

AGENDA ITEM # 3

KEY FOCUS AREA: Culture, Arts and Recreation and Educational Enhancements

AGENDA DATE: June 15, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Park & Recreation

CMO: Jeanne Chipperfield, 670-7804
Willis Winters, 670-4071

MAPSCO: N/A

SUBJECT

Authorize a service contract to upgrade the electronic video scoreboard at the Cotton Bowl - Daktronic, Inc., through the Texas Association of School Boards (Buyboard) - Not to exceed \$83,000 - Financing: Fair Park Maintenance Funds

BACKGROUND

This service contract will provide upgrades to the electronic video scoreboard at the Cotton Bowl which provides play by play action for patrons. The scoreboard is used during numerous college and high school sporting events and other large-scale events.

The scoreboard, which was installed in 2007, is equipped with video screens capable of showing live video, instant replays, animation, graphics, and other information using full color LED technology.

Upgrades will allow for a migration from a 720 to 1080 high definition capability and will include items such as:

- Media players
- Controller
- Monitor
- Network switch and router
- Cable
- Transmitter card

BACKGROUND (Continued)

The service contract also includes licensing, on-site installation and testing, on-site operator training and a one year warranty for the upgrades.

The Texas Association of School Boards (BuyBoard), conforms to the requirements of Texas Statutes that are applicable for competitive bids and proposals, in accordance with the Interlocal Cooperation Act, Chapter 791, Texas Government Code. In addition, BuyBoard receives bids from manufacturers and dealers throughout the United States.

The recommended vendor meets the wage floor rate of \$10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Park and Recreation Board approved this item on May 19, 2016.

Information about this item will be provided to the Budget, Finance and Audit Committee on June 6, 2016.

FISCAL INFORMATION

\$83,000.00 - Fair Park Maintenance Funds

ETHNIC COMPOSITION

Daktronic, Inc.

White Male	1,553	White Female	812
Black Male	24	Black Female	7
Hispanic Male	36	Hispanic Female	9
Other Male	41	Other Female	33

OWNER

Daktronic, Inc.

Reece Kurtenbach, President
Sarah Rose, Vice President
Carla Gatzke, Secretary
Sheila Anderson, Treasurer

June 15, 2016

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

Section 1. That the City Manager is authorized to execute a service contract with Daktronic, Inc. (355899) through the Texas Association of School Boards (BuyBoard) for upgrades to the electronic video scoreboard at the Cotton Bowl in an amount not to exceed \$83,000.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Daktronic, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Daktronic, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$83,000.00 from Service Contract number MASCPKR16G015.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 4

KEY FOCUS AREA: Clean, Healthy Environment

AGENDA DATE: June 15, 2016

COUNCIL DISTRICT(S): 1, 7, 9, 14

DEPARTMENT: Business Development & Procurement Services
Office of Cultural Affairs

CMO: Jeanne Chipperfield, 670-7804
Joey Zapata, 670-1204

MAPSCO: 37H 45G L 46Q 54H

SUBJECT

Authorize a one-year service contract for janitorial services at the Office of Cultural Affairs facilities - TIBH Industries, Inc. - Not to exceed \$890,544 - Financing: Current Funds (\$883,496) and Municipal Radio Current Funds (\$7,048) (subject to annual appropriations)

BACKGROUND

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

This service contract will provide for janitorial services and supplies at the Morton H. Meyerson Symphony Center, Latino Cultural Center, Majestic Theatre, Dallas City Performance Hall, Bath House Cultural Center, Oak Cliff Cultural Center and WRR Municipal Radio.

Daily janitorial maintenance will consist of cleaning of offices, public areas, restrooms, and facility exterior grounds. Event cleaning will include concert hall, public areas, meeting/presentation rooms, and restrooms. The vendor is required to provide all supplies, equipment and labor necessary for the performance of the contract. The use of environmentally friendly Green Seal certified cleaning products and supplies is a requirement in this contract. Furthermore, as additional products become Green Seal certified, the vendor is required to incorporate these products at the Office of Cultural Affairs facilities.

