
Designs dba Slaughter Services, Local, WF, 11.93% - Foundation Remediation and Concrete
North Texas Ductworks (NTD), Local, WF, 1.47% - HVAC and Plumbing
Phoenix I Restoration and Construction, Ltd. 7– Local; Workforce – 60.87% Local

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
	\$30,158,400.00	Construction	32.00%
	<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
23-269 33	13.47%	13.47% HM, HF, PF, BM, WF	\$4,062,331.21



City of Dallas

## M/WBE Agenda Item Matrix May 10, 2023 City Council Agenda

<b>Subject:</b>	Authorize (1) an increase in appropriations in an amount not to exceed \$6,435,219.45 in the Water Revenue Bonds - Series 2009-B Fund; and (2) a construction services contract for Water Delivery SCADA, Frankford Pump Station, Abrams Pump Station, and pump station electrical improvements - Archer Western Contractors, lowest responsible bidder of two - Not to exceed \$30,158,400.00 - Financing: Water Capital Improvement F Fund (\$14,223,180.55), Water Construction Fund (\$9,500,000.00), and Water Revenue Bonds - Series 2009-B Fund (\$6,435,219.45)
<b>The Request for Bid method of procurement resulted in the lowest responsive bidder being selected, the vendor is using 12 M/WBE subcontractors. The availability of M/WBE firms for this specialty work is limited.</b>	
<p>Soto Steel Inc, Local, HM, 0.11% - Rebar Install          Cliff Supply, Local, HF, 3.24% - Rebar Install          Garland Heating and Air Conditioning, Local, PF, 0.199% - HVAC          Astro Johnny Waste Management, Local, BM, 0.01% - Portable Toilets          Mobile Enterprises Inc, Non-Local, WF, 0.27% - Water Proofing          C. Green Scaping LP, Non-Local, HF, 0.10 – Seeding/Landscaping          Texas Star Transport, Non-Local, HF, 0.28% Trucking          JML Distribution LLC, Non-Local, WF, 7.47% - Electrical Materials/Instrumentation Materials          AMP Material, Non-Local, HF, 0.50% - Rebar Material          SB Fleet-Lube LLC dba Fleet Lube, Non-Local, WF, 0.17 – Fuel          Partnering for Success Inc, Non-Local, HF, 0.03% - Project Partnering          J.D. &amp; Bodine, Non-Local, WF, 1.10% - Pumps</p>	
Archer Western Construction – Local; Workforce – 8.00% Local	

Agenda Item #	Contract Amount	Procurement Category	M/WBE Goal
23-270 34	\$48,559,500.00	Construction	32.00%
	<b>M/WBE Subcontracting %</b>	<b>M/WBE Overall %</b>	<b>M/WBE Overall Participation \$</b>
	6.75%	56.99% IF, HF, WF, HM, WF, BM, OF	\$27,672,021.00

<b>Subject:</b>	Authorize a construction services contract for headworks and primary clarifiers improvements at Central Wastewater Treatment Plant - BAR Constructors, Inc., lowest responsible bidder of four - Not to exceed \$48,559,500.00 - Financing: Wastewater Capital Improvement G Fund (\$27,231,000.00), Wastewater Capital Improvement F Fund (\$20,000,000.00), and Wastewater Construction Fund (\$1,328,500.00)
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<b>The vendor is a M/WBE.</b>	
<p>BAR Constructors, Non-Local, HM, 50.24% - Mass Earthworks, Treatment Structure Concrete Works, Treatment Equipment Installation, General Construction          JML Distribution, Non-Local, WF, 3.07% - Switchgear and Lighting          D &amp; G Quality, Non-Local, WF, 0.11% - Roofing          Garland Heating and Air Conditioning, Local, WF, 0.24% - HVAC          DFW Aggregates, Local, HF, 3.29% - Hauling          Astro Johnny Waste Management, Non-Local, BM, 0.03% - Portable Toilet          Texas SWPPP Services, Non-Local, OF, 0.01% - SWPPP</p>	
BAR Constructors– Non-local; Workforce – 26.00% Local	

# Memorandum



CITY OF DALLAS

DATE May 5, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Shared Dockless Vehicle Program Relaunch**

Over the last several months, staff from the Department of Transportation, City Attorney's Office, Information and Technology Services, Office of Procurement Services, and 311 have been working collaboratively to finalize a contract with a data vendor to support staff in managing and overseeing the Shared Dockless Vehicle Program. The data vendor is a critical component in ensuring City staff is able to hold dockless vehicle operators accountable to the program guidelines. After many challenges, the data vendor contract is nearing execution.

