

Memorandum



CITY OF DALLAS

DATE October 2, 2020

TO Honorable Mayor and Members of the City Council

SUBJECT **Status of Request for Developer Interest (RDI) and Digital Divide Streetlight Pilot Projects**

Background

As briefed to the City Council on August 5, 2020 during the *Small Cell and Citywide Fiber Optic and Wireless Broadband Network Update* presentation, and in working with several City departments including the City Attorney's Office, Transportation, Information and Technology Services, the Office of Resilience and the Office of Integrated Public Safety Solutions, the Department of Public Works has been leading an effort to solicit requests for developer interest (RDI) to design and construct a citywide telecommunications fiber or wireless broadband network that would support City information technology needs as well as bridging the digital divide. As of September 3, 2020, the City of Dallas received ten (10) RDI proposals to install a fiber or wireless broadband network.

While staff was evaluating the RDI proposals, it became apparent that there were opportunities to utilize CARES Act funding, which needs to be expended before December 30, 2020. The decision was made to take a phased approach to the RDI proposals. Phase I would consist of ten (10) projects in areas with low access to the internet and improvements need to be implemented within the next three months. A future Phase II will implement longer-termed projects with an emphasis on citywide deployment.

In parallel with the projects associated with Phase I of the RDI, the multi-departmental team has also identified additional ten (10) streetlight pilot projects that will provide Wi-Fi to homes on the selected residential blocks. While the focus of the streetlight and Wi-Fi projects remained on areas with low access to the internet, staff strategically selected projects that also fell either within priority zones consistent with the findings of the Mayor's Safety Task Force or in strategic lighting zones which takes into account factors such as the Market Value Analysis or areas of racial and ethnically concentrated poverty.

A table summary of those efforts is provided below with a detailed description following:

Program	Number of Projects	Program Description
Phase I of RDI	10	Utilizing CARES Act funding by December 30, 2020, staff will work with the selected vendor(s) to install telecommunications fiber and equipment to provide Wi-Fi to residents on the selected blocks in areas with low internet access.

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Program	Number of Projects	Program Description
Phase II of RDI	TBD	Staff will evaluate RDI proposals over the next three months to determine the best value to the City for citywide deployment of a fiber or wireless broadband network. Recommended agreements, with little to no cost to the City, will be brought forward for City Council consideration in early 2021.
Streetlight/Wi-Fi Pilot Projects	10	Utilizing CARES Act funding by December 30, 2020, staff will be installing streetlights and telecommunications fiber and equipment to provide Wi-Fi to residents on the selected blocks in areas with low internet access and areas identified by the Mayor's Safety Task Force or Strategic Lighting Zones.

Details of Phased Approach of RDI Proposals

Phase I of RDI Proposals

After evaluating the RDI proposals, it was decided to move forward with two phases of entering into agreements with the selected proposers. Phase I of the RDI selections will include pilot projects in which the selected proposer(s) will install conduit and telecommunications fiber and run that conduit and fiber from selected City facilities to identified residential blocks. Originating from City facilities, the conduit and fiber will be connected to telecommunications equipment installed on selected blocks and this equipment will be able to serve the proposer's customers as well as broadcast the City's Wi-Fi signal to the residents on the selected blocks.

Given the scope of Phase I of the RDI proposals, City staff evaluated residential blocks that were within the City zip codes with the highest level of residents without internet access. Focusing on the residents with the highest levels of no access to the internet and the closest proximity to City facilities resulted in pilot projects on the following streets within the identified limits:

1. Martin Weiss Recreation Center: Thibet St. from Martindale to Westmoreland (CD 1),
2. Fire Station #52: Bridlewood from Cockrell Hill to Western Park (CD 3),
3. Beckley Saner Recreation Center: Seevers from Hobson to Elmore (CD 4),
4. Fire Station #23: Iowa from Corinth to Bruck (CD 4),
5. Pleasant Oaks Recreation Center: Greenmound from McCutcheon to McKim (CD 5),
6. Fire Station #32: Toland from Jim Miller to Elva (CD 5),

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7. Arcadia Branch Library: N. Justin Ave. from Library to Goodman (CD 6),
8. Fire Station #50: Bluegrass from Keeneland to Furlong (CD 6),
9. Singing Hills Recreation Center: Gillarel Springs from Old Ox to Cul-de-Sac (CD 8),
10. Polk Wisdom Library: Deerwood from Library to S. Polk (CD 8).

Understanding that Phase I of the RDI selections will require some level of participation on behalf of the City, staff is recommending the use of \$2M of CARES Act funding to leverage partnerships in the deployment of these pilot projects. While currently awaiting proposals on the ten (10) partnership projects and given that the CARES Act funding must be expended by December 30, 2020, staff is bringing forward a City Council agenda item on October 13, 2020, to allow the City Manager or his designee to enter into agreements with the selected vendor(s) and authorize expenditures of up to \$2M to deliver these 10 projects.

Phase II of RDI Proposals

As Phase I of the RDI proposals is focusing on short-term, localized projects due to the use of CARES Act funding, Phase II of the RDI proposals will evaluate longer-term options that will have a citywide impact. Between October and December 2020, staff will continue evaluating proposals and begin negotiating agreements that will bring fiber optic or wireless broadband networks to the City at little to no cost. The negotiated agreements will be brought to the appropriate City Council committees in early 2021 before being brought before the City Council for consideration.