BACKGROUND (Continued)

The recommended vendor meets the wage floor rate of \$10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

Pursuant to the Texas Human Resources Code, Title 8 Rights and Responsibilities of Persons with Disabilities, Chapter 122 Texas Council on Purchasing From People with Disabilities, the City of Dallas may enter into a contract with TIBH Industries, Inc. as an agency that provides services produced by persons with disabilities, without competitive bid (Section 122.017 and 122.026). TIBH Industries, Inc. is a non-profit corporation; the services will be performed by disabled workers from a local community rehabilitation program. By investing its commissions into the State Use Program, TIBH Industries, Inc. has continued to grow from year to year, helping Community Rehabilitation Programs (CRPs) employ more than 6,000 individuals with disabilities in 2015.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On June 26, 2013, City Council authorized a two-year service contract for janitorial services at the Morton H. Meyerson Symphony Center, Latino Cultural Center, Majestic Theatre, Dallas City Performance Hall, Bath House Cultural Center, Oak Cliff Cultural Center and WRR Municipal Radio by Resolution No. 13-1133.

On March 25, 2015, City Council authorized Supplemental Agreement No. 1 to increase the service contract for janitorial services at various facilities for the Office of Cultural Affairs and extend the term from June 26, 2015 through June 26, 2016, by Resolution No. 15-0480.

Information about this item will be provided to the Budget, Finance and Audit Committee on June 6, 2016.

FISCAL INFORMATION

\$ 883,495.65 - Current Funds (subject to annual appropriations)

\$ 7,047.57 - Municipal Radio Current Funds (subject to annual appropriations)

<u>Council District</u>	<u>Amount</u>
1	\$ 13,862.64
7	\$ 7,047.57
9	\$ 13,862.64
14	<u>\$ 855,770.37</u>
Total	\$ 890,543.22

ETHNIC COMPOSITION

TIBH Industries, Inc.

White Male	16	White Female	18
Black Male	2	Black Female	0
Hispanic Male	6	Hispanic Female	8
Other Male	1	Other Female	1

OWNER

TIBH Industries, Inc.

Fred Weber, Jr., President
Peggy Foreman, Secretary
Tommy Crowe, Treasurer

June 15, 2016

WHEREAS, on June 26, 2013, City Council authorized a two-year service contract for janitorial services at the Morton H. Meyerson Symphony Center, Latino Cultural Center, Majestic Theatre, Dallas City Performance Hall, Bath House Cultural Center, Oak Cliff Cultural Center and WRR Municipal Radio by Resolution No. 13-1133; and,

WHEREAS, on March 25, 2015, City Council authorized Supplemental Agreement No. 1 to increase the service contract for janitorial services at various facilities for the Office of Cultural Affairs and extend the term from June 26, 2015 through June 26, 2016, in an amount not to exceed \$960,000.00, increasing the service contract from \$1,300,470.05 to \$2,260,470.05, by Resolution No. 15-0480;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with TIBH Industries, Inc. (353896) for janitorial services at the Office of Cultural Affairs facilities for a term of one year in an amount not to exceed \$890,543.22, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to TIBH Industries, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by TIBH Industries, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$890,543.22 (subject to annual appropriations) from Service Contract number BQ1610.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: E-Gov
AGENDA DATE: June 15, 2016
COUNCIL DISTRICT(S): All
DEPARTMENT: Business Development & Procurement Services
Water Utilities
CMO: Jeanne Chipperfield, 670-7804
Mark McDaniel, 670-3256
MAPSCO: N/A

SUBJECT

Authorize a three-year service contract to provide storage, hauling and disposal of excavated material - Green Planet, Inc., most advantageous proposer of five - Not to exceed \$667,200 - Financing: Water Utilities Current Funds (subject to annual appropriations)

BACKGROUND

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

This service contract will provide storage, hauling and disposal of excavated material. Water Utilities regularly excavates material (soil, sand, concrete, re-bar and broken pipe) in order to facilitate the repair of broken water mains. Under this contract the vendor is required to store excavated material in specifically designated roll-off containers while the material is tested for hazardous contaminants by a third party. Once testing is completed the vendor is required to dispose of the material in accordance with the Solid Waste Disposal Act and Texas Commission on Environmental Quality regulations.