While working on the data vendor contract, Department of Transportation staff have also been finalizing other components of the program including:

- Updating the 311 service request type and questions to ensure any complaints are able to be addressed effectively.
- Identifying the first set of dockless vehicle parking corral locations in Downtown and Deep Ellum.
- Coordinating with the identified dockless vehicle operators on inventory, the location of slow-ride and no-ride zones, and the plan for relaunch.

Although the data vendor integration with the dockless vehicle operators and the City's 311 system will take several weeks, the Shared Dockless Vehicle Program relaunch is planned for June 1, 2023.

If you have any questions, please contact Ghassan "Gus" Khankarli, Ph.D. P.E., PMP, CLTD, Director of the Department of Transportation, at [ghassan.khankarli@dallas.gov](mailto:ghassan.khankarli@dallas.gov).

A handwritten signature in black ink, appearing to read 'Rob Perez'.

Robert M. Perez, Ph.D.  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
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Jack Ireland, Chief Financial Officer  
Genesis D. Gavino, Chief of Staff to the City Manager  
Directors and Assistant Directors

# Memorandum



CITY OF DALLAS

DATE May 5, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **Taking Care of Business - May 4, 2023**

In this week's issue of Taking Care of Business are the following topics:

## New Information

- Fentanyl Awareness Day Proclamation and Press Conference
- Development Services Land Management Kickoff
- FreshStart Employment Program Weekly Pre-Screening Event

## Weekly Updates

- Convention and Event Services Weekly Event Report
- Office of Procurement Services New Opportunities
- Office of Homeless Solutions Update
  - Responsible Giving Campaign
  - Street Outreach Update
  - H.A.R.T/eam Update
- Media Inquiries

## NEW INFORMATION

### **Fentanyl Awareness Day Proclamation and Press Conference**

The City of Dallas Opioid Response Strike Force co-chairs and partners will read a Mayoral proclamation and provide an update on pending legislation for Fentanyl Awareness Day from noon to 1 p.m. Tuesday, May 9. This bilingual press conference will be hosted at City Hall in the first-floor lobby. For more information, contact Communications, Outreach and Marketing Director Catherine Cuellar, [catherine.cuellar@dallas.gov](mailto:catherine.cuellar@dallas.gov).

### **Development Services Land Management Kickoff**

On Monday, May 1, 2023, the Development Services Department (DSD) kicked off the first of many collaboration meetings with Accela, the software company chosen to replace the current land management system. The kickoff meeting focused on collaboration with both teams, an introduction of the Accela's team who will be working on the project, next steps, and the implementation process between both groups. DSD is excited to upgrade the current land management software to a new, web-based permitting platform that will streamline business processes, increase staff productivity, and provide stronger reporting metrics. The implementation process is on an aggressive 24-month schedule, and a dedicated team of DSD staff members has been identified to spearhead the process. Should you have any questions, please contact Vernon Young, Assistant Director for Development Services, at [Vernon.young@dallas.gov](mailto:Vernon.young@dallas.gov).

### **FreshStart Employment Program Weekly Pre-Screening Event**

On-site applicant pre-screening to determine eligibility for the FreshStart Employment Program and employment with the City of Dallas is being conducted every Tuesday from 12:00 PM to 5:00 PM at the West Dallas Multipurpose Center, 2828 Fish Trap Rd. Dallas, TX 75212. Also, every

DATE May 5, 2023  
SUBJECT **Taking Care of Business - May 4, 2023**  
PAGE **2 of 4**

Wednesday from 10:00 AM to 1:00 PM at the Janie C. Turner Recreation Center, 6424 Elam Rd. Dallas, TX 75217.