Digital Divide Streetlight Pilot Projects

Concurrent with the development of the RDI proposals, the departments of Transportation, Information and Technology Services, and Public Works have been developing ten (10) additional digital divide pilot projects that utilize the installation of streetlights and wireless network equipment to broadcast Wi-Fi to the residents on the selected blocks. Similar to the methodology used in Phase I of the RDI proposals, using \$2.5M of CARES Act funding, the City will run conduit and fiber from a closely- adjacent City facility to the selected blocks and connect that fiber to Wi-Fi equipment on the installed streetlights.

With continued focus on implementing these projects in neighborhoods with the highest needs of internet access and as the installation of streetlights is included in the scope of these projects, City staff also selected seven (7) projects in areas identified in the Mayor's Safety Task Force and within one of sixteen (16) strategic lighting zones that takes into consideration the Market Value Analysis (MVA), areas of racial and ethnically concentrated poverty, opportunity zones, neighborhood reinvestment zones, and the Dallas Police Department's target area action grid. Utilizing \$2.5M of CARES Act funding, which must be expended by December 30, 2020, the ten (10) projects funded through this initiative include (projects also include identification in areas of low internet access (LIA), the Mayor's Safety Task Force (MTF), and the strategic lighting zones (SLZ):

1. Thurgood Marshall Recreation Center: Ariel from Mark Trail to Dove Creek (CD 3, LIA and SLZ),
2. Fire Station #38: Cicero from Wilhurt to Ann Arbor (CD4, LIA, MTF, and SLZ),

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3. Eloise Lundy Recreation Center: Denley from Hutchins to Reverend CBT Smith (CD 4, MTF and SLZ),
4. Fire Station #5: Corvette from Bruton to Limestone (CD 5, LIA, MTF, and SLZ),
5. Janie C. Turner Recreation Center: Ezekial from Elam to Hoode (CD 5, LIA, MTF, and SLZ),
6. Mattie Nash Myrtle Davis Recreation Center: Bayside from Hampton to Puget (CD 6, LIA and SLZ),
7. Juanita J. Craft Senior Center: Frazier from Spring to Marshall (CD 7, LIA, MTF, and SLZ),
8. Skyline Library: Symphony from Everglade to Snowbird (CD 7, LIA, partially in MTF, and SLZ),
9. Fire Station #40: Kirnwood from Cul-de-Sac to Cul-de-Sac (CD 8, LIA, MTF, and SLZ),
10. Fire Station #54: Pinebrook from Bonnie View to Strawberry Trail (CD 8, LIA and SLZ).

As this memo has identified ten (10) streetlight and Wi-Fi projects and ten (10) RDI proposal projects (please see attached Table 1 of projects), over the next three (3) months, staff will be working quickly to expend the CARES Act funding associated with those projects. In addition to the information in this memo, staff is bringing forward a City Council agenda item on October 13, 2020, to authorize the City Manager or his designee to enter into agreements and expend up to \$2M in CARES Act funding and will also be briefing the Ad Hoc Committee on COVID-19 Recovery and Assistance on these efforts on October 15, 2020. Should you have additional questions or concerns, please contact Robert M. Perez, Director of Public Works.



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

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Biliera Johnson, City Secretary
Preston Robinson, Administrative Judge
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Jon Fortune, Assistant City Manager
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Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth Reich, Chief Financial Officer
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors

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STREETLIGHT PILOT PROJECTS**

Table 1: List of Pilot Projects by Program and Council District

Program	Council District	Project	Limits
RDI Proposal	1	Martin Weiss Recreation Center	Thibet St. from Martindale to Westmoreland
RDI Proposal	3	Fire Station #52	Bridlewood from Cockrell Hill to Western Park
RDI Proposal	4	Beckley Saner Recreation Center	Seevers from Hobson to Elmore
RDI Proposal	4	Fire Station #23	Iowa from Corinth to Bruck
RDI Proposal	5	Pleasant Oaks Recreation Center	Greenmound from McCutcheon to McKim
RDI Proposal	5	Fire Station #32	Toland from Jim Miller to Elva
RDI Proposal	6	Arcadia Branch Library	N. Justin Ave. from Library to Goodman
RDI Proposal	6	Fire Station #50	Bluegrass from Keeneland to Furlong
RDI Proposal	8	Singing Hills Recreation Center	Gillarel Springs from Old Ox to Cul-de-Sac
RDI Proposal	8	Polk Wisdom Library	Deerwood from Library to S. Polk
Streetlight/Wi-Fi	3	Thurgood Marshall Recreation Center	Ariel from Mark Trail to Dove Creek
Streetlight/Wi-Fi	4	Fire Station #38	Cicero from Wilhurt to Ann Arbor
Streetlight/Wi-Fi	4	Eloise Lundy Recreation Center	Denley from Hutchins to Reverend CBT Smith
Streetlight/Wi-Fi	5	Fire Station #5	Corvette from Bruton to Limestone
Streetlight/Wi-Fi	5	Janie C. Turner Recreation Center	Ezekial from Elam to Hoode
Streetlight/Wi-Fi	6	Mattle Nash Myrtle Davis Recreation Center	Bayside from Hampton to Puget
Streetlight/Wi-Fi	7	Juanita J. Craft Senior Center	Frazier from Spring to Marshall
Streetlight/Wi-Fi	7	Skyline Library	Symphony from Everglade to Snowbird
Streetlight/Wi-Fi	8	Fire Station #40	Kirnwood from Cul-de-Sac to Cul-de-Sac
Streetlight/Wi-Fi	8	Fire Station #54	Pinebrook from Bonnie View to Strawberry Trail