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

- Trinity Watershed Management (1)
- Water Utilities (2)
- Sanitation Services (1)
- Business Development and Procurement Services (2)*

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

BACKGROUND (Continued)

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

- Cost 60%
- Capability and expertise 25%
- Business Inclusion and Development Plan 15%

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services used its procurement system to send out 1,627 email bid notifications to vendors registered under respective commodities. To further increase competition, Business Development and Procurement Services uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the Business Development and Procurement Services' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

The recommended vendor meets the wage floor rate of \$10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item will be provided to the Budget, Finance and Audit Committee on June 6, 2016.

FISCAL INFORMATION

\$667,200.00 - Water Utilities Current Funds (subject to annual appropriations)

M/WBE INFORMATION

294 - Vendors contacted
292 - No response
 2 - Response (Bid)
 0 - Response (No Bid)
 1 - Successful

1,627 - M/WBE and Non-M/WBE vendors were contacted

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

ETHNIC COMPOSITION

Green Planet, Inc.

White Male	0	White Female	2
Black Male	0	Black Female	0
Hispanic Male	5	Hispanic Female	1
Other Male	1	Other Female	0

PROPOSAL INFORMATION

The following proposals were received from solicitation number BWZ1603 and were opened on January 8, 2016. This service contract is being awarded in its entirety to the most advantageous proposer.

*Denotes successful proposer

<u>Proposers</u>	<u>Address</u>	<u>Score</u>	<u>Amount</u>
*Green Planet, Inc.	6371 State Hwy. 276 West Royse City, TX 75189	83%	\$667,200.00
Q. Roberts Trucking, Inc.	2508 Club Terrace Dr. Dallas, TX 75237	78%	\$602,215.05
Protect Environmental Services, Inc.	2010 Century Blvd. Suite I Irving, TX 75062	75%	\$751,009.50
Herdez Trucking, Inc.	6426 C.F. Hawn Fwy. Dallas, TX 75217	65%	\$710,210.00
Cactus Disposal of North Texas Supplies, Inc.	4960 Singleton Blvd. Dallas, TX 75212	64%	\$664,573.75

OWNER

Green Planet, Inc.

Virginia Belmore, President
Hassan Aicha, Vice President

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year service contract to provide storage, hauling and disposal of excavated material - Green Planet, Inc., most advantageous proposer of five - Not to exceed \$667,200 - Financing: Water Utilities Current Funds (subject to annual appropriations)

Green Planet, Inc. is a non-local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use the following sub-contractor.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$133,440.00	20.00%
Total non-local contracts	\$533,760.00	80.00%
TOTAL CONTRACT	\$667,200.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

<u>Local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Q Roberts Trucking Inc	BMDB04166Y0516	\$66,720.00	50.00%
Total Minority - Local		\$66,720.00	50.00%

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Green Planet Inc	WFDB76738Y0517	\$467,040.00	87.50%
Total Minority - Non-local		\$467,040.00	87.50%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$66,720.00	50.00%	\$66,720.00	10.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$467,040.00	70.00%
Total	\$66,720.00	50.00%	\$533,760.00	80.00%

June 15, 2016

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

Section 1. That the City Manager is authorized to execute a service contract with Green Planet, Inc. (357112) to provide storage, hauling and disposal of excavated material for a term of three years in an amount not to exceed \$667,200.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Green Planet, Inc. shall be based only on the amount of the services directed to be performed by the City and properly performed by Green Planet, Inc. under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$667,200.00 (subject to annual appropriations) from Service Contract number BWZ1603.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

AGENDA ITEM # 6

KEY FOCUS AREA: E-Gov

AGENDA DATE: June 15, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Business Development & Procurement Services
Equipment & Building Services
Trinity Watershed Management
Water Utilities