Should you have any questions, please contact Marcus Stewart, Reentry Workforce Coordinator for the Small Business Center at [marcus.stewart@dallas.gov](mailto:marcus.stewart@dallas.gov) or [freshstartemployment@dallas.gov](mailto:freshstartemployment@dallas.gov).

### **WEEKLY UPDATES**

#### **Convention and Event Services Weekly Event Report**

Each week, Convention and Event Services will provide a report featuring two weeks of upcoming events that are either coordinated with the Office of Special Events or hosted at the Kay Bailey Hutchison Convention Center Dallas. The report highlights the dates, location, and Council District for each event, and is attached for your convenience. Should you have any questions or concerns, please contact Rosa Fleming, Director of Convention and Event Services at [rosa.fleming@dallas.gov](mailto:rosa.fleming@dallas.gov).

#### **Office of Procurement Services New Opportunities**

The Office of Procurement Services (OPS) is excited to announce the following new contract opportunities. More information can be found on the City's [electronic bid portal](#):

<b>Opportunity No.</b>	<b>Opportunity Name</b>
CIZ23-TRN-3012	Pedestrian Routes to Rail Stations Engineering Services
CIZ23-PBW-3013	Design Services for Streets, Alleys, Transportation and Special Projects
BJZ23-00021263	Community Surveys
BJZ23-00021716	Consultant Services to Develop New Design and Construction Standards for the City of Dallas
BXZ23-00022074	Financial Advisory Services

We are also pleased to share the latest, [Procurement Quarterly](#) listing citywide opportunities for the current quarter (of the fiscal year) and published on the OPS [website](#). The City of Dallas Office of Procurement Services will host in-person and virtual meetings to engage business and non-profit vendors with technical assistance regarding "Doing Business with the City of Dallas". For more information about the City of Dallas Office of Procurement Services or to schedule an appointment, please contact Angela Akins, at [Angela.akers@dallas.gov](mailto:Angela.akers@dallas.gov) or call 972.243.2127

Please be advised that once an opportunity is advertised, it is considered an open procurement until the City Council awards the contract. The Code of Ethics prohibits communication between councilmembers and vendors/ suppliers on open procurements. Should you have any questions, please contact Danielle Thompson, Director of Procurement Services at [Danielle.thompson@dallas.gov](mailto:Danielle.thompson@dallas.gov).

#### **Office of Homeless Solutions Updates**

##### **OHS Street Outreach Update**

The Dallas Real Time Rapid Rehousing (D.R.T.R.R.) team of homeless service providers, co-led by the Office of Homeless Solutions (OHS) and Housing Forward, is currently targeting several encampments, which will result in closure through the housing of those unsheltered individuals throughout the year. The team will outreach to these sites and meet with various persons

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SUBJECT **Taking Care of Business - May 4, 2023**  
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experiencing homelessness to assess their needs in preparation for site closure via housing. During this time, the OHS Street Outreach Team will continue to engage with unsheltered residents through normal street outreach, connecting people with the needed resources, such as: getting IDs, working with Community Courts on expunging eligible tickets and offenses from their records, identifying medical needs, and getting them access to the Coordinated Access System (CAS). The DRTRR Community Dashboard is live and may be found [here](#).

Please see the attached schedule for homeless encampment cleaning the week of May 1 through May 5, 2023. Please note that these will be for debris removal and outreach only. All encampment cleaning requests are being resolved as time and weather allows and are subject to modification in response to special requests by City leadership.

### **Responsible Giving Campaign Outreach Update**

OHS is busy spreading the Give Responsibly campaign message. Our Community Liaison, Marci Jackson, and Street Outreach staff are meeting with communities and organizations all over the City, block-by-block. We're at NPO, Code, HOA, Crime Watch meetings and more! Contact Marci Jackson, Community Liaison at [Marci.Jackson@dallas.gov](mailto:Marci.Jackson@dallas.gov) if you'd like for OHS to host or attend a meeting in your community.