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

MAPSCO: N/A

SUBJECT

Authorize a three-year service contract for repair and overhaul services for pumps - Evans Enterprises, Inc. in the amount of \$2,140,835, Allen's Electric Motor Service, Inc. in the amount of \$1,483,840 and Anytime Pump Service Company dba CIE in the amount of \$586,225, lowest responsible bidders of four - Total not to exceed \$4,210,900 - Financing: Current Funds (\$161,070), Water Utilities Current Funds (\$3,734,355) and Stormwater Drainage Management Current Funds (\$315,475) (subject to annual appropriations)

BACKGROUND

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

This service contract will provide repair and overhaul services for pumps operated and maintained by the City. The awarded vendors will be required to maintain the pumps at required manufacturer's specifications. Trained professionals will perform on-site inspections, pump evaluation/condition, performance testing, equipment analysis and the removal and installation of pumps as needed. This service contract also includes field inspections, alignments, fabrication of parts, vibration, testing and systems analysis. Pumps maintained under this contract are used to regulate and control the flow of water/wastewater and stormwater.

The City has more than 300 pumping units, with capacities ranging from 350 gallons per minute to above 56,000 gallons per minute. Proper operation of these pumps allows the City to meet Texas Commission on Environmental Quality permit requirements.

BACKGROUND (Continued)

As part of the solicitation process and in an effort to increase competition, Business Development and Procurement Services (BDPS) used its procurement system to send out 412 email bid notifications to vendors registered under respective commodities. To further increase competition, BDPS uses historical solicitation information, the internet, and vendor contact information obtained from user departments to contact additional vendors by phone. Additionally, in an effort to secure more bids, notifications were sent by the BDPS' ResourceLINK Team (RLT) to 25 chambers of commerce, the DFW Minority Business Council and the Women's Business Council – Southwest, to ensure maximum vendor outreach.

The recommended vendor meets the wage floor rate of \$10.37 approved by City Council on November 10, 2015, by Resolution No. 15-2141.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On January 26, 2011, City Council authorized a three-year service contract for pump maintenance, repair and overhaul services by Resolution No. 11-0252.

On September 26, 2012, City Council authorized a three-year service contract for pump overhaul and repair services by Resolution No. 12-2344.

Information about this item will be provided to the Budget, Finance and Audit Committee on June 6, 2016.

FISCAL INFORMATION

\$ 161,070.00 – Current Funds (subject to annual appropriations)
\$3,734,355.00 – Water Utilities Current Funds (subject to annual appropriations)
\$ 315,475.00 – Stormwater Drainage Management Current Funds (subject to annual appropriations)

M/WBE INFORMATION

37 - Vendors contacted
36 - No response
1 - Response (Bid)
0 - Response (No bid)
1 - Successful

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

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

ETHNIC COMPOSITION

Evans Enterprises, Inc.

White Male	35	White Female	6
Black Male	2	Black Female	0
Hispanic Male	8	Hispanic Female	1
Other Male	0	Other Female	0

Allen's Electric Motor Service, Inc.

White Male	39	White Female	11
Black Male	5	Black Female	0
Hispanic Male	0	Hispanic Female	0
Other Male	0	Other Female	0

Anytime Pump Service Company dba CIE

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

BID INFORMATION

The following bids were received from solicitation number BM1609 and were opened on January 29, 2016. This service contract is being awarded to the lowest responsive and responsible bidders by group. Information related to this solicitation is available upon request.

*Denotes successful bidders

<u>Bidders</u>	<u>Address</u>	<u>Amount</u>
*Evans Enterprises, Inc.	201 S. Industrial Dr. Waco, TX 76710	Multiple Groups
*Allen's Electric Motor Service, Inc.	400 Roy Hoppy Hopkins Dr. Vivian, LA 71082	Multiple Groups
*Anytime Pump Service Company dba CIE	1222 S. Cedar Ridge Duncanville, TX 75137	Multiple Groups
Xylem Water Solutions USA, Inc.	2400 Tarpley Rd. Carrollton, TX 75006	Multiple Groups

OWNERS

Evans Enterprises, Inc.

Rusty Thrash, President,
Evans Thrash, Vice President
David Woodman, Secretary

Allen's Electric Motor Service, Inc.

Peggy Allen Parker, President,
Clinton Ray Walker, Vice President

Anytime Pump Service Company dba CIE

Donald O'Connor, President
Dana O'Connor, Secretary

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a three-year service contract for repair and overhaul services for pumps - Evans Enterprises, Inc. in the amount of \$2,140,835, Allen's Electric Motor Service, Inc. in the amount of \$1,483,840 and Anytime Pump Service Company dba CIE in the amount of \$586,225, lowest responsible bidders of four - Total not to exceed \$4,210,900 - Financing: Current Funds (\$161,070), Water Utilities Current Funds (\$3,734,355) and Stormwater Drainage Management Current Funds (\$315,475) (subject to annual appropriations)

Evans Enterprises, Inc. is a non-local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce. Anytime Pump Service Company dba CIE is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce. Allen's Electric Motor Service, Inc. is a non-local, minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforce.

PROJECT CATEGORY: Other Services

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$586,225.00	13.92%
Total non-local contracts	\$3,624,675.00	86.08%
TOTAL CONTRACT	\$4,210,900.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

<u>Non-local</u>	<u>Certification</u>	<u>Amount</u>	<u>Percent</u>
Allen's Electric Motor Services, Inc.	WFWD35369N0217	\$1,483,840.00	40.94%
Total Minority - Non-local		\$1,483,840.00	40.94%

TOTAL M/WBE CONTRACT PARTICIPATION

	<u>Local</u>	<u>Percent</u>	<u>Local & Non-Local</u>	<u>Percent</u>
African American	\$0.00	0.00%	\$0.00	0.00%
Hispanic American	\$0.00	0.00%	\$0.00	0.00%
Asian American	\$0.00	0.00%	\$0.00	0.00%
Native American	\$0.00	0.00%	\$0.00	0.00%
WBE	\$0.00	0.00%	\$1,483,840.00	35.24%
Total	<u>\$0.00</u>	<u>0.00%</u>	<u>\$1,483,840.00</u>	<u>35.24%</u>

June 15, 2016

WHEREAS, on January 26, 2011, City Council authorized a three-year service contract for pump maintenance, repair and overhaul services by Resolution No. 11-0252; and,

WHEREAS, on September 26, 2012, City Council authorized a three-year service contract for pump overhaul and repair services by Resolution No. 12-2344; and,

WHEREAS, on October 20, 2015, Administrative Action No. 15-6922 authorized supplemental agreement no. 1 to the service contract with Allen's Electric Motor Service, Inc. to extend the contract term from September 25, 2015 to March 25, 2016;

NOW, THEREFORE,

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

Section 1. That the City Manager is authorized to execute a service contract with Evans Enterprises, Inc. (517530) in the amount of \$2,140,835.00, Allen's Electric Motor Service, Inc. (VS0000036492) in the amount of \$1,483,840.00 and Anytime Pump Service Company dba CIE (510337) in the amount of \$586,225.00 for repair and overhaul services for pumps for a term of three years in a total amount not to exceed \$4,210,900.00, upon approval as to form by the City Attorney. If the service was bid or proposed on an as needed, unit price basis for performance of specified tasks, payment to Evans Enterprises, Inc., Allen's Electric Motor Service, Inc. and Anytime Pump Service Company dba CIE shall be based only on the amount of the services directed to be performed by the City and properly performed by Evans Enterprises, Inc., Allen's Electric Motor Service, Inc. and Anytime Pump Service Company dba CIE under the contract.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds in an amount not to exceed \$4,210,900.00 (subject to annual appropriations) from Service Contract number BM1609.

Section 3. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

KEY FOCUS AREA: E-Gov

AGENDA DATE: June 15, 2016

COUNCIL DISTRICT(S): 1

DEPARTMENT: Office of Financial Services
Housing/Community Services
Office of Economic Development

CMO: Jeanne Chipperfield, 670-7804
Alan Sims, Chief of Neighborhood Plus, 670-1611
Ryan S. Evans, 671-9837