### **H.A.R.T/eam Update**

The Homeless Action Response Team (H.A.R.T/eam) is led by the Office of Homeless Solutions (OHS) and encompasses four teams comprised of a core team of the following: Crisis Intervention Team (CIT), Dallas Animal Services (DAS), Dallas Marshals, and Code Compliance (Code). This team is supplemented by Parks and Recreation, Dallas Fire & Rescue, and Public Works as needed. The purpose of H.A.R.T/eam. is to provide a quick response to immediate safety concerns around homeless encampments and hot spots. To report a critical issue regarding an encampment or panhandling, please submit a service request to 311 or the OurDallas smartphone app. For any questions or concerns please reach out to the Outreach Manager, Lisa Rand at [Lisa.Rand@dallas.gov](mailto:Lisa.Rand@dallas.gov), Senior Outreach Supervisor, Barry Dyson at [Barry.Dyson@dallas.gov](mailto:Barry.Dyson@dallas.gov), and H.A.R.T/eam leads April Jamison at [April.Jamison@dallas.gov](mailto:April.Jamison@dallas.gov) and Jeremy Scott at [Jeremy.Scott@dallas.gov](mailto:Jeremy.Scott@dallas.gov)

The teams are assigned and respond to time-sensitive, critical issues received via 311 and/or via email which are defined as:

- Issues raised by City Leadership and members of City Council requests
- Issues presenting an immediate safety concern (the presence of firearms, uncontrolled fires, reports of threatening behavior)
- Any issues which would derail the normal street outreach service resolution process
- Panhandling

Please see the attached the H.A.R.T/eam's performance measures for the week of April 29 through 30, 2023. and the H.A.R.T/eam's encampment resolution schedule for May 1 through May 7, 2023. OHS staff will also send individual H.A.R.T. encampment resolution reports bi-weekly to applicable Districts for a more comprehensive report out on the data outside of the TCB.

OHS continues to urge people who see an encampment to report it via 311 or 311's OurDallas smartphone app to ensure strategic alignment with comprehensive OHS outreach. The OHS Service Request dashboard can be utilized to track the progress of encampment resolution efforts. Please visit the [dashboard](#) and feel free to share this tool with residents. If you have any

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questions please reach out to Christine Crossley, Director of the Office of Homeless Solutions, at [Christine.Crossley@dallas.gov](mailto:Christine.Crossley@dallas.gov).

### **Media Inquiries**

As of May 1, 2023, the Communications, Outreach, and Marketing (COM) Department has received various media inquiries available to view [here](#). For more information, contact Catherine Cuellar, [catherine.cuellar@dallas.gov](mailto:catherine.cuellar@dallas.gov).

### **Dallas Fire-Rescue Media Inquiries**

The following storylines reference the major media inquiries addressed by Dallas Fire-Rescue (DFR) during the period dating from April 25<sup>th</sup> – May 1<sup>st</sup>. A more detailed account of the department's responses to those inquiries, and others, can be viewed at [this link](#). Should you have any questions or concerns, please contact Fire Chief, Dominique Artis, at [dominique.artis@dallasfire.gov](mailto:dominique.artis@dallasfire.gov).

- Opioid Response Team Continues to Draw Interest from Local Media
- DFR Fire Engine Crashes During Heavy Storms, Injures 1 Civilian
- Ceiling Collapses at Southeast Dallas Elementary School
- DFR Engine Involved in Accident That Sends One Civilian to Hospital

Should you have any questions or concerns, please contact Genesis D. Gavino, Chief of Staff.



T.C. Broadnax  
City Manager

c: Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
Biliera Johnson, City Secretary  
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Directors and Assistant Directors



**City of Dallas  
Office of Homeless Solutions  
TCB Update – May 4, 2023**

**Encampment Resolution (Cleaning) Schedule  
May 1 – May 5, 2023**

<b>Location</b>	<b>District</b>
2800 Prichard Ln	5
3033 Woodall Rodgers	14
2816 Woodall Rodgers	14
12760 Goodnight Ln	6
1392 Griffin St	2
Forest Ln & 75	11
Walnut Hill & 75	13
Royal & 75	11
13333 N Central Expwy	11