MAPSCO: 54D

SUBJECT

A public hearing to receive comments on the proposed change of use for property located at 138 West Davis Street purchased with Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD); and, at the close of the public hearing authorize: **(1)** approval of the change of use and voluntary refund of CDBG funds to be used for other eligible purposes in the future; **(2)** disbursement of Public/Private Partnership Funds in the amount of \$479,541 to provide for the voluntary refund of CDBG funds within the timeframe required by HUD; and **(3)** the receipt and deposit of funds in an amount not less than \$479,541 from the Developer to fully reimburse the Public/Private Partnership Fund upon availability of construction loan funding - Not to exceed \$479,541 - Financing: Public/Private Partnership Funds

BACKGROUND

Community Development Block Grant (CDBG) funds in the amount of \$479,541 were used to complete design work, environmental testing related to median improvements and the purchase of the property located at 138 West Davis Street in December 2013. The original project was to create an open space/public plaza median on the site to include streetscape improvements, seating, landscaping and lighting. In 2014, the property adjacent to the project site was identified as a future streetcar stop location (as part of the planned extension of the Oak Cliff Streetcar from Methodist Hospital area to the Bishop Arts District).

When the opportunity for a streetcar extension and stop became known, discussions ensued to incorporate the public plaza within the streetcar stop. As plans for new development in the area began to evolve, the remaining portion of the originally proposed CDBG project, including completion of the public plaza and streetscape improvements, were not completed.

BACKGROUND (Continued)

In January 2015, developer Alamo Manhattan BAD, LLC ("Developer") began discussions with City staff on a proposed Bishop Arts Station project for TIF funding. This project would be a mixed-use development - 209 residential units (20% will be affordable units) and 25,200 square feet of retail/restaurant space with structured parking. Total investment for this development is estimated to be approximately \$50M.

The proposed Bishop Arts Station project design includes a 1,250 square feet abandonment of the western portion of 138 West Davis Street tract (of the 10,260 sf originally purchased with CDBG funds) for a small portion of building structure and restaurant seating. The eastern portion would remain public as an enhanced plaza adjacent to the streetcar line as proposed in the initial CDBG project.

A condition of the TIF agreement for the development project is that the Developer provide for funds as required by HUD for the City to refund HUD; however, the Developer does not anticipate having a construction loan to provide this payment until September 2016. Typically, HUD receives payment within 30-45 days of the close of the public hearing, necessitating the need to provide an interim source of City Public/Private Partnership funds. The TIF agreement with the Developer will include a requirement that the City be reimbursed upon their construction loan funding.

According to the U.S. Department of Housing and Urban Development (HUD) regulations, the proposed abandonment of a portion of the property at 138 West Davis Street triggers the change of use provisions in HUD's Code of Federal Regulations (CFR), at 24 CFR 570.505.

The change of use provisions requires that citizens be provided notice and opportunity to comment on the proposed change. If it is determined to change the use of the property to a use which does meet a national objective, the changed use is allowed if the CDBG program is reimbursed in the amount of the current fair market value of the property. Following the refund to the CDBG program, the property will no longer be subject to any CDBG requirements.

In order to provide the most flexibility for the proposed developer with design and timing for the proposed project, a change of use is needed. Staff has consulted with HUD and received approval of the City's proposal to move forward with compliance with the change of use provisions.

This item holds a public hearing to receive comments on the proposed change of use for property located at 138 West Davis Street purchased with Community Development Block Grant funds from the U.S. Department of Housing and Urban Development; and, at the close of the public hearing, authorize approval of the change of use and voluntary refund of CDBG funds to be used for other eligible purposes in the future.

BACKGROUND (Continued)

In conformance with HUD requirements, a notice of the public hearing was published in the Dallas Morning News on May 15, 2016.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

Information about this item was provided at the combined Economic Development and Housing Committee meeting on February 1, 2016.

On March 23, 2016, City Council authorized a development agreement with Alamo Manhattan BAD, LLC and/or its affiliates which included a pending abandonment process acquisition of a portion of City owned right-of-way at 138 West Davis Street by Resolution No. 16-0466, as amended.

On April 27, 2016, City Council authorized a public hearing to be held on June 15, 2016, to receive comments on the proposed change of use for property located at 138 West Davis Street purchased with Community Development Block Grant funds from the U. S. Department of Housing and Urban Development, by Resolution No. 16-0637.

Information about this item will be provided to the Housing Committee on June 6, 2016.

FISCAL INFORMATION

Public/Private Partnership Funds - \$479,541

MAP

Attached

June 15, 2016

WHEREAS, Community Development Block Grant (CDBG) funds in the amount of \$479,541 were used to complete design work, environmental testing related to median improvements and the purchase of the property located at 138 West Davis Street; and

WHEREAS, the City of Dallas desires to abandon 1,250 square feet of City-owned property purchased with CDBG funds located at 138 West Davis Street as part of a proposed development project; and

WHEREAS, a condition of the TIF agreement for the development project is that the developer provide for funds as required by HUD for the City to refund HUD; however, the developer funding is contingent on a construction loan necessitating the need for City interim funding to provide the voluntary refund in a timely manner for HUD; and

WHEREAS, according to HUD regulations, the proposed abandonment of a portion of the property at 138 West Davis Street triggers the change of use provisions in HUD's Code of Federal Regulations (CFR), at 24 CFR 570.505 that requires public notice; and

WHEREAS, on April 27, 2016, City Council authorized a public hearing to be held on June 15, 2016 to receive comments on the proposed change of use, and notice was published in the Dallas Morning News on May 15, 2016; and

WHEREAS, holding a public hearing on June 15, 2016 for public comment on the proposed change of use for property located at 138 West Davis Street purchased with CDBG funds will satisfy HUD requirements;

Now, Therefore,

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

Section 1. That the City Council hereby authorizes approval of the change of use for property located at 138 West Davis Street purchased with CDBG funds and voluntary refund of CDBG funds to be used for other eligible purposes in the future.

Section 2. That the Chief Financial Officer is hereby authorized to disburse funds to the U.S. Department of Housing and Urban Development in an amount not to exceed \$479,541, from Fund 0352, Department ECO, Unit 9992, Object Code 3571, Activity PPPF, Encumbrance No. ECO99921283, Vendor No. 263304 for the voluntary refund of CDBG funds.

Section 3. That the Chief Financial Officer is hereby authorized to receive and deposit any and all funds received from the Developer in an amount not less than \$479,541, to fully reimburse the Public/Private Partnership Fund 0352, Department ECO, Unit 9992, Activity PPPF, Revenue Source 8518 for funds expended to provide for the voluntary refund of CDBG funds.

June 15, 2016

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

KEY FOCUS AREA: Clean, Healthy Environment
E-Gov

AGENDA DATE: June 22, 2016

COUNCIL DISTRICT(S): All

DEPARTMENT: Equipment & Building Services

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

MAPSCO: Various

SUBJECT

Authorize a twenty-four-month service contract for job order contracting services with Restoration Specialists, dba RS Commercial Construction - Not to exceed \$6,314,700 - Financing: Current Funds (subject to annual appropriations)

BACKGROUND

Job Order Contracting (JOC) is provided for in Texas Local Government Code § 271 as a means to address building maintenance and construction associated with the care, operation and upkeep of City-owned facilities when the work is of a recurring nature, but delivery times, type and quantities of work are indefinite. This contract was competitively selected from The Cooperative Purchasing Network (TCPN).

Through TCPN, thirty-six firms submitted responses to a TCPN solicitation for building maintenance and construction services. TCPN evaluation criteria included: the ability to provide and perform the required services for contract, marketing plan, price (coefficient), Historically Underutilized Business (HUB)/Minority/Women Business Enterprise (MWBE) designation, and value-added products/services. TCPN found twenty-three firms to be the most advantageous to TCPN members. These twenty-three were awarded contracts in part or in full by TCPN based on competitive pricing and a strong history providing specified products and services.

Equipment and Building Services (EBS) used the list of twenty-three TCPN awarded vendors to select five firms for interviews based on their capability of performing the requested facility-related services for a twenty-four-month period. Each of the five firms made presentations to panel City staff including information about their firm, ability to provide services, experience, qualifications, coefficient, and HUB/MWBE designation or subcontracting relationships. The selected vendor was deemed as the most advantageous for the City based on their presentation.