**H.A.R.T. Outreach and Advocacy  
April 17 – 23, 2023**

<b>Performance Measure</b>	<b>Total</b>
Number of Service Request Closed within 10 days	4
Number of Service Request still open (pending closure)	13
Number of MCC's received for the week	16
Number of Locations Visited	16
Number of Individuals Engaged	50
Number of HMIS Entered	1
Number of Panhandlers Engaged	15

**H.A.R.T. Encampment Resolution (Cleaning) Schedule  
May 1 – May 7, 2023**

<b>Location</b>	<b>District</b>
1423 Griffin St	2
2600 Louise Ave	7



**City of Dallas**

**Convention and Event Services  
Weekly Events Report  
May 5, 2023**

<b>Event Type</b>	<b>Name</b>	<b>Dates</b>	<b>Location</b>	<b>District</b>
Special Event	Harwood Food and Wine Festival	5/5/2023	2728 N. Harwood St.	14
Special Event	Cinco de Mayo – Taqueria La Ventana	5/5/2023	1611 McKinney Ave.	14
Special Event	Cinco de Mayo – The Union	5/5/2023	2301 N. Akard St.	14
Special Event	Cinco de Mayo – Uno Mas Fiesta	5/5/2023	Stone Place Walkway	14
Special Event	Cinco de Mayo – Ojeda’s Backyard Fiesta	5/5/2023	4617 Maple Ave.	2
Special Event	DRC’s Tal Morrison Half Marathon	5/6/2023	200 N. Buckner Blvd.	9
Special Event	Cinco de Mayo Dallas	5/6/2023	532 W. Jefferson Blvd.	1
Special Event	Campana Evangelistica 2023	5/6/2023	810 N. Westmoreland Rd.	1
Special Event	For Oak Cliff Farmer’s Market	5/6/2023	907 E. Ledbetter Dr.	4
Special Event	Nuestra Senora del Pilar Festival	5/7/2023	4455 W. Illinois Ave.	3
Special Event	CHEW AC White Rock Dog Walk	5/7/2023	553 - 683 E. Lawther Dr.	9
Special Event	American Heart Association CycleNation	5/11/2023	555 S. Lamar St.	2
Special Event	Bishop Arts Outdoor Market #1	5/12/2023	336 W. Eighth St.	1
Special Event	Graduation Commencement - Dallas Theological Seminary	5/13/2023	1232 Apple St.	14
Special Event	Swiss Avenue Home Tour (AKA Historic District Home Tour)	5/13/2023	5501 Swiss Ave.	14
Special Event	Encore: Centerstage Afterparty	5/13/2023	2400 Flora St.	14
Special Event	Lifepoint Church Rocket Radio 3rd Annual Car Show	5/13/2023	3200 W. Davis St.	1
Special Event	Texas Capital Bank Community Fair	5/13/2023	340 Singleton Blvd.	6
Special Event	Wish Night	5/13/2023	1428 Young St.	2
Special Event	Graduation Commencement	5/13/2023	4010 Gaston Ave.	2
Special Event	Deep Ellum Outdoor Market #9	5/13/2023	100 -199 N. Crowdus St.	2
Special Event	Bagel Run	5/14/2023	7900 Northaven Rd.	11
Special Event	World Classic #2	5/14/2023	215 S. Tyler St.	6
Special Event	Lamplighter End of School Events	5/16/2023	11611 Inwood Rd.	13
Special Event	Flea Style x La Crema	5/17/2023	3009 Commerce St.	2
Special Event	Movie Night at the Eye Ext. 1	5/17/2023	1601 Main St.	14
Special Event	Law Enforcement Torch Run	5/19/2023	1400 Botham Jean Blvd.	2

**KBHCCD Schedule of Events**

KBHCC	2023 Annual Meeting	5/9/2023	650 S. Akard St.	2
KBHCC	Officers Drones Training	5/10/2023	650 S. Akard St.	2
KBHCC	SSP ISEF 2023	5/14/2023	650 S. Akard St.	2
KBHCC	The Now or Never Encounter	5/18/2023	650 S. Akard St.	2
KBHCC	Clash of the Clubs	5/19/2023	650 S. Akard St.	2
KBHCC	Social Icon 2023	5/19/2023	650 S. Akard St.	2

## » Programa de empleo FreshStart EVALUACIÓN PRELIMINAR

Este evento es para determinar si cumples con los requisitos para el programa de empleo FreshStart y para ser contratado por la Ciudad de Dallas.