BACKGROUND (Continued)

Selection of a vendor included consideration of best value based on the vendors' submission of a coefficient. A coefficient is a multiplier applied to the preset prices. Contractors can be selected based on best-value or low bid, depending upon the owner's requirements. As part of its proposal, or bid, the contractor submits a coefficient (a multiplier) to be applied to preset unit prices.

TCPN selected RS Means 2016 Facilities Construction Cost Data with updates and adjusted by the cost index as the basis for pricing. The coefficient incorporates the vendor's overhead and profit, and any adjustment that may be needed to the RS Means pricing based on the contractor's costs in the Dallas area, including labor costs, subcontractor base, market conditions and client-specific conditions. After contract award, and during the course of the contract, the coefficient will be used to calculate the price for each project.

PRIOR ACTION/REVIEW (COUNCIL, BOARD, COMMISSIONS)

Information about this item will be provided to the Budget, Finance & Audit Committee on June 6, 2016.

FISCAL INFORMATION

\$6,314,700.00 - Current Funds (subject to annual appropriations)

This action does not encumber funding for services. The expenses for the services shall be funded from the project funds or operating funds of the individual projects or departments receiving the services.

M/WBE INFORMATION

See attached.

ETHNIC COMPOSITION

Restoration Specialists, dba RS Commercial Construction

White Male	13	White Female	5
Black Male	2	Black Female	0
Hispanic Male	3	Hispanic Female	1
Other Male	1	Other Female	0

OWNER

Restoration Specialists, dba RS Commercial Construction

Mark DeMattia, President

David DeMattia, Vice President

June 22, 2016

WHEREAS, job order contracting services are desirable and necessary for maintenance and construction at City facilities; and,

WHEREAS, Equipment and Building Services (EBS) wishes to establish a single firm contract to provide these services; and,

WHEREAS, the proposal from the firm outlines the pricing for these services,

Now, Therefore,

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

Section 1. That the City Manager is authorized to execute a job order contract, upon approval as to form by the City Attorney, for job order contracting at City facilities, with the firm listed below, in accordance with the firm's cost proposal and the total contract not to exceed \$6,314,700 for a term of twenty-four months beginning June 2016.

Restoration Specialist, dba RS Commercial Construction (VS0000044823)
4501 Sunbelt Drive - Suite B
Addison, Texas 75001

Section 2. That the use of the job order contract will be limited to an amount not to exceed \$_____ for individual jobs.

Section 3. That the department director or his designee is authorized to request services as needed with the authorized firm in accordance with the accepted pricing.

Section 4. That for the term of this contract, upon receipt and approval of invoices by the department director or his designee requesting services received in accordance with the applicable contract and proposal, the City Controller is authorized to disburse funds, not to exceed the sum of \$6,314,700 for all contracts, from the applicable project fund for the individual repair/construction for which the services are being performed, subject to the annual appropriation of funding by the City Council.

Section 5. That the contract shall provide for termination by the City Manager, without liability, in the event of non-appropriation of funding available for this contract by the City Council.

Section 6. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas and it is accordingly so resolved.

BUSINESS INCLUSION AND DEVELOPMENT PLAN SUMMARY

PROJECT: Authorize a twenty-four-month service contract for job order contracting services with Restoration Specialists, dba RS Commercial Construction - Not to exceed \$6,314,700 - Financing: Current Funds (subject to annual appropriations)

Restoration Specialists, dba RS Commercial Construction is a local, non-minority firm, has signed the "Business Inclusion & Development" documentation, and proposes to use their own workforces.

PROJECT CATEGORY: Construction

LOCAL/NON-LOCAL CONTRACT SUMMARY

	<u>Amount</u>	<u>Percent</u>
Total local contracts	\$6,314,700.00	100.00%
Total non-local contracts	\$0.00	0.00%
TOTAL CONTRACT	\$6,314,700.00	100.00%

LOCAL/NON-LOCAL M/WBE PARTICIPATION

Local Contractors / Sub-Contractors

None

Non-Local Contractors / Sub-Contractors

None

TOTAL M/WBE CONTRACT PARTICIPATION

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