- » Empleo remunerado y estable
- » Beneficios desde el primer día
- » Salario inicial de \$15.50 la hora
- » Oportunidades de crecimiento y ascenso

Todos los miércoles | 10 a.m. a 1 p.m.  
Janie C. Turner Recreation Center  
6424 Elam Rd.  
Dallas, TX 75217



Para más información sobre el programa de empleo FreshStart y los requisitos, visita [bit.ly/FreshStartDallas](http://bit.ly/FreshStartDallas)

Envía un correo para registrarte: [freshstartemployment@dallas.gov](mailto:freshstartemployment@dallas.gov)

## » FreshStart Employment Program PRE-SCREENING

This event is to determine eligibility for the FreshStart Employment Program and employment with the City of Dallas.



- » Gainful and stable employment
- » Benefits that start on day one
- » A starting salary of \$15.50 per hour
- » Growth and advancement opportunities

Every Tuesday | 12 to 5 p.m.  
West Dallas Multipurpose Center  
2828 Fish Trap Rd.  
Dallas, TX 75212



For more information about the FreshStart Employment Program and program eligibility, visit [bit.ly/FreshStartDallas](http://bit.ly/FreshStartDallas)

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Todos los martes | 12 a 5 p.m.  
West Dallas Multipurpose Center  
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Envía un correo para registrarte: [freshstartemployment@dallas.gov](mailto:freshstartemployment@dallas.gov)

# Memorandum



CITY OF DALLAS

DATE May 5, 2023

TO Honorable Mayor and Members of the City Council

SUBJECT **The Park at Northpoint – Additional Tax Information**

The purpose of this memorandum is to provide additional information on foregone taxes for the multifamily mixed-income housing development known as The Park at Northpoint located at 9999 West Technology Boulevard Dallas, Texas.

This item was considered by City Council on April 26, 2023 and approved as amended by Resolution No. 23-0544, authorizing Community Development Block Grant funds and a developer agreement with the Dallas Public Facility Corporation (DPFC) to acquire property in preparation for housing, which property the DPFC will subsequently enter a lease to one or more affordable housing developers to be developed in two phases.

In response to the discussion concerning the amount of taxes foregone for this project, the current 2022 tax bill is \$108,089.00. Over a 15-year period with an estimated 3% annual growth rate, the total taxes foregone to the City are estimated to be \$2,010,333.00.

In contrast to these foregone taxes, the DPFC stands to collect an estimated \$13,673,858.00 from annual lease payments and structuring fees over the same 15-year period, far outweighing any taxes that would have been collected from the property had it remained on the tax rolls in its current state. As a result of granting this tax exemption for this new development, the City is gaining 615 units of safe, affordable housing, revitalizing a declining vacant property in an existing neighborhood, and collecting increased revenue to fund additional investments in housing citywide in addition to the DPFC being an equity partner which will own the property outright at the conclusion of the 75-year lease term.

Should you have any questions or require any additional information, please contact David Noguera, Director, Department of Housing & Neighborhood Revitalization at [David.Noguera@Dallas.gov](mailto:David.Noguera@Dallas.gov) or 214-670-3619.

  
Majed A. Al-Ghafry, P.E.  
Assistant City Manager

c: T.C. Broadnax, City Manager  
Tammy Palomino, Interim City Attorney  
Mark Swann, City Auditor  
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# Memorandum



CITY OF DALLAS

DATE May 5, 2023

TO Honorable Members of the Environment & Sustainability Committee

SUBJECT **Upcoming Building Services Department Agenda Item for installing Solar PV and Battery Energy Storage System (BESS) at Bachman Recreation Center**

On the May 24, 2023 Agenda, City Council will consider the following agenda item related to a resiliency project managed by the Building Services Department (BSD).

**File ID 23-928:** Authorize a construction services contract for installation of solar photovoltaic and battery energy storage system at Bachman Recreation Center, located at 2750 Bachman Drive - Ameresco, Inc., most advantageous proposer of three, in an amount not to exceed \$975,000.00 - Financing: Capital Construction Fund.

## **BACKGROUND**

This contract will authorize the installation of a fully operational solar photovoltaic and battery energy storage system, with turn-key services at the Bachman Recreation Center located at 2750 Bachman Drive, Dallas, TX 75220.

This project will be the first pilot project for the City to implement combination solar PV and battery energy storage systems at a City facility to provide solar energy and limited backup power to the facility during power outages.

BSD utilized the criteria listed below for selecting Bachman Recreation Center for this project:

- Availability of adequate roof space with minimal shading from foliage
- Consideration of Equity Priority Areas
- Energy benchmarking data from Energy Star Portfolio Manager
- Facility used as an emergency shelter
- No emergency generator at facility
- Public facing building

This project is being implemented in support of the Comprehensive Environmental & Climate Action Plan (CECAP) that was adopted by the City Council in May 2020 to reduce City of Dallas greenhouse gas emissions, and provide resilient facilities that can provide critical services during power outages.

The 2022 annual energy usage for the Bachman Recreation Center was 918,000 kilowatt hours (kWh), costing \$49,409.60. High energy usage for Bachman Recreation Center is due to an aquatic center with a heated indoor pool located at the recreation center.

The proposed 120.4 kW-DC solar PV system is expected to reduce the facility’s annual energy usage by approximately 20%, compared to 2022 energy usage, and reduce the annual energy cost by approximately \$10,000.

The proposed 100 kW rated battery energy storage system (BESS) would have a storage capacity of 186 kWh. This option maximizes both the peak output power of the BESS, and the number of critical loads that can be served in the event of a grid outage. This option will allow approximately 58% of the building demand to be connected to the Critical Loads Panel, and provide an expected backup duration of 3.5 hours for the following:

- Emergency lights
- 100% of gym lights
- 100% of gym bathrooms
- 50% of building HVAC
- Water heater
- 15 receptacles

**PROCUREMENT**

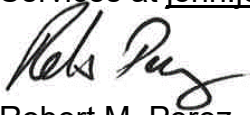
The City of Dallas Building Services Department (BSD) sought proposals via a Request for Proposals (RFP) for Solar Photovoltaic and Battery Energy Storage System at Bachman Recreation Center, advertised in accordance with the City of Dallas purchasing guidelines. As shown below in the table, the RFP was advertised in the Dallas Morning News and published on the City of Dallas Bonfire solicitation portal on January 18 and 25, 2023; a Pre-Proposal Meeting was held on January 31, 2023, and proposal submissions were due on February 24, 2023.

<b>Date</b>	<b>Action</b>
January 18 and 25, 2023	Public Advertisement (City of Dallas Bonfire Solicitation Portal and Dallas Morning News)
January 31, 2023	Pre-Proposal Meeting
February 2, 2023	Mandatory Site Visit
February 14, 2023	Final Vendor Questions Due
February 15, 2023	Final Addenda (#6) issued
February 24, 2023	Proposals Due
March 10, 2023	Committee Evaluations Complete
May 24, 2023	City Council authorization of contract

Three proposals were received by the deadline and moved forward to the evaluation committee. Using the published evaluation criteria, the most advantageous proposer was selected. Once the contract has been executed and a notice to proceed issued, equipment delivery, construction, and installation is expected to take 12 months, weather permitting.

DATE May 5, 2023  
SUBJECT **Upcoming Building Services Department Agenda Item for installing Solar PV and  
Battery Energy Storage System (BESS) at Bachman Recreation Center**  
PAGE **Page 3 of 3**

Should you have any questions, please contact John Johnson, Director of Building Services at [john.johnson2@dallas.gov](mailto:john.johnson2@dallas.gov).



Robert M. Perez, Ph.D.  
Assistant City Manager

c: Honorable Mayor and Members of the City Council  
T. C. Broadnax, City Manager  